

Board of Adjustment



May 10, 2023
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

AGENDA

A. CALL TO ORDER

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

D. PUBLIC COMMENT

The purpose of this item is to allow the public an opportunity to address the Board/Commission regarding any item on this agenda that is not a "Public Hearing." Issues regarding daily operational or administrative matters should first be dealt with by calling Town Hall at 972- 874-6000 during business hours. To speak to the Board/Commission during public comment, please fill out a comment form, which is located in the lobby of Town Hall.

In accordance with the Texas Open Meetings Act, the Board/Commission is restricted from discussing or acting on items not listed on the agenda.

- Speakers are limited to 3 minutes; a tone will sound at 30 seconds left and when time has expired, and times may be adjusted by the Chair depending on the number of speakers.
- Speakers must address their comments to the Board/Commission.
- Please state your name and address when speaking.

E. CONSENT ITEM(S)

This part of the agenda consists of non-controversial, or "housekeeping" items required by law. Items may be removed from Consent by any Commissioner by making such request prior to a motion and vote.

1. DRAFT MINUTES - Consider approval of the minutes from April 12, 2023, regular meeting of the Board of Adjustment.

F. REGULAR ITEM(S)

1. (BOA23-0003) - (BOA23-0003) Hold a public hearing and consider a request from Rishi Burke for a variance from sections 98-276 "Minimum Dimensions" and 98-1032 (b)(1)(b) "Accessory Buildings" of the Town's Code of Ordinances. The property is generally located north of Cross Timbers Rd and west of Lighthouse Dr and is locally known as 5501 Muirfield Ct, Lot 14, Block 5, of the Estates at Tour 18 Section 3 subdivision.

G. ADJOURN

The Board of Adjustment may convene in executive session to conduct a private consultation with its attorney on any legally posted agenda item, when the Board of Adjustment seeks the advice of its attorney about pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the provisions of Chapter 551, including the above referenced items.

I do hereby certify that the Notice of Meeting was posted on the bulletin board at the Town Hall for the Town of Flower Mound, Texas, in a place convenient and readily accessible to the general public at all times and said Notice was also posted on the Town's website in accordance with GC Section 551.056 on the following date and time: May 5, 2023, by 5:00 p.m., at least 72 hours prior to the scheduled time of said meeting.



Emily Chapman, Staff Liaison

The Flower Mound Town Hall and Jody Smith Hall are wheelchair accessible. Requests for accommodation or interpretive services must be made 48 hours prior to this meeting by contacting Town Hall at 972.874.6000. Additional time limits will be provided for members of the public that need to address the Town Council through a translator.



BOARD OF ADJUSTMENT AGENDA E.1. CONSENT ITEM(S)

DATE: May 10, 2023

FROM: Emily Chapman

ITEM: **Consider approval of the minutes from April 12, 2023, regular meeting of the Board of Adjustment.**

BACKGROUND: This agenda item is to consider approval of the minutes from April 12, 2023, regular meeting of the Board of Adjustment.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

1. DRAFT MINUTES

DRAFT MOTION: Move to approve as presented in the agenda caption.

Board of Adjustment



April 12, 2023
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

DRAFT MINUTES

A. CALL TO ORDER

The Board of Adjustment met in a regular meeting with the following members present:

Gregory Schultz, Chair
Greg Jones, Vice Chair
Ryan Geddie, Board Member, Place 2
Jodi Sealy, Board Member, Place 4
Craig Goodhart, Board Member, Place 5
Chuck Freeny, Board Member, Place 6
Vicky Gunning, Board Member, Place 8

with the following member(s) absent:

Len Chavez, Board Member, Place 7

constituting a quorum with the following members of the Town Staff participating:

Rachel Raggio, Town Attorney
Joelle Hainley, Chief Building Official
Chris Pamplin, Assistant Building Official
Tasha Coates, Plans Review Manager
Emily Chapman, Administrative Assistant

Chair Gregory Schultz called the regular meeting to order at 06:30 PM.

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

D. PUBLIC COMMENT

The purpose of this item is to allow the public an opportunity to address the Board/Commission regarding any item on this agenda that is not a "Public Hearing." Issues regarding daily operational or administrative matters should first be dealt with by calling Town Hall at 972- 874-6000 during business hours. To speak to the Board/Commission during public comment, please fill out a comment form, which is located in the lobby of Town Hall.

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- Speakers must address their comments to the Board/Commission.
- Please state your name and address when speaking.

None.

E. CONSENT ITEM(S)

This part of the agenda consists of non-controversial, or “housekeeping” items required by law. Items may be removed from Consent by any Commissioner by making such request prior to a motion and vote.

1. Draft Minutes - Consider approval of the minutes from the March 8, 2023, regular meeting of the Board of Adjustment.

ACTION: Vice Chair Gregory Jones moved to approve item E.1. as presented in the agenda caption with the addition of correcting the Board Attendance to add Board Member Gunning as attending. Board Member Craig Goodhart seconded the motion.

AYES: Craig Goodhart, Gregory Jones, Gregory Schultz, Jodi Sealy, Ryan Geddie

NAYS: None

ABSTAIN: None

RESULT: 5 : 0

F. REGULAR ITEM(S)

1. **(BOA23-0002) Hold a public hearing and consider a request from Anthony Higgins for a special exception in accordance with section 78-86, “Special Exceptions,” of the Code of Ordinances. The property is generally located South of McKamy Creek Rd and West of Simmons Rd and is locally known as 1641 Holly Pl, Block 5, Lot 10 of the Northlake Highlands Sec 2 subdivision.**

Staff Presentation

Tasha Coates, Plans Review Manager, gave the staff presentation with the following items included:

- Applicant Request
- Special Exception
- Sec. 78-86
- Sec. 78-240(b)
- Nonconformities
- Aerial Photo
- Site Plan
- Property Information

Applicant Presentation

Bronwyn Higgins (1641 Holly Place, Flower Mound, TX 75022) answered questions and gave the presentation with the following items included:

- Overview

- History of the House
- Existing Structure
- Proposed Structure
- Lot Survey
- Special Circumstances/Exceptions 1
- Special Circumstances/Exceptions 2
- Photos
- Special Circumstances/Exceptions 3
- Special Circumstances/Exceptions 4
- Photos of Neighbors in Favor

Comments

None.

PUBLIC COMMENTS CLOSED- 6:50 P.M.

ACTION: Vice Chair Gregory Jones moved to approve item F.1. as presented in the agenda caption. Board Member Ryan Geddie seconded the motion.

AYES: Craig Goodhart, Gregory Jones, Gregory Schultz, Jodi Sealy, Ryan Geddie

NAYS: None

ABSTAIN: None

RESULT: 5 : 0

G. ADJOURN

Chair Gregory Schultz adjourned the meeting at 6:52 p.m. on Wednesday, April 12, 2023, and all were in favor.

TOWN OF FLOWER MOUND, TEXAS

GREGORY SCHULTZ, CHAIR

ATTEST:

EMILY CHAPMAN, ADMINISTRATIVE ASSISTANT



BOARD OF ADJUSTMENT AGENDA F.1. REGULAR ITEM(S)

DATE: May 10, 2023
FROM: Tasha Coates, Plans Review Manager
ITEM: **(BOA23-0003) Hold a public hearing and consider a request from Rishi Burke for a variance from sections 98-276 “Minimum Dimensions” and 98-1032 (b)(1)(b) “Accessory Buildings” of the Town’s Code of Ordinances. The property is generally located north of Cross Timbers Rd and west of Lighthouse Dr and is locally known as 5501 Muirfield Ct, Lot 14, Block 5, of the Estates at Tour 18 Section 3 subdivision.**

BACKGROUND: BACKGROUND INFORMATION:

APPLICANT: Rishi Burke
5501 Muirfield Ct
Flower Mound, TX 75022

LOCATION:

PROPERTY ADDRESS: 5501 Muirfield Ct
Flower Mound, TX 75022

SUBDIVISION: Block 5, Lot 14
Estates at Tour 18 Section 3

ZONING: IH (Interim Holding)

STAFF ANALYSIS:

A request has been received from Rishi Burke for a variance from sections 98-276 “Minimum Dimensions” and 98-1032(b)(1)(b) of the Town’s Code of Ordinances. The request is to allow the north side of the home to encroach the required side setback by 4’11” and to allow an existing detached accessory building to remain in front of the home.

The Estates at Tour 18 Section 3 subdivision was annexed into the Town after this home and accessory building were constructed. Due to the annexation, the property is currently zoned IH (Interim Holding), which follows the Agriculture zoning standards.

Section 98-251(a) “Purpose and intent” of the Town’s Code of Ordinances states “The IH interim holding district is to be used as a classification for land that is annexed into the town.”

Section 98-252 “Permitted uses” of the Town’s Code of Ordinances states “For the purpose of this section, a tract of record or lot previously existing before annexation into the town and designated as IH interim holding district may be developed in accordance with the provisions of division 3 of article III of this chapter, A agricultural district and conservation development, provided that the tract of record or lot upon which the proposed development is to occur is not required to be subdivided or

otherwise altered.”

Section 98-276(e) of the Town’s Code of Ordinances states, “*Minimum side yard*. The minimum side yard in the A agricultural district shall be 25 feet for residential uses, and 25 feet for nonresidential uses, subject to section 98-1027”

Section 98-1032(b)(1)(b) of the Town’s Code of Ordinances states “*Front*. Accessory buildings shall not be located closer to the front property line than the primary building or the front yard setback requirement for that zoning district, whichever is greater.

Summary:

In summary, Mr. Burke is requesting a variance to allow the north side of the home to encroach the required 25’ side yard setback by 4’11” and be located 19’1” from the side property line. Mr. Burke is also requesting a variance to allow an existing accessory building to remain that is located in front of the house. The existing accessory building is located 58’ from the front property line and does not encroach the required 58’ front yard setback, and is connected to the house with a breezeway.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

1. ATTACHMENT 1 - VARIANCE APPLICATION
2. ATTACHMENT 2 - INFO FROM APPLICANT
3. ATTACHMENT 3 - ORDINANCE 98-251 - 98-253
4. ATTACHMENT 4 - ORDINANCE 98-276(E)
5. ATTACHMENT 5 - ORDINANCE 1032(B)(1)(B)
6. ATTACHMENT 6 - ZONING MAP
7. ATTACHMENT 7 - 200' PROPERTY OWNER NOTICE MAP
8. ATTACHMENT 8 - AERIAL PHOTO
9. ATTACHMENT 9 - PUBLIC HEARING NOTICE
10. ATTACHMENT 10 - PROPERTY OWNER NOTIFICATION
11. ATTACHMENT 11 - LIST OF PROPERTY OWNERS WITHIN 200'

DRAFT MOTION: N/A

APPLICATION - REQUEST FOR VARIANCE OR APPEAL ZONING BOARD OF ADJUSTMENT TOWN OF FLOWER MOUND

DATE: March 13, 2023

I, the undersigned owner or authorized agent of the following described real property located in the Town of Flower Mound, Texas, hereby make application for a request for a variance from the terms of section Section 98-1027(b) of the Town of Flower Mound Zoning Ordinance.

LOCATION OF PROPERTY

Street Address: 5501 Muirfeild Ct., Flower Mound, TX 75022Legal Description: Lot/Tract 14, Block 5, of Subdivision/Abstract The Estates at Tour 18

REQUEST: (If there is additional information which you feel would be helpful to the Board in making a decision, be sure to include this information in your request. If additional space is required to explain your request, please attach the explanation to this application.)

For your information the residence on this property and the guest house in front of the residence were built at the same time and prior to The Estates at Tour 18 being annexed into the Town of Flower Mound. This variance application is regarding the side setbacks being changed since the property was originally built and being annexed into the Town of Flower Mound.

This variance is for the existing guest house and for a new proposed addition I want to build onto the current residence. The existing exterior side wall of the residence has a 19.1' setback and since the Estates at Tour 18 was annexed to the Town of Flower Mound, the setback requirement changed to 25.0'. The planned addition I want, would continue along the same

exterior side wall that is setback 19.1' of the existing residence. Also, for your information a previous setback variance for another residence in The Estates at Tour 18 was approved by the Town of Flower Mound with similar parameters.

A non-refundable application fee of \$250 + \$40 public hearing notice fee are required at the time of application. Fee of \$2.50 per property notice is due upon notification by case manager.

For a variance to be granted by the Board of Adjustment, the Board **must** determine that **all** of the following conditions apply:

- (a) There are special circumstances existing on the property on which the application is made related to size, shape, area, topography, surrounding conditions and location that do not apply generally to other property in the same area and the same zoning district.
- (b) That a variance is necessary to permit the applicant the same rights in the use of this property that are presently enjoyed under the ordinance by other properties in the vicinity and zone, but which rights are denied to the property on which the application is made.
- (c) That the granting of the variance on the specific property will not adversely affect the land use pattern as outlined by the Master Land Use Plan and will not adversely affect any other features of the Comprehensive Master Plan of the Town of Flower Mound.
- (d) That the variance, if granted, will be not be materially detrimental to the public welfare or injure the use, enjoyment or value of property in the vicinity.

I have read this application form and understand that filing the application and paying the fee does not guarantee an affirmative action by the Board of Adjustment. **I further understand that at least four (4) affirmative votes must be cast in order to receive a variance.**

Rishi M BurkeRishi M Burke

Signature of Applicant

Print Name

5501 Muirfeild Ct., Flower Mound, TX 75022214-399-5067214-304-0675

Mailing Address

Telephone (Home)

Telephone (Day Number)

Tasha Coates3/13/23R3077590

Staff Member's Signature

Date

Receipt Number

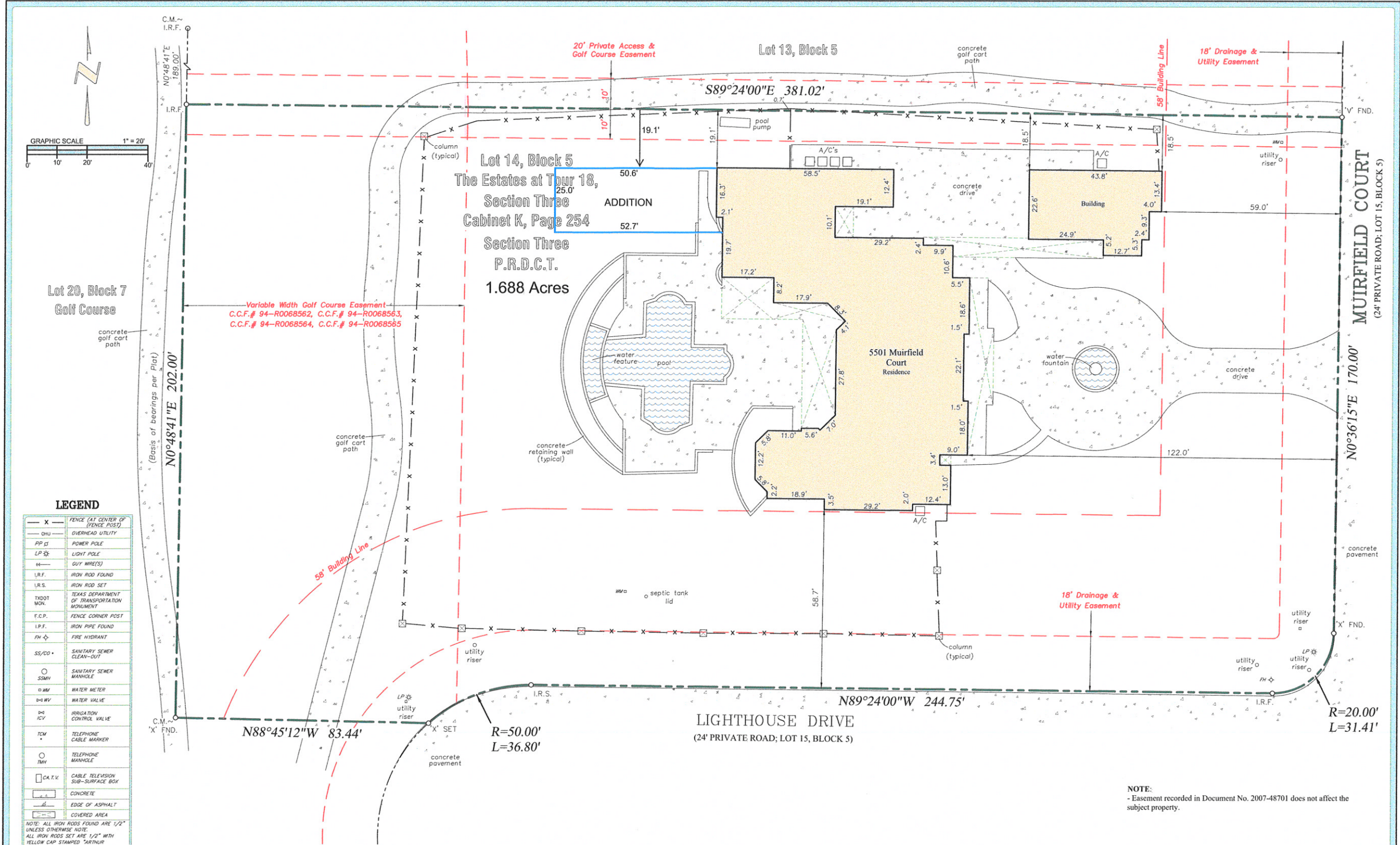
BOARD OF ADJUSTMENT DECISION: () DENIED

() GRANTED

TERMS AND/OR CONDITIONS: _____

BOARD OF ADJUSTMENT CHAIRMAN: _____ DATE: _____

Filed with office of the Secretary this _____ day of _____, _____.



BOUNDARY SURVEY



(mailing address)
5501 Muirfield Court
Flower Mound, Texas

The undersigned have/has received and reviewed a copy of this survey.

Capital Title
A Shaddock Company
2260 Cross Timbers Road Ste. 200
Flower Mound, Texas 75028
Ph: 972.355.1755
Fax: 855.809.1556

PROPERTY DESCRIPTION:

Lot 14, Block 5, of THE ESTATES AT TOUR 18, SECTION THREE, an addition to Denton County, Texas, according to the Plat Recorded in Cabinet K, Slide 254, Plat records, Denton County, Texas.

SURVEYOR'S CERTIFICATION: The undersigned does hereby certify to Capital Title (G.F.# 19-425249-FM), that this survey was this day made on the ground of the property legally described hereon and is correct and to the best of my knowledge, there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights of way that I have been advised of except as shown hereon. The bearings shown hereon are based on the above referenced recorded map or plat unless otherwise noted. Corners noted as set will be set at a later date.
FLOOD NOTE: It is my opinion that the property described hereon is not within the 100-year flood zone area according to the Federal Emergency Management Agency Flood Insurance Rate Map Community-Panel No. 480777 0510 G, present effective date of map, April 18, 2011, herein property situated within Zone "X".

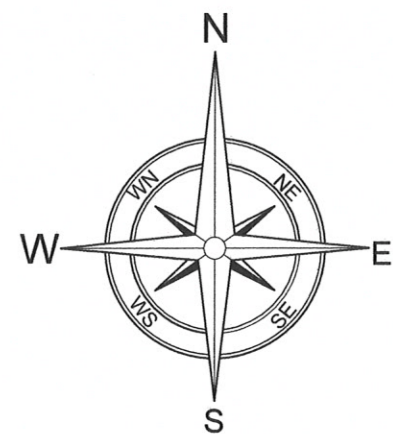
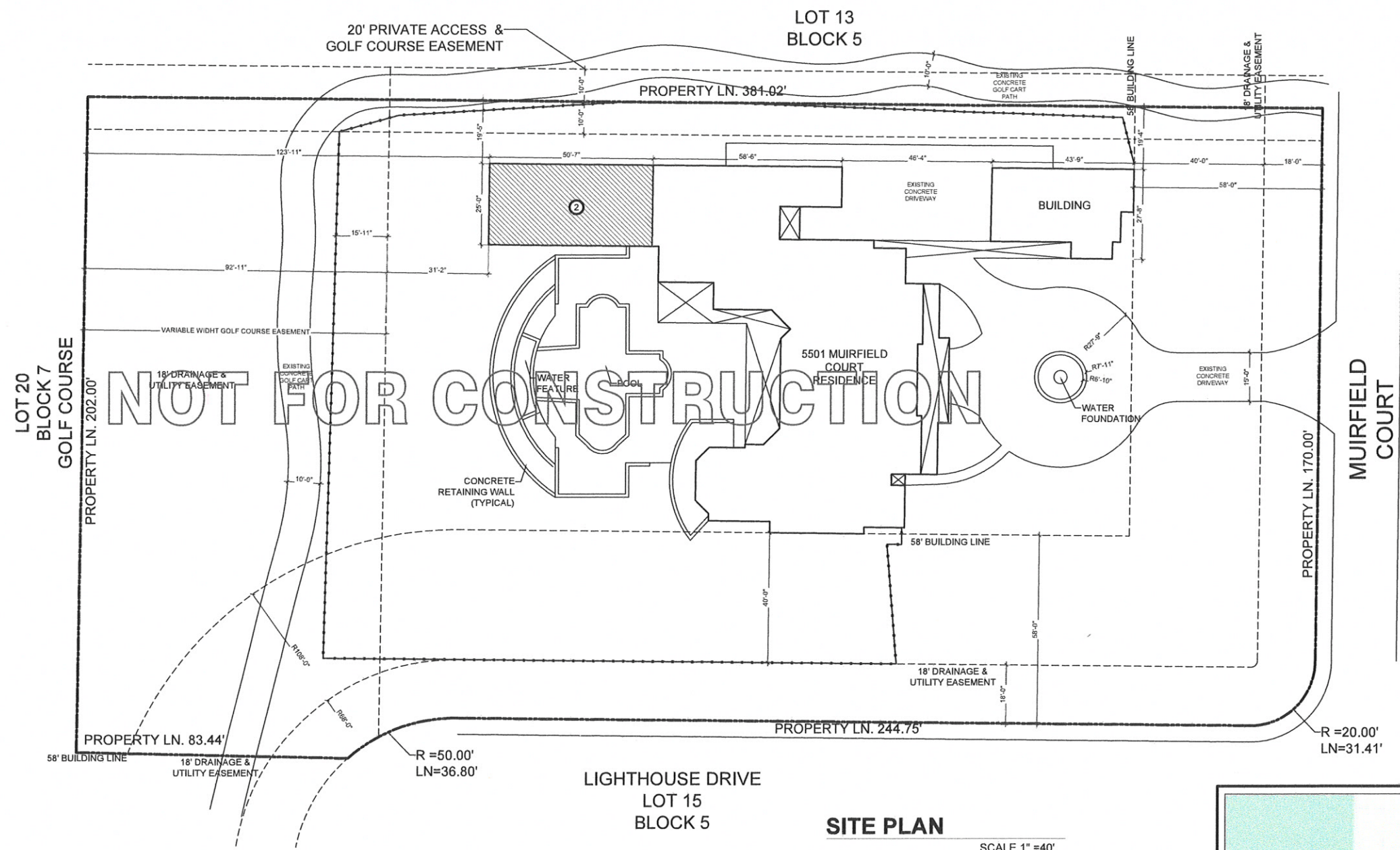
Lot 14, Block 5 of
The Estates at Tour 18,
Section Three
Denton County, Texas

PC/TECH: JB/SWIM DATE: 07-11-19 SCALE: 1"=20' ASC NO.: A-0709199544

ARTHUR
LAND SURVEYING
220 Elm St., # 200 - Lewisville, TX 75057
Ph. 972.221.9439 - TFRN# 10063800
arthursurveying.com Established 1986



NOTE:
- Easement recorded in Document No. 2007-48701 does not affect the subject property.

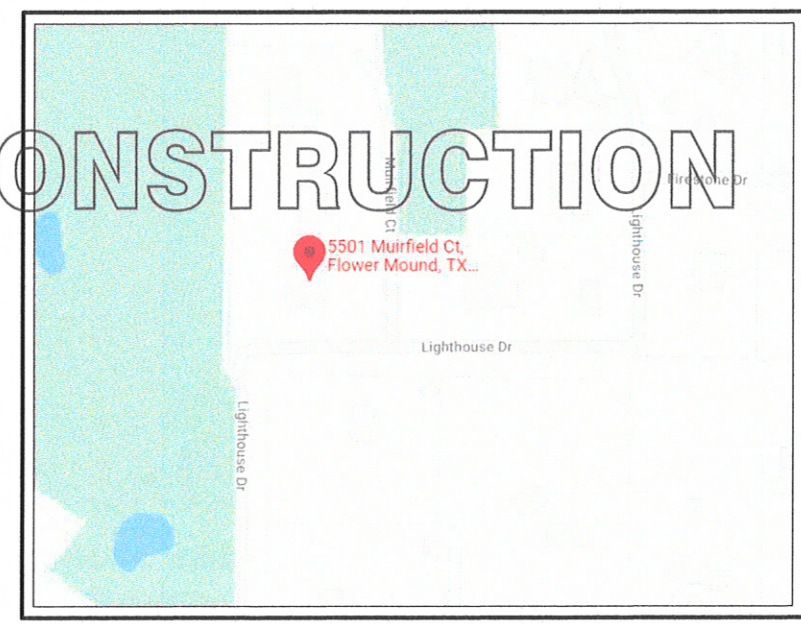


LIGHTHOUSE DRIVE
LOT 15
BLOCK 5

SITE PLAN

SCALE 1" = 40'

AREA DISTRIBUTION		
1	EXISTING TWO STORY BRICK RESIDENCE FOOTPRINT	6,094 SQ. FT.
2	PROPOSED LIVING ADDITION	1,264 SQ. FT.
TOTAL PROPOSED COVERAGE		7,358 SQ. FT.
LOT AREA		73,608 SQ. FT.
% LOT COVERAGE		9.99 %
LEGAL DESCRIPTION		
Lot 14, Block 5, of THE ESTATES AT TOUR 18, SECTION THREE, an addition to Denton County, Texas.		



VICINITY MAP
FOR REFERENCE ONLY



DATE:
02/23/2023

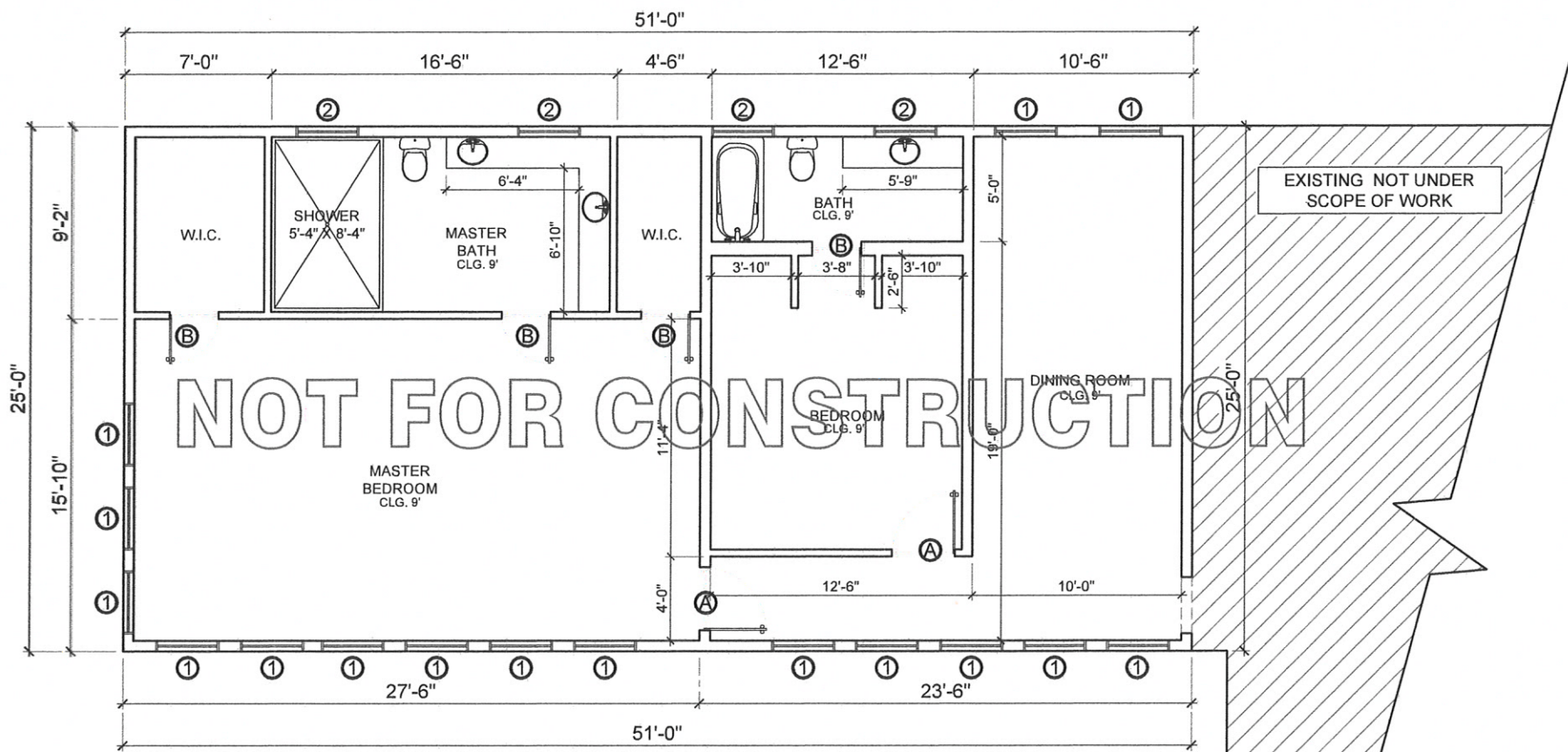
SCALE:
1" = 40'

01

PROJECT NAME:

5501 MUIRFIELD CT,
FLOWER MOUND TX.

P&P BARRAGAN
DALLAS, TX. 75208
PLANSANDPERMITSBARRAGAN@YAHOO.COM
469-207-7694



PROPOSED FLOOR PLAN
SCALE 3/32" = 1'-0"

WINDOWS SCHEDULE			
ITEM	SIZE	QTY	TYPE
1	3'-0" X 6'-0"	16	SH
2	3'-0" X 3'-0"	4	SH

SH = SINGLE HUNG

DOORS SCHEDULE			
ITEM	SIZE	QTY	TYPE
A	3'-0" X 8'-0"	2	SHH
B	2'-4" X 8'-0"	4	SHH

SHH = SINGLE HINGED HOLLOW CORE
SHH = SINGLE HINGED SOLID CORE

IECC 2015 GREEN/ENERGY CODE COMPLIANCE FOR HOME

ALL GREEN/ENERGY SYSTEMS MUST MEET THE REQUIREMENTS FROM THE CHAPTER 4 OF THE INTERNATIONAL ENERGY CONSERVATION CODE, REFERRED TO RESIDENTIAL ENERGY EFFICIENCY. IF ANY ITEM IS NOT LISTED BELOW REFER TO THE MENTIONED CHAPTER.

1. STORMWATER:
1.1. 70% OF NON-ROOF AREA HAS VEGETATIVE LANDSCAPE, PERMEABLE PAVING OR SLOPED FOR RUNOFF TO A PERMANENT FILTRATION FEATURE.

2. WATER EFFICIENCY:
2.1. LAVATORY FAUCETS MUST HAVE AN AVERAGE FLOW RATE OF 2.0 GALLONS PER MINUTE OR LESS.
2.2. SHOWERS HEADS MUST HAVE AN AVERAGE FLOW RATE OF 2.0 GALLONS PER MINUTE OR LESS.
2.3. TOILETS MUST HAVE AN AVERAGE FLOW RATE OF:
2.3.1. LESS THAN OR EQUAL TO 1.3 GALLONS PER FLUSH.
2.3.2. DUAL FLUSH COMPLYING WITH ASME A 112.19.14.
2.3.3. COMPLY WITH US EPA WATER SENSE.
2.4. ENERGY STAR DISHWASHER.
2.5. ENERGY STAR CLOTHES WASHER.

3. HEAT ISLAND MITIGATION:
3.1. ENERGY STAR QUALIFIED ROOF SYSTEM FOR ROOF WITH SLOPE OF 2:12 OR GREATER.
3.2. RADIANT BARRIER IN ATTIC WITH CONVENTIONAL SHINGLES.
3.3. ENCAPSULATED FOAM INSULATION BETWEEN THE ROOF RAFTERS (R-22 OR GREATER).
3.4. WINDOWS AND DOORS MUST BE SEALED WITH FOAM OR CAULK.
3.5. SILL PLATE MUST BE SEALED ON THE INSIDE WITH FOAM OR CAULK.
3.6. ALL WALL PENETRATIONS TO THE EXTERIOR MUST BE SEALED WITH FOAM OR CAULK.
3.7. BLOWER DOOR TESTING IS MANDATORY. NOT TO EXCEED 4 AIR CHANGES PER HOUR AT 50 PASCALS.

4. DUCTS AND AIR SEALING
4.1. DUCTS MUST BE TESTED AND VERIFIED TO HAVE TOTAL LEAKAGE OF NO MORE THAN 4 FT³/MIN PER 100 SQUARE FOOT (OR 3 CFM IF AIR HANDLER IS NOT INSTALLED), EXCEPT WHERE AIR HANDLER AND ALL DUCTS ARE LOCATED INSIDE CONDITIONED SPACE. AIR HANDLERS AND FILTER BOXES MUST ALSO BE PROPERLY SEALED.
4.2. HVAC AND DUCTWORK LOCATED OUTSIDE OF FIRE RATED ENVELOPE OF GARAGE.
4.3. THE BUILDING ENVELOPE IS REQUIRED TO BE PROPERLY SEALED AND TESTED, AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NO HIGHER THAN 3 ACH AT 0.20 INCH W.G. (50 PASCALS).
4.4. SUPPLY AND RETURN DUCTS IN ATTICS SHALL BE SEALED AND INSULATED WITH R-8 WHEN DUCTS IS 3" OR GREATER, R-6 WHEN 3" OR LESS AND EXEMPT WHEN COMPLETELY INSIDE CONDITIONED SPACE.

5. INSULATION:
5.1. ALL WINDOWS FENESTRATION U-FACTOR FOR CITY MUST BE 0.35, SKYLIGHT U-FACTOR 0.55 AND GLAZED FENESTRATION SHGC 0.25.
5.2. CEILINGS MUST BE INSULATED WITH R-38, IF NO ATTIC SPACE R-30, THIS REDUCTION IS LIMITED TO 500 SQUARE FEET (46 M²) OR 20% OF THE TOTAL INSULATED CEILING AREA, WHICHEVER IS LESS.
5.3. ATTIC ACCESS LADDERS AND OR HATCHES, MUST BE INSULATED THE SAME AS THE ATTIC AND HAVE A WEATHER SEAL.
5.4. ALL EXTERIOR WALLS MUST BE INSULATED WITH R-20 CAVITY OR R-13 CAVITY WITH R-5 CONTINUOUS INSULATION OR HIGHER.
5.5. CRAWL SPACE WALLS MUST BE INSULATED WITH T-5 CONTINUOUS OR R-13 CAVITY INSULATION, WITH VAPOR BARRIER OVER EXPOSED EARTH.
5.6. PIER AND BEAM OR ANY OTHER RAISED FLOOR SYSTEM MUST BE INSULATED WITH R-19 INSULATION OR HIGHER.

6. HVAC SYSTEMS
6.1. TEMPERATURE CONTROLS MUST BE INSTALLED, INCLUDING A PROGRAMMABLE THERMOSTAT CONTROLLING THE PRIMARY HEATING AND COOLING SYSTEM.
6.2. MECHANICAL SYSTEM PIPING MUST BE INSULATED TO A MINIMUM OF R-3. HOT WATER PIPING 1/2" IN DIAMETER OR LARGER AND ALL HOT WATER PIPING IN CERTAIN APPLICATIONS MUST BE INSULATED TO R-3.
6.3. PIPES CARRYING FLUID OVER 104° OR BELOW 55° MUST BE INSULATED WITH R-13.
6.4. LIGHTNING:
6.4. A MINIMUM OF 75% OF LAMPS IN PERMANENTLY INSTALLED FIXTURES MUST BE HIGH-EFFICACY AS DEFINED IN THE IECC.

CURRENT CITY CODES:

- 2015 International Building Code with local amendments
- 2015 International Energy Conservation Code with local Amendments
- 2015 International Fuel & Gas Code with local Amendments
- 2015 International Mechanical Code with local amendments
- 2015 International Plumbing Code with local amendments
- 2015 International Residential Code with local amendments
- 2017 National Electrical Code with local Amendments
- 2015 International Green Construction Code with local Amendments

P&P BARRAGAN
DALLAS, TX 75208
PLANSANDPERMITSBARRAGAN@YAHOO.COM
469-207-7694

PROJECT NAME:

5501 MUIRFIELD CT,
FLOWER MOUND TX.



DATE:

02/23/2023

SCALE:

1/8"=1'-0"

02



**P&P
BARRAGAN**
DALLAS, TX. 75208
PLANSANDPERMITSBARRAGAN@YAHOO.COM
469-207-7694

PROJECT NAME:

5501 MUIRFIELD CT,
FLOWER MOUND TX.



DATE:

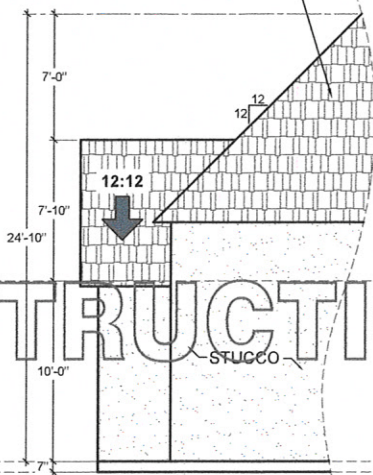
02/23/2023

SCALE:

3/32"=1'-0"

03

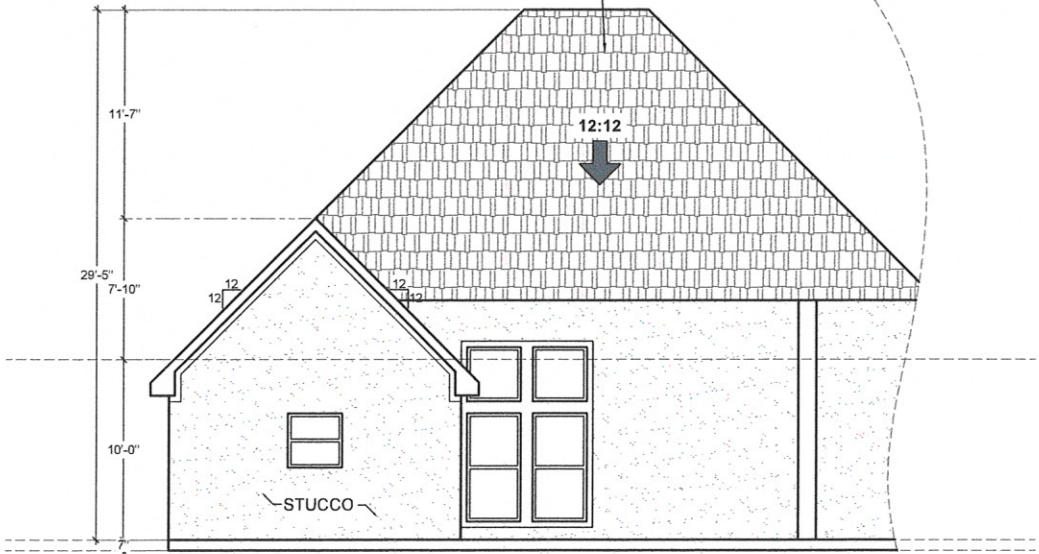
ENERGY STAR COMPOSITION
SHINGLES OR RADIANT BARRIER



EXISTING FRONT ELEVATION

SCALE 3/32" = 1'-0"

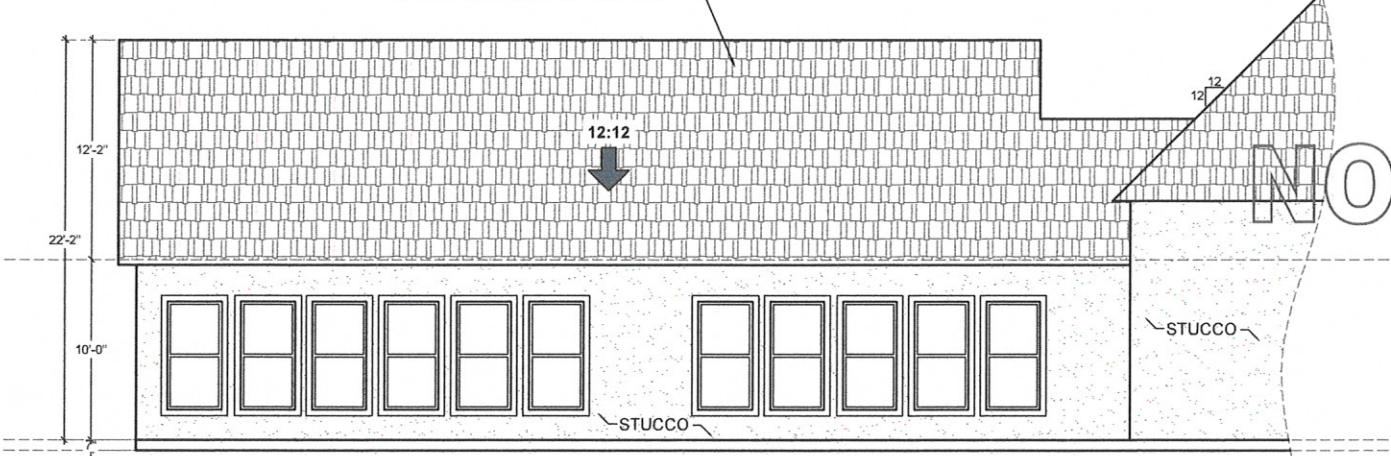
ENERGY STAR COMPOSITION
SHINGLES OR RADIANT BARRIER



EXISTING LEFT ELEVATION

SCALE 3/32" = 1'-0"

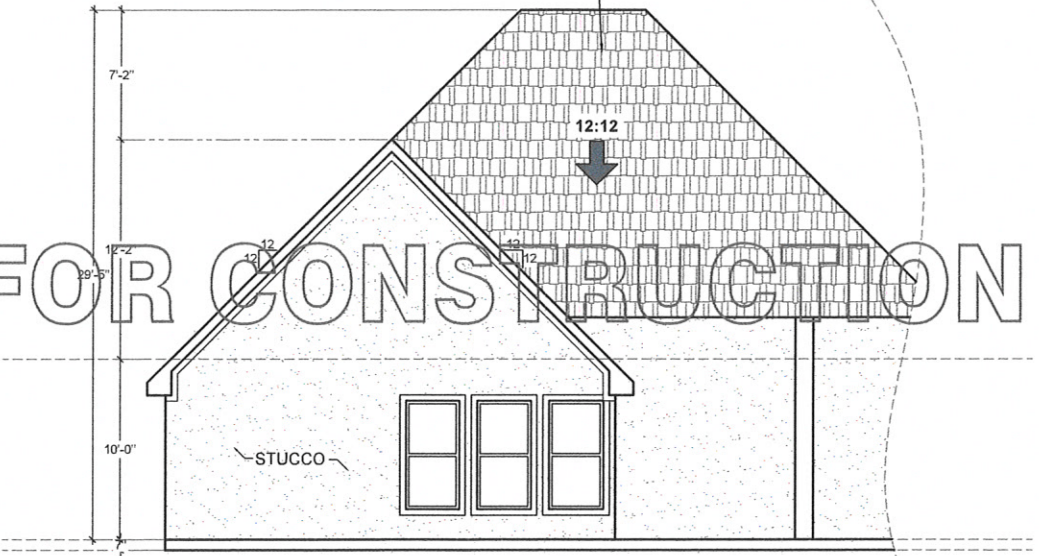
ENERGY STAR COMPOSITION
SHINGLES OR RADIANT BARRIER



PROPOSED FRONT ELEVATION

SCALE 3/32" = 1'-0"

ENERGY STAR COMPOSITION
SHINGLES OR RADIANT BARRIER



PROPOSED LEFT ELEVATION

SCALE 3/32" = 1'-0"



**P&P
BARRAGAN**
DALLAS, TX. 75208
PLANSANDPERMITSBARRAGAN@YAHOO.COM
469-207-7694

PROJECT NAME:

5501 MUIRFIELD CT,
FLOWER MOUND TX.



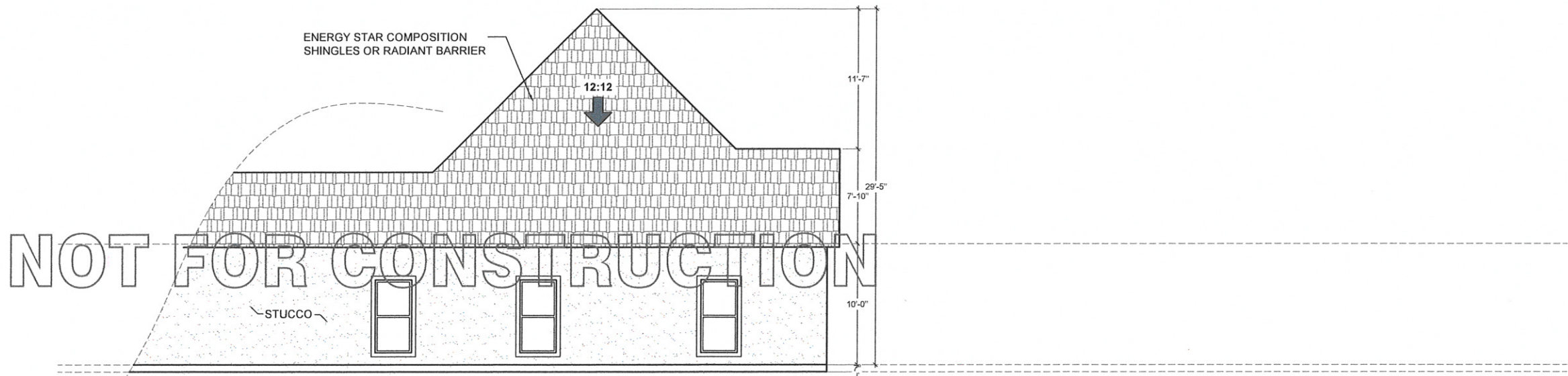
DATE:

02/23/2023

SCALE:

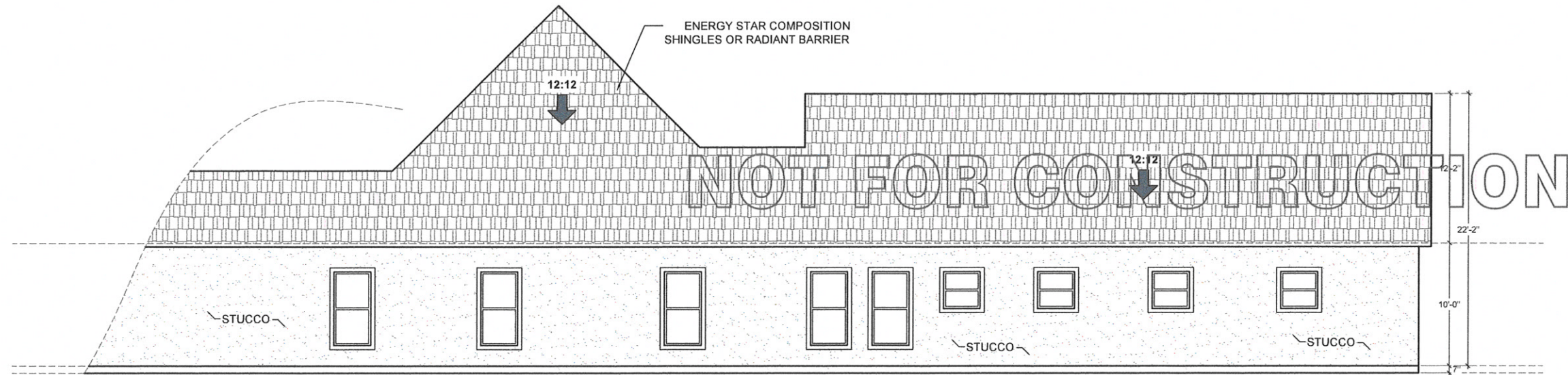
3/32"=1'-0"

04



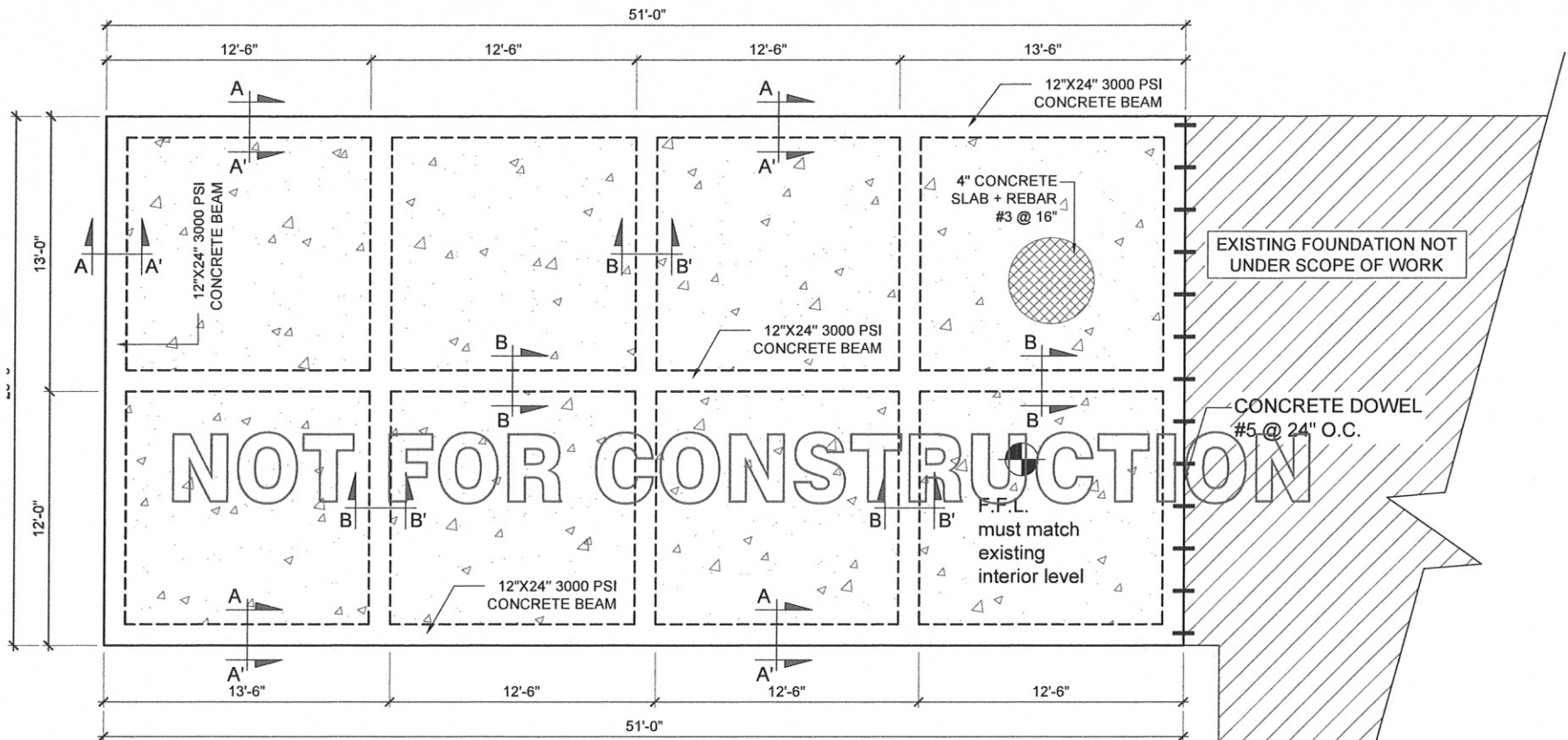
EXISTING REAR ELEVATION

SCALE 3/32" = 1'-0"



PROPOSED REAR ELEVATION

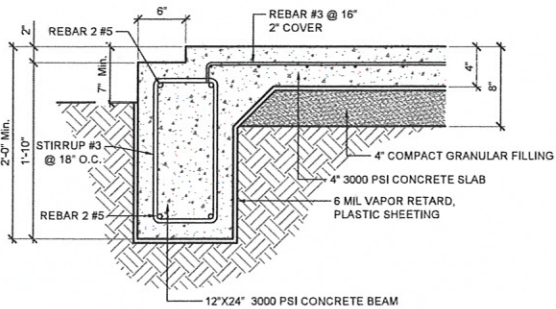
SCALE 3/32" = 1'-0"



FOUNDATION PLAN

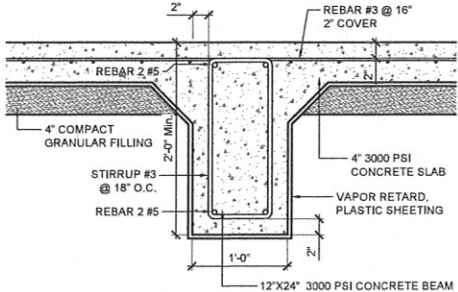
SCALE 1/8" = 1'-0"

- CONCRETE FOUNDATION:**
1. CONCRETE MIX, MINIMUM COMPRESSIVE STRENGTH 3000 PSI @ 28 DAYS.
 2. REINFORCING STEEL (REBAR) ASTM A-615 GRADE 60 WITH SPLICES LAPPING 44 DIA. (24" MIN.).
 3. WELDED WIRE MESH ASTM A185 (OPTIONAL SLAB REINFORCEMENT).
 4. ALL WOOD/LUMBER IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED OR REDWOOD.
 5. EXTEND ALL FOOTINGS DOWN TO UNDISTURBED SOIL OF THE SPECIFIED STRENGTH OR APPROVED STRUCTURAL FILL WITH A MIN. DEPTH OF 12" BELOW GRADE OR AS REQUIRED BY LOCAL BUILDING CODE, BASED ON LOCAL FROST LINE DEPTH.
 6. STRUCTURAL FILL SHALL CONSIST OF CLEAN WELL GRADED SAND, SAND AND GRAVEL OR CRUSHED ROCK AND BE PLACED IN LOOSE LIFTS NOT EXCEEDING 8" IN THICKNESS AND THOROUGHLY COMPACTED TO A DENSE NON-YIELDING STATE (95% OF THE MAX. DRY DENSITY).
 7. CONCRETE FOOTINGS SHALL BE CENTERED BELOW THE WALL ABOVE UNLESS NOTED OTHERWISE.
 8. CONCRETE FOOTING SHALL BE MINIMUM 12" X 6" X CONT. WITH (1) #4 BARS HORIZONTAL CONT. AND #4 BARS VERTICAL (90 DEG. HOOK) @ 24" O.C INTO STEMWALL ABOVE WITH MIN. 18" LENGTH DEVELOPED INTO STEM WALL.
 9. STEMWALLS SHALL BE MIN. 6" X 24" X CONT. WITH (1) #4 BAR HORIZONTAL CONT. @ 3'-5" FROM TOP OF STEMWALL UNLESS NOTED OTHERWISE.
 10. ANCHOR BOLTS SHALL BE MIN. (2) PER SILL PLATE SEGMENT AND WITHIN 4"-12" OF WALL CORNERS AND SILL PLATE ENDS.
 11. CONCRETE SLAB OF GARAGE FLOORS SHALL BE MIN. 4" THICK WITH MIN. 3000 PSI STRENGTH W/ REBAR #3 @ 12" PLACED 2" FROM TOP OF SLAB, SLOPED AS APPLICABLE. IN LIEU OF MESH REINF. USE #3 BARS @ 24" O.C EACH WAY FOR GREATER CRACK CONTROL.
 12. ALL EXT. CONCRETE SLABS (PORCHES, DRIVEWAYS ETC...) SHALL BE MIN. 4" THICK WITH MIN. 3000 PSI STRENGTH W/ REBAR #3 @ 12".
 13. ALL CONCRETE SLABS SHALL BE UNDERLAIN BY 4 IN. OF COMPACTED, FREE DRAINING GRANULAR MATERIAL SUCH AS 3/4-1 IN. MINUS CLEAN GRAVEL.
 14. A 6 MIL POLYETHYLENE VAPOR BARRIER SHALL BE PROVIDED BENEATH THE CONCRETE SLAB AT THE REQUEST OF OWNER OR IN LOCATIONS WITH POOR DRAINAGE OR HIGH WATER TABLES.
 15. REINF. WITHIN SLAB SHALL BE PROPERLY SUPPORTED WITH PLASTIC OR METAL CHAIRS OR "DOBIE" BLOCKS PRIOR TO POUR.
 16. BOTTOM OF FOOTINGS SHALL BE STEPPED AT 24" HORIZONTAL TO 12" VERTICAL STEPS.
 17. LOCATE ALL FOUNDATION WALL PENETRATIONS (VENTS, DUCTS, PLUMBING, BEAM POCKETS ETC...) AWAY FROM HOLDOWN ANCHOR LOCATIONS 12" MIN. IF WALL PENETRATION FALLS WITHIN REQ. HORIZONTAL BAR FOR HOLDOWNS, BEND HORIZONTAL BAR DOWN 18" MIN. AT EDGE OF PENETRATION AND INSTALL (1) #4 HORIZONTAL BAR, MIN. 6" IN LENGTH, CENTERED UNDER WALL PENETRATION.
 18. DO NOT EXCAVATE GREATER THAN A 2:1 SLOPE BELOW FOOTINGS.
 19. THE FOLLOWING MIN. CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT:
 - A. CONCRETE CAST AGAINST EARTH = 3"
 - B. CONCRETE EXPOSED TO EARTH OR WEATHER (#5 AND SMALLER) = 1-1/2"
 - C. CONCRETE NOT EXPOSED TO WEATHER (#11 AND SMALLER) = 3/4"
 - D. BEAMS AND COLUMNS (#5 AND SMALLER) = 1-1/2"



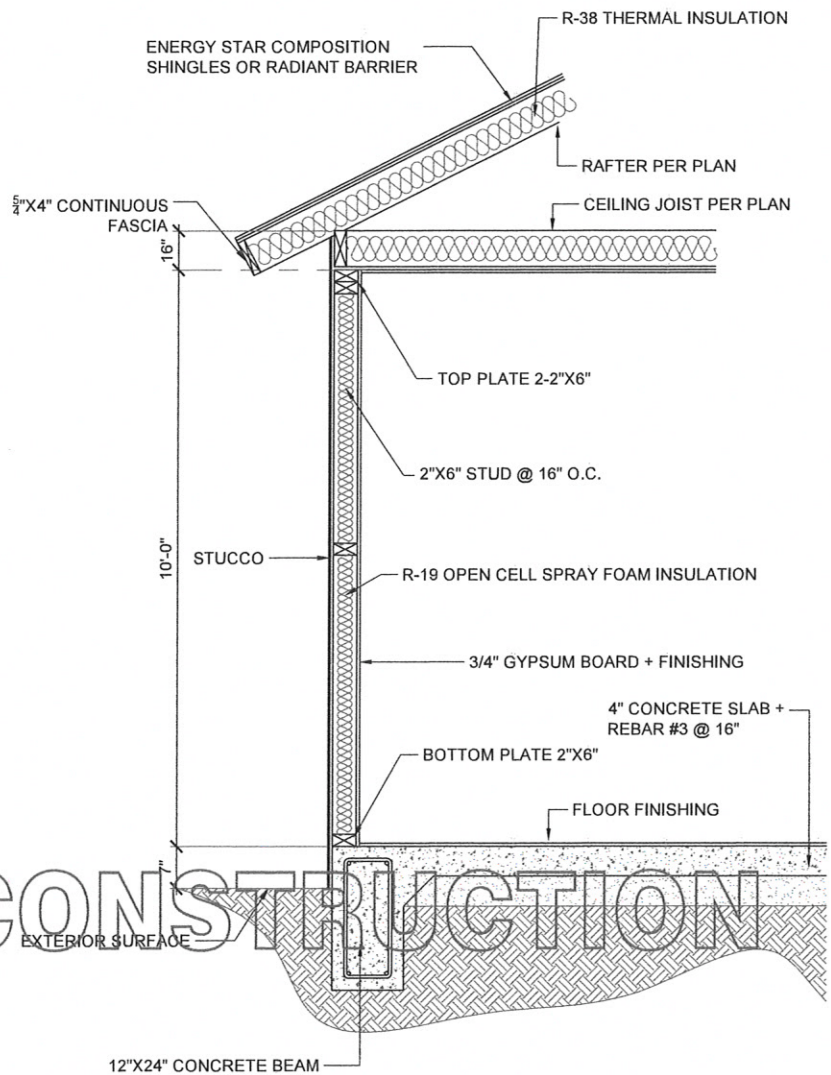
BEAM SECTION A

SCALE 1/2" = 1'-0"



BEAM SECTION B

SCALE 1/2" = 1'-0"



TYP. WALL SECTION

SCALE 3/8" = 1'-0"

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469-207-7694

PROJECT NAME:

5501 MUIRFIELD CT,
FLOWER MOUND TX.



DATE:

02/23/2023

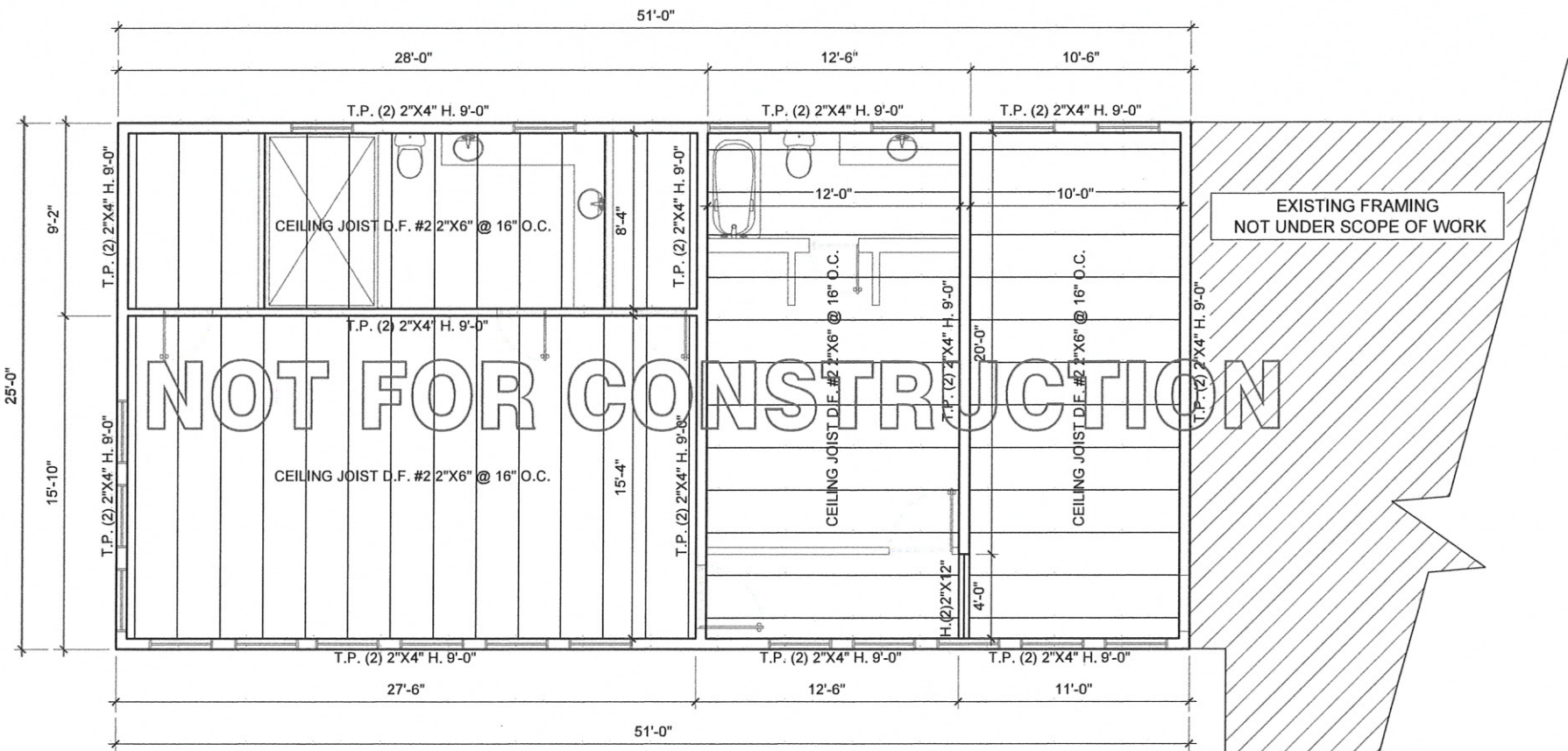
SCALE:

1/8"=1'-0"

05

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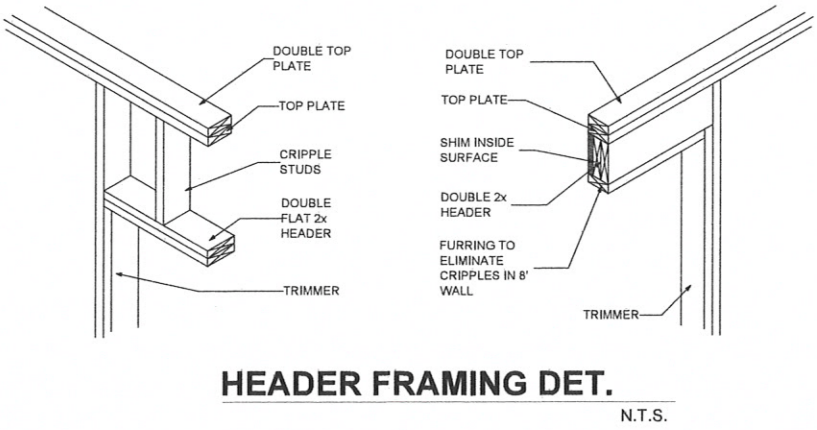
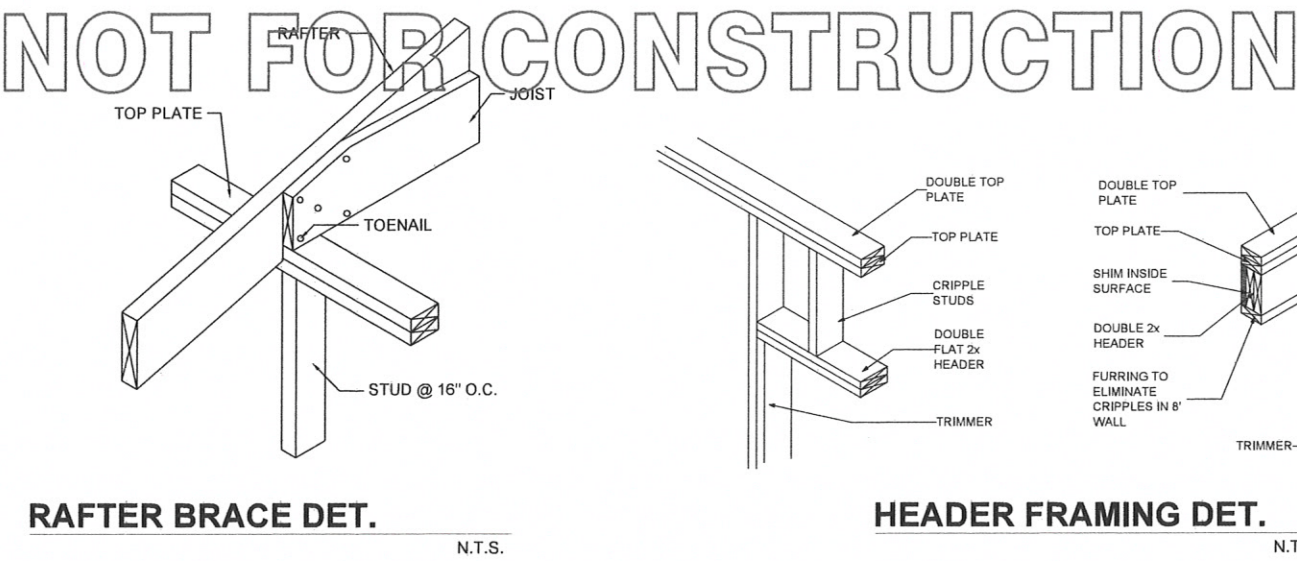
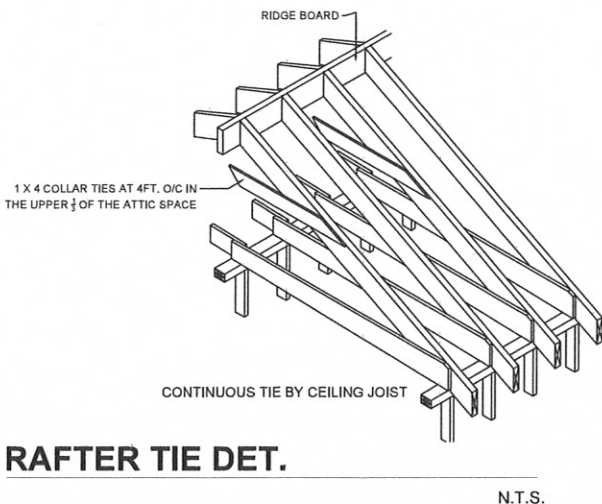
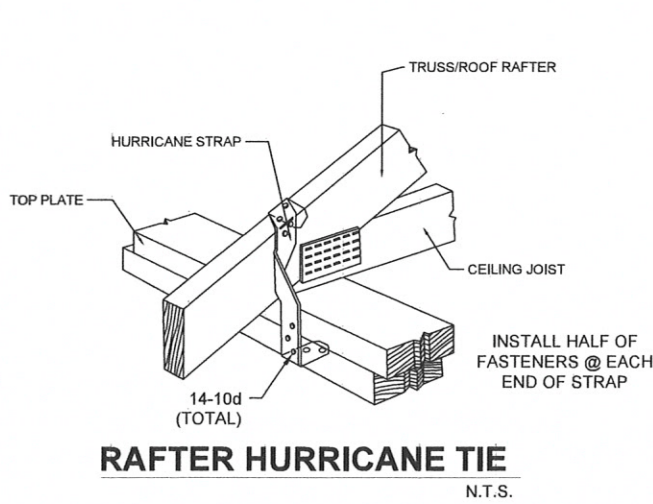


CEILING FRAME PLAN
SCALE 1/8" = 1'-0"

NOTE:
R.B. = RIDGE BOARD
V.R. = VALLEY RAFTER
H.R. = HIP RAFTER
L.B. = LEDGER BOARD
R. = COMMON RAFTER
C.J. = CEILING JOIST
T.P. = TOP PLATE
H.R. = HEADER
H. = HEIGHT

HEADER SPAN TABLE		
SPAN	SINGLE STORY	TWO STORY
0' TO 4'	4"X4"	4"X6"
4' TO 6'	4"X6"	4"X8"
6' TO 8'	4"X8"	4"X10"
8' TO 10'	4"X10"	4"X12"
10' TO 12'	4"X12"	4"X14"

MAXIMUM STUD HEIGHT TABLE		
STUD HEIGHT	BEARING WALL	NON-BEARING WALL
0' TO 10'	2"X4"	2"X4"
10' TO 14'	2"X6"	2"X4"

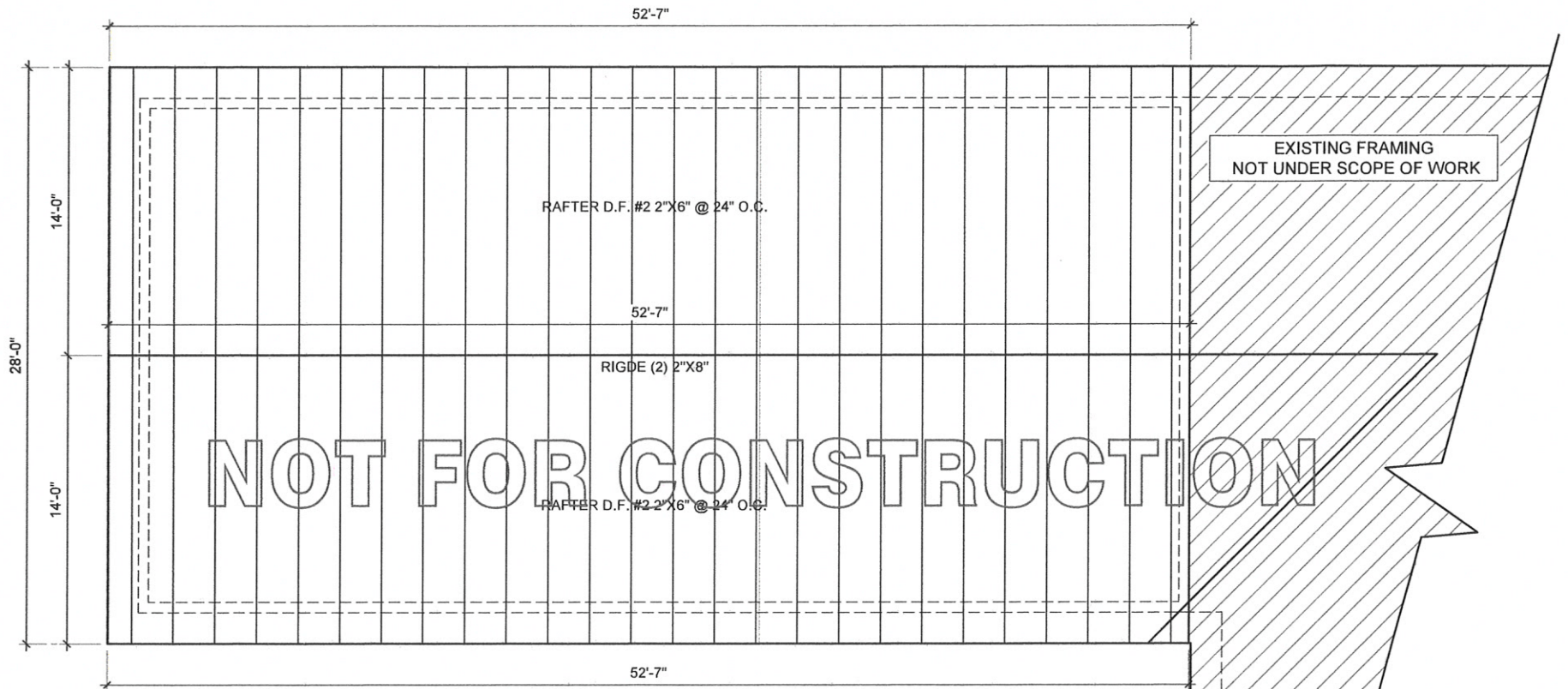


PROJECT NAME:
5501 MUIRFIELD CT,
FLOWER MOUND TX.

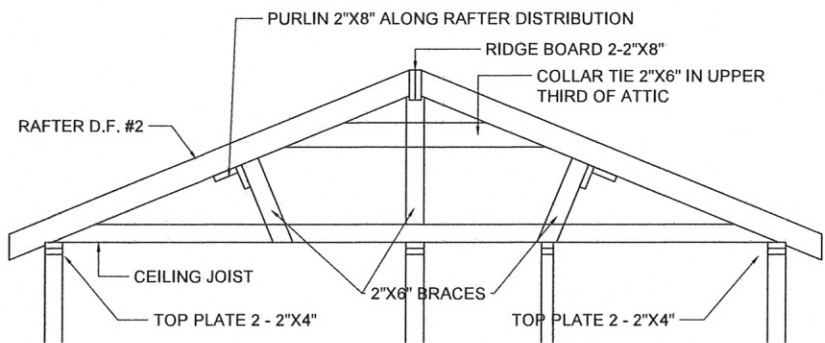


DATE:
02/23/2023
SCALE:
1/8"=1'-0"

06



ROOF FRAME PLAN
SCALE 1/8" = 1'-0"



ROOF FRAMING DET.
N.T.S.

NOTE:

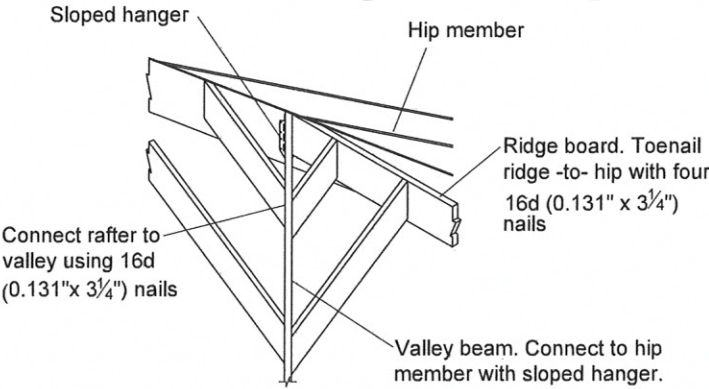
R.B. = RIDGE BOARD
V.R. = VALLEY RAFTER
H.R. = HIP RAFTER
L.B. = LEDGER BOARD
R. = COMMON RAFTER
C.J. = CEILING JOIST
T.P. = TOP PLATE
HR. = HEADER
H. = HEIGHT

HEADER SPAN TABLE

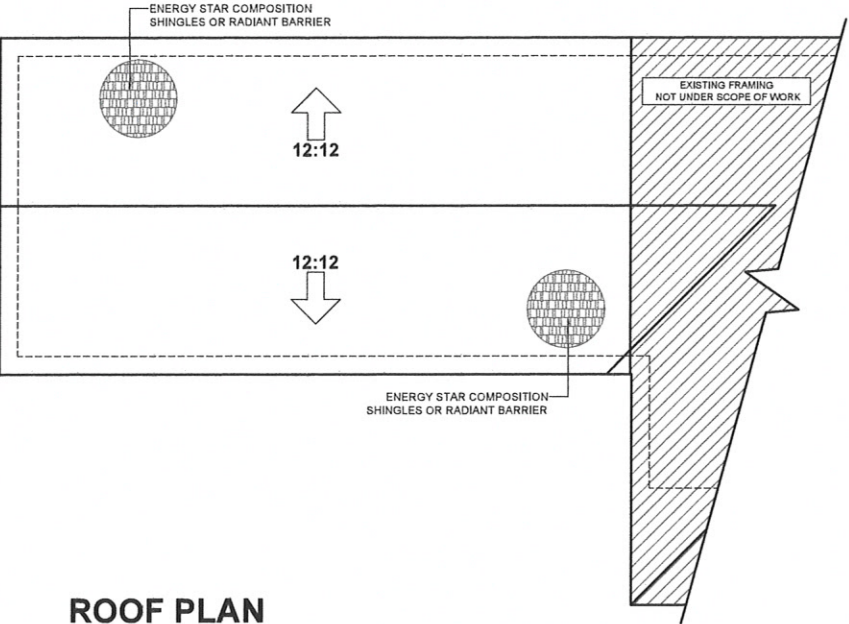
SPAN	SINGLE STORY	TWO STORY
0' TO 4'	4"x4"	4"x6"
4' TO 6'	4"x6"	4"x8"
6' TO 8'	4"x8"	4"x10"
8' TO 10'	4"x10"	4"x12"
10' TO 12'	4"x12"	4"x14"

MAXIMUM STUD HEIGHT TABLE

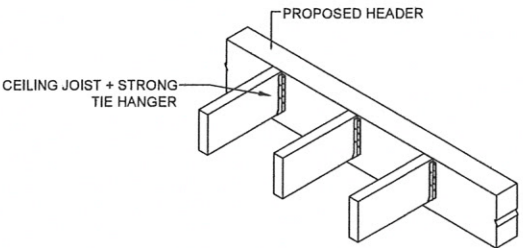
STUD HEIGHT	BEARING WALL	NON-BEARING WALL
0' TO 10'	2"x4"	2"x4"
10' TO 14'	2"x6"	2"x4"



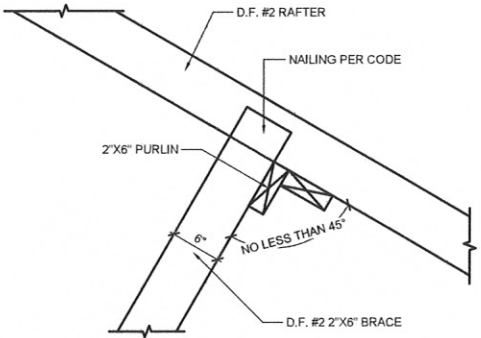
RIDGE BOARD FRAMING DET.
N.T.S.



ROOF PLAN
SCALE 1/16" = 1'-0"



BEAM FRAMING DET.
N.T.S.



RAFTER REINF. DET.
N.T.S.



PROJECT NAME:

5501 MUIRFIELD CT,
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DATE:

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SCALE:

1/8"=1'-0"

07

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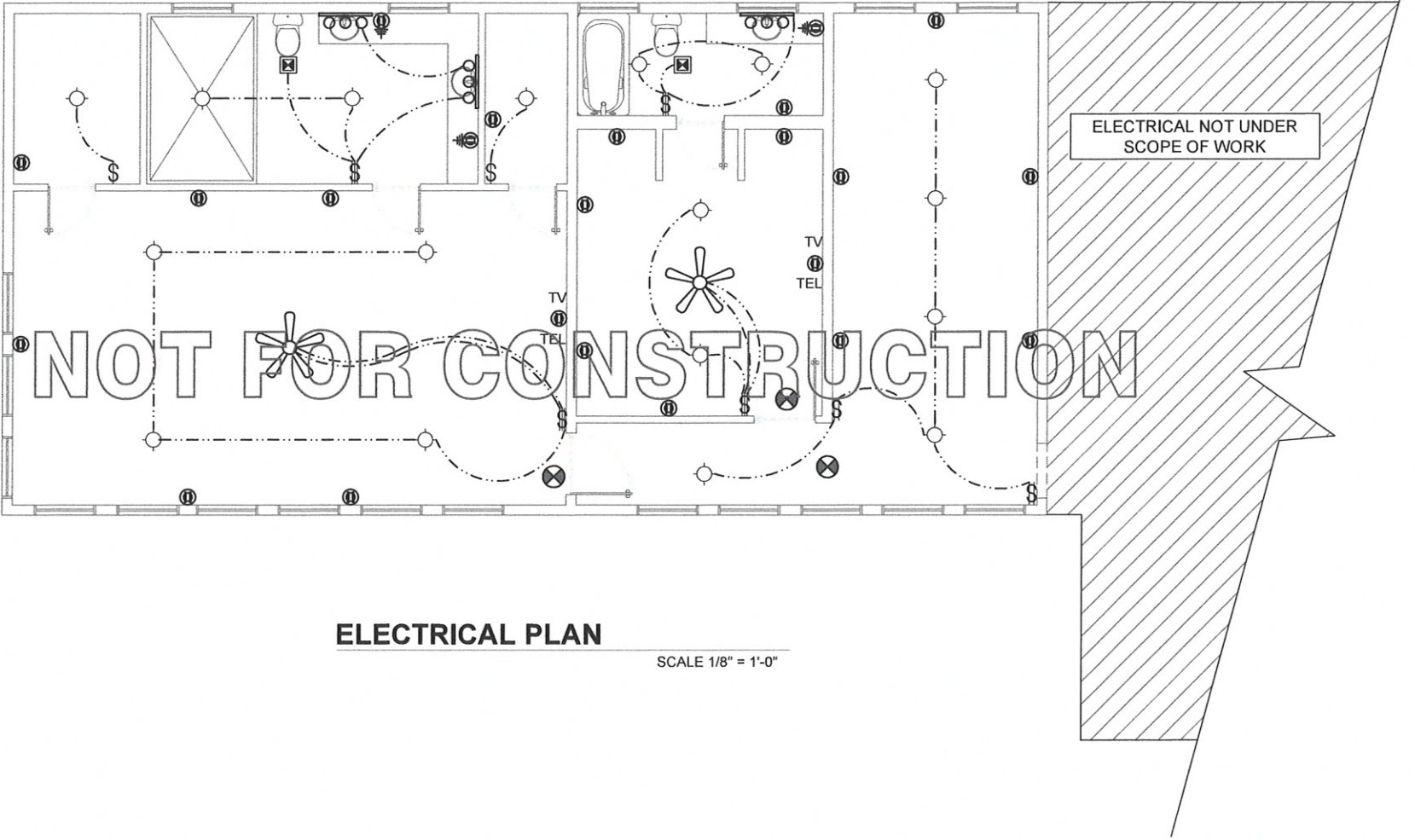
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02/23/2023

SCALE:

1/8"=1'-0"

08

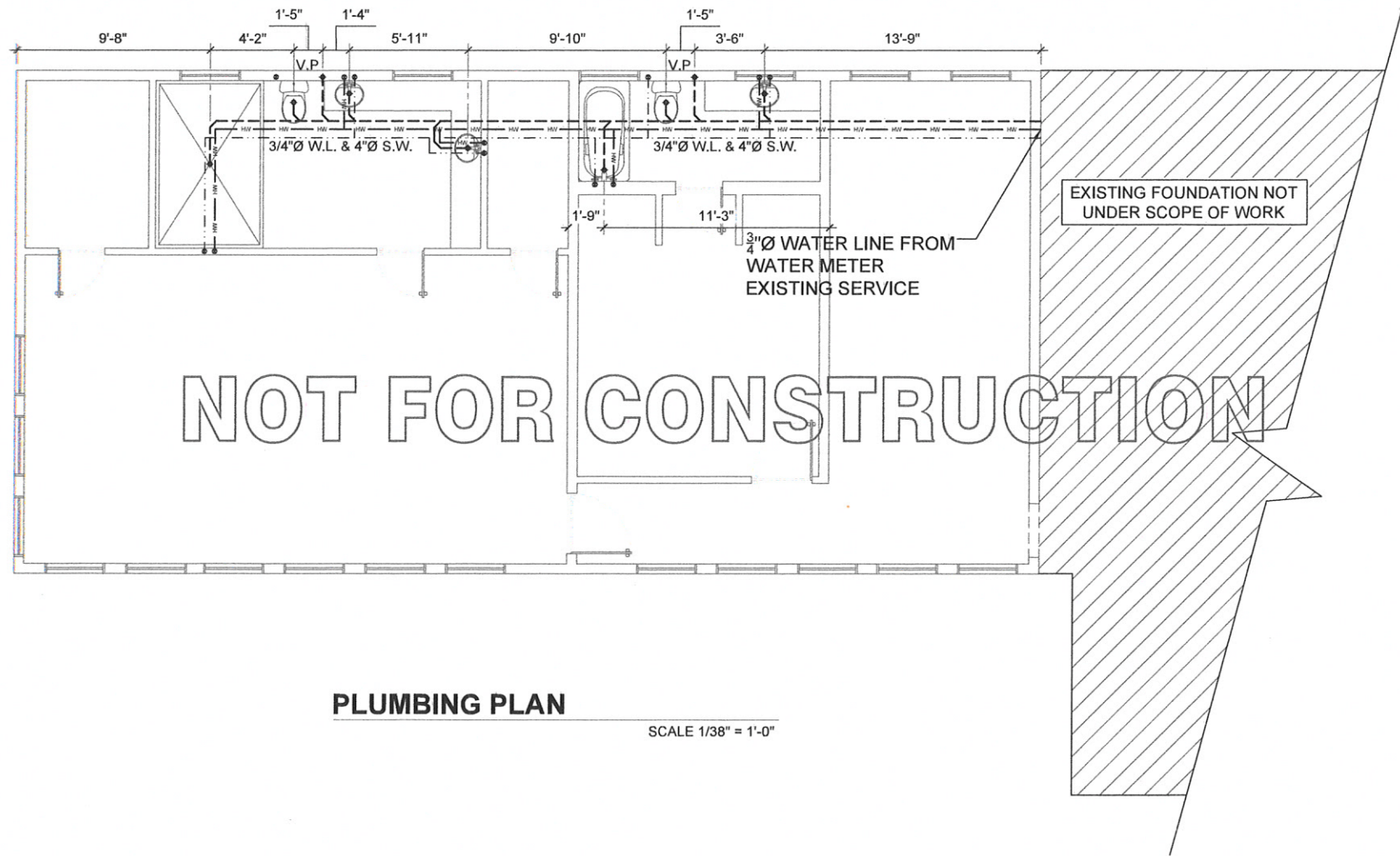


ELECTRICAL PLAN
SCALE 1/8" = 1'-0"

NOTE:
ALL THE ARTIFACTS, WIRES AND EQUIPMENT USED FOR THE INSTALLATIONS MUST COMPLY WITH THE REQUIREMENTS ESTABLISHED BY THE CURRENT CODE OF THE CITY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE CALIBER OF THE WIRE TO BE USED IN THE INSTALLATIONS AND THE PARAMETERS THAT MUST HAVE THE EQUIPMENT TO GUARANTEE THE FULFILLMENT OF THE STANDARD. THE CUSTOMER MAY DETERMINE WHAT KIND OF LAMPS WILL BE USED IF THESE COMPLY WITH GREEN ENERGY REQUIREMENTS. OUTLET AND SWITCH SHOULD BE INSTALLED IN ACCORDANCE WITH WHAT IS ESTABLISHED IN THE HEIGHT TABLE, IF THE CONTRARY IS NOT ESTABLISHED IN THE DRAWINGS.

ELECTRICAL FIXTURES HEIGHT	
FIXTURE	HEIGHT
STANDARD OUTLET	15"
OUTLET AT 30" CAB.	30"
OUTLET AT 36" CAB.	48"
TYPICAL WALL SWITCH	48"
FRIDGE OUTLET	60"
GARAGE OUTLET	48"
UTILITY OUTLET	42"

ELECTRICAL LEGEND	
BREAKERS PANEL	
CEILING MOUNTED LIGHT	
110 VOLT RECEPTACLE	
220 VOLT RECEPTACLE	
EXHAUST FAN (50 cfm MIN.)	
SMOKE DETECTOR W/ CARBON MONOXIDE DETECTION (HARD WIRE WITH BATTERY BACKUP)	
SINGLE SWITCH	
DOUBLE SWITCH	
3 WAY SWITCH	
WALL MOUNTED LIGHT	
ELECTRICAL WIRE	
110 VOLT RECEPTACLE GROUND FAULT INTERRUPTER	
GARAGE DOOR OPENER	
INCANDESCENT LIGHT TUBE	
CEILING FAN W/OPT. LIGHT	
CEILING PENDANT LIGHT	
OUTDOOR WALL LIGHT	
VANITY LIGHTS	
EAVES LIGHTS	
TELEPHONE OUTLET	
TELEVISION CABLE OUTLET	
110 VOLT EXTERIOR RECEPTACLE GROUND FAULT INTERRUPTER	



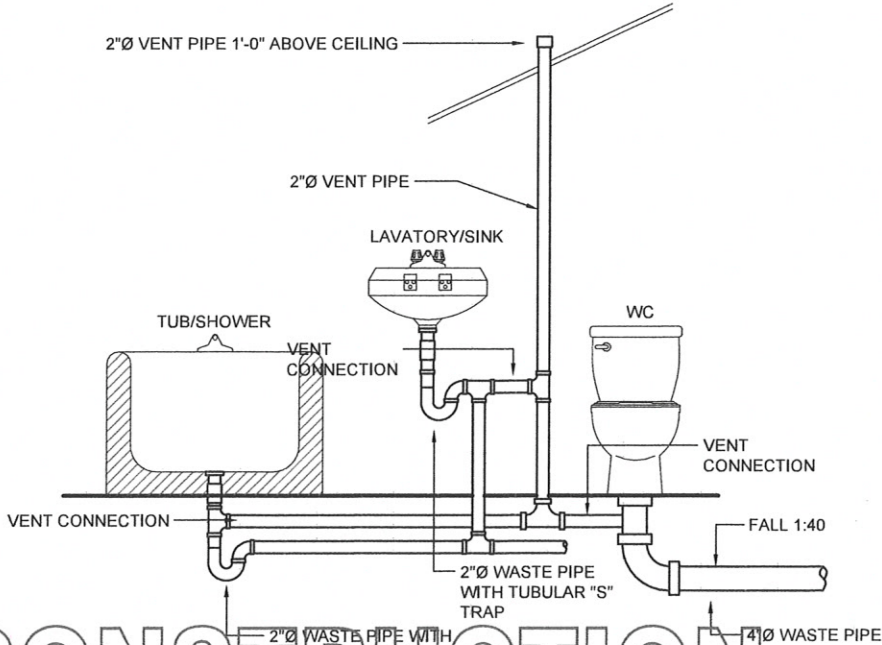
NOT FOR CONSTRUCTION

PLUMBING PLAN
SCALE 1/32" = 1'-0"

FIXTURE CONNECTIONS				
FIXTURE	PIPE DIAMETER			
	WASTE	VENT	COLD WATER	HOT WATER
HAND SINK	2"	2"	1/2"	1/2"
WATER CLOSET	4"	2"	3/4"	N/A
FLOOR DRAIN	3"	2"	N/A	N/A
WATER HEATER	N/A	N/A	3/4"	3/4"
WASH MACHINE	2"	N/A	3/4"	3/4"
HOSE	N/A	N/A	1/2"	1/2"
SINK	2"	2"	1/2"	1/2"

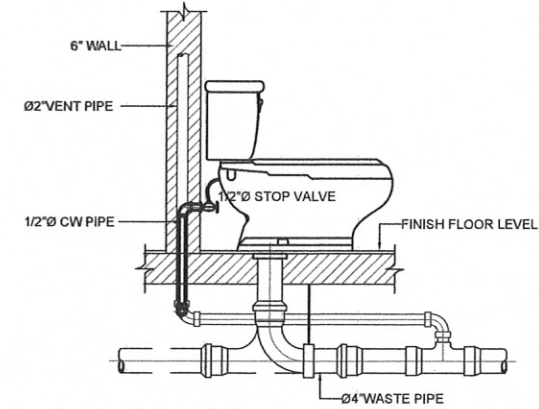
NOTES:
1. SIZES SHOWN ARE MINIMUM UNIFORM PLUMBING CODE REQUIREMENTS FOR TRAPS, TRAP ARM & ROUGH-IN CONNECTION.
2. IF CAST IRON NO-HUB PIPE IS USED, WASTE AND VENT PIPE SHALL BE 2" MINIMUM.

PLUMBING LEGEND	
SYMBOL	DESCRIPTION
---	COLD WATER LINE
---	HOT WATER LINE
---	SANITARY SEWER LINE
⊗	FIXTURE
⊙	WATER HEATER
⊗ VP	VENT. PIPE
⊙	SANITARY CONNECTION

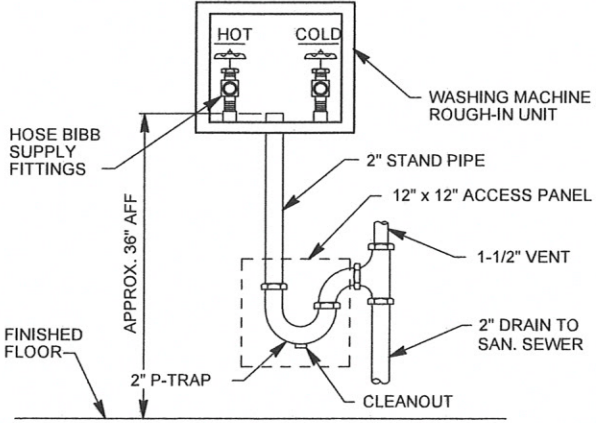


NOT FOR CONSTRUCTION

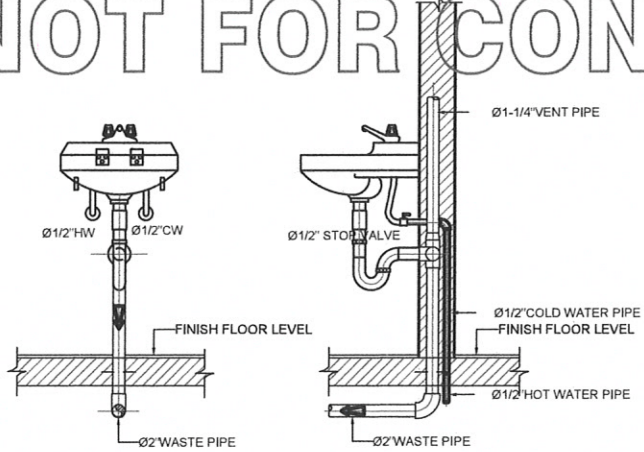
PLUMBING RAISER
DETAIL
SCALE 3/8" = 1'-0"



WATER CLOSET DETAIL
SCALE 3/8" = 1'-0"



LAUNDRY HOOK-UP
SCALE 3/8" = 1'-0"



SINK DETAIL
SCALE 3/8" = 1'-0"

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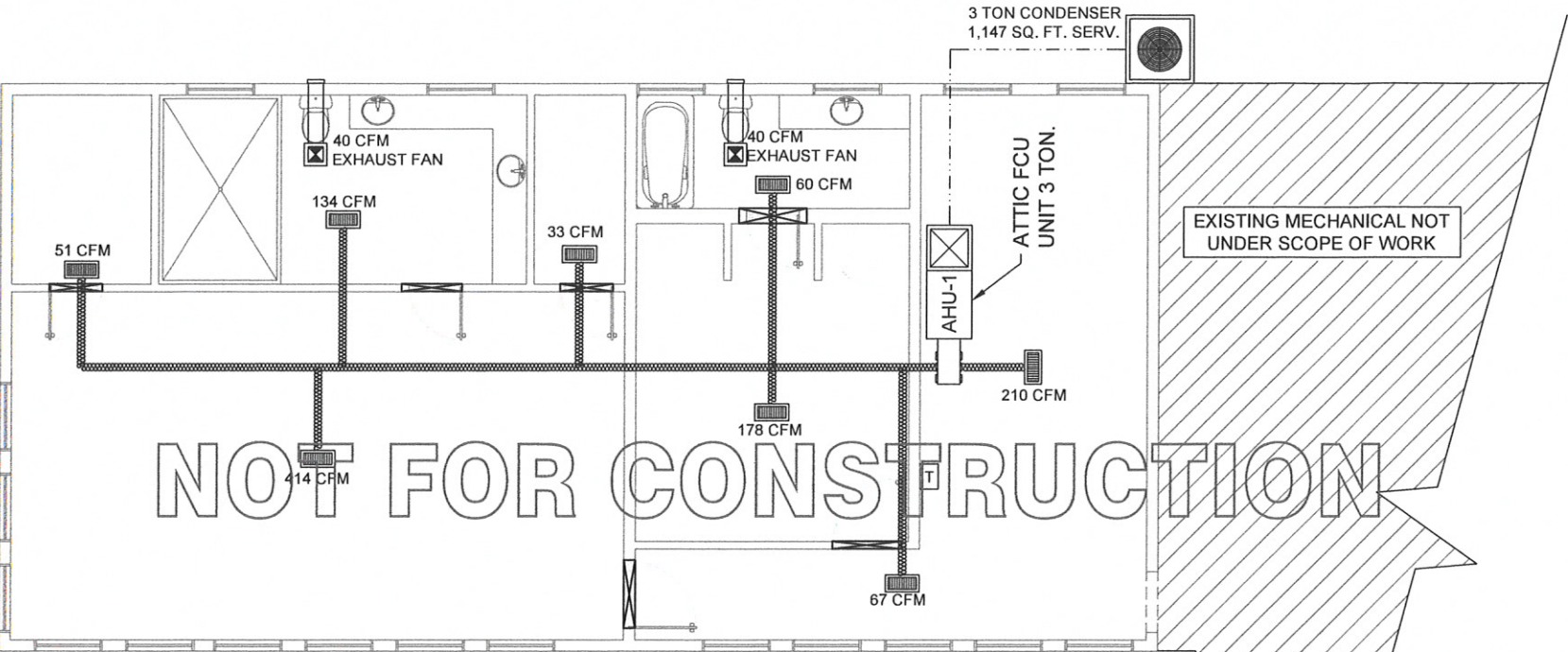
PROJECT NAME:
5501 MUIRFIELD CT,
FLOWER MOUND TX.



DATE:
02/23/2023

SCALE:
1/8"=1'-0"

09



MECHANICAL PLAN
SCALE 1/8" = 1'-0"

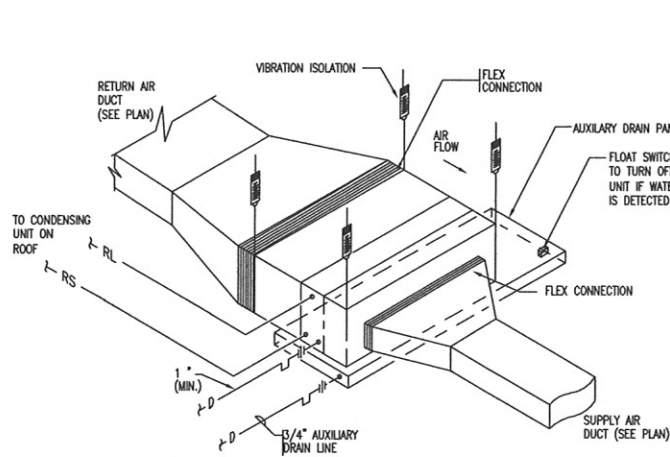
MECHANICAL LEGEND	
SYMBOL	DESCRIPTION
	GAS LINE
	DUCTWORK
	UNDERCUT DOOR
	BATHROOM EXHAUST
	NEW SUPPLY DIFFUSER
	THERMOSTAT
	NEW RETURN ON CEILING

DUCTWORK	
DIAMETER	AIR FLOW CFM
4	20
5	50
6	80
7	120
8	170
9	230
10	300
12	500
14	740
16	1050
18	1400
20	1875

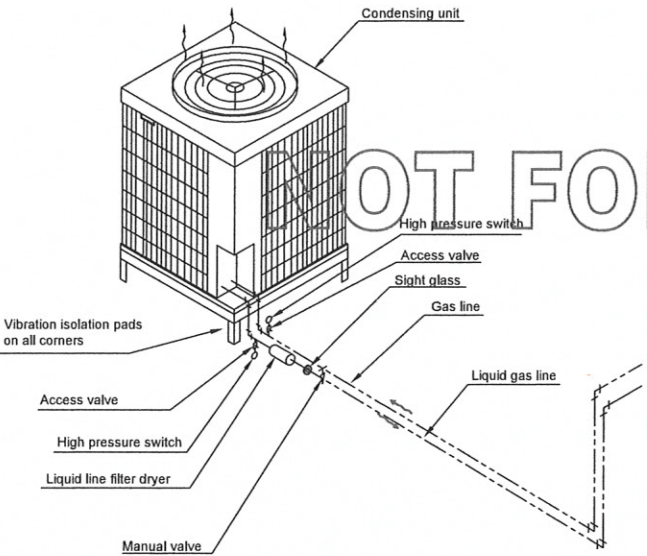
GENERAL MECHANICAL NOTES:

- CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE LABOR AND MATERIALS NECESSARY TO PROVIDE A COMPLETE AND WORKING HVAC SYSTEM IN COMPLIANCE WITH THE CURRENT CITY CODES.
- DUCTWORKS SHALL BE CONSTRUCTED AND INSTALLED WITH ASHRAE AND SMACNA STANDARDS AND STATE MECHANICAL CODE. THIS INCLUDES (BUT IS NOT LIMITED TO) SEALING ALL DUCTS, SPLITTERS (OR SIMILAR BALANCING DEVICES) AT MAJOR DUCTWORK BRANCHES, EXTRACTORS AT MINOR DUCTWORKS BRANCHES, DOUBLE WALLED ACOUSTIC TURNING VANES IN ELBOWS, SPLITTERS AND TURNING VANES IN TEES.
- ALL DUCTWORK SHALL BE GALVANIZED SHEET METAL. RECTANGULAR DUCT SHALL BE INTERNALLY LINED WITH 1" 1-1/2" DUCT LINER. ROUND DUCT SHALL BE WRAPPED WITH 1-1/2" INSULATION (EXCEPT WHERE EXPOSED). FLEX DUCT SHALL BE INSULATED TYPE.
- THE MECHANICAL SYSTEMS SHALL BE TESTED, ADJUSTED, AND BALANCED BY A BALANCING FIRM SPECIALIZING IN THIS TYPE OF WORK. TESTS SHALL

DETERMINE QUANTITATIVE PERFORMANCE OF EQUIPMENT; BALANCING PROPORTION FLOWS WITHIN THE DISTRIBUTION SYSTEM ACCORDING TO SPECIFIED DESIGN QUANTITIES. ALL WORK SHALL MEET LOCAL CODES AND STANDARDS, NEBB AND ASHRAE TESTING, ADJUSTING AND BALANCING PROCEDURES, SUBMIT THE BUILDING OWNER FOR REVIEW, APPROVAL AND RECORD TWO COPIES OF THE BALANCING REPORTS ON THE STANDARD REPORT FORMS. DRAWINGS ARE DIAGRAMMATIC AND INDICATE GENERAL ARRANGEMENT OF WORK AND EQUIPMENT. ALL ROOF MODIFICATIONS, REPAIRS, CUTTING, FLASHING, COUNTERFLASHING, PENETRATION, AND CURB INSTALLATIONS SHALL BE ENGINEERED AND INSTALLATION TO BE PERFORMED BY ROOFING CONTRACTOR. ALL ROOF CAPS SHALL BE COMPLETE WITH BIRDSCREEN. SEAL ALL PENETRATIONS THRU WALLS, FLOORS AND CEILINGS. COORDINATE ROUTING OF DUCTWORK WITH STRUCTURAL. ALL DUCTWORK TO BE FLEXIBLE, DIAMETER ACCORDING TO CFM DEMAND.



HORIZONTAL AIR HANDLING UNIT WITH DUCTED DISCHARGE AND RETURN
NOT TO SCALE



CONDENSING UNIT INSTALLATION
NOT TO SCALE

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1/8"=1'-0"

10

DIVISION 2. - IH INTERIM HOLDING DISTRICT

Sec. 98-251. - Purpose and intent.

- (a) The IH interim holding district is to be used as a classification for land that is annexed into the town. The town may initiate proceedings on its own motion rezone or reclassify newly annexed territory with a different zoning classification, as appropriate.
- (b) Land may remain in the IH interim holding district under the conditions of this subsection. In such cases, the use of land shall be permanently restricted to those uses prescribed in this section, until such time as the property is determined to be suitable for development and is zoned to a different zoning classification.
 - (1) This IH district may be used as a reserve area in which future growth of the town might occur. It is suitable for areas where development is premature because of a lack of adequate utilities, capacity or service, or where the ultimate land use has not been determined.
 - (2) This IH district may be used to protect and provide open space buffers around those areas that are unsuitable for development because of physical constraints, such as flooding, that pose potential health, environmental or safety hazards.

(Code 1989, ch. 12, § 3.07(a))

Sec. 98-252. - Permitted uses.

For the purpose of this section, a tract of record or lot previously existing before annexation into the town and designated as IH interim holding district may be developed in accordance with the provisions of division 3 of article III of this chapter, A agricultural district and conservation development, provided that the tract of record or lot upon which the proposed development is to occur is not required to be subdivided or otherwise altered.

(Ord. No. 71-00, § 5, 10-16-2000)

Secs. 98-253—98-270. - Reserved.

Sec. 98-276. - Minimum dimensions.

- (a) *Minimum lot area per dwelling.* The minimum lot area per dwelling unit for residence uses in the A agricultural district shall be two acres or 87,120 square feet, subject to section 98-1023.
- (b) *Minimum lot width.* The minimum lot width for residential uses in the A agricultural district shall be 200 feet, subject to section 98-1024.
- (c) *Minimum floor area per unit.* The minimum floor area per dwelling unit in the A agricultural district shall be 1,800 square feet, subject to section 98-1025.
- (d) *Minimum front yard.* The minimum front yard for all uses in the A agricultural district shall be 40 feet, subject to section 98-1026.
- (e) *Minimum side yard.* The minimum side yard in the A agricultural district shall be 25 feet for residential uses, and 25 feet for nonresidential uses, subject to section 98-1027.
- (f) *Minimum rear yard.* The minimum rear yard in the A agricultural district shall be 20 feet, subject to section 98-1028.

(Code 1989, ch. 12, § 3.08(e)—(j); Ord. No. 11-00, § 2, 2-17-2000)

Sec. 98-1032. - Accessory buildings.

- (a) *Generally.* Attached accessory buildings shall conform to the regulations applicable to the main building to which they are attached.
- (1) *Number; area.* Except in A agricultural zoning districts, no more than two accessory buildings may be placed on any residential lot. The combined floor area of all accessory buildings shall not exceed 750 square feet or 25 percent of the floor area of the primary structure, whichever is less, except for SF-E single-family estate zoning districts, in which the combined floor area of all accessory buildings shall not exceed 1,500 square feet. In no case shall the combined area of the primary structure and accessory buildings exceed the maximum percentage of lot coverage allowed for the zoning district in which the structures are located. Accessory dwellings are not subject to these regulations and shall be governed by other provisions of this chapter.
- (2) *Barns, stables, and riding arenas.* In SF-E single-family estate and A agricultural zoning districts, barns and/or stables directly associated with the support of a bona fide agricultural use of the property and/or riding arenas, shall be limited in area to that allowed by the building code for their use and construction type, but in no case shall the combined floor area of the primary use and all accessory buildings exceed the maximum percentage of lot coverage allowed for in an A or SF-E zoning district. In SF-E and A zoning districts, barns, stables, and/or riding arenas shall be limited to a height of not more than 20 feet to the top of the roof. Such barns, stables, and/or riding arenas shall not be located within 50 feet of any property line.
- (3) *Location.* Accessory buildings must be located at least five feet from any other building or structure on the property.
- (4) *Walls abutting property line.* When accessory buildings are constructed less than five feet from any property line, no windows, doors or other penetrations of the exterior wall shall be allowed in the wall abutting that property line.
- (5) *Attached accessory building.* An attached accessory building, also known as an addition to the main building, must comply with all regulations applicable to the main building to which it is attached.
- (b) *Setback requirements.*
- (1) Detached accessory buildings less than 120 square feet shall be subject to the following regulations, in addition to any applicable regulations of this Code.
- a. *Generally.*
1. No accessory building shall be located within any easement.
 - 2.

No accessory building may be placed so as to negatively impact drainage on any adjacent lot by diversion or impoundment of stormwater flows.

- b. *Front.* Accessory buildings shall not be located closer to the front property line than the primary building or the front yard setback requirement for that zoning district, whichever is greater.
- c. *Side.* Accessory buildings shall be set back a minimum of three feet from the side property line. When accessory buildings are placed on corner lots adjacent to an exterior side yard setback, the accessory building shall be required to adhere to the exterior side yard setback established for the primary structure.
- d. *Rear.* There need be no rear setback for accessory buildings where lots abut an alley. Where lots do not abut an alley, the rear setback shall be a minimum of three feet.
- e. *Height.* Accessory buildings shall be limited to a height of not more than 14 feet to the top of the roof.
- f. *Permit.* No building permit shall be required.

(2) Detached accessory buildings 120 square feet or larger shall be subject to the following regulations, in addition to any applicable regulations of this Code.

- a. *Generally.*
 - 1. No accessory building shall be located within any easement.
 - 2. No accessory building may be placed so as to negatively impact drainage on any adjacent lot by diversion or impoundment of stormwater flows.
- b. *Front.* Accessory buildings shall not be located closer to the front property line than the primary building or the front yard setback requirement for that zoning district, whichever is greater.
- c. *Side.* Accessory buildings shall be set back a minimum of three feet from an interior side property line. When accessory buildings are placed on corner lots adjacent to an exterior side yard setback, the accessory building shall be required to adhere to the exterior side yard setback established for the primary structure. When accessory buildings are constructed less than five feet from a side property line, no windows, doors or other penetrations of the exterior wall shall be allowed in the wall abutting the side property line. Where a garage or carport is designed to be entered from a side street, the structure shall be set back not less than 20 feet from the exterior side property line.
- d. *Rear.* There need be no rear setback for accessory buildings where lots abut an alley. Where lots do not abut an alley, the rear setback shall be a minimum of three feet. Where a garage or carport is designed and constructed to be entered from an alley or street at the rear of a lot, such garage or carport shall be set back not less than 20 feet from the

rear property line.

(c) *Roof.*

- (1) The minimum roof slope shall be 3 to 12.

Exception. Metal carports and engineered metal buildings.

- (2) The color and materials of the roof of the accessory building must closely resemble the color and materials of the roof of the main building.

(d) *Exterior walls.*

- (1) Accessory buildings 300 square feet and less in area may use exterior grade wood siding.

- (2) Accessory buildings over 300 feet in area must have exterior walls that are at least the same masonry content required of the main structure. The masonry used on the accessory building shall closely resemble the masonry used on the main building.

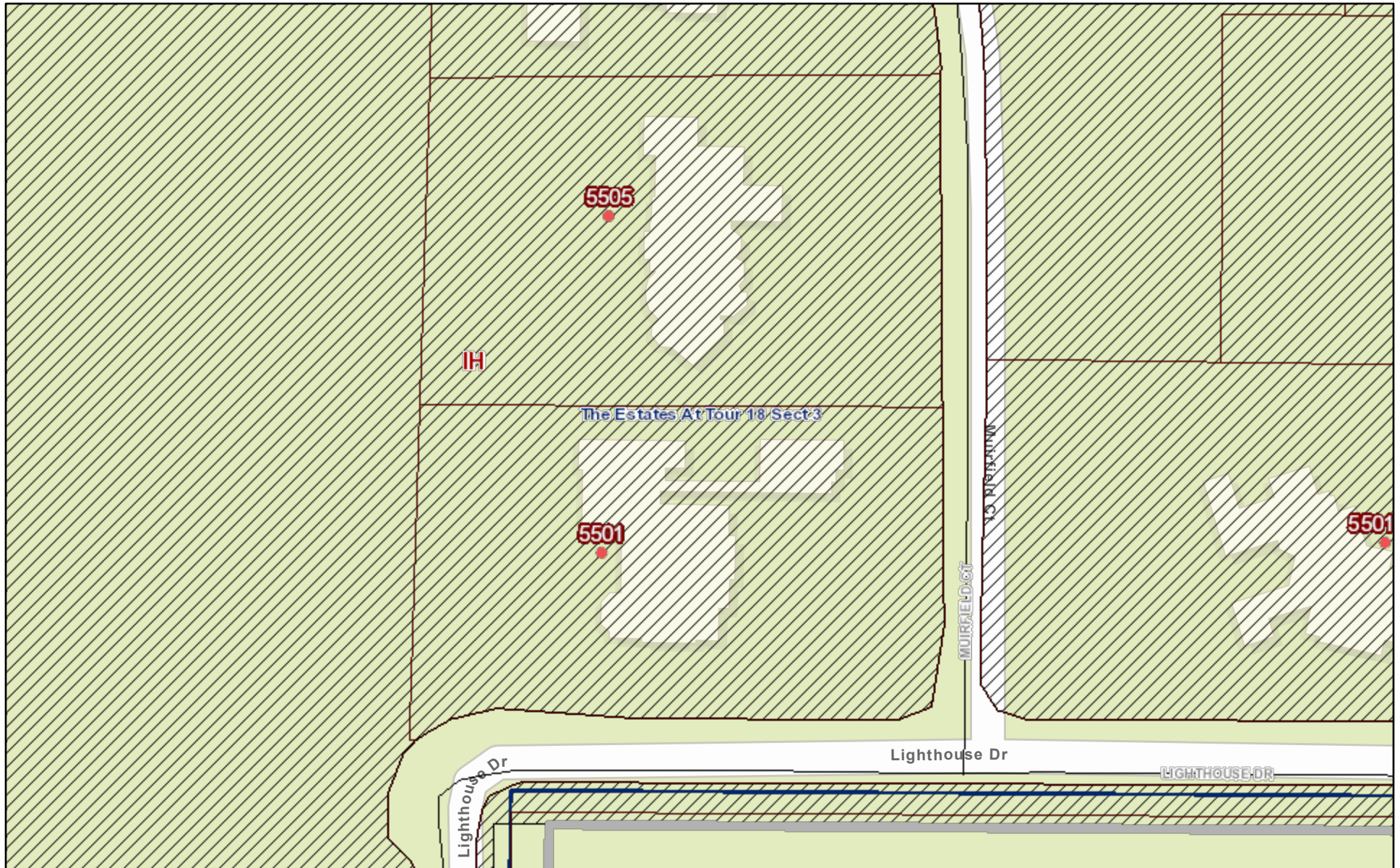
- (e) *Height.* Accessory buildings shall be limited to a height of not more than 14 feet to the top of the roof.

Exception. Accessory building located in SF-E single-family estates and A agricultural shall be no more than 20 feet to the peak of the roof.

- (f) *Permit.* A building permit shall be required.

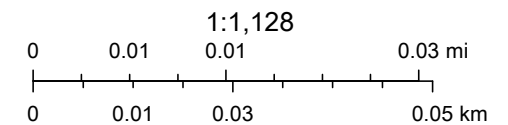
(Ord. No. 19-01, § 1, 3-5-2001; Ord. No. 17-21, § 16, 4-5-2021; Ord. No. 42-21, § 14, 10-4-2021)

ZONING MAP



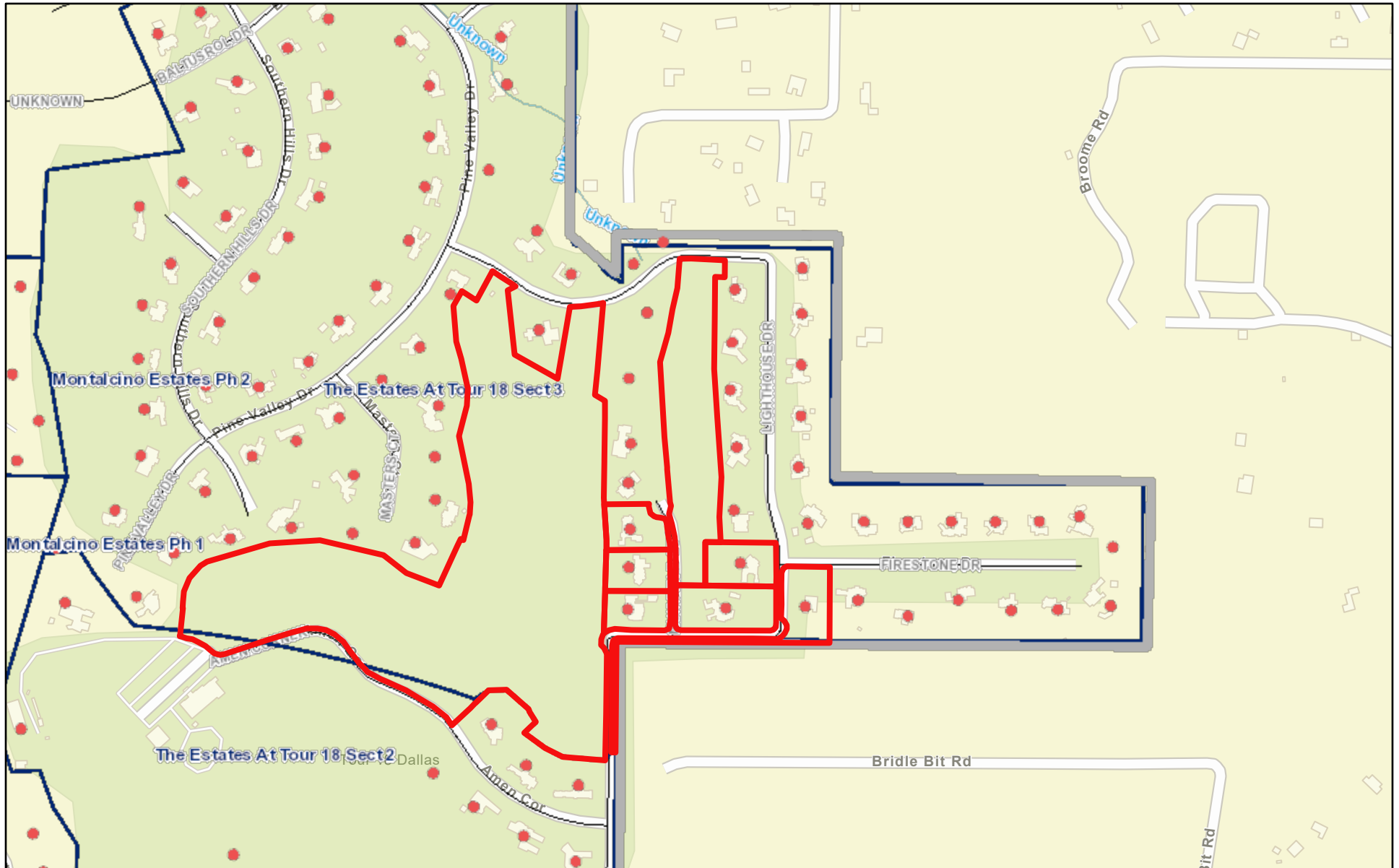
4/20/2023, 9:25:45 AM

- | | | | |
|------------------------------|-----------------|-------------------|-----------------------------|
| Denton County Appraisal Data | Town Limits | Alternate Address | Zoning |
| Parcel | Address Points | Key Lot | Interim Holding |
| Subdivisions | Primary Address | | Combined Uses-See Ordinance |



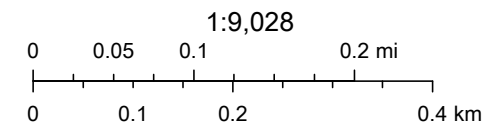
Town of Flower Mound, DCAD, TAD, Esri Community Maps Contributors,
Town of Flower Mound, Texas Parks & Wildlife, © OpenStreetMap, Microsoft,

200' PROPERTY OWNER NOTICE MAP



4/20/2023, 10:44:14 AM

- | | | | |
|--|---|---|---|
| Buffer (Step 2) _Query result | Address Points | ● Key Lot | Streets |
| Subdivisions | ● Primary Address | Park Location | — Unknown |
| Town Limits | ● Alternate Address | — Streams | — DG3 |



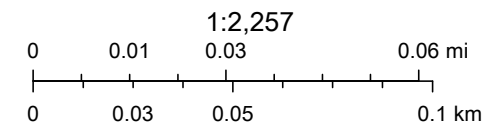
Town of Flower Mound, DCAD, TAD, Esri Community Maps Contributors,
Town of Flower Mound, Texas Parks & Wildlife, © OpenStreetMap, Microsoft,

AERIAL PHOTO



4/20/2023, 9:28:10 AM

- | | | | |
|------------------------------|-----------------|-------------------|---------|
| Denton County Appraisal Data | Town Limits | Alternate Address | Streams |
| Parcel | Address Points | Key Lot | Streets |
| Subdivisions | Primary Address | Park Location | Unknown |



Town of Flower Mound, DCAD, TAD, Esri Community Maps Contributors,
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PUBLIC HEARING

Notice is hereby given that the Board of Adjustment of the Town of Flower Mound, Texas, will hold a public hearing on Wednesday, May 10, 2023 at 6:30pm. The meeting will be held at the Flower Mound Town Hall, 2121 Cross Timbers Road. The purpose of the hearing is to consider a request from Rishi Burke for a variance from sections 98-276 "Minimum Dimensions" and 98-1032 (b)(1)(b) "Accessory Buildings" of the Town's Code of Ordinances. The property is generally located north of Cross Timbers Rd and west of Lighthouse Dr and is locally known as 5501 Muirfield Ct, Lot 14, Block 5, of the Estates at Tour 18 Section 3 subdivision.

To Run in Denton Record Chronicle: Saturday/Sunday, April 29th & 30th, 2023

Denton Record Chronicle:

FAX: 940-566-6818

e-mail: classads@dentonrc.com

Attn: Legal Notice Rep

Any questions or issues, please contact:

Tasha Coates

p: 972-874-6367.

e: tasha.coates@flower-mound.com

(Ref: Case No. BOA23-0003)

Town of Flower Mound Account Number: 100041132



April 25, 2023

Board of Adjustment Case No. BOA23-0003

**NOTICE OF APPLICATION
FOR A VARIANCE TO THE LAND DEVELOPMENT CODE
FOR THE TOWN OF FLOWER MOUND**

A request has been received from Rishi Burke for a variance from sections 98-276 “Minimum Dimensions” and 98-1032 (b)(1)(b) “Accessory Buildings” of the Town’s Code of Ordinances. The property is generally located north of Cross Timbers Rd and west of Lighthouse Dr and is locally known as 5501 Muirfield Ct, Lot 14, Block 5, of the Estates at Tour 18 Section 3 subdivision.

The Board of Adjustment of the Town of Flower Mound, Texas will hold a public hearing on this request on **Wednesday, May 10, 2023 at 6:30 p.m. at the Flower Mound Town Hall, 2121 Cross Timbers Road (FM 1171).** The agenda and packet will be posted on the Town’s agenda center (<https://www.flower-mound.com/986/Agendas-and-Minutes>) the Friday prior to the scheduled meeting. As an interested property owner, you are requested to make your views known by attending this hearing. If you cannot attend the hearing, it is requested that you express your views by email to BOA@flower-mound.com. Please note that Board members are unable to reply to your message(s) due to Open Meetings regulations. In addition, correspondence received two hours prior to the meeting start time may not be read as Board members are preparing for the meeting. Please note that your correspondence is considered public information; however, your email address, or other information deemed confidential by law, would not be disclosed.

Sincerely,

Tasha Coates
Plans Review Manager

PARCEL ID	ADDRESS	OWNER NAME	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP
R176105	5501 Lighthouse Dr	STRANGE, TAYLOR BOYD & DANIELLE	5501 LIGHTHOUSE DR	FLOWER MOUND	TX	75022
R176106	5505 Lighthouse Dr	WILLDING, JOHN ARTHUR II	4707 O CONNOR CT	IRVING	TX	75062
R176116	5601 Muirfield Ct	MURRAY, MATTHEW C & MELANIE	5601 MUIRFIELD CT	FLOWER MOUND	TX	75022
R176117	5505 Muirfield Ct	JACKSON, STEVE & RITA	5505 MUIRFIELD CT	FLOWER MOUND	TX	75022
R176118	5501 Muirfield Ct	BURKE, RISHI M	5501 MUIRFIELD CT	FLOWER MOUND	TX	75022
R176120	8305 Firestone Dr	RAJARAPU, SUGNANA P	8305 FIRESTONE DR	FLOWER MOUND	TX	75022
R176165	0 Lighthouse Dr	LEE, DENNIS NAE & SUNOK	8718 AMEN CORNER	FLOWER MOUND	TX	75022
R178650	0 Golf Course	LEE, DENNIS NAE & SUNOK	8718 AMEN CORNER	FLOWER MOUND	TX	75022