

AGENDA

TOWN OF FLOWER MOUND BOARD OF ADJUSTMENT

REGULAR MEETING

November 9, 2022

**FLOWER MOUND TOWN HALL
2121 CROSS TIMBERS ROAD
FLOWER MOUND, TEXAS**

6:30 P.M.

AN AGENDA INFORMATION PACKET IS AVAILABLE ONLINE AT
[HTTPS://TX-FLOWER MOUND.CIVICPLUS.COM/AGENDACENTER](https://tx-flowermound.civicplus.com/agendacenter)

A. CALL REGULAR MEETING TO ORDER – 6:30 PM

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. ELECTION OF CHAIR AND VICE CHAIR

D. PUBLIC COMMENT

To speak to The Board of Adjustment (BOA) during public comment, please fill out a comment form.

- Turn in form by 6:40 p.m. to Administrative Assistant
- 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
- Additional time limits will be provided to members of the public that need to address the board through a translator
- Please state your name and address when speaking

The purpose of this item is to allow the public an opportunity to address the BOA on issues that are not indicated as a "Public Hearing" on this agenda. Issues regarding daily operational or administrative matters should first be dealt with by calling Building Inspections at 972.874.6355 during business hours.

E. CONSENT AGENDA - CONSENT ITEMS

This agenda consists of non-controversial or "housekeeping" items and may be approved with a single motion. A member of the Board of Adjustment may request an item(s) be

Board of Adjustment Meeting Agenda

November 9, 2022

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withdrawn from the Consent Agenda and moved to Regular Agenda for discussion by making such request prior to a motion and vote on the Consent Agenda.

1. Consider approval of minutes from the regular meeting of the Board of Adjustment held on September 14, 2022.

F. REGULAR ITEMS – PUBLIC HEARING

2. **(BOA22-0003)** Hold a public hearing and consider a request from Arielle Comer for a variance from Section 98-395(g) – “Minimum and maximum dimensions” of the Code of Ordinances. The property is generally located North of Cross Timbers Rd and West of Long Prairie Rd and is locally known as 4729 Ash St, Lot 14, Block 21 of the Pecan Acres subdivision.
3. **(BOA22-0004)** Hold a public hearing and consider a request from James Raney for a variance from Section 98-1032(b)(1)(b) - “Accessory Buildings” of the Code of Ordinances. The property is generally located South of Cardinal Dr and West of Rocky Point Rd and is locally known as 6609 Red Bud Dr, Lot 28, Block 5 of the Red Bud Point subdivision.

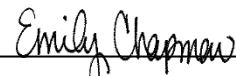
The Board of Adjustment may convene in executive session to conduct a private consultation with its attorney on any legally posted agenda item, when the Board of Adjustment seeks the advice of its attorney about pending or contemplated litigation, a settlement offer, or on a matter in which the duty 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.

G. ADJOURNMENT- REGULAR SESSION



Joelle Hainley
Chief Building Official

I do hereby certify that the Notice of Meeting was posted on the bulletin board in Town Hall of the Town of Flower Mound, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: November 4, 2022, by 5:00 p.m., at least 72 hours prior to the schedule time of said meeting.



Emily Chapman
Administrative Assistant



BOARD OF ADJUSTMENT AGENDA ITEM NO. 1

CONSENT ITEM

DATE: November 9, 2022

FROM: Emily Chapman, Administrative Assistant

ITEM: Consider approval of minutes from the regular meeting of the Board of Adjustment held on September 14, 2022.

BACKGROUND INFORMATION: This agenda item is to consider approval of the minutes from the September 14, 2022, regular meeting of the Board of Adjustment.

CITIZEN FEEDBACK: N/A

ALTERNATIVES/OPTIONS: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

- **ATTACHMENT 1:** A copy of the draft minutes from the September 14, 2022, regular meeting of the Board of Adjustment.

RECOMMENDATION: Move to approve the minutes from the September 14, 2022, regular meeting of the Board of Adjustment.

THE FLOWER MOUND BOARD OF ADJUSTMENT MEETING HELD ON THE 14TH DAY OF SEPTEMBER 2022, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121 CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS, AT 6:30 PM.

[Click here](#) for meeting video link.

The Board of Adjustment met in regular session, with the following members present constituting a quorum:

Gregory Schultz	Chair
Ryan Geddie	Vice Chair
Greg Jones	Board Member, Place 3
Sky Jay Schoggins	Board Member, Place 4
Craig Goodhart	Board Member, Place 5
Chuck Freeny	Board Member, Place 6
Len Chavez	Board Member, Place 7

Places 6, 7, and 8 of the Board do not vote on items unless they sit in place of one of the regular members, Places 1-5.)

Constituting a quorum with the following members absent

Thomas Stevenson	Board Member, Place 8
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And the following members of Town staff present:

James Donovan	Town Attorney
Emily Chapman	Administrative Assistant
Joelle Hainley	Chief Building Official
Chris Pamplin	Asst. Building Official
Tasha Coates	Plans Review Manager

A. CALL TO ORDER - REGULAR SESSION: 6:30 PM

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. PUBLIC COMMENT

None

D. CONSENT AGENDA

This agenda consists of non-controversial or “housekeeping” items and may be approved with a single motion. A member of the Board of Adjustment may request an item(s) be withdrawn from the Consent Agenda by making such request prior to a motion and vote on the Consent Agenda.

1. Consider approval of minutes from the regular meeting of the Board of Adjustment held on March 9, 2022.

Board Member Schoggins made a motion to approve the March 9, 2022, minutes as presented. Board Member Jones seconded the motion.

VOTE ON THE MOTION

AYES: Jones, Geddie, Schultz, Schoggins, Goodhart
NAYS: None
ABSTAIN: None

The motion passed with a vote of 5-0-0.

E. PUBLIC HEARING

2. (BOA22-0002) Hold a public hearing and consider a request from David Hauk, Mirage Custom Pools, to appeal the Building Official's decision to suspend the contractor registration for Mirage Custom Pools, pursuant to Section 18-33 – Appeal of suspension by building official of the Town's Code of Ordinances.

Staff Presentation

Chris Pamplin, Assistant Building Official, gave the staff presentation with the following items included:

- Appeal Request
- Sec. 18-32 (1)
- Permit Info
- Sec. 18-33
- Sec. 18-34

Applicant Presentation

David Hauk and Tyler Hauk, Mirage Custom Pools (545 N. Cowan Ave., Lewisville, TX 75057) answered questions and gave a presentation with the following items included:

- Project Timeline & Statement
- Site Plan

Comments

Support: Comments/Questions	Opposition: Comments/Questions	Question(s)/ Comments Only
	Jeannie Santschi- 6405 Meadow Crest Lane	
	Greg Santschi- 6405 Meadow Crest Lane	

PUBLIC COMMENTS CLOSED- 7:00 PM

The Board of Adjustment convened into a closed meeting at 7:00 PM on September 14, 2022, pursuant to Texas Government Code Section 551.071 to consult in with its attorney regarding the item, and reconvened into open meeting at 7:24 PM. on September 14, 2022.

Board Member Deliberation

Board Member Schoggins made a motion to affirm the Building Official's decision to suspend the contractor registration for Mirage Custom Pools and waive section 18-34.1 of the reinstatement requirements of the Town's Code of Ordinances. Vice Chair Geddie seconded the motion.

VOTE ON THE MOTION

AYES: Jones, Geddie, Schultz, Schoggins, Goodhart
NAYS: None
ABSTAIN: None

The motion passed with a vote of 5-0-0.

F. ADJOURNMENT – REGULAR SESSION – 7:43PM.

TOWN OF FLOWER MOUND, TEXAS

GREGORY SCHULTZ
CHAIR

ATTEST:

EMILY CHAPMAN
ADMINISTRATIVE ASSISTANT



BOARD OF ADJUSTMENT MEETING AGENDA ITEM NO. 2

REGULAR ITEM

DATE: November 9, 2022
FROM: Tasha Coates, Plans Review Manager
THROUGH: Joelle Hainley, Chief Building Official
PRESENTER:

APPLICANT: Arielle Comer, Owner

STAFF: Tasha Coates, Plans Review Manager

ITEM: (BOA22-0003) Hold a public hearing and consider a request from Arielle Comer for a variance from Section 98-395(g) – “Minimum and maximum dimensions” of the Code of Ordinances. The property is generally located North of Cross Timbers Rd and West of Long Prairie Rd and is locally known as 4729 Ash St, Lot 14, Block 21 of the Pecan Acres subdivision.

BACKGROUND INFORMATION:

APPLICANT: Arielle Comer
603 Shady Ln
Southlake, TX 76092

LOCATION:

PROPERTY ADDRESS: 4729 Ash St
Flower Mound, TX 75028

SUBDIVISION: Lot 14, Block 21
Pecan Acres

ZONING: SF-10

STAFF ANALYSIS:

A request has been received from Arielle Comer for a variance from Section 98-395(g) “Minimum and maximum dimensions” of the Town’s Code of Ordinances. The request is to allow a lot coverage of 47%, which is more than the maximum 40% allowed per the Code of Ordinances.

Section 98-395(g) Minimum and maximum dimensions of the Town’s Code of Ordinances states “*Maximum lot coverage.* The maximum lot coverage in the SF-10 single-family district-10 shall be 40 percent for all uses, subject to section 98-1029.”

Section 98-1029 – Maximum lot coverage of the Town’s Code of Ordinances states the following:

- a. *Generally.* The size of buildings shall comply with the maximum lot coverage standards contained in the district regulations and summarized in the residential and nonresidential dimensional regulations schedules, as may be modified by additional provisions in the district regulations, in this section or elsewhere in this chapter.
- b. *Measurement.* Lot coverage refers to the percentage of the lot area covered by the foundation or first floor of the main and all accessory buildings. In all districts permitting residential structures, the main residential building and all accessory buildings shall not cover more than 50 percent of that portion of the lot lying to the rear of a line joining the mid-point on one side lot line with the mid-point of the opposite side lot line.

Summary:

Ms. Comer is requesting a variance to allow a total lot coverage of 47% (4,392 sq ft), which is 7% (680 sq ft) more than allowed per the Town's Code of Ordinances.

In exercising its power to grant a variance in accordance with this chapter, the Board of Adjustment shall make findings and show in its minutes that:

- 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 generally apply to other property in the same area and the same zoning districts.
- b. 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. The granting of the variance on the specific property will not adversely affect the land use pattern as outlined by the Land Use Plan and will not adversely affect any other feature of the Comprehensive Master Plan of the Town of Flower Mound.
- d. The variance, if granted, will be no material detriment to the public welfare or injury to the use, enjoyment, or value of property in the vicinity.

ATTACHMENTS:

1. Application
2. Information from applicant
3. Section 98-395(g)
4. Section 98-1029
5. Zoning Map
6. 200' property owner notice map
7. Aerial photograph of property
8. Published public hearing notice
9. Property owner notification
10. List of property owners within 200 feet

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

1. The Board of Adjustment consists of five (5) members, and all cases must be heard by at least four (4) members. The Board is a quasi-judicial board. It is not a legislative body with the authority to amend ordinances or create new laws. The Board conducts hearings on matters dealing with the Flower Mound Zoning Ordinance and determines if strict compliance with the ordinance will create a hardship. The Board also considers whether the variance will comply with the spirit and intent of the ordinance. In order for a variance to be granted, all four (4) items (a through d) identified on the application **must** apply. If any of the items do not apply, the Board does not have the ability to grant a variance.
2. The Board also has the authority to hear and decide appeals where it is alleged that there is an error in an order, requirement, decision, or determination made by any administrative official of the Town in the enforcement of the Land Development Code. Such appeals must be filed within fifteen (15) days of the rendering of the decision by the administrative official.
3. A pre-filing interview may be held if requested by the applicant or if deemed necessary by the Town.
4. The application must be signed by the property owner. If the applicant is not the owner, a notarized document showing authority to request the variance must accompany the application.
5. The following must also accompany the application packet:
 - A. A \$250.00 application fee plus a \$40.00 legal notice fee.
 - B. A site plan of the lot showing all property lines as well as a depiction of the requested variance. If a variance from building setback requirements is requested, the site plan must be stamped by a licensed surveyor.
6. Application fee, necessary documents, etc., in completed form must be submitted to the Development Services Department. If any supporting documents are larger in size than 11x17 inches, an electronic copy must be submitted. This copy (e.g., .pdf, .jpg, .bmp file) may be provided on CD or emailed to the case manager as an attachment.
7. After the above items have been completed, the variance request will begin the following process:
 - A. The applicant and all property owners within 200 feet of the property where the variance is requested will be notified of a Public Hearing to be held by the Board of Adjustment by notice deposited in the U.S. mail. Said notices are to be mailed at least 10 days prior to the Public Hearing. The applicant will be charged \$2.50 per property notification, which must be paid prior to the notices being mailed out by the Town.
 - B. The applicant or representative must be present at the Board of Adjustment Public Hearing. Failure to attend the Public Hearing will cause the Board to deny the item without prejudice to re-filing. The letter referenced in 7. A. above will be your notification of any hearing.
 - C. Persons who are in favor of or who oppose the request are allowed to appear before the Board in order to present their views.
8. Any additional information such as renderings, elevations, models, or other supporting documents that you wish to submit may be introduced at the meeting.

According to state law, no variance can be granted without the concurring vote of at least four (4) members of the Board.

APPEALS TO A DECISION RENDERED BY THE BOARD OF ADJUSTMENT

The only appeal to a decision rendered by the Board of Adjustment is to State District Court. The appeal must be filed with the district court within ten (10) days of the Board's decision. State law prohibits the Town Council from hearing an appeal.

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

DATE: September 9, 2022

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 SF-10 Standards of the Town of Flower Mound Zoning Ordinance.

LOCATION OF PROPERTY

Street Address: 4729 Ash St. Flower Mound, Texas 75028

Legal Description: Lot/Tract 14, Block 21, of Subdivision/Abstract Pecan Acres

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.)

Please see addendum.

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.**

 Signature of Applicant	<u>Arielle S. Comer</u> Print Name
<u>603 Shady Ln. Southlake, Texas 76092</u> Mailing Address	<u>214-907-3525</u> Telephone (Home)
	Telephone (Day Number)

Staff Member's Signature	Date	Receipt Number
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BOARD OF ADJUSTMENT DECISION: () DENIED () GRANTED

TERMS AND/OR CONDITIONS: _____

BOARD OF ADJUSTMENT CHAIRMAN: _____ DATE: _____

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

I am building a home for me, my toddler daughter, my elderly mother, and my disabled stepdad. In order to build a home comfortable for us all, I am requesting my lot coverage to be allotted 47% against the stipulated 40%. I am not asking for a true variance, rather for just a covering over areas that have concrete poured such as the backyard patio and the driveway along with a small storage closet in the back of my home. According to the zoning guidelines, the zoning guidelines were put in place in accordance with the master plan that assumed every lot would be a minimum of 10,000 square feet. My lot, however, given that it was platted in the 80s, is only 9,250 sq. ft. Therefore, I am asking for some leeway to be given to account for the lack of square footage the regulation was designed for. Given that most of the other lots are 10,000 square feet and are allowed to build on a full 40% of their property, I am disadvantaged because I am short on quite a lot of square footage. Furthermore, we live in the state of Texas and given how unpredictable the weather can get, it is completely necessary to not only cover the patio which faces the north, in order to enjoy it, but to also cover my driveway so as to shield my toddler daughter, mother, and I when trying to get into the home. Also, given that I have a toddler and trying to keep her burning herself on hot seats because we cannot always pull into the garage, at least we can get shade.

For reference to SF-10 district that I am in:

	Zoning District					
Development Standard						SF-10
<i>Single-family detached</i>						
Min. lot area (sq. ft.)						10,000
Min. lot width (ft.)						70
Min. front yard (ft.)						25
Min. side yard (ft.)						10
Min. rear yard (ft.)						25
Max. lot cover (percent)						40
Min. area/unit (sq. ft.)						1,800
Max. height (stories/ft.)						3/35

Currently, the zoning regulations state the following:

Sec. 98-395. - Minimum and maximum dimensions.



- (a) *Minimum lot area per dwelling.* The minimum lot area per dwelling unit in the SF-10 single-family district-10 shall be 10,000 square feet, subject to [section 98-1023](#).
- (b) *Minimum lot width.* The minimum lot width for residential uses in the SF-10 single-family district-10 shall be 70 feet, subject to [section 98-1024](#).
- (c) *Minimum floor area per unit.* The minimum floor area per dwelling unit in the SF-10 single-family district-10 shall be 1,800 square feet, subject to [section 98-1025](#).
- (d) *Minimum front yard.* The minimum front yard for all uses in the SF-10 single-family district-10 shall be 25 feet, subject to [section 98-1026](#).
- (e) *Minimum side yard.* The minimum side yard in the SF-10 single-family district-10 shall be ten feet for all uses, subject to [section 98-1027](#).
- (f) *Minimum rear yard.* The minimum rear yard in the SF-10 single-family district-10 shall be 25 feet, subject to [section 98-1028](#).
- (g) *Maximum lot coverage.* The maximum lot coverage in the SF-10 single-family district-10 shall be 40 percent for all uses, subject to [section 98-1029](#).
- (h) *Maximum floor area ratio.* There shall be no maximum floor area requirement in the SF-10 single-family district-10.
- (i) *Maximum height.* The maximum height of buildings and structures in the SF-10 single-family district-10 shall be three stories or 35 feet for all uses, subject to [section 98-1031](#).

My lot is 80' wide by 116' deep, and although I have completely complied with setback requirements, some of the items are close to impossible given what I have to work with. For example, my lot width cannot be 70' wide with 8' setbacks on each side, but still I have complied and conformed to a width of 64' decreasing my ability to just spread out.

However, I am only asking for permission to deviate from subsection G: Max. Lot coverage

Zoning regulations go on to state:

Sec. 98-1029. - Maximum lot coverage.



- (a) *Generally.* The size of buildings shall comply with the maximum lot coverage standards contained in the district regulations and summarized in the residential and nonresidential dimensional regulations schedules, as may be modified by additional provisions in the district regulations, in this section or elsewhere in this chapter.
- (b) *Measurement.* Lot coverage refers to the percentage of the lot area covered by the foundation or first floor of the main and all accessory buildings. In all districts permitting residential structures, the main residential building and all accessory buildings shall not cover more than 50 percent of that portion of the lot lying to the rear of a line joining the mid-point on one side lot line with the mid-point of the opposite side lot line.

(Code 1989, ch. 12, § 3.06(i))

If I am granted the variance, I will still be under the 50% ratio that seems to be the absolute maximum.

This variance is necessary to permit me the same rights as other properties under the ordinance that have quite a bit more land to work with.

The granting of the variance I am requesting will not adversely affect the land use pattern as outlined by the Master Land Use Plan as well as any other plan given nor will it be materially detrimental to the public welfare given that I am not asking to make a drastic change, just put a solid covering over my patio and driveway.

Please grant my request and allow me to build a home to live in comfortably with my family.

Thanks,
Arielle S. Comer



ELEVATION

SHEET INDEX

Sheet Number Sheet Name

General

G0.01 Cover Sheet & General Information

Civil

C1.01 Site Plan

Structural

S1.01 Foundation Plan

S1.02 Foundation Details & Notes

S1.03 First floor-Joist Framing Plan

S1.04 Second floor Ceiling-Joist Framing Plan

S1.05 Third floor Ceiling-Joist Framing Plan

S1.06 Roof Plan

S1.07 Roof Framing Plan

S1.08 Typical wall section

S1.09 Framing Details

Architectural

A1.01 First floor plan

A1.02 Second floor plan

A1.03 Third floor plan

A1.04 Elevations

A1.05 Elevations

Plumbing

P1.01 First floor plumbing plan

P1.02 Second floor plumbing plan

P1.03 Third floor plumbing plan

P1.04 Plumbing Notes and Details

Electrical

E1.01 First Floor Electrical Plan

E1.02 Second Floor Electrical Plan

E1.03 Third Floor Electrical Plan

E1.04 Electrical Notes

OWNER:

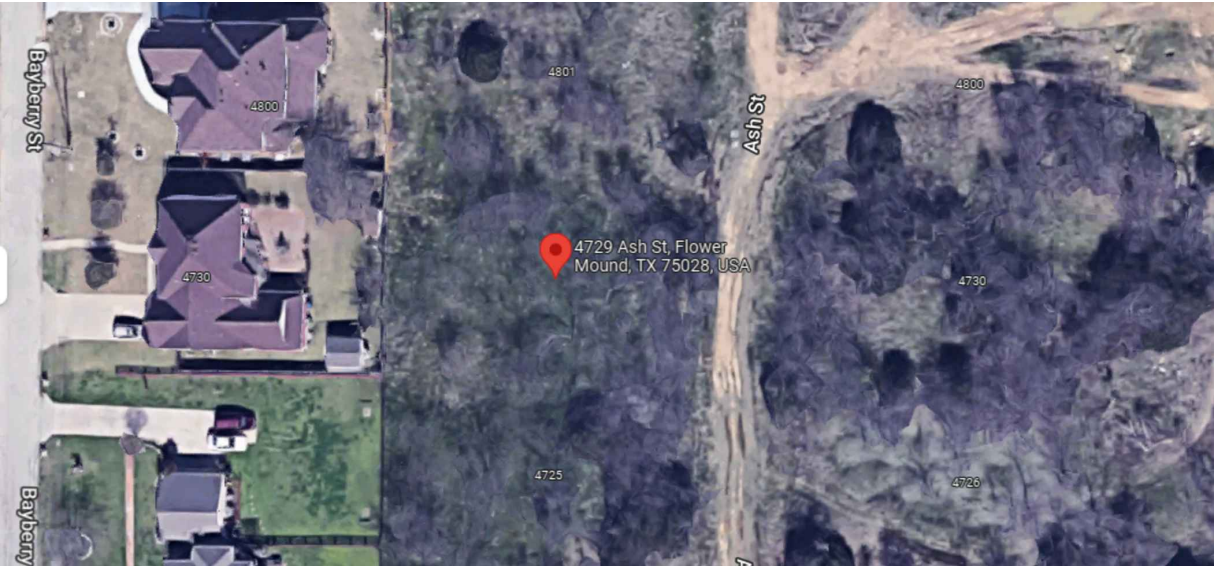
ARIELLE COMER

PROJECT:

PROPOSED NEW CONSTRUCTION

4729 ASH ST,

FLOWER MOUND, TEXAS 75028



LOT USAGE

LOT USAGE	
FIRST FLOOR	3300 S.F.
SECOND FLOOR	1865 S.F.
THIRD FLOOR	300 S.F.
TOTAL LIVING SPACE	5465 S.F.
2-CAR GARAGE	421 S.F.
COV'D PATIO-OUTDOOR LIVING	275 S.F.
COV'D PORCH	32 S.F.
PORTICO	364 S.F.
BALCONY	100 S.F.
TOTAL AREA UNDER ROOF	6657 S.F.
TOTAL AREA FOUNDATION	4392 S.F.
LOT SIZE	9280 S.F.
% OF LOT	47%

NORTH



VICINITY MAP

SCALE: FOR REFERENCE ONLY

PROJECT INFORMATION

ZONING	SFA
LEGAL DESCRIPTION	PECAN ACRES BLK 21/LOT 14
CONSTRUCTION TYPE	TYPE V-A
HOUSE DESCRIPTION	3-STORY NEW CONSTRUCTION

APPLICABLE BUILDING CODES

IBC 2015 INTERNATIONAL BUILDING CODE
IRC 2018 INTERNATIONAL RESIDENTIAL CODE
IECC 2015 GREEN ENERGY CODE COMPLIANCE OUTLINE
NEC 2017 NATIONAL ELECTRICAL CODE

SEAL

Project Consulting & Construction
DESIGN + BUILD + CONSULTANCY

Ennis, TX. 75119
TEL. (214) 399-3662

REVISIONS

NO.	DESCRIPTION	DATE
△		

ADDRESS

4729 ASH ST
FLOWER MOUND, TX.
75028

DATE

08/29/2022

DRAWN BY

MAF

CHECKED BY

DESCRIPTION
NEW
CONSTRUCTION

SCALE

NTS

SHEET TITLE

COVER SHEET

SHEET #

GO.01

Ennis, TX. 75119
TEL. (214) 399-3662

REVISIONS

[illegible]

ADDRESS

4729 ASH ST
FLOWER MOUND, TX.
75028

DATE _____

08/29/2022

DRAWN BY

MAF

CHECKED BY

DESCRIPTION NEW
CONSTRUCTION

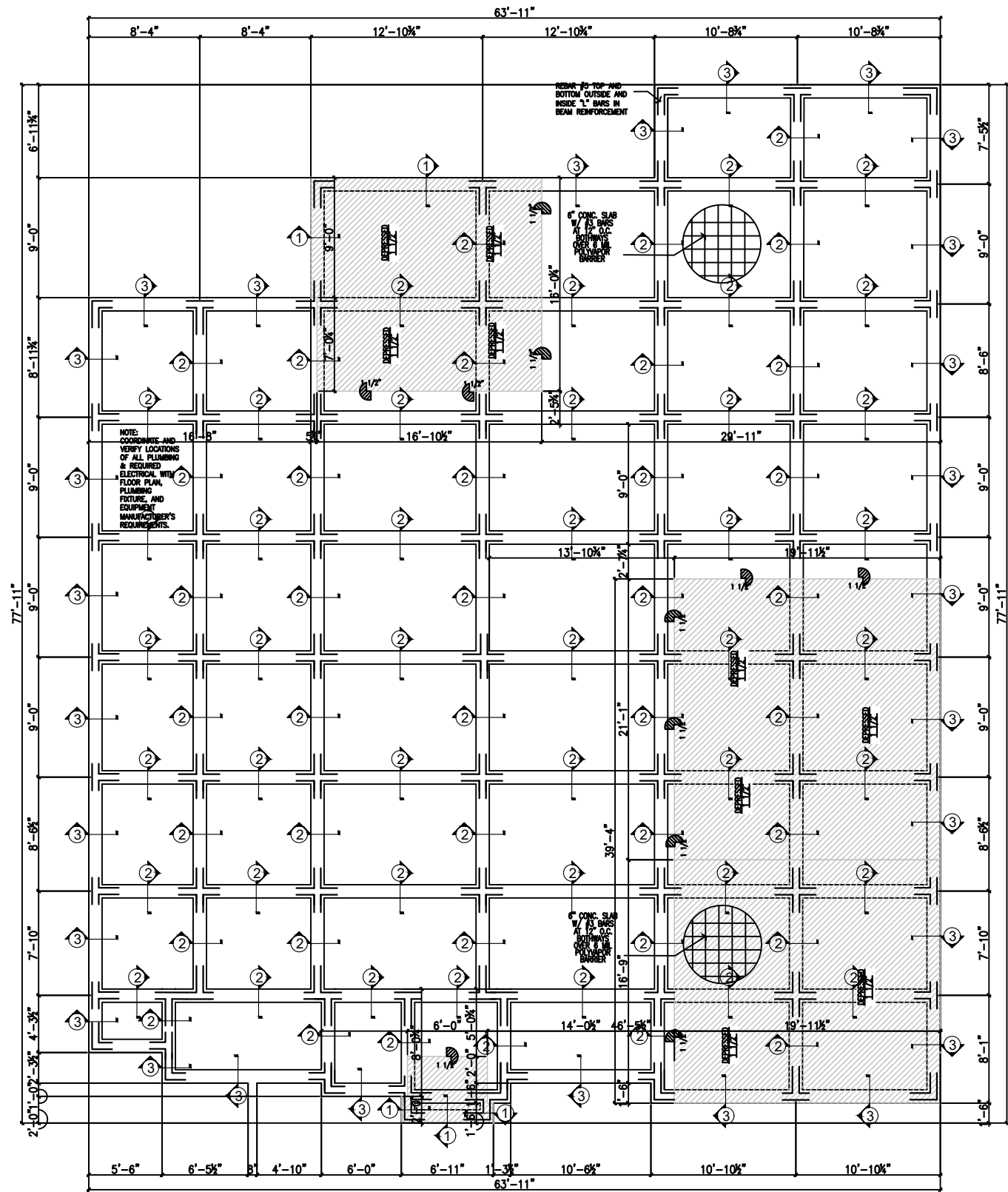
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3/32"=1'-0"

SHEET TITLE

FOUNDATION PLAN

SHEET

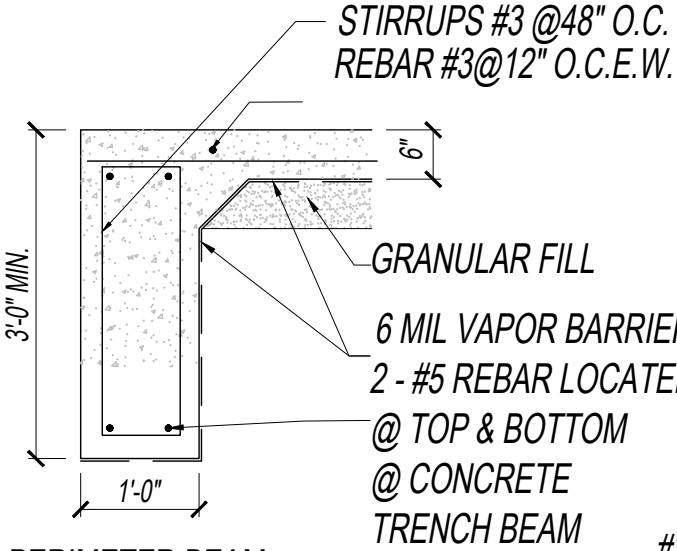
S1.01



ZONING	SFA
LEGAL DESCRIPTION	PECAN ACRES BLK 21 LOT 14

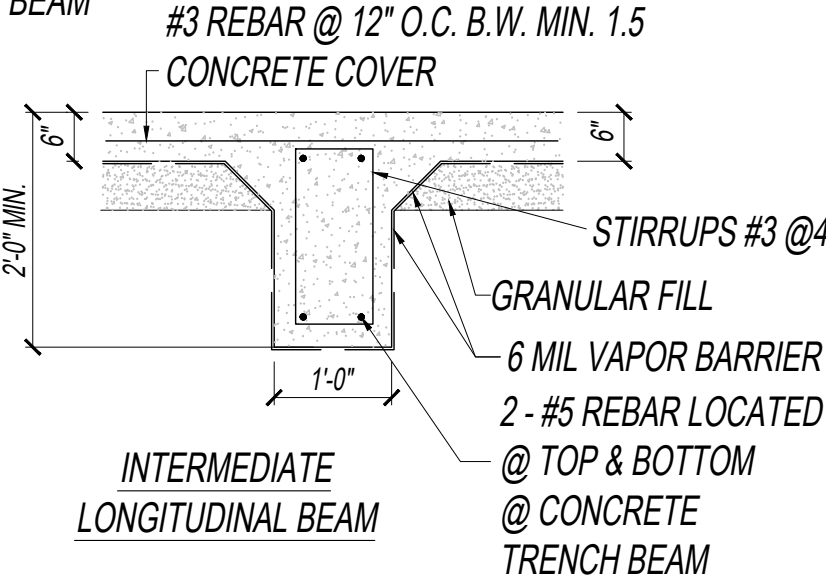


1	FOUNDATION PLAN
S1	SCALE: 3/32" = 1'-0"



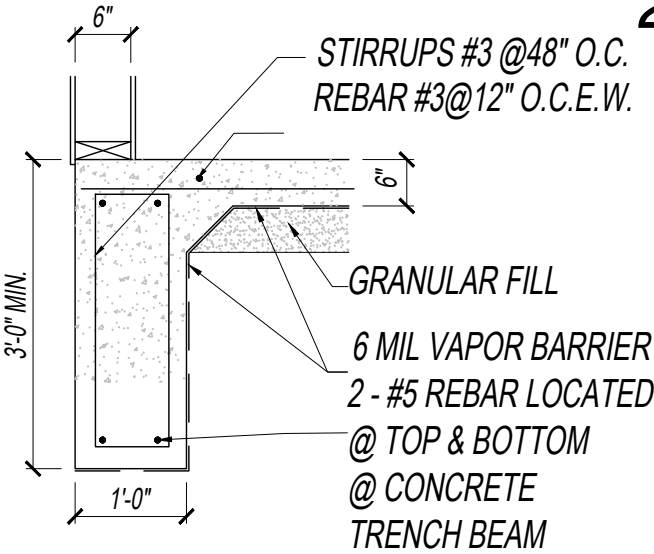
PERIMETER BEAM

1 EXT. BEAM SECTION
N.T.S.



INTERMEDIATE
LONGITUDINAL BEAM

2 TYP. INTERIOR BEAM SECTION
N.T.S.



PERIMETER BEAM

3 EXT. BEAM SECTION
N.T.S.

CONCRETE NOTES

All works herein shall reflect the design and construction of foundations as provided in Chapter 4- Foundation 2018 IRC R401 applications. In addition to the provisions in flood hazard areas as established by the Table R301.2(1) shall meet hte provisions of section R322. Wood shall be designed and installed in accordance with AWC PWF.

CONCRETE NOTES

General Specifications-

1. Concrete shall be Type 1, and have 5-sacks of cement (90 pounds per sack) with a thirty day compressive strength of 3,000 psi.
2. See "Concrete Temperature Specification" for a hot weather specification and the use of fly ash.
3. Concrete shall have between 4½% to 5% air -entrainment by volume.
4. Reinforcing steel shall be 60 ksi material.
5. Reinforcing steel shall be clean and free of rust and debris.
6. Reinforcing steel shall be placed as follows:

A. Reinforcing steel lap splices shall be as follows:

- 3/8" (#3's) diameter = 21"
- 1/2" (#4's) diameter = 29"
- 5/8" (#5's) diameter = 36"
- 3/4" (#6's) diameter = 46"

Lap splices in the adjacent bars (of grade beams) that are laid in a row shall not occur within four feet of each other as measured along the reinforcing steel.

B. Reinforcing steel shall have the following minimum concrete coverage:

- a. 3" for concrete cast against and permanently exposed to earth.
- b. 2" for concrete not exposed to weather.
- c. 1 1/2" for concrete not exposed to weather or in contact with earth.

C. Reinforcing hooks' radius and legs is as follows:

- 3/8" (#3's) radius=1 1/2", leg=4 1/2"
- 1/2" (#4's) radius=2", leg=6"
- 5/8" (#5's) radius=2 1/2", 7 1/2"

D. Development embedment of hooks is as follows:

- 3/8" (#3's) and 1/2" (#4's) = 8"
- 5/8" (#5's) = 10"

GENERAL NOTES:

1. BOTTOM OF ALL BEAMS SHALL EXTEND 24" INTO UNDISTURBED SOIL OR BEAR ON ENGINEERED FILL.
2. LAP ALL BAR STEEL 40 DIAMETERS AND LAP ALL WIRE MESH 6"
3. FOR SLAB LENGTHS MORE THAN 50', PROVIDE 3-#5 IN BOTTOM.
4. DEAD END BEAMS ARE NOT ACCEPTABLE.
5. ALL BEAM AND SLAB STEEL SHALL EXTEND TO WITHIN 1 1/2" PF EXTERIOR FORMS
6. BEAM STEEL SHALL BE SUPPORTED AND TIED EVERY 4'-0".

SLAB-ON-GRADE SITE PREPARATION

1. Site preparation will assure at least a minimum amount of stability for the reinforced, concrete foundation. The use of this specification does not mean that the characteristic of the underlying soils to heave and settle with soils moisture changes has been arrested. This action can cause the supported foundation to heave and settle and that movement can crack finish veneers.
2. Remove upper two inches of organic material including any exposed roots.
3. All tress located within the construction area must be uprooted and their locations are o be watered to compact the soils. all top soils, vegetation, boulders, fill and surface soils containing organic material are to be removed for the pad site.
4. Compact and/or proof roll existing soils to collapse existing voids.
5. Moisten existing dry soils to pre-swell. Do not saturate.
6. Use compacted select fill to fill any existing voids and to bring the foundation up to the proper elevation.
7. Select fill shall be layered in no greater than eight inch, compacted lifts.
8. Sand bed is not recommended with select fill pad.
9. Locate any existing utilities within the site.
10. All underground utility trenches and excavations are to be backed filled with specified materials and are to be compacted with techniques described within this specification.
11. Positive drainage around the foundation during the wet months and the "watering" of the foundation during the dry moths is required to minimize foundation movement.

SLAB-ON-GRADE FOUNDATION

1. Place 6 mil. polyethylene under slab.
2. Reinforcing shall be placed on plastic or metal chairs to maintain proper clearance above grade.
3. Concrete trucks shall not run over placed reinforcing steel to extent that the reinforcing steel becomes bent or damaged.
4. Flat work concrete shall be finished by screeding and first trawled to level with as little surface work and manipulation as possible to prevent the drawing of fine aggregate and water to the surface. Screeds must be sufficiently rigid to resist distortion as the concrete is spread. Excess water is to be removed by draining or blotting with mats.
5. After any water sheen has disappeared and the concrete surface has hardened to bear a person's wight without leaving an indentation, final finishing may proceed. Building floors shall receive a power steel float, but no to a slick finish and shall have a slightly rough finish that is not slick when wetted after curing. Exterior slabs subject to weather shall have a broom finish and sloped to drain.

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DATE

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DESCRIPTION NEW
CONSTRUCTION

SCALE

NTS

SHEET TITLE
FOUNDATION
DETAILS & NOTES

SHEET #

S1.02

1 FOUNDATION DETAILS
S2 SCALE: NTS

2 FOUNDATION NOTES
S2 SCALE: NTS

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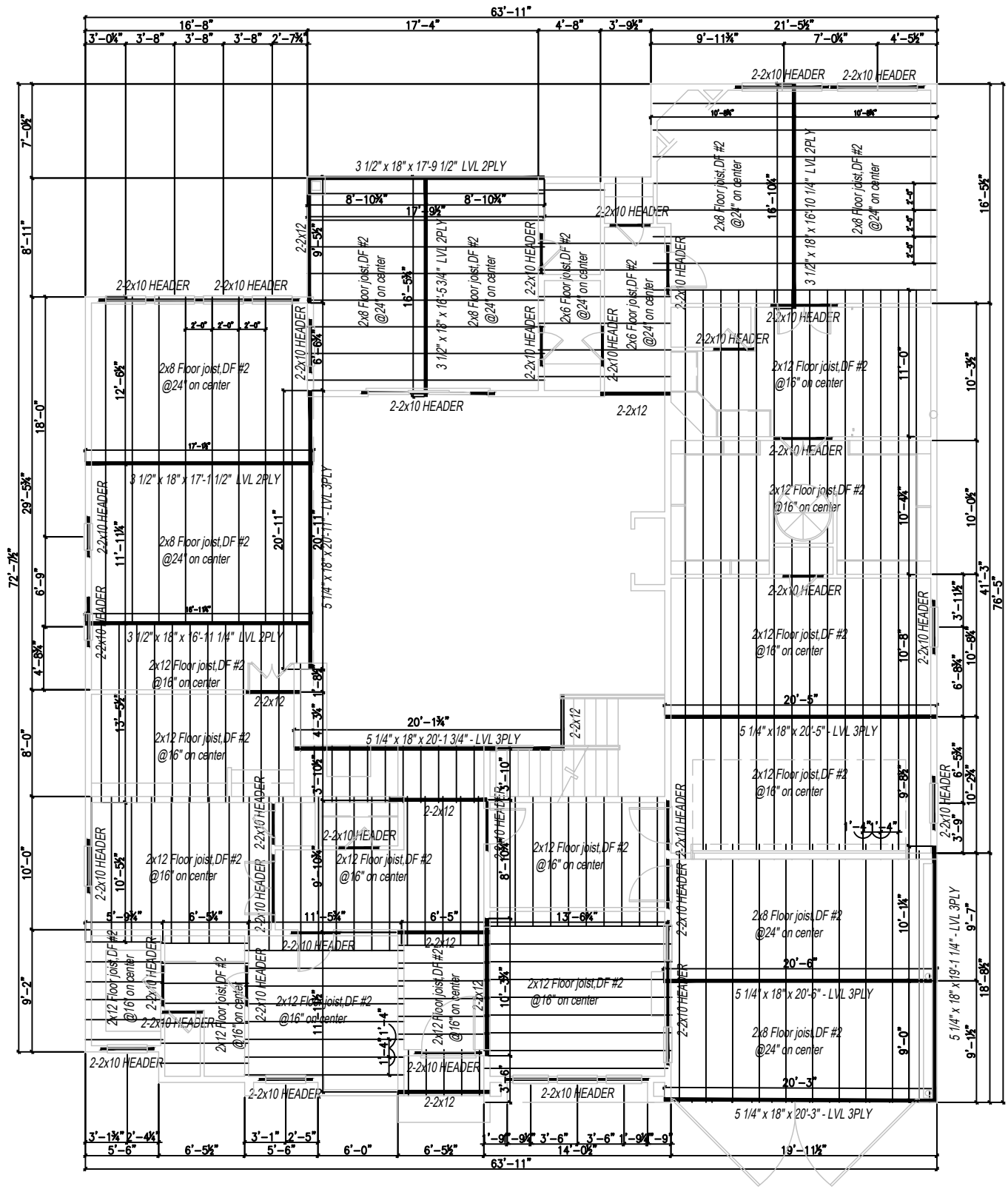
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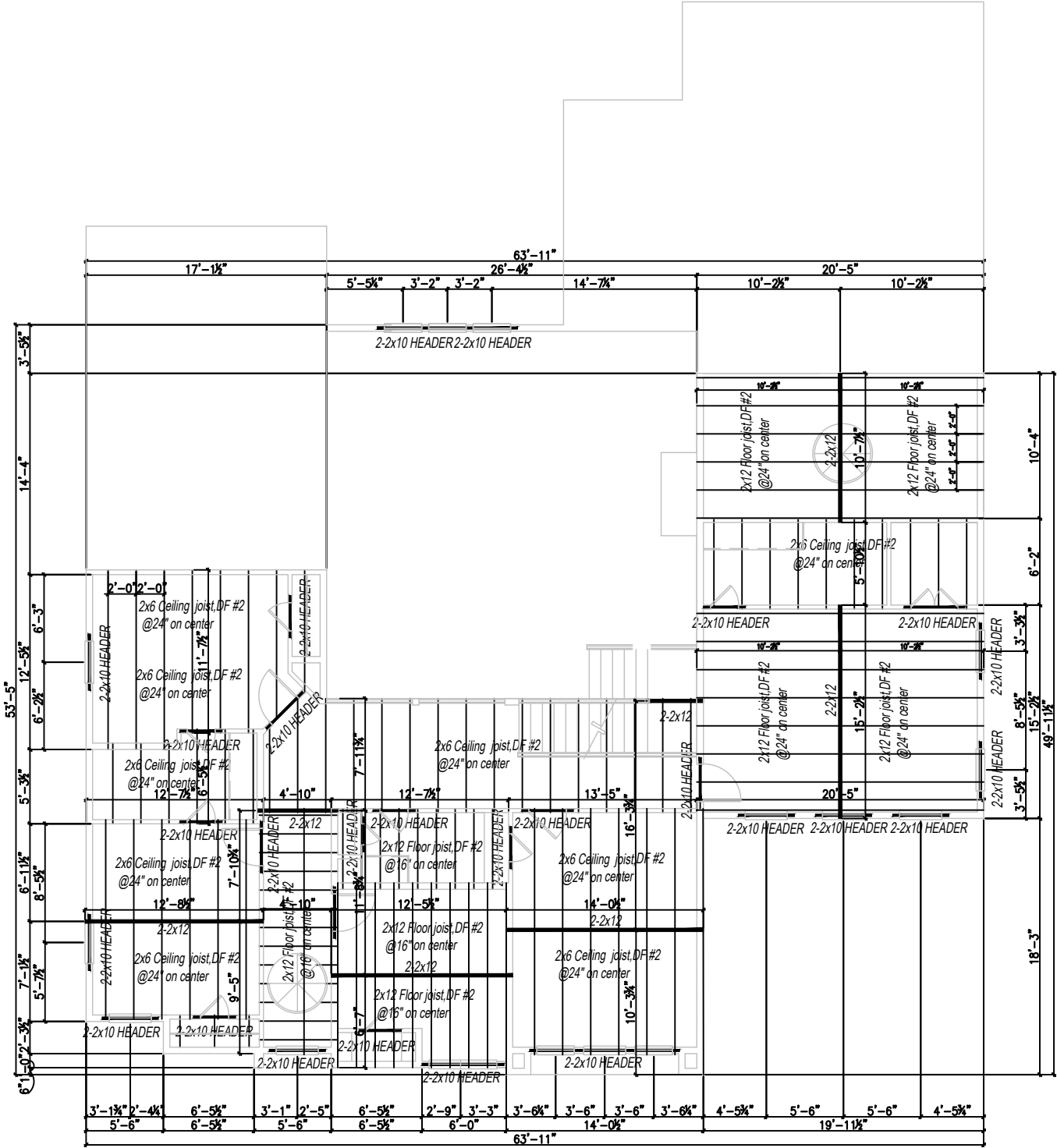
SHEET TITLE
FIRST FLOOR—JOIST
FRAMING PLAN

SHEET #

S1.03



1	FIRST FLOOR JOIST FRAMING PLAN
S3	SCALE: 3/32" = 1'-0"



1

S4

SECOND FLOOR CEILING
JOIST FRAMING PLAN
SCALE: 3/32" = 1'-0"

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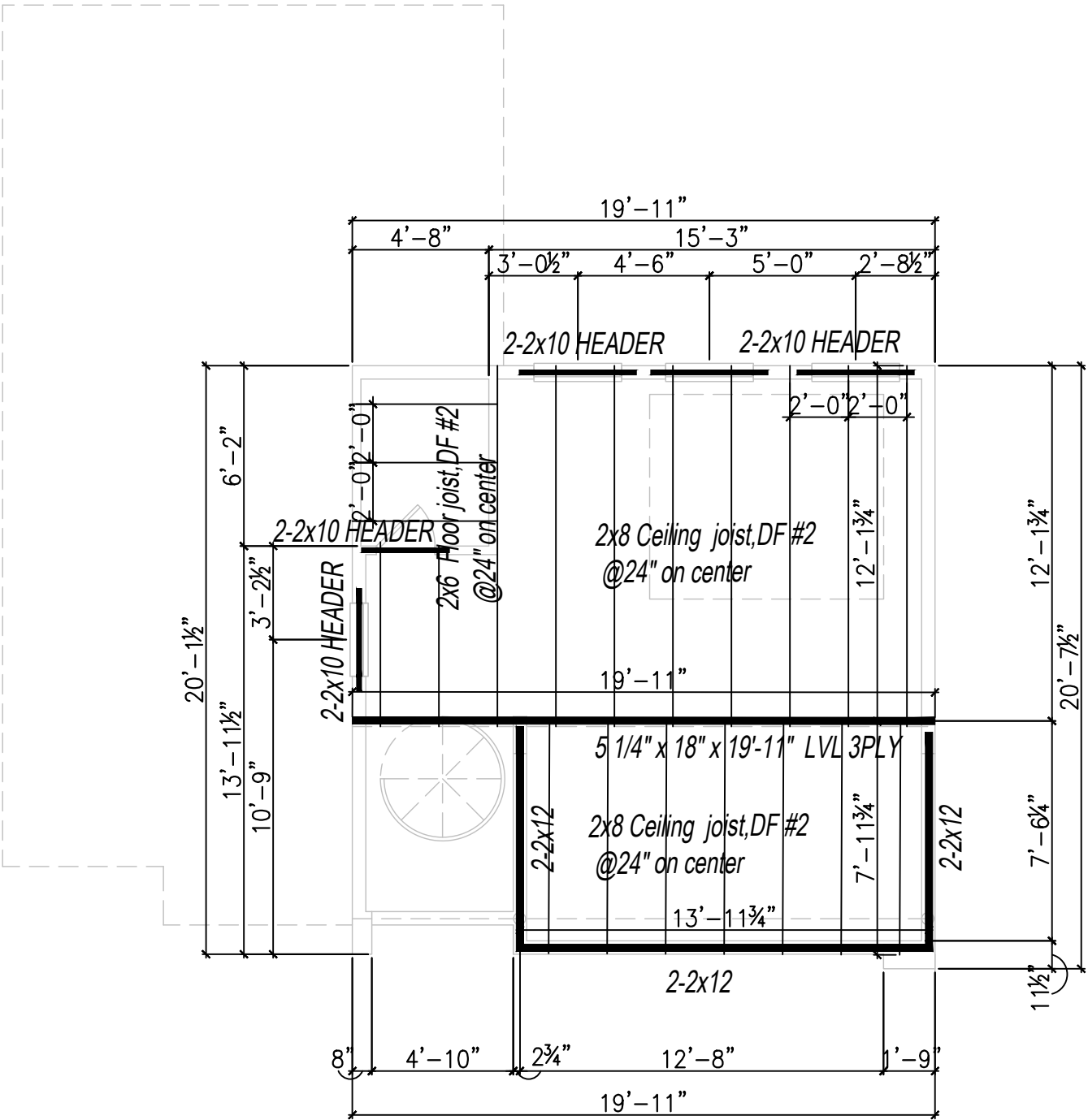
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DESCRIPTION
NEW
CONSTRUCTION

SCALE
3/32"=1'-0"

SHEET TITLE
SECOND FLOOR CEILING
JOIST FRAMING PLAN

SHEET #
S1.04



1	THIRD FLOOR CEILING JOIST FRAMING PLAN
S5	SCALE: 3/16" = 1'-0"

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SCALE
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SHEET TITLE
THIRD FLOOR CEILING
JOIST FRAMING PLAN

SHEET #
S1.05

SLOPE DOWN IN DIRECTION OF ARROWS

ROOFING MATERIAL SHALL BE METAL SHEET BY OWNER
PREFERENCE. ROOFING MATERIAL AS SELECTED

PREFINISHED GALV. METAL FLASHING AND DRIP EDGE SHALL BE USED AT ALL APPLICABLE LOCATIONS.

METAL VENT STACKS SHALL BE PRE- FINISHED OR
PAINTED TO MATCH ROOF.

ROOF SLOPES SHALL BE NOTED ON ROOF PLAN

PROPER ATTIC VENTILATION REQUIRES THAT THE RATIO OF TOTAL NET FREE VENTILATING AREA TO THE AREA OF THE CEILING SHALL BE NO LESS THAN 1/300 PROVIDED THAT A VAPOR RETARDER HAVING A PERMEANCE NOT EXCEEDING ONE PERM IS INSTALLED ON THE WARM SIDE OF THE CEILING OR AT LEAST 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED (AT LEAST 3' ABOVE EAVE OR CORNICE VENTS) WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. VERIFY VETILATION REQUIREMENTS WITH ROOF SYSTEM MANUFACTURER

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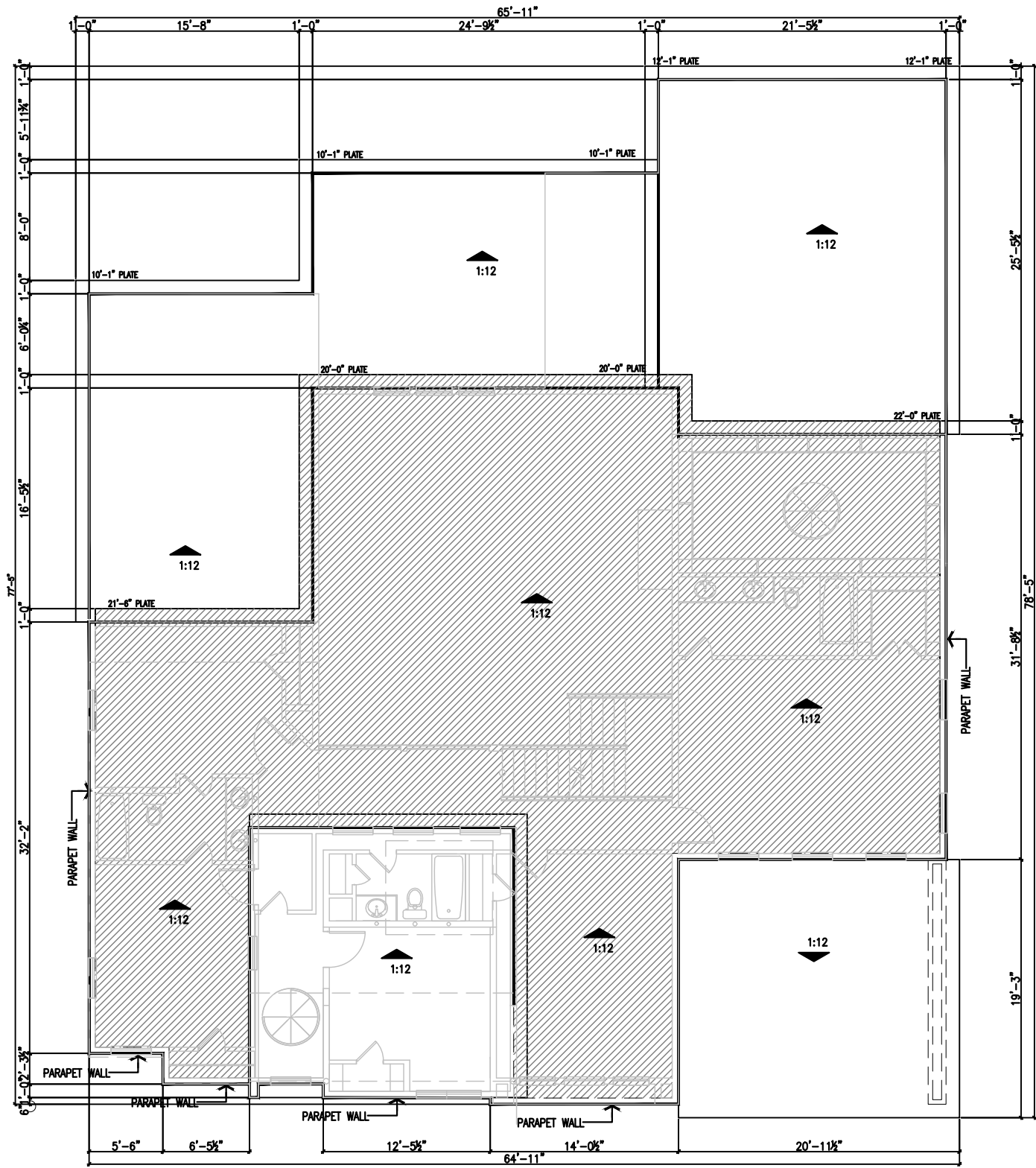
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SHEET TITLE

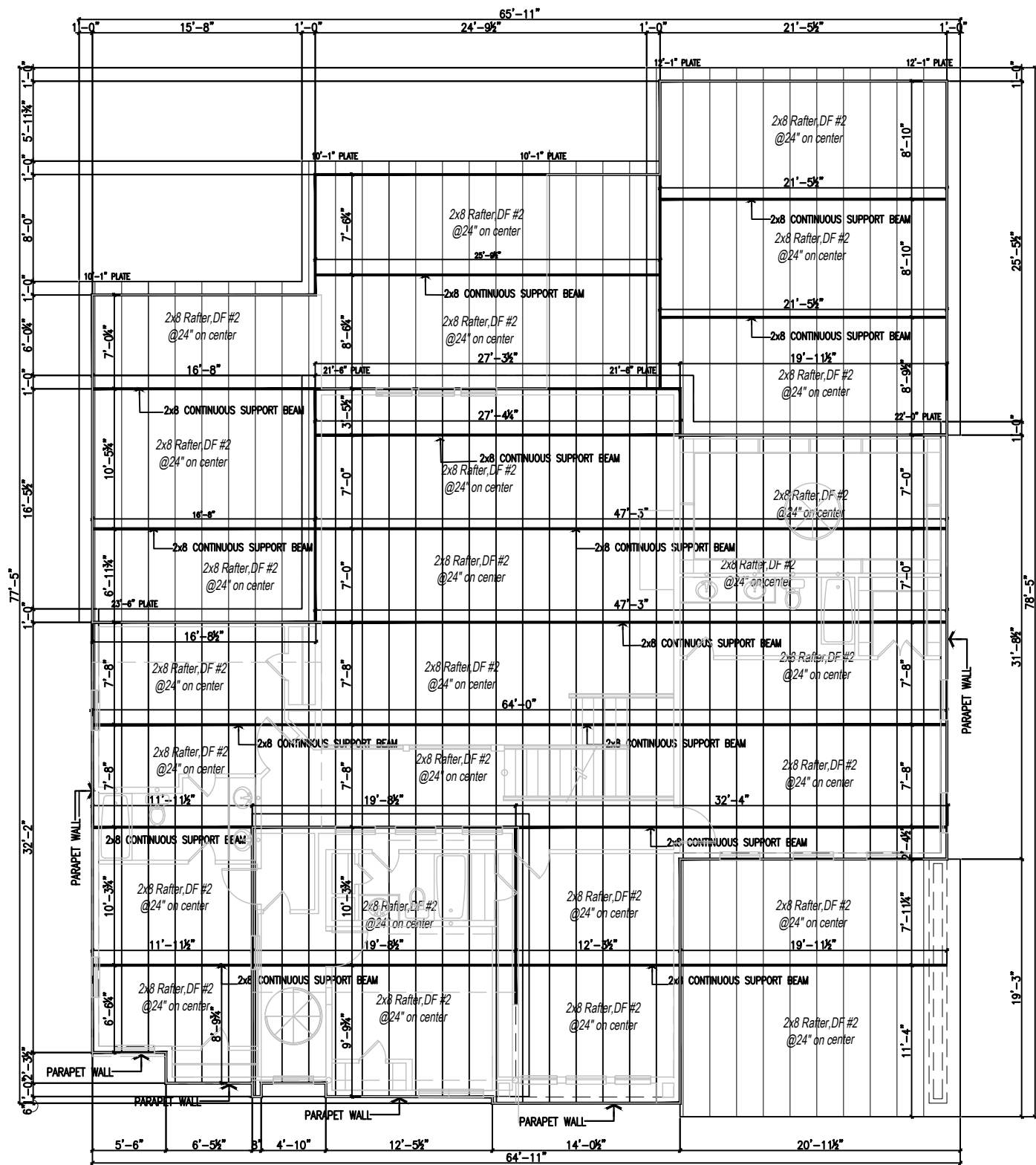
ROOF PLAN

SHEET

S1.06



1	ROOF PLAN
S6	SCALE: 3/32" = 1'-0"



1 ROOF FRAMING PLAN
S7 SCALE: 3/32" = 1'-0"

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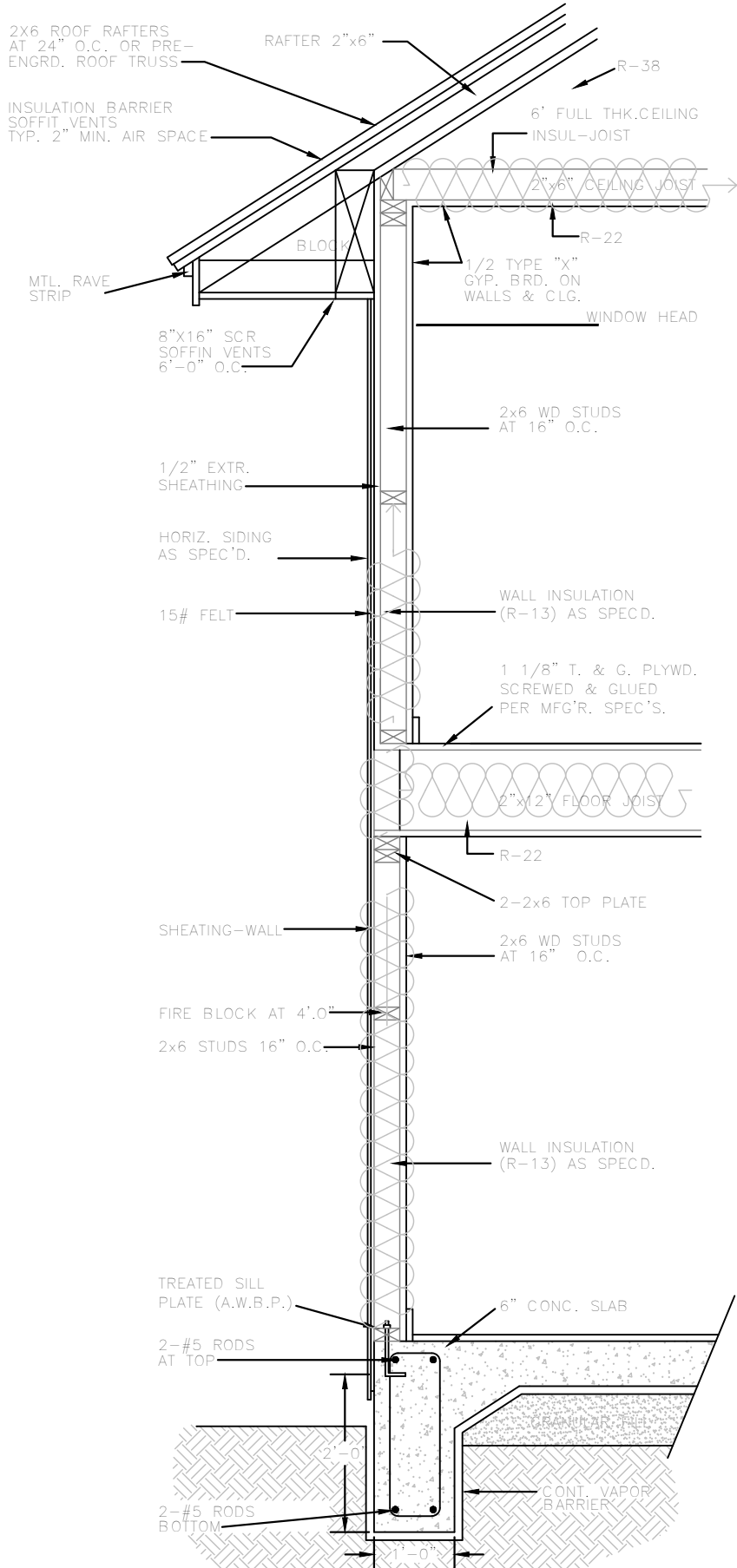
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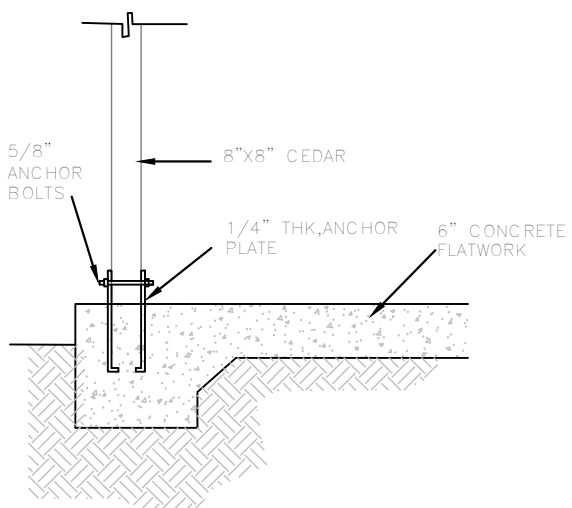
ROOF FRAMING PLAN

SHEET #

S1.07



WALL SECTION - SIDING
not to scale



POST DETAIL @ PORCH
not to scale

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SCALE

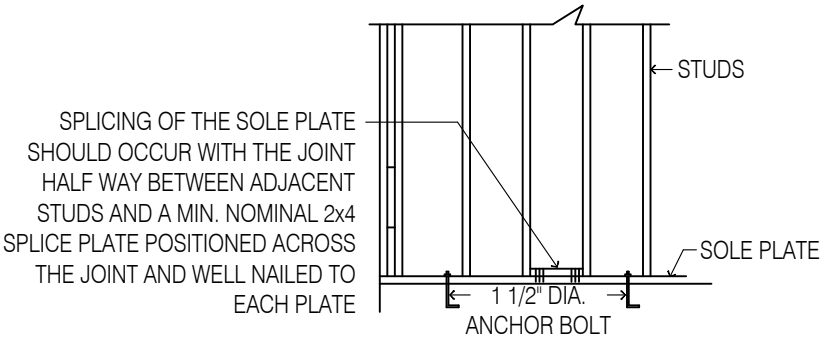
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SHEET TITLE

WALL SECTION

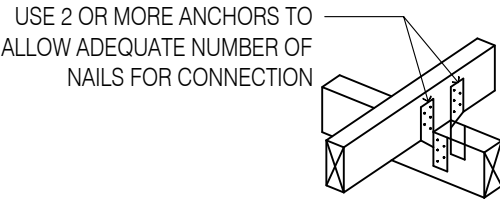
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S1.08

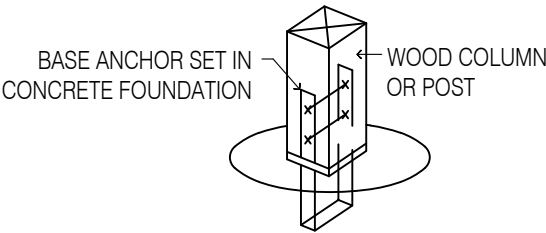


S = 18" MAX. SPACING OF ANCHOR BOLTS FROM THE ENDS OF DISCONTINUOUS SILLS OR SOLE PLATES

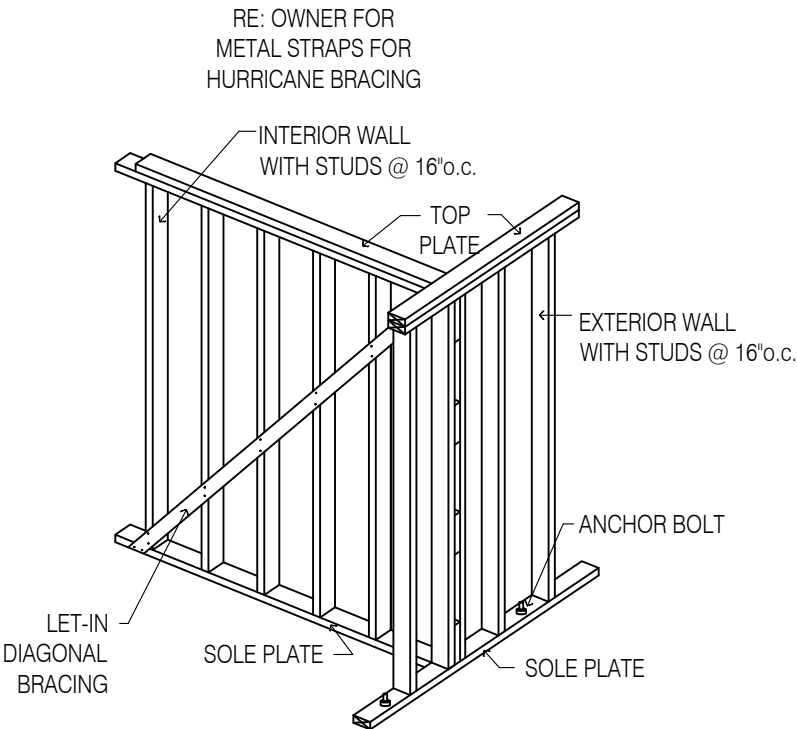
SPlicing OF SILLS OR SOLE PLATES 8
SCALE: N.T.S.



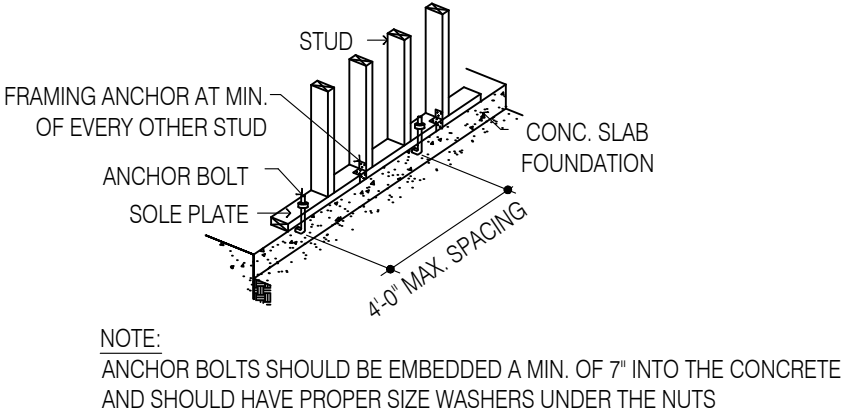
MEETING MIN. NAIL REQUIREMENTS WITH LARGE LUMBER OR TIMBER CONNECTIONS 9
SCALE: N.T.S.



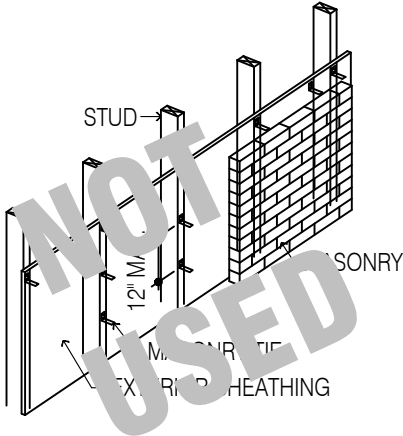
TYPICAL ANCHORAGE OF WOOD COLUMN OR POST TO A CONCRETE FOUNDATION 10
SCALE: N.T.S.



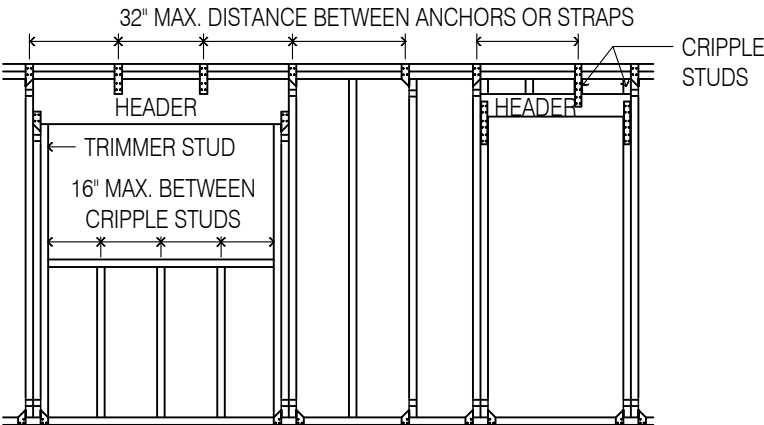
LATERAL BRACING OF INTERIOR WALL AT INTERSECTION WITH AN EXTERIOR WALL 11
SCALE: N.T.S.



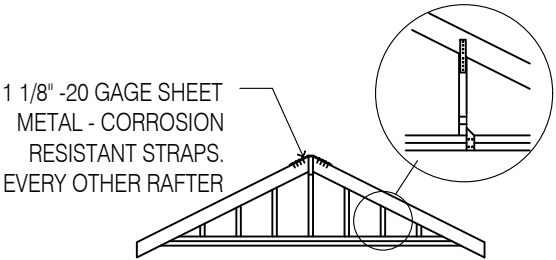
ANCHOR SILL PLATE TO FOUNDATION 12
SCALE: N.T.S.



ANCHORING MASONRY VENEER TO WALL FRAMING 13
SCALE: N.T.S.



ANCHORAGE OF HEADERS 14
SCALE: N.T.S.



CONNECTING GABLE STUDS TO RAFTER AND TOP PLATE 15
SCALE: N.T.S.

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SCALE

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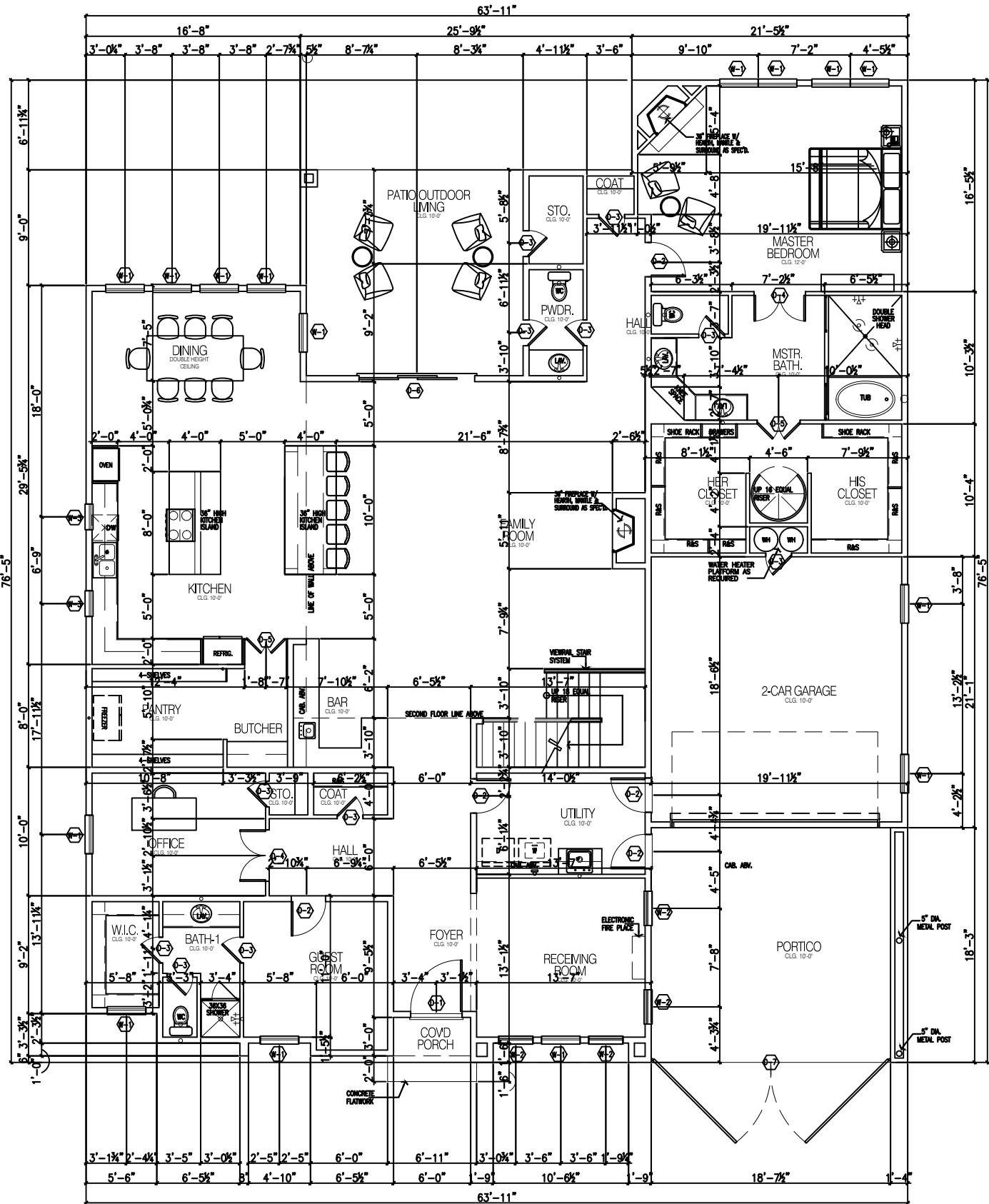
SHEET TITLE

FRAMING DETAILS

SHEET #

S1.09

FIRST FLOOR OPENING SCHEDULE					
SYMBOL	SIZE	COUNT	LIBRARY NAME	MATERIAL	GLAZING
	4'-0"x8'-0"	1	EXTERIOR DOOR/ENTRY	WOOD	N/A
	2'-8"x7'-0"	5	INTERIOR DOOR	WOOD	N/A
	2'-0"x7'-0"	11	INTERIOR DOOR	WOOD	N/A
	4'-0"x7'-0"	2	INTERIOR DOOR/TWIN DOOR	WOOD	N/A
	3'-4"x7'-0"	2	INTERIOR DOOR/TWIN DOOR	WOOD	N/A
	9'-0"x7'-0"	1	INTERIOR DOOR	ALUMINUM	N/A
	18'-7"x8'-0"	1	EXTERIOR DOOR/GARAGE/ TWIN	WOOD	N/A
	3'-0"x6'-0"	16	WINDOW/FIXED GLASS @8'-11" HH	ALUMINUM	LOW-E
	2'-8"x6'-0"	4	WINDOW/SH @8'-11" HH	ALUMINUM	LOW-E
	2'-0"x5'-0"	2	WINDOW/SH @8'-11" HH	ALUMINUM	LOW-E



NORTH



1
A1 FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"

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DESCRIPTION
NEW
CONSTRUCTION

SCALE
3/32"=1'-0"

SHEET TITLE

FIRST FLOOR PLAN

SHEET #

A1.01

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DESCRIPTION

NEW
CONSTRUCTION

SCALE

3/32"=1'-0"

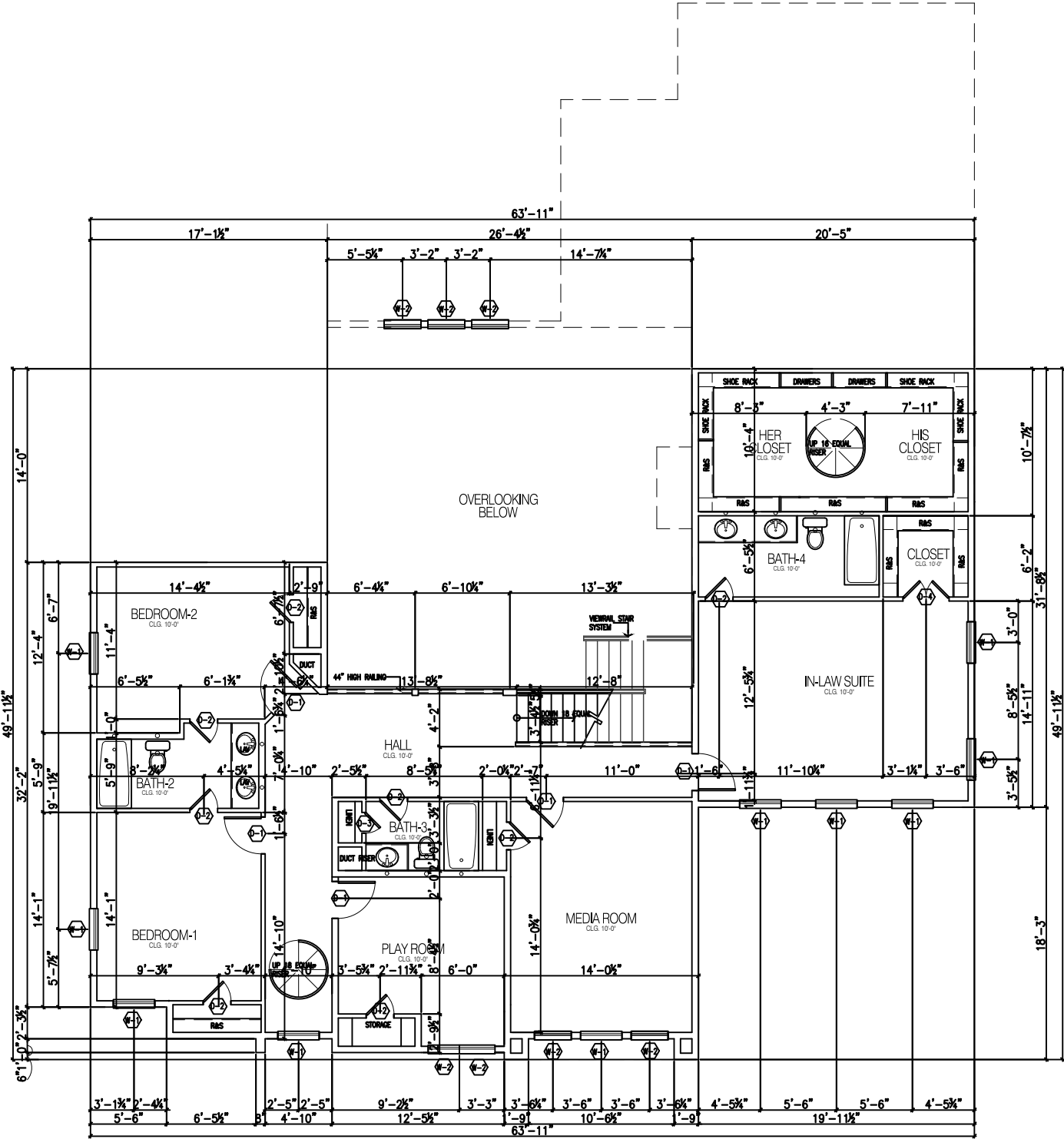
SHEET TITLE

SECOND FLOOR PLAN

SHEET #

A1.02

SECOND FLOOR OPENING SCHEDULE					
SYMBOL	SIZE	COUNT	LIBRARY NAME	MATERIAL	GLAZING
⬡-1	2'-8"x7'-0"	5	INTERIOR DOOR/ENTRY	WOOD	N/A
⬡-2	2'-0"x7'-0"	8	INTERIOR DOOR	WOOD	N/A
⬡-3	1'-6"x7'-0"	1	INTERIOR DOOR	WOOD	N/A
⬡-4	3'-4"x7'-0"	1	INTERIOR DOOR/TWIN	WOOD	N/A
⬡-5	3'-0"x6'-0"	15	WINDOW/FIXED GLASS @8'-11" HH	ALUMINUM	LOW-E
⬡-2	2'-8"x6'-0"	4	WINDOW/SH @8'-11" HH	ALUMINUM	LOW-E



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DESCRIPTION
NEW
CONSTRUCTION

SCALE

3/16"=1'-0"

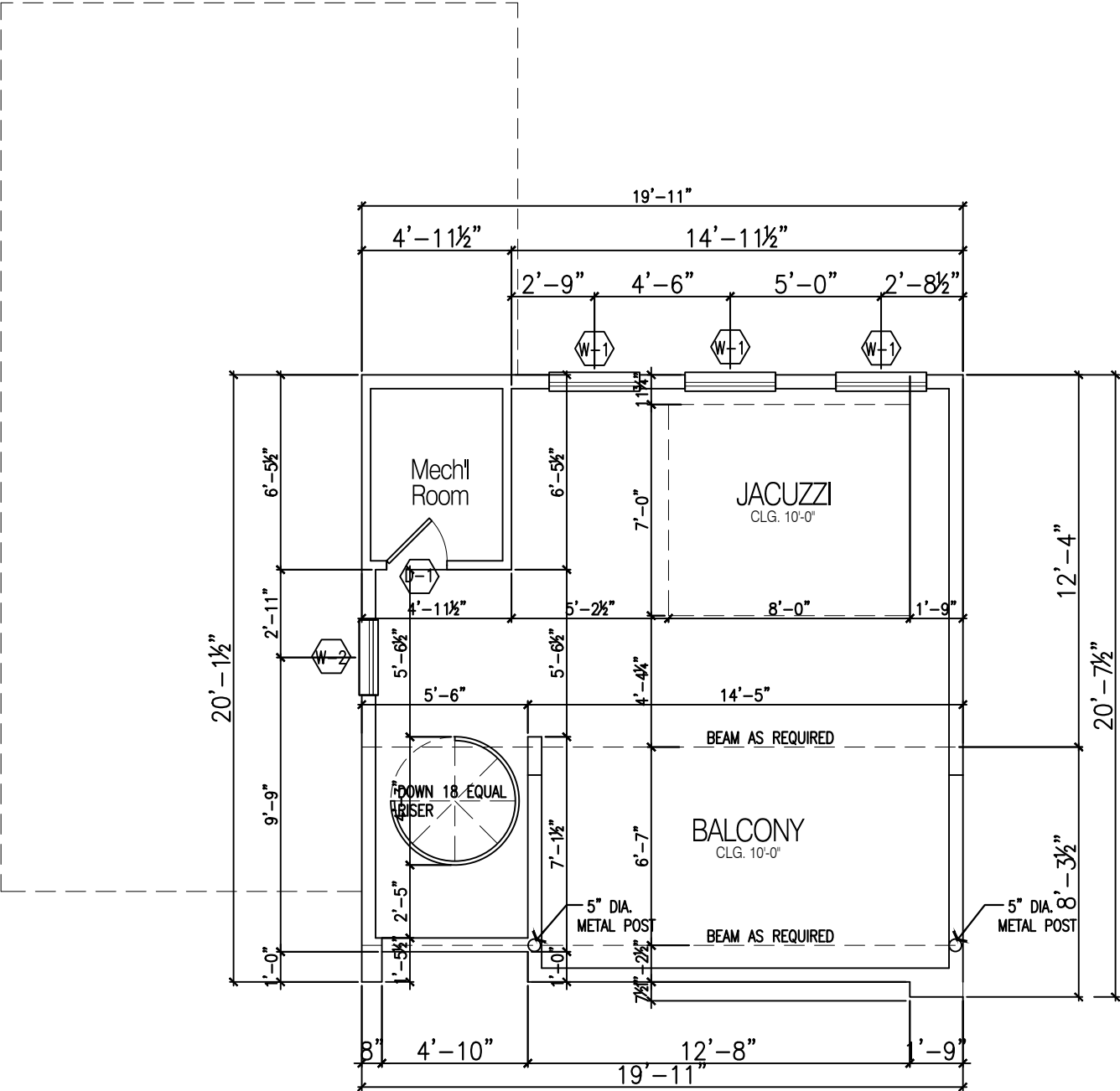
SHEET TITLE

THIRD FLOOR PLAN

SHEET #

A1.03

IN-LAW'S SUIT OPENING SCHEDULE					
SYMBOL	SIZE	COUNT	LIBRARY NAME	MATERIAL	GLAZING
	2'-0"x7'-0"	1	INTERIOR DOOR	WOOD	N/A
	3'-0"x6'-0"	3	WINDOW/FIXED GLASS @8'-11" HH	ALUMINUM	LOW-E
	2'-6"x5'-0"	1	WINDOW/SH @8'-11" HH	ALUMINUM	LOW-E



NORTH



1
A3
THIRD FLOOR PLAN
SCALE: 3/16" = 1'-0"

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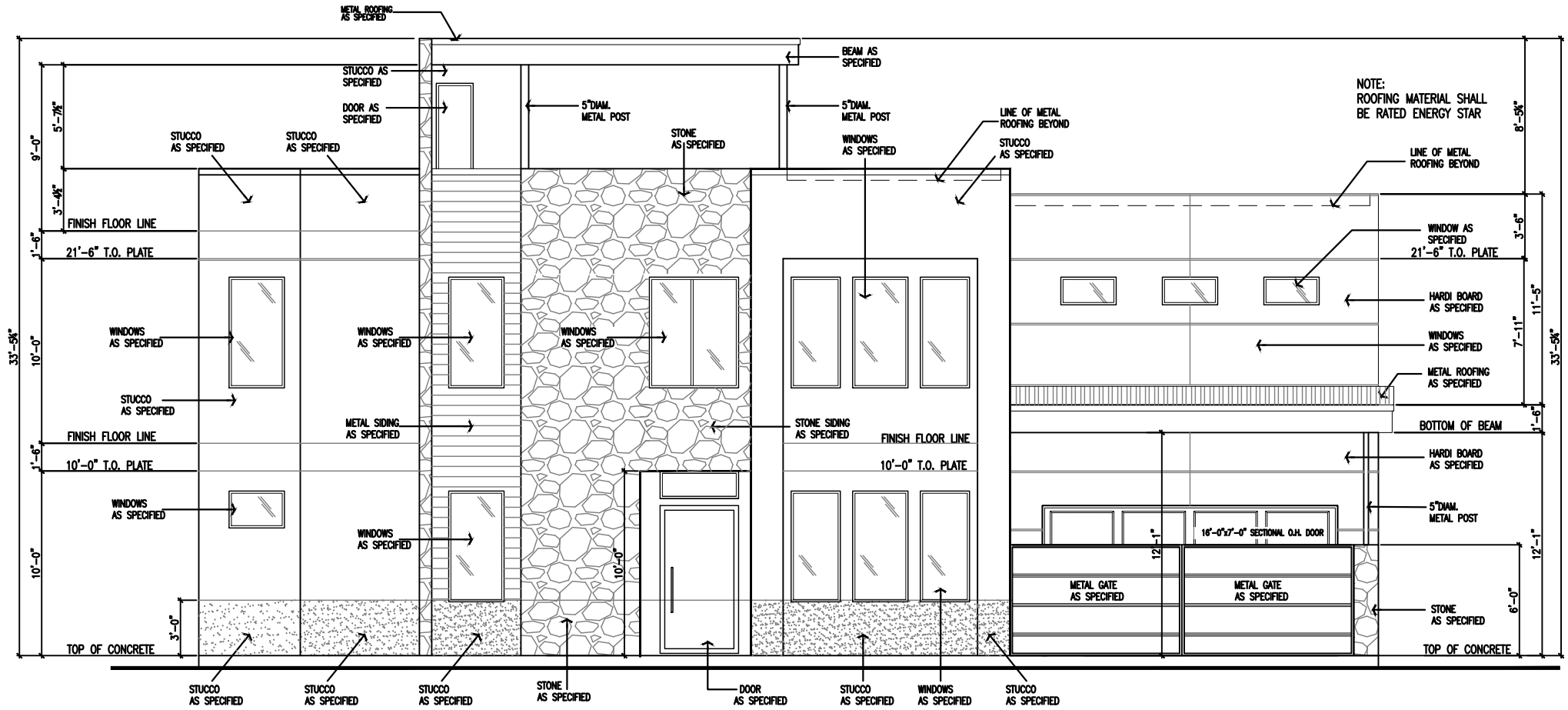
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1/8"=1'-0"

SHEET TITLE

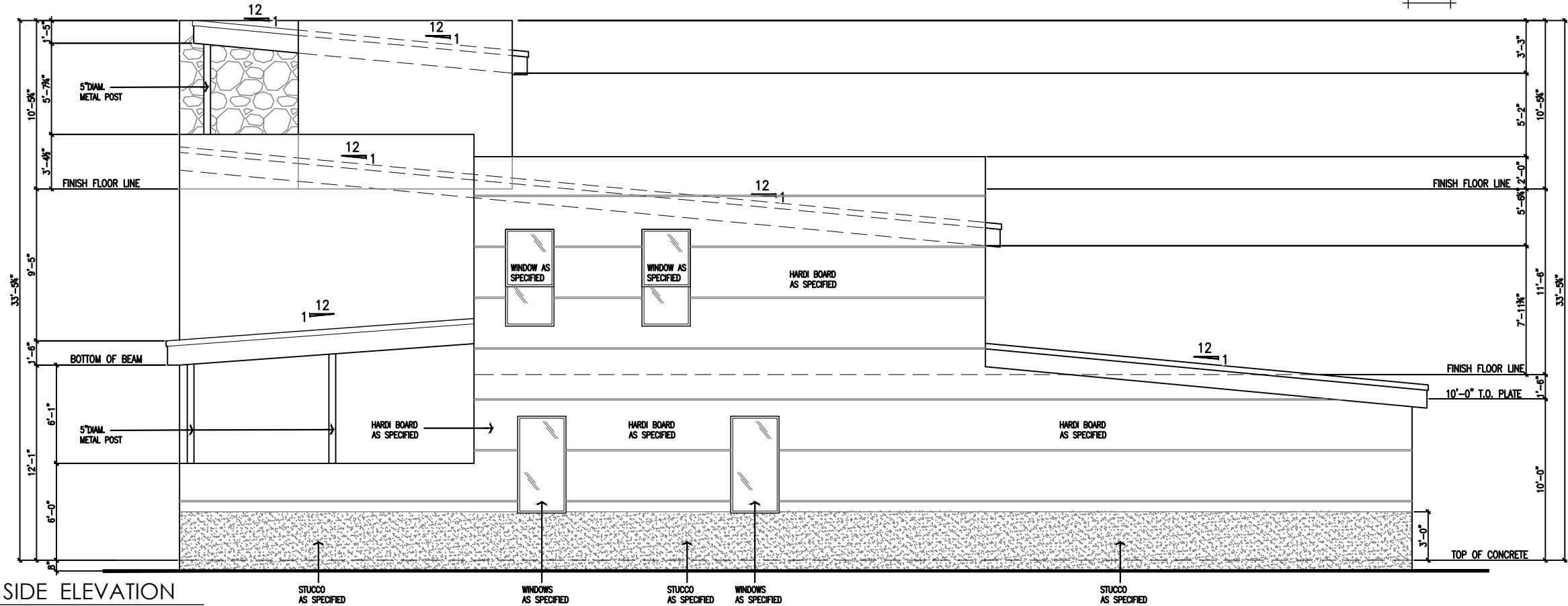
ELEVATIONS

SHEET #

A1.04



1 FRONT ELEVATION
A4 SCALE: 1/8" = 1'-0"



2 RIGHT SIDE ELEVATION
A4 SCALE: 1/8" = 1'-0"

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CONSTRUCTION

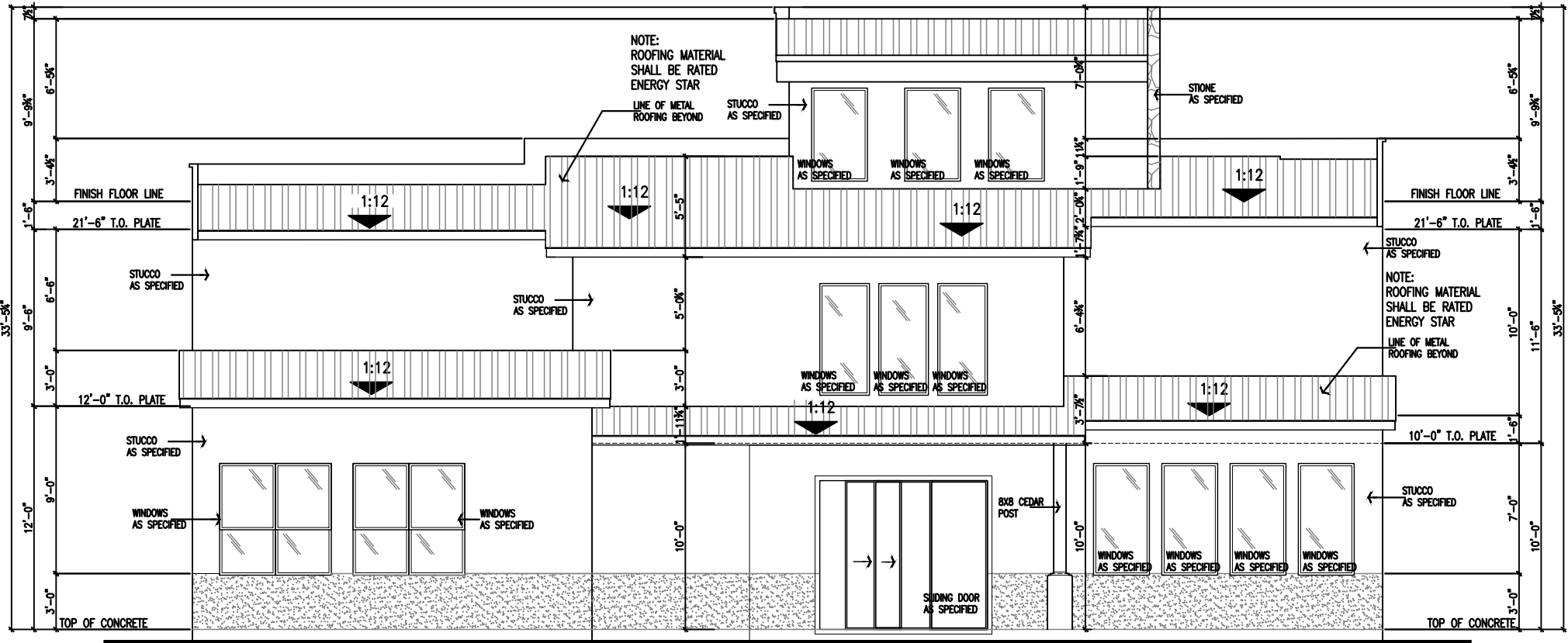
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1/8"=1'-0"

SHEET TITLE

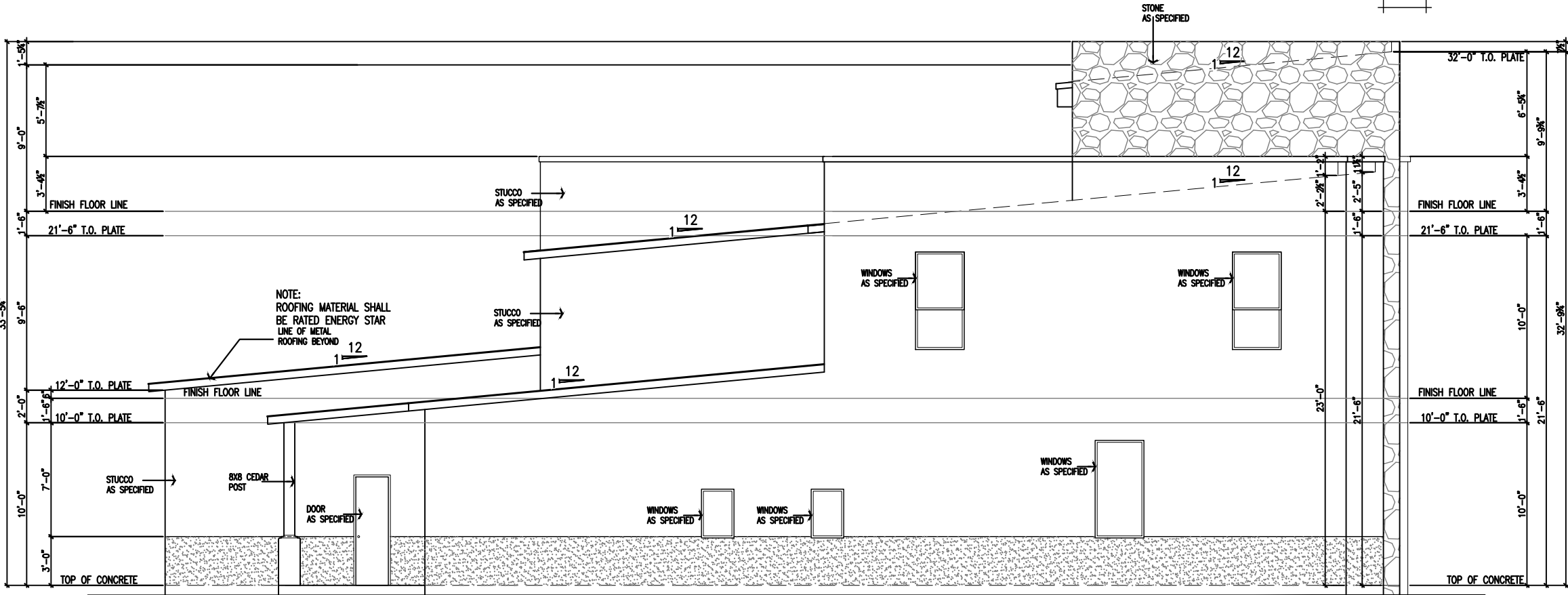
ELEVATIONS

SHEET #

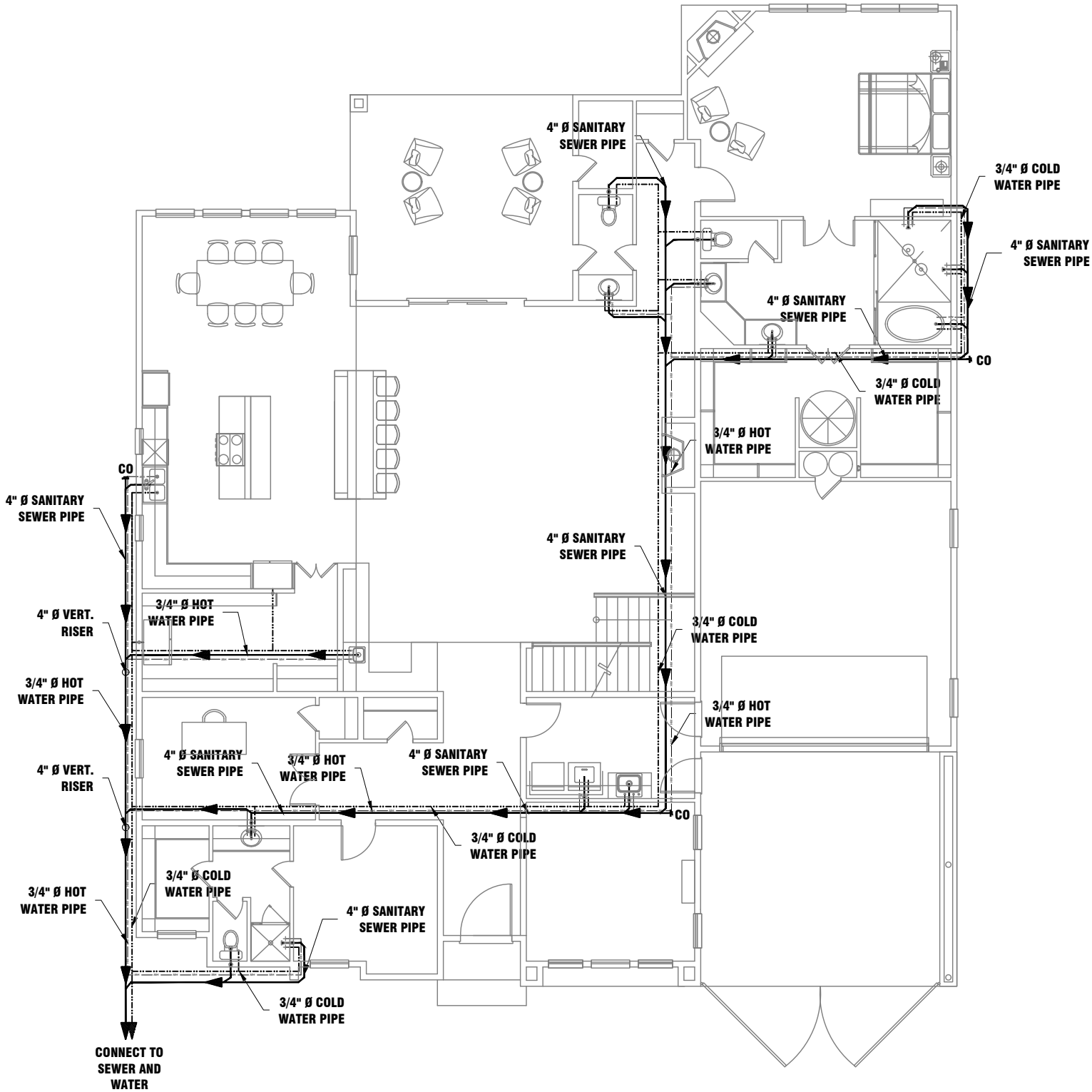
A1.05



1 REAR ELEVATION
A5 SCALE: 1/8" = 1'-0"



2 LEFT SIDE ELEVATION
A5 SCALE: 1/8" = 1'-0"



1	FIRST FLOOR PLUMBING PLAN
P1	SCALE: 3/32" = 1'-0"

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CONSTRUCTION

SCALE

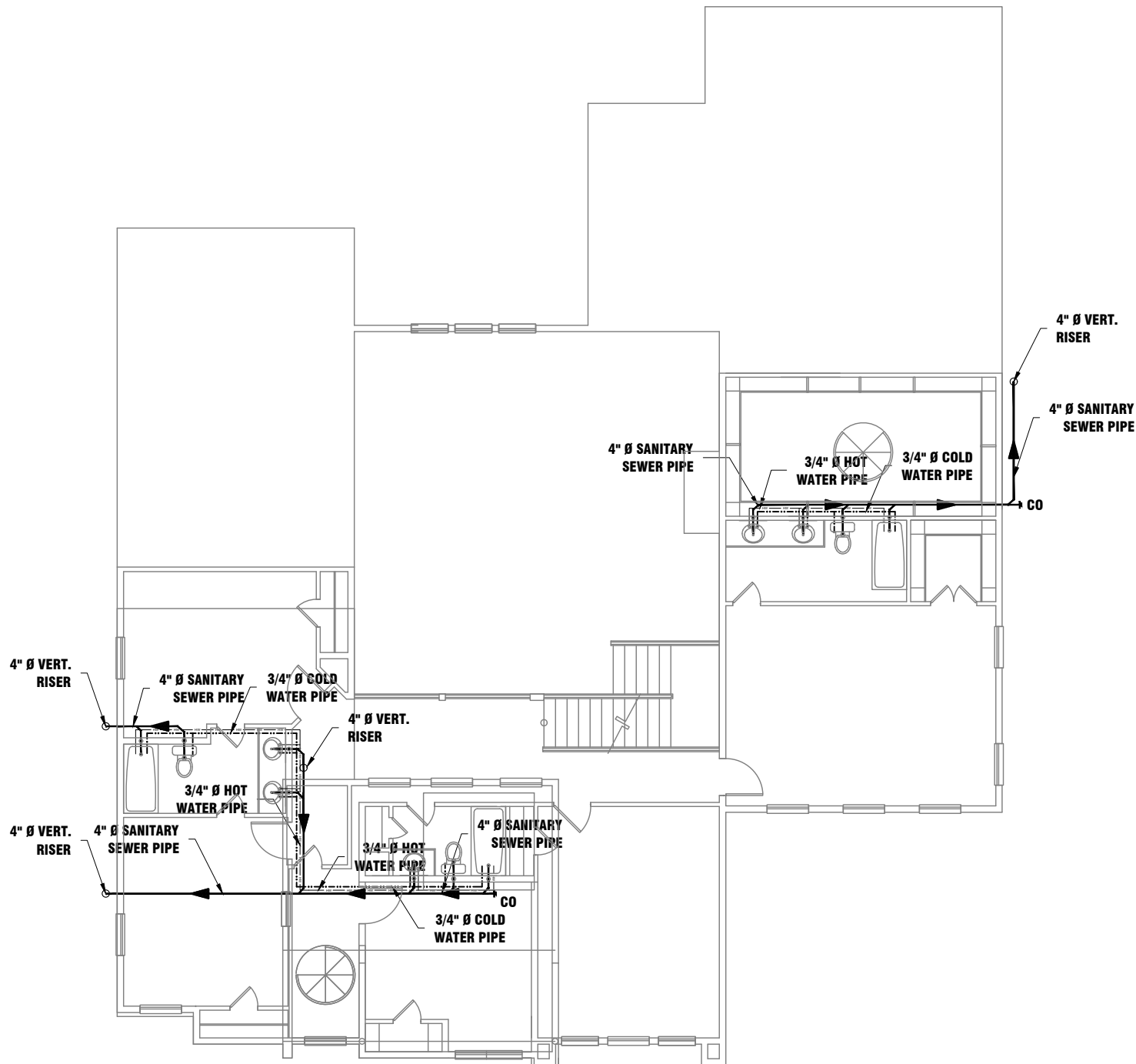
3/32"-1'-0"

SHEET TITLE

FIRST FLOOR
PLUMBING PLAN

SHEET #

P1.01



1 SECOND FLOOR PLUMBING PLAN
P2 SCALE: 3/32" = 1'-0"

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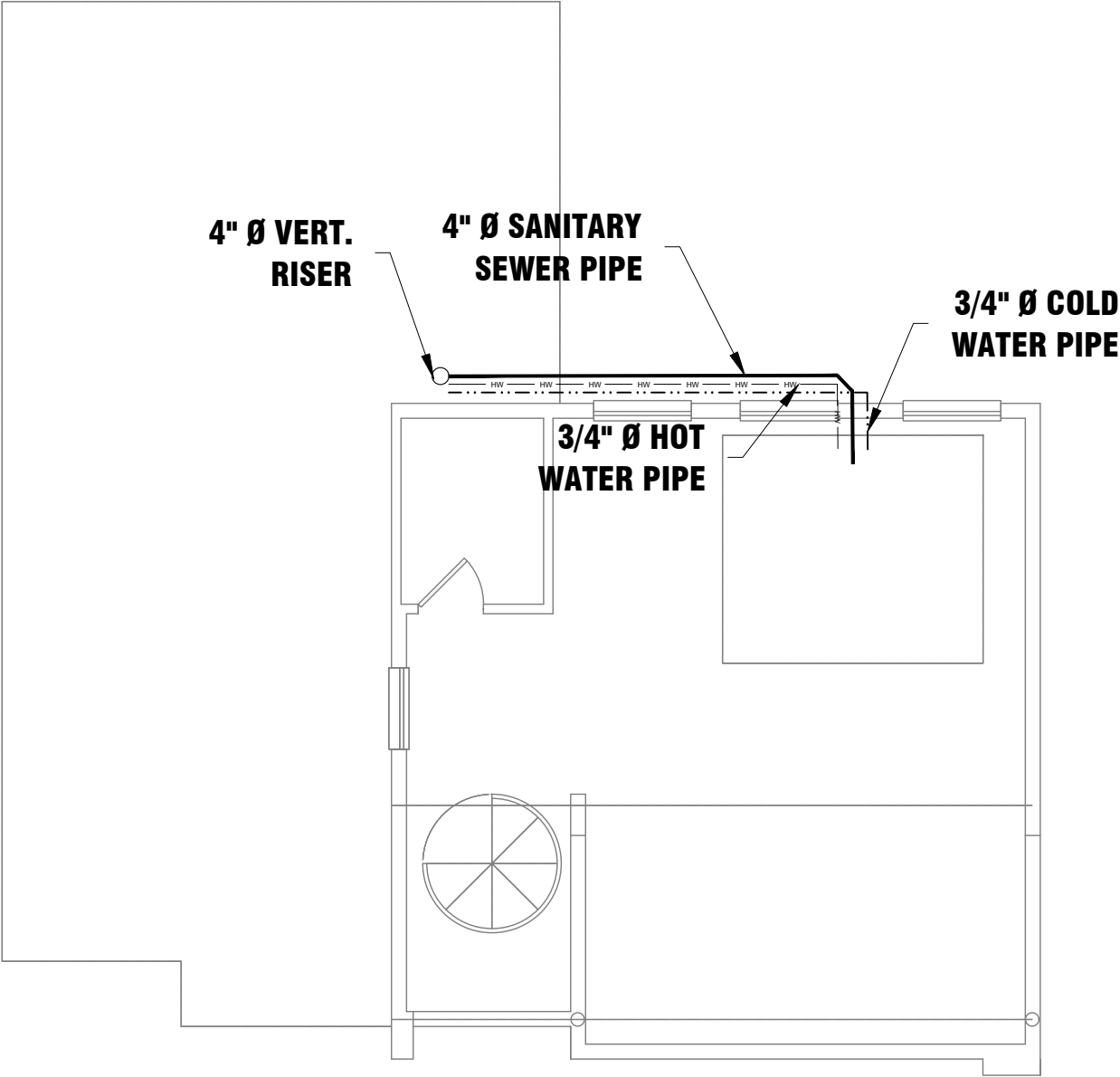
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SCALE
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SHEET TITLE
SECOND FLOOR
PLUMBING PLAN

SHEET #

P1.02



1	THIRD FLOOR PLUMBING PLAN
P3	SCALE: 3/16" = 1'-0"

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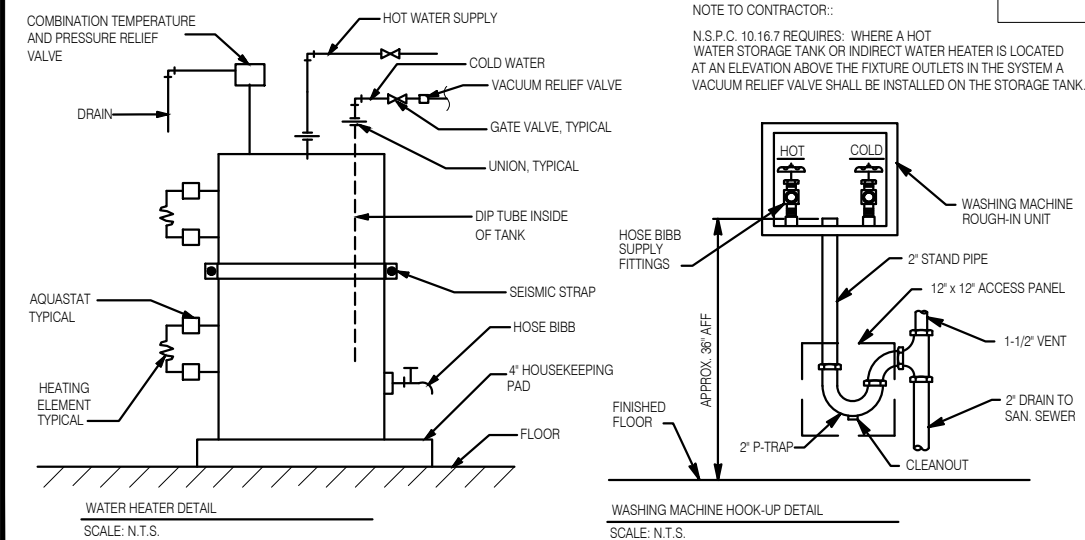
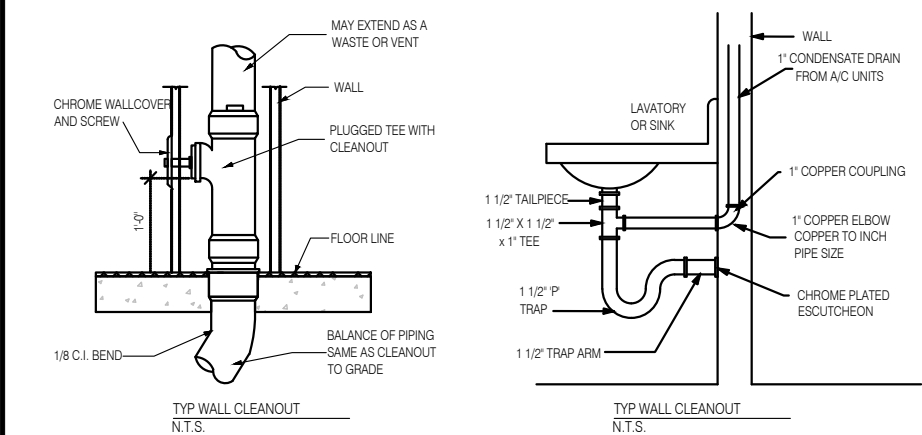
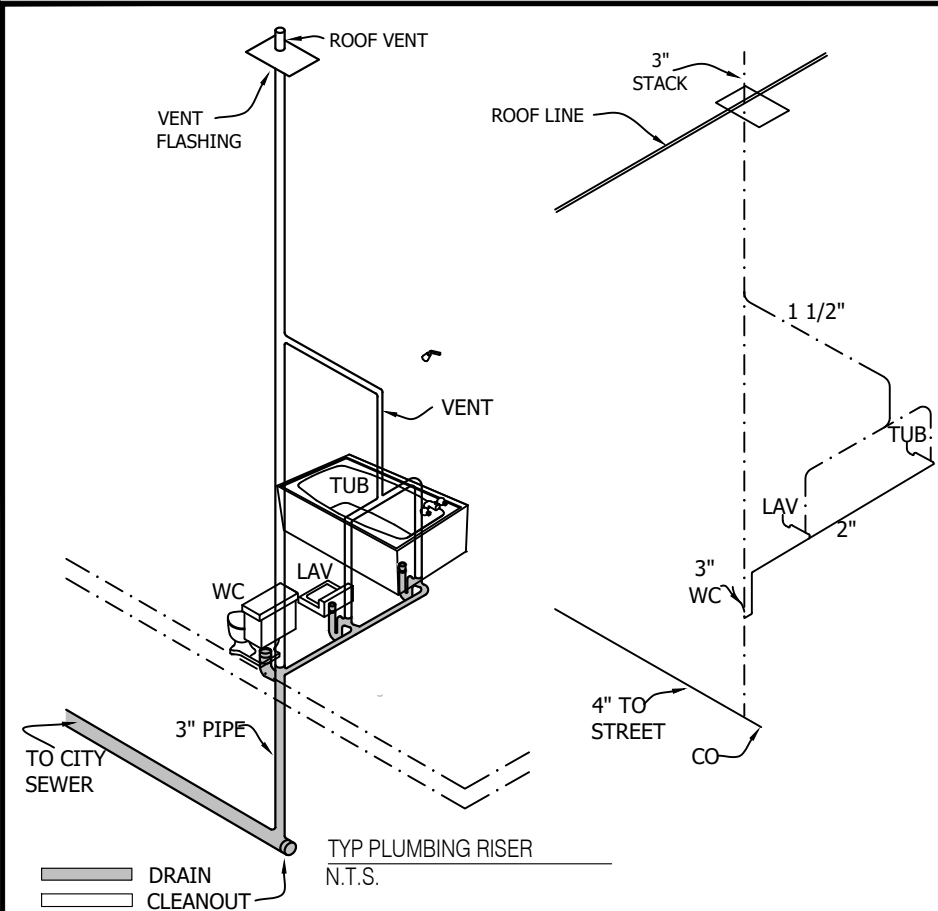
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DESCRIPTION
NEW
CONSTRUCTION

SCALE
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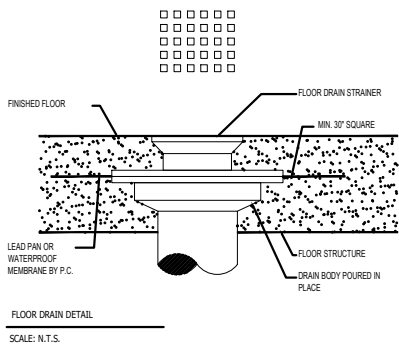
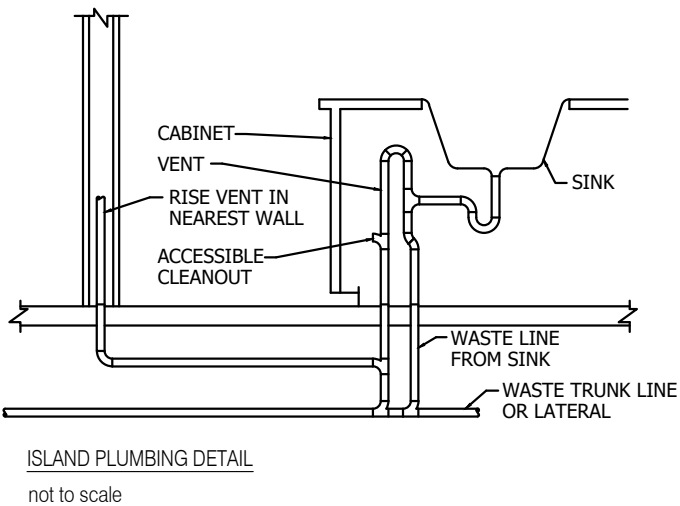
SHEET TITLE
THIRD FLOOR
PLUMBING PLAN

SHEET #
P1.03



GREEN/ENERGY CODE COMPLIANCE OUTLINE 2015 IECC

1. WATER EFFICIENCY:
- 1.1. ALL LAV. FAUCETS TO HAVE AN AVERAGE FLOW OF 2.0 GAL./MIN. OR LOWER
- 1.2. ALL SHOWER HEADS TO HAVE AN AVERAGE FLOW OF 2.0 GAL./MIN. OR LOWER
- 1.3. ALL TOILETS TO BE 1.3 GAL. PER FLUSH OR DUAL FLUSH OR WATER SENSE
2. STORM WATER:
- 2.1. 70% OF NON-ROOF AREA MUST BE LANDSCAPED, HAVE PERMEABLE PAVING AND SLOPED FOR RUNOFF TO FILTRATION FEATURE
3. POLY SEAL:
- 3.1. WINDOWS AND DOORS MUST BE SEALED WITH FOAM OR CAULK
- 3.2. SILL PLATE MUST BE SEALED ON THE INSIDE WITH FOAM OR CAULK
- 3.3. ALL PENETRATIONS OF TOP PLATE/CEILING INTO ATTIC, MUST BE SEALED WITH FOAM OR CAULK
- 3.4. ALL WALL PENETRATIONS TO THE EXTERIOR MUST BE SEALED WITH FOAM OR CAULK
- 3.5. BLOWER DOOR TESTING IS MANDATORY. NOT TO EXCEED 4 AIR CHANGES PER HOUR AT 50 PASCALS
- 3.6. DUCT TIGHTNESS TESTING IS MANDATORY. TESTED AT 25 PASCALS, TOTAL LEAKAGE, LESS THAN OR EQUAL TO 4 FT³/MIN PER 100 SQUARE FOOT OF CONDITIONED FLOOR AREA.
- 3.6.1. EXCEPT, WHEN THE DUCTS AND AIR HANDLERS ARE ENTIRELY WITHIN THE BUILDING THERMAL ENVELOPE
4. INSULATION:
- 4.1. 2:12 OR GREATER SLOPED ROOFS MUST BE ENERGY STAR QUALIFIED OR MAY USE A RADIANT BARRIER OR USE SPRAY FOAM INSULATION AT THE ROOF DECK OR BE A VEGETATED ROOF
- 4.2. ALL PIER AND BEAM/ RAISED FLOORS MUST BE INSULATED WITH R - 19 INSULATION OR HIGHER
- 4.2.1. EXCEPT, UNVENTED CRAWL SPACE WALLS MUST BE INSULATED R - 5 CONTINUOUS OR R - 13 CAVITY INSULATION, WITH VAPOR BARRIER OVER EXPOSED EARTH
- 4.3. ALL EXTERIOR WALLS MUST BE INSULATED WITH R - 20 CAVITY OR R - 13 CAVITY WITH R - 5 CONTINUOUS INSULATION OR HIGHER
- 4.4. CEILINGS MUST BE INSULATED WITH R - 49 IF THERE IS ATTIC SPACE AND R - 30 IF NO ATTIC SPACE (CATHERDRAL) AND THAT IS LIMITED TO 500 SQ. FT. TOTAL OR 20% OF CEILING WHICHEVER IS LESS
- 4.5. ATTIC ACCESS LADDERS AND OR HATCHES, MUST BE INSULATED THE SAME AS THE ATTIC AND HAVE A WEATHER SEAL
5. HVAC/SERVICE WATER:
- 5.1. ALL DUCTS IN UNCONDITIONED SPACE/ATTICS MUST USE R - 8 DUCTING
- 5.2. MECHANICAL SYSTEM PIPING CARRYING FLUID OVER 104° OR BELOW 55° MUST BE INSULATED WITH R - 13 INSULATION
6. WINDOWS AND DOORS:
- 6.1. MUST HAVE A U-FACTOR OF .32 OR LESS
- 6.2. MUST HAVE A SHGC OF .25 OR LESS
7. LIGHTING:
- 7.1. ALL CAN LIGHTS MUST BE AIR-TIGHT TYPE
- 7.2. MINIMUM OF 75% OF LIGHTING MUST BE HIGH EFFICIENCY (ANYTHING BUT INCANDESCENT)



PLUMBING GENERAL NOTES

1. ALL PIPING SHALL BE ROUTED ABOVE CEILING UNLESS OTHERWISE INDICATED. ALL PIPING EXPOSED TO VIEW SHALL BE ROUTED AS HIGH AS POSSIBLE AND TIGHT TO THE UNDERSIDE OF STRUCTURE.
2. ALL PIPING SHALL BE CONCEALED IN WALLS AND BEHIND FIXED FURNISHINGS UNLESS OTHERWISE INDICATED.
3. EXPOSED PIPING IN FINISHED AREAS SHALL BE CHROME PLATED WITH CHROME PLATED ESCUTCHEON AT PIPE ENTRY TO FINISHED AREA.
4. SLEEVE OR CORE-DRILL FLOOR SLABS, WALLS, ETC. AS REQUIRED FOR PIPING AND FIRE-STOP OPENING AROUND PIPE. VERIFY LOCATION OF STRUCTURAL BEAMS, JOISTS, ETC. BEFORE DRILLING.
5. ALL OPENINGS IN DRAINAGE AND/OR VENT SYSTEMS AS A RESULT OF INSTALLATION ROUGH-IN SHALL BE PROTECTED WITH A TEST PLUG THAT IS SECURELY LOCKED IN PLACE UNTIL FINAL FINISHED CONNECTIONS ARE INSTALLED.
6. WHEREVER FOUNDATION WALLS, OUTSIDE WALLS, ROOFS, ETC. ARE PENETRATED FOR INSTALLATION OF SYSTEMS, THEY SHALL BE PATCHED TO MATCH EXISTING CONSTRUCTION AND SEALED WEATHER TIGHT.
7. PROVIDE CLEANOUTS AT THE END OF EACH HORIZONTAL RUN, AND AT THE BASE OF ALL VERTICAL WASTE AND DRAIN PIPES. CLEANOUTS SHALL BE OF THE SAME SIZE AS THE PIPES THEY SERVE.
8. ACCESS PANELS SHALL BE PROVIDED WHERE CONCEALED CONTROL DEVICES, VALVES, ETC. ARE CONCEALED WITHIN WALLS. WHERE ACCESS FOR ADJUSTMENT AND MAINTENANCE IS POSSIBLE THROUGH LAY-IN SUSPENDED CEILINGS, ACCESS PANELS ARE NOT REQUIRED.
9. ALL PIPING SHALL BE RUN PARALLEL TO BUILDING LINES AND SUPPORTED AND ANCHORED AS REQUIRED TO FACILITATE EXPANSION AND CONTRACTION.
10. INSTALL ALL PIPING AS REQUIRED TO MEET ALL CONSTRUCTION CONDITIONS AND TO ALLOW FOR INSTALLATION OF OTHER WORK INCLUDING DUCTS AND ELECTRICAL CONDUIT.
11. PROVIDE AN ISOLATING, DIELECTRIC UNION AT ALL CONNECTIONS BETWEEN FERROUS AND NONFERROUS PIPING.
12. PROVIDE ALL FITTINGS, ACCESSORIES, OFFSETS, AND MATERIALS NECESSARY TO FACILITATE THE PLUMBING SYSTEM'S FUNCTIONING AS INDICATED BY THE DESIGN AND THE EQUIPMENT INDICATED.
13. COORDINATE LOCATION OF FLOOR DRAINS IN MECHANICAL ROOMS WITH MECHANICAL EQUIPMENT.

SEAL

Project Consulting & Construction
DESIGN + BUILD + CONSULTANCY

Ennis, TX. 75119
TEL. (214) 399-3662

REVISIONS		
NO.	DESCRIPTION	DATE
△		

ADDRESS

4729 ASH ST
FLOWER MOUND, TX.
75028

DATE

08/29/2022

DRAWN BY

MAF

CHECKED BY

DESCRIPTION

NEW
CONSTRUCTION

SCALE

NTS

SHEET TITLE

PLUMBING NOTES
& DETAILS

SHEET #

P1.04

SEAL

Project Consulting & Construction
DESIGN + BUILD + CONSULTANCY

Ennis, TX. 75119
TEL. (214) 399-3662

REVISIONS		
NO.	DESCRIPTION	DATE
△		

ADDRESS
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75028

DATE
08/29/2022

DRAWN BY
MAF

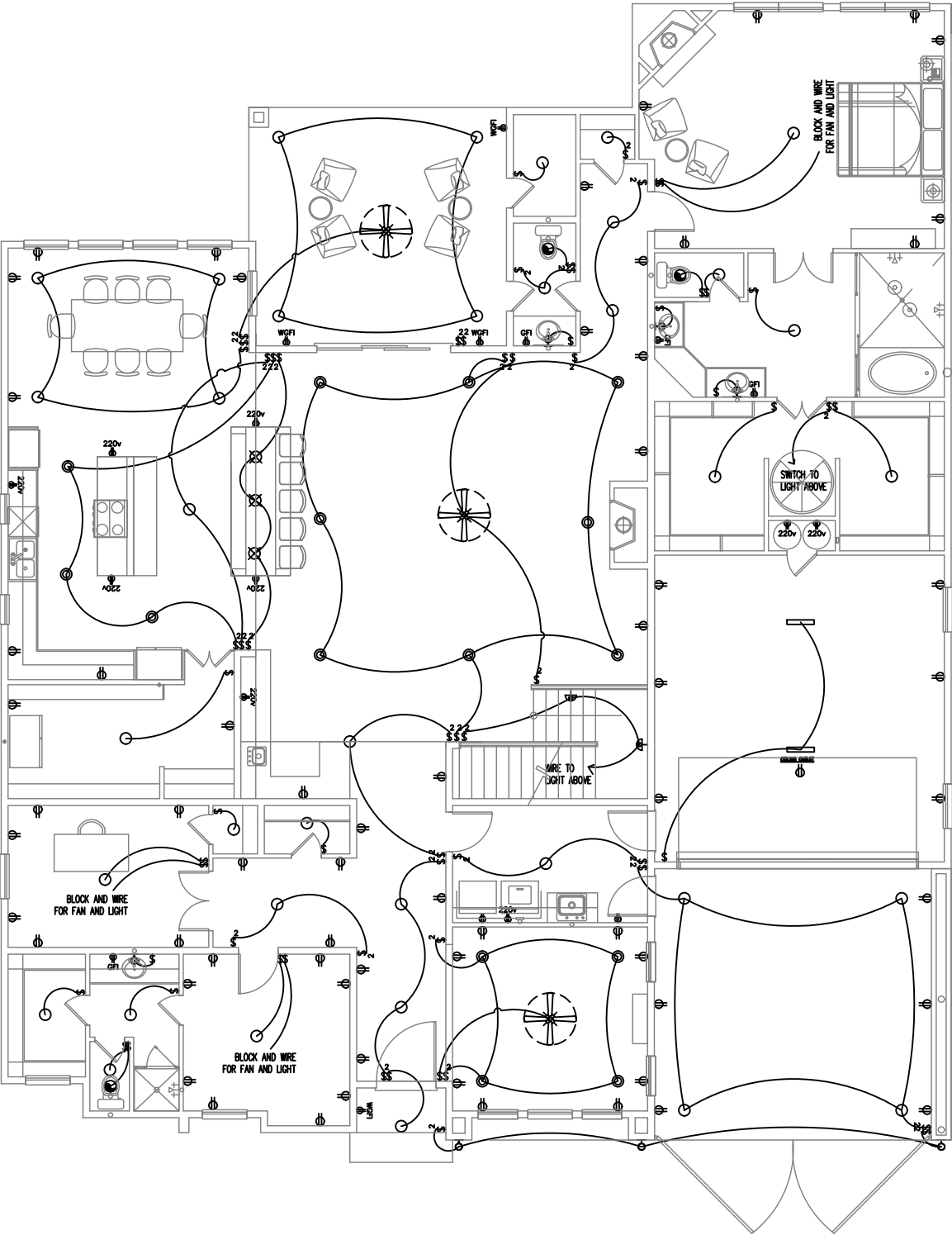
CHECKED BY

DESCRIPTION
NEW
CONSTRUCTION

SCALE
3/32"=1'-0"

SHEET TITLE
FIRST FLOOR
ELECTRICAL PLAN

SHEET #
E1.01



1	FIRST FLOOR ELECTRICAL PLAN
E1	SCALE: 3/32" = 1'-0"

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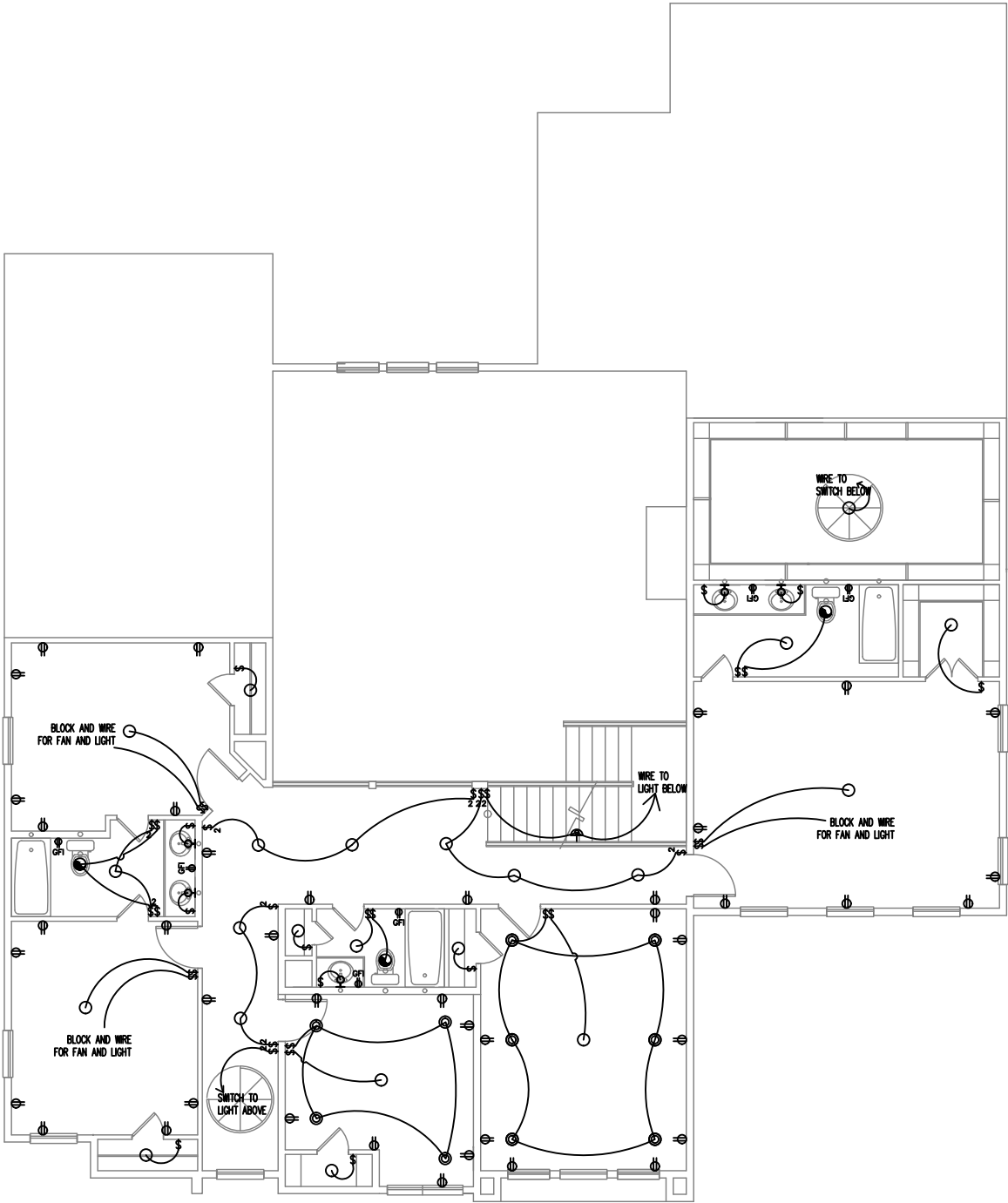
CHECKED BY

DESCRIPTION
NEW
CONSTRUCTION

SCALE
3/32"=1'-0"

SHEET TITLE
SECOND FLOOR
ELECTRICAL PLAN

SHEET #
E1.02



1 SECOND FLOOR ELECT'L PLAN
E2 SCALE: 3/32" = 1'-0"

SEAL

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TEL. (214) 399-3662

REVISIONS		
NO.	DESCRIPTION	DATE
△		

ADDRESS
4729 ASH ST
FLOWER MOUND, TX.
75028

DATE
08/29/2022

DRAWN BY
MAF

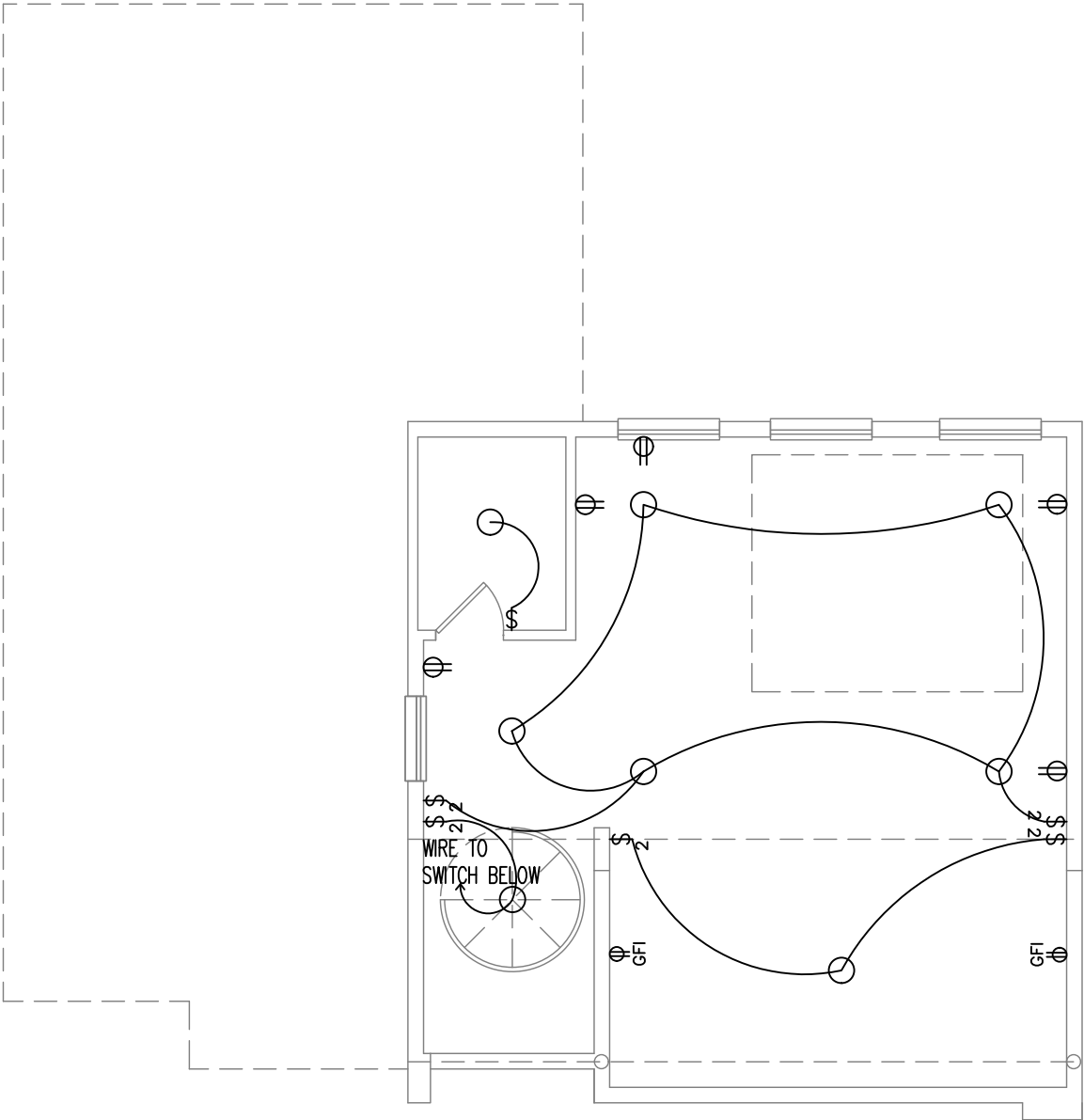
CHECKED BY

DESCRIPTION
NEW
CONSTRUCTION

SCALE
3/16"=1'-0"

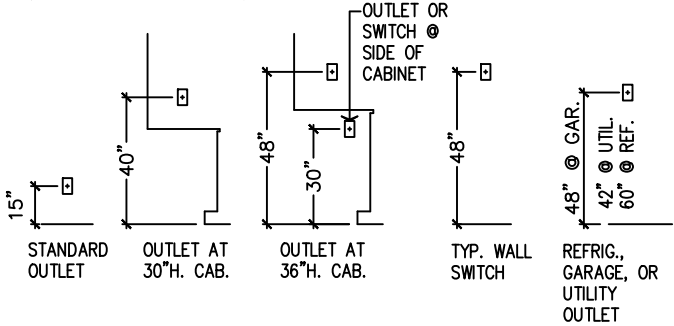
SHEET TITLE
THIRD FLOOR
ELECTRICAL PLAN

SHEET #
E1.03



1 THIRD FLOOR ELECT'L PLAN
E3 SCALE: 3/16" = 1'-0"

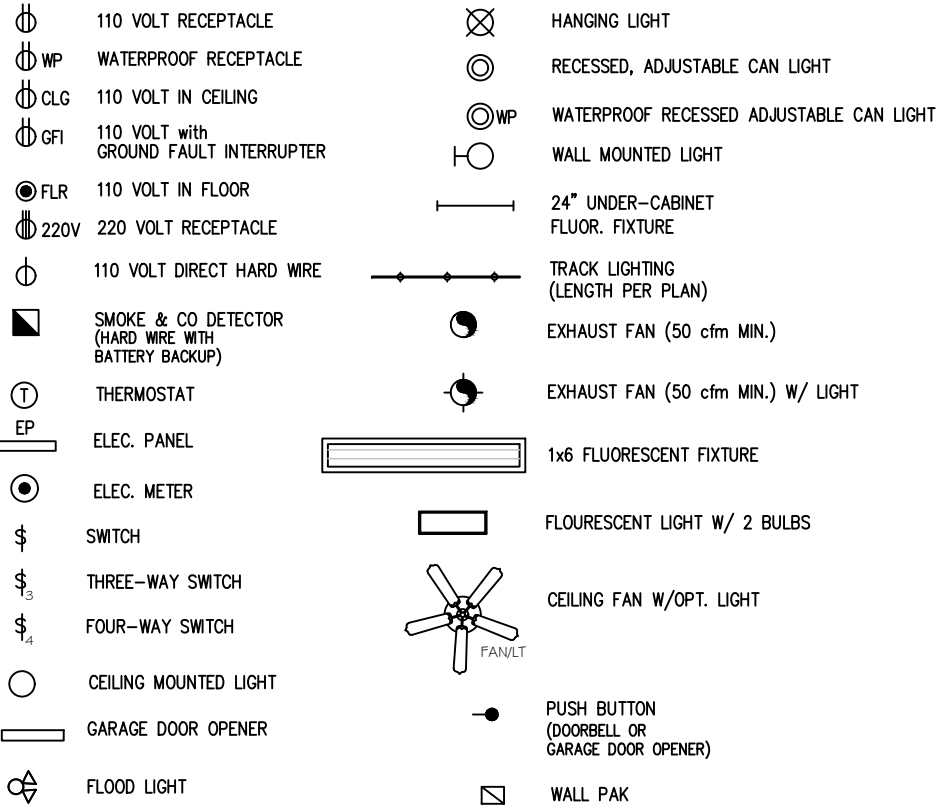
ELECTRIC FIXTURE HEIGHTS
(UNLESS NOTED OTHERWISE)



GENERAL ELECTRICAL NOTES

1. ALL ELECTRICAL DEVICES AND WORK SHALL COMPLY WITH THE HIGHEST STANDARD OF THE GOVERNING ELECTRICAL CODE.
2. PERFORMANCE STANDARDS SHALL CONFORM TO ALL APPLICABLE CODES AND REGULATIONS AS ESTABLISHED BY GOVERNING AND APPROVAL AGENCIES.
3. ALL DEVICES SHALL BE U.L. APPROVED AND BEAR U.L. LABELS.
4. UNLESS NOTED OTHERWISE, ALL SWITCHES AND OUTLET HEIGHTS SHALL BE AS NOTED ON THESE DRAWINGS.
5. SWITCH AND DUPLEX OUTLETS OF MULTIPLE SWITCHES UP TO (4) FOUR WHEN SHOWN ADJACENT TO EACH OTHER ON PLAN SHALL BE GROUPED UNDER (1) ONE PLATE.
6. VERIFY SERVICES AND LOCATION REQUIREMENTS FOR ALL APPLIANCES AND MECHANICAL EQUIPMENT PRIOR TO INSTALLATION.
7. PROVIDE A MINIMUM OF TWO SEPARATE 20 AMP CIRCUITS TO KITCHEN APPLIANCES.
8. PROVIDE A MINIMUM OF ONE SEPARATE 20 AMP CIRCUIT TO LAUNDRY APPLIANCES.

ELECTRICAL LEGEND



GENERAL NOTE:
ALL LIGHTING FIXTURES SHALL BE LED
(Light-Emitting Diode)

SEAL

Project Consulting & Construction

DESIGN + BUILD + CONSULTANCY

Ennis, TX. 75119
TEL. (214) 399-3662

REVISIONS

NO.	DESCRIPTION	DATE
△		

ADDRESS

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75028

DATE

08/29/2022

DRAWN BY

MAF

CHECKED BY

DESCRIPTION

NEW
CONSTRUCTION

SCALE

NTS

SHEET TITLE

ELECTRICAL NOTES

SHEET #

E1.04

Sec. 98-395. - Minimum and maximum dimensions.

- (a) *Minimum lot area per dwelling.* The minimum lot area per dwelling unit in the SF-10 single-family district-10 shall be 10,000 square feet, subject to section 98-1023.
- (b) *Minimum lot width.* The minimum lot width for residential uses in the SF-10 single-family district-10 shall be 70 feet, subject to section 98-1024.
- (c) *Minimum floor area per unit.* The minimum floor area per dwelling unit in the SF-10 single-family district-10 shall be 1,800 square feet, subject to section 98-1025.
- (d) *Minimum front yard.* The minimum front yard for all uses in the SF-10 single-family district-10 shall be 25 feet, subject to section 98-1026.
- (e) *Minimum side yard.* The minimum side yard in the SF-10 single-family district-10 shall be ten feet for all uses, subject to section 98-1027.
- (f) *Minimum rear yard.* The minimum rear yard in the SF-10 single-family district-10 shall be 25 feet, subject to section 98-1028.
- (g) *Maximum lot coverage.* The maximum lot coverage in the SF-10 single-family district-10 shall be 40 percent for all uses, subject to section 98-1029.
- (h) *Maximum floor area ratio.* There shall be no maximum floor area requirement in the SF-10 single-family district-10.
- (i) *Maximum height.* The maximum height of buildings and structures in the SF-10 single-family district-10 shall be three stories or 35 feet for all uses, subject to section 98-1031.

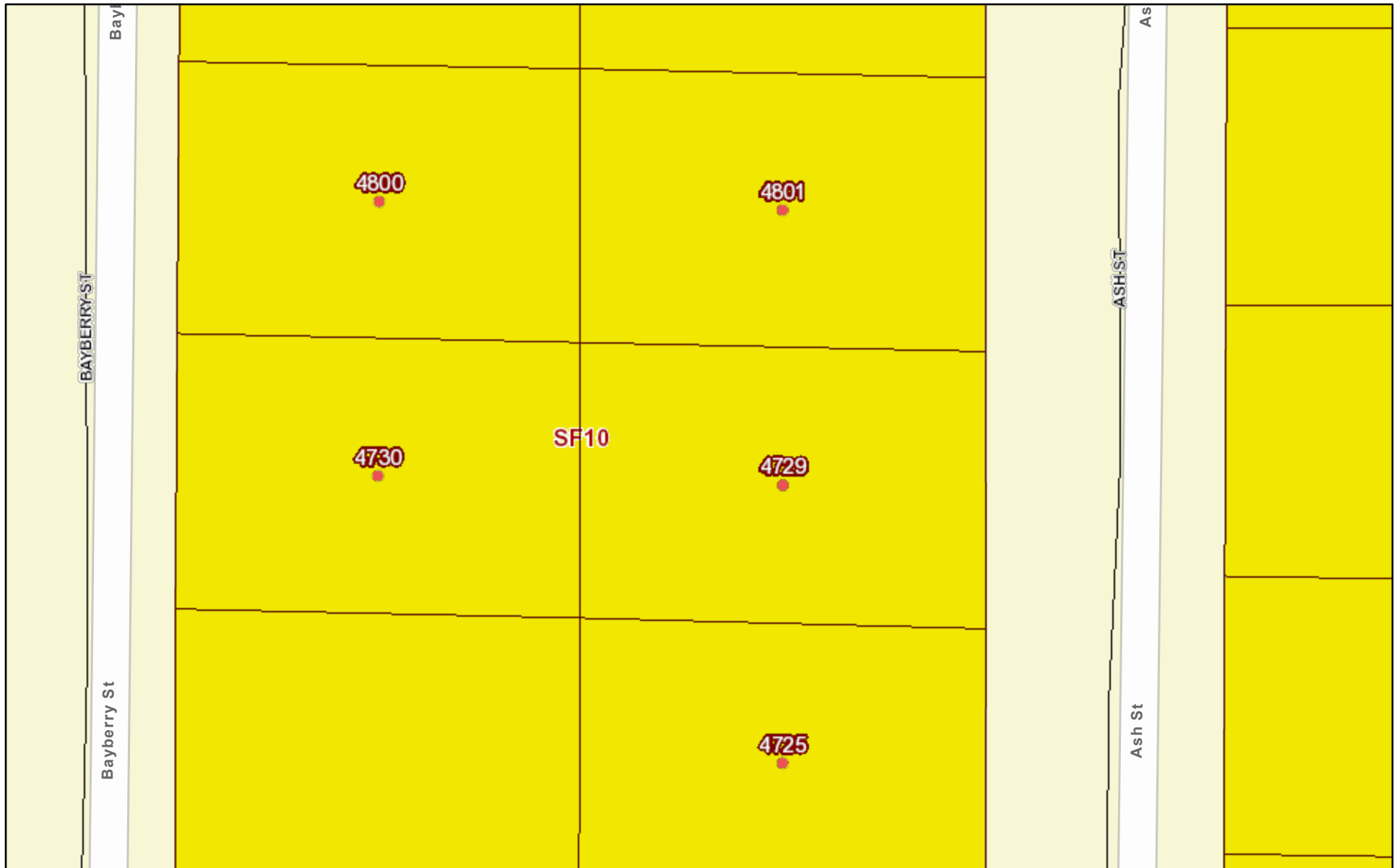
(Code 1989, ch. 12, § 3.12(e)—(m))

Sec. 98-1029. - Maximum lot coverage.

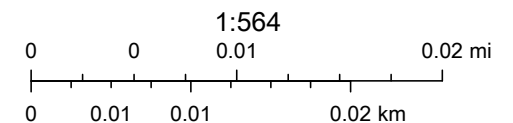
- (a) *Generally.* The size of buildings shall comply with the maximum lot coverage standards contained in the district regulations and summarized in the residential and nonresidential dimensional regulations schedules, as may be modified by additional provisions in the district regulations, in this section or elsewhere in this chapter.
- (b) *Measurement.* Lot coverage refers to the percentage of the lot area covered by the foundation or first floor of the main and all accessory buildings. In all districts permitting residential structures, the main residential building and all accessory buildings shall not cover more than 50 percent of that portion of the lot lying to the rear of a line joining the mid-point on one side lot line with the mid-point of the opposite side lot line.

(Code 1989, ch. 12, § 3.06(i))

ZONING MAP



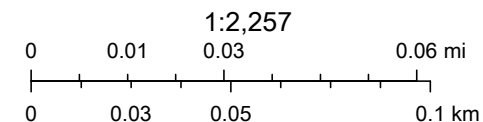
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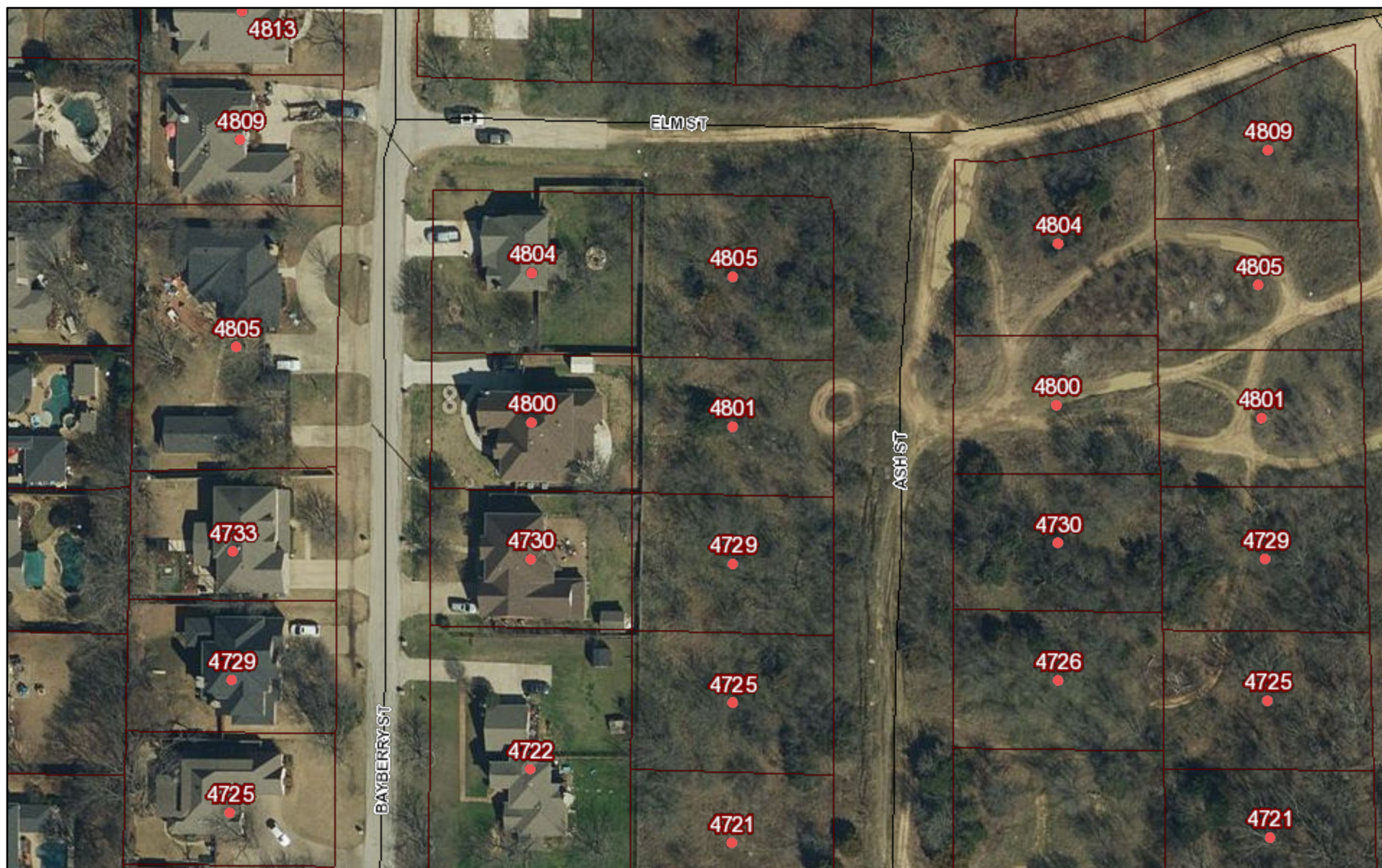


 Buffer (Step 2) _Query result
  Town Limits
  Alternate Address
  Streams
 Parcel
 Address Points
 Key Lot
 Streets
 County Line
 Primary Address
 Park Location
 Unknown

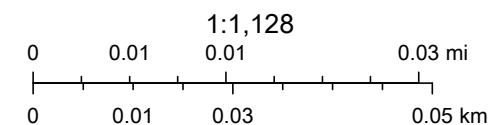


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AERIAL PHOTOGRAPH



9/20/2022, 12:53:30 PM



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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, November 9, 2022 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 Arielle Comer for a variance from Section 98-395(g) – “Minimum and maximum dimensions” of the Code of Ordinances. The property is generally located North of Cross Timbers Rd and West of Long Prairie Rd and is locally known as 4729 Ash St, Lot 14, Block 21 of the Pecan Acres subdivision.

To Run in Denton Record Chronicle: Saturday/Sunday, October 29th, 2022 & October 30th, 2022

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. BOA22-0003)

Town of Flower Mound Account Number: 100041132



October 25, 2022

Board of Adjustment Case No. BOA22-0003

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

A request has been received from Arielle Comer for a variance from Section 98-395(g) – “Minimum and maximum dimensions” of the Code of Ordinances. The property is generally located North of Cross Timbers Rd and West of Long Prairie Rd and is locally known as 4729 Ash St, Lot 14, Block 21 of the Pecan Acres subdivision.

The Board of Adjustment of the Town of Flower Mound, Texas will hold a public hearing on this request on **Wednesday, November 9th, 2022, at 6:30 p.m. at the Flower Mound Town Hall, 2121 Cross Timbers Road (FM 1171).** 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	ADDRESS	OWNER NAME	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP
R13991	4804 Ash St	WOZNIAK, CEZARY & EDYTA	2601 MAYWOOD CT	FLOWER MOUND	TX	75028
R13994	4800 Ash St	WOZNIAK, CEZARY & EDYTA	2601 MAYWOOD CT	FLOWER MOUND	TX	75028
R13996	4730 Ash St	AYOUBI, SAMMY S	14421 ADMIRAL DR APT 4209	FORT WORTH	TX	76155
R13999	4726 Ash St	AYOUBI, SAMMY S	14421 ADMIRAL DR APT 4209	FORT WORTH	TX	76155
R14047	4725 Plum St	HALLAK FAMILY TRUST, HALLAK RIM TRUSTEE	257 PHEASANT HILL DR	ROCKWALL	TX	75032
R14048	4729 Plum St	FAULK, MELVA DORIS & ROBBS, BETH TRS FAULK REVOCABLE TRUST	2252 GRAHAM GROVE RD	COLLINSVILLE	TX	76233
R14049	4801 Plum St	HALLAK FAMILY TRUST, HALLAK RIM TRUSTEE	257 PHEASANT HILL DR	ROCKWALL	TX	75032
R14051	4804 Bayberry St	MARTINEZ, CHRIS GUZMAN & AMANDA CHRISTINE	4804 BAYBERRY ST	FLOWER MOUND	TX	75028
R14058	4800 Bayberry St	SAFCIK, WILLIAM III & IVY	4800 Bayberry St	Flower Mound	TX	75028
R14059	4730 Bayberry St	IODANESCU, IORDAN & ADRIANA LIFE ESTATE ETAL	4730 BAYBERRY ST	FLOWER MOUND	TX	75028
R14067	4718 Bayberry St	LOMBARD, LEON L	4714 BAYBERRY ST	FLOWER MOUND	TX	75028
R14075	4717 Ash St	PUENTE, JORGE & ELIDA	4717 ASH ST	FLOWER MOUND	TX	75028
R14076	4721 Ash St	TRAN, TOMMY	3415 SPRING MEADOW LN	FLOWER MOUND	TX	75028
R14077	4725 Ash St	WISE, LYLE E	8281 COUNTY ROAD 134	CELINA	TX	75009
R14078	4729 Ash St	WISE, LYLE E	8281 COUNTY ROAD 134	CELINA	TX	75009
R14079	4801 Ash St	MOOSAVI, AMIR	185 CANYON OAKS DR	ARGYLE	TX	76226
R14080	4805 Ash St	WISE, LYLE E	8281 COUNTY ROAD 134	CELINA	TX	75009
R14115	4733 Bayberry St	STILLWELL, MELISSA ANNE	4733 BAYBERRY ST	FLOWER MOUND	TX	75028
R14116	4729 Bayberry St	IRIZARRY, ISMARIE TORRES & VELEZ, JOSE ALBERTO DELGADO	4729 BAYBERRY ST	FLOWER MOUND	TX	75028
R14118	4725 Bayberry St	KWON, DOO & JUNG	4725 BAYBERRY ST	FLOWER MOUND	TX	75028
R169370	4718 Ash St	STARR HOMES LLC	4626 SPRUCE ST	FLOWER MOUND	TX	75028
R184972	4722 Bayberry St	HAYNES, DAVID	4722 BAYBERRY ST	FLOWER MOUND	TX	75028
R215726	4805 Bayberry St	DRAKE, VICTORIA MARIE & SMITH, KEVIN	4805 BAYBERRY ST	FLOWER MOUND	TX	75028



BOARD OF ADJUSTMENT MEETING AGENDA ITEM NO. 3

REGULAR ITEM

DATE: November 9, 2022
FROM: Tasha Coates, Plans Review Manager
THROUGH: Joelle Hainley, Chief Building Official
PRESENTER:

APPLICANT: James Raney, Owner

STAFF: Tasha Coates, Plans Review Manager

ITEM: (BOA22-0004) Hold a public hearing and consider a request from James Raney for a variance from Section 98-1032(b)(1)(b) - "Accessory Buildings" of the Code of Ordinances. The property is generally located South of Cardinal Dr and West of Rocky Point Rd and is locally known as 6609 Red Bud Dr, Lot 28, Block 5 of the Red Bud Point subdivision.

BACKGROUND INFORMATION:

APPLICANT: James Raney
4605 Tour 18 Dr
Flower Mound, TX 75022

LOCATION:

PROPERTY ADDRESS: 6609 Red Bud Dr
Flower Mound, TX 75022

SUBDIVISION: Lot 28, Block 5
Red Bud Point

ZONING: SF-10

STAFF ANALYSIS:

A request has been received from James Raney for a variance from Section 98-1032(B)(1)(b) - "Accessory Buildings" of the Town's Code of Ordinances. The request is to allow a detached garage to be constructed closer to the front property line than the house.

Section 98-1032(b)(1)(b) Accessory Buildings 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:

Mr. Raney is requesting a variance to allow a detached garage to be constructed 52' from the front property line which is 98' closer to the front property line than the house.

In exercising its power to grant a variance in accordance with this chapter, the Board of Adjustment shall make findings and show in its minutes that:

- 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 generally apply to other property in the same area and the same zoning districts.
- b. 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. The granting of the variance on the specific property will not adversely affect the land use pattern as outlined by the Land Use Plan and will not adversely affect any other feature of the Comprehensive Master Plan of the Town of Flower Mound.
- d. The variance, if granted, will be no material detriment to the public welfare or injury to the use, enjoyment, or value of property in the vicinity.

ATTACHMENTS:

1. Application
2. Information from applicant
3. Section 98-1032(b)(1)(b)
4. Zoning Map
5. 200' property owner notice map
6. Aerial photograph of property
7. Published public hearing notice
8. Property owner notification
9. List of property owners within 200 feet

TOWN OF FLOWER MOUND

DATE: 9/30/2022

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 98-1032(b)(2)(b) of the Town of Flower Mound Zoning Ordinance.

LOCATION OF PROPERTY

Street Address: 6609 RED BUD DRIVE, FLOWER MOUND TX 75022Legal Description: Lot/Tract 28, Block 5, of Subdivision/Abstract RED BUD BINT

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.)

REQUEST TO BUILD AN ACCESSORY BUILDING (GARAGE) CLOSER TO THE ROAD AND ABOVE THE 572' LINE. THE CURRENT HOUSE SITS BELOW THE 572' LINE.

A non-refundable application fee of \$250 + \$40 public hearing notice fee required at the time of application. \$2.50 per property notice fee 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 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.

James Raney JAMES RANEY
Signature of Applicant Print Name
4605 TOUR 18 DR., FLOWER MOUND TX 75022 214-208-0320
Mailing Address Telephone (Home) Telephone (Day Number)

Staff Member's Signature

Date

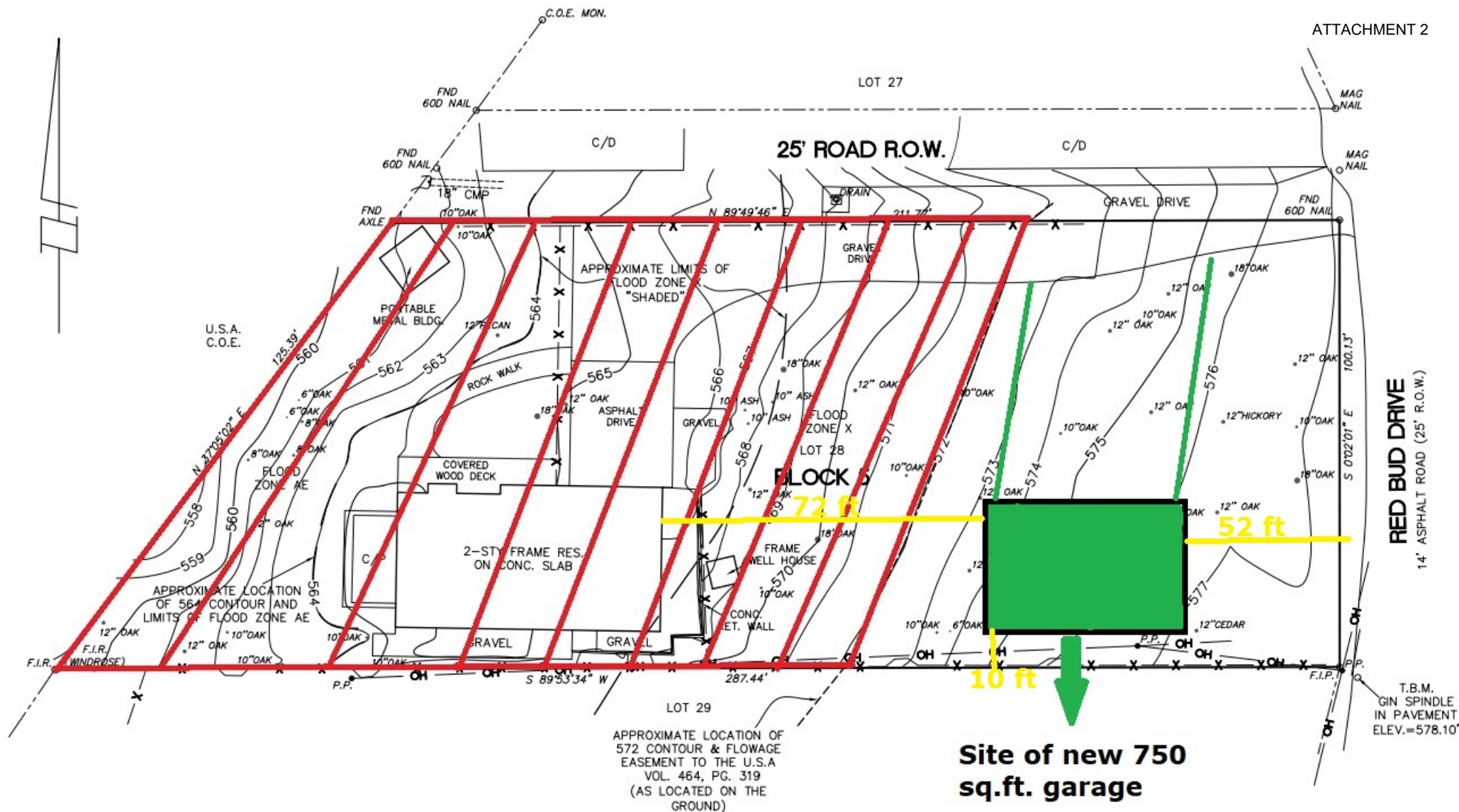
Receipt Number

BOARD OF ADJUSTMENT DECISION: () DENIED () GRANTED

TERMS AND/OR CONDITIONS: _____

BOARD OF ADJUSTMENT CHAIRMAN: _____ DATE: _____

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





1001 Cross Timbers Road, Ste. 2330
Flower Mound, TX 75028
www.flower-mound.com

DEVELOPMENT REVIEW COMMITTEE

Engineering Services Pre-Application Notes

Project Name: 6609 RED BUD DRIVE

Date: 9/6/2022

Project ID: DRC22-0069

Time: 4:00 pm

Engineering Services Contact: Jersain Castanon 972-874-6304

TRAFFIC

- ☐ Signals:
- ☐ Cross Access: must be provided
- ☐ Decel Lanes:
- ☐ Median Openings:
- ☐ Drive Spacing:
- ☒ ROW Dedication Needs: If right turn/decel lanes are proposed, additional ROW dedication may be necessary.
- ☐ Have the full sections of ROWs been obtained:
- ☐ Is project adjacent to TxDOT roadways or schools:
- ☐ Are there impact fee eligible roadways:
- ☐ Traffic Impact Analysis (TIA): Please work with Town Traffic Engineer on TIA or update to TIA is required.

Generally, a TIA is conducted by the Town's traffic consultant. Once the final site improvements have been determined, that site plan is provided to the Town's Traffic Engineer by the developer. Once the site plan is received by the Town it is sent to the Town's consultant for a scope and fee. The scope and fee, once received, will be forward to the developer for payment. Once the fee is paid by the developer the TIA will commence.

Additional Traffic Notes:

Flower Mound has Road Impact fees.

WATER

- ☒ Existing water line locations and size: Existing line along Red Bud 8"
- ☐ Are lines required from the Water Master Plan:
- ☐ Are the lines impact fee eligible:
- ☐ Water lines must be looped:
- ☒ Hydrant spacing and location: 300-foot spacing; coordinate location with Fire Department
- ☐ Easement needs and extension to adjacent property:
- ☐ Is a model evaluation of alternates to the Master Plan necessary:

Additional Water Notes:

Flower Mound has Water Impact fees.

SEWER

☒ Receiving point of service area per Wastewater Master Plan: No sanitary sewer Area is SEPTIC

☐ Existing sewer line locations and size:

☐ Are existing lines within 300 feet of new construction?

☐ Are lines required from the Wastewater Master Plan?

☐ Are the lines impact fee eligible?

☐ Easement needs and extension to adjacent property to serve basin:

☐ Is a model evaluation of alternates to the Master Plan necessary?

Additional Sewer Notes:

Flower Mound has Wastewater Impact fees.

DRAINAGE

☐ Retention pond required:

☐ Detention pond required: Detention is existing.

☐ Downstream capacity (if detaining to residential standards): Must detain.

☒ Floodplain present:

☐ Flood study required (no offsite increases):

☐ Letter of Map Revision (LOMR) required:

☒ Easements for concentrated flow going offsite: May be required depending on study

☒ Accommodating for off-site flow into subject property:

☒ Watershed Protection Plan:

Additional Drainage Notes:

Flower Mound has drainage fees.

FLOWAGE EASEMENT PERMITS BY COE HAS ADDITIONAL REQUIREMENTS**OVERHEAD UTILITIES**

☐ Overhead utilities present on property:

☐ Cost estimate and exhibit for line bury for P&Z presentation:

Additional Overhead Utility Notes:

All overhead utilities on property must be placed underground. An exception may be requested, a letter from provider for non-removal may be provided from utility provider.

SIDEWALKS

- ☐ Sidewalks required:
- ☐ Sidewalk dimensions: 4' minimum
- ☐ Easements required for sidewalks within private property:
- ☐ Trail required (See Park's Notes); contact John Habern

Additional Sidewalk Notes:

STABILIZATION

- ☒ A temporary and permanent stabilization plan must be provided with the construction plans.

Additional Stabilization Notes:

WATER INJECTION

- ☒ Water injection for pad stabilization must be requested at the time of initial construction plan submittal. Injection must be done prior to utility installation.

Additional Water Injection Notes:

Exception Summary: *If support of a needed exception can be determined by the DRC at the time of the meeting, support will be indicated next to the necessary exception listed below. Otherwise, the appropriate staff member will follow-up with the primary contact listed on the pre-application request form.*

Development Agreement Required: ☐ Y / ☐ N *(If the development requires a development agreement, the agreement must be signed prior to the Town Council meeting. Otherwise the item will be table by the Council until the agreement has been signed by the developer.)*

Miscellaneous Notes:

All Development in Flower Mound is subject to Impact Fees (Road, Water and Sewer).

The pre-application meeting is intended to provide general information on development applications including zoning, platting, site plan, and design review prior to a formal application. Representatives of all departments involved in the review process will evaluate the proposal. Comments will be based on information provided by the applicant and shall be reliable provided the proposal or policies do not change between the pre-application meeting and the time of application. The pre-application process does not constitute a formal review of an application and a final determination of standards and conditions for approval cannot be made until a formal application is submitted.

The Development Review Committee checklists represent the Town of Flower Mound's understanding of development issues discussed and decisions made during this meeting. If you do not concur or have changes or corrections, please notify our office within three (3) business days of receipt of these checklists. Failure to do so within this time frame constitutes full acceptance of all items outlined within these checklists.

Tell us what you think about your experience at
http://www.flower-mound.com/planning/planning_survey.php

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.

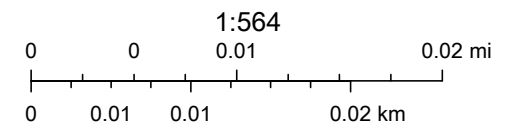
(Ord. No. 19-01, § 1, 3-5-2001; Ord. No. 17-21, § 16, 4-5-2021; Ord. No. 42-21, § 14, 10-4-2021)

ZONING MAP

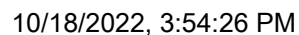


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- | | | | | |
|-------------|-------------------|-----------------|-----------------------------|----------------------|
| Parcel | Address Points | Key Lot | Combined Uses-See Ordinance | Agriculture |
| County Line | Primary Address | Zoning | Mixed Use | Single Family Estate |
| Town Limits | Alternate Address | Interim Holding | Central Business District | |



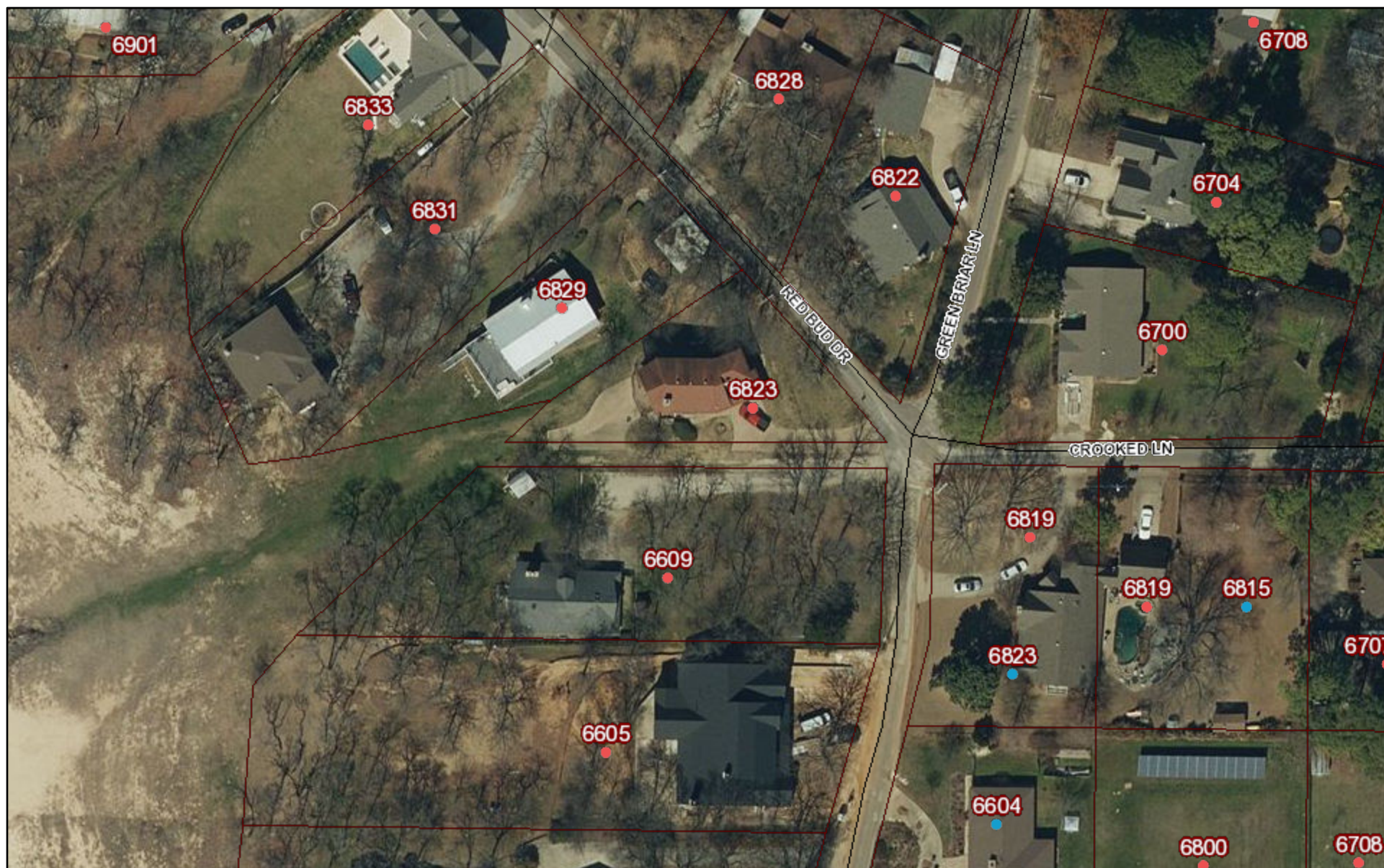
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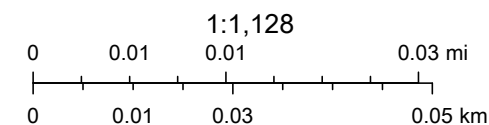
A scale bar for Figure 1. The top scale is in miles (mi) with major ticks at 0, 0.01, 0.03, and 0.06. The bottom scale is in kilometers (km) with major ticks at 0, 0.03, 0.05, and 0.1. The text '1:2,257' is centered above the scales, indicating the map's scale.

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AERIAL PHOTOGRAPH



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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, November 9, 2022 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 James Raney for a variance from Section 98-1032(b)(1)(b) - "Accessory Buildings" of the Code of Ordinances. The property is generally located South of Cardinal Dr and West of Rocky Point Rd and is locally known as 6609 Red Bud Dr, Lot 28, Block 5 of the Red Bud Point subdivision.

To Run in Denton Record Chronicle: Saturday/Sunday, October 29th, 2022 & October 30th, 2022

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. BOA22-0004)

Town of Flower Mound Account Number: 100041132



October 25, 2022

Board of Adjustment Case No. BOA22-0004

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

A request has been received from James Raney for a variance from Section 98-1032(b)(1)(b) - "Accessory Buildings" of the Code of Ordinances. The property is generally located South of Cardinal Dr and West of Rocky Point Rd and is locally known as 6609 Red Bud Dr, Lot 28, Block 5 of the Red Bud Point subdivision.

The Board of Adjustment of the Town of Flower Mound, Texas will hold a public hearing on this request on **Wednesday, November 9th, 2022, at 6:30 p.m. at the Flower Mound Town Hall, 2121 Cross Timbers Road (FM 1171).** 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	OWNER NAME	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP	ADDRESS
R08252	FOX, KIMBERLY D & BECA, CHRISTIAN	6833 RED BUD DR	FLOWER MOUND	TX	75022	6833 Red Bud Dr
R08257	KAVE, JAMES E & SANDRA D REVOCABLE LIVING TRUST	2005 SKELTON ST	FLOWER MOUND	TX	75022	6831 Red Bud Dr
R08260	BROWN, ANDREA N	6829 RED BUD DR	FLOWER MOUND	TX	75022	6829 Red Bud Dr
R08262	GRIFFIN, GEORGE	6819 CROOKED LN	FLOWER MOUND	TX	75022	6823 Red Bud Dr
R08265	NILES, STEVEN A & ALISON M TR NILES FAMILY TRUST	6609 RED BUD DR	FLOWER MOUND	TX	75022	6609 Red Bud Dr
R08270	HALL, RODNEY L & KIMBERLY D	2150 CANTON VW	ALPHARETTA	GA	30009	6605 Red Bud Dr
R08283	LEMMEL, PATRICK K	6601 RED BUD DR	FLOWER MOUND	TX	75022	6601 Red Bud Dr
R08335	BASS, AMALEE J	6832 RED BUD DR	FLOWER MOUND	TX	75022	6832 Red Bud Dr
R08338	SCONYERS, WILLIAM B & ASHLYN E	6704 GREEN BRIAR LN	FLOWER MOUND	TX	75022	6704 Green Briar Ln
R08369	MCCOY, M C	5008 BENTWOOD CT	FORT WORTH	TX	76132	6700 Greenbriar Ln
R08372	GRIFFIN, GEORGE H, JR	6819 CROOKED LN	FLOWER MOUND	TX	75022	6823 Crooked Ln
R08373	GRIFFIN, GEORGE H, JR	6819 CROOKED LN	FLOWER MOUND	TX	75022	6815 Crooked Ln
R08376	SCHLEMMER, LAYNE E & TANYA G	6600 RED BUD DR	FLOWER MOUND	TX	75022	6604 Red Bud Dr
R08376	SCHLEMMER, LAYNE E & TANYA G	6600 RED BUD DR	FLOWER MOUND	TX	75022	6604 Red Bud Dr
R77978	KAISER, TERRY & MARY	6828 RED BUD DR	FLOWER MOUND	TX	75022	6828 Red Bud Dr
R77980	MARTIN, LIANNE B & DREW E	6822 Red Bud Dr	FLOWER MOUND	TX	75022	6822 Red Bud Dr