

Board of Adjustment



October 11, 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 May 10, 2023, regular meeting of the Board of Adjustment.

F. REGULAR ITEM(S)

1. BOA23-0004 - (BOA23-0004) Hold a public hearing and consider a request from Troy Ray Wood for a variance from Sections 98-1032(a)(1) & 98-1032(e) – "Accessory Buildings" of the Code of Ordinances. The property is generally located South of Flower Mound Rd and West of Duncan Ln and is locally known as 112 Cherokee Path, Lot 17 of the M.BAKER subdivision.

2. BOA23-0005 -
(BOA23-0005) Hold a public hearing and consider a request from Nicholas Holmans for a variance from Section 98-305(b) – “Minimum dimensions” of the Code of Ordinances. The property is generally located South of Cross Timbers Rd and West of Long Prairie Rd and is locally known as 2849 Sagebrush Dr, Lot 59 of the J.STEWART 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: October 6, 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: October 11, 2023
FROM: Emily Chapman
ITEM: **Consider approval of the minutes from May 10, 2023, regular meeting of the Board of Adjustment.**

BACKGROUND: This agenda item is to consider approval of the minutes from May 10, 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



May 10, 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, Place 1
Gregory Jones, Vice Chair, Place 3
Ryan Geddie, Place 2
Jodi Sealy, Place 4
Craig Goodhart, Place 5
Chuck Freeny, Alt. Place 6
Vicky Gunning, Alt. Place 8

with the following member(s) absent:

Len Chavez, Alt. Place 7

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

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

Chair Schultz called the regular meeting to order at 6:30PM.

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.

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 April 12, 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. Commission Member Ryan Geddie 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. (BOA23-0003) - **(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.**

Staff Presentation

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

- Background Information
- Variance Request
- Sec. 98-276
- Sec. 98-1032
- Site Plan
- Aerial Photo
- Property Information
- Variance Request

Applicant Presentation

Jim Burke, (5501 Muirfield Ct., Flower Mound) answered questions and gave the presentation with the following items included:

- Application
- Criteria Response A
- Criteria Response B
- Criteria Response C
- Criteria Response D
- Boundary Survey
- Site Plan
- Elevation Plan

Comments

Names listed below don't necessarily reflect the order in which each person spoke and all addresses are located in Flower Mound unless otherwise indicated.

	Speaker name and address	Subject (as written on the form)
1.	Steve Jackson, 5505 Muirfield Ct.	In opposition
2.	Melony Murray, 5601 Muirfield Ct.	In opposition
3.	Cindy Clark, 8704 Baultusrol Dr.	In opposition
4.	Tom Clark, 8704 Baultusrol Dr.	In opposition

** Indicates person did not wish to speak*

PUBLIC COMMENTS CLOSED- 7:01 PM

ACTION: Vice Chair Gregory Jones. moved to deny item F.1 as presented in the agenda caption. Board Member Jodi Sealy seconded the motion.

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

NAYS: None

ABSTAIN: None
RESULT: 5 : 0

G. ADJOURN

Chair Schultz adjourned the meeting at 7:27 p.m. on Wednesday, May 10, 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: October 11, 2023
FROM: Tasha Coates, Plans Review Manager
ITEM: **(BOA23-0004) Hold a public hearing and consider a request from Troy Ray Wood for a variance from Sections 98-1032(a)(1) & 98-1032(e) – “Accessory Buildings” of the Code of Ordinances. The property is generally located South of Flower Mound Rd and West of Duncan Ln and is locally known as 112 Cherokee Path, Lot 17 of the M.BAKER subdivision.**

BACKGROUND: BACKGROUND INFORMATION:

APPLICANT: Troy Ray Wood
112 Cherokee Path
Flower Mound, TX 75028

LOCATION:

PROPERTY ADDRESS: 112 Cherokee Path
Flower Mound, TX 75028

SUBDIVISION: Lot 17
M.Baker

ZONING: SF-15

STAFF ANALYSIS:

While there are four variances listed on the application, staff did notify the owner/applicant (Troy Ray Wood) and the consultant (Jeffrey Bennett, Bennett Design Services) that the variance request for the exterior material is not required due to HB 2439 and the request for a separate electric meter is not a zoning regulation so a variance is outside the scope of authority for the Board. These two items are not on the agenda for consideration by the Board.

A request has been received from Troy Ray Wood for a variance from Section 98-1032(a)(1) & Section 98-1032(e) - “Accessory Buildings” of the Town’s Code of Ordinances. The request is to allow an accessory building to be constructed at 1,500 sq ft and to allow an accessory building to be constructed at 18’ from grade to peak.

Section 98-1032(a)(1) Accessory buildings of the Town’s Code of Ordinances states “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.”

Section 98-1032(e) Accessory buildings of the Town’s Code of Ordinances states “*Height.* Accessory buildings shall be limited to a height of not more than 14 feet to the top of the roof.”

Additional Info:

The applicant included a list of 8 parcel numbers on Cherokee Path that have accessory buildings with components or features outside the ordinance. Staff researched and found that, of those 8 parcels, 1 did not apply as it was for items that are not under consideration for this request, 1 appears to have been constructed without a permit, 3 are not listed in DentonCAD records, and 3 were constructed between 1978 – 1993, which predates our electronic records.

Summary:

Mr. Wood is requesting a variance to construct a 1,500 accessory building, which is 750 sq ft larger than allowed per Town Ordinance. Mr. Wood is also requesting a variance to construct an accessory building at a height of 18’, which is 4’ taller than allowed per Town Ordinance.

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:

1. 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.
2. 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.
3. 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.
4. 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.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

1. ATTACHMENT 1 - BOA APPLICATION
2. ATTACHMENT 2 - INFO FROM APPLICANT
3. ATTACHMENT 3 - SECTION 98-1032
4. ATTACHMENT 4 - ZONING MAP
5. ATTACHMENT 5 - 200' PROPERTY OWNER NOTICE MAP
6. ATTACHMENT 6 - AERIAL PHOTOGRAPH OF PROPERTY
7. ATTACHMENT 7 - PUBLIC HEARING NOTICE
8. ATTACHMENT 8 - PROPERTY OWNER NOTIFICATION
9. ATTACHMENT 9 - LIST OF PROPERTY OWNERS WITHIN 200 FEET

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

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

DATE: 8/23/23

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 Sec. 98-1032. (a)(1), (d)(2), (e) and 2021 IRC of the Town of Flower Mound Zoning Ordinance.

Section E3601.2

LOCATION OF PROPERTY

Street Address: 112 Cherokee Path Flower Mound, TX 75028

Legal Description: Lot/Tract 17, Block N/A, of Subdivision/Abstract A0049A R. BAKER

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.)

R16847, R16849, R16850, R16853, R16861, R16912, R16916, R16921

A non-refundable application fee of \$665 + \$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.

Troy Ray Wood
Signature of Applicant
same trwood54@aol.com

Troy Ray Wood
Print Name
469 323 7424 (cell)
Phone Number

Pasha Coates
Mailing Address
Staff Member's Signature

8/23/23
Date

E3078267
Receipt Number

BOARD OF ADJUSTMENT DECISION (circle one): DENIED GRANTED GRANTED WITH CONDITIONS

TERMS AND/OR CONDITIONS: _____

BOARD OF ADJUSTMENT CHAIR: _____ DATE: _____

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



August 19, 2023

Town of Flower Mound staff and Board of Adjustment,

Summary of Variances Requested:

Section 98-1032

- (a)(1) Accessory buildings shall not exceed 750 square feet
- (d)(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.

and

2021 IRC Section E3601.2

one- and two-family dwellings shall be supplied by only one service. Chapter 1 of the same code allows the Building Official to interpret the code for their jurisdiction.

The Property Owner wishes to build an accessory building equal to that of existing properties on Cherokee Path. 1500 square feet, metal or concrete composite board, height of 18 feet, and with electrical service independent from the main dwelling.



August 27, 2023

Town of Flower Mound staff and Board of Adjustment,

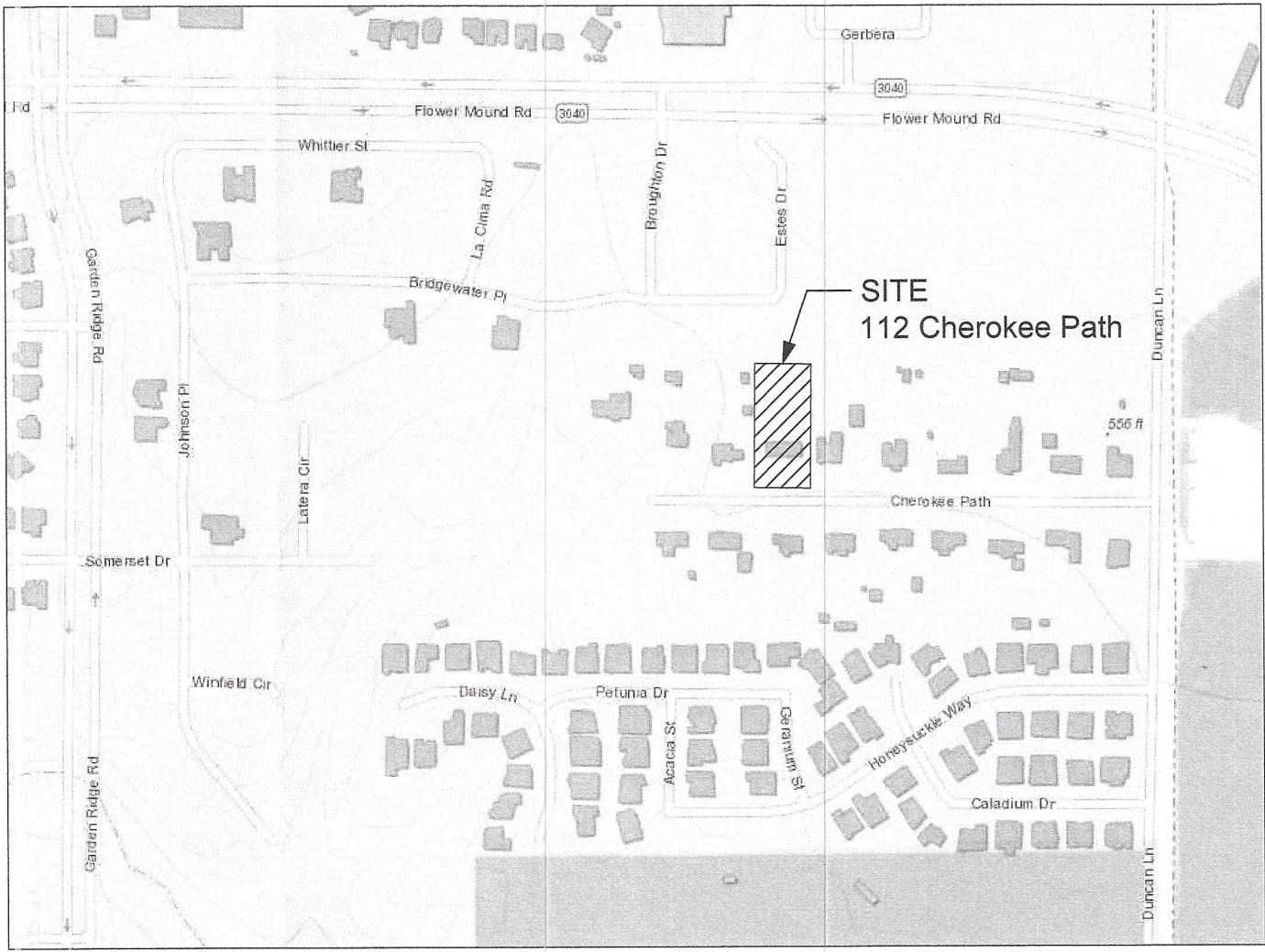
Additional Information:

The following properties on Cherokee Path have accessory buildings with square footage and/or heights that exceed the requirements for SF-15:

R16847	1440 SF, 16' ht, Cement Panel
R16849	1056 SF, Metal Exterior
R16850	Metal Exterior and Separate Power
R16853	18' ht, Cement Panel and Wood Panel
R16861	1500 SF, 16' ht
R16912	1000 SF, Metal Exterior
R16916	1085 SF
R16921	768 SF, 18' ht

The Property Owner wishes to build an accessory building equal to that of existing properties on Cherokee Path. 1500 square feet, metal or concrete composite board, height of 18 feet, and with electrical service independent from the main dwelling.

BDS Landscape Architecture
200 Cherokee path
Flower Mound, Texas 75028
979.218.0735
Jeff.Bennett@BDS411.com



VICINITY MAP
NOT TO SCALE

VARIANCE REQUESTS

- THE PROPERTY OWNER IS SEEKING A VARIANCE FOR THE FOLLOWING ITEMS:
1. ACCESSORY BUILDING SQUARE FOOTAGE INCREASED FROM 750 SF TO 1500 SF.
 2. ACCESSORY BUILDING HEIGHT INCREASED FORM 14 FT TO 18 FT.
 3. ACCESSORY BUILDING EXTERIOR MATERIAL CONSTRUCTION WILL NOT MATCH MAIN DWELLING CONSTRUCTION. ARCHITECTURAL STEEL OR CEMENT BOARD COMPOSITE PANEL ARE REQUESTED.
 4. ACCESSORY BUILDING TO HAVE SEPARATE ELECTRICAL SERVICE EXCLUDING MAIN DWELLING.

Wood Residence

112 Cherokee Path
Flower Mound, TX 75028
Jeffrey E. Bennett
469.323.7423

NOT FOR CONSTRUCTION

JEFFREY E. BENNETT
STATE OF TEXAS
RLA 2394 08.12.2023

PRO #: 22.0001.JRW

DESIGN BY: JEB

DRAWN BY: JEB

DATE: 08.12.2023

SCALE: 1/16" = 1'-0"

DRAWING:
PRELIMINARY SITE PLAN

SHEET No.

L100



August 19, 2023

Town of Flower Mound staff and Board of Adjustment,

Property Owner:

The Property Owner acknowledges that it has authorized Jeffrey E. Bennett, RLA of Bennett Design Services to represent the Property Owner before the Board of Adjustment for the purpose of presenting the Property Owner's Request For Variance and submitting the Request For Variance Application.

Troy Ray Wood

Property Owner Name

Troy R Wood 8-21-23
Signature | Date

112 Cherokee Path Flower Mound, TX 75028

Address | City | State | Zip code

Notary

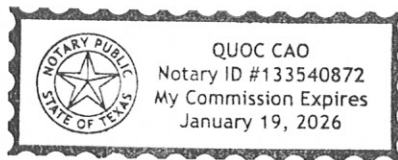
[Signature]

8-21-23

Signature | Date

925 W Mam St. Lewisville TX 75067

Address | City | State | Zip code



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.

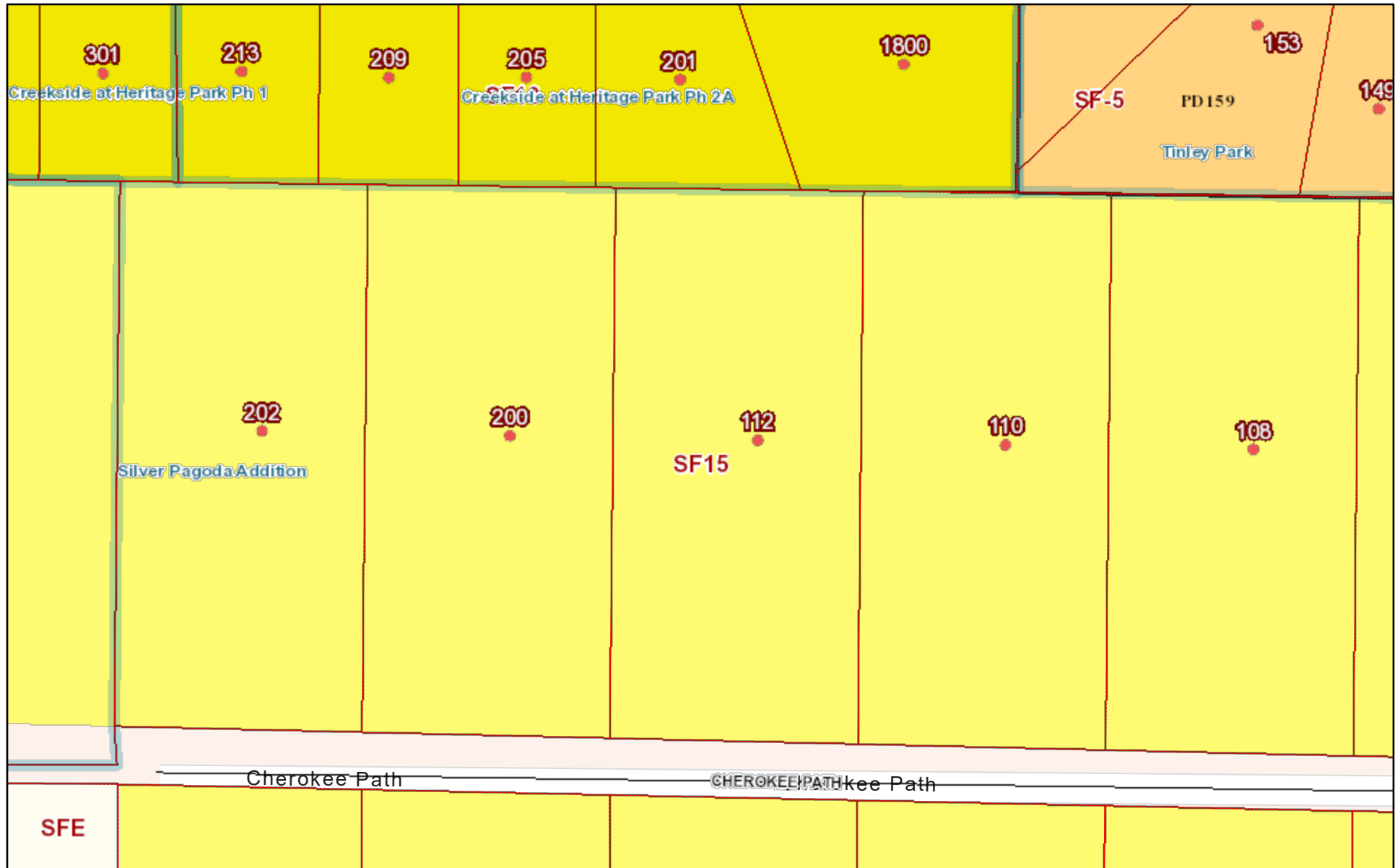
- (e) *Height.* Accessory buildings shall be limited to a height of not more than 14 feet to the top of the roof.

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.

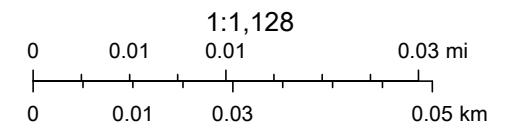
- (f) *Permit.* A building permit shall be required.

(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

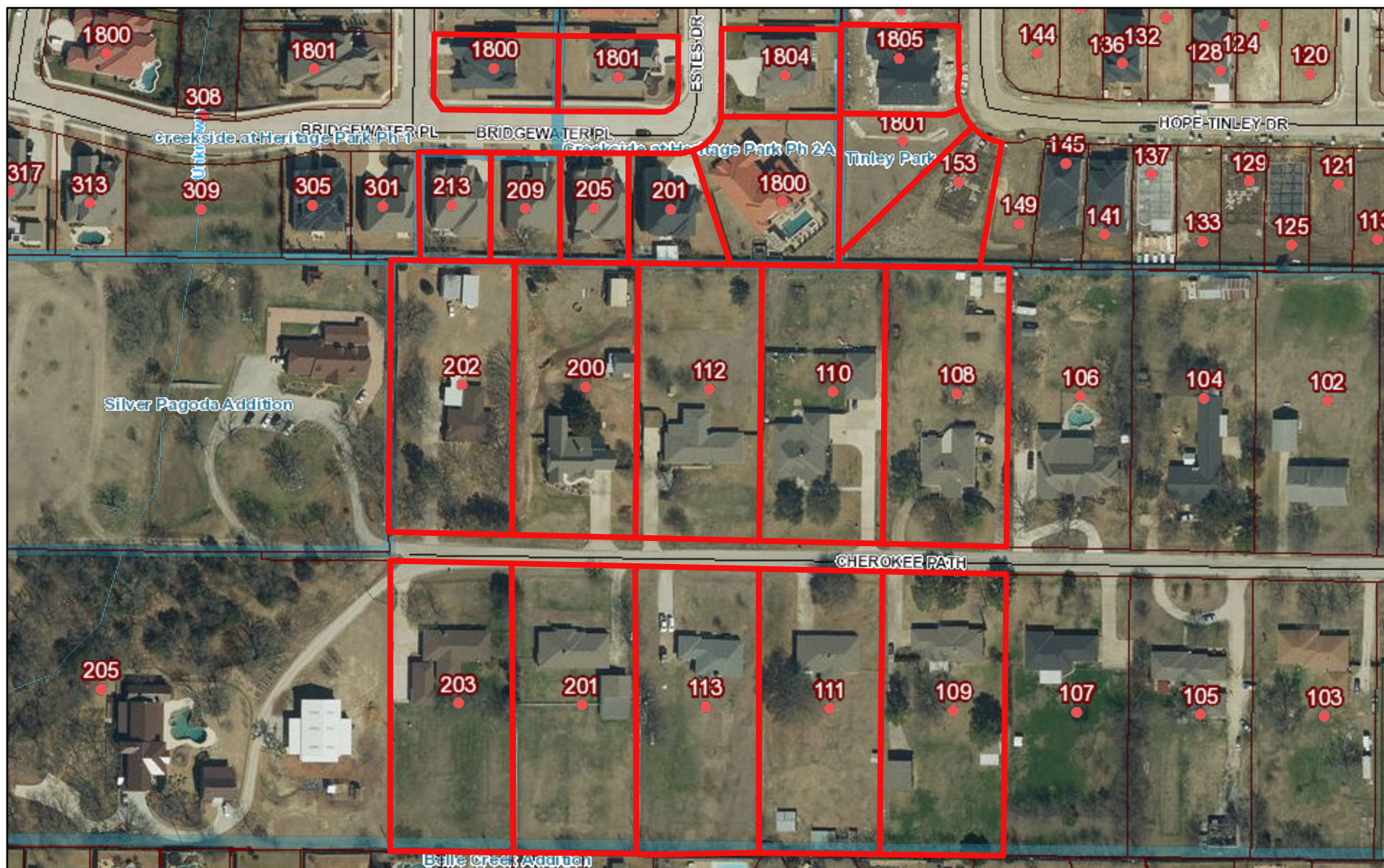


9/18/2023, 3:45:07 PM



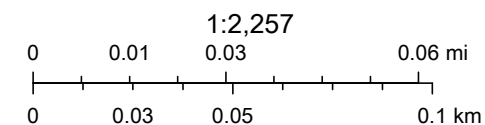
Town of Flower Mound, DCAD, TAD, Esri Community Maps Contributors, City of Fort Worth, City of Lewisville, Town of Flower Mound, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

200' PROPERTY OWNER NOTICE MAP



9/18/2023, 3:54:40 PM

- | | | | |
|---|--|---|--|
| Buffer (Step 2) _Query result | Subdivisions | Address Points | ● Key Lot |
| Denton County Appraisal Data | Town Limits | ● Primary Address | ■ Park Location |
| Parcel | | ● Alternate Address | — Streams |

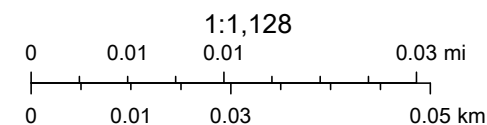
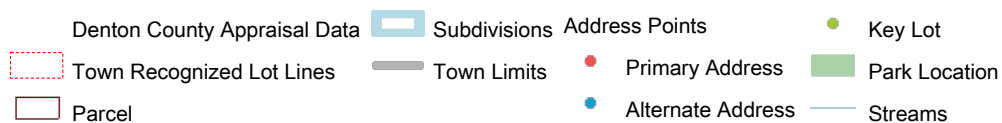


Town of Flower Mound, DCAD, TAD, Esri Community Maps Contributors, City of Fort Worth, City of Lewisville, Town of Flower Mound, Texas Parks & Wildlife

AERIAL PHOTOGRAPH OF PROPERTY



9/18/2023, 3:47:35 PM



Town of Flower Mound, DCAD, TAD, Esri Community Maps Contributors, City of Fort Worth, City of Lewisville, Town of Flower Mound, Texas Parks & Wildlife

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, October 11, 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 Troy Ray Wood for a variance from Sections 98-1032(a)(1) & 98-1032(e) – “Accessory Buildings” of the Code of Ordinances. The property is generally located South of Flower Mound Rd and West of Duncan Ln and is locally known as 112 Cherokee Path, Lot 17 of the M.BAKER subdivision.

To Run in Denton Record Chronicle: Saturday/Sunday, September 30 & October 1, 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. BOA23-0004)

Town of Flower Mound Account Number: 100041132



September 26, 2023

Board of Adjustment Case No. BOA23-0004

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

A request has been received from Troy Ray Wood for a variance from Sections 98-1032(a)(1) & 98-1032(e) – “Accessory Buildings” of the Code of Ordinances. The property is generally located South of Flower Mound Rd and West of Duncan Ln and is locally known as 112 Cherokee Path, Lot 17 of the M.BAKER subdivision.

The Board of Adjustment of the Town of Flower Mound, Texas will hold a public hearing on this request on **Wednesday, October 11, 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	OWNER NAME	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP	ADDRESS
R16747	FLETCHER, CHRISTOPHER A	113 Cherokee Path	Flower Mound	TX	75028	113 Cherokee Path
R16847	SULLIVAN, MICHAEL K	201 CHEROKEE PATH	FLOWER MOUND	TX	75028	201 Cherokee Path
R16850	HOGUE, WILLIAM DOUGLAS	202 CHEROKEE PATH	FLOWER MOUND	TX	75028	202 Cherokee Path
R16853	BENNETT, HYL A & JEFF	200 CHEROKEE PATH	FLOWER MOUND	TX	75028	200 Cherokee Path
R16856	RIDINGER, JACK R	108 CHEROKEE PATH	FLOWER MOUND	TX	75028	108 Cherokee Path
R16859	WOOD, TROY RAY & JEANNA G	112 CHEROKEE PATH	FLOWER MOUND	TX	75028	112 Cherokee Path
R16861	MURCHEK, SAMANTHA M	110 CHEROKEE PATH	FLOWER MOUND	TX	75028	110 Cherokee Path
R16909	LILES, AUTRY L	109 CHEROKEE PATH	FLOWER MOUND	TX	75028	109 Cherokee Path
R16912	WOODS, CARROLL VAN	111 CHEROKEE PATH	FLOWER MOUND	TX	75028	111 Cherokee Path
R16916	BELL, DENNIS MONROE	203 CHEROKEE PATH	FLOWER MOUND	TX	75028	203 Cherokee Path
R564651	VALLABHANENI, KIRAN & GODAVARTY, ASHA DEVI	1800 BROUGHTON DR	FLOWER MOUND	TX	75028	1800 Broughton Dr
R681510	KORRAPATI, KISHORE R & KANCHARLA, LAHRI	1801 ESTES DR	FLOWER MOUND	TX	75028	1801 Estes Dr
R681517	MISRI, MANISH & TIKU, SHILPA	1804 ESTES DR	FLOWER MOUND	TX	75028	1804 Estes Dr
R681518	MURTHY, LEELA I FAMILY TRUST	1800 ESTES DR	FLOWER MOUND	TX	75028	1800 Estes Dr
R681520	MACHEPALLI, RAGHU & PALLAVI	201 BRIDGEWATER PL	FLOWER MOUND	TX	75028	201 Bridgewater Pl
R681521	MURUGESAN, PREMKUMAR & ARUMUGAM, SIVASANKARI	205 BRIDGEWATER PL	FLOWER MOUND	TX	75028	205 Bridgewater Pl
R681522	SINGH, JEETINDER & KAUR, MANJIT	209 BRIDGEWATER PL	FLOWER MOUND	TX	75028	209 Bridgewater Pl
R681523	MACAPUGAY, MADELINE & EZRA	213 BRIDGEWATER PL	FLOWER MOUND	TX	75028	213 Bridgewater Pl
R768016	REMBERT ENTERPRISES INC	3625 BONANZA LN	FLOWER MOUND	TX	75022	153 Hope Tinley Dr
R768031	COX, TYRONE & ANDREA	1805 HOPE TINLEY PARK LN	FLOWER MOUND	TX	75028	1805 Hope Tinley Ln
R768033	REMBERT ENTERPRISES INC	3625 BONANZA LN	FLOWER MOUND	TX	75022	1801 Hope Tinley Ln



BOARD OF ADJUSTMENT AGENDA F.2. REGULAR ITEM(S)

DATE: October 11, 2023
FROM: Tasha Coates, Plans Review Manager
ITEM: **(BOA23-0005) Hold a public hearing and consider a request from Nicholas Holmans for a variance from Section 98-305(b) – “Minimum dimensions” of the Code of Ordinances. The property is generally located South of Cross Timbers Rd and West of Long Prairie Rd and is locally known as 2849 Sagebrush Dr, Lot 59 of the J.STEWART subdivision.**

BACKGROUND: BACKGROUND INFORMATION:

APPLICANT: Nicholas Holmans
2849 Sagebrush Dr
Flower Mound, TX 75022

LOCATION:

PROPERTY ADDRESS: 2849 Sagebrush Dr
Flower Mound, TX 75022

SUBDIVISION: Lot 59
J.STEWART

ZONING: Single Family Estate (SF-E)

STAFF ANALYSIS:

A request has been received from Nicholas Holmans for a variance from Section 98-305(b) - “Minimum Dimensions” of the Town’s Code of Ordinances. The request is to allow a property to be platted in the SF-E (Single-Family Estate) zoning with less than the required 150’ lot width.

Section 98-305(b) Minimum Dimensions of the Town’s Code of Ordinances states “*Minimum lot width.* The minimum lot width for residential uses in the SF-E, single-family estate district shall be 150 feet, subject to section 98-1024.”

Section 98-1024(a) Minimum lot width of the Town’s Code of Ordinances states “*Generally.* Lots used for residential uses shall comply with the minimum lot width standards contained in the district regulations and summarized in the residential dimensional regulations scheduled, as may be modified by additional provisions in the district regulations, in this section or elsewhere in this chapter.”

History:

The master plan shows this property to be zoned SF-E (Single-Family Estate), however a portion of

the property was sold by metes and bounds prior to the current ownership and the property was not replatted. The Town does not recognize metes and bounds sales and since the configuration of the lot has changed since January, 1974, this is not considered a lot of record and the lot must be platted prior to any new permits being issued for the property.

Section 74-3 – Definitions of the Town’s Code of Ordinances states “Lot of record, unplatted, means a parcel of land, the deed for which is recorded in the office of the county clerk prior to the adoption of the town’s zoning ordinance on January 9, 1975.”

Summary:

Mr. Holmans is requesting to plat the property as SF-E (Single-Family Estate) in line with the Town’s Master Plan and surrounding properties, with only 116.22’ of lot width, which is 33.78’ less than the 150’ required per Town Ordinance.

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:

1. 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.
2. 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.
3. 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.
4. 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.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

1. ATTACHMENT 1 - BOA APPLICATION
2. ATTACHMENT 2 - ADDITIONAL INFO FROM APPLICANT
3. ATTACHMENT 3 - SECTION 98-305
4. ATTACHMENT 4 - SECTION 98-1024
5. ATTACHMENT 5 - ZONING MAP
6. ATTACHMENT 6 - 200' PROPERTY OWNER NOTICE MAP
7. ATTACHMENT 7 - AERIAL PHOTOGRAPH OF PROPERTY
8. ATTACHMENT 8 - PUBLIC HEARING NOTICE
9. ATTACHMENT 9 - PROPERTY OWNER NOTIFICATION
10. ATTACHMENT 10 - LIST OF PROPERTY OWNERS WITHIN 200'

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



BOARD OF ADJUSTMENT AGENDA F.2. REGULAR ITEM(S)

DATE: October 11, 2023
FROM: Tasha Coates, Plans Review Manager
ITEM: **(BOA23-0005) Hold a public hearing and consider a request from Nicholas Holmans for a variance from Section 98-305(b) – “Minimum dimensions” of the Code of Ordinances. The property is generally located South of Cross Timbers Rd and West of Long Prairie Rd and is locally known as 2849 Sagebrush Dr, Lot 59 of the J.STEWART subdivision.**

BACKGROUND: BACKGROUND INFORMATION:

APPLICANT: Nicholas Holmans
2849 Sagebrush Dr
Flower Mound, TX 75022

LOCATION:

PROPERTY ADDRESS: 2849 Sagebrush Dr
Flower Mound, TX 75022

SUBDIVISION: Lot 59
J.STEWART

ZONING: Single Family Estate (SF-E)

STAFF ANALYSIS:

A request has been received from Nicholas Holmans for a variance from Section 98-305(b) - “Minimum Dimensions” of the Town’s Code of Ordinances. The request is to allow a property to be platted in the SF-E (Single-Family Estate) zoning with less than the required 150’ lot width.

Section 98-305(b) Minimum Dimensions of the Town’s Code of Ordinances states “*Minimum lot width.* The minimum lot width for residential uses in the SF-E, single-family estate district shall be 150 feet, subject to section 98-1024.”

Section 98-1024(a) Minimum lot width of the Town’s Code of Ordinances states “*Generally.* Lots used for residential uses shall comply with the minimum lot width standards contained in the district regulations and summarized in the residential dimensional regulations scheduled, as may be modified by additional provisions in the district regulations, in this section or elsewhere in this chapter.”

History:

The master plan shows this property to be zoned SF-E (Single-Family Estate), however a portion of

the property was sold by metes and bounds prior to the current ownership and the property was not replatted. The Town does not recognize metes and bounds sales and since the configuration of the lot has changed since January, 1974, this is not considered a lot of record and the lot must be platted prior to any new permits being issued for the property.

Section 74-3 – Definitions of the Town’s Code of Ordinances states “Lot of record, unplatted, means a parcel of land, the deed for which is recorded in the office of the county clerk prior to the adoption of the town’s zoning ordinance on January 9, 1975.”

Summary:

Mr. Holmans is requesting to plat the property as SF-E (Single-Family Estate) in line with the Town’s Master Plan and surrounding properties, with only 116.22’ of lot width, which is 33.78’ less than the 150’ required per Town Ordinance.

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:

1. 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.
2. 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.
3. 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.
4. 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.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

1. ATTACHMENT 1 - BOA APPLICATION
2. ATTACHMENT 2 - ADDITIONAL INFO FROM APPLICANT
3. ATTACHMENT 3 - SECTION 98-305
4. ATTACHMENT 4 - SECTION 98-1024
5. ATTACHMENT 5 - ZONING MAP
6. ATTACHMENT 6 - 200' PROPERTY OWNER NOTICE MAP
7. ATTACHMENT 7 - AERIAL PHOTOGRAPH OF PROPERTY
8. ATTACHMENT 8 - PUBLIC HEARING NOTICE
9. ATTACHMENT 9 - PROPERTY OWNER NOTIFICATION
10. ATTACHMENT 10 - LIST OF PROPERTY OWNERS WITHIN 200'

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

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

DATE: 09/08/23

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 98-305 of the Town of Flower Mound Zoning Ordinance.

LOCATION OF PROPERTY

Street Address: 2849 SAGEBRUSH DR. FLOWER MOUND, TX 75022
 A 1.03 ACRE LOT SITUATED IN THE JP STEWART SURVEY ABSTRACT # 1161
 Legal Description: Lot/Tract _____, Block _____, of Subdivision/Abstract _____

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.)

SEE ATTACHED

A non-refundable application fee of \$665 + \$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.**

Signature of Applicant

2849 SAGEBRUSH DR. FM, TX 75022

Mailing Address

[Signature]

Staff Member's Signature

Nicholas I. Blum

Print Name

NICK@DISCOUNTRIDING LLC.COM

214-064-6631

Phone Number

9/8/23

Date

23078317

Receipt Number

BOARD OF ADJUSTMENT DECISION (circle one): DENIED GRANTED GRANTED WITH CONDITIONS

TERMS AND/OR CONDITIONS: _____

BOARD OF ADJUSTMENT CHAIR: _____ DATE: _____

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

Thursday, September 7, 2023
2849 Sagebrush Road
Town of Flower Mound, Denton County, Texas
Page 1 of 1

To Whom It May Concern:

The property located at 2849 Sagebrush Road is located within the Town limits of Flower Mound, Texas. Being 1.03 acres situated in the J. Stewart Survey Abstract No. 1161. Town of Flower Mound, Denton County. Texas.

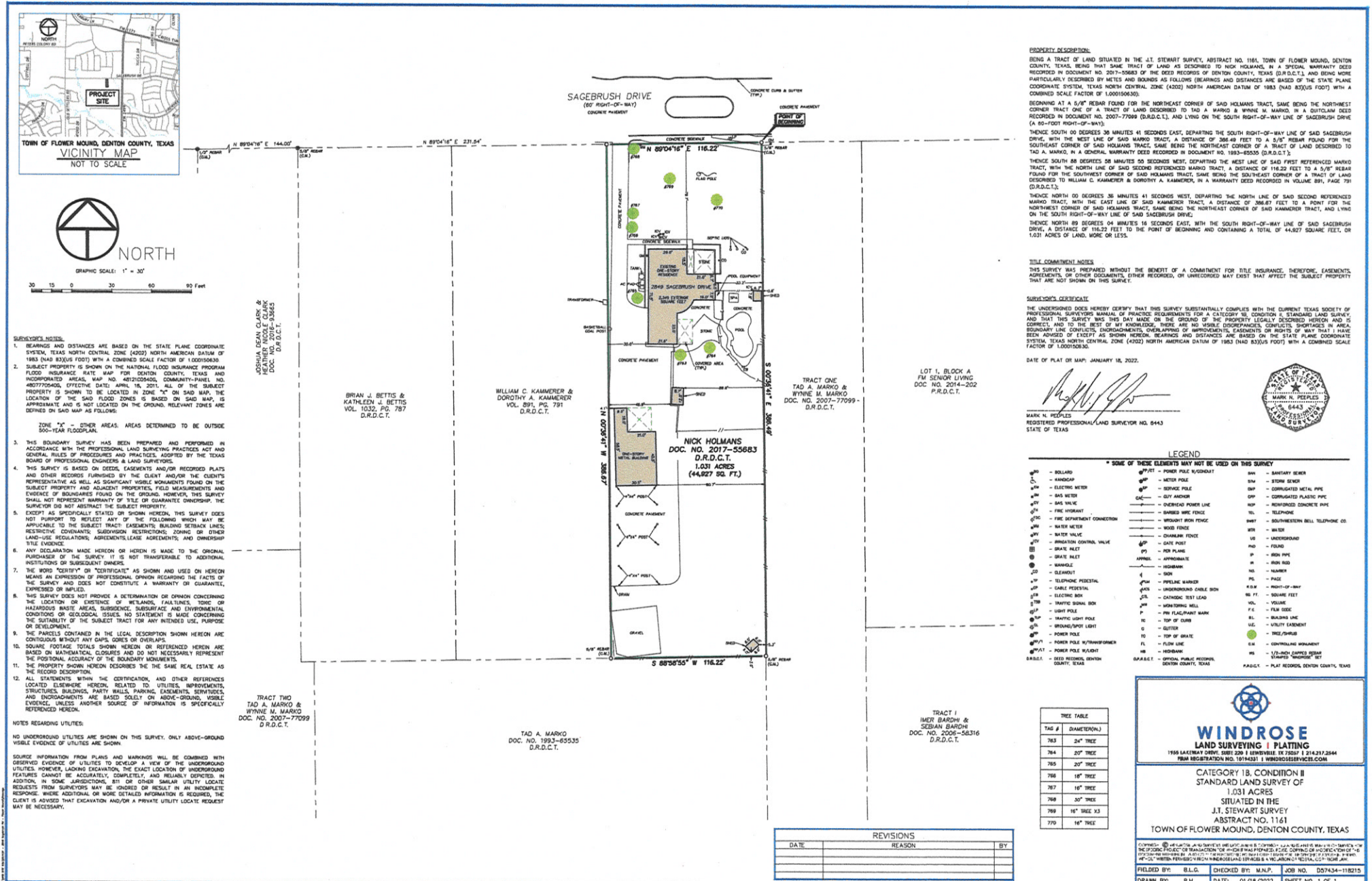
The property is currently zoned SFE which has a minimum lot width of 150 feet. The current state of the lot has a width of 116.22 feet which does not meet the current standards for zone SFE. The land surrounding the subject property is owned and/or developed in the same zone.

The purpose of this variance request is to obtain approval for the current lot dimensions to be able to plat the property.

Please accept this formal request to take this variance request submission.

Please feel free to reach out to me, Nick Holmans, with any further questions, comments or concerns.

Thank you,



Thursday, September 7, 2023
2849 Sagebrush Drive
Town of Flower Mound, Denton County, TX
Page 1 of 1

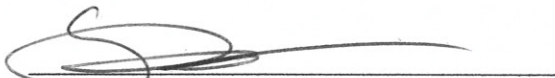
Letter of Consent:

To Whom it May Concern:

This is a portion of land located in the J.T. Stewart Survey Abstract No. 1161. I understand that we are requesting a variance for the length of the existing lot line of 116'.

Emily Alvidrez are/is helping me complete this request and I understand they will be submitting documents as my agent. I am the owner of the above-described property.

Thank you,


Signature
Nick Holmans

Nick Holmans
Printed Name

09/08/2023
Date

Sec. 98-305. - Minimum dimensions.

- (a) *Minimum lot area per dwelling.* The minimum lot area per dwelling unit in the SF-E, single-family estate district shall be one acre or 43,560 square feet, subject to section 98-1023.
- (b) *Minimum lot width.* The minimum lot width for residential uses in the SF-E, single-family estate district shall be 150 feet, subject to section 98-1024.
- (c) *Minimum floor area per unit.* The minimum floor area per dwelling unit in the SF-E, single-family estate district shall be 2,400 square feet, subject to section 98-1025.
- (d) *Minimum front yard.* The minimum front yard for all uses in the SF-E, single-family estate district shall be 40 feet, subject to section 98-1026.
- (e) *Minimum side yard.* The minimum side yard in the SF-E, single-family estate district shall be twenty feet (20') for all uses, subject to section 98-1027.
- (f) *Minimum rear yard.* The minimum rear yard in the SF-E, single-family estate district shall be 20 feet, subject to section 98-1027.

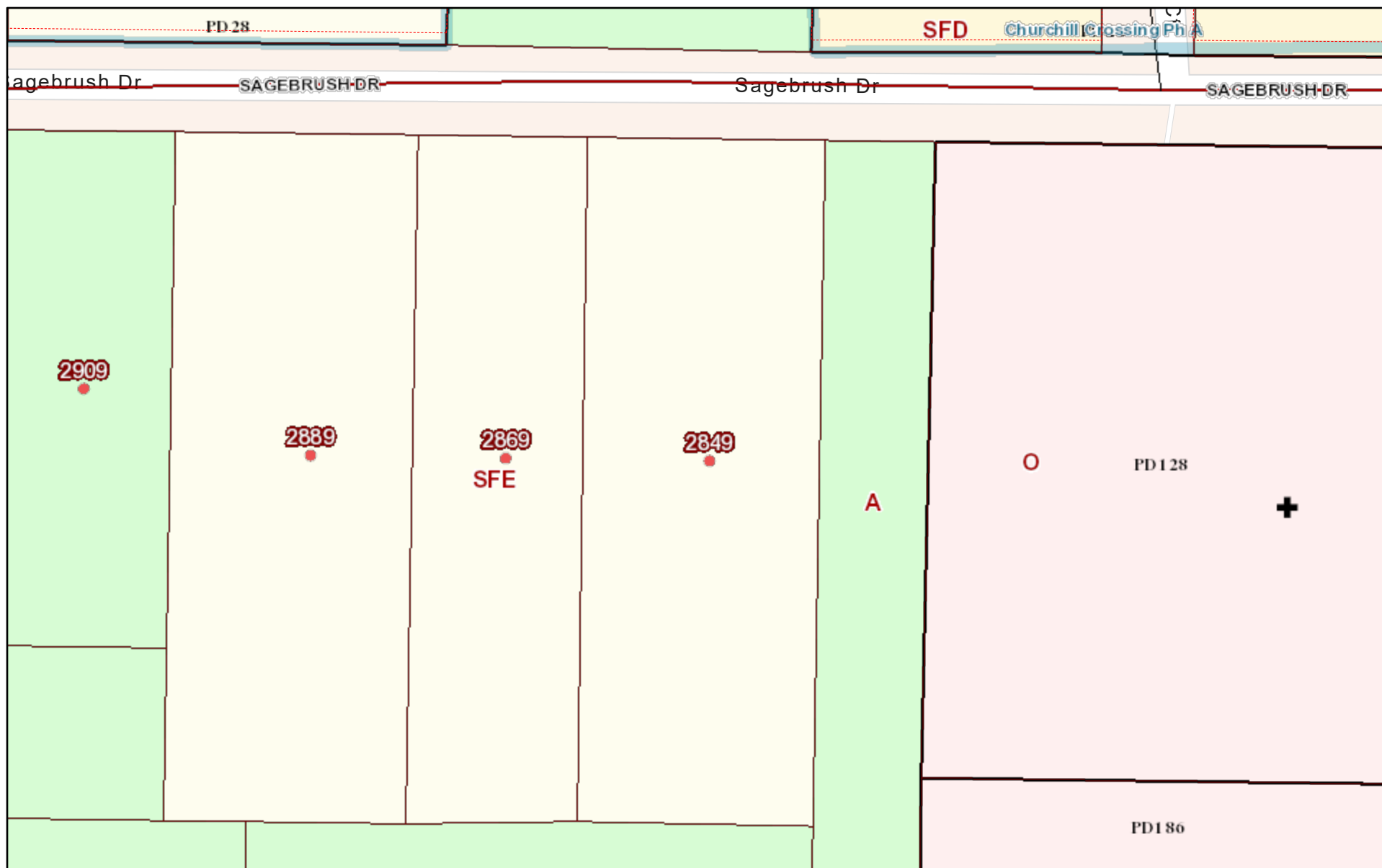
(Ord. No. 39-02, § 2(3.09(e)–(j)), 7-15-2002)

Sec. 98-1024. - Minimum lot width.

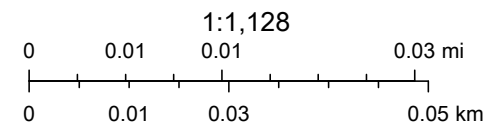
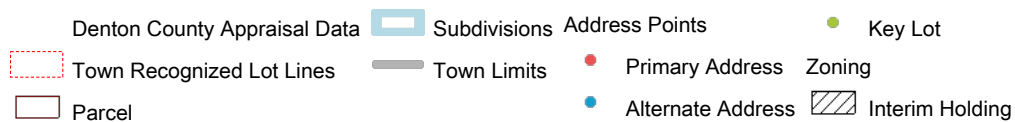
- (a) *Generally.* Lots used for residential uses shall comply with the minimum lot width standards contained in the district regulations and summarized in the residential dimensional regulations schedule, as may be modified by additional provisions in the district regulations, in this section or elsewhere in this chapter.
- (b) *Measurement.* Lot width shall be measured as the distance between the side lot lines measured along the front building line. In the case of a lot having more than one required front yard, the lot width shall be measured along the building line associated with the shortest front lot line.
- (c) *Cul-de-sacs.* Notwithstanding any other provisions of this chapter, lots fronting on a cul-de-sac shall have a minimum front street line of 40 feet and a minimum lot width of 75 feet at the building line, provided that this subsection shall not apply in the PD planned development district, and that in the SF-10 single-family district-10, lots fronting on a cul-de-sac shall have a minimum front street line of 40 feet and a minimum lot width of 70 feet at the building line.

(Code 1989, ch. 12, § 3.06(d))

ZONING MAP

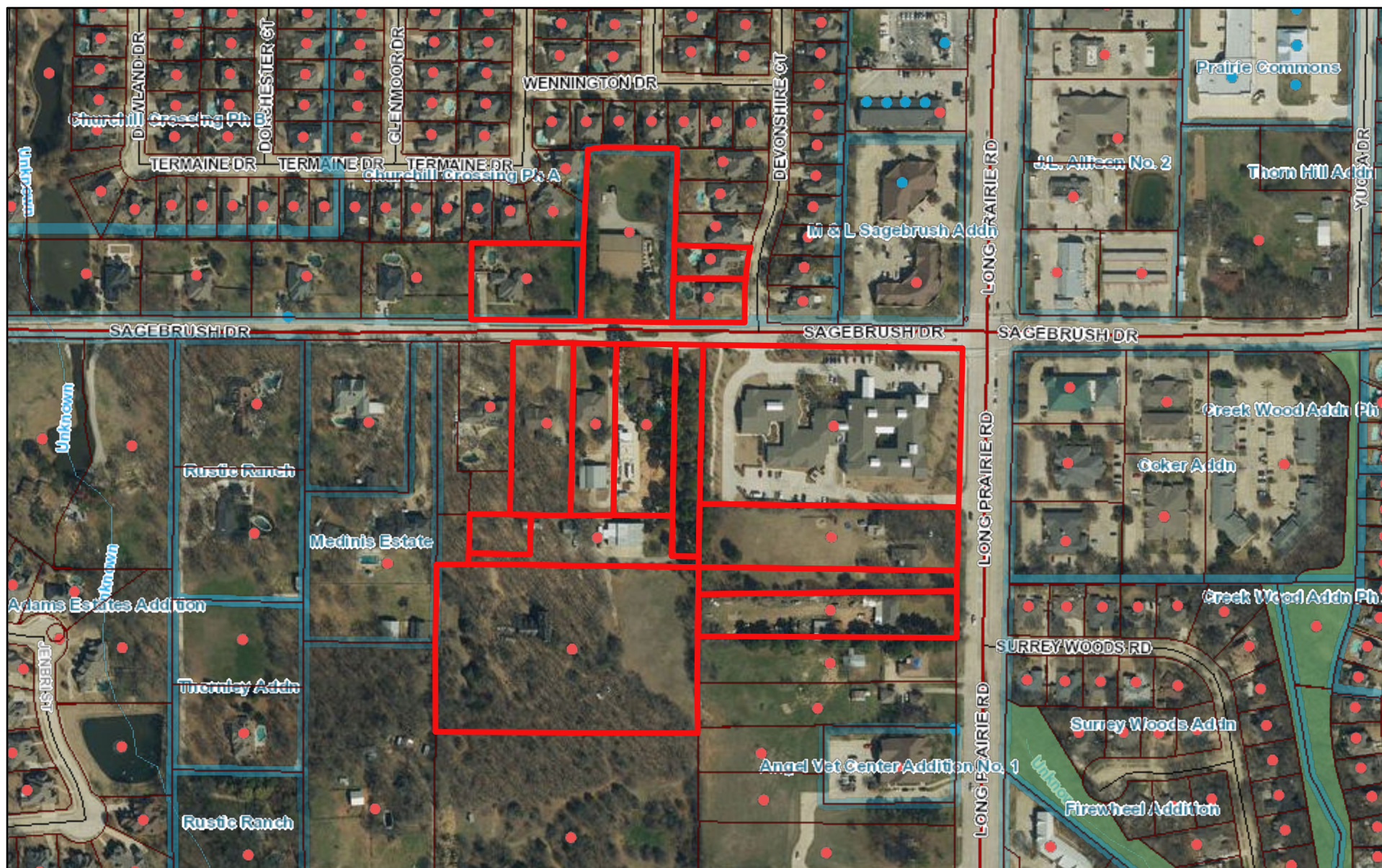


9/20/2023, 2:40:10 PM



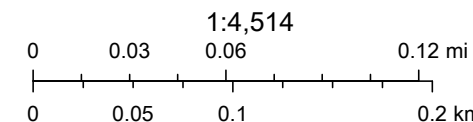
Esri Community Maps Contributors, City of Fort Worth, Town of Flower Mound, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, Esri, HERE,

200' PROPERTY OWNER NOTICE MAP



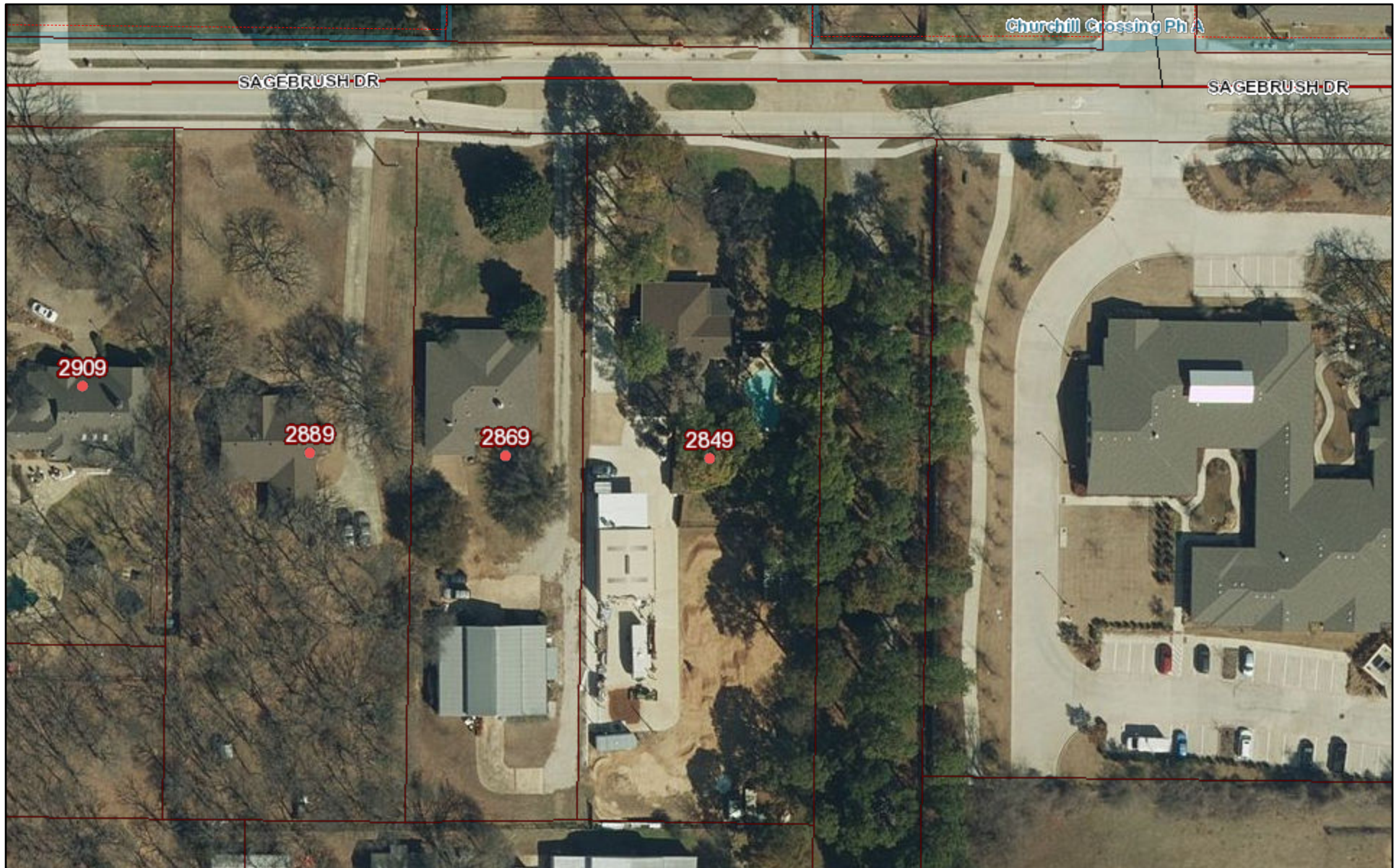
9/20/2023, 2:49:46 PM

- Buffer (Step 2) _Query result
 Subdivisions
 ● Address Points
 ● Key Lot
- Denton County Appraisal Data
 Town Limits
 ● Primary Address
 ■ Park Location
- Parcel
 ● Alternate Address
 — Streams



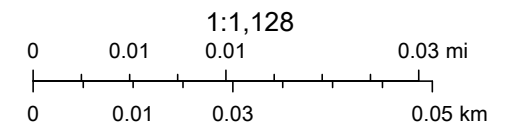
Esri Community Maps Contributors, City of Fort Worth, Town of Flower Mound, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, Esri, HERE,

AERIAL PHOTOGRAPH



9/20/2023, 2:43:31 PM

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



Esri Community Maps Contributors, City of Fort Worth, Town of Flower Mound, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, Esri, HERE,

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, October 11, 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 Nicholas Holmans for a variance from Section 98-305(b) – “Minimum dimensions” of the Code of Ordinances. The property is generally located South of Cross Timbers Rd and West of Long Prairie Rd and is locally known as 2849 Sagebrush Dr, Lot 59 of the J.STEWART subdivision.

To Run in Denton Record Chronicle: Saturday/Sunday, September 30 & October 1, 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. BOA23-0005)

Town of Flower Mound Account Number: 100041132



September 26, 2023

Board of Adjustment Case No. BOA23-0005

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

A request has been received from Nicholas Holmans for a variance from Section 98-305(b) – “Minimum dimensions” of the Code of Ordinances. The property is generally located South of Cross Timbers Rd and West of Long Prairie Rd and is locally known as 2849 Sagebrush Dr, Lot 59 of the J.STEWART subdivision.

The Board of Adjustment of the Town of Flower Mound, Texas will hold a public hearing on this request on **Wednesday, October 11, 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
R136317	0 Long Prairie Rd	BARDHI, IMER & SEBIAN	14486 BANDERA AVE	FRISCO	TX	75035
R157976	0 Sagebrush Dr	MARKO, TAD A	2829 SAGEBRUSH DR	FLOWER MOUND	TX	75022
R157977	0 Sagebrush Dr	MARKO, TAD A	2829 SAGEBRUSH DR	FLOWER MOUND	TX	75022
R176755	3305 Devonshire Ct	GRIFFITH, ROBERT	3305 DEVONSHIRE CT	FLOWER MOUND	TX	75022
R176756	3301 Devonshire Ct	VAN VUREN, SCOTT A	3301 DEVONSHIRE CT	FLOWER MOUND	TX	75022
R176763	2900 Sagebrush Dr	HOWARD, WILLIAM D & CHRISTINE	2900 SAGEBRUSH DR	FLOWER MOUND	TX	75022
R17720	3201 Long Prairie Rd	BARDHI, IMER & SEBIAN	14486 BANDERA AVE	FRISCO	TX	75035
R17727	2849 Sagebrush Dr	HOLMANS, NICK	2849 SAGEBRUSH DR	FLOWER MOUND	TX	75022
R17730	2869 Sagebrush Dr	KAMMERER, WILLIAM C & DOROTHY A	2869 SAGEBRUSH DR	FLOWER MOUND	TX	75022
R17731	2829 Sagebrush Dr	MARKO, TAD A	2829 SAGEBRUSH DR	FLOWER MOUND	TX	75022
R17754	2889 Sagebrush Dr	BETTIS, BRIAN	2889 SAGEBRUSH DR	FLOWER MOUND	TX	75022
R17764	2850 Sagebrush Dr	GENERAL TELEPHONE CO	PO BOX 152206	IRVING	TX	75015
R18357	3131 Long Prairie Rd	BARDHI, IMER & SEBIAN	14486 BANDERA AVE	FRISCO	TX	75035
R18394	2929 Sagebrush Dr	LINVILLE, STEPHEN L	PO BOX 404	SHAW ISLAND	WA	98286
R647857	3281 Long Prairie Rd	CSH FLOWER MOUND LLC	1275 PENNSYLVANIA AVE NW FL 2	WASHINGTON	DC	20004