

Board of Adjustment



July 10, 2024
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

AGENDA

A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

C. ELECTION OF VICE CHAIR

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. Minutes - Consider approval of the minutes from April 10, 2024, regular meeting of the Board of Adjustment.

F. REGULAR ITEM(S)

1. BOA24-0003 -
(BOA24-0003) Hold a public hearing and consider a request from Adrian Cano for a variance from Section 98-1032(e), "Accessory Buildings," of the Code of Ordinances. The property is generally located East of Lusk Ln and

North of Cross Timbers Rd and is locally known as 4408 Saddlewood Dr, Block B, Lot 22, of the Saddlewood Addn 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: July 5, 2024, 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: July 10, 2024

FROM: Emily Chapman

ITEM: **Consider approval of the minutes from April 10, 2024, regular meeting of the Board of Adjustment.**

BACKGROUND: This item is to consider approval of the minutes from April 10, 2024, regular meeting of the Board of Adjustment.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

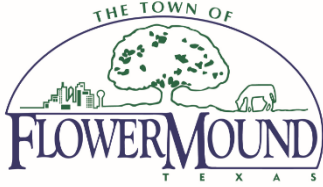
LEGAL REVIEW: N/A

ATTACHMENTS:

1. Attachment 1 - Draft Minutes

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

Board of Adjustment



April 10, 2024
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:

Scott Shea, Place 1
Ryan Geddie, Place 2
Gregory Jones, Place 3
Jodi Sealy, Place 4
Justin DeFillippo, Alt. Place 7

with the following member(s) absent:

Craig Goodhart, Place 5
Chuck Freeny, Alt. Place 6
Vicky Gunning, Alt. Place 8

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

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

Chair Jones called the regular meeting to order at 6:30pm.

B. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

C. PUBLIC COMMENT

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

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

None.

D. 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. Consider approval of the minutes from 11/8/23. - Consider approval of the minutes from November 8, 2023, regular meeting of the Board of Adjustment.

ACTION:	Timothy Scott Shea moved to approve D.1. as presented in the agenda caption. Jodi Sealy seconded the motion.
AYES:	Gregory Jones, Ryan Geddie, Justin DeFillippo, Timothy Scott Shea, Jodi Sealy
NAYS:	None
ABSTAIN:	None
RESULT:	5 : 0

E. REGULAR ITEM(S)

1. **BOA24-0002 - (BOA24-0002) Hold a public hearing and consider a request from Scott & Molly Blaine for a variance from Section 98-1032(a)(1), "Accessory Buildings," of the Code of Ordinances. The property is generally located West of High Rd and South of Cross Timbers Rd and is locally known as 3500 Sunnyview Ln, Block F-1, Lot 16R, of the Franklin Hills subdivision.**

Staff Presentation

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

- Applicant Request
- Sec. 98-1032
- Aerial Photo
- Site Plan
- Additional Info

- Info Continued
- Property Information

Applicant Presentation

Scott Blaine (3500 Sunnyview Ln., Flower Mound, TX 75022) answered questions and gave the presentation with the following items included:

- Variance Request
- Criteria A
- Site Plan
- 3500 Sunnyview Ln.
- Criteria B
- Neighborhood Map
- 3920 Sunnyview Ln.
- 3443 Sunnyview Ln.
- 3520 Sunnyview Ln.
- Criteria C
- Criteria D
- View of Lots
- Exterior View
- Front Dimensions
- Side Dimensions

PUBLIC COMMENT CLOSED - 6:51 PM

F. ADJOURN

Chair Jones adjourned the meeting at 6:53 p.m. and all were in favor.

TOWN OF FLOWER MOUND, TEXAS

GREGORY JONES, CHAIR

ATTEST:

EMILY CHAPMAN, ADMINISTRATIVE ASSISTANT



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

DATE: July 10, 2024
FROM: Tasha Coates, Plans Review Manager
ITEM: **(BOA24-0003) Hold a public hearing and consider a request from Adrian Cano for a variance from Section 98-1032(e), "Accessory Buildings," of the Code of Ordinances. The property is generally located East of Lusk Ln and North of Cross Timbers Rd and is locally known as 4408 Saddlewood Dr, Block B, Lot 22, of the Saddlewood Addn subdivision.**

BACKGROUND: APPLICANT:

Adrian Cano
4408 Saddlewood Dr.
Flower Mound, TX, 75022

LOCATION:

PROPERTY ADDRESS: 4408 Saddlewood Dr., Flower Mound, TX, 75028

SUBDIVISION: Saddlewood Addn., Block B, Lot 22

ZONING: SF-15

STAFF ANALYSIS:

A request has been received from Adrian Cano for a variance from Section 98-1032(e) "Accessory Buildings" of the Code of Ordinances. The request is to allow an accessory building to be constructed with a grade-to-peak height of 19'10".

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

Mr. Cano is requesting a variance to allow a detached accessory building to be constructed at 19'10" in height, which is 4'10" taller than the 14' allowed for this property in the SF-15 zoning district.

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 - ORDINANCE 98-1032(E)
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'

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: 05/02/2024

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(e) of the Town of Flower Mound Zoning Ordinance.

LOCATION OF PROPERTY

Street Address: 4408 Saddlewood Dr

Legal Description: Lot/Tract 22, Block B, of Subdivision/Abstract Saddlewood

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 attached drawings and explanation document)

Variance to allow accessory bldg taller than allowed

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
Adrian J Cano
4408 Saddlewood Dr, 75028

Adrian J Cano

Print Name
832-493-1078

Mailing Address

Phone Number

Staff Member's Signature

Date

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 _____, _____.

**Cano Residence
RE: Variance Request Explanation
4408 Saddlwood Dr
Lot: 22, Block: B, Subdivision: Saddlewood**

In an attempt to keep with the existing architecture and style of the house when creating the accessory structure, we have a challenging situation that we are requesting a variance on. Almost the entire length of our property has a retaining wall and infinity edge pool that is raised 4 foot 6 inches above the lower grade at the back of our lot. Due to this existing condition the only location available for our accessory structure (pool house and pool bath) that is feasible is at this lower back part of the yard. Due to this drop in elevation, if we conform to the height restriction two things occur. First, the fascia of the roof is only 3 feet 6 inches above the pool deck so the view of the new accessory structure is almost all roof which will place an aesthetic burden on the property. Secondly the height restriction means that the slope of the roof has to be such that it has no relationship to the existing house, and we will not be able to add the wood beam detail that is a theme on the main house (see drawing for reference). If we are granted a variance to allow for a height of 19 feet 10 inches, then the view from the pool deck will be greatly improved and feel more normal and appropriate to the lot. It will allow for the roof to be raised above eye level like a typical roof would normally be. In addition, we will be able to add the details that are repeated throughout the existing main house. We simply want to create a building that enhances our yard and house. Your consideration is greatly appreciated.

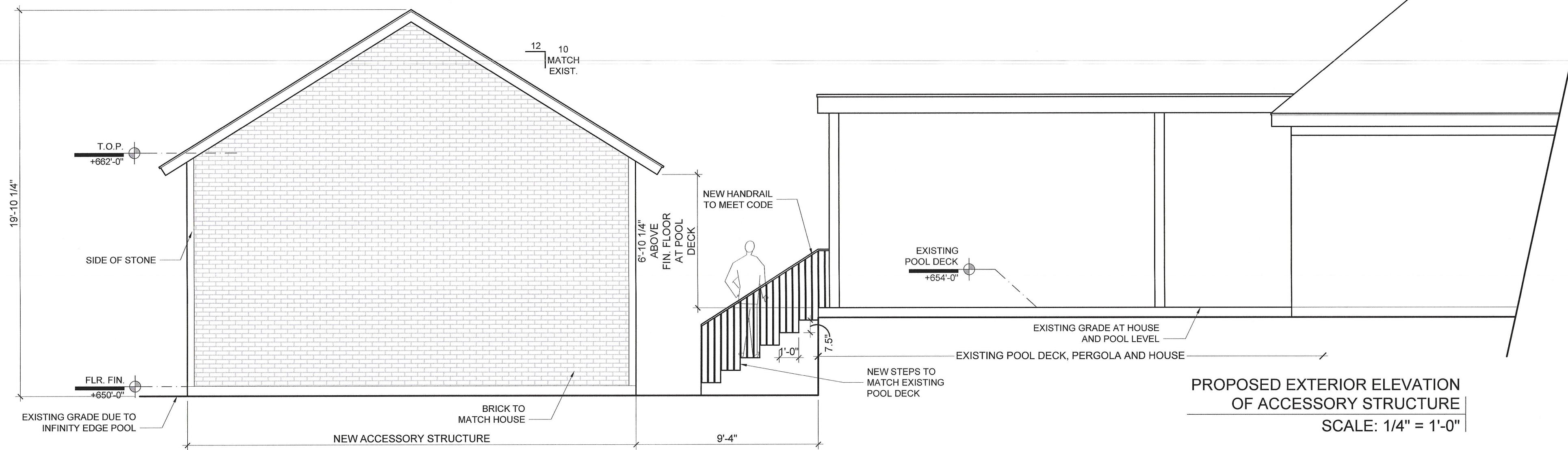
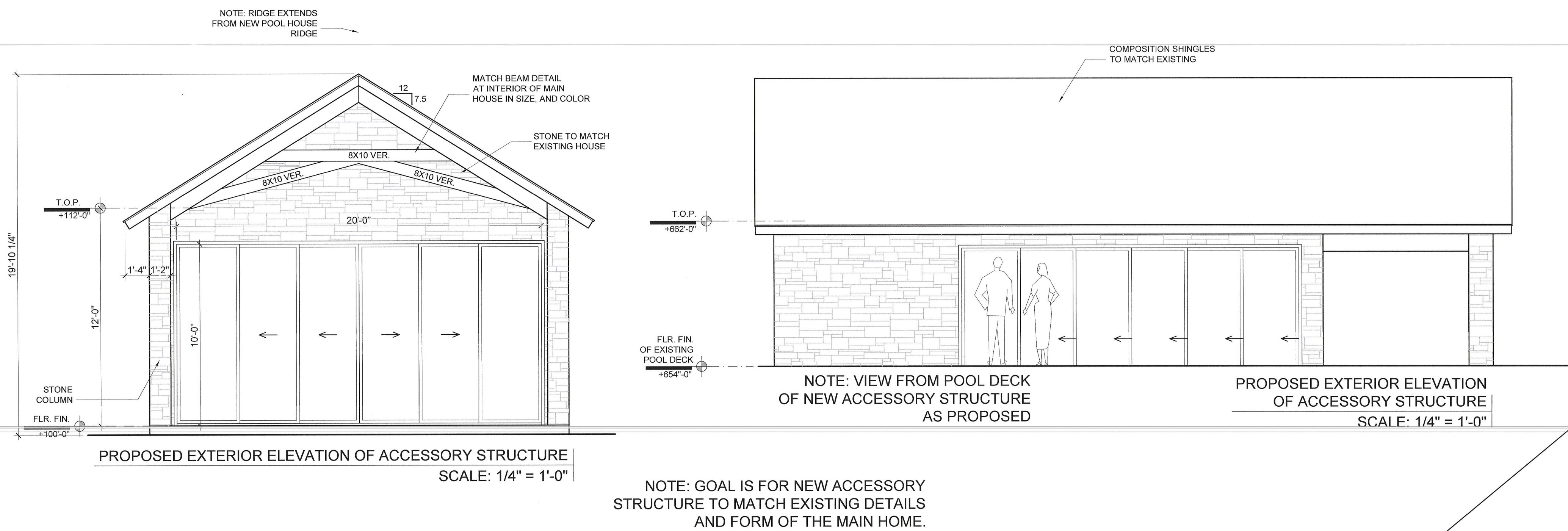


STUDIO ELITE
ERIC LAPOINTE
ARCHITECT
414.477.9402
evlapointe@yahoo.com

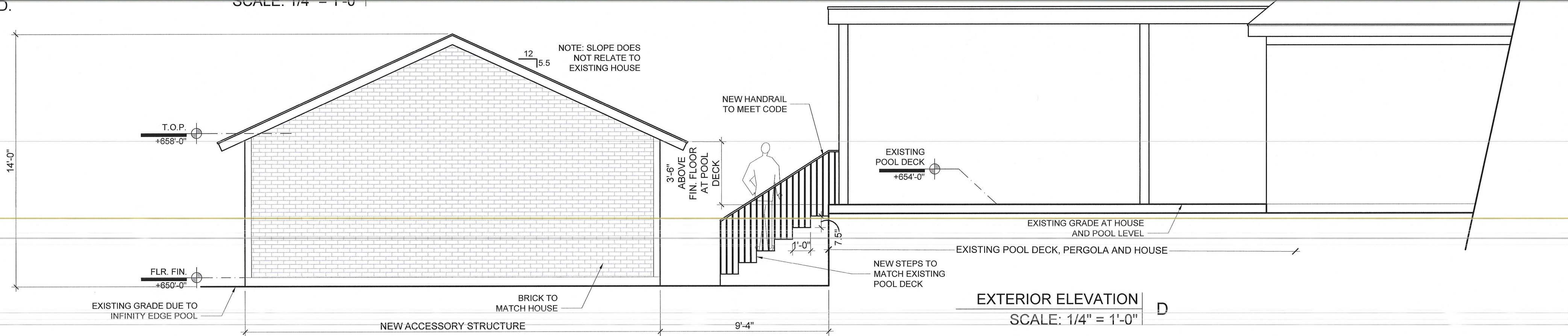
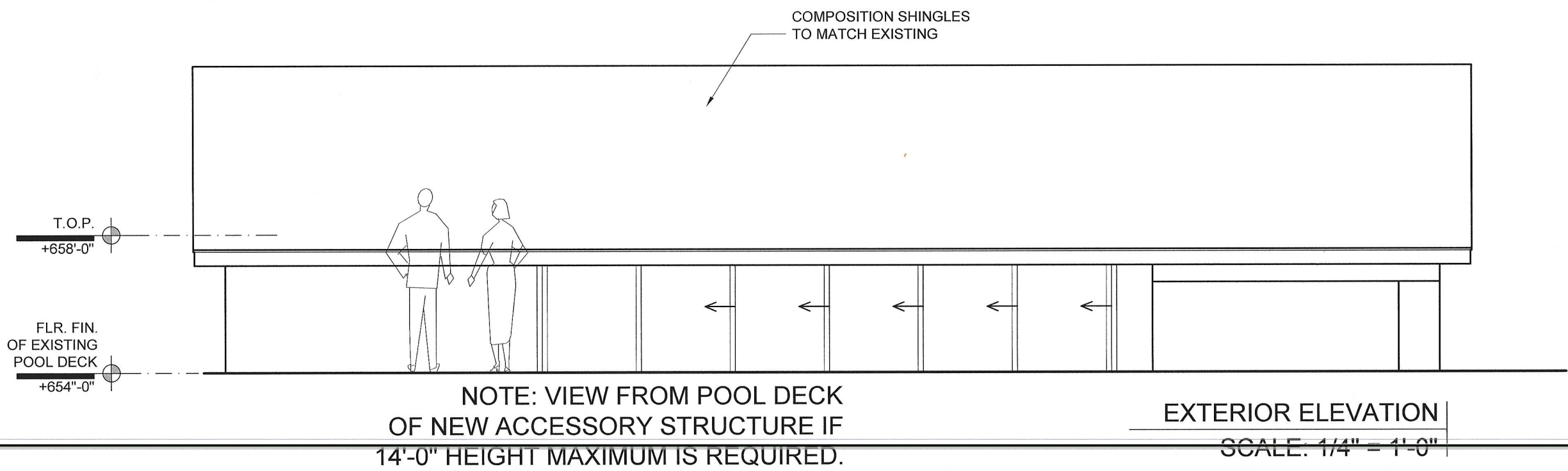


EXISTING VIEW OF REAR COVERED PORCH WITH WOOD BEAM DETAIL, STONE COLUMNS AND BRICK VANEER.

PROPOSED ACCESSORY STRUCTURE
DRAWINGS ABOVE LINE



ACCESSORY STRUCTURE WITH 14'-0" HEIGHT
RESTRICTION DRAWINGS BELOW LINE



REVISIONS
04.07.2024 REV.

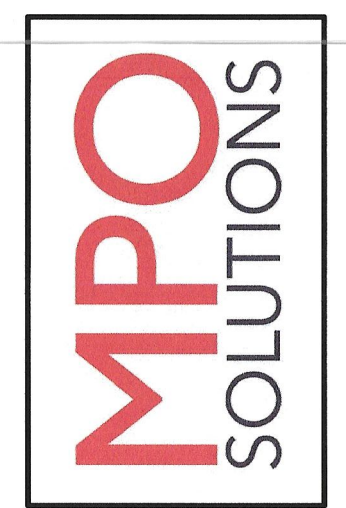
PROJECT TITLE
CANO RESIDENCE
LOT 22, BLOCK B

DATE
02.01.2023

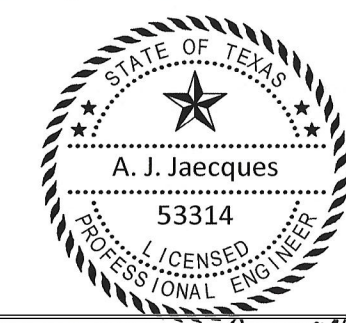
ISSUE
PERMIT SET

SHEET TITLE
POOL HOUSE EXT. ELEV.

SHEET NO. **3.0**



TEXAS ENGINEERING FIRM REG. - # 24454



Anthony J. Jacques
01/24/2023

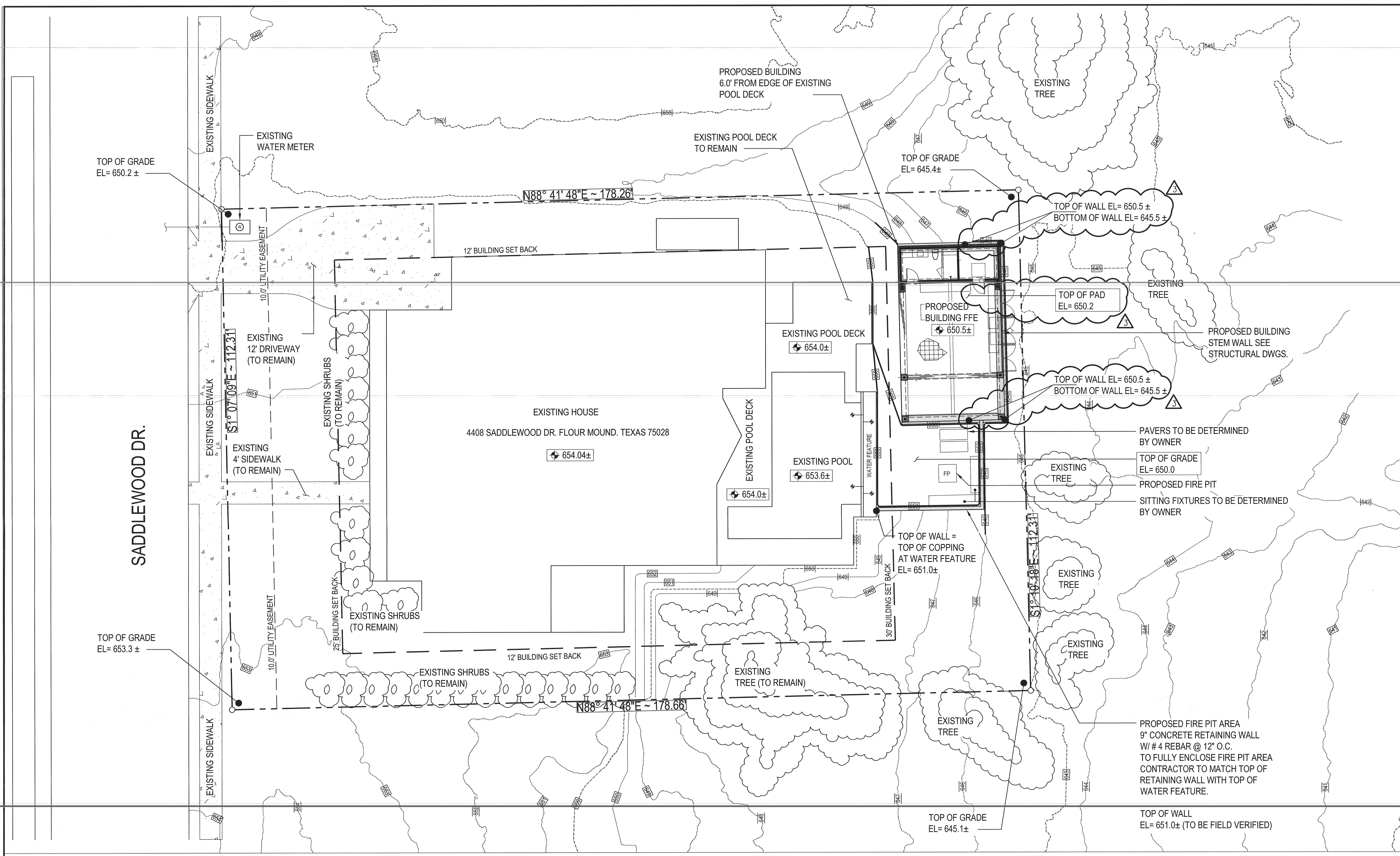
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY ANTHONY J. JACQUES P.E. #53314 ON 01/29/2024 PROVIDED UNDER FIRM REG. MPO SOLUTIONS PMCM LLC #24454

PROJECT
CANO RESIDENCE
HOSTING BUILDING AREA
address
4408 SADDLEWOOD DR. FLOUR MOUND, TEXAS 75028

REVISIONS:	
▲	REVISION 12/19/2023
▲	REVISION 01/10/2024
▲	REVISION 01/29/2023

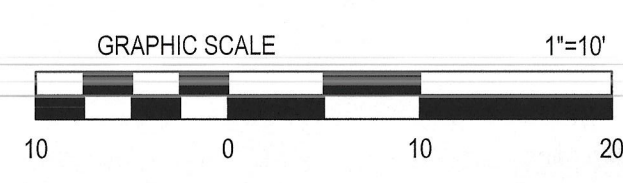
PROJECT NO:
DRAWN BY:
AEP
DATE:
11/07/23
CHECKED BY:
AJ
ISSUED FOR:
CONSTRUCTION

SHEET
C01
1 OF 1 SHEETS



PLAN NOTES

- REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR DESIGN AND DIMENSIONS.
- EXISTING TREES TO REMAIN UNDISTURBED.
- REFER TO SHEET S01 FOR RETAINING WALL DETAILS.



C01
CANO RESIDENCE
HOSTING BUILDING AREA

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.

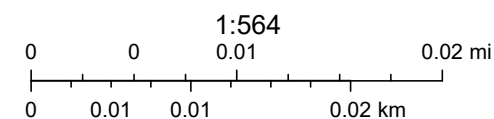
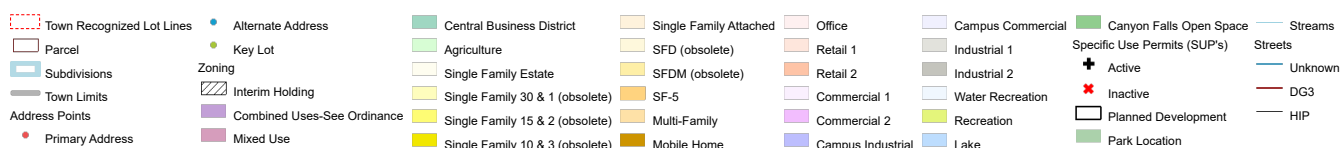
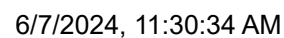
- (2) Accessory buildings over 300 feet in area must have exterior walls that are at least the same masonry content required of the main structure. The masonry used on the accessory building shall closely resemble the masonry used on the main building.

- (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.

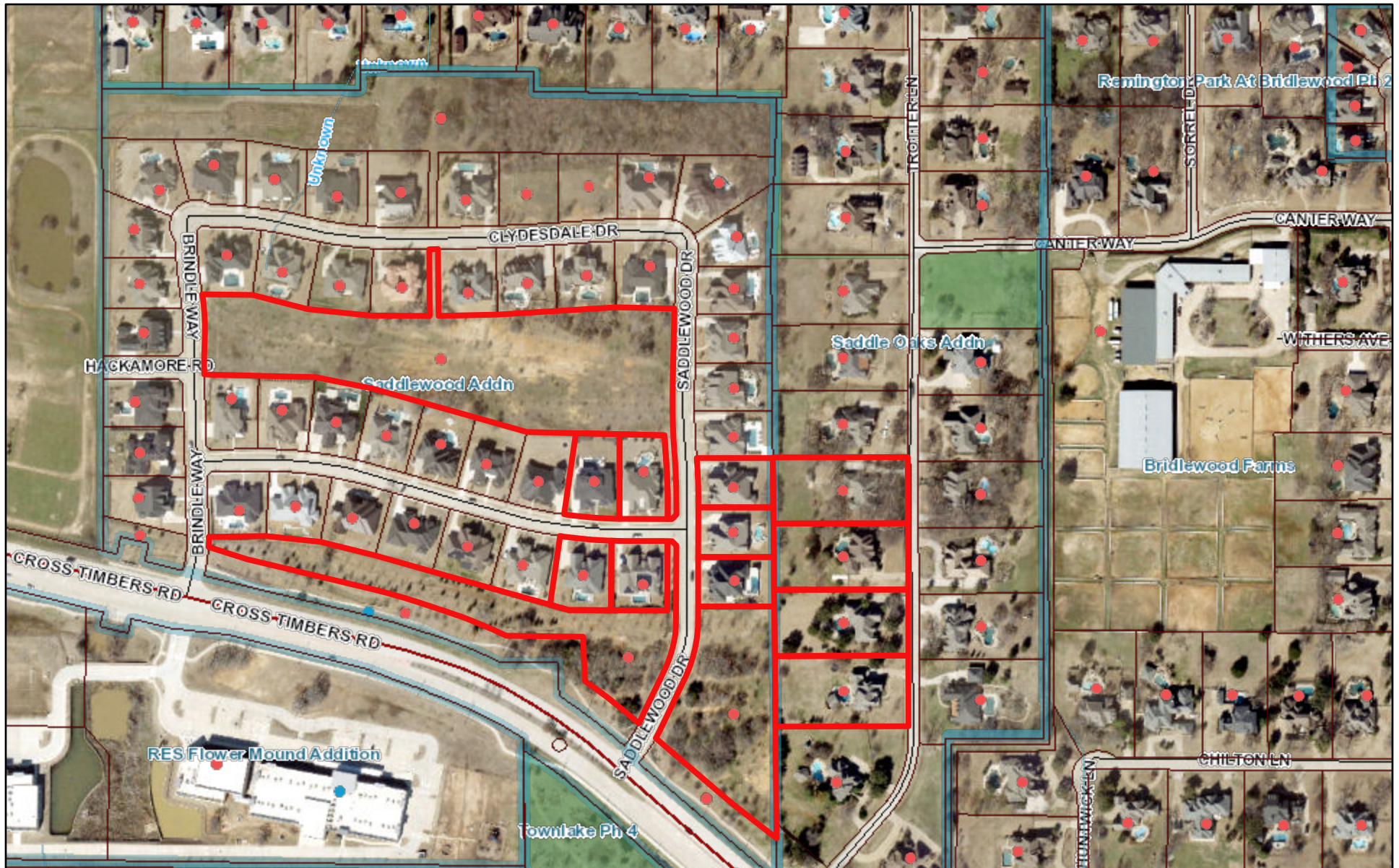
- (f) *Permit.* A building permit shall be required.

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

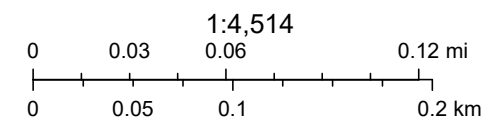
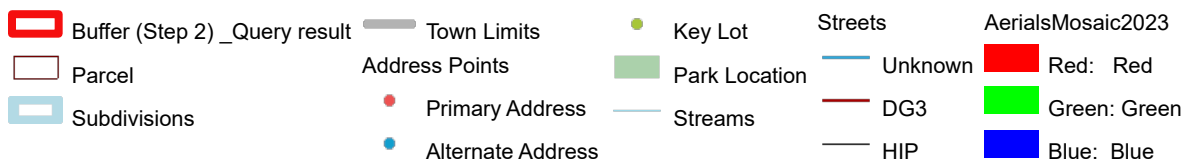


Town of Flower Mound, DCAD, TAD, Esri Community Maps Contributors, City of Fort Worth, Town of Flower Mound, Texas Parks & Wildlife, ©

200' PROPERTY OWNER NOTICE MAP

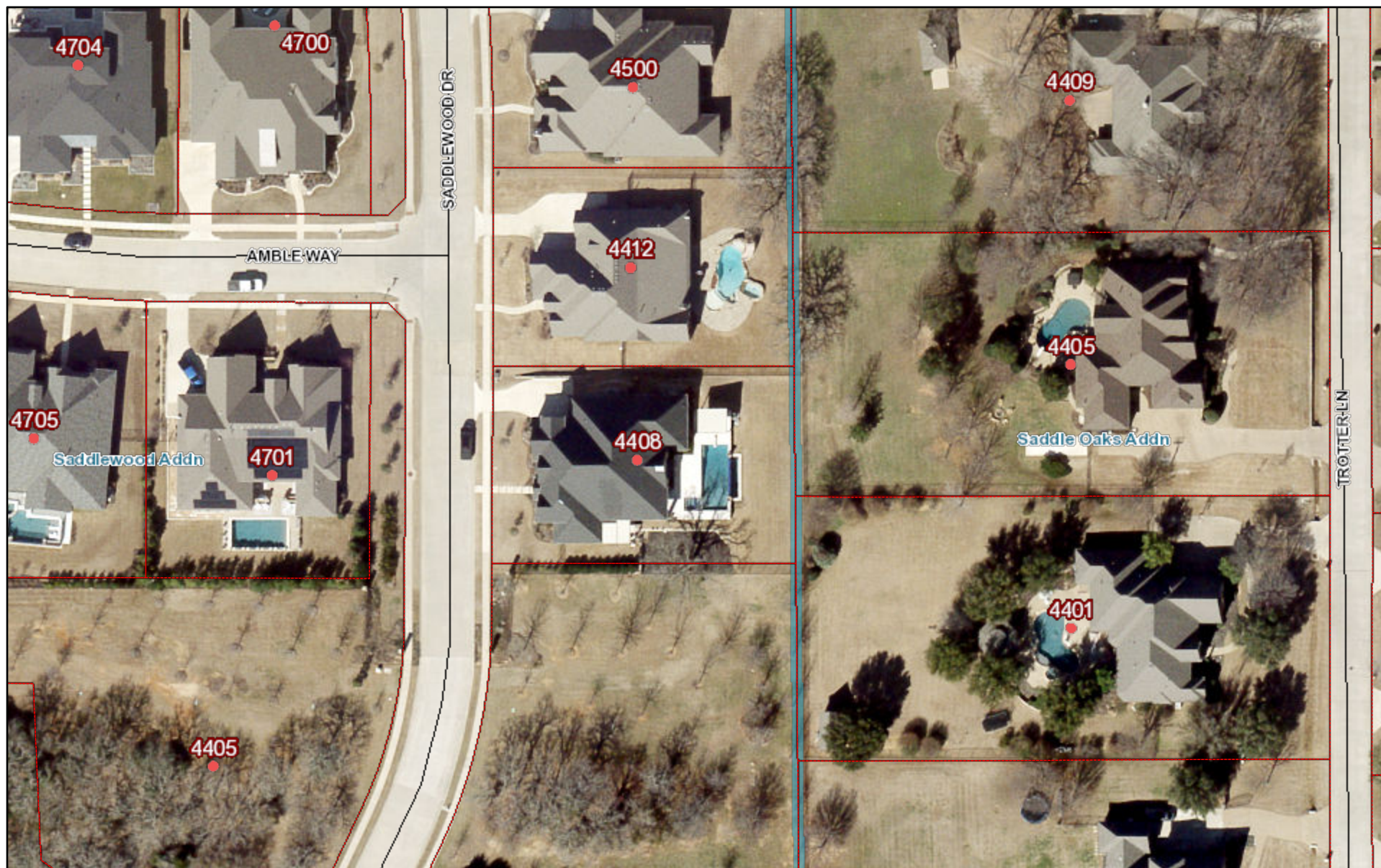


6/7/2024, 11:40:50 AM

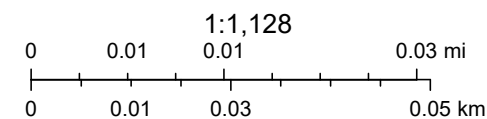


Town of Flower Mound, DCAD, TAD, Esri Community Maps Contributors, City of Fort Worth, Town of Flower Mound, Texas Parks & Wildlife, ©

AERIAL PHOTOGRAPH OF PROPERTY



6/7/2024, 11:32:35 AM



Town of Flower Mound, DCAD, TAD, Esri Community Maps Contributors, City of Fort Worth, 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, July 10, 2024 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 Adrian Cano for a variance from Section 98-1032(e), "Accessory Buildings," of the Code of Ordinances. The property is generally located East of Lusk Ln and North of Cross Timbers Rd and is locally known as 4408 Saddlewood Dr, Block B, Lot 22, of the Saddlewood Addn subdivision.

To Run in Denton Record Chronicle: Saturday/Sunday, June 29 & 30, 2024

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. BOA24-0003)

Town of Flower Mound Account Number: 100041132



June 24, 2024

Board of Adjustment Case No. BOA24-0003

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

A request has been received from Adrian Cano for a variance from Section 98-1032(e), "Accessory Buildings," of the Code of Ordinances. The property is generally located East of Lusk Ln and North of Cross Timbers Rd and is locally known as 4408 Saddlewood Dr, Block B, Lot 22, of the Saddlewood Addn subdivision.

The Board of Adjustment of the Town of Flower Mound, Texas will hold a public hearing on this request on **Wednesday, July 10, 2024 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
tasha.coates@flower-mound.com

ADDRESS	PARCEL ID	OWNER NAME	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP
4305 Trotter Ln	R216283	STEFFENS, JEREMY	4305 TROTTER LN	FLOWER MOUND	TX	75028
4401 Trotter Ln	R216284	ETTER, BARBARA	4401 TROTTER LN	FLOWER MOUND	TX	75028
4405 Trotter Ln	R216285	FETTERS, JAYSON T	4405 TROTTER LN	FLOWER MOUND	TX	75028
4409 Trotter Ln	R216286	GREGORY, PEGGY	4409 TROTTER LN	FLOWER MOUND	TX	75028
4500 Saddlewood Dr	R676551	COSTANZA, HARRY J & CAROLYN A	4500 SADDLEWOOD DR	FLOWER MOUND	TX	75028
4412 Saddlewood Dr	R676552	GILBERT, JOHN D & SUE E	4412 SADDLEWOOD DR	FLOWER MOUND	TX	75028
4408 Saddlewood Dr	R676553	HILL, TERRY & BELINDA	4408 SADDLEWOOD DR	FLOWER MOUND	TX	75028
4404 Saddlewood Dr	R676554	SADDLEWOOD HOMEOWNER'S ASSOCIATION INC	2221 JUSTIN RD STE 119	FLOWER MOUND	TX	75028
4704 Amble Way	R676563	JOHNSON, MAITRI	4704 AMBLE WAY	FLOWER MOUND	TX	75028
4700 Amble Way	R676564	OLSEN, TODD A & SANDY M	1121 TUSCANY TER	KELLER	TX	76262
4501 Saddlewood Dr	R676565	SADDLEWOOD HOMEOWNER'S ASSOCIATION INC	2221 JUSTIN RD STE 119	FLOWER MOUND	TX	75028
4705 Amble Way	R676572	PRICHARD, VICTOR R	4705 AMBLE WAY	FLOWER MOUND	TX	75028
4701 Amble Way	R676573	SCHONDEL, DOUGLAS G & DEBRA ZONKER	4701 AMBLE WAY	FLOWER MOUND	TX	75028
4405 Saddlewood Dr	R676574	SADDLE OAK INVESTMENTS LLC	2221 JUSTIN RD STE 119-154	FLOWER MOUND	TX	75028