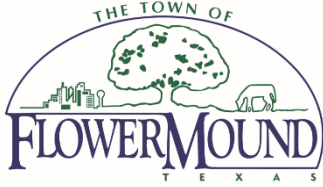


Board of Adjustment



August 14, 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:

Gregory Jones, Place 3 (Chair)
Scott Shea, Place 1 (Vice Chair)
Chuck Freeny, Place 2
Jodi Sealy, Place 4
Craig Goodhart, Place 5
Vicky Gunning, Alt. Place 8

with the following member(s) absent:

Justin DeFillippo, Alt. Place 6
Vacant, Alt. Place 7

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

Annabelle Ackling, 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 6:30 pm.

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.

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.

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. Minutes - Consider approval of the minutes from July 10, 2024.

ACTION:	Timothy Scott Shea moved to approve D.1. as presented in the agenda caption. Charles Freeny seconded the motion.
AYES:	Timothy Scott Shea, Charles Freeny, Gregory Jones, Jodi Sealy, Craig Goodhart
NAYS:	None
ABSTAIN:	None
RESULT:	5 : 0

E. REGULAR ITEM(S)

1. **BOA24-0004 - (BOA24-0004) Hold a public hearing and consider a request from Betty Gee for a variance from Section 98-395(e) & 98-395(f), “Minimum and Maximum Dimensions” of the Town’s Code of Ordinances. The property is generally located West of Timber Creek Rd and North of Kirkpatrick Ln and is locally known as 5620 Baybreeze Dr, Block A, Lot 12, of the Hawthorne Estates subdivision.**

Staff Presentation

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

- Applicant Request
- Sec. 98-395(e)
- Sec. 98-395(f)
- Site Plan
- Aerial Photo
- Property Information

Applicant Presentation

Betty Gee (5620 Baybreeze Drive, Flower Mound, TX 75028) answered questions and gave the presentation with the following items included:

- Build Line Variance Application
- Flower Mound Residential Build Setbacks
- Special Circumstances shape of lot and location
- Site Plan
- School Yard Trees
- Hawthorn Estates overhead view
- School Yard Views
- 1700 Enchantress Views
- Agreement Specifications
- Sample Enclosure
- Other Neighbors' Views
- Street View of 5620 Baybreeze
- Hawthorne Estates Plot Footprint Comparison
- Variance Application Conclusion
- Backup
- Plot Plan Surrounding Houses
- House Footprint Percentage of Plot

PUBLIC COMMENT CLOSED 6:50 PM

ACTION:	Charles Freeny moved to approve E.1. as presented in the agenda caption. Craig Goodhart seconded the motion.
AYES:	Timothy Scott Shea, Charles Freeny, Gregory Jones, Jodi Sealy, Craig Goodhart
NAYS:	None
ABSTAIN:	None
RESULT:	5 : 0

2. **BOA24-0005 - (BOA24-0005) Hold a public hearing and consider a request from Robert Harris for a variance from Section 98-305(d), “Minimum Dimensions” of the Town’s Code of Ordinances. The property is generally located West of Simmons Rd and North of Hide-a-way Ln and is locally known as 3901 Simmons Creek Ct, Block A, Lot 3, of the Simmons Creek Estates subdivision.**

Staff Presentation

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

- Applicant Request
- Sec. 98-305
- Sec. 98-1026

- Site Plan
- Aerial Photo
- Property Information

Applicant Presentation

Robert Harris (3901 Simmons Creek Ct, Flower Mound, TX 75028) answered questions and gave the presentation with the following items included:

- Background
- Response from Neighbors
- Site Plan
- Picture

PUBLIC COMMENTS CLOSED 7:00 pm

ACTION:	Charles Freeny moved to approve E.2. as presented in the agenda caption. Craig Goodhart seconded the motion.
AYES:	Timothy Scott Shea, Charles Freeny, Gregory Jones, Jodi Sealy, Craig Goodhart
NAYS:	None
ABSTAIN:	None
RESULT:	5 : 0

F. ADJOURN

Chair Jones adjourned the meeting at 7:03 p.m. and all were in favor.

TOWN OF FLOWER MOUND, TEXAS

GREGORY JONES, CHAIR

ATTEST:

EMILY CHAPMAN, ADMINISTRATIVE ASSISTANT