

Board of Adjustment



October 9, 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 CHAIR AND 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 Approval - Consider approval of the minutes from the regular meeting of the Board of Adjustment on August 14, 2024.

F. REGULAR ITEM(S)

1. BOA24-0006 - **(BOA24-0006) Hold a public hearing and consider a request from Bjorn Vandug for a variance from Section 98-1032(a)(1), "Accessory Buildings" of the Town's Code of Ordinances. The property is generally located south of Firewheel Dr and east of Morriss Rd and is locally known**

as 2016 Barton Creek Ln, Lot 14, Block D, of the Creekside at Cross Timbers 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 by the following date and time: October 04, 2024, at 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 9, 2024

FROM: Emily Chapman

ITEM: **Consider approval of the minutes from the regular meeting of the Board of Adjustment on August 14, 2024.**

BACKGROUND: This item is to consider approval of the minutes from August 14, 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. DRAFT MINUTES

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

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.

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- 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



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

DATE: October 9, 2024
FROM: Tasha Coates, Plans Review Manager
ITEM: **(BOA24-0006) Hold a public hearing and consider a request from Bjorn Vandug for a variance from Section 98-1032(a)(1), “Accessory Buildings” of the Town’s Code of Ordinances. The property is generally located south of Firewheel Dr and east of Morriss Rd and is locally known as 2016 Barton Creek Ln, Lot 14, Block D, of the Creekside at Cross Timbers subdivision.**

BACKGROUND:

APPLICANT:

Bjorn Vandug
2016 Barton Creek Ln
Flower Mound, TX, 75028

LOCATION:

PROPERTY ADDRESS: 2016 Barton Creek Ln, Flower Mound, TX, 75028

SUBDIVISION: Creekside at Cross Timbers, Lot 14, Block D

ZONING: SFDM

STAFF ANALYSIS:

A request has been received from Bjorn Vandug for a variance from Section 98-1032(a)(1), “Accessory Buildings” of the Town’s Code of Ordinances. The request is to allow an additional 455 square feet of solid roof area be added onto the existing detached accessory building. The maximum allowed square footage for accessory buildings on this property, per ordinance, is 655.75 (25 percent of the square footage of the existing home). A variance was granted in 2019 to allow the detached accessory building to be enlarged to 785 square feet. This request, if approved, would increase the detached accessory building size to 1,238 square feet.

Section 98-1032(a)(1) – Accessory Buildings – *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.

Mr. Vandug received an approved variance in 2018 to encroach 16’ into the side yard setback along

Morriss Rd. A second variance was granted in 2019 to allow the existing detached accessory building to be enlarged to 783 square feet, which was 127.25 square feet more than allowed per Town ordinance. The current request is to allow an additional 455 square feet to be added to the same detached accessory building, making the total square footage 1,238, which is 582.25 more than permitted under 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 - ORDINANCE
4. ATTACHMENT 4 - ZONING MAP
5. ATTACHMENT 5 - AERIAL PHOTOGRAPH
6. ATTACHMENT 6 - 200' PROPERTY OWNER NOTICE MAP
7. ATTACHMENT 7 - PUBLIC HEARING NOTICE
8. ATTACHMENT 8 - PROPERTY OWNER NOTIFICATION
9. ATTACHMENT 9 - LIST OF PROPERTY OWNERS WITHIN 100'

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: 09/06/2024

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 (A) 1 of the Town of Flower Mound Zoning Ordinance.

LOCATION OF PROPERTY

Street Address: 2016 Barton Creek LN, Flower Mound, TX 75028

Legal Description: Lot/Tract 14, Block D, of Subdivision/Abstract Creekside at Cross Timbers

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.)

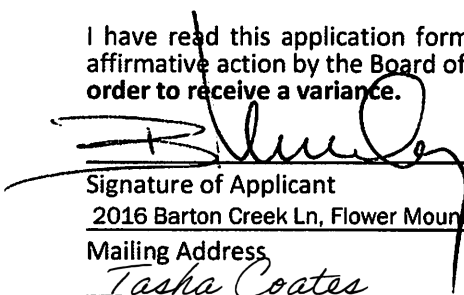
Request variance for larger accessory building size

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
2016 Barton Creek Ln, Flower Mound, TX 75028

Mailing Address
Tasha Coates
Staff Member's Signature

Bjorn Vandug

Print Name
214-533-1891

Phone Number

09/06/2024

Date

WEB53492

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 _____.

Rev 020923

09/06/2024

Dear Chairman, Vice Chairman, Board Members and Town Staff

I am asking for a variance to ordinance 98-1032 (A) 1, size of detached accessory building. In 2019 the Board of Adjustment granted me a variance allowing me to add on to my garage by building on setback from Morris Road. The reason for the addition was that my two-car garage, which was originally a sales office back in 1992, had cabinets installed and did not allow for my truck to be parked inside the garage unless the cabinets was removed. After several hail damage claims my only wish was to protect my vehicle.

My wife and I have been planning on building an outdoor kitchen and a swimming pool. We have had several meetings with pool builders and the most logical placement for an outdoor kitchen would be to extend the roof from the current garage as shown in the rendering.

It is my understanding that this roof would still be considered an accessory building as the back of the kitchen would share the wall with the existing garage.

I am asking for a variance to allow for maximum 455sq ft roof to be extended from my garage into the back yard. Basically, where the pool would start.

As you can see there is a current patio roof on the property that is flat. This roof would be replaced and attached into the outdoor kitchen roof. I.e. the size of the current patio roof would not change, but be peaked instead of flat.

- (a) Most of my neighbors have attached garages which allow them to build additional accessory buildings on their properties. As my garage is detached is limits my options.
- (b) A variance would be needed to allow for building the outdoor kitchen which give me the same rights in use as several of my neighbors.
- (c) If granted my property will not adversely affect the land use pattern as outlined by the Master Land Use Plan or affect any other features of the Comprehensive Master Plan of the Town of Flower Mound
- (d) 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

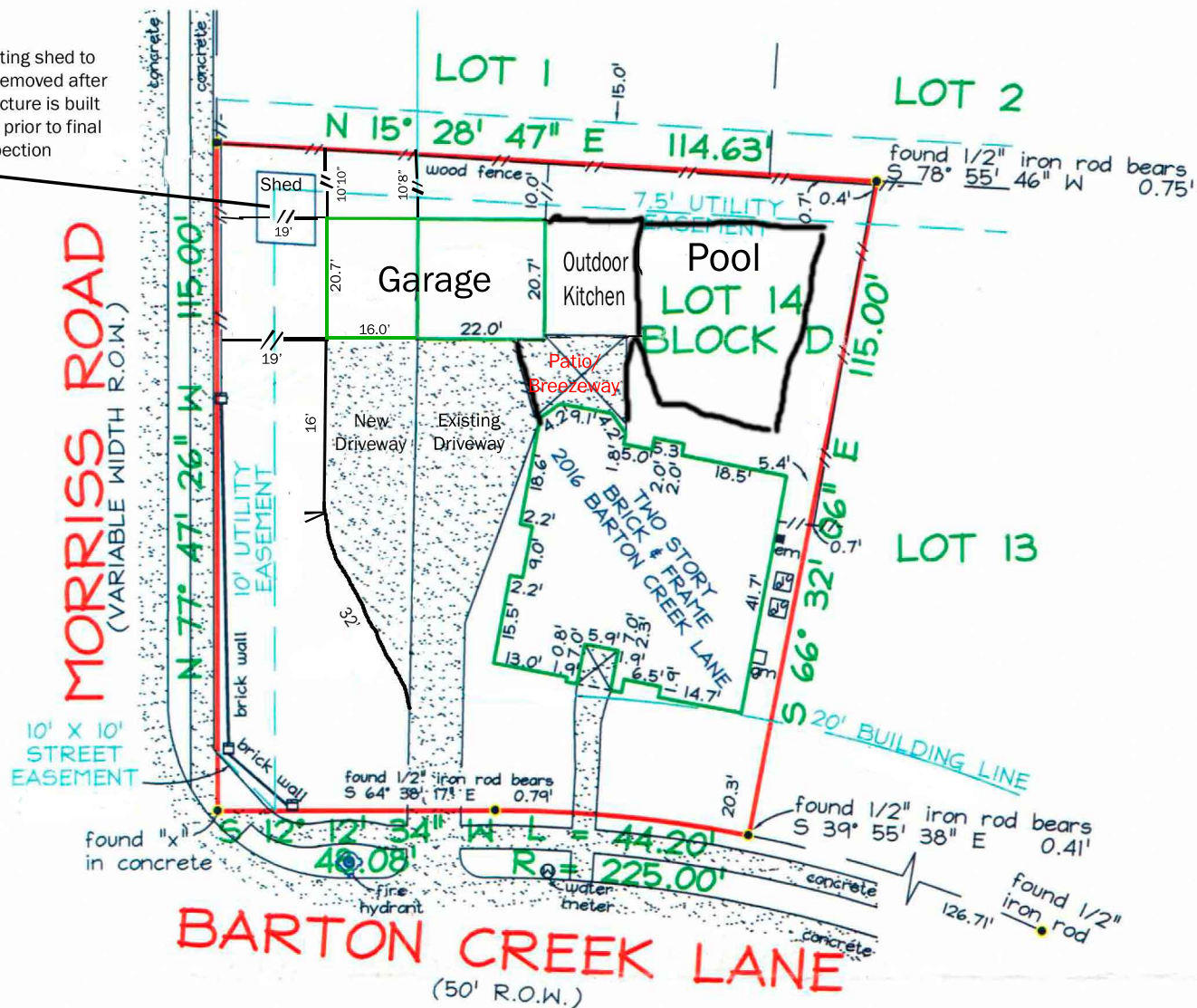
I have attached renderings of the proposed pool and outdoor kitchen.

I look forward to answering any questions you might have at the first available Board of Adjustment meeting

Sincerely,

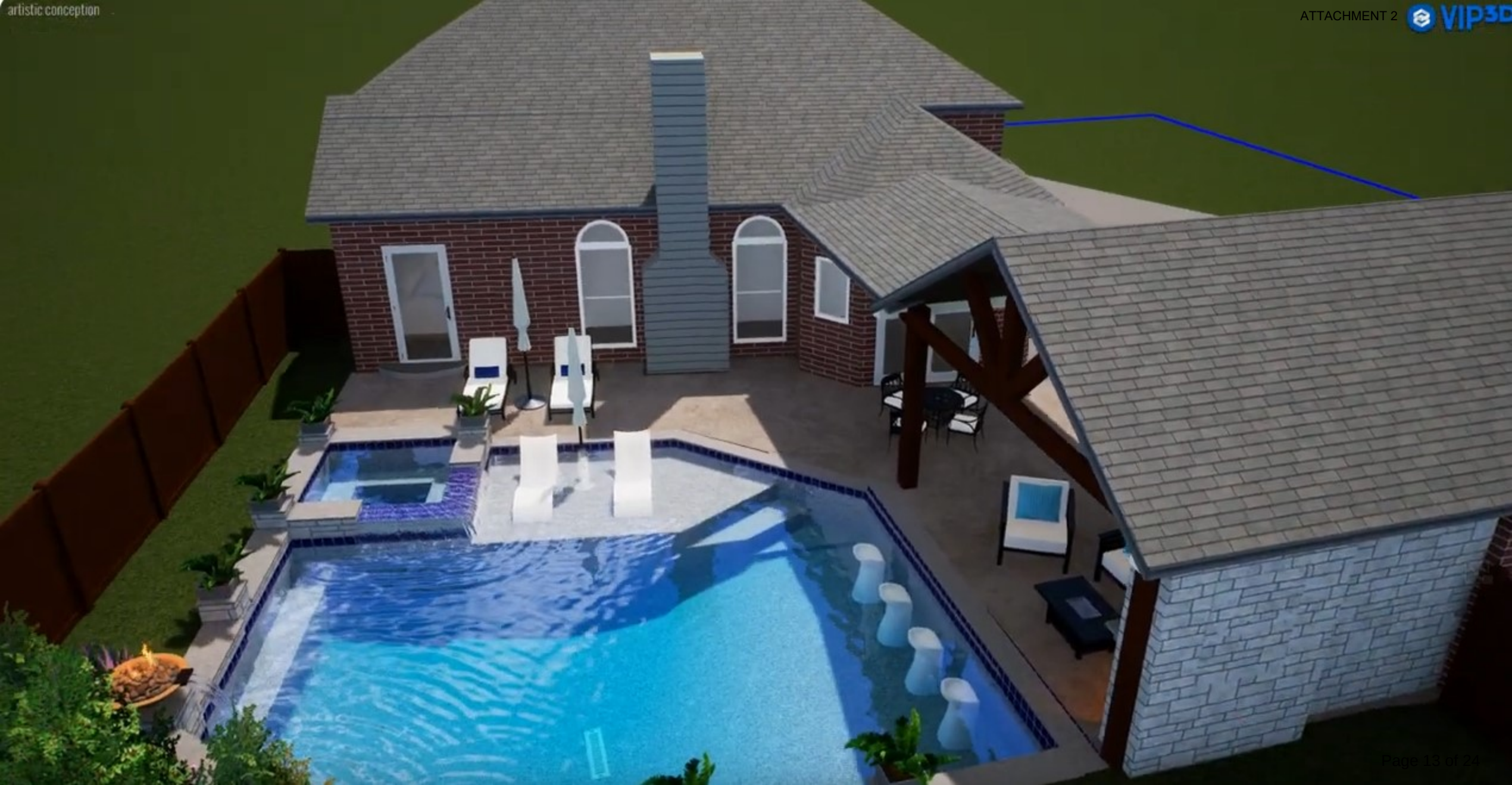
Bjorn vandug
2016 Barton Creek LN
Flower Mound, TX 75028

Existing shed to
be removed after
structure is built
and prior to final
inspection



Lorem Ipsum

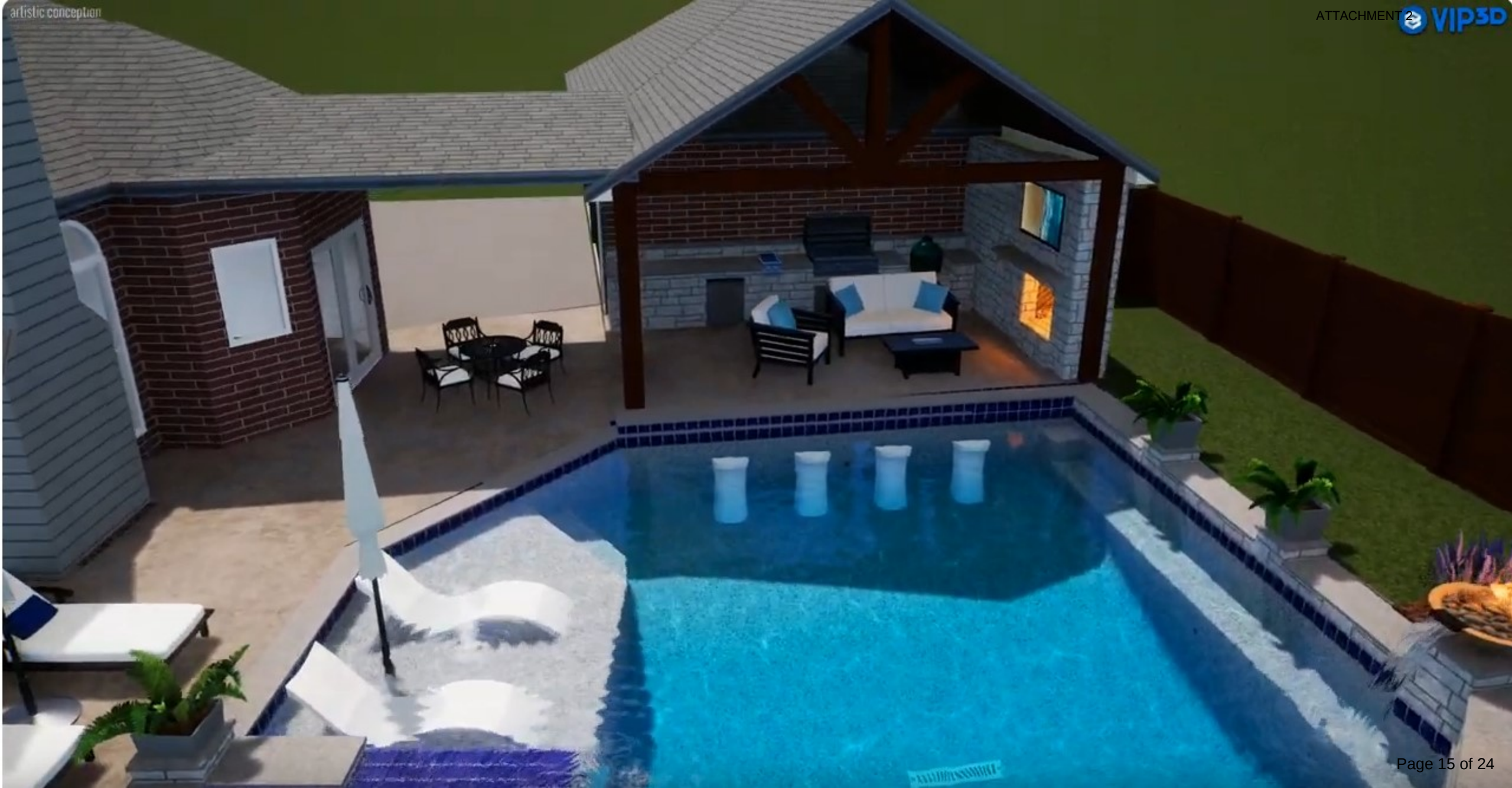






1:24 / 1:56





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.

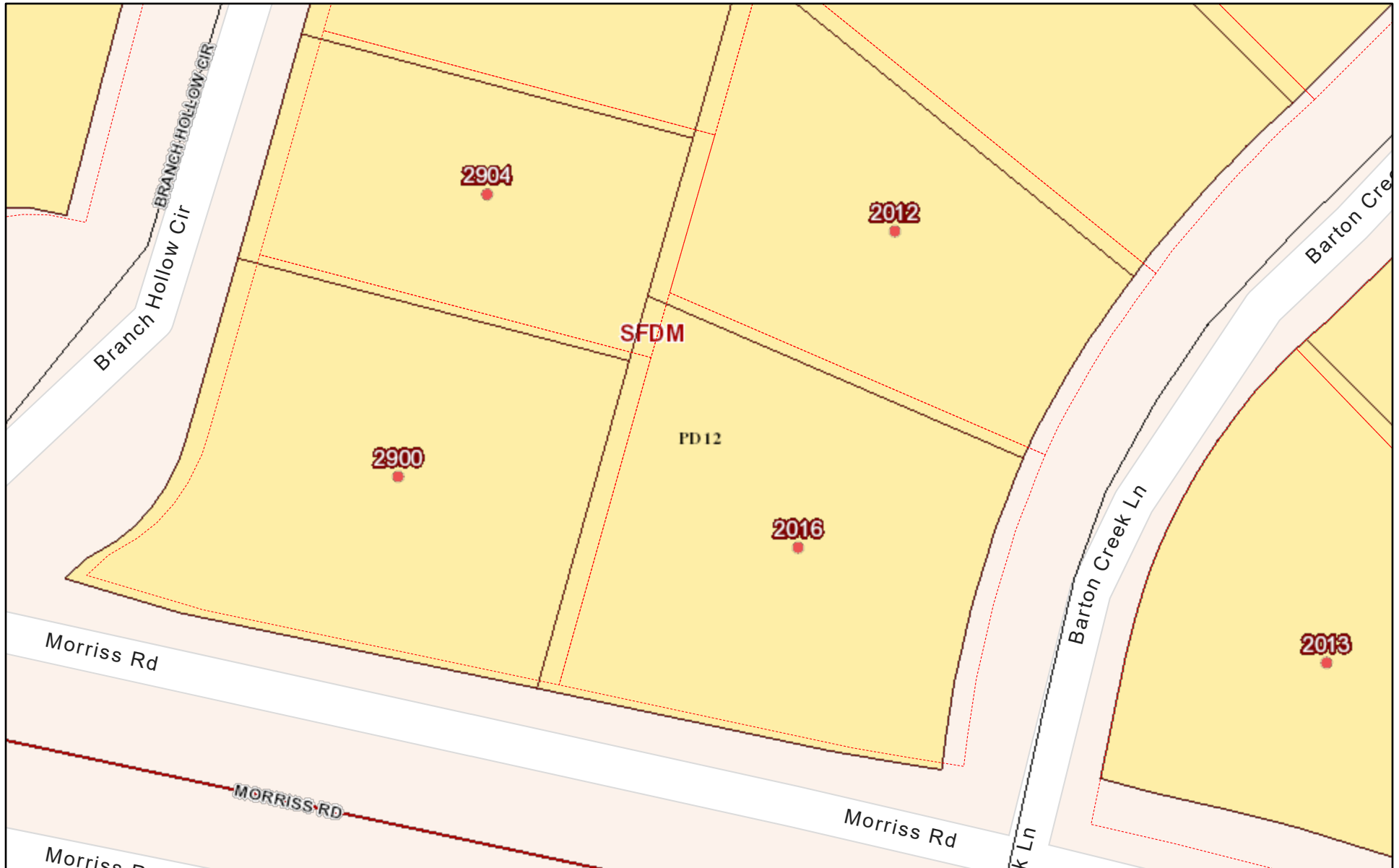
- (e) *Height.* Accessory buildings shall be limited to a height of not more than 14 feet to the top of the roof.

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.

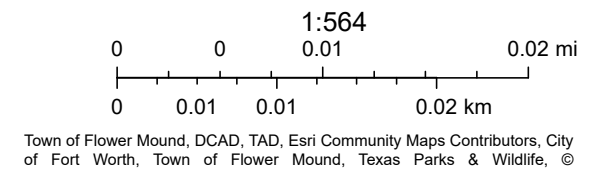
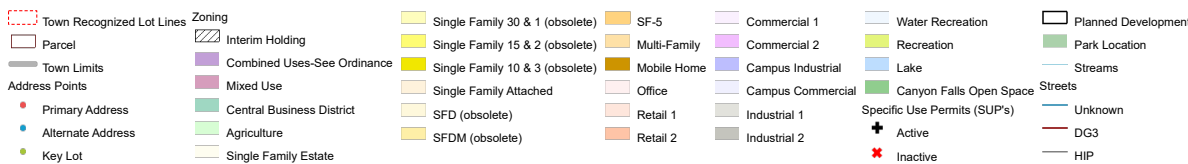
- (f) *Permit.* A building permit shall be required.

(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



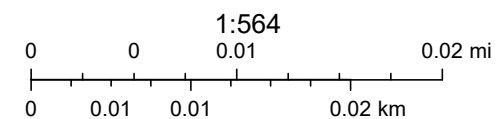
9/12/2024, 9:31:22 AM



AERIAL PHOTOGRAPH

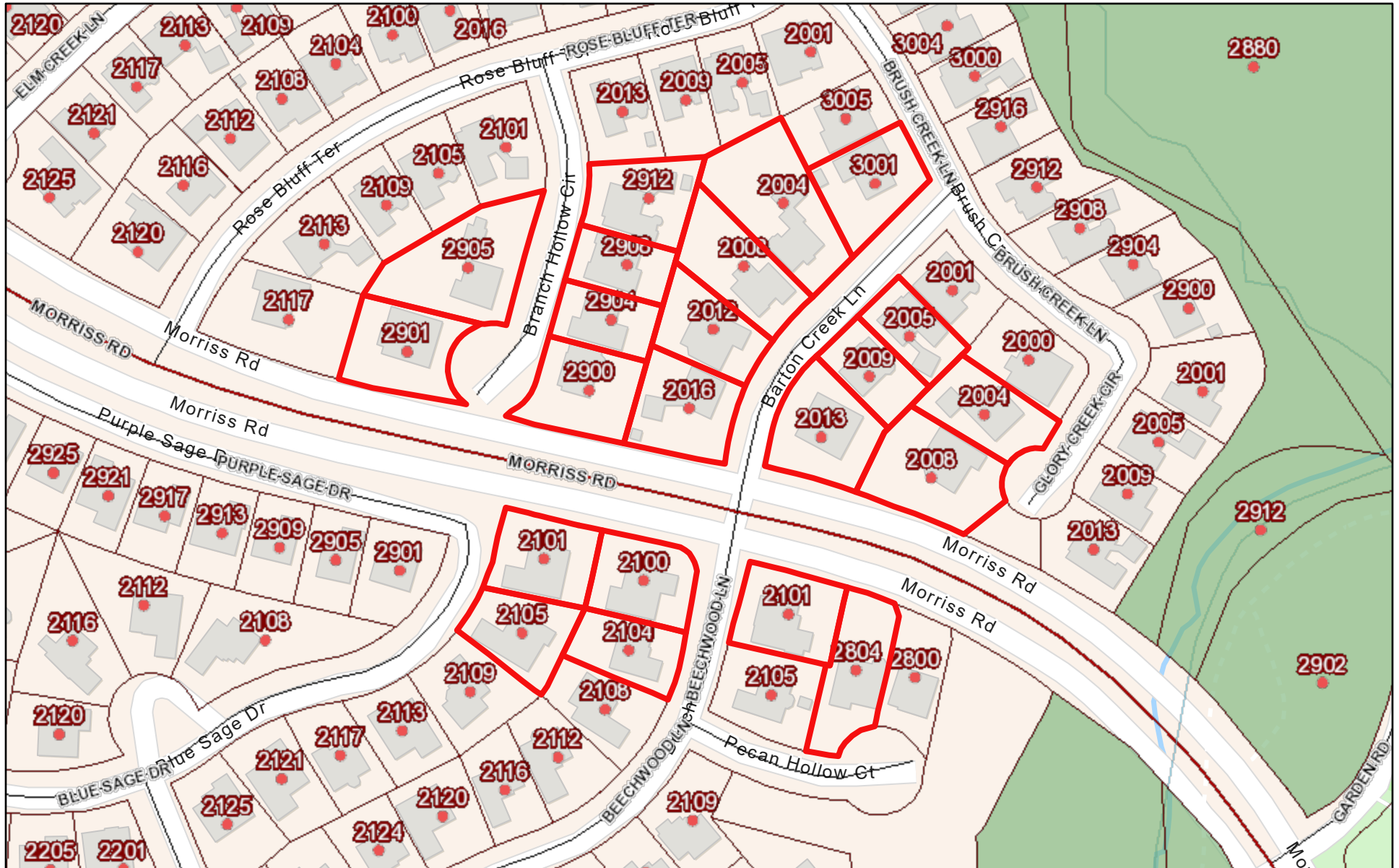


9/12/2024, 9:33:01 AM

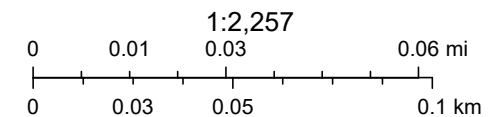
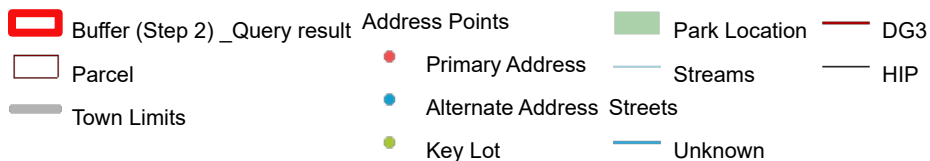


Town of Flower Mound, DCAD, TAD, Esri Community Maps Contributors, City of Fort Worth, Town of Flower Mound, Texas Parks & Wildlife, ©

200' PROPERTY OWNER NOTICE MAP



9/12/2024, 9:39:31 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, October 9, 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 Bjorn Vandug for a variance from Section 98-1032(a)(1), "Accessory Buildings" of the Town's Code of Ordinances. The property is generally located south of Firewheel Dr and east of Morriss Rd and is locally known as 2016 Barton Creek Ln, Lot 14, Block D, of the Creekside at Cross Timbers subdivision.

To Run in Denton Record Chronicle: Saturday/Sunday, September 28/29, 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@flowermound.gov

(Ref: Case No. BOA24-0006)

Town of Flower Mound Account Number: 100041132



September 30, 2024

Board of Adjustment Case No. BOA24-0006

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

A request has been received from Bjorn Vandug for a variance from Section 98-1032(a)(1), "Accessory Buildings" of the Town's Code of Ordinances. The property is generally located south of Firewheel Dr and east of Morriss Rd and is locally known as 2016 Barton Creek Ln, Lot 14, Block D, of the Creekside at Cross Timbers subdivision.

The Board of Adjustment of the Town of Flower Mound, Texas will hold a public hearing on this request on **Wednesday, October 9, 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.flowermound.gov/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@flowermound.gov. 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@flowermound.gov

PARCEL	ADDRESS	OWNER NAME	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP
R160962	2905 Branch Hollow Cir	HOLCOMB, KEVIN E & RHONDA J	2905 BRANCH HOLLOW CIR	FLOWER MOUND	TX	75028
R160963	2901 Branch Hollow Cir	NOE, STEPHEN	2901 BRANCH HOLLOW CIR	FLOWER MOUND	TX	75028
R160964	2900 Branch Hollow Cir	WILLIAMS, HARRIS E & BAUTISTA, MYRIAM	2900 BRANCH HOLLOW CIR	FLOWER MOUND	TX	75028
R160965	2904 Branch Hollow Cir	KLAMKIN, PETER	2904 BRANCH HOLLOW CIR	FLOWER MOUND	TX	75028
R160966	2908 Branch Hollow Cir	BERG, BRENT DAVID & PENNY LEE	2908 BRANCH HOLLOW CIR	FLOWER MOUND	TX	75028
R160967	2912 Branch Hollow Cir	WHITWELL, ANDREA L	2912 BRANCH HOLLOW CIR	FLOWER MOUND	TX	75028
R160973	3001 Brush Creek Ln	WALZ, NICHOLAS A & ALYSON D	3001 BRUSH CREEK LN	FLOWER MOUND	TX	75028
R160974	2004 Barton Creek Ln	HEDRICK, ROGER B, JR & KAREN E	2004 BARTON CREEK LN	FLOWER MOUND	TX	75028
R160975	2008 Barton Creek Ln	TRIMBLE, KEVIN P & JENNIFER R	2008 BARTON CREEK LN	FLOWER MOUND	TX	75028
R160976	2012 Barton Creek Ln	BERG, KIM A & HOLLY J W/LIFE ESTATE TRS BERG FAMILY TRUST	2012 BARTON CREEK LN	FLOWER MOUND	TX	75028
R160977	2016 Barton Creek Ln	VANDUG, BJORN	2016 BARTON CREEK LN	FLOWER MOUND	TX	75028
R160978	2013 Barton Creek Ln	BLOCKLEY, GARY R & SUSAN T	2013 BARTON CREEK LN	FLOWER MOUND	TX	75028
R160979	2009 Barton Creek Ln	NOT AVAILABLE	2009 BARTON CREEK LN	FLOWER MOUND	TX	75028
R160980	2005 Barton Creek Ln	TURNER, CHARLOTTE R & JEFFREY K	2005 BARTON CREEK LN	FLOWER MOUND	TX	75028
R160983	2004 Glory Creek Cir	MCMINN, BRANDI & RUSSELL	2004 GLORY CREEK CIR	FLOWER MOUND	TX	75028
R160984	2008 Glory Creek Cir	CUMMINGS, ANDREW & AKEMI	2008 GLORY CREEK CIR	FLOWER MOUND	TX	75028
R168395	2105 Blue Sage Dr	JOHNSTON, TIMOTHY S & KATHERINE F	2105 BLUE SAGE DR	FLOWER MOUND	TX	75028
R168396	2101 Blue Sage Dr	LACHARITE, DEAN SCOTT & BECKY B	2101 BLUE SAGE DR	FLOWER MOUND	TX	75028
R168397	2100 Beechwood Ln	MILLER, DONALD K & TAMARA	2100 BEECHWOOD LN	FLOWER MOUND	TX	75028
R168398	2104 Beechwood Ln	DEMARZO, JOANNE	2104 BEECHWOOD LN	FLOWER MOUND	TX	75028
R168406	2101 Beechwood Ln	DAS, AMITABH & SINGH, PRATEEKSHA	2101 BEECHWOOD LN	FLOWER MOUND	TX	75028
R168408	2804 Pecan Hollow Ct	JEROME, NICHOLAS & MEAGAN	2804 PECAN HOLLOW CT	FLOWER MOUND	TX	75028