

Board of Adjustment



November 13, 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. 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.

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 Approval - Consider approval of the minutes from October 9, 2024.

E. REGULAR ITEM(S)

1. **BOA24-0007 - Hold a public hearing and consider a request from Patrick Ruland for a variance from Section 98-395(d), "Minimum and Maximum Dimensions" of the Town's Code of Ordinances. The property is generally located south of Scenic Dr and west of Rocky Point Rd and is locally known as 6404 Lakeside Rd, Lot 101A, 101B, Block 16A, of the Red Bud Point subdivision.**

F. 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: November 6, 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 D.1. CONSENT ITEM(S)

DATE: November 13, 2024
FROM: Emily Chapman
ITEM: Consider approval of the minutes from October 9, 2024.

BACKGROUND: This item is to consider approval of the minutes from October 9, 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



October 9, 2024
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

DRAFT MINUTES

A. CALL TO ORDER

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

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
Mike Bean, Place 5
Jennifer Meinel, Alt. Place 6
Sarah Ahmed, Alt. Place 7
Patrick Gleason, Alt. Place 8

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

Lindsey Hale, Town Attorney
Tasha Coates, Plans Review Manager
Emily Chapman, Administrative Assistant

B. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

C. ELECTION OF CHAIR AND VICE CHAIR

Greg Jones was elected Chair and Scott Shea was elected Vice Chair. The vote for both positions was unanimous.

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. Minutes Approval - Consider approval of the minutes from the regular meeting of the Board of Adjustment on August 14, 2024.
The minutes were approved as presented.

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.**
Staff Presentation

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

- Variance Request
- Sec. 98-1032(a)(1)
- Site Plan
- Aerial Photo
- Property Information

Applicant Presentation

Bjorn Vandug (2016 Barton Creek Lane) was sworn in. Mr. Vandug answered questions and showed photos of the property.

PUBLIC COMMENTS OPENED - 7:09 PM

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. All speakers were sworn in.

	Speaker name and address	Subject (as written on the form)
1.	Christopher Kotsoglou, 2012 Barton Creek Lane	In support of BOA24-0006
2.	Peter Klamki, 2904 Branch Hallow Circle	In support of BOA24-0006
3.	Harris Williams, 2900 Branch Hallow Circle	In support of Bjorn Vandug expansion project
4.	Gary R Blockley, 2013 Barton Creek Lane	In support of Bjorn Vandug
5.	Susan Blockley, 2013 Barton Creek Lane *	In support of Bjorn Vandug

** Indicates person did not wish to speak*

PUBLIC COMMENTS CLOSED - 7:16 PM

ACTION: Timothy Scott Shea moved to approve F.1. as presented in the agenda caption. Jodi Sealy seconded the motion.
AYES: Timothy Scott Shea, Gregory Jones, Jodi Sealy, Mike Bean
NAYS: Charles Freeny
ABSTAIN: None
RESULT: 4 : 1

G. ADJOURN

Chair Jones adjourned the meeting at 7:19 PM and all were in favor.

TOWN OF FLOWER MOUND, TEXAS

GREGORY JONES, CHAIR

ATTEST:

EMILY CHAPMAN, ADMINISTRATIVE ASSISTANT



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

DATE: November 13, 2024
FROM: Chris Pamplin, Assistant Building Official
ITEM: Hold a public hearing and consider a request from Patrick Ruland for a variance from Section 98-395(d), "Minimum and Maximum Dimensions" of the Town's Code of Ordinances. The property is generally located south of Scenic Dr and west of Rocky Point Rd and is locally known as 6404 Lakeside Rd, Lot 101A, 101B, Block 16A, of the Red Bud Point subdivision.

BACKGROUND:

APPLICANT:

Patrick Ruland
RLNDesign + Build
6700 Crooked Ln
Flower Mound, TX, 75022

LOCATION:

PROPERTY ADDRESS: 6404 Lakeside Rd, Flower Mound, TX, 75022

SUBDIVISION: Red Bud Point, Lot 101A, 101B, Block 16A

ZONING: SF10

STAFF ANALYSIS:

A request has been received from Patrick Ruland for a variance from Section 98-395(d), "Minimum and Maximum Dimensions" of the Town's Code of Ordinances. The request is to allow the existing home to encroach the 25' front yard setback along both Lakeside Rd. and Crooked Ln. The variance being requested is for a 10'2" encroachment of the existing home along Lakeside Rd., a 12'6" encroachment of the existing home along Crooked Ln. and an encroachment of 9'6" for a proposed future addition along Crooked Ln.

Section 98-395(d) – Minimum and maximum dimensions – *Minimum front yard.* The minimum front yard for all uses in the SF-10 single-family district-10 shall be 25 feet, subject to section 98-1026."

Definition: *Lot, through*, means a lot, other than a corner lot, having frontage on two parallel or approximately parallel streets.

Additional information/history:

The home on this property was constructed across 4 separate lots. In order to develop this property further, it must be replatted into one lot. The property cannot be replatted without a variance for the front yard setbacks. Additionally, when the property is replatted, it will be a through lot (definition above) with a required front yard setback along Lakeside Rd and a required front yard setback along Crooked Ln.

Mr. Ruland is requesting a variance to allow the existing home to encroach 10'2" into the front yard setback along Lakeside Rd, 12'6" into the front yard setback along Crooked Ln in order to plat the property and obtain a building permit for the proposed addition.

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 (1)
3. ATTACHMENT 3 - ORDINANCE SECTION 98-395
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 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 MOUNDDATE: 9/30/24

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 98-395(d) + (f) of the Town of Flower Mound Zoning Ordinance.

LOCATION OF PROPERTY

Street Address: 6404 LAKESIDE DR.Legal Description: Lot/Tract 101A-D, Block 16A, of Subdivision/Abstract RED BUD POINT

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.)

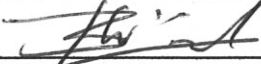
SEE ATTACHED

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
6404 LAKESIDE DR.Mailing Address
Visha Coates

Staff Member's Signature

PATRICK RULANDPrint Name
214-536-7904Phone Number
9/30/24Date
R3079820

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 _____, _____.



BOARD OF ADJUSTMENTS REQUEST

Town of Flower Mound

SEPTEMBER 30, 2024

RESIDENTIAL PROPERTY SF-10

6404 LAKESIDE DR.
FLOWER MOUND, TEXAS 75022

Filed by Patrick W Ruland of RLNDesign + Build, as authorized agent of owner Gregory Weldele (see attached notarized Owner's Representative Agreement).

REQUEST FOR VARIANCE

Owner is requesting a variance to Division 7, Section 98-395(d), *Minimum and Maximum Dimensions*; specifically, that the minimum front yard setback shall be no less than 25 feet. The current structure was constructed atop 4 separate lots prior to incorporation of Red Bud Point into the Town of Flower Mound and currently sits 14.8 feet from Lakeside Dr. and 12 feet from Crooked Ln. property lines. According to Town of Flower Mound Departments, prior to approval of building remodeling/addition permit(s), acceptance of such variance must be obtained through the Board of Adjustments to proceed with a formal Replat Application to consolidate the 4 separate lots. The owner's future development of the property will not encroach any further into the "Front Yard Setback" along Lakeside Dr. as it currently exists and will fully comply with the current "Side Yard Setback" of 10 feet.

Additionally, the owner requests that future development of the property along Crooked Ln. be allowed to follow the current building and carport eastern foundation lines in order to enclose the current car-port as a garage and add a porte-a-cochere at the existing drive (see attached concept plan).

Response to the four conditional requirements as follows:

LAKESIDE DR. – FRONT YARD SETBACK (LOTS 101A & B)

- (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. **JUSTIFICATION: The current structure was constructed prior to incorporation of Red Bud Point and front yard setback does not comply with current SF-10 regulations; however, future development of the property will not encroach any further into the front yard setback as currently measures 14.8 feet or greater.**
- (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. **JUSTIFICATION: The Town of Flower Mound has informed Owner that prior to approval of any building permit(s), acceptance of the non-compliant front and back yard setback (variance) must be obtained through the**



Board of Adjustments. Then the owner will be allowed to proceed with a formal Replat Application to consolidate the 4 separate lots.

- (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. **AFFIRMATIVE: property will remain zoned SF-10 and no additional encroachment of the front setback is anticipated.**
- (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. **AFFIRMATIVE: property will remain zoned SF-10 and no additional encroachment of the front setback is anticipated.**

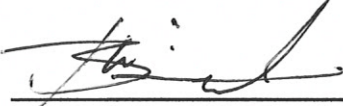
CROOKED LN. – BACK YARD SETBACK (LOTS 101C & D)

- (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. **JUSTIFICATION: The current structure was constructed prior to incorporation of Red Bud Point into the Town of Flower Mound and back yard setback does not comply with current SF-10 regulations; however, future development of the property will not encroach any further into the back yard setback as currently measures 12 feet or greater. The owner requests future development of the property along Crooked Ln. be allowed to follow parallel (northward) to the current building and carport eastern foundation lines for aesthetic purposes.**
- (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. **JUSTIFICATION: The Town of Flower Mound has informed Owner that prior to approval of any building permit(s), acceptance of the non-compliant front and back yard setback (variance) must be obtained through the Board of Adjustments. Then the owner will be allowed to proceed with a formal Replat Application to consolidate the 4 separate lots.**
- (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. **AFFIRMATIVE: property will remain zoned SF-10. Further justification to allow future development of the structure to follow current foundation footprint along Crooked Ln. is that the current structures located to the north on Block 16A do not comply with the 25' setback; therefore, no adverse effect to current land use pattern (i.e. street line of sight) will be realized.**
- (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. **AFFIRMATIVE: property will remain zoned SF-10 and the future addition of an enclosed garage and porte-a-cochere will only increase the value of this property, and the neighboring properties.**



SIGNED, SEALED AND DELIVERED

by the parties of:


PATRICK WADE RULAND, Architect

9/30/24





OWNERS REPRESENTATIVE AGREEMENT

Professional Architectural Services

THIS AGREEMENT FOR SERVICE (this "Agreement") dated this th14 day of SEPTEMBER, 2024.

BETWEEN

GREG WELDELE of 6404 LAKESIDE DR. FLOWER MOUND, TEXAS 75022
(hereinafter referred as the "Client or Owner") - AND -

Patrick W Ruland/RLNDesign +Build of 6700 Crooked Ln. Flower Mound, TX 75022
(hereinafter referred as "Architect")

BACKGROUND:

A. The Client is of the opinion that the Architect has the necessary qualifications, experience, and abilities to provide services to the Client.

B. The Architect is agreeable to providing such services to the Client on the terms and conditions set out in this Agreement.

IN CONSIDERATION OF the matters described above and of the mutual benefits and obligations set forth in this Agreement, the receipt and sufficiency of which consideration is hereby acknowledged, the parties to this Agreement agree as follows:

Services Provided

The Client hereby agrees to engage the Architect to provide the Client with "Professional Services" (Services hereafter) consisting of **Owner's Representative** services. The Services will also include any other tasks which the parties may agree on. The Architect hereby agrees to provide such Services to the Client.

The Architect's ability to represent owners is strengthened by their experience, knowledge, and understanding of residential and commercial construction design, specification, permitting and contract documents processes and requirements.

In the Owner's Representative role, the Architect will ensure that The Client's goals are achieved by providing services for its project to include, but not limited to the following:

Owner's Representative Role On behalf of The Client, the Architect will:

- Apply for and facilitate all communications, scheduling and professional services required for the Town of Flower Mound's Board of Adjustments (BofA) Meeting(s) (Application due October 4 for the November 13, 2024 Meeting).
- Facilitate and coordinate all communications and professional services required for the Town of Flower Mound's Amended Plat Application (timeframe TBD upon completion of BofA Meeting).



IN WITNESS WHEREOF the parties have duly executed this Service Agreement this ____ day of September, 2024.

SIGNED, SEALED AND DELIVERED

by the parties of:

PATRICK WADE RULAND, Architect



GREG WELDE, Owner

In the presence of:

STATE OF TEXAS

§
§
§

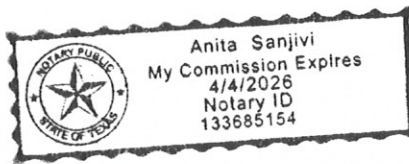
COUNTY OF DENTON

This instrument was acknowledged before me on the 14th day of SEPTEMBER, in the year 2024, by:

Signed Notary Public, State of Texas

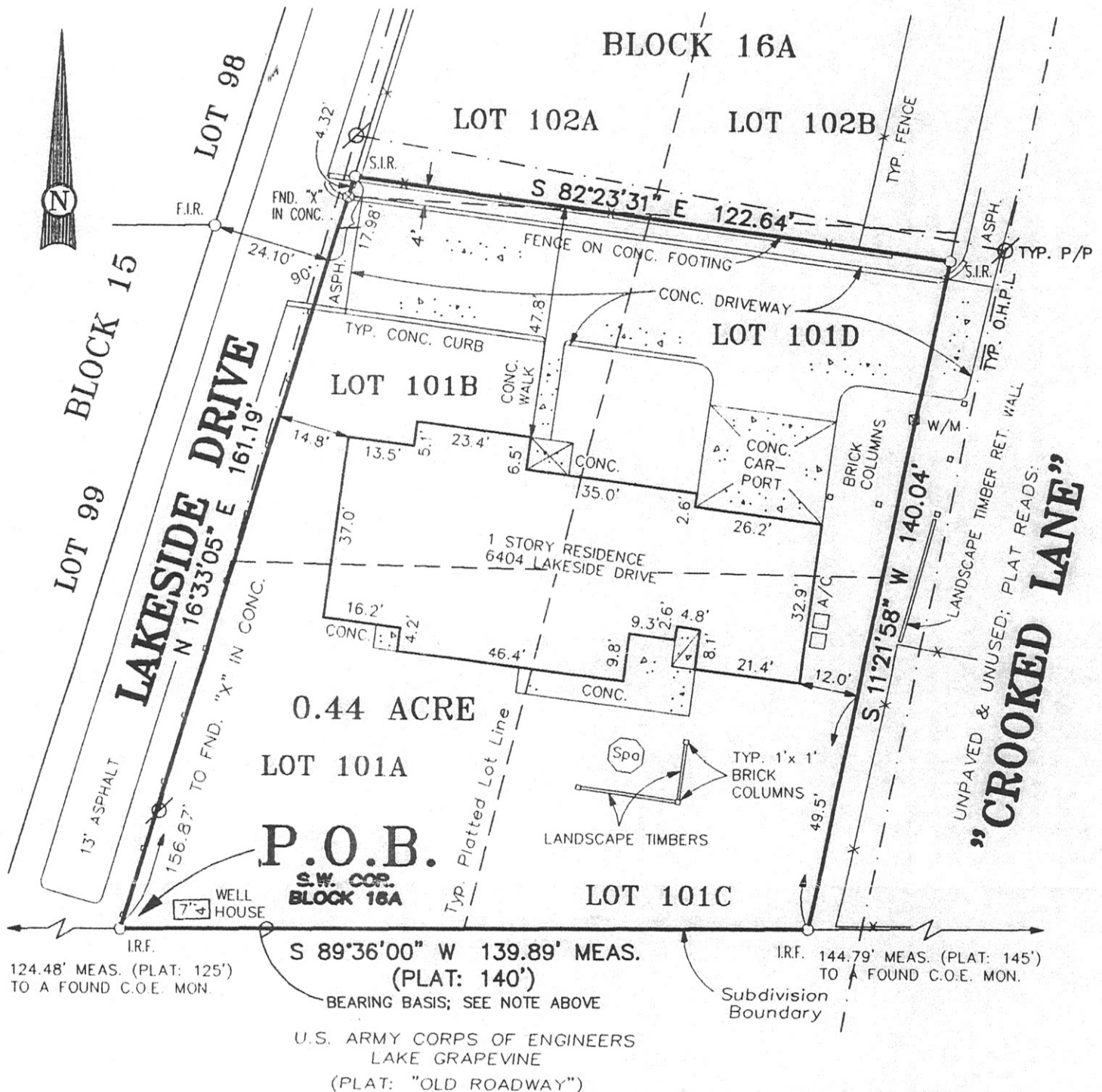
ANITA SANJIVI

Printed Notary Public, State of Texas



PART OF BLOCK 16A OF REPLAT OF BLOCKS 10, 11, 12, 13, 14 AND 16 OF REDBUD POINT DEVELOPMENT,
AN ADDITION IN THE OLIVER W. HARRIS SURVEY, ABSTRACT NUMBER 538 IN DENTON COUNTY, TEXAS ACCORDING
TO THE PLAT THEREOF RECORDED IN VOLUME 2 AT PAGE 203 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS,
AND BEING MORE PARTICULARLY DESCRIBED ON THE ATTACHED SHEET 2 OF 2.

NOTE: THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY LINE OF BLOCK 16A BEING S 89°36'00" W, AS SHOWN ON THE ABOVE-REFERENCED, RECORDED PLAT.



OLIVER W. HARRIS SURVEY, ABSTRACT NUMBER 538

TO THE LIENHOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO COMPASS BANK
THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED
HEREON AND IS CORRECT, AND THAT THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS,
ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHT OF WAY THAT I HAVE BEEN ADVISED OF EXCEPT AS SHOWN
HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

FLOOD NOTE: IT IS MY OPINION THAT THE PROPERTY DESCRIBED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 480777 0520 E,
PRESENT EFFECTIVE DATE OF MAP APRIL 2, 1997, HEREIN PROPERTY SITUATED WITHIN ZONE X, UNSHADED
DATE: JUNE 17, 1998 SCALE: 1" = 30' A.S.C. NO.: 9806218 DRAWN BY: J.R.B. CHECKED BY: D.L.A.

ARTHUR SURVEYING COMPANY, INC.
Registered Professional Land Surveyors
P.O.Box 54 - Lewisville, Texas 75067
Office: (972) 221-9439 Fax: (972) 221-4675

NC. *Douglas L. Arthur*
Douglas L. Arthur, R.P.L.S. No. 4357



LEGAL DESCRIPTION

SHEET 2 OF 2

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE OLIVER W. HARRIS SURVEY, ABSTRACT NUMBER 538 IN THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS, BEING A PART OF BLOCK 16A OF **REPLAT OF BLOCKS 10, 11, 12, 13, 14 AND 16 OF REDBUD POINT DEVELOPMENT**, AN ADDITION IN DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 AT PAGE 203 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID BLOCK 16A, WHICH IS THE SOUTHWEST CORNER OF LOT 101A IN SAID BLOCK, A POINT IN THE OCCUPIED EASTERLY LINE OF LAKESIDE DRIVE AS SHOWN ON SAID PLAT, AND ALSO BEING IN THE NORTH LINE OF THE U.S. ARMY CORPS OF ENGINEERS LANDS FOR LAKE GRAPEVINE;

THENCE NORTH 16 33'05" EAST WITH THE WESTERLY LINE OF SAID BLOCK 16A AND THE EASTERLY LINE OF SAID LAKESIDE DRIVE, PASSING THE NORTHWEST CORNER OF SAID LOT 101A, WHICH IS THE SOUTHWEST CORNER OF LOT 101B IN SAID BLOCK 16A AND CONTINUING ON SAID COURSE, PASSING AT 156.87 FEET AN "X" FOUND IN CONCRETE AT THE NORTHWEST CORNER OF SAID LOT 101B, WHICH IS THE SOUTHWEST CORNER OF LOT 102A IN SAID BLOCK 16A, AND CONTINUING ON SAID COURSE FOR A TOTAL DISTANCE OF 161.19 FEET TO AN IRON ROD SET;

THENCE SOUTH 82 23'31" EAST ACROSS SAID BLOCK 16A, A DISTANCE OF 122.64 FEET TO AN IRON ROD SET IN THE EASTERLY LINE THEREOF, WHICH IS THE WESTERLY LINE OF CROOKED LANE, A PLATTED BUT UNPAVED AND UNUSED STREET;

THENCE SOUTH 11 21'58" WEST WITH THE EASTERLY LINE OF SAID BLOCK 16A AND THE PLATTED WESTERLY LINE OF SAID CROOKED LANE, PASSING THE SOUTHEAST CORNER OF LOT 101D IN SAID BLOCK, WHICH IS THE NORTHEAST CORNER OF LOT 101C IN SAID BLOCK, AND CONTINUING ON SAID COURSE FOR A TOTAL DISTANCE OF 140.04 FEET TO AN IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 101C AND SAID BLOCK 16A IN THE NORTH LINE OF THE U.S. ARMY CORPS OF ENGINEERS LANDS FOR LAKE GRAPEVINE;

THENCE SOUTH 89 36'00" WEST WITH THE SOUTH LINE OF SAID BLOCK 16A AND THE NORTH LINE OF SAID LAKE GRAPEVINE LANDS, PASSING THE SOUTHWEST CORNER OF SAID LOT 101C, WHICH IS THE SOUTHEAST CORNER OF SAID LOT 101A, AND CONTINUING ON SAID COURSE FOR A TOTAL DISTANCE OF 139.89 FEET TO THE POINT OF BEGINNING AND CONTAINING IN ALL 0.44 ACRE OF LAND, MORE OR LESS; BEING SUBJECT TO ANY AND ALL EASEMENTS WHICH MAY AFFECT.


DOUGLAS L. ARTHUR, R.P.L.S. No. 4357

6-17-98

DATE

ARTHUR SURVEYING COMPANY, INC.
Registered Professional Land Surveyors
P.O. Box 54 - Lewisville, Texas 75067
Office: (972) 221-9439 Fax: (972) 221-4677

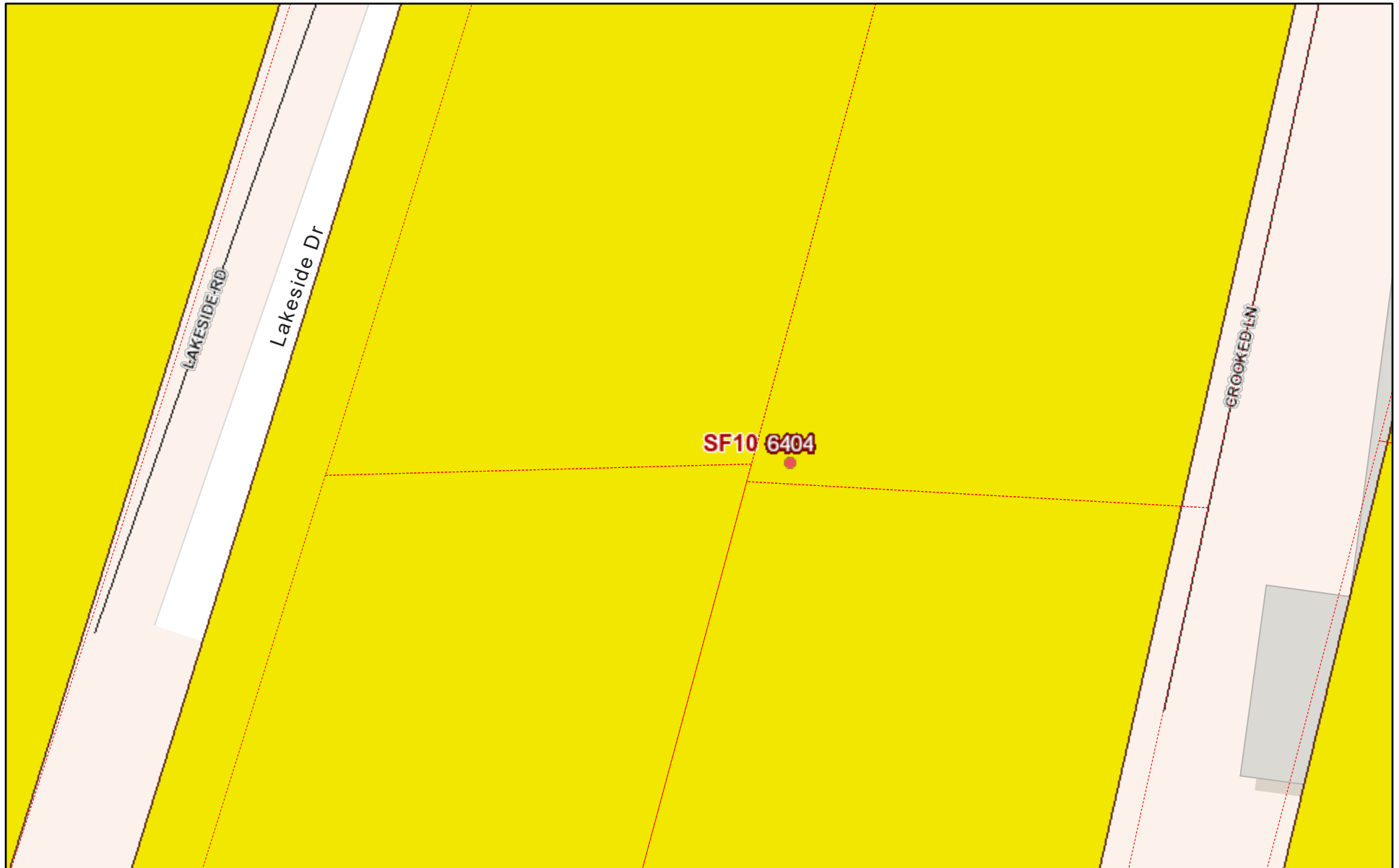


Sec. 98-395. - Minimum and maximum dimensions.

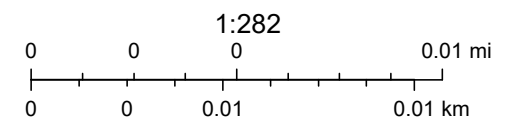
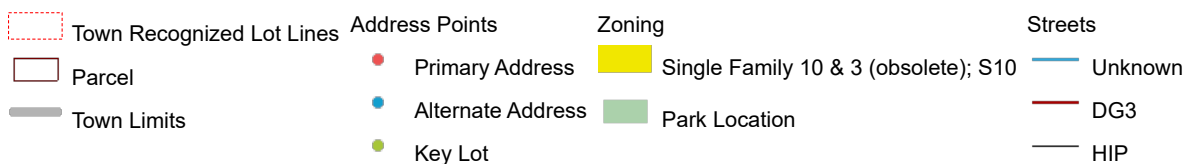
- (a) *Minimum lot area per dwelling.* The minimum lot area per dwelling unit in the SF-10 single-family district-10 shall be 10,000 square feet, subject to section 98-1023.
- (b) *Minimum lot width.* The minimum lot width for residential uses in the SF-10 single-family district-10 shall be 70 feet,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

(Code 1989, ch. 12, § 3.12(e)—(m))

ZONING MAP



10/22/2024, 2:58:14 PM

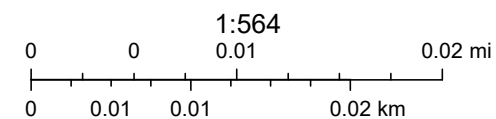
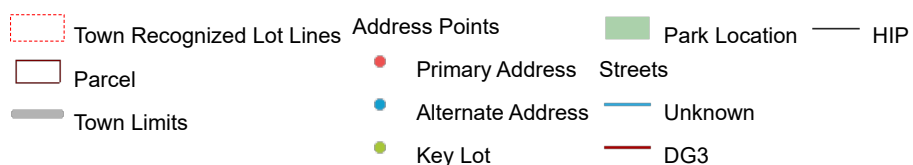


Town of Flower Mound, DCAD, TAD, Esri Community Maps Contributors, City of Fort Worth, Town of Flower Mound, Texas Parks & Wildlife, ©

AERIAL PHOTOGRAPH



10/22/2024, 3:01:03 PM



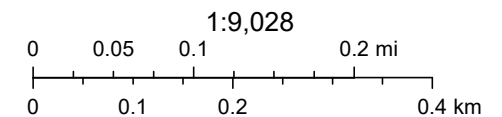
Town of Flower Mound, DCAD, TAD, Esri Community Maps Contributors, City of Fort Worth, Town of Flower Mound, Texas Parks & Wildlife, ©

200' PROPERTY OWNER NOTICE MAP



10/22/2024, 3:05:22 PM

- Buffer (Step 2)_Query result • Alternate Address — Streams — HIP
 — Town Limits • Key Lot Streets
 Address Points ■ Park Location — Unknown
 • Primary Address — DG3



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, November 13, 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 Patrick Ruland for a variance from Section 98-395(d), "Minimum and Maximum Dimensions" of the Town's Code of Ordinances. The property is generally located south of Scenic Dr and west of Rocky Point Rd and is locally known as 6404 Lakeside Rd, Lot 101A, 101B, Block 16A, of the Red Bud Point subdivision. To Run in Denton Record Chronicle: Saturday/Sunday, November 2 & 3, 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. BOA24-0007)

Town of Flower Mound Account Number: 100041132



October 29, 2024

Board of Adjustment Case No. BOA24-0007

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

A request has been received from Patrick Ruland for a variance from Section 98-395(d), "Minimum and Maximum Dimensions" of the Town's Code of Ordinances. The property is generally located south of Scenic Dr and west of Rocky Point Rd and is locally known as 6404 Lakeside Rd, Lot 101A, 101B, Block 16A, of the Red Bud Point subdivision.

The Board of Adjustment of the Town of Flower Mound, Texas will hold a public hearing on this request on **Wednesday, November 13, 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
R08502	0 Lakeside Dr	ZWANENBURG, ALFRED A & ELISA C	6405 LAKESIDE	FLOWER MOUND	TX	75022
R08505	6405 Lakeside Dr	ZWANENBURG, ALFRED A & ELISA C	6405 LAKESIDE	FLOWER MOUND	TX	75022
R08508	6401 Lakeside Dr	REFUGE INTEREST LLC 6401 LAKESIDE SERIES	519 MAIN ST	ROANOKE	TX	76262
R08512	0 Lakeside Dr	NOBLE, STEPHEN R	6408 LAKESIDE	FLOWER MOUND	TX	75022
R08514	0 Lakeside Dr	NOBLE, STEPHEN R	6408 LAKESIDE	FLOWER MOUND	TX	75022
R08521	6408 Lakeside Rd	NOBLE, STEPHEN R	6408 LAKESIDE	FLOWER MOUND	TX	75022
R08524	6404 Lakeside Dr	WELDELE, GREGORY J & ERIKA C	6404 LAKESIDE	FLOWER MOUND	TX	75022
R08526	6404 Crooked Ln	FRY, THOMAS R & KIM H	6404 CROOKED LN	FLOWER MOUND	TX	75022
R08526	6404 Crooked Ln	FRY, THOMAS R & KIM H	6404 CROOKED LN	FLOWER MOUND	TX	75022
R08537	6420 Crooked Ln	LAGO HOUSE, LLC	6404 LAKESIDE	FLOWER MOUND	TX	75022
R101419		0 NOBLE, STEPHEN R	6408 LAKESIDE	FLOWER MOUND	TX	75022
R118312	6709 Lakeview Dr	FRANK, DAVID L	6709 LAKEVIEW LN	FLOWER MOUND	TX	75022
R20013		0 USA CORP OF ENGINEERS	1012 FINCHER TRL	ARGYLE	TX	76226
R279376	6412 Crooked Ln	LEMMEL, LYNNE D & GOURLAY, ROBERT B	6408 CROOKED LN	FLOWER MOUND	TX	75022
R279377	6408 Crooked Ln	LEMMEL, LYNNE D & GOURLAY, ROBERT B	6408 CROOKED LN	FLOWER MOUND	TX	75022