

Board of Adjustment



November 13, 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
Mike Bean, Place 5
Jennifer Meinel, Alt. Place 6
Patrick Gleason, Alt. Place 8

with the following member(s) absent:

Sarah Ahmed, Alt. Place 7

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
Kevin Eagan, Permit Technician

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 Approval - Consider approval of the minutes from October 9, 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, Mike Bean
NAYS:	None
ABSTAIN:	None
RESULT:	5 : 0

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.**
Staff Presentation

Chris Pamplin, Assistant Building Official gave the staff presentation with the following items included:

- Variance Request
- Sec. 98-395
- Definition
- Additional Information
- Aerial Photo
- Property Information

Applicant Presentation

Patrick Ruland (6700 Crooked Ln., Flower Mound, TX) was sworn in. Mr. Ruland spoke on behalf of Greg Weldele, owner of 6404 Lakeside Dr. Mr. Ruland answered questions and gave a presentation with the following items included:

- Project Context
- Project Context Cont.
- Variance Objectives
- Flower Mound Due Process
- Current Survey
- Development Along Lakeside Dr. (a-d)
- Lakeside Dr. Summary - Site Plan
- Lakeside Dr. Summary - Photos
- Development Along Crooked Ln. (a-c)
- Development Along Crooked Ln. (d)
- Crooked Ln. Summary - Site Plan
- Crooked Ln. Summary - Photo
- Crooked Ln. Summary - Photo
- Crooked Ln. Summary - Photos
- Crooked Ln. Summary - Photos

PUBLIC COMMENT OPEN: 7:07 PM

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.

	SUPPORT	OPPOSITION	QUESTIONS OR COMMENTS ONLY
1.	Tom Fry, 6404 Crooked Ln.		

** Indicates person did not wish to speak*

PUBLIC COMMENT CLOSED: 7:10 PM

ACTION: Timothy Scott Shea moved to approve E.1. as presented in the agenda caption. Mike Bean seconded the motion.

AYES: Timothy Scott Shea, Charles Freeny, Gregory Jones, Jodi Sealy, Mike Bean

NAYS: None

ABSTAIN: None

RESULT: 5 : 0

F. ADJOURN

Chair Jones adjourned the meeting at 7:14 PM and all were in favor.

TOWN OF FLOWER MOUND, TEXAS

GREGORY JONES, CHAIR

ATTEST:

EMILY CHAPMAN, ADMINISTRATIVE ASSISTANT