

Board of Adjustment



March 12, 2025
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 the regular meeting of the Board of Adjustment on December 11, 2024.

E. REGULAR ITEM(S)

1. BOA25-0001 - 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 Sunset Trl and west of Rocky Point Rd and is locally known as 6819 Crooked Ln, Lot 63A-R, Block 11 of the Red Bud Point subdivision.
2. BOA25-0002 - Hold a public hearing and consider a request from Greg Crouse for a variance from Section 98-1032(e), "Accessory Buildings" of the Town's Code of Ordinances. The property is generally located north of

Cross Timbers Rd and east of Montalcino Blvd and is locally known as 5904 Pine Valley Dr, Lot 24R1, Block 6 of The Estates at Tour 18 Sec 3 subdivision.

3. **BOA25-0003 - Hold a public hearing and consider a request from Michael Guzzardo for a variance from Section 98-1032(e), "Accessory Buildings" of the Town's Code of Ordinances. The property is generally located south of Cross Timbers Rd and west of Flower Mound Rd and is locally known as 3700 Scenic Dr, lot 17 of MEP & P 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 by the following date and time: March 7, 2025, at 5:00p.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: March 12, 2025
FROM: Emily Chapman, Administrative Assistant
ITEM: **Consider approval of the minutes from the regular meeting of the Board of Adjustment on December 11, 2024.**

BACKGROUND: This item is to consider approval of the minutes from December 11, 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



December 11, 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
Sarah Ahmed, Alt. Place 7
Patrick Gleason, Alt. Place 8

with the following member(s) absent:

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
Claire Barnes, Planner

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 the regular meeting of the Board of Adjustment on November 13, 2024.
Minutes were approved with a single motion and all were in favor.

E. REGULAR ITEM(S)

1. **BOA24-0008 - Hold a public hearing and consider a request from Michelle Bahjat for a variance from Section 98-276(b), “Minimum Dimensions” of the Town’s Code of Ordinances. The property is generally located south of McKamy Creek Rd and west of Simmons Rd and is locally known as 2017 Simmons Rd, Lot 6, of J.M. Ruiz subdivision.**
Staff Presentation

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

- Applicant Request
- Sec. 98-276
- Sec. 98-277
- Sec. 98-1024
- Site Plan
- Aerial Photo
- Property Information

Applicant Presentation

Bruce Bernbaum (4645 N. Central Expressway, 220, Dallas, TX) was sworn in. Mr. Bernbaum spoke on behalf of Bib & Michelle Bahjat, owners of 2017 Simmons Rd. Mr. Bernbaum answered questions and gave a presentation with the following items included:

- Site Plan
- Photos

- Condition A
- Condition B
- Condition C
- Condition D
- Proposed Preliminary Site Plan

PUBLIC COMMENT OPEN: 6:44 PM

None.

PUBLIC COMMENT CLOSED: 6:44 PM

ACTION: Charles Freeny moved to approve E.1. as presented in the agenda caption. Timothy Scott Shea 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 adjourned the meeting at 6:47 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: March 12, 2025
FROM: Tasha Coates, Plans Review Manager
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 Sunset Trl and west of Rocky Point Rd and is locally known as 6819 Crooked Ln, Lot 63A-R, Block 11 of the Red Bud Point subdivision.**

BACKGROUND: APPLICANT:
Patrick Ruland on behalf of George Henry Griffin, Jr
6819 Crooked Ln
Flower Mound, TX, 75022

LOCATION:

PROPERTY ADDRESS: 6819 Crooked Ln, Flower Mound, TX, 75022

SUBDIVISION: Red Bud Point, Lot 63A-R, Block 11

ZONING: SF-10

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 an attached garage to be located 20’ from the front yard along Crooked Ln, which is 5’ less than the 25’ minimum setback required per Town Ordinance.

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’, subject to section 98-1026.”

Section 98-1026 – Minimum front yard setback – *Generally.* The location of buildings shall comply with the minimum front yard setback standards contained in the district regulations and summarized in the residential and nonresidential dimensional regulations schedules, as may be modified by additional provisions in the district regulations, in this section or elsewhere in this chapter.

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 98-395(d)
4. ATTACHMENT 4 - ZONING MAP
5. ATTACHMENT 5 - AERIAL PHOTO OF PROPERTY
6. ATTACHMENT 6 - PROPERTY OWNER NOTICE MAP
7. ATTACHMENT 7 - PROPERTY OWNERS WITHIN 200'
8. ATTACHMENT 8 - PUBLIC HEARING NOTICE
9. ATTACHMENT 9 - PROPERTY OWNER NOTIFICATION

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: 12/6/24

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 DIV 7; SEC 98-395(d) of the Town of Flower Mound Zoning Ordinance.

LOCATION OF PROPERTY

Street Address: 6819 CROOKED LN.

Legal Description: Lot/Tract 63A-R, Block 11, 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.)

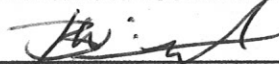
SEE ATTACHED

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
6700 CROOKED LN. FLOWER MOUND
Mailing Address
Chadha Coates
Staff Member's Signature

PATRICK W. RULAND
Print Name
214-536-7904
Phone Number
1/30/25
Date
23080158
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

January 30, 2024

RESIDENTIAL PROPERTY SF-10

6819 CROOKED LN.

FLOWER MOUND, TEXAS 75022

Filed by Patrick W Ruland of RLNDesign + Build, as authorized agent of owner GEORGE GRIFFIN (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 property is defined by the city as a KEY LOT, which requires 2 front yard setbacks of 25' (Red Bud Dr. AND Crooked Ln.). The owner requests a variance to this limiting factor to allow construction of a 22' deep, attached 2 car carport along Crooked Ln. (see attached concept plan). This still allows a 20' approach driveway as required by city ordinance.

Response to the four conditional requirements as follows:

- (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: Absent the definition of KEY LOT, this property would have a side yard setback of only 10', which is consistent with property located at 6700 Green Briar Ln. (immediately across Crooked Ln. to the north).**
- (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: Definition as a KEY LOT unjustly limits this property same rights as properties within immediate vicinity (6700 Green Briar Ln.) by mandating TWO Front Yard Setbacks. Additionally, Red Bud Point was not a Master Planned community and was incorporated into town limits after this residence was built. As such, there are very few similar KEY LOT designations; therefore, an aesthetic continuity within the vicinity will not be compromised.**
- (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 is and will remain zoned as residential.**
- (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: providing covered parking increases the value of this and neighboring properties.**



Additionally, approving this variance request eliminates the need to construct a large, fully detached, ancillary building to achieve the same result.

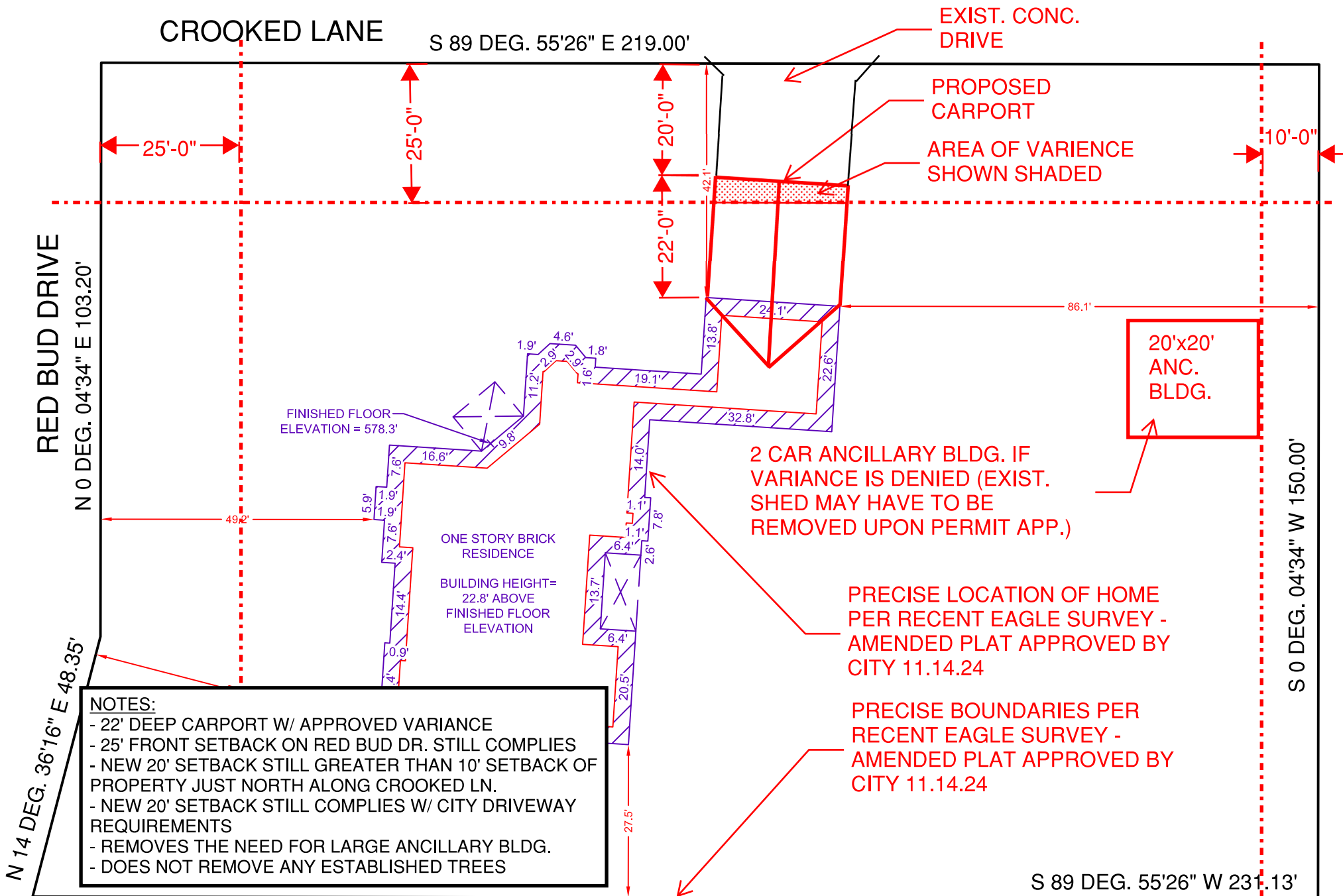
SIGNED, SEALED AND DELIVERED

by the parties of:

A handwritten signature in black ink, appearing to read "P. Ruland", written over a horizontal line.

PATRICK WADE RULAND, Architect





ARCHITECT:
PATRICK W RULAND
 214.536.7904
 pwruland@yahoo.com

OWNER:
GEORGE GRIFFIN

6819 CROOKED LN. VARIANCE REQUEST

N.T.S.
NORTH

VICINITY MAP
NOT TO SCALE

GENERAL NOTES

- The purpose of this amended plat is to create one (1) residential lot of record from four lots of record.
- This property is located in "Non-shaded Zone X" as scaled from the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011 as shown on Map Number 4612100500.
- The bearings and grid coordinates shown on this survey were derived from Airtel RTK Network and are referenced to the Texas Coordinate System of 1983, Texas North Central Zone (4202) and are based on the North American Datum of 1983, 2011 Adjustment.
- Selling a portion of this addition by metes and bounds is a violation of Town Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- Datum tied to Town of Flower Mound Geodetic Control Network Point No. 26 & Point No. 27.

Town of Flower Mound Benchmark No. 26
A 2" diameter dented aluminum cap stamped "TOWN OF FLOWER MOUND" set in the center of a concrete base on the west side of N. Monnet Court near the intersection of Crooked Lane. Monument is located 34'± west of a 4"x4" steel plate in the northeast quadrant of the intersection of N. Monnet Court and Crooked Lane. 42.9'± west of a 3" aluminum disk at the southwest corner of address 3025 and 192'± north of a 3" aluminum disk at the northwest corner of address 3025.

N: 7,058,583.200
E: 2,388,259.867
ELEV: 588.90

Town of Flower Mound Benchmark No. 27
A 3 1/4" diameter dented aluminum cap stamped "TOWN OF FLOWER MOUND" on a 6x6-inch iron rod set in concrete on the north side of Laveridge Drive southwest of the intersection of Waterline Lane and Fair Lake Lane. Monument is located 11'± southwest of a wood rail fence corner north of Laveridge Drive, 24'± southwest of a fire hydrant on the west side of Waterline Lane, and 10'± north of the edge of asphalt of Laveridge Drive.

N: 7,057,962.856
E: 2,383,411.629
ELEV: 587.33

APPROVED:
TOWN OF FLOWER MOUND
TOWN MANAGER
James W. Chittiers, Town Manager
Town of Flower Mound
SIGNED AND SEALED:
TOWN OF FLOWER MOUND
Theresa Scott, Town Secretary
Town of Flower Mound

SURVEYOR
Eagle Surveying, LLC
Contract: Ined Eubanks
222 S. Elm Street, Suite 200
Denton, TX 76201
(940) 222-3009

OWNER
George Henry Griffin, Jr.
6819 Crooked Lane
Flower Mound, TX 76022
(214) 912-7020

EAGLE SURVEYING, LLC
222 S. Elm Street, Suite 200
Denton, TX 76201
(940) 222-3009
TX Firm #10194177

LEGEND

- CP = CITY GPS MONUMENT
- POB = POINT OF BEGINNING
- IRF = IRON ROD FOUND
- CRF = CAPPED IRON ROD FOUND
- CRIS = CAPPED IRON ROD SET
- NF = NAIL FOUND
- IPF = IRON PIPE FOUND
- VOL = VOLUME
- PG = PAGE
- CAB = CABINET
- DOC. NO. = DOCUMENT NUMBER
- P.R.T.C.T. = PLAT RECORDS TARRANT COUNTY, TEXAS
- OP.R.T.C.T. = OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
- ST = STREET
- CL = CENTERLINE

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS, GEORGE HENRY GRIFFIN, JR., is the sole owner of a 0.781 acre tract of land out of the OLIVER W. HARRIS SURVEY, ABSTRACT NO. 538, situated in the Town of Flower Mound, Denton County, Texas, being all of Lots 63A, 63B, 64A and 64B, Block 11, Replat of Part of Blocks 10, 11, 12, 13, 14 and 15, Red Bud Point Development, a subdivision of record in Volume 2, Page 203, now held in Cabinet A, Page 101, Plat Records, Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 12-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" set in the East right-of-way line of Red Bud Drive, a 25-foot right-of-way, being the Southeast corner of said Lot 63A, also being the Northeast corner of Lot 68B in said Block 11, from which a 12-inch iron rod found bears N89°52'26" W, a distance of 0.69 feet;

THENCE, N49°18'15" E, along the East right-of-way line of Red Bud Drive, being the common West line of said Lot 63A, a distance of 48.35 feet to a 12-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" set;

THENCE, N07°04'34" E, continuing along the East right-of-way line of Red Bud Drive, being the common West line of said Lot 63A and 63B, a distance of 133.20 feet to a 12-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" set at the intersection of the East right-of-way line of Red Bud Drive and the South right-of-way line of Crooked Lane a 25-foot right-of-way, being the Northwest corner of said Lot 63B;

THENCE, S89°52'26" E, along the South right-of-way line of Crooked Lane, being the common North line of said Lot 63B, 64A and 64B, a distance of 219.05 feet to a 12-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" set at the Northwest corner of Lot 65A of said Block 11, being the Northwest corner of said Lot 64B;

THENCE, S07°04'34" E, leaving the South right-of-way line of Crooked Lane, along the West line of said Lot 65A, being the common East line of said Lot 64B, a distance of 155.00 feet to a 12-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" set at the Northwest corner of Lot 71A of said Block 11, being the Northeast corner of Lot 70B of said Block 11, also being the Southwest corner of said Lot 65A, also being the Southwest corner of said Lot 64B, from which a 12-inch iron rod with illegible red plastic cap found bears S89°52'26" E, a distance of 120.00 feet, and a 12-inch iron rod found bears S89°52'26" E, a distance of 240.00 feet;

THENCE, N89°52'26" E, along the North line of said Lot 70B, Lot 70A of said Block 11 and said Lot 68B, being the common South line of said Lot 64B, 64A and 63A, a distance of 221.13 feet to the POINT OF BEGINNING and containing an area of 0.781 acres, or 33.134 square feet of land, more or less.

OWNERS DEDICATION

NOW KNOW ALL MEN BY THESE PRESENTS:

THAT, GEORGE HENRY GRIFFIN, JR., does hereby adopt this plat designating the herein above described property as RED BUD POINT DEVELOPMENT, LOT 63A-R, BLOCK 11, an addition to the Town of Flower Mound, Denton County, Texas. The easements shown herein are hereby reserved for the purposes as indicated. All streets, alleys, and rights-of-way are hereby dedicated in fee simple to the Town of Flower Mound for municipal purposes. The utility and the law easements (sewers, water, and other) shall be open to the public, the electric utility, gas, and other collection agencies and of public and private utilities for each particular use. No buildings, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same.

All any public utility shall have the right to remove and keep removed all of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the utility easements and all public utilities shall at all times have the full right of ingress and egress to and from and upon the said utility easements for the purpose of construction, reconstruction, inspecting, repairing, maintaining and adding to or removing all of parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purposes of reading meters and any maintenance and service required or ordinarily performed by that utility.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Flower Mound.

OWNER: GEORGE HENRY GRIFFIN, JR.

BY: *Matthew Raabe* *10/16/24*
Signature Date

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, the undersigned authority, on this day personally appeared GEORGE HENRY GRIFFIN, JR., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this 16th day of October, 2024.

Matthew Raabe
Notary Public in and for the State of Texas

**AMENDED PLAT
RED BUD POINT
DEVELOPMENT
LOT 63A-R, BLOCK 11**

A RECORD PLAT OF LOT 63A-R, BLOCK 11, RED BUD POINT DEVELOPMENT, AN ADDITION TO THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS, BEING A REPLAT OF LOTS 63A, 63B, 64A AND 64B, BLOCK 11, REPLAT OF PART OF BLOCKS 10, 11, 12, 13, 14 AND 15, RED BUD POINT DEVELOPMENT, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 203, NOW HELD IN CABINET A, PAGE 171, PLAT RECORDS, DENTON COUNTY, TEXAS, AND BEING 0.781 ACRES OF LAND SITUATED IN THE OLIVER W. HARRIS SURVEY, ABSTRACT NO. 538, AN ADDITION TO THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS.

DATE OF PREPARATION: 10/03/2024

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

I, MATTHEW RAABE, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown herein were found or placed with 12-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the Town of Flower Mound, Denton County, Texas.

Matthew Raabe
Matthew Raabe, R.P.L.S. #5402

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, the undersigned authority, on this day personally appeared MATTHEW RAABE, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this 16th day of October, 2024.

Matthew Raabe
Notary Public in and for the State of Texas

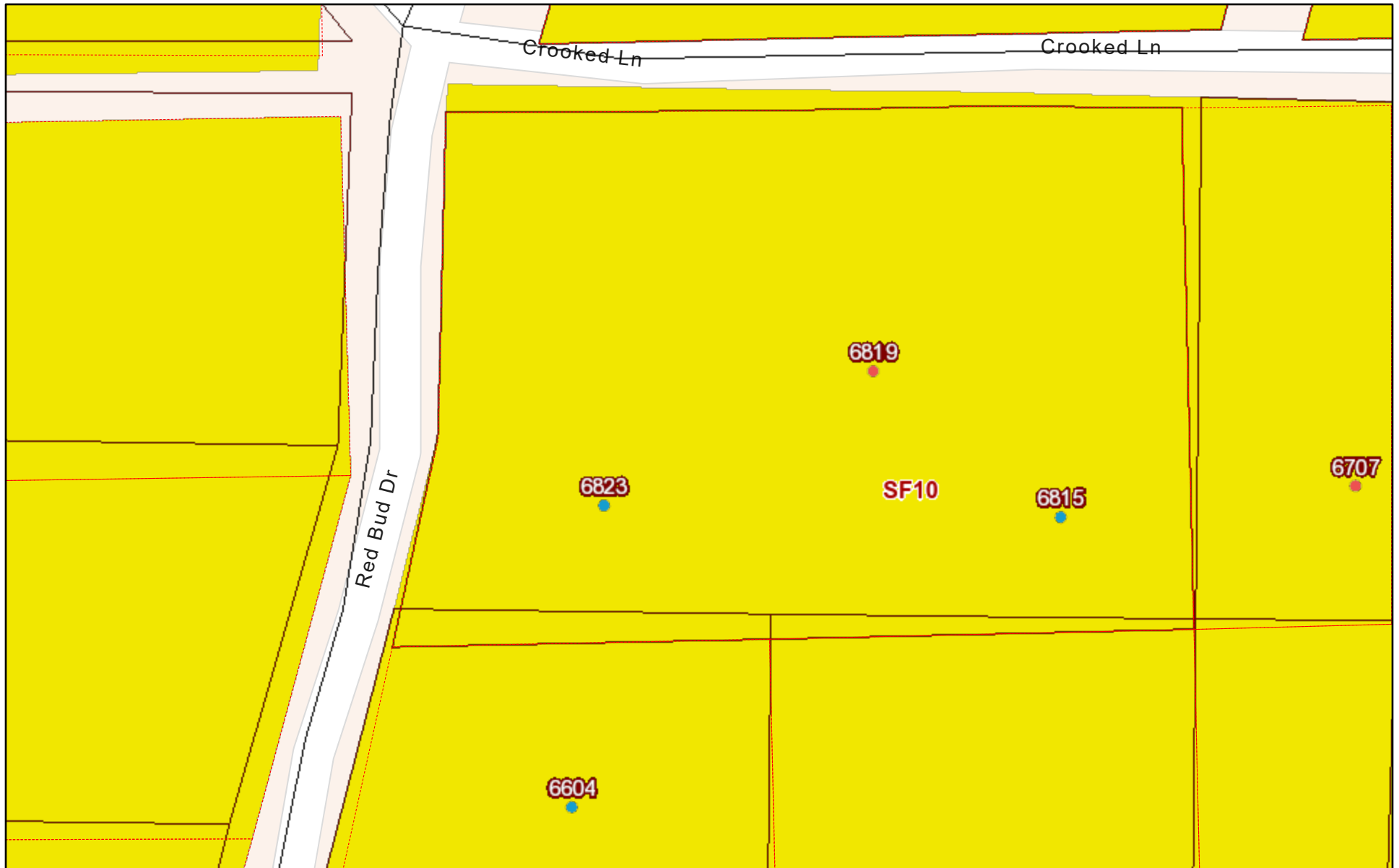
FILED FOR RECORD
In the Official Records of:
Denton County
On: 10/20/2024 12:51:04 PM
In the Plat Records
RED BUD POINT
Doc Number: 2024-381
Number of Pages: 1
Amount: \$0.00
Order: 2024112000025
By: WD

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

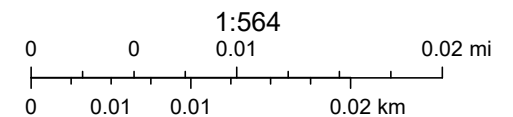
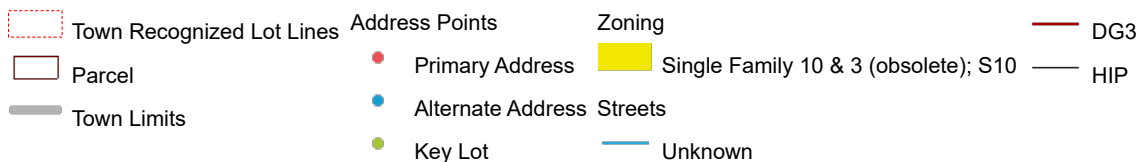
- (a) *Minimum lot area per dwelling.* The minimum lot area per dwelling unit in the SF-10 single-family district-10 shall be 10,000 square feet, subject to section 98-1023.
- (b) *Minimum lot width.* The minimum lot width for residential uses in the SF-10 single-family district-10 shall be 70 feet, 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



2/17/2025, 3:17:12 PM

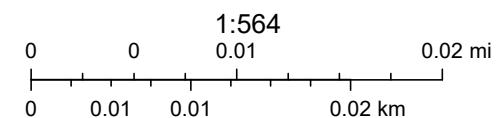
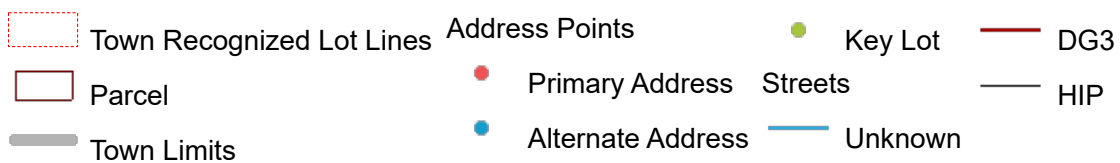


Town of Flower Mound, DCAD, TAD, Esri Community Maps Contributors, City of Fort Worth, Town of Flower Mound, Texas Parks & Wildlife, ©

AERIAL PHOTO OF PROPERTY

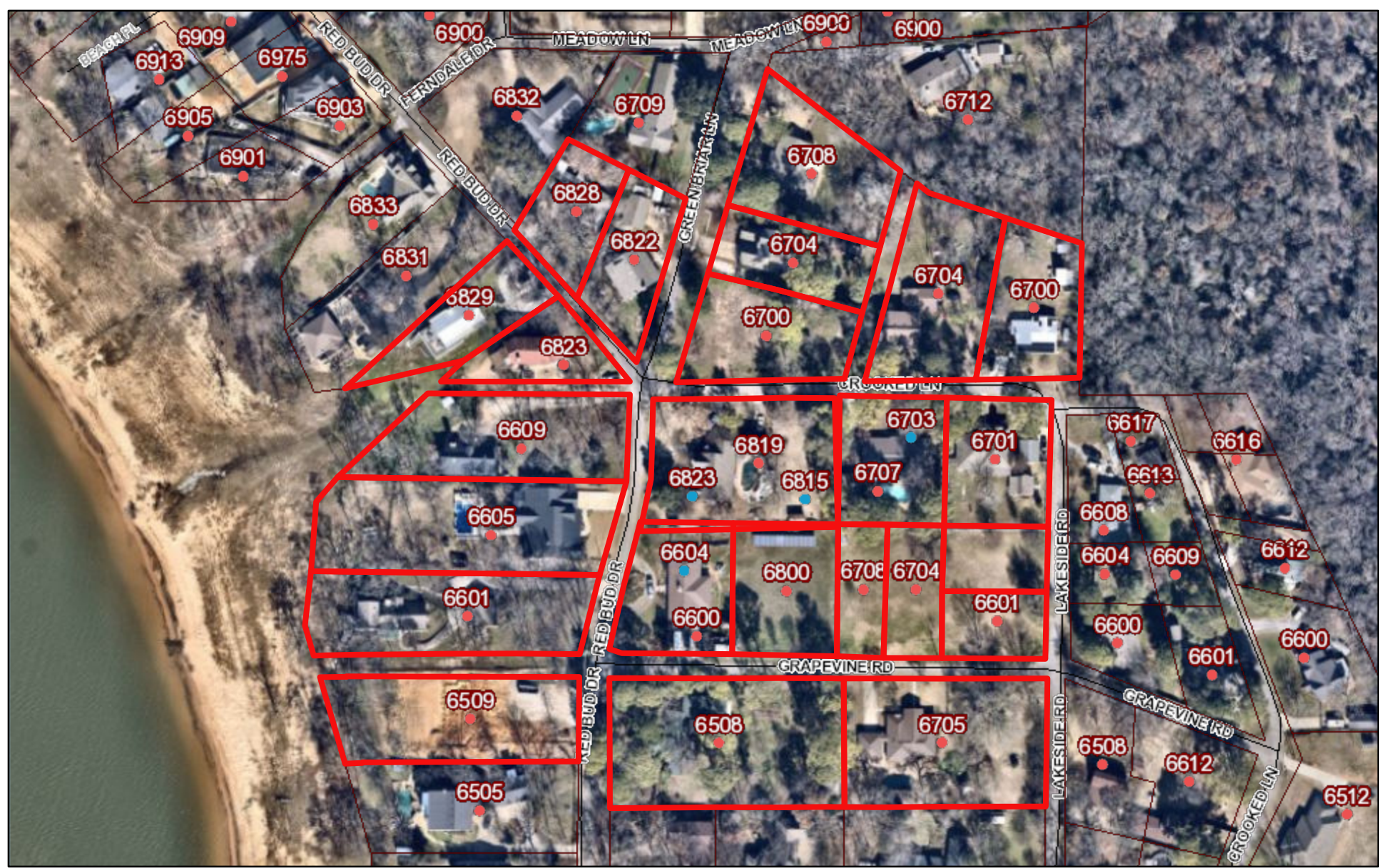


2/17/2025, 3:19:08 PM



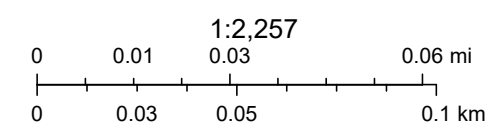
Town of Flower Mound, DCAD, TAD, Esri Community Maps Contributors, City of Fort Worth, Town of Flower Mound, Texas Parks & Wildlife, ©

PROPERTY OWNER NOTICE MAP



2/17/2025, 3:32:15 PM

- | | | | |
|-------------------------------|-------------------|---------|-----|
| Buffer (Step 2) _Query result | Address Points | Key Lot | DG3 |
| Parcel | Primary Address | Streets | HIP |
| Town Limits | Alternate Address | Unknown | |



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

PARCEL ID	PARCEL ADDRESS	OWNER NAME	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP
R08260	6829 RED BUD DR	BROWN, ANDREA N	6829 RED BUD DR	FLOWER MOUND	TX	75022
R08262	6823 RED BUD DR	GRIFFIN, GEORGE	6819 CROOKED LN	FLOWER MOUND	TX	75022
R08265	6609 RED BUD DR	NILES, STEVEN A & ALISON M TR NILES FAMILY TRUST	6609 RED BUD DR	FLOWER MOUND	TX	75022
R08337	6708 GREEN BRIAR LN	JONES, MICHAEL & DEBORAH THE LIVING TRUST	6712 GREEN BRIAR LN	FLOWER MOUND	TX	75022
R08338	6704 GREEN BRIAR LN	SCONYERS, WILLIAM B & ASHLYN E	6704 GREEN BRIAR LN	FLOWER MOUND	TX	75022
R08370	6704 CROOKED LN	BLANKENSHIP, ROBERT & DAWN	6704 CROOKED LN	FLOWER MOUND	TX	75022
R08371	6700 CROOKED LN	RULAND, PATRICK WADE & VERONICA ANNE	6700 CROOKED LN	FLOWER MOUND	TX	75022
R08374	6703 CROOKED LN	SCONYERS, GARY C & VIRGINIA A	6707 CROOKED LN	FLOWER MOUND	TX	75022
R08375	6701 CROOKED LN	PANZER, SHAWN & TERRY REVOCABLE TRUST	6701 CROOKED LN	FLOWER MOUND	TX	75022
R08376	6604 RED BUD DR	SCHLEMMER, LAYNE E & TANYA G	6600 RED BUD DR	FLOWER MOUND	TX	75022
R08376	6604 RED BUD DR	SCHLEMMER, LAYNE E & TANYA G	6600 RED BUD DR	FLOWER MOUND	TX	75022
R08383	6708 GRAPEVINE RD	PETTY, BUCKY & PAULA	6705 GRAPEVINE RD	FLOWER MOUND	TX	75022
R08386	6704 GRAPEVINE RD	PETTY, BUCKY & PAULA	6705 GRAPEVINE RD	FLOWER MOUND	TX	75022
R08390	6601 LAKESIDE PKWY	PETTY, BUCKY & PAULA	6705 GRAPEVINE RD	FLOWER MOUND	TX	75022
R08393	0 LAKESIDE PKWY	PETTY, BUCKY & PAULA	6705 GRAPEVINE RD	FLOWER MOUND	TX	75022
R08450	6508 RED BUD DR	KOLGUSHEV, OLEG MIKHAILOVICH	6508 RED BUD DR	FLOWER MOUND	TX	75022
R08454	6705 GRAPEVINE RD	PETTY, BUCKY & PAULA	6705 GRAPEVINE RD	FLOWER MOUND	TX	75022
R1012321	6601 RED BUD DR	LEMMEL, PATRICK K	6601 RED BUD DR	FLOWER MOUND	TX	75022
R1012322	6509 RED BUD DR	BROWN, WILLIAMS S & BROWN, SARA E	245 VALLEY VIEW TRL	DOUBLE OAK	TX	75077
R1012323	6605 RED BUD DR	HALL, RODNEY L	2150 CANTON VW	ALPHARETTA	GA	30009-3731
R77978	6828 RED BUD DR	KAISER, TERRY & MARY	6828 RED BUD DR	FLOWER MOUND	TX	75022
R77980	6822 RED BUD DR	MARTIN, LIANNE B & DREW E	6822 RED BUD DR	FLOWER MOUND	TX	75022
T202467	6700 GREEN BRIAR LN	MCCOY, M C	13254 VERONICA RD	FT WORTH	TX	75234
T202468	6819 CROOKED LN	GRIFFIN, GEORGE H, JR	6819 CROOKED LN	FLOWER MOUND	TX	75022

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, March 12, 2025 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 Sunset Trl and west of Rocky Point Rd and is locally known as 6819 Crooked Ln, Lot 63A-R, Block 11 of the Red Bud Point subdivision.

To Run in Denton Record Chronicle: Saturday/Sunday, March 1 & 2, 2025

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. BOA25-0001)

Town of Flower Mound Account Number: 100041132



February 25, 2025

Board of Adjustment Case No. BOA25-0001

**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 Sunset Trl and west of Rocky Point Rd and is locally known as 6819 Crooked Ln, Lot 63A-R, Block 11 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, March 12, 2025 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



BOARD OF ADJUSTMENT AGENDA E.2. REGULAR ITEM(S)

DATE: March 12, 2025
FROM: Tasha Coates, Plans Review Manager
ITEM: Hold a public hearing and consider a request from Greg Crouse for a variance from Section 98-1032(e), “Accessory Buildings” of the Town’s Code of Ordinances. The property is generally located north of Cross Timbers Rd and east of Montalcino Blvd and is locally known as 5904 Pine Valley Dr, Lot 24R1, Block 6 of The Estates at Tour 18 Sec 3 subdivision.

BACKGROUND: APPLICANT:

Greg Crouse
5904 Pine Valley Dr
Flower Mound, TX, 75022

LOCATION:

PROPERTY ADDRESS: 5904 Pine Valley Dr, Flower Mound, TX, 75022

SUBDIVISION: The Estates at Tour 18 Sec 3, Lot 24R1, Block 6

ZONING: IH

STAFF ANALYSIS:

A request has been received from Greg Crouse for a variance from Section 98-1032(e), “Accessory Buildings” of the Town’s Code of Ordinances. The request is to allow a detached garage to be constructed at 26 feet tall, which is 6 feet more than the maximum 20 feet allowed per Town Ordinance.

Section 98-252 – Permitted Uses. For the purpose of this section, a tract of record or lot previously existing before annexation into the town and designated as IH interim holding district may be developed in accordance with the provisions of division 3 of article III of this chapter, A agricultural district and conservation development, provided that the tract of record or lot upon which the proposed development is to occur is not required to be subdivided or otherwise altered.

Section 98-1032(e) – Accessory Buildings - 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.

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 - DIVISION 2. - IH INTERIM HOLDING DISTRICT
4. ATTACHMENT 4 - SECTION 98-1032(e)
5. ATTACHMENT 5 - ZONING MAP
6. ATTACHMENT 6 - AERIAL PHOTOGRAPH
7. ATTACHMENT 7 - 200' PROPERTY OWNER NOTICE MAP
8. ATTACHMENT 8 - LIST OF PROPERTY OWNERS WITHIN 200'
9. ATTACHMENT 9 - PUBLIC HEARING NOTICE
10. ATTACHMENT 10 - PROPERTY OWNER NOTIFICATION

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

**PROCEDURE - REQUEST FOR VARIANCE OR APPEAL
BOARD OF ADJUSTMENT
TOWN OF FLOWER MOUND**

1. The Board of Adjustment consists of five (5) members and all cases must be heard by at least four (4) members. The Board is a quasi-judicial board. It is not a legislative body with the authority to amend ordinances or create new laws. The Board conducts hearings on matters dealing with the Flower Mound Zoning Ordinance and determines if strict compliance with the ordinance will create a hardship. The Board also considers whether the variance will comply with the spirit and intent of the ordinance. In order for a variance to be granted, all four (4) items (a through d) identified on the application **must** apply. If any of the items do not apply, the Board does not have the ability to grant a variance.
2. The Board also has the authority to hear and decide appeals where it is alleged that there is an error in an order, requirement, decision, or determination made by any administrative official of the Town in the enforcement of the Land Development Code. Such appeals must be filed within twenty (20) days of the rendering of the decision by the administrative official.
3. A pre-filing interview may be held if requested by the applicant or if deemed necessary by the Town.
4. The application must be signed by the property owner. If the applicant is not the owner, a notarized document showing authority to request the variance must accompany the application.
5. The following must also accompany the application packet:
 - A. A \$665.00 application fee plus a \$40.00 legal notice fee.
 - B. A site plan of the lot showing all property lines as well as a depiction of the requested variance. If a variance from building setback requirements is requested, the site plan must be stamped by a licensed surveyor.
6. Application fee, necessary documents, etc. in completed form must be submitted to the Development Services Department.
7. After the above items have been completed, the variance request will begin the following process:
 - A. The applicant and all property owners within 200 feet of the property where the variance is requested will be notified of a Public Hearing to be held by the Board of Adjustment by notice deposited in the U.S. mail. Said notices are to be mailed at least 10 days prior to the Public Hearing. The applicant will be charged \$2.50 per property notification, which must be paid prior to the notices being mailed out by the Town.
 - B. The applicant or representative must be present at the Board of Adjustment public hearing. Failure to attend the public hearing will cause the Board to deny the item without prejudice to re-filing. The letter, referenced in 7 A. above, will be your notification of any hearing.
 - C. Persons who are in favor or who oppose the request are allowed to appear before the Board in order to present their views.
8. Any additional information such as renderings, elevations, models, or other supporting documents that you wish to submit may be introduced at the meeting.

According to state law, no variance can be granted without the concurring vote of at least four (4) members of the Board.

**APPEALS TO A DECISION RENDERED
BY THE BOARD OF ADJUSTMENT**

The only appeal to a decision rendered by the Board of Adjustment is to State District Court. The appeal must be filed with the district court within ten (10) days of the Board's decision. State law prohibits the Town Council from hearing an appeal.

EMAIL COMPLETED APPLICATION TO: bipermitsubmittal@flower-mound.com

You will be notified via email when your application fees are ready to be paid online.

NOTE: APPLICATION IS CONSIDERED SUBMITTED UPON PAYMENT OF APPLICATION AND PUBLIC HEARING NOTICE FEES

**APPLICATION - REQUEST FOR VARIANCE OR APPEAL
ZONING BOARD OF ADJUSTMENT
TOWN OF FLOWER MOUND**

DATE: Jan 30, 2025

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 _____ of the Town of Flower Mound Zoning Ordinance.

LOCATION OF PROPERTY

Street Address: 5904 Pine Valley Drive Flower Mound TX

Legal Description: Lot/Tract 24R-1, Block 6, of Subdivision/Abstract Tour 18

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.)

We have completed framing on this structure at the height called out in the stamped and approved plans . We hope that board will honor the permit as approved .

APPLICATION IS CONSIDERED SUBMITTED UPON PAYMENT OF APPLICATION AND PUBLIC HEARING NOTICE FEES. 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. Applicant presentation must be submitted to the case manager no later than 12 noon on the day of the meeting for review by Town staff.

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.**



Greg Crouse (Jan 30, 2025 16:25 CST)

Signature of Applicant

Print Name

Crousegreg@tx.rr.com

Email Address

Phone 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 _____, _____.

Tasha Coates

Staff Member's Signature

2.3.25

Date

N/A

Receipt Number

Rev 032524

BOA Application

Final Audit Report

2025-01-30

Created:	2025-01-30
By:	Mitchell Wilson (mitch@estatesbydesigninc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA8leKqI77gSWeJMwmnwqpqYXp9IQLR4eP

"BOA Application" History

-  Document created by Mitchell Wilson (mitch@estatesbydesigninc.com)
2025-01-30 - 4:22:51 PM GMT
-  Document emailed to crousegreg@tx.rr.com for signature
2025-01-30 - 4:22:59 PM GMT
-  Email viewed by crousegreg@tx.rr.com
2025-01-30 - 10:19:49 PM GMT
-  Signer crousegreg@tx.rr.com entered name at signing as Greg Crouse
2025-01-30 - 10:25:45 PM GMT
-  Document e-signed by Greg Crouse (crousegreg@tx.rr.com)
Signature Date: 2025-01-30 - 10:25:47 PM GMT - Time Source: server
-  Agreement completed.
2025-01-30 - 10:25:47 PM GMT



141716-C

**CROUSE
RESIDENCE**

5404 FINE VALLEY DR.
LOT 24R-1 BLOCK 6
TOUR 15
ARLINGTON, TX
DENTON COUNTY

DATE: 11-23-21 P01
5-4-22 REV
5-19-22
08-23-24
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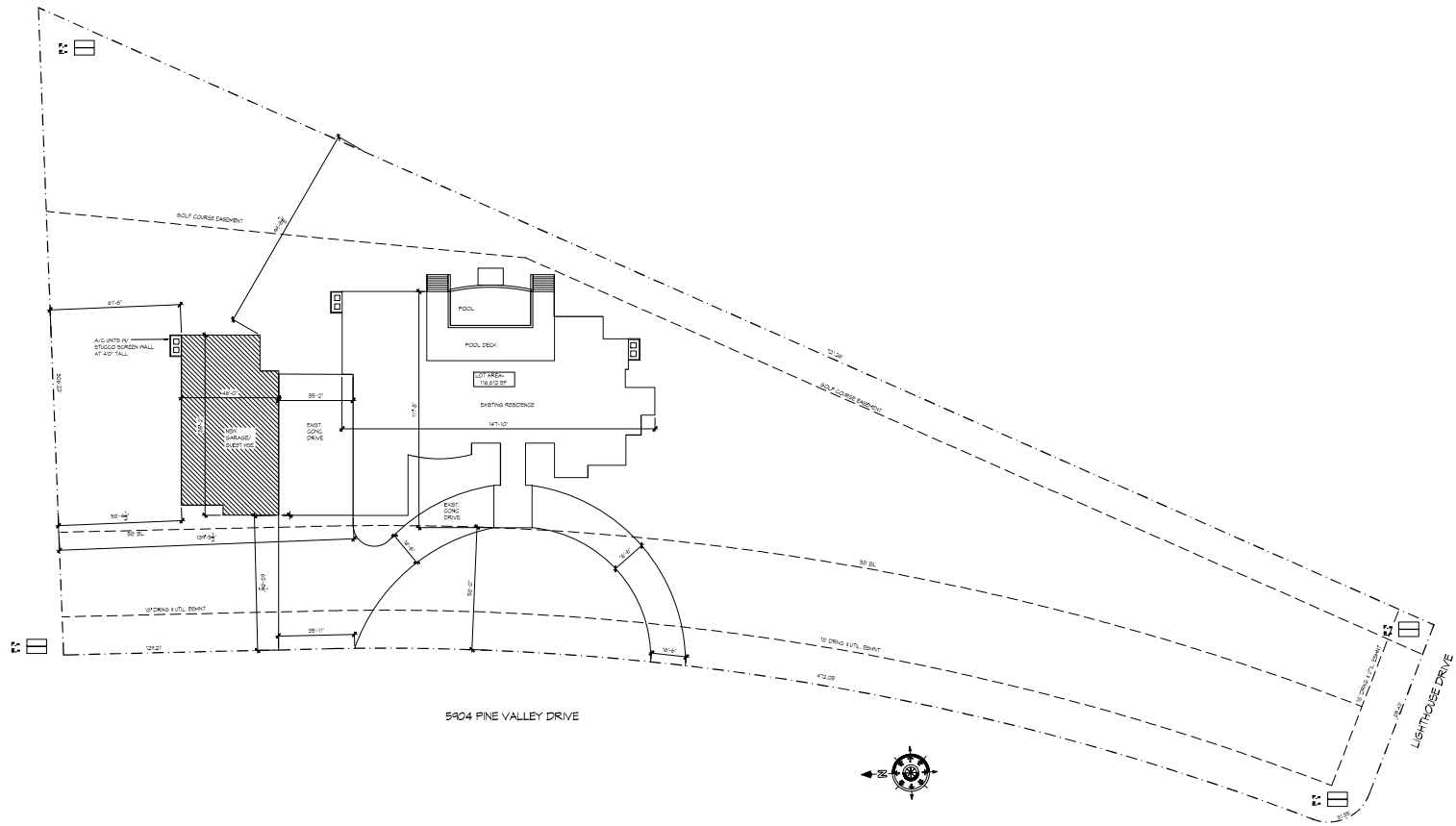
GENERAL NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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8. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
9. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
10. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

SHEET TITLE:
**SITE
PLAN**
1"=20.0'



101 N. HUNTER STREET, SUITE 100, ARLINGTON, TX 76010
817-477-0000
ARCHITECTS

SHEET NO: **SP-1**





141716-C

CROUSE
RESIDENCE

5904 FINE VALLEY DR.
LOT 24R-1 BLOCK 6
TOUR 16
ARISTYLE, TX
DENTON COUNTY

DATE: 11-28-21 P01
5-6-22 REV
5-15-23
09-22-24
.....
.....
.....

GENERAL NOTES
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS CONSTRUCTION SPECIFICATIONS AND THE 2018 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).
2. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.
3. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.
4. ALL EXISTING CONDITIONS SHALL BE MAINTAINED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
5. ALL NEW CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS CONSTRUCTION SPECIFICATIONS AND THE 2018 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).
6. ALL DIMENSIONS SHALL BE GIVEN IN FEET AND INCHES, UNLESS OTHERWISE NOTED.
7. ALL FINISHES SHALL BE AS NOTED ON THE DRAWINGS.
8. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS CONSTRUCTION SPECIFICATIONS AND THE 2018 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).
9. ALL MATERIALS SHALL BE OF THE QUALITY AND TYPE SPECIFIED ON THE DRAWINGS.
10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS CONSTRUCTION SPECIFICATIONS AND THE 2018 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).

SHEET TITLE



1010 ARCHITECTS
241 N. HIGHTOWER AVE. SUITE 100
DALLAS, TEXAS 75201
TEL: 214-444-1010
WWW.1010ARCHITECTS.COM

SHEET NO. A2-1



DIVISION 2. - IH INTERIM HOLDING DISTRICT

Sec. 98-251. - Purpose and intent.

- (a) The IH interim holding district is to be used as a classification for land that is annexed into the town. The town may initiate proceedings on its own motion rezone or reclassify newly annexed territory with a different zoning classification, as appropriate.
- (b) Land may remain in the IH interim holding district under the conditions of this subsection. In such cases, the use of land shall be permanently restricted to those uses prescribed in this section, until such time as the property is determined to be suitable for development and is zoned to a different zoning classification.
 - (1) This IH district may be used as a reserve area in which future growth of the town might occur. It is suitable for areas where development is premature because of a lack of adequate utilities, capacity or service, or where the ultimate land use has not been determined.
 - (2) This IH district may be used to protect and provide open space buffers around those areas that are unsuitable for development because of physical constraints, such as flooding, that pose potential health, environmental or safety hazards.

(Code 1989, ch. 12, § 3.07(a))

Sec. 98-252. - Permitted uses.

For the purpose of this section, a tract of record or lot previously existing before annexation into the town and designated as IH interim holding district may be developed in accordance with the provisions of division 3 of article III of this chapter, A agricultural district and conservation development, provided that the tract of record or lot upon which the proposed development is to occur is not required to be subdivided or otherwise altered.

(Ord. No. 71-00, § 5, 10-16-2000)

Secs. 98-253—98-270. - Reserved.

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.

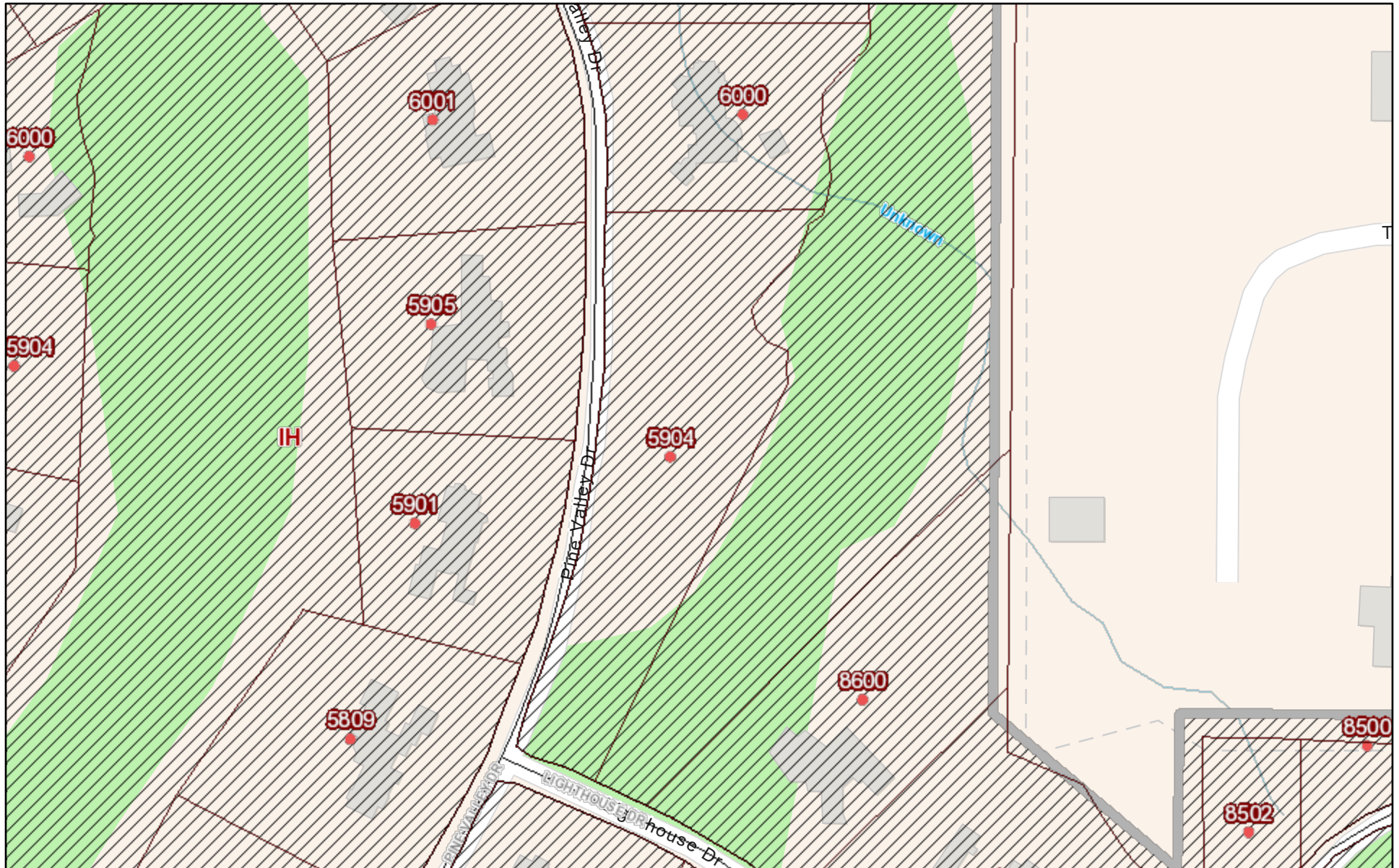
- (e) *Height.* Accessory buildings shall be limited to a height of not more than 14 feet to the top of the roof.

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.

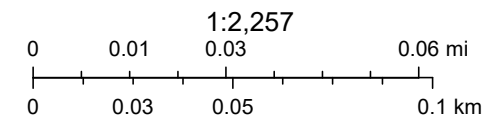
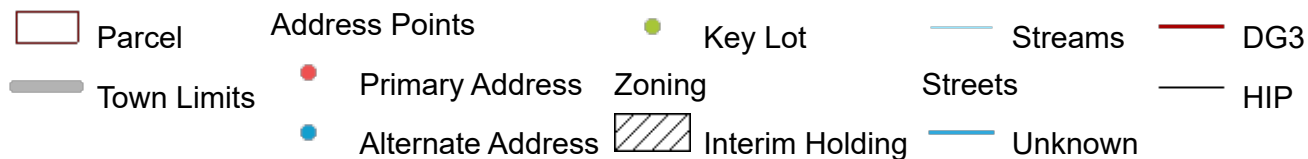
- (f) *Permit.* A building permit shall be required.

(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



2/18/2025, 2:32:12 PM



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AERIAL PHOTOGRAPH



2/18/2025, 2:34:34 PM

-  Town Recognized Lot Lines
  Address Points
  Streams
  HIP
 Parcel
  Primary Address
  Streets
 Town Limits
  Alternate Address
  Unknown

  Key Lot
  DG3

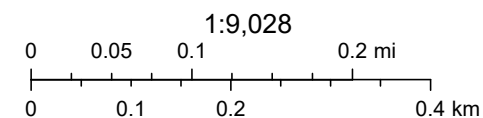
Esri Community Maps Contributors, Town of Flower Mound, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph,

200' PROPERTY OWNER NOTICE MAP



2/18/2025, 2:42:14 PM

- | | | |
|--|---|---|
| Buffer (Step 2) _Query result | ● Alternate Address | Streets |
| Town Limits | ● Key Lot | — Unknown |
| Address Points | — Streams | — DG3 |
| ● Primary Address | | — HIP |



Esri Community Maps Contributors, Town of Flower Mound, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph,

PARCEL ID	PARCEL ADDRESS	OWNER NAME	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP
R176143	8600 LIGHTHOUSE DR BARTONVILLE, TX 75022-6478	RAVINDRAN, JAYARAMAN & MALINI	8600 LIGHTHOUSE DR	FLOWER MOUND	TX	75022-6478
R176163	5808 PINE VALLEY DR FLOWER MOUND, TX 75022-6506	SALINGER, KENNETH MARK & KIM	5808 PINE VALLEY DR	FLOWER MOUND	TX	75022-6506
R176165	LIGHTHOUSE DR FLOWER MOUND, TX 75022	LEE, DENNIS NAE & SUNOK	8718 AMEN CORNER	FLOWER MOUND	TX	75022-6498
R176177	6001 PINE VALLEY DR FLOWER MOUND, TX 75022-6511	DEKAY, BRENT E & LINDSEY R	6001 PINE VALLEY DR	FLOWER MOUND	TX	75022-6511
R176178	5905 PINE VALLEY DR FLOWER MOUND, TX	GILL, BRANDON & DANIELLE DSOUZA	5905 PINE VALLEY DR	FLOWER MOUND	TX	75022-6509
R176179	5901 PINE VALLEY DR FLOWER MOUND, TX 75022-6509	KERR, WILLIAM & KATHRYN FAMILY TRUST	5901 PINE VALLEY DR	FLOWER MOUND	TX	75022-6509
R176180	5809 PINE VALLEY DR FLOWER MOUND, TX 75022-6507	MOORE, JOSEPH L & OLIVIA M	5809 PINE VALLEY DR	FLOWER MOUND	TX	75022-6507
R176185	6000 PINE VALLEY DR FLOWER MOUND, TX 75022	KNAPP, RUDOLPH C JR & TAMI C TRS KNAPP FAMILY TRUST	6000 PINE VALLEY DR	FLOWER MOUND	TX	75022-6510
R287586	5904 PINE VALLEY DR FLOWER MOUND, TX 75022	CROUSE, GREG TRS THE CROUSE TRUST	5904 PINE VALLEY DR	FLOWER MOUND	TX	75022-6508
R287589	PINE VALLEY DR BARTONVILLE, TX 75022	LEE, DENNIS NAE & SUNOK	8718 AMEN CORNER	FLOWER MOUND	TX	75022-6498

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, March 12, 2025 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 Greg Crouse for a variance from Section 98-1032(e), "Accessory Buildings" of the Town's Code of Ordinances. The property is generally located north of Cross Timbers Rd and east of Montalcino Blvd and is locally known as 5904 Pine Valley Dr, Lot 24R1, Block 6 of The Estates at Tour 18 Sec 3 subdivision.

To Run in Denton Record Chronicle: Saturday/Sunday, March 1 & 2, 2025

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. BOA25-0002)

Town of Flower Mound Account Number: 100041132



February 25, 2025

Board of Adjustment Case No. BOA25-0002

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

A request has been received from Greg Crouse for a variance from Section 98-1032(e), "Accessory Buildings" of the Town's Code of Ordinances. The property is generally located north of Cross Timbers Rd and east of Montalcino Blvd and is locally known as 5904 Pine Valley Dr, Lot 24R1, Block 6 of The Estates at Tour 18 Sec 3 subdivision.

The Board of Adjustment of the Town of Flower Mound, Texas will hold a public hearing on this request on **Wednesday, March 12, 2025 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



BOARD OF ADJUSTMENT AGENDA E.3. REGULAR ITEM(S)

DATE: March 12, 2025
FROM: Tasha Coates, Plans Review Manager
ITEM: Hold a public hearing and consider a request from Michael Guzzardo for a variance from Section 98-1032(e), “Accessory Buildings” of the Town’s Code of Ordinances. The property is generally located south of Cross Timbers Rd and west of Flower Mound Rd and is locally known as 3700 Scenic Dr, lot 17 of MEP & P subdivision.

BACKGROUND: APPLICANT:

Michael Guzzardo
3700 Scenic Dr
Flower Mound, TX, 75022

LOCATION:

PROPERTY ADDRESS: 3700 Scenic Dr, Flower Mound, TX, 75022

SUBDIVISION: MEP & P, Lot 17

ZONING: A, Agriculture

STAFF ANALYSIS:

A request has been received from Michael Guzzardo for a variance from Section 98-1032(e), “Accessory Buildings” of the Town’s Code of Ordinances. The request is to allow a detached accessory building to be constructed at 29 feet .5 inches tall, which is 9 feet .5 inches more than the maximum 20 feet allowed per Town Ordinance.

Section 98-1032(e) – Accessory Buildings - 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.

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 - SECTION 98-1032(e)
4. ATTACHMENT 4 - ZONING MAP
5. ATTACHMENT 5 - AERIAL PHOTOGRAPH
6. ATTACHMENT 6 - 200' PROPERTY OWNER NOTICE MAP
7. ATTACHMENT 7 - LIST OF PROPERTY OWNERS WITHIN 200'
8. ATTACHMENT 8 - PUBLIC HEARING NOTICE
9. ATTACHMENT 9 - PROPERTY OWNER NOTIFICATION

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: 2024-02-07

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 Section 98-1032(e) of the Town of Flower Mound Zoning Ordinance.

LOCATION OF PROPERTY

Street Address: 3700 Scenic Drive

Legal Description: Lot/Tract TR 17, Block _____, of Subdivision/Abstract A0935A MEP & P

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.)

Variance to allow accessory building roof peak height of 29 feet, please see attached.

APPLICATION IS CONSIDERED SUBMITTED UPON PAYMENT OF APPLICATION AND PUBLIC HEARING NOTICE FEES. 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. Applicant presentation must be submitted to the case manager no later than 12 noon on the day of the meeting for review by Town staff.

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.

Michael Guzzardo
Signature of Applicant

Michael Guzzardo
Print Name

mguzzardo@gmail.com
Email Address

(903) 520-6099
Phone 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 _____, _____.



Dear members of the Board of Adjustments,

The property located at 3700 Scenic Drive (Parcel R-19586) was recently purchased in mid-2024 and it is the owner's intent to replace an existing accessory structure with a new building to be used as indoor recreation facility. In accordance with the Code of Ordinances, we believe the following conditions apply for variance approval:

- 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.*

The new building is located at the rear of the 12-acre lot and is not visible from the entrance to the property, approximately 1,050 feet away. The nearest residence to the north is 350 feet and 600 feet to the south. The new building is located at the low point of the property which is roughly 30 feet below Scenic Drive.

- 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.*

Similar properties in this area have large accessory buildings with various uses.

- 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.*

The land use and zoning are to remain the same. The new building is architecturally designed and will neither impede the sight line of adjacent properties nor adversely affect the Comprehensive Master Plan.

- 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.*

With the new building being located at the rear of the property and at a lower elevation than adjacent properties, we do not feel the new building will have an adverse effect on property values.

We appreciate your time and consideration of this variance request. Please do not hesitate to contact us for additional information or clarification needed.

Thank you,

Kevin Ware







ENGINEERS & ENVIRONMENTAL

500 Moseley Rd
Cross Roads, TX 76277
Phone 940-387-0805
Fax 940-387-0830



GOZZARDO SPORT
ACTIVITY BUILDING

3700 SCENIC DRIVE
FLOWER MOUND, TX 75022

Printed Date: 12.06.2024

Project No: 240522

own By:	SG
checked By:	RK

Designed By: RK

Issue Record	
Description	Date

Description	Date
-------------	------

ARCHITECTURAL

SITE PLAN

A1 1

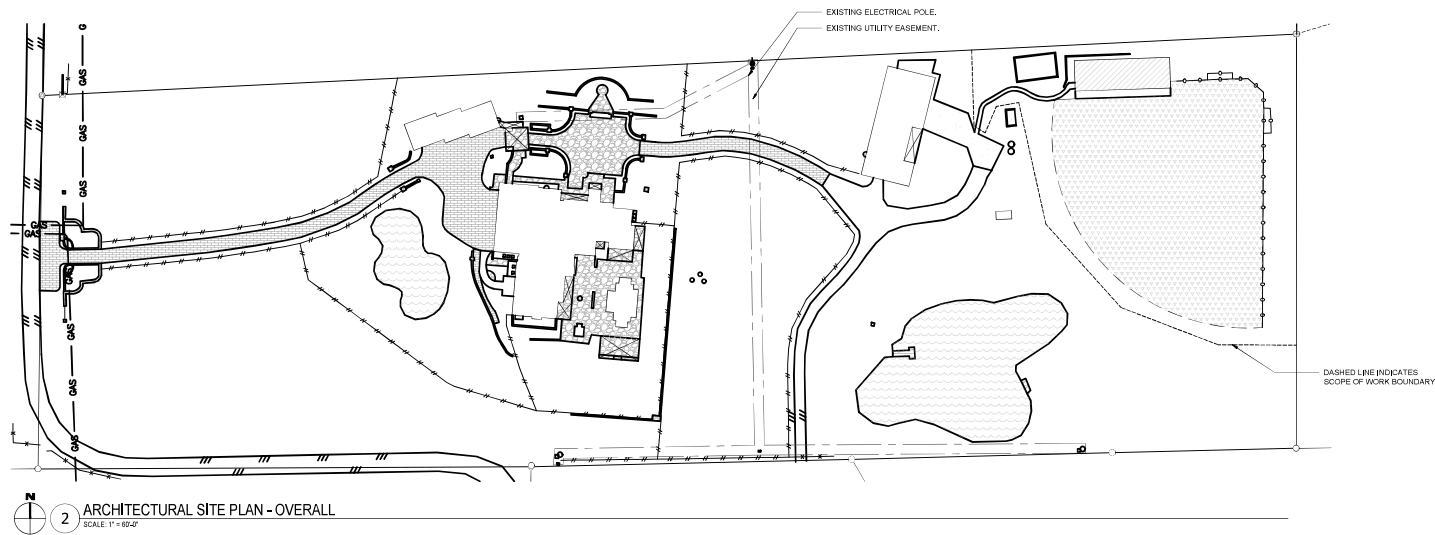
Al.1

4 of 54

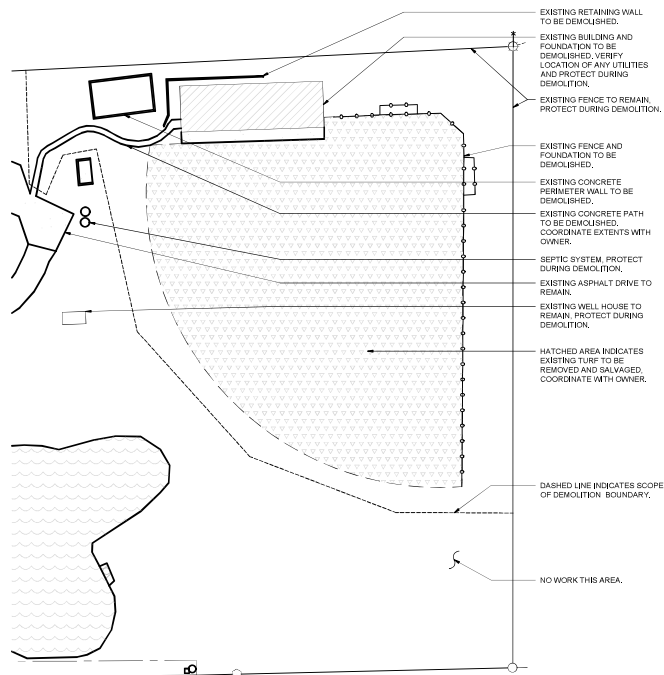
4 01 54

SITE PLAN NOTES

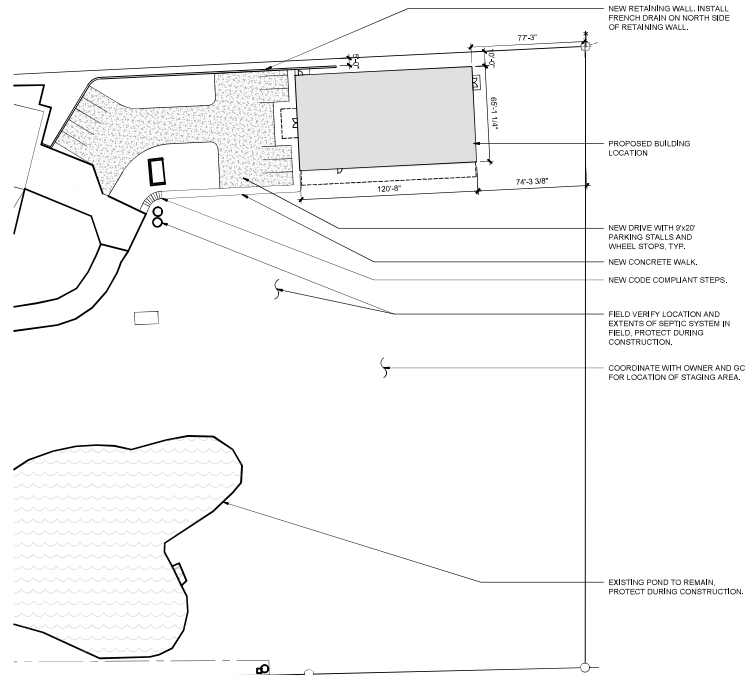
1. ARCHITECTURAL SITE PLAN IS FOR REFERENCE ONLY.
2. REF. CIVIL DRAWINGS FOR ALL SITE CONSTRUCTION INCLUDING BUT NOT LIMITED TO: DRIVEWAYS, SIDEWALKS, UTILITY PLACES, GRADING, DRAINAGE, STRIPPING, SITE ACCESS, SIGNAGE, AND SITE RELATED DETAILS.
3. LANDSCAPE DRAWINGS FOR: LANDSCAPE PLANTING, ADDITIONAL HARDSCAPE INFORMATION, IRRIGATION, AND LANDSCAPE BED DRAINAGE.
4. REF. ELECTRICAL DRAWINGS FOR SITE INFORMATION INCLUDING BUT NOT LIMITED TO: ELECTRICAL, SCHEDULING, AND LIGHTING INFORMATION.
5. LIGHTING, EXTERIOR BULB ILLUMINATION, AND UTILITY CONTROL.
6. EXISTING LANDSCAPE AND LANDSCAPE INFORMATION.
7. ALL DISTURBED AREAS, WHETHER WITHIN DEFINED PROJECT BOUNDARIES OR OUTSIDE BOUNDARIES ARE TO BE REPAIRED TO CONDITION PRIOR TO PERMITMENT OR REPAIR TO EXISTING. ALL DISTURBED AREAS SHALL BE GRADED, TEMPORARY IRRIGATION AND CUTTING UNTIL FULLY ESTABLISHED AND ACCEPTED BY OWNER.
8. REFERENCE CIVIL, IRRIGATION AND STRIPING REQUIREMENTS.
9. ALL SITE WORK MUST CONFORM TO CITY REQUIREMENTS, CODES AND STANDARDS.



2 ARCHITECTURAL SITE PLAN - OVERALL
SCALE: 1" = 60'-0"



1 ARCHITECTURAL SITE DEMOLITION PLAN
SCALE: 1" = 40'-0"



1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 40'-0"

A1.1

A1.1



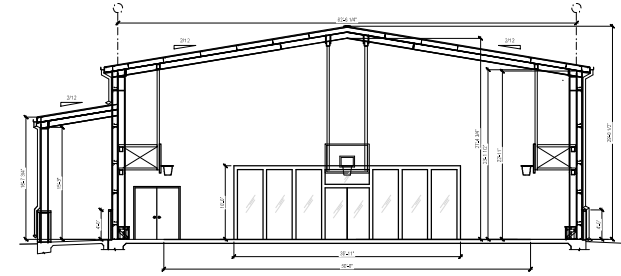
ACTIVITY BUILDING

3700 SCENIC DRIVE
FLOWER MOUND, TX 75022

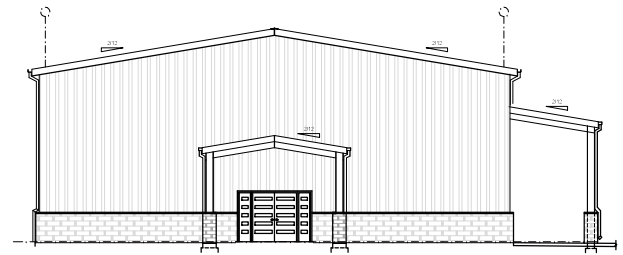
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BUILDING ELEVATIONS

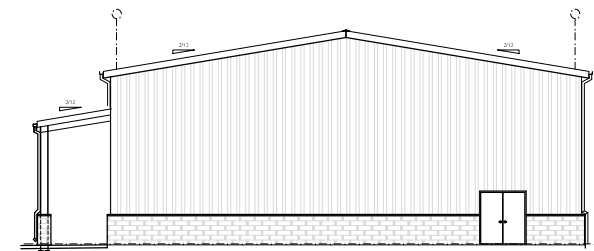
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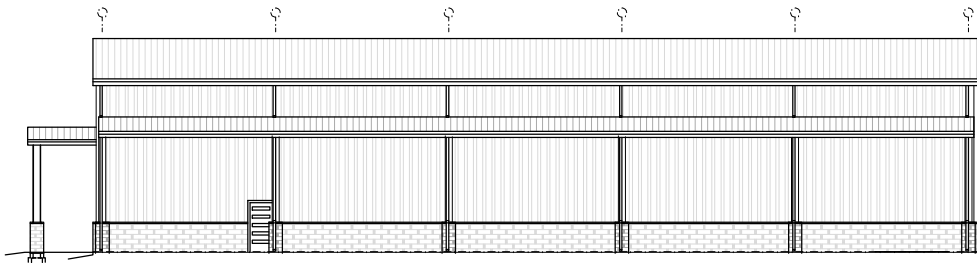
5 BUILDING SECTION
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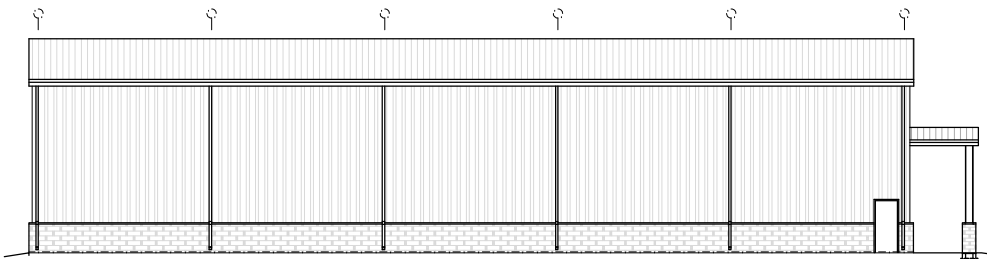
3 EXTERIOR ELEVATION - WEST
SCALE: 1/8" = 1'-0"



1 EXTERIOR ELEVATION - EAST
SCALE: 1/8" = 1'-0"



4 EXTERIOR ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



2 EXTERIOR ELEVATION - NORTH
SCALE: 1/8" = 1'-0"

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.

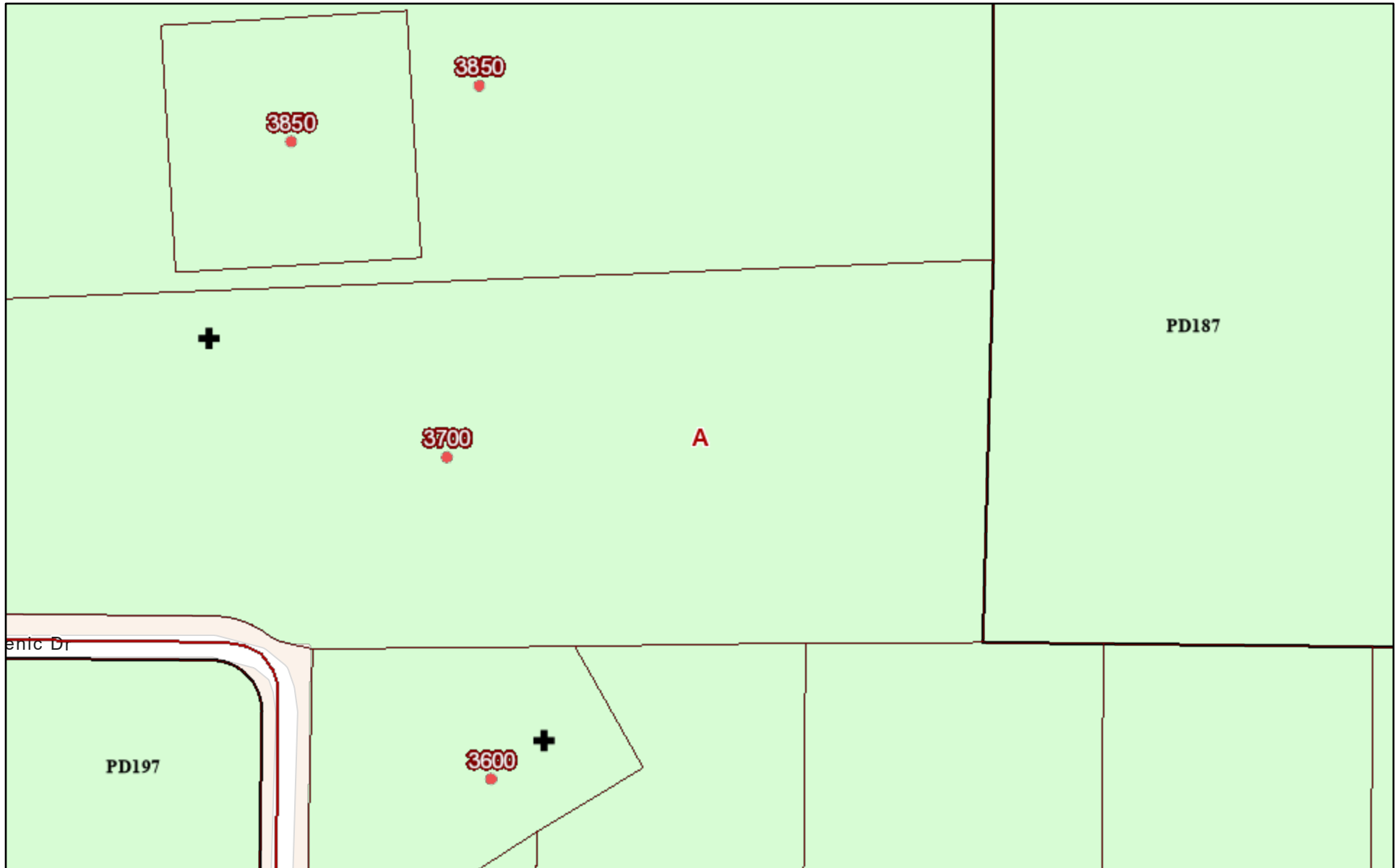
- (e) *Height.* Accessory buildings shall be limited to a height of not more than 14 feet to the top of the roof.

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.

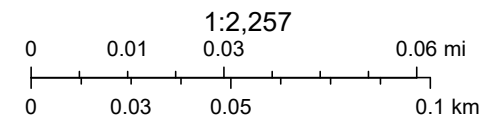
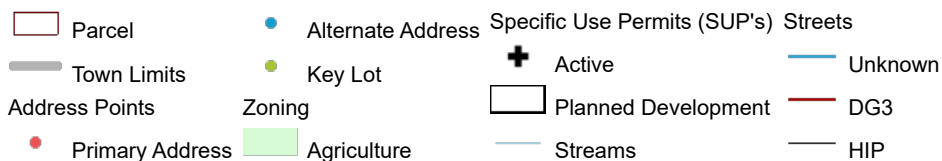
- (f) *Permit.* A building permit shall be required.

(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

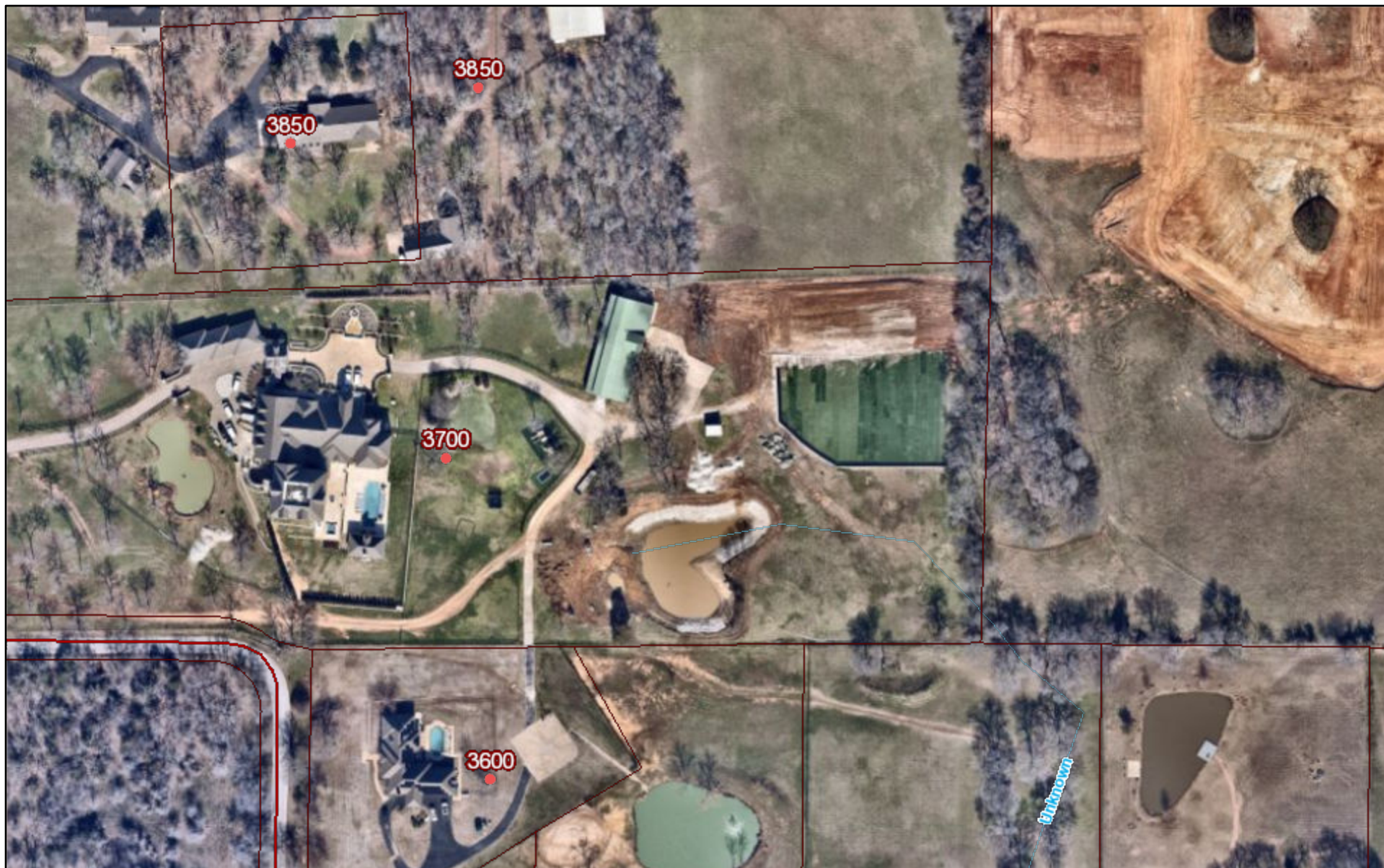


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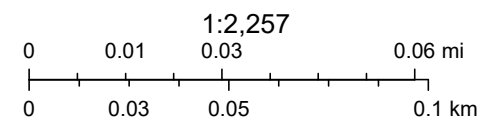
Town of Flower Mound, DCAD, TAD, Esri Community Maps Contributors, City of Fort Worth, Town of Flower Mound, Texas Parks & Wildlife, ©

AERIAL PHOTOGRAPH



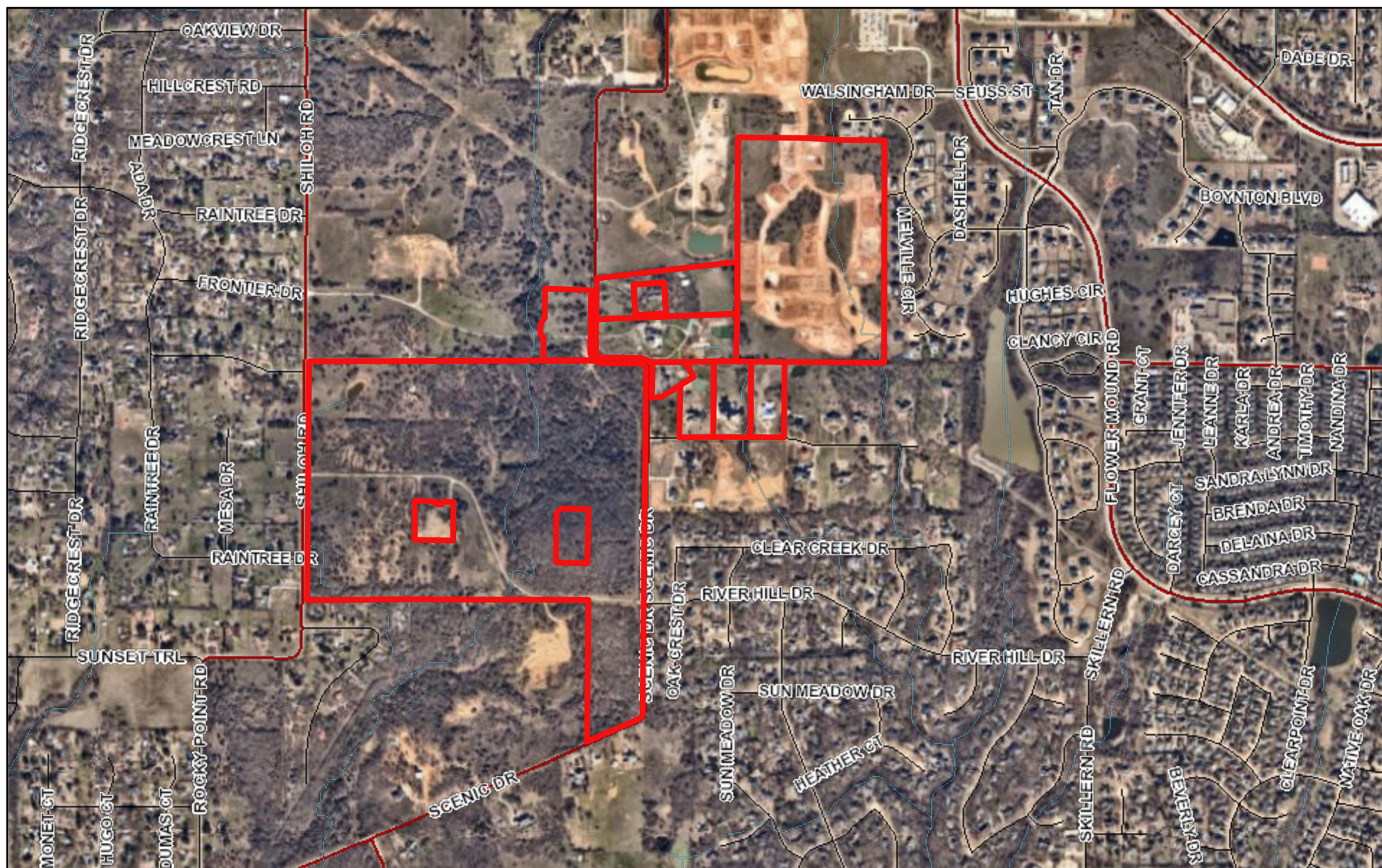
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- | | | |
|---|---|---|
| Parcel | ● Alternate Address | — Streets |
| Town Limits | ● Key Lot | — Unknown |
| Address Points | — Streams | — DG3 |
| ● Primary Address | | — HIP |

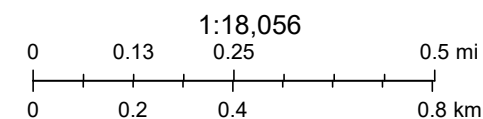
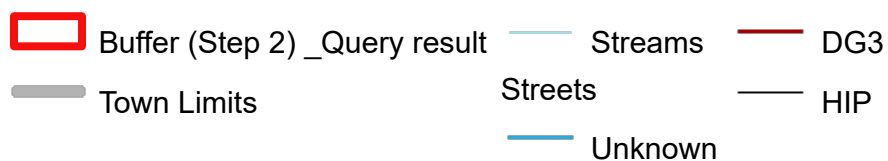


Town of Flower Mound, DCAD, TAD, Esri Community Maps Contributors, City of Fort Worth, Town of Flower Mound, Texas Parks & Wildlife, ©

200' PROPERTY OWNER NOTICE MAP



2/19/2025, 9:42:13 AM



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

PARCEL ID	PARCEL ADDRESS	OWNER NAME	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP
R173658						
	3700 SHILOH RD FLOWER MOUND, TX					
R18249	75022-5239	SMITH, BOB MGMT CO LTD P/S	3811 TURTLE CREEK BLVD STE 750	DALLAS	TX	75219-4535
	3700 SCENIC DR FLOWER MOUND, TX					
R19586	75022	REDA, AMANDA & FRANK	3700 SCENIC DR	FLOWER MOUND	TX	75022-5215
	SCENIC DR FLOWER MOUND, TX					
R331508	75022	SMITH, BOB MGMT CO LTD P/S	3811 TURTLE CREEK BLVD STE 750	DALLAS	TX	75219-4535
	5390 KENSINGTON CT FLOWER MOUND, TX					
R699392	75022	LIMA, MICHAEL J & CRYSTAL D	5390 Kensington Ct	Flower Mound	TX	75022-0818
	5380 KENSINGTON CT FLOWER MOUND, TX					
R699393	75022	DRIVER, DONALD J & BETINA Y	5380 KENSINGTON CT	FLOWER MOUND	TX	75022-0818
	5370 KENSINGTON CT FLOWER MOUND, TX					
R699394	75022	BAIRD, TODD & LORI	5408 LAKE VICTORIA CT	FLOWER MOUND	TX	75022-8151
	3600 SCENIC DR FLOWER MOUND, TX					
R770578	75022	VON SEHRWALD, UWE & MARGARET	3600 SCENIC DR	FLOWER MOUND	TX	75022-5213
	3850 SCENIC DR FLOWER MOUND, TX					
R81573	75022-5217	DARZNIEKS, MARIS & LORRAINE	PO BOX 271000	FLOWER MOUND	TX	75027-1000
	3850 SCENIC DR FLOWER MOUND, TX					
R98919	75022-5217	DARZNIEKS, MARIS & LORRAINE	PO BOX 271000	FLOWER MOUND	TX	75027-1000

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, March 12, 2025 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 Michael Guzzardo for a variance from Section 98-1032(e), "Accessory Buildings" of the Town's Code of Ordinances. The property is generally located south of Cross Timbers Rd and west of Flower Mound Rd and is locally known as 3700 Scenic Dr, lot 17 of MEP & P subdivision.

To Run in Denton Record Chronicle: Saturday/Sunday, March 1 & 2, 2025

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. BOA25-0003)

Town of Flower Mound Account Number: 100041132



February 25, 2025

Board of Adjustment Case No. BOA25-0003

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

A request has been received from Michael Guzzardo for a variance from Section 98-1032(e), "Accessory Buildings" of the Town's Code of Ordinances. The property is generally located south of Cross Timbers Rd and west of Flower Mound Rd and is locally known as 3700 Scenic Dr, lot 17 of MEP & P subdivision.

The Board of Adjustment of the Town of Flower Mound, Texas will hold a public hearing on this request on **Wednesday, March 12, 2025 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