

Board of Adjustment



March 12, 2025
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:

Annabelle Ackling, Town Attorney
Joelle Hainley, Chief Building Official
Chris Pamplin, Assistant Building Official
Tasha Coates, Plans Review Manager
Emily Chapman, Administrative Assistant

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 December 11, 2024.

ACTION: Timothy Scott Shea moved to approve D.1. as presented in the agenda caption. Jodi Sealy 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. **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.**

Staff Presentation

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

- Variance Request
- Sec. 98-395
- Sec. 98-1026
- Site Plan
- Aerial Photo
- Property Information

Applicant Presentation

Patrick Ruland, Architect (6700 Crooked Lane, Flower Mound, TX 75022) was

sworn in. Mr. Ruland spoke on behalf of George Griffin, owner of 6819 Crooked Lane. Mr. Ruland answered questions and gave a presentation with the following items included:

- Project Location (Site Plan)
- Project Location (Aerial Photo)
- Variance Objectives
- Flower Mound's Limiting Factors
- Variance Request
- Criteria for Approval
- Criteria for Approval (cont.)
- In Summary
- Contextual Photos

PUBLIC COMMENT OPEN: 6:55 PM

None.

PUBLIC COMMENT CLOSED: 6:55 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

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.**

Staff Presentation

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

- Variance Request
- Sec. 98-1032
- Sec. 98-252
- Elevation Plan
- Aerial Photo
- Property Information

Applicant Presentation

Greg Crouse (5904 Pine Valley, Flower Mound, TX 75028) was sworn in. Mr.

Crouse answered questions and gave a presentation with the following items included:

- Site Plan
- Contextual Photo (Criteria C)
- HOA Letter
- Contextual Photo (Criteria D)
- Site Photo

PUBLIC COMMENT OPEN: 7:17 PM

None.

PUBLIC COMMENT CLOSED: 7:17 PM

ACTION: Mike Bean moved to approve E.2. 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

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.**
Staff Presentation

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

- Applicant Request
- Sec. 98-1032
- Site Plan
- Aerial Photo
- Property Information

Applicant Presentation

Michael Guzzardo (3700 Scenic Drive, Flower Mound, TX 75022) was sworn in. Mr. Guzzardo answered questions and gave a presentation with the following items included:

- Summary of Request
- Criteria A
- Site Plan
- Street View Photo

- Topography Map
- Criteria B
- Criteria C
- Criteria D
- Summary of Request

PUBLIC COMMENT OPEN: 7:30 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.

	Speaker name and address	Subject (as written on the form)
1.	Michael Lima, 5390 Kensington Ct.	Spoke in support with concerns about the light pollution
2.	Uwe Von Sehwald, 3600 Scenic Dr.	Spoke in support with concerns about the light pollution

** Indicates person did not wish to speak*

PUBLIC COMMENT CLOSED: 7:33 PM

ACTION: Jodi Sealy moved to approve E.3. as presented in the agenda caption. Timothy Scott Shea seconded the motion.

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

NAYS: Mike Bean

ABSTAIN: None

RESULT: 4 : 1

F. ADJOURN

Chair Jones adjourned the meeting at 7:35 p.m. and all were in favor.

TOWN OF FLOWER MOUND, TEXAS

GREGORY JONES, CHAIR

ATTEST:

EMILY CHAPMAN, ADMINISTRATIVE ASSISTANT