

# Board of Adjustment

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July 9, 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 March 12, 2025.

### E. REGULAR ITEM(S)

1. **BOA25-0004 - Hold a public hearing and consider a request from Javad Mannan for a variance from Section 98-395(a), "Minimum and maximum dimensions" of the Town's Code of Ordinances. The property is generally located south of Scenic Dr and west of Rocky Point Rd and is locally known as 6424 Lakeside Rd, lots 94A & 94B of the Red Bud Point subdivision.**

### F. ADJOURN

The Board of Adjustment may convene in executive session to conduct a private consultation with its attorney on any legally posted agenda item, when the Board of Adjustment seeks the advice of its attorney about pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the provisions of Chapter 551, including the above referenced items.

I do hereby certify that the Notice of Meeting was posted on the bulletin board at the Town Hall for the Town of Flower Mound, Texas, in a place convenient and readily accessible to the general public at all times and said Notice was also posted on the Town's website in accordance with GC Section 551.056 on the following date and time: July 2, 2025, by 5:00 p.m., at least 72 hours prior to the scheduled time of said meeting.

**Emily Chapman, Staff Liaison**

The Flower Mound Town Hall and Jody Smith Hall are wheelchair accessible. Requests for accommodation or interpretive services must be made 48 hours prior to this meeting by contacting Town Hall at 972.874.6000. Additional time limits will be provided for members of the public that need to address the Town Council through a translator.



## BOARD OF ADJUSTMENT AGENDA D.1. CONSENT ITEM(S)

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**DATE:** July 9, 2025  
**FROM:** Emily Chapman, Administrative Assistant  
**ITEM:** Consider approval of the minutes from the regular meeting of the Board of Adjustment on March 12, 2025.

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**BACKGROUND:** This item is to consider approval of the minutes from March 12, 2025, 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

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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.

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- Speakers are limited to 3 minutes; a tone will sound at 30 seconds left and when time has expired, and times may be adjusted by the Chair depending on the number of speakers.
- Speakers must address their comments to the Board/Commission.
- Please state your name and address when speaking.

None.

**D. CONSENT ITEM(S)**

This part of the agenda consists of non-controversial, or “housekeeping” items required by law. Items may be removed from Consent by any Commissioner by making such request prior to a motion and vote.

1. Minutes 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.*

	<b>Speaker name and address</b>	<b>Subject (as written on the form)</b>
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**

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**GREGORY JONES, CHAIR**

**ATTEST:**

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**EMILY CHAPMAN, ADMINISTRATIVE ASSISTANT**



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

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**DATE:** July 9, 2025  
**FROM:** Tasha Coates, Plans Review Manager  
**ITEM:** Hold a public hearing and consider a request from Javad Mannan for a variance from Section 98-395(a), “Minimum and maximum dimensions” of the Town’s Code of Ordinances. The property is generally located south of Scenic Dr and west of Rocky Point Rd and is locally known as 6424 Lakeside Rd, lots 94A & 94B of the Red Bud Point subdivision.

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**BACKGROUND: APPLICANT:**

Javad Mannan  
2547 Morgan Ln  
Trophy Club, TX, 76262

**LOCATION:**

**PROPERTY ADDRESS:** 6424 Lakeside Rd, Flower Mound, TX, 75028

**SUBDIVISION:** Red Bud Point, Lots 94A & 94B

**ZONING:** SF-3 (obsolete), SF-10

**STAFF ANALYSIS:**

A request has been received from Javad Mannan for a variance from Section 98-395(a), “Minimum and maximum dimensions” of the Town’s Code of Ordinances. The request is to allow 2 lots of 4,900 sq ft to be platted SF-10 with 9,800 sq ft total, which is 200 sq ft less than the minimum 10,000 sq ft allowed per Town Ordinance.

**Section 98-395(a) – Minimum and maximum dimensions - *Minimum lot area per dwelling.*** The minimum lot area per dwelling unit in the SF-10 single-family district 10 shall be 10,000 sq ft, subject to section 98-1023.

**Section 98-1023 (a) – Minimum lot area per dwelling unit – *Generally.*** Residential uses shall comply with the minimum lot area per dwelling unit standards contained in the district regulations and summarized in the residential dimension regulations schedule...

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 - VARIANCE APPLICATION
2. ATTACHMENT 2 - ADDITIONAL INFO FROM APPLICANT
3. ATTACHMENT 3 - SECTION 98-395
4. ATTACHMENT 4 - SECTION 98-1023
5. ATTACHMENT 5 - ZONING MAP
6. ATTACHMENT 6 - AERIAL PHOTOGRAPH OF PROPERTY
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.

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

DATE: 5/19/2025

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 Sonya Kennedy / A.E. Broker of the Town of Flower Mound Zoning Ordinance.

LOCATION OF PROPERTY

Street Address: 0 Lakeside Dr. Flower Mound, TX 75022

Legal Description: Lot/Tract 94A/94B Block 16A, of Subdivision/Abstract Red Bud Point

REQUEST: (If there is additional information which you feel would be helpful to the Board in making a decision, be sure to include this information in your request. If additional space is required to explain your request, please attach the explanation to this application.)

Variance for ~~Re-plating~~  
See Attach Exhibit A

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]

JAVED A MANNAN

Signature of Applicant  
2547 MORGAN LANE TROPAY CLUB TX - 76262

Print Name  
214-566-0425

Mailing Address  
Jasna Costas

Phone Number  
5/12/25

Staff Member's Signature

Date

Receipt Number  
R3080551

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 \_\_\_\_\_, \_\_\_\_\_.

**EXHIBIT A**

(TBD) 0 LAKESIDE – FLOWER MOUND LOTS

LOT 94 A & 94b OF RED BUD POINT

REQUEST FOR VARIANCE re PLATTING

We would like to remove the property lines between the two lots and combine into one lot.

However, even combined lot will be slightly smaller than the min. requested 10,000 sq ft once platted into one lot. We are requesting a variance approval for the RE PLATTING.

Thank you

Reference No: 2410110000 G.F. No:  
 Title Co:  
 Purchaser:

PROPERTY DESCRIPTION

BEING Lots 94A and 94B, Block 16A, of the replat of Block 10, 11, 12, 13, 14 and 16, of RED BUD POINT ADDITION, a subdivision to the Town of Flower Mound, according to the plat recorded in vol. 2, pg. 203, Plat Records, Denton County, Texas and being more particularly described as follows:

BEGINNING at a found 1/2 inch capped iron rod marked "ARTHUR" for the northwest corner of said Lot 94A, same being the intersection of the south line of Lakeview Lane with the east line of Lakeside Drive and from which a found 3/4 inch iron rod bears South 42 degrees West, 1.15 ft.;

THENCE South 80 degrees 34 minutes 26 seconds East, in the common line between said Lots 94A & 94B and Lakeview Lane, 125.00 ft. to a set 5/8 inch capped iron rod, same being the northeast corner of said Lot 94B and the intersection of the south line of Lakeview Lane with the west line of Crooked Lane;

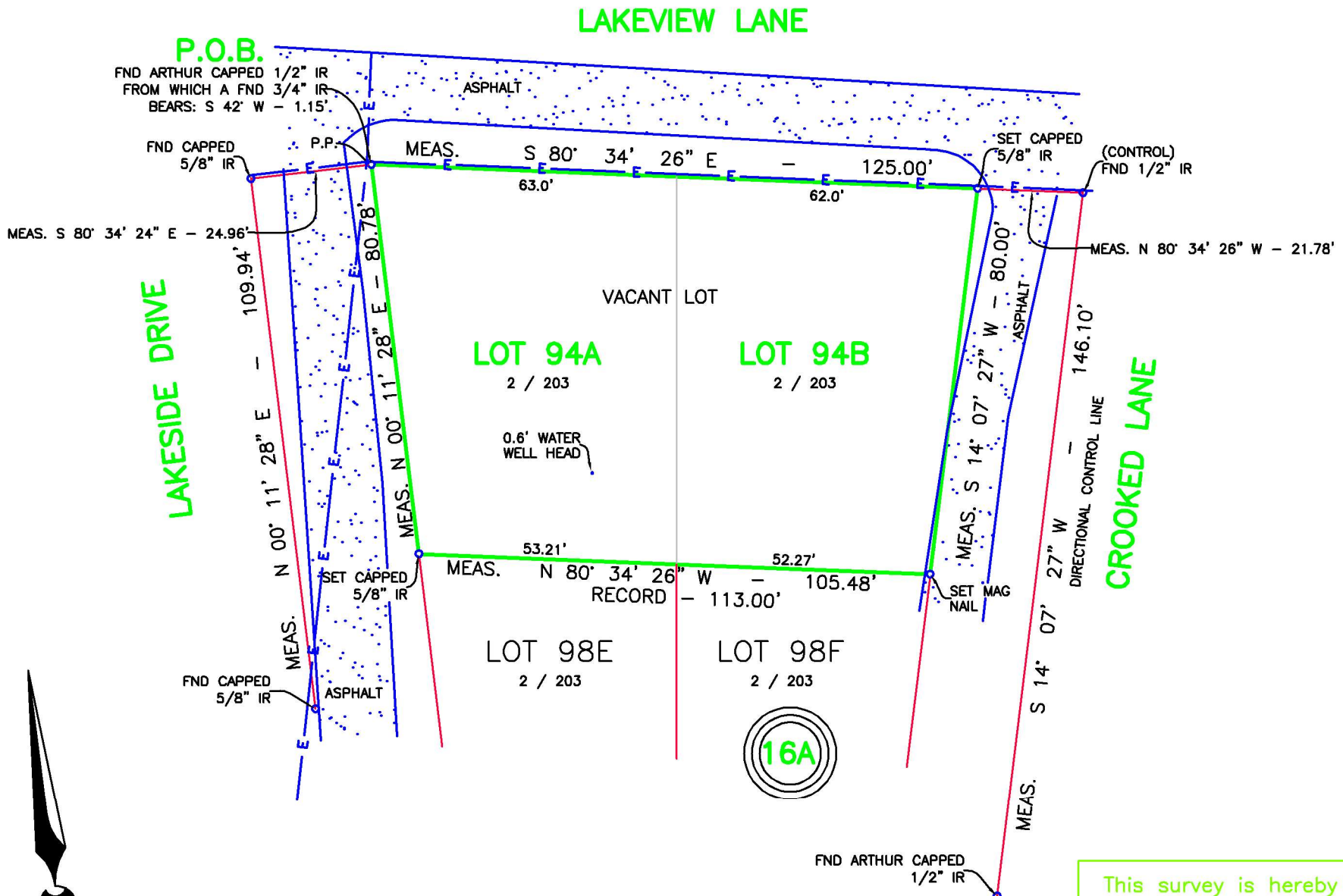
THENCE South 14 degrees 07 minutes 27 seconds West, in the common line between said Lot 94B and Crooked Lane, 80.00 ft. to a set MAG nail for the southeast corner of said Lot 94B;

THENCE North 80 degrees 34 minutes 26 seconds West, departing said Crooked Lane and in the common line between Lots 94A & 94B and Lots 98E & 98F, of the aforementioned RED BUD POINT ADDITION, 105.48 ft. (R-113.0 ft.) to a set 5/8 inch capped iron rod for the southwest corner of said Lot 94A;

THENCE North 00 degrees 11 minutes 28 seconds East, in the common line between said Lot 94A and Lakeside Drive, 80.78 ft. to the POINT OF BEGINNING and containing 0.211 acres of land, more or less.

GENERAL NOTES:

This survey plat was prepared without the benefit of a current title report and does not reflect all matters of record affecting this property. Prior to planning and construction, consult with all applicable governing entities (i.e. Municipal Departments, Homeowners Associations) regarding building setback requirements for this property.



This survey is hereby accepted and approved.

\_\_\_\_\_  
Purchaser

\_\_\_\_\_  
Purchaser

\_\_\_\_\_  
Date

STATE FIRM REGISTRATION NUMBER 10193797

	BOUNDARY LINE
	BUILDING
	OVERHEAD UTILITIES
	FENCE
	BRICK
	WOOD DECK
	CONCRETE



*David J. Rose*

SCALE: 1" = 30'

SURVEYORS CERTIFICATION

I, DAVID J. ROSE, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE BOUNDARY LINE, AND DIMENSIONS OF THE LAND INDICATED THEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, SAID PROPERTY BEING SUBJECT TO ANY AND ALL EASEMENTS, RESERVATIONS AND RESTRICTIONS THAT MAY BE OF RECORD, AND THAT ONLY THE EASEMENTS SHOWN ON THE REFERENCED PLAT OF RECORD, VISIBLE EASEMENTS AND THOSE OF WHICH THE SURVEYOR HAS BEEN GIVEN WRITTEN NOTICE FROM TITLE COMPANY ARE SHOWN ON THIS PLAT. SURVEYOR DID NOT ABSTRACT THIS PROPERTY. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR THE TITLE COMPANY AND PURCHASER SHOWN AND IS LICENSED FOR ONE SINGLE USE. THIS SURVEY WILL BE VOID IF USED BY ANY OTHER PERSON OR FOR ANY OTHER PURPOSE. SURVEYOR BEARS NO RESPONSIBILITY FOR SAID USE.



**PROLINE**  
 SURVEYING LTD.

www.prolinesurveyors.com

Ph# 817-276-1148 info@prolinesurveyors.com

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SURVEY CAN BE UPDATED FOR DISCOUNTED PRICE

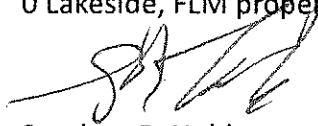
DRAWN BY: PW

DATE: 10-23-2024

**TO: The Town of Flower Mound**

**Board of Adjustment**

" My prospect buyer Javed Mannan has the authority to apply for request a variance for my  
0 Lakeside, FLM property" with City Of Flower Mound BOA.

A handwritten signature in black ink, appearing to read 'S. R. Noble', written over a horizontal line.

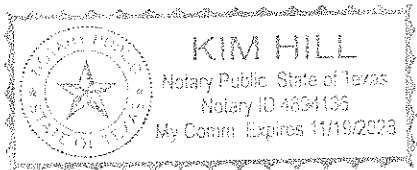
Stephen R. Noble

State of TEXAS

County of Deaton

Before me, the notary public, the undersigned authority, on this day, 15th  
May 2025, personally appeared Stephen R. Noble,  
known to me to be the person whose name is subscribed to the foregoing instrument,  
driver's license and acknowledged to me that she/he/they executed the same for the  
purposes and consideration therein expressed.

Given under my hand and seal of office, this the 15th day of May  
2025.



[Handwritten Signature]  
Notary Public

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.

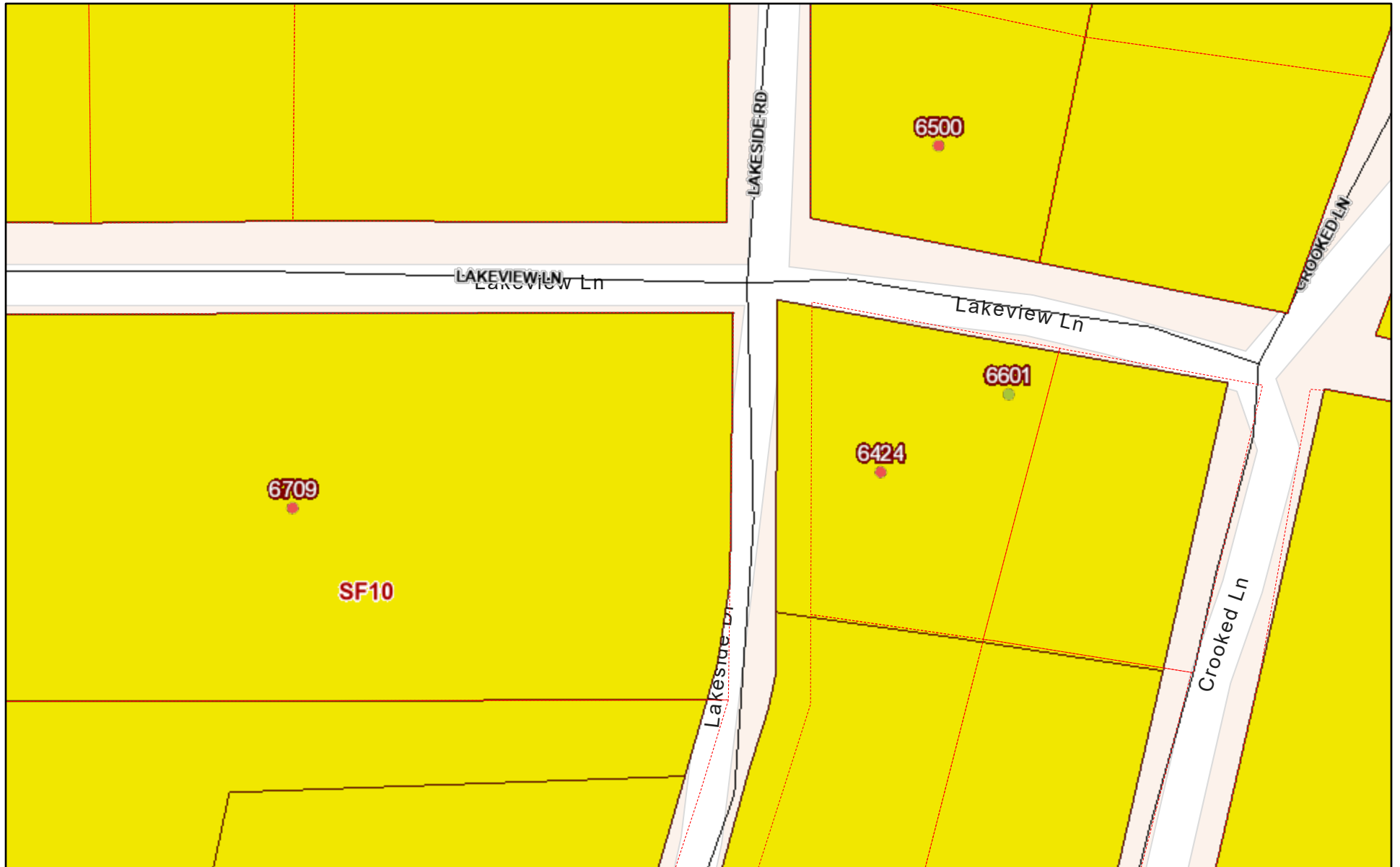
(Code 1989, ch. 12, § 3.12(e)—(m))

Sec. 98-1023. - Minimum lot area per dwelling unit.









- (a) *Generally.* Residential uses shall comply with the minimum lot area per dwelling unit standards contained in the district regulations and summarized in the residential dimensional regulations schedule, as may be modified by additional provisions in the district regulations, in this section or elsewhere in this chapter.
- (b) *On-site sewage facilities.* Undeveloped areas master planned or classified as rural density have been so master planned or classified in response to several conditions that affect development in the area:
- (1) Provision of two acres or larger residential lot sizes, which are considered the minimum necessary for individual septic systems, to avoid the cost burden to the town of maintaining lift stations and force mains;
  - (2) Minimization of increases in surface stormwater runoff into the already strained drainage channels, which are to remain in a natural condition;
  - (3) Minimization of increases in traffic volumes on the existing and planned network of predominantly two-lane roads; and
  - (4) Preservation of the rural, natural aesthetic qualities of the western part of the town, which provide value and amenity for the entire community.
- (c) *Density.* No on-site sewage facilities shall be allowed on tracts of land or lots more than one dwelling unit per two acre density, unless documented extenuating circumstances justify consideration by the town of smaller lot sizes.

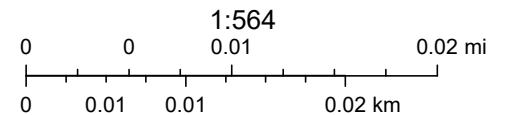
(Code 1989, ch. 12, § 3.06(c))

# ZONING MAP



6/12/2025, 10:15:02 AM

- |  |   |  |
|--|---|--|
|  Town Recognized Lot Lines |  Primary Address           |  Single Family 10 & 3 (obsolete); S10 |
|  Parcel                    |  Alternate Address Streets |  HIP                                  |
|  Town Limits               |  Key Lot                   |  |



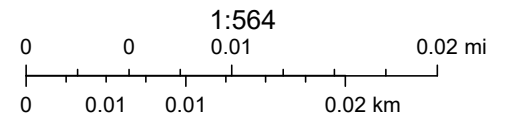
Town of Flower Mound, DCAD, TAD, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community,

# AERIAL PHOTOGRAPH OF PROPERTY



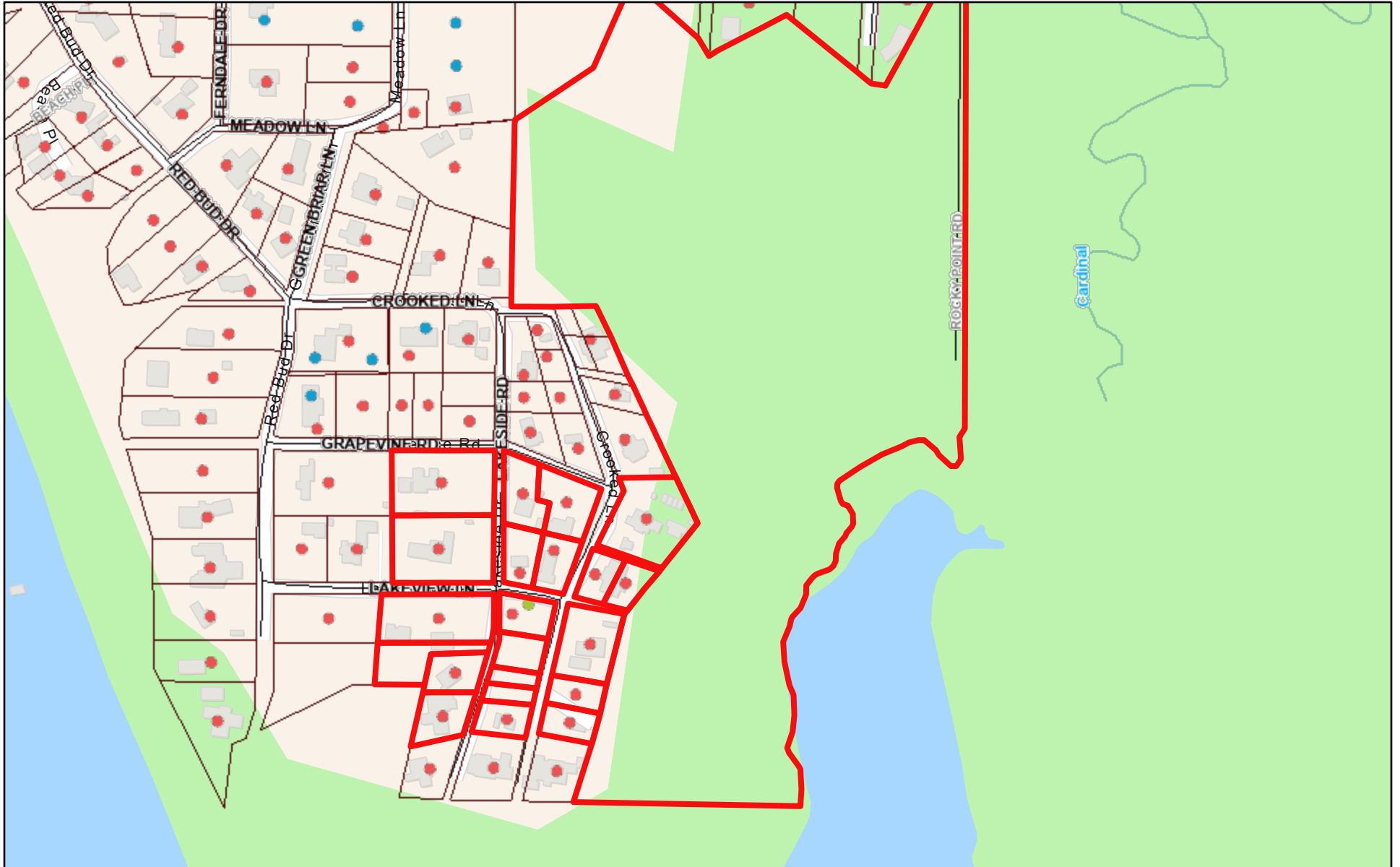
6/12/2025, 10:17:33 AM

- Town Recognized Lot Lines
- Parcel
- Town Limits
- Address Points**
- Primary Address
- Alternate Address
- Key Lot
- Streets
- HIP



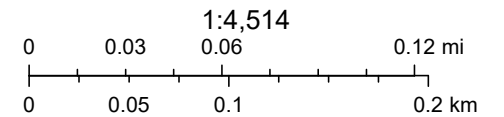
Town of Flower Mound, DCAD, TAD, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community,

# 200' PROPERTY OWNER NOTICE MAP



6/12/2025, 10:26:11 AM

- Buffer (Step 2)\_Query result
- Parcel
- Town Limits
- Primary Address
- Alternate Address
- Key Lot
- Streams
- Streets
- HIP



Town of Flower Mound, DCAD, TAD, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community,

PARCEL ID	ADDRESS	OWNER NAME	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP
R08454	6705 GRAPEVINE RD FLOWER MOUND, TX 75022-5822	PETTY, BUCKY & PAULA	6705 GRAPEVINE RD	FLOWER MOUND	TX	75022-5822
R08464	6700 LAKEVIEW LN FLOWER MOUND, TX 75022	CONNELL, STEPHEN M	6700 LAKEVIEW LN	FLOWER MOUND	TX	75022-5840
R08467	6500 LAKESIDE FLOWER MOUND, TX 75022-5836	TOTWJ LLC - 6500 LAKESIDE SERIES	6501 CROOKED LN	FLOWER MOUND	TX	75022-5808
R08469	6501 CROOKED LN FLOWER MOUND, TX 75022-5808	RAYNER, TIMOTHY	6501 CROOKED LN	FLOWER MOUND	TX	75022-5808
R08471	GRAPEVINE RD FLOWER MOUND, TX 75022	ORTIZ, JOSE A & GRAYSON ELIZABETH	6612 LAKESIDE DR	FLOWER MOUND	TX	75022-5838
R08475	6612 LAKESIDE FLOWER MOUND, TX 75022-5808	ORTIZ, JOSE A & GRAYSON ELIZABETH	6612 LAKESIDE DR	FLOWER MOUND	TX	75022-5838
R08478 R08482						
R08494	6709 LAKEVIEW LN FLOWER MOUND, TX 75022-5882	FRANK, DAVID L	6709 LAKEVIEW LN	FLOWER MOUND	TX	75022-5882
R08502	LAKESIDE FLOWER MOUND, TX 75022	ZWANENBURG, ALFRED A & ELISA C	6405 LAKESIDE	FLOWER MOUND	TX	75022-5835
R08505	6405 LAKESIDE FLOWER MOUND, TX 75022-5835	ZWANENBURG, ALFRED A & ELISA C	6405 LAKESIDE	FLOWER MOUND	TX	75022-5835
R08512	LAKESIDE DR FLOWER MOUND, TX 75022	NOBLE, STEPHEN R	6408 LAKESIDE DR	FLOWER MOUND	TX	75022-5834
R08514	LAKESIDE DR FLOWER MOUND, TX 75022	NOBLE, STEPHEN R	6408 LAKESIDE DR	FLOWER MOUND	TX	75022-5834
R08518	LAKESIDE DR FLOWER MOUND, TX 75022	NOBLE, STEPHEN R	6408 LAKESIDE DR	FLOWER MOUND	TX	75022-5834
R08521	6408 LAKESIDE DR FLOWER MOUND, TX 75022-5834	NOBLE, STEPHEN RICHARD & JANE MARIE TRS NOBLE FAMILY REV LIV TRUST	6408 LAKESIDE DR	FLOWER MOUND	TX	75022-5834
R08537	6420 CROOKED LN FLOWER MOUND, TX 75022-5805	LAGO HOUSE, LLC	6404 LAKESIDE	FLOWER MOUND	TX	75022-5834
R101419	LAKESIDE DR FLOWER MOUND, TX 75022	NOBLE, STEPHEN RICHARD & JANE MARIE TRS NOBLE FAMILY REV LIV TRUST	6408 LAKESIDE DR	FLOWER MOUND	TX	75022-5834
R118312	LAKEVIEW LN FLOWER MOUND, TX 75022	FRANK, DAVID L	6709 LAKEVIEW LN	FLOWER MOUND	TX	75022-5882
R20013	FLOWER MOUND, TX 75022	USA CORP OF ENGINEERS	1801 N MILL ST	LEWISVILLE	TX	75057-2338
R279376	6412 CROOKED LN FLOWER MOUND, TX 75022-5805	LEMMEL, LYNNE D & GOURLAY, ROBERT B	6408 CROOKED LN	FLOWER MOUND	TX	75022-5805
R279377	6408 CROOKED LN FLOWER MOUND, TX 75022-5805	LEMMEL, LYNNE D & GOURLAY, ROBERT B	6408 CROOKED LN	FLOWER MOUND	TX	75022-5805
R523866	6512 CROOKED LN FLOWER MOUND, TX 75022-5807	BANNER, KELLY & RANDY	6512 CROOKED LN	FLOWER MOUND	TX	75022-5807

## 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, July 9, 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 Javad Mannan for a variance from Section 98-395(a), "Minimum and maximum dimensions" of the Town's Code of Ordinances. The property is generally located south of Scenic Dr and west of Rocky Point Rd and is locally known as 6424 Lakeside Rd, lots 94A & 94B of the Red Bud Point subdivision.

To Run in Denton Record Chronicle: Saturday/Sunday, June 28 & 29, 2025

Denton Record Chronicle:

FAX: 940-566-6818

e-mail: [classads@dentonrc.com](mailto:classads@dentonrc.com)

Attn: Legal Notice Rep

Any questions or issues, please contact:

Tasha Coates

p: 972-874-6367

e: [tasha.coates@flowermound.gov](mailto:tasha.coates@flowermound.gov)

(Ref: Case No. BOA25-0004)

Town of Flower Mound Account Number: 100041132



June 23, 2025

Board of Adjustment Case No. BOA25-0004

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

A request has been received from Javad Mannan for a variance from Section 98-395(a), "Minimum and maximum dimensions" of the Town's Code of Ordinances. The property is generally located south of Scenic Dr and west of Rocky Point Rd and is locally known as 6424 Lakeside Rd, lots 94A & 94B 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, July 9, 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](mailto: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](mailto:tasha.coates@flowermound.gov)