

Board of Adjustment



July 9, 2025
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
Jennifer Meinel, Alt. Place 6
Sarah Ahmed, Alt. Place 7
Patrick Gleason, Alt. Place 8

with the following member(s) absent:
Mike Bean, Place 5

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

Jennifer Drysdale, Town Attorney
Tasha Coates, Plans Review Manager
Emily Chapman, Administrative Assistant
Codie Freeman, 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 March 12, 2025.

ACTION: Timothy Scott Shea moved to approve D.1. as presented in the agenda caption. Charles Freeny seconded the motion.

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

NAYS: None

ABSTAIN: None

RESULT: 5 : 0

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.**

Staff Presentation

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

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

Applicant Presentation

Sonya Kennedy (P.O. Box 93526, Southlake, TX 76092) was sworn in. Ms. Kennedy spoke on behalf of Javad Mannan, owner of 6424 Lakeside Road. Ms. Kennedy answered questions and gave a presentation with the following items included:

- Variance Request
- Criteria for Approval A
- Criteria for Approval B
- Criteria for Approval C
- Criteria for Approval D
- Contextual Photos of Lots

PUBLIC COMMENT OPEN: 7:00 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.	Steve Connell, 6700 Lakeview Lane	Opposition
2.	Dwayne Darnell, 6712 Lakeview Lane	Opposition
3.	Dave Frank, 6709 Lakeview Lane	Opposition

** Indicates person did not wish to speak*

PUBLIC COMMENT CLOSED: 7:15 PM

ACTION: Charles Freeny moved to deny E.1. as presented in the agenda caption. Timothy Scott Shea seconded the motion.
AYES: Timothy Scott Shea, Charles Freeny, Gregory Jones, Jodi Sealy, Jennifer Meinel
NAYS: None
ABSTAIN: None
RESULT: 5 : 0

F. ADJOURN

Chair Jones adjourned the meeting at 7:27 p.m.

TOWN OF FLOWER MOUND, TEXAS

GREGORY JONES, CHAIR

ATTEST:

EMILY CHAPMAN, ADMINISTRATIVE ASSISTANT