

# Board of Adjustment

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September 10, 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 July 9, 2025.

### E. REGULAR ITEM(S)

1. **BOA25-0005 - Hold a public hearing and consider a request from Mitchell Bird for a variance from Section 98-1032(a)(1), "Accessory buildings" of the Town's Code of Ordinances. The property is generally located south of Flower Mound Rd and west of Long Prairie Rd and is locally known as 3121 High Chaparral Dr, Lot 3, Block 5 of the Northshore PUD 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 above meeting for the Town of Flower Mound was posted at Town Hall, Town of Flower Mound, Texas, and on the Town's website in compliance with Chapter 551, Texas Government Code on September 5, 2025, by 5:00 p.m.

**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:** September 10, 2025  
**FROM:** Emily Chapman, Administrative Assistant  
**ITEM:** **Consider approval of the minutes from the regular meeting of the Board of Adjustment on July 9, 2025.**

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**BACKGROUND:** This item is to consider approval of the minutes from July 9, 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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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.*

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

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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:** September 10, 2025  
**FROM:** Tasha Coates, Plans Review Manager  
**ITEM:** Hold a public hearing and consider a request from Mitchell Bird for a variance from Section 98-1032(a)(1), “Accessory buildings” of the Town’s Code of Ordinances. The property is generally located south of Flower Mound Rd and west of Long Prairie Rd and is locally known as 3121 High Chaparral Dr, Lot 3, Block 5 of the Northshore PUD subdivision.

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**BACKGROUND: APPLICANT:**

Mitchell Bird  
3121 High Chaparral Dr  
Flower Mound, TX, 75022

**LOCATION:**

**PROPERTY ADDRESS:** 3121 High Chaparral Dr, Flower Mound, TX, 75022

**SUBDIVISION:** Northshore PUD, Lot 3, Block 5

**ZONING:** SF-10 (PD 9)

**STAFF ANALYSIS:**

A request has been received from Mitchell Bird for a variance from Section 98-1032(a)(1), “Accessory Buildings” of the Town’s Code of Ordinances. The request is to allow a 500 sq ft accessory building to be constructed on the property. There is an existing 407 sq ft accessory building on the property, making the total square footage 907 sq ft, which is 157 sq ft more than allowed per Town Ordinance.

**Section 98-1032(a)(1) – Accessory Buildings - 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.

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 - INFO FROM APPLICANT
3. ATTACHMENT 3 - SECTION 98-1032
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: 7/30/25

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 98-1032(a)(1) of the Town of Flower Mound Zoning Ordinance.

LOCATION OF PROPERTY

Street Address: 3121 High Chaparral Dr, Flower Mound TX 75022  
Legal Description: Lot/Tract 5, Block 4, of Subdivision/Abstract North Shore PUD

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.)

I wish to build a 500' garage. There is an existing 407' building on property. I am requesting a variance additional 93'.

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]  
Signature of Applicant  
3121 High Chaparral 75022  
Mailing Address  
Tasha Coates  
Staff Member's Signature

Mick BIRD  
Print Name  
817-846-8383  
Phone Number  
7/31/25  
Date  
B12915  
Receipt Number

BOARD OF ADJUSTMENT DECISION (circle one): DENIED GRANTED GRANTED WITH CONDITIONS

TERMS AND/OR CONDITIONS: \_\_\_\_\_

BOARD OF ADJUSTMENT CHAIR: \_\_\_\_\_ DATE: \_\_\_\_\_

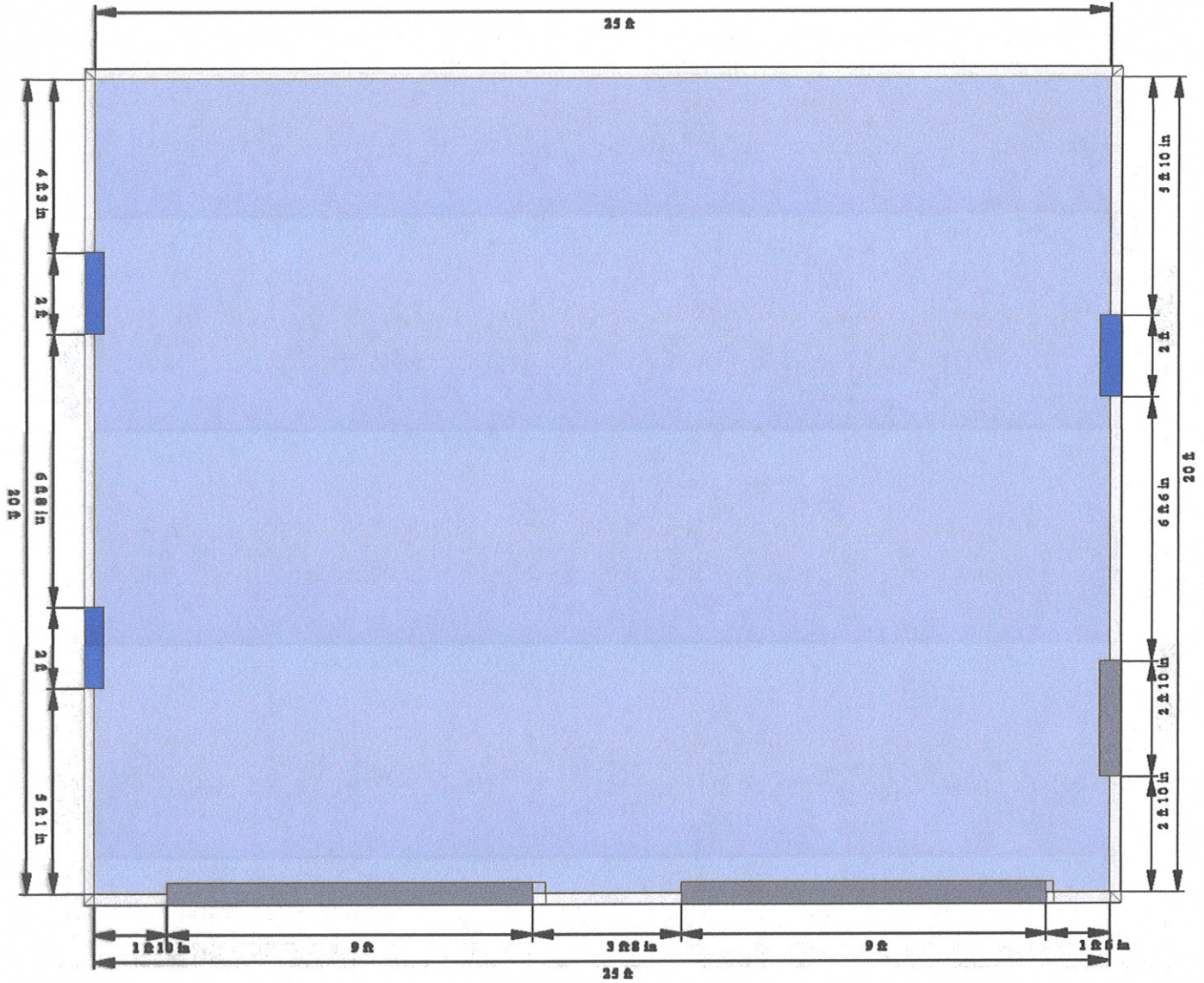
Filed with office of the Secretary this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.



3121 HIGH CHAPARRAL DRIVE



## Dimension View



Warning and Important Instructions: This is not a final design plan or estimate. Syndigo, LLC. assumes no responsibility for the correct use or output of this program. All information contained on this page is subject to the terms in the disclaimer located at the end of this document.

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Mr. Bird has been parking his cars in the small area in the front of his house which takes up most of that space. From our standpoint, as the neighbors, we like the carport that exists and the proposed new garage in the backyard. In our opinion we all benefit from the carport as is and the proposed new garage.

We all recognize the Town has rules and regulations. But occasionally you have a one-off situation like Mr. Bird's. While there may be a code applicable but we ask that you assist Mr. Bird in finding a practical solution to cure the problem.... such as him attaching the carport to his dwelling which he said he is willing to do.....or moving his tool shed that is in the backyard over to his vacant lot, etc.

We live in a rural setting on a dirt road and we are not your average residential neighborhood and also note that there are no homes behind Mr. Bird's house. All of the property behind Mr. Bird's home and all of our homes is club common grounds. As his closest neighbors we want him to keep the carport and we want him to build the garage. This would benefit us all.

Sincerely signed: August 28, 2024

Thom Campbell, 3116 High Chaparral



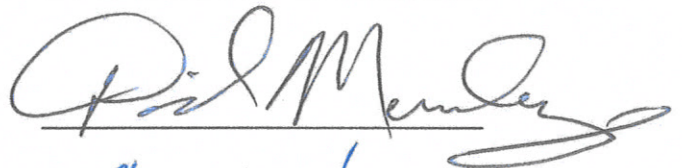
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Nate Ice, 3109 High Chaparral



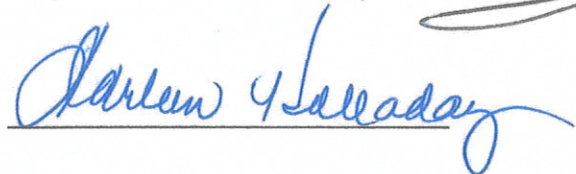
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David Manley, 3120 High Chaparral



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Darleen Holladay, 3105 High Chaparral



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## OVERVIEW OF THE NORTHSHORE CLUB

1. We were formed in 1953 as the PBM Club. The name changed to Northshore Club in 1954. We are a 503C non for profit Texas corporation
2. Northshore owns approximately a 72 acre plot of land in Flower Mound, Denton County, Texas. We are primarily a boat and gun club. Some Class A members have homes/cabins and live full time on Northshore. The Northshore PUD consists of a total of 40 lots that can only be purchased by a party who has a Class A Membership.
3. Northshore currently has 92 members of which 36 are Class A Members (only Class A Members are permanent members who have voting rights). The majority of the membership are month by month/associate member who are primarily interested in renting one of our 54 boat slips or people interested in trap shootings. Only Class A Members can be board members. These are unpaid positions. Most club work is done by volunteers. We have 11 board members with 9 having staggered 3 year terms and 2 having a 1 year term.
4. We have a monthly board of directors meeting on the 4<sup>th</sup> Monday each month conducted at our clubhouse that is open to all the members. We have an annual Club Meeting each October where club business is reviewed and discussed and board members are elected.
5. We have a club website and our records are stored on the cloud by our club secretary. There is no outside management company involved.
6. We have Northshore By-laws and recently adopted HOA Rules when we were informed there was a statute requiring us to have HOA rules.

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### Northshore contacts:

Mitch Bird / President	<a href="mailto:mitchb4610@aol.com">mitchb4610@aol.com</a>	8178468383
Thom Campbell / Director	<a href="mailto:thomcampbell4@gmail.com">thomcampbell4@gmail.com</a>	2144577887

August 27, 2024

*Forwards*

Tasha Coates, CBO  
Building and Inspection Services  
Plans Review Manager

Re: NORTSHORE CLUB BOARD OF DIRECTORS PETITION / MITCH BIRD

The Board of Directors of the Northshore Club have previously approved the plan for member Mitch Bird who lives at 3121 High Chaparral Drive to build a carport and now recently to build a garage in his back yard.

We are aware of the parking problem he has in his front yard. Mitch spoke to our board about his desire to get his cars out of his front yard and into a garage. We all agree that the carport and the proposed garage would be good for the whole neighborhood. There is no downside for any of the club members in our opinion. We have talked to each of the neighbors around this property and all are in agreement the carport and garage are wanted by everybody. We know that the Town is aware of the history of this particular property and can see the parking problem that exists.

We would ask that the Town work with Mitch Bird to grant his plan to build a garage in his back yard. This is a true one off situation that needs a practical resolution.

Sincerely: Signed 8/27/2024

THOM CAMPBELL

*Thom Campbell*

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BOB NEANDER

*Bob Neander*

ANN SCALES

*Ann Scales*

NATE ICE

*Nate Ice*

BROOKE GOLWITZER

*Brooke Golwitzer*

JEFF MARTIN

*Jeff Martin*

STEPHEN BULLARD

*Stephen Bullard*

JOE BABILON

*Joe Babilon*

SCOTT MAYER

*Scott Mayer*

CHUCK SHARP

*Chuck Sharp*

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.

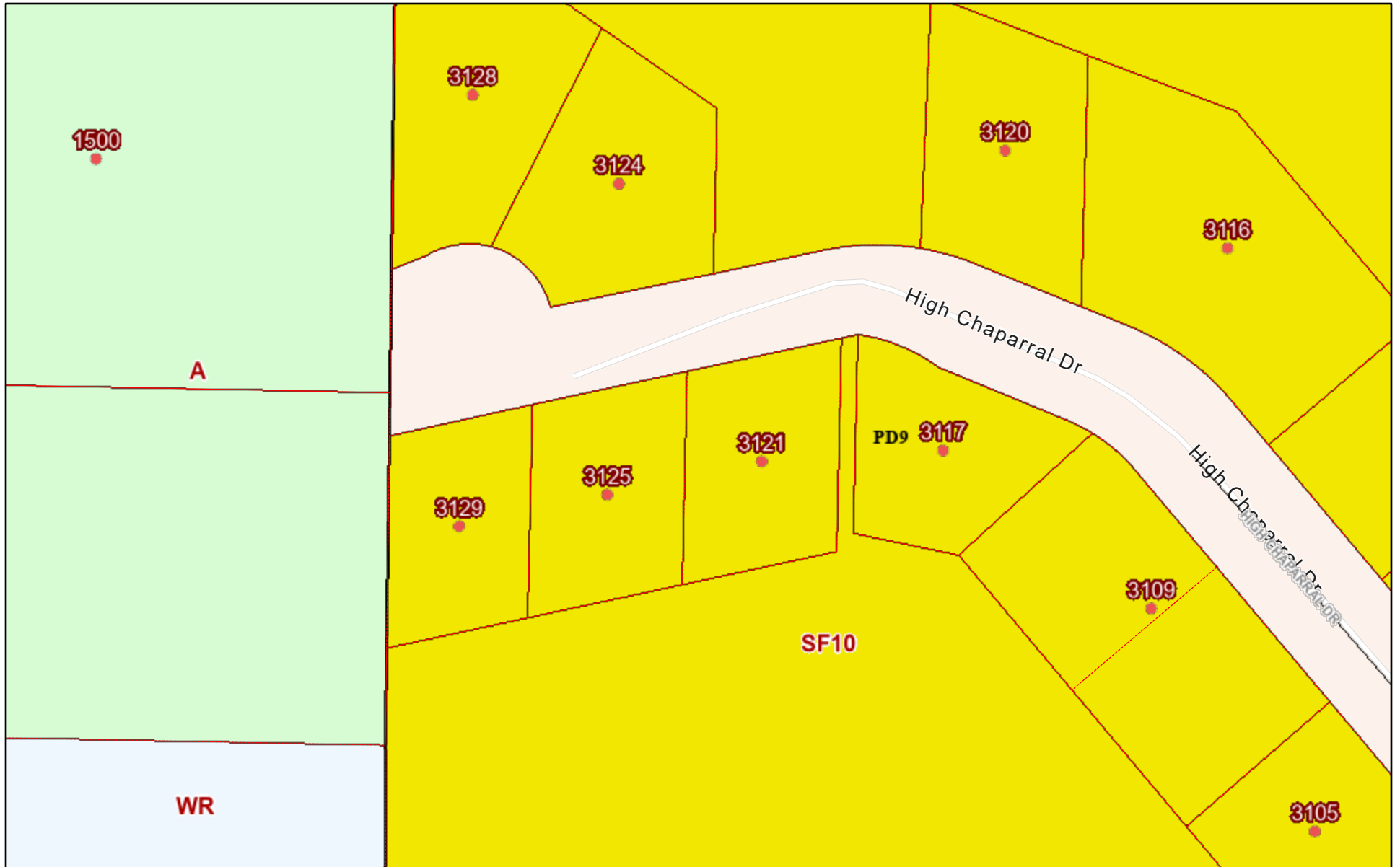
(e) *Height.* Accessory buildings shall be limited to a height of not more than 14 feet to the top of the roof.

*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.

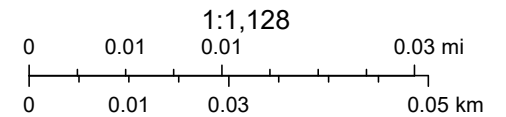
(Ord. No. 19-01, § 1, 3-5-2001; Ord. No. 17-21, § 16, 4-5-2021; Ord. No. 42-21, § 14, 10-4-2021)

# ZONING MAP



8/15/2025, 10:11:19 AM

- |                           |                                      |                     |
|---------------------------|--------------------------------------|---------------------|
| Town Recognized Lot Lines | <b>Zoning</b>                        | Planned Development |
| Parcel                    | Agriculture                          | Streets             |
| <b>Address Points</b>     | Single Family 10 & 3 (obsolete); S10 | HIP                 |
| Primary Address           | Water Recreation                     |                     |



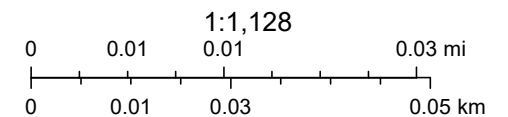
Town of Flower Mound, DCAD, TAD, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community,

# AERIAL PHOTOGRAPH



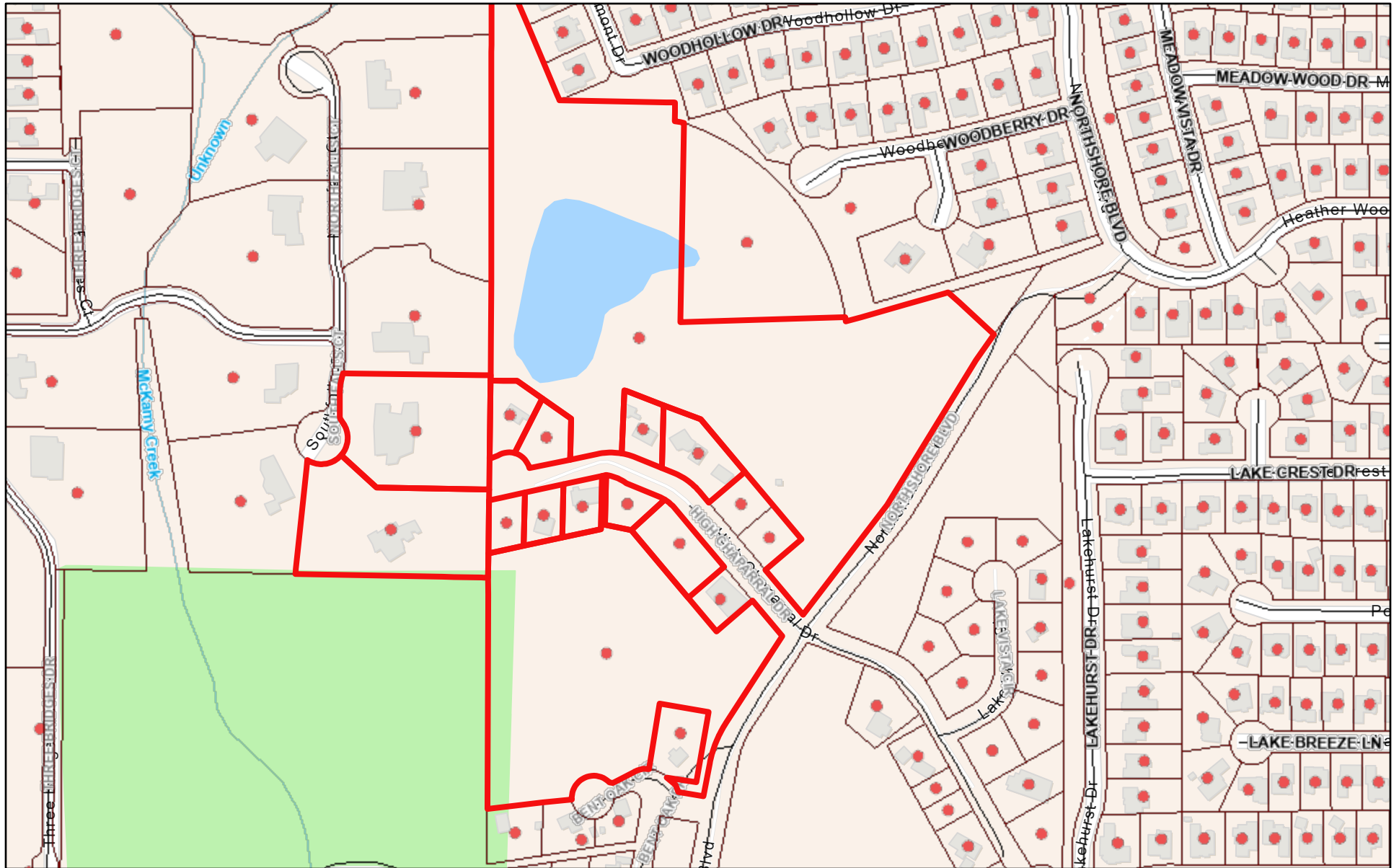
8/15/2025, 10:13:35 AM

- Town Recognized Lot Lines
- Parcel
- Address Points
- Primary Address
- Streets
- HIP



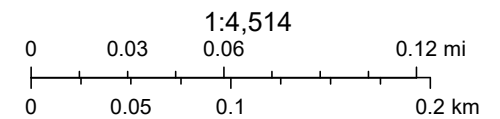
Town of Flower Mound, DCAD, TAD, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community,

# 200' PROPERTY OWNER NOTICE MAP



8/15/2025, 10:23:23 AM

- Buffer (Step 2) \_Query result
- Parcel
- Primary Address
- Streams
- Address Points
- Streets
- HIP



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

PARCEL	ADDRESS	OWNER NAME	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP
R15585	3121 HIGH CHAPARRAL FLOWER MOUND, TX 75022	BIRD, MITCHELL TAYLOR	3121 HIGH CHAPARRAL DR	FLOWER MOUND	TX	75022-6722
R15586	3121 HIGH CHAPARRAL FLOWER MOUND, TX 75022	BIRD, MITCHELL TAYLOR	3121 HIGH CHAPARRAL DR	FLOWER MOUND	TX	75022-6722
R15592	FLOWER MOUND, TX 75022	REITHMEIER, HELMUT P	2201 LONG PRAIRIE RD STE 107	FLOWER MOUND	TX	75022-4964
R15594	FLOWER MOUND, TX 75022	REITHMEIER, HELMUT P	2201 LONG PRAIRIE RD STE 107	FLOWER MOUND	TX	75022-4964
R15596	FLOWER MOUND, TX 75022	ALLISON, ROBERT B, JR	4236 GREENBRIER DR	DALLAS	TX	75225-6637
R15598	3124 HIGH CHAPARRAL DR FLOWER MOUND, TX 75022	NGUYEN, DAT & REBEKAH	3124 HIGH CHAPARRAL DR	FLOWER MOUND	TX	75022-6723
R15603	FLOWER MOUND, TX 75022	GIFFORD, FRANCIS C MANLEY	1901 LONG PRAIRIE RD STE 220-163	FLOWER MOUND	TX	75022-4226
R15614	FLOWER MOUND, TX 75022	NORTHSHORE	PO BOX 270645	FLOWER MOUND	TX	75027-0645
R15625	NORTHSHORE BLVD FLOWER MOUND, TX 75022	NORTHSHORE	PO BOX 270645	FLOWER MOUND	TX	75027-0645
R271479	1450 SOUTHFALLS CT FLOWER MOUND, TX 75022-6746	HANEY, BRIAN & DEBBIE	1450 SOUTHFALLS CT	FLOWER MOUND	TX	75022-6746
R278500	1500 SOUTHFALLS CT FLOWER MOUND, TX	FREEMAN, CHRISTOPHER L & HAAK, LORA	1500 SOUTHFALLS CT	FLOWER MOUND	TX	75022-6748
R524497	3116 HIGH CHAPARRAL DR FLOWER MOUND, TX 75022	CAMPBELL, THOMAS F & ANDREA L	3116 HIGH CHAPARRAL DR	FLOWER MOUND	TX	75022-6723
R725460	3109 HIGH CHAPARRAL DR FLOWER MOUND, TX 75022	ICE, NATHAN B & O'BRIEN, ANGELA L	3109 HIGH CHAPARRAL DR	Flower Mound	TX	75022-6722

## 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, September 10, 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 Mitchell Bird for a variance from Section 98-1032(a)(1), "Accessory buildings" of the Town's Code of Ordinances. The property is generally located south of Flower Mound Rd and west of Long Prairie Rd and is locally known as 3121 High Chaparral Dr, Lot 3, Block 5 of the Northshore PUD subdivision.

To Run in Denton Record Chronicle: Saturday/Sunday, August 30 & 31, 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. BOA25-0005)

Town of Flower Mound Account Number: 100041132



August 22, 2025

Board of Adjustment Case No. BOA25-0005

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

A request has been received from Mitchell Bird for a variance from Section 98-1032(a)(1), "Accessory buildings" of the Town's Code of Ordinances. The property is generally located south of Flower Mound Rd and west of Long Prairie Rd and is locally known as 3121 High Chaparral Dr, Lot 3, Block 5 of the Northshore PUD subdivision.

The Board of Adjustment of the Town of Flower Mound, Texas will hold a public hearing on this request on **Wednesday, September 10, 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)