

# Board of Adjustment

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September 10, 2025  
Town Hall  
2121 Cross Timbers Road  
Flower Mound, TX 75028

6:30 p.m.

## DRAFT MINUTES

### **A. CALL TO ORDER**

Vice Shea called the regular meeting to order at 6:30 p.m.

The Board of Adjustment met in a regular meeting with the following members present:

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:

Vacant, Place 3 (Chair)

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

Lindsey Hale, Town Attorney  
Joelle Hainley, Chief Building Official  
Tasha Coates, Assistant Building Official - Plan Review  
Brace Dunham, Assistant Building Official - Inspections  
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 July 9, 2025.  
Minutes were approved with a single motion.

#### **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.**

##### **Staff Presentation**

Tasha Coates, Assistant Building Official, gave the staff presentation with the following items included:

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

##### **Applicant Presentation**

Mitch Bird (3121 High Chaparral Drive, Flower Mound, TX 75022) was sworn in. Mr. Bird answered questions and gave a presentation with the following items included:

- Variance Request
- Plat
- Driveway Issue
- Yard and Drain

- Other Neighborhood Garages

**PUBLIC COMMENT OPEN: 6:55 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.	Tom Cambel, 3116 High Chaparral	Spoke in favor

*\* Indicates person did not wish to speak*

**PUBLIC COMMENT CLOSED: 6:57 PM**

**ACTION:** Charles Freeny moved to approve E.1. as presented in the agenda caption. Jodi Sealy seconded the motion.

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

**NAYS:** Mike Bean

**ABSTAIN:** None

**RESULT:** 4 : 1

**F. ADJOURN**

Vice Chair Shea adjourned the meeting at 6:59 p.m.

**TOWN OF FLOWER MOUND, TEXAS**

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**GREGORY JONES, CHAIR**

**ATTEST:**

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**EMILY CHAPMAN, ADMINISTRATIVE ASSISTANT**