

# Board of Adjustment

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May 20, 2026  
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 UNITED STATES 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.

In accordance with the Texas Open Meetings Act, the Board/Commission is restricted from discussing or acting on items not listed on the agenda.

To speak during public comment, fill out a comment form (PDF). Note:

- Limited to three (3) minutes, a tone will sound at 30 seconds left and when time has expired, and times may be adjusted by the Chair
- Direct comments to the Board/Commission
- State your name and the municipality where you reside

### 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 October 8, 2025.

### E. REGULAR ITEM(S)

1. BOA26-0001 - (BOA26-0001) Hold a public hearing and consider a request from Garrett Spriggs for a variance from Section 98-1032(a)(1) and 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 Pocahontas Dr and is locally known as 4004 Cheyenne Cir, Lot 15,16, Block A of the Roanoke Hills Addn subdivision.
2. BOA26-0002 - (BOA26-0002) Hold a public hearing and consider a request from Joe Davila for a variance from Section 98-1032(e), "Accessory buildings" of the Town's Code of Ordinances. The property is generally located west of Long Prairie Rd and south of Waketon Rd and is locally

**known as 5317 Bayberry St, Lot 15, Block S of the Pecan Meadows Addn subdivision.**

3. **BOA26-0003 - (BOA26-0003) Hold a public hearing and consider a request from Kristian Calibuso 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 west of Tour 18 Dr and is locally known as 5008 Montalcino Blvd, Lot 23, Block B of the Montalcino Estates Ph 1 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 Wednesday, May 13, 2026, by 5:00 p.m.

**Emily Chapman, Building Inspections Supervisor**

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.