# Board of Adjustment

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 Esates 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.

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

**DATE:** May 20, 2026
**FROM:** Emily Chapman, Building Inspections Supervisor
**ITEM:** **Consider approval of the minutes from October 8, 2025.**

**BACKGROUND:** This item is to consider approval of the minutes from the October 8, 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

October 8, 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:

Scott Shea, Place 1
Chuck Freeny, Place 2
Jennifer Meinel, Place 3
Jodi Sealy, Place 4
Mike Bean, Place 5
Derrick Duncan, 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:

Lindsey Hale, Town Attorney
Joelle Hainley, Chief Building Official
Brace Dunham, Assistant Building Official — Inspections
Emily Chapman, Building Inspections Supervisor

Board Member Shea called the regular meeting to order at 6:33 pm.

## B. PLEDGE OF ALLEGIANCE TO THE UNITED STATES FLAG

## C. ELECTION OF CHAIR AND VICE CHAIR

Board Member Bean was elected Chair and Board Member Meinel was elected Vice Chair.

## D. 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.

## E. 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 September 10, 2025.

| | |
|---|---|
| **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, Jennifer Meinel, Jodi Sealy, Mike Bean |
| **NAYS:** | None |
| **ABSTAIN:** | None |
| **RESULT:** | 5 : 0 |

## F. REGULAR ITEM(S)

1. BOA25-0006 - **Hold a public hearing and consider a request from Wilbur Gregory, Jr for a variance from Section 78-240, "Destruction or damage to nonconforming structure or use" of the Town's Code of Ordinances. The property is generally located south of Flower Mound Rd and east of Lake Forest Blvd and is locally known as 124 Red Oak Ln, Lot 12R, Block A of the Flower Mound Farms subdivision.**

**Staff Presentation**

Brace Dunham, Assistant Building Official, gave the staff presentation with the following items included:

- Applicant Request
- Special Exception
- Sec. 78-86
- Sec. 78-240
- Sec. 78-240 (a)

- Sec. 78-240 (b)
- Sec. 78-240 (c)
- Nonconformities
- Site Plan
- Aerial Photo
- Property Information

**Applicant Presentation**

Dawn LaHoda (2800 Lark Ct., Keller, TX) was sworn in. Ms. LaHoda answered questions and gave a presentation on behalf of the property owners, Wilber and Karen Gregory of 124 Red Oak Drive, with the following items included:

- Criteria 1
- Photo
- Criteria 2
- Criteria 3
- Final Notes

**PUBLIC COMMENT OPEN: 6:59 PM**
***PUBLIC COMMENT CLOSED: 6:59 PM***

| | |
|---|---|
| **ACTION:** | Charles Freeny moved to approve F.1. as presented in the agenda caption. Jennifer Meinel seconded the motion. |
| **AYES:** | Timothy Scott Shea, Charles Freeny, Jennifer Meinel, Jodi Sealy, Mike Bean |
| **NAYS:** | None |
| **ABSTAIN:** | None |
| **RESULT:** | 5 : 0 |

**G. ADJOURN**

**TOWN OF FLOWER MOUND, TEXAS**

_____

**MIKE BEAN, CHAIR**

**ATTEST:**

**EMILY CHAPMAN, BUILDING INSPECTIONS SUPERVISOR**

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

**DATE:** May 20, 2026
**FROM:** Tasha Coates, Assistant Building Official – Plan Review
**ITEM:** **(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.**

**BACKGROUND:**
**APPLICANT:**
**Garrett Spriggs**
**3375 Harris Rd**
**Flower Mound, TX, 75022**

**LOCATION:**
**PROPERTY ADDRESS: 4004 Cheyenne Cir, Flower Mound, TX, 75022**
**SUBDIVISION: Roanoke Hills Addn, Lot 15,16, Block A**
**ZONING: SF10**

**STAFF ANALYSIS:**

A request has been received 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 first request is to allow a 1200 square foot accessory building to be constructed on the property, which is 699.5 square feet more than allowed per Town Ordinance. The second request is to allow an accessory building to be constructed at 20' in height from grade to peak, which is 6' taller than allowed per Town Ordinance.
Per Town Ordinance, the accessory building size is limited to 750 square feet OR 25% of the floor area of the main house, whichever is less. Per DentonCAD, the square footage of this home is 2,002, which would allow a maximum of 500.5 square foot accessory building to be constructed on the property.
**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.
**Section 98-1032(e) – Accessory Buildings –** *Height.* Accessory buildings shall be limited to a height of not more than 14 feet to the top of the roof.
*Exception.* Accessory buildings located in SF-E single-family estates and A agricultural shall be no

more than 20 feet to the peak of the roof.
The applicant mentioned a couple of addresses in their application, below are the results of researching those properties:

1. 9120 Apache – A 576 sqare foot accessory building was permitted in 1987. The records do not indicate the height of the building. There are no other accessory building permits on file for this address and no other accessory buildings are listed on DentonCAD for this property.
2. 9109 Apache – A 720 square foot accessory building was permitted in 2004 with the construction of the home. The records do not indicate the height of the building. DentonCAD does show a 720 square foot detached garage constructed in 2005 and a 200 square foot storage building constructed in 1990.

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 - BOA APPLICATION
2. ATTACHMENT 2 - INFO FROM APPLICANT
3. ATTACHMENT 3 - DENTONCAD
4. ATTACHMENT 4 - SECTION 98-1032
5. ATTACHMENT 5 - ZONING MAP
6. ATTACHMENT 6 - AERIAL PHOTOGRAPH
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.

# PROCEDURE - REQUEST FOR VARIANCE OR APPEAL
# BOARD OF ADJUSTMENT
# TOWN OF FLOWER MOUND

1. The Board of Adjustment consists of five (5) members and all cases must be heard by at least four (4) members. The Board is a quasi-judicial board. It is not a legislative body with the authority to amend ordinances or create new laws. The Board conducts hearings on matters dealing with the Flower Mound Zoning Ordinance and determines if strict compliance with the ordinance will create a hardship. The Board also considers whether the variance will comply with the spirit and intent of the ordinance. In order for a variance to be granted, all four (4) items (a through d) identified on the application **must** apply. If any of the items do not apply, the Board does not have the ability to grant a variance.

2. The Board also has the authority to hear and decide appeals where it is alleged that there is an error in an order, requirement, decision, or determination made by any administrative official of the Town in the enforcement of the Land Development Code. Such appeals must be filed within twenty (20) days of the rendering of the decision by the administrative official.

3. A pre-filing interview may be held if requested by the applicant or if deemed necessary by the Town.

4. The application must be signed by the property owner. If the applicant is not the owner, a notarized document showing authority to request the variance must accompany the application.

5. The following must also accompany the application packet:

   A. A $665.00 application fee plus a $40.00 legal notice fee.

   B. A site plan of the lot showing all property lines as well as a depiction of the requested variance. If a variance from building setback requirements is requested, the site plan must be stamped by a licensed surveyor.

6. Application fee, necessary documents, etc. in completed form must be submitted to the Development Services Department.

7. After the above items have been completed, the variance request will begin the following process:

   A. The applicant and all property owners within 200 feet of the property where the variance is requested will be notified of a Public Hearing to be held by the Board of Adjustment by notice deposited in the U.S. mail. Said notices are to be mailed at least 10 days prior to the Public Hearing. The applicant will be charged $2.50 per property notification, which must be paid prior to the notices being mailed out by the Town.

   B. The applicant or representative must be present at the Board of Adjustment public hearing. Failure to attend the public hearing will cause the Board to deny the item without prejudice to re-filing. The letter, referenced in 7 A. above, will be your notification of any hearing.

   C. Persons who are in favor or who oppose the request are allowed to appear before the Board in order to present their views.

8. Any additional information such as renderings, elevations, models, or other supporting documents that you wish to submit may be introduced at the meeting.

**According to state law, no variance can be granted without the concurring vote of at least four (4) members of the Board.**

## APPEALS TO A DECISION RENDERED BY THE BOARD OF ADJUSTMENT

The only appeal to a decision rendered by the Board of Adjustment is to State District Court. The appeal must be filed with the district court within ten (10) days of the Board's decision. State law prohibits the Town Council from hearing an appeal.

EMAIL COMPLETED APPLICATION TO: bipermitsubmittal@flower-mound.com

You will be notified via email when your application fees are ready to be paid online.

**NOTE: APPLICATION IS CONSIDERED SUBMITTED UPON PAYMENT OF APPLICATION AND PUBLIC HEARING NOTICE FEES**

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

DATE: 03/23/26

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 98-972 of the Town of Flower Mound Zoning Ordinance.

**LOCATION OF PROPERTY**

**Street Address:** 4004 Cheyenne Circle

**Legal Description:** Lot/Tract Lot 16, Block A, of Subdivision/Abstract Roanoke Hills

**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.)

Requesting a variance from Section 98-972 to allow an accessory building footprint of 1200 sq. ft. and a maximum height of 20 ft., where 500 sq. ft. and 14 ft. are the maximums allowed.

**APPLICATION IS CONSIDERED SUBMITTED UPON PAYMENT OF APPLICATION AND PUBLIC HEARING NOTICE FEES.** 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. Applicant presentation must be submitted to the case manager no later than 12 noon on the day of the meeting for review by Town staff.

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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 of Applicant

Garrett Spriggs
Print Name

[redacted]
Email Address

[redacted]
Phone Number

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

TERMS AND/OR CONDITIONS: _____

BOARD OF ADJUSTMENT CHAIR: _____ DATE: _____

| Staff Member's Signature | Date | Receipt Number | Rev 032524 |
|---|---|---|---|
| Tasha Coates | 4.14.26 | WEB67499 | |

Filed with office of the Secretary this _____day of_____, _____.

a)

1. ) Topographical constraint - lot 16 is uniquely burdened by a combination of steep topographical grades and a dense, mature tree canopy

2. ) Irregular lot size - the shape of the lot was formed during the orginal subdivision platting and limits the buidable areas.

b)

1. ) A neighbor's, 9120 Apache trail, detached garage is 19' tall with other detached storage strucutres.
2. ) A neighbor's, 9109 Aprache trail, detached garage is 17' 4" tall and 736 square foot with other detached storage.
3. ) Due to this property's proximity to Grapevine lake and the northshore trails, we will store typical recreational equipment including boats, jet skiis, kayaks, paddle boards, and mountain bikes.

c)

1. ) The proposed structure is consistent with the town's master plan as it prioritizes the preservation of the natural landscape, which we are accomplishing by building taller.

2. ) The building will remain invisible to the public right of way due to the building being situated at a lower elevation relative to the street and is entirely screeneed by a thick existing tree buffer

d)

1. ) The variance is not detrimental to public welfare, rather it enhances it by ensuring that large land management and recreational equipment is stored in a fully enclosed, screened building instead of being parked in driveways or open yards visible from the street.
2. ) The height variance allows for a smaller footprint compared to a 14 foot tall structure and wider foot print.

2701 SUNSET RIDGE DRIVE, STE.
303 ROCKWALL, TEXAS 75032

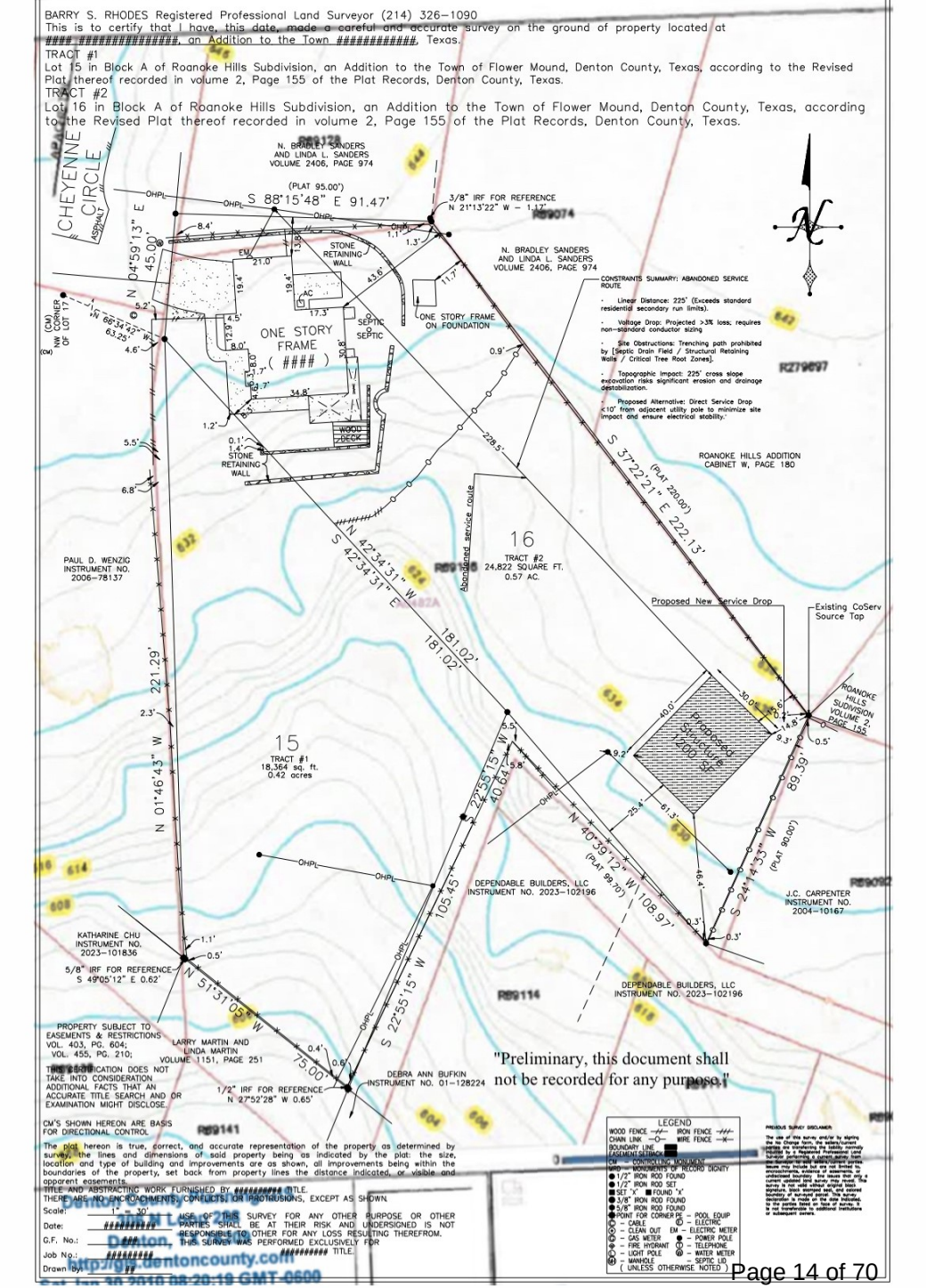
FIRM REGISTRATION NO. 10194366

# FINAL SURVEY

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at ##### ##########, an Addition to the Town of ##########, Texas.

TRACT #1
Lot 15 in Block A of Roanoke Hills Subdivision, an Addition to the Town of Flower Mound, Denton County, Texas, according to the Revised Plat thereof recorded in volume 2, Page 155 of the Plat Records, Denton County, Texas.

TRACT #2
Lot 16 in Block A of Roanoke Hills Subdivision, an Addition to the Town of Flower Mound, Denton County, Texas, according to the Revised Plat thereof recorded in volume 2, Page 155 of the Plat Records, Denton County, Texas.




"Preliminary, this document shall not be recorded for any purpose."

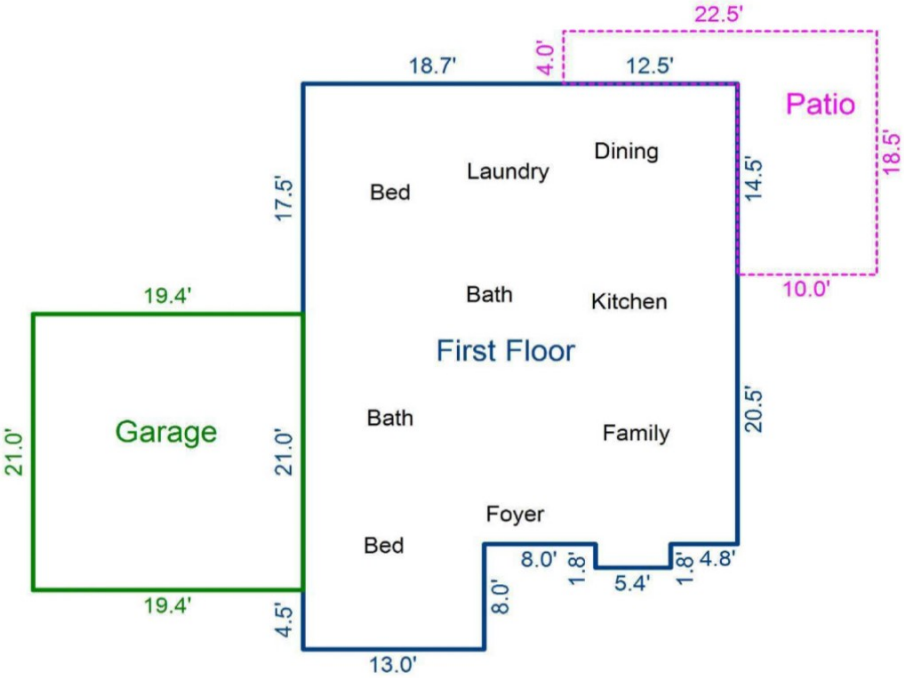
PREVIOUS SURVEY DISCLAIMER:
The use of this survey and/or by signing the Lot Change form, the sellers/current owners are transferring the liability normally held by the surveyor who performed the last survey performed on said property. Said liability will be transferred to the sellers/current owners. This liability may include but are not limited to, encroachments, violation of easements, or restrictions that may be found to exist as a result of the survey that was done. The survey is not valid without original black ink signature and seal of the above named surveyor. The survey description is made on the date indicated, to the parties listed on face of survey. It is not transferable to additional institutions or subsequent owners.

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements.
TITLE AND ABSTRACTING WORK FURNISHED BY ########## TITLE.
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 30'
Date: ##########
G.F. No.: ####
Job No.: ##########
Drawn by: ##

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR ########## TITLE.

Denton County Clerk
Denton, TX
http://gov.dentoncounty.com
Sat Jan 18 2025 08:20:19 GMT-0600



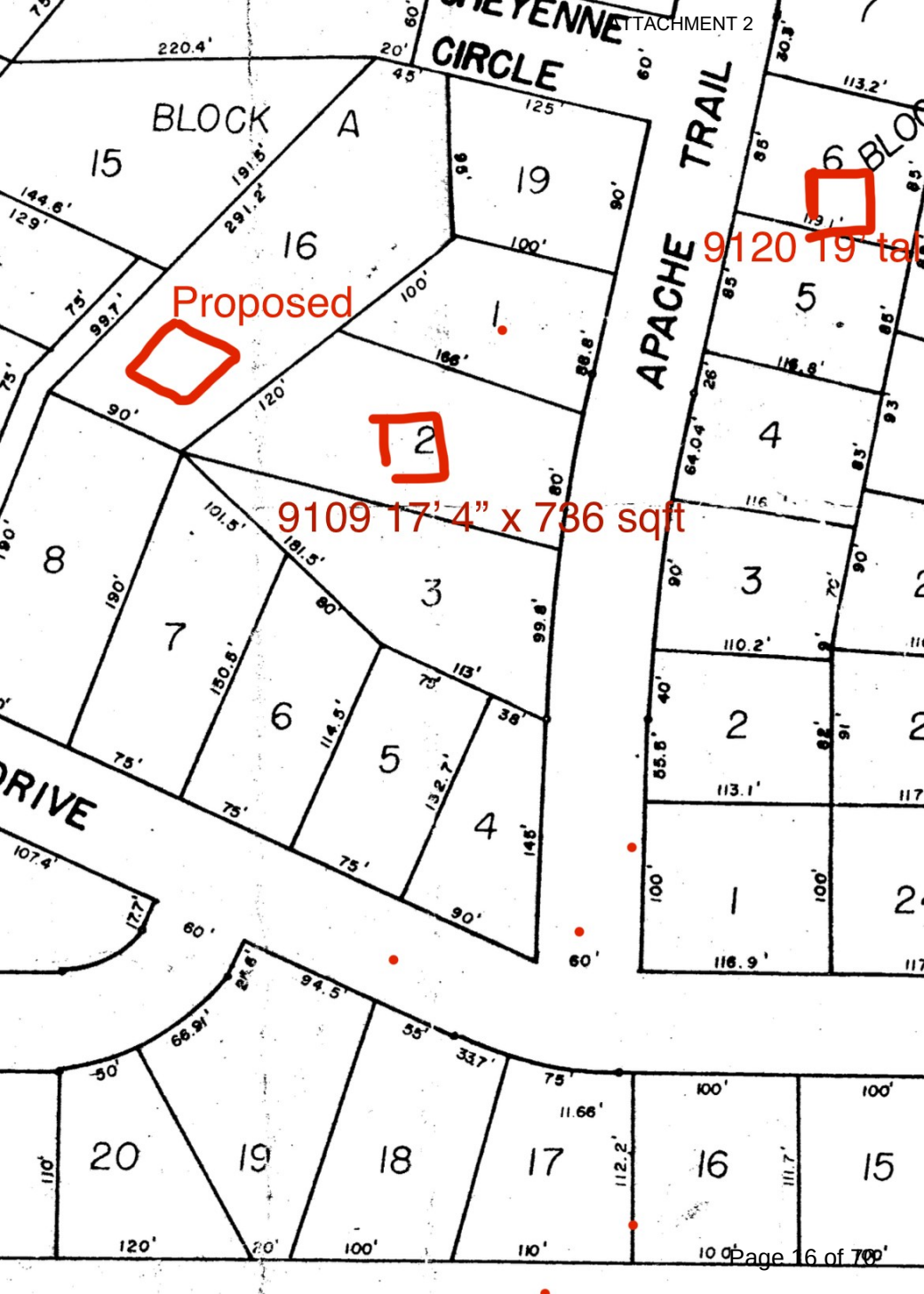

Sketch by ApexSketch

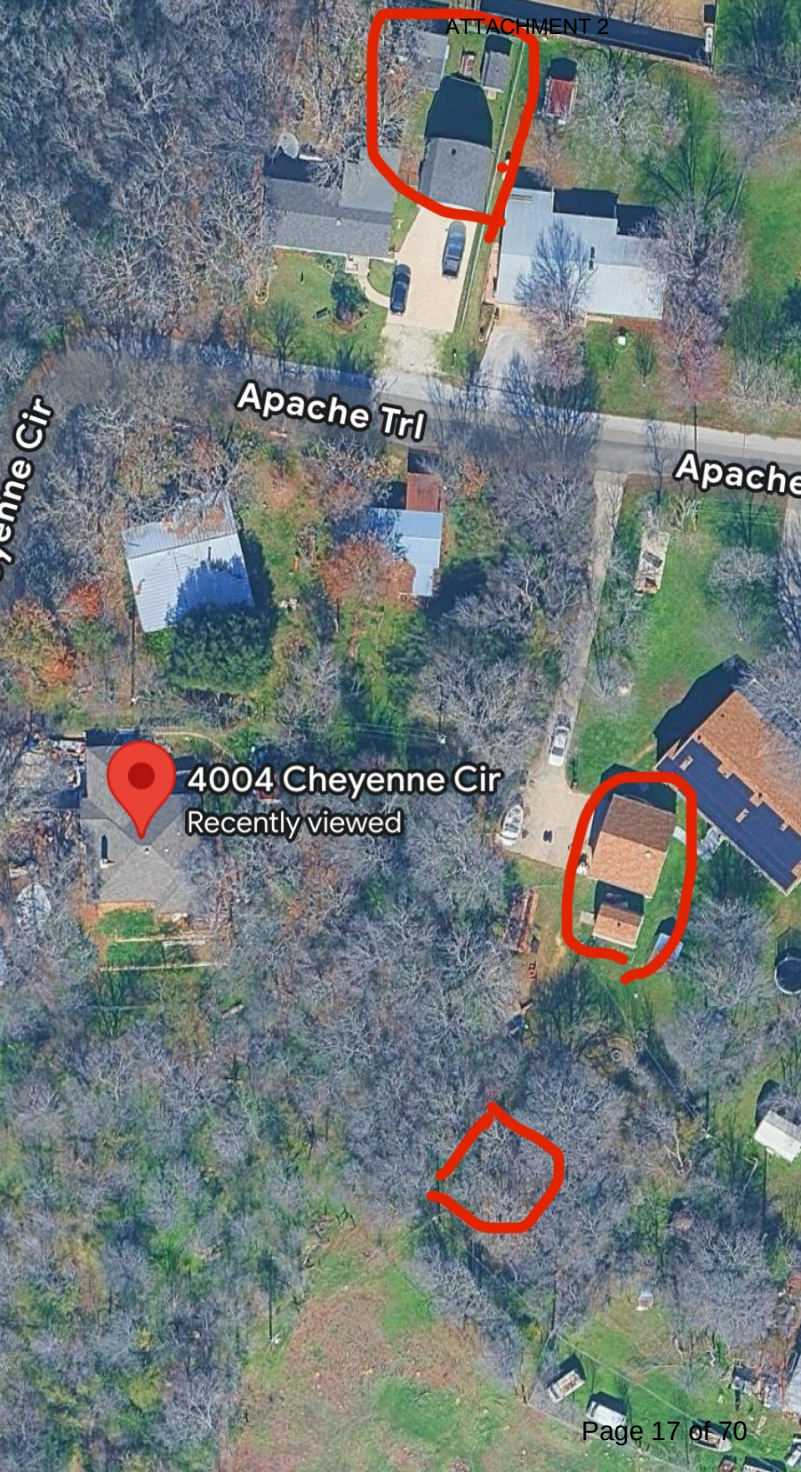
**AREA CALCULATIONS SUMMARY**

| Code | Description | Factor | Net Size | Perimeter | Net Totals |
|---|---|---|---|---|---|
| GLA1 | First Floor | 1.0 | 1205.7 | 152.0 | 1205.7 |
| GAR | Garage | 1.0 | 407.4 | 80.8 | 407.4 |
| P/P | Patio | 1.0 | 235.0 | 82.0 | 235.0 |

**AREA CALCULATIONS BREAKDOWN**

| Name | Base | x | Height | x | Width | = | Area |
|---|---|---|---|---|---|---|---|
| First Floor | | | 5.4 | x | 1.8 | = | 9.7 |
| | | | 14.5 | x | 12.5 | = | 181.3 |
| | | | 18.7 | x | 14.5 | = | 271.2 |
| | | | 31.2 | x | 20.5 | = | 639.6 |
| | | | 13.0 | x | 8.0 | = | 104.0 |


CHEYENNE
CIRCLE
APACHE TRAIL
BLOCK A
Proposed
9120 19' tal
9109 17' 4" x 736 sqft
DRIVE


Apache Trl
4004 Cheyenne Cir
Recently viewed

# 9120 Apache 19’ tall garage



ATTACHMENT 2



# PID 1050126 | 4004 CHEYENNE CIR

Property Summary Report | 2026
Online Services | Denton Central Appraisal District

## GENERAL INFO

### ACCOUNT

Property ID: 1050126
Geographic ID: SJ0034A-00000A-0000-0016-0000
Type: R
Zoning:
Agent:
Legal Description: ROANOKE HILLS BLK A LOT 16

Property Use:

### LOCATION

Address: 4004 CHEYENNE CIR, FLOWER MOUND TX 75022
Market Area:
Market Area CD: DC07263
Map ID: FMNW1

### PROTEST

Protest Status:
Informal Date:
Formal Date:

### OWNER

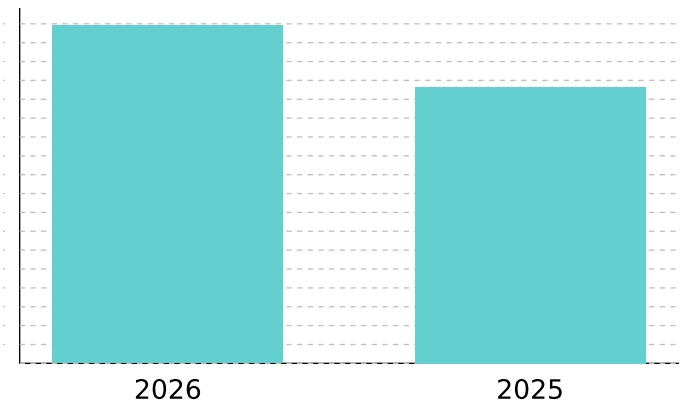
Name: SPRIGGS, GARRETT M & ERICA N
Secondary Name:
Mailing Address: 4004 CHEYENNE CIR FLOWER MOUND TX US 75022-7019
Owner ID: 1872275
% Ownership: 100.000000
Exemptions:

## VALUES

### CURRENT VALUES

| | |
|---|---|
| Land Homesite: | $218,071 |
| Land Non-Homesite: | $0 |
| Special Use Land Market: | $0 |
| Total Land: | $218,071 |
| Improvement Homesite: | $229,622 |
| Improvement Non-Homesite: | $0 |
| Total Improvement: | $229,622 |
| Market: | $447,693 |
| Special Use Exclusion (-): | $0 |
| Appraised: | $447,693 |
| Value Limitation Adjustment (-): | $8,493 |
| Net Appraised: | $439,200 |

### VALUE HISTORY




### VALUE HISTORY

| Year | Land Market | Improvement | Special Use Exclusion | Appraised | Value Limitation Adj (-) | Net Appraised |
|---|---|---|---|---|---|---|
| 2026 | $218,071 | $229,622 | $0 | $447,693 | $8,493 | $439,200 |
| 2025 | $178,628 | $187,372 | $0 | $366,000 | $0 | $366,000 |

## TAXING UNITS

| Unit | Description | Tax Rate | Net Appraised | Taxable Value |
|---|---|---|---|---|
| C07 | FLOWER MOUND TOWN OF | 0.387277 | $439,200 | $439,200 |
| G01 | DENTON COUNTY | 0.185938 | $439,200 | $439,200 |
| S11 | NORTHWEST ISD | 1.084100 | $439,200 | $439,200 |

| | |
|---|---|
| Total Tax Rate: | 1.657315 |
| Estimated Taxes with Current Exemptions: | $7,278.93 |
| Estimated Taxes Without Exemptions: | $7,278.93 |

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

## IMPROVEMENT

Improvement #1: Residential Improvement Value: $229,622 Main Area: 1,145
State Code: A1 Description: RES Gross Building Area: 2,002.5

| Type | Description | Class CD | Exterior Wall | Number of Units | EFF Year Built | Year | SQFT |
|---|---|---|---|---|---|---|---|
| MA | Main Area | AV1 | | 1 | 2010 | 2010 | 1,145 |
| AG | Attached Garage | AV1 | | 1 | 2010 | 2010 | 409.5 |
| OP | Open Porch | AV1 | | 1 | 2010 | 2010 | 233 |
| OP | Open Porch | AV1 | | 1 | 2010 | 2010 | 215 |

**Improvement Features**

MA Accessories: Allowance, Fireplaces: S1 1, Flooring: Allowance, Foundation: SLAB, Heating/Cooling: Allowance, Interior Finish: Sheetrock, Plumbing: 2, Roof Covering: Composition Shingle

## LAND

| Land | Description | Acres | SQFT | Cost per SQFT | Market Value | Special Use Value |
|---|---|---|---|---|---|---|
| 8 | RESIDENT LOT | 0.5700 | 24,829.2 | $8.78 | $218,071 | $0 |

## DEED HISTORY

| Deed Date | Type | Description | Grantor/Seller | Grantee/Buyer | Book ID | Volume | Page | Instrument |
|---|---|---|---|---|---|---|---|---|
| 6/21/24 | GNV | GENERAL WD WITH | HUGGINS, SYLVIA BROWN | SPRIGGS, GARRETT M & | | | | 2024-66692 |

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.

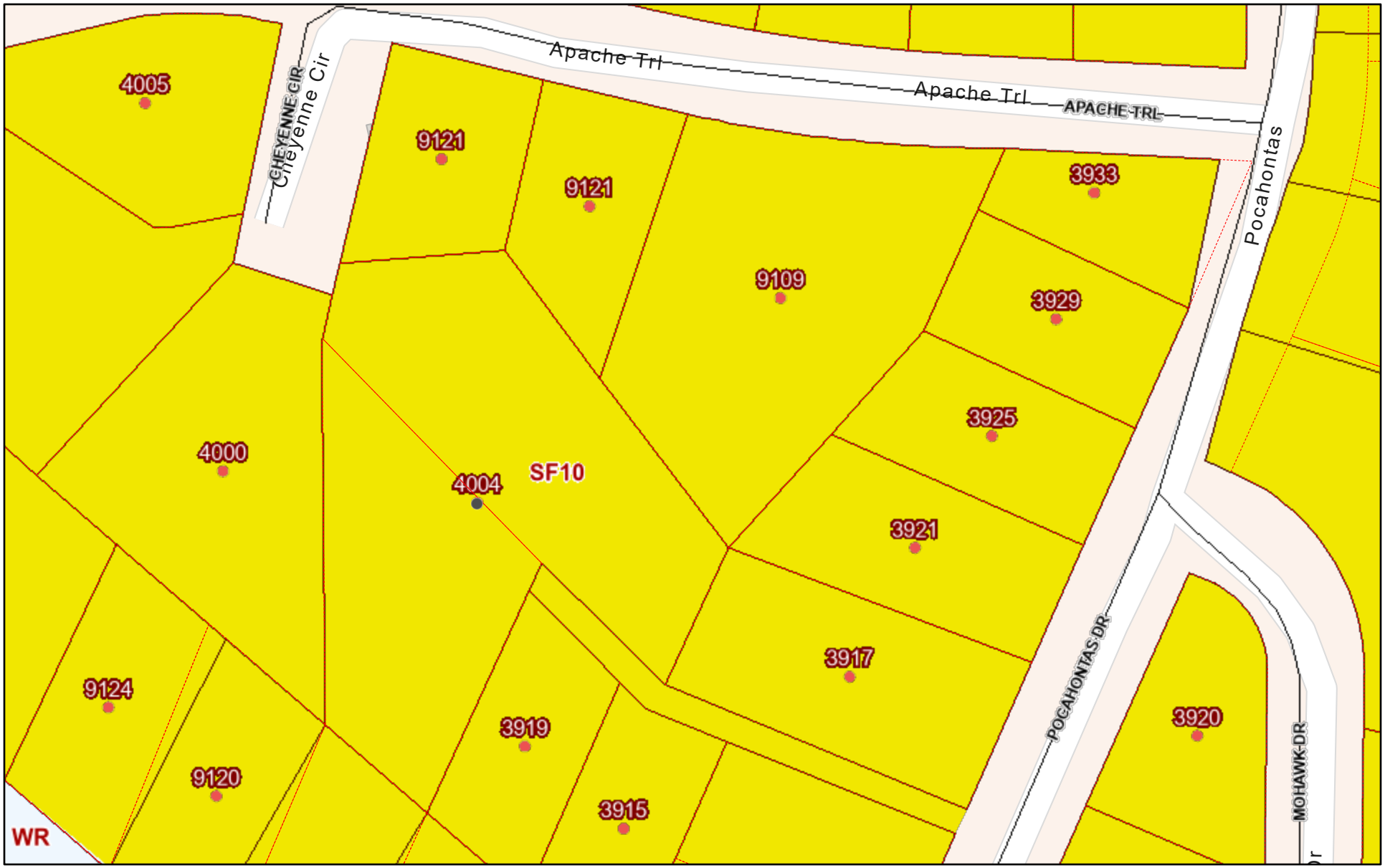
(e) *Height.* Accessory buildings shall be limited to a height of not more than 14 feet to the top of the roof.

*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




4/28/2026, 11:38:07 AM

Town Recognized Lot Lines

Parcel

Address Points

Primary Address

Zoning

Single Family 10 & 3 (obsolete); S10

Water Recreation

Streets

HIP

1:1,128

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.05 km

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

Esri Community Maps Contributors, City of Fort Worth, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS | Town of Flower Mound | Town

# AERIAL PHOTOGRAPH




4/28/2026, 11:40:16 AM

1:1,128

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.05 km

Town Recognized Lot Lines

Parcel

Address Points

Primary Address

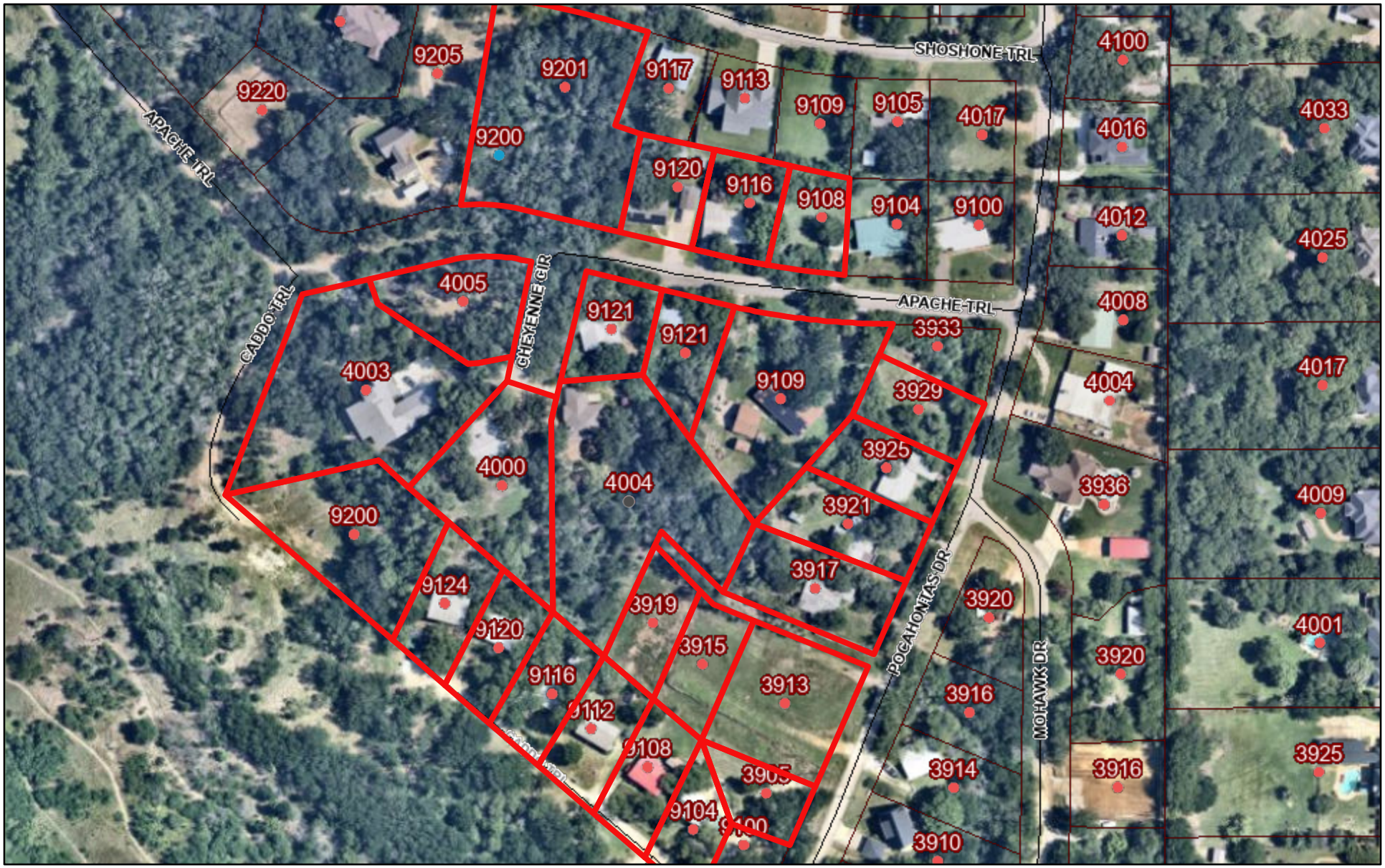
Streets

HIP

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

Esri Community Maps Contributors, City of Fort Worth, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS | Town of Flower Mound | Town

# 200' PROPERTY OWNER NOTICE MAP




4/28/2026, 11:41:42 AM

Buffer (Step 2) _Query result

Parcel

Address Points

Primary Address

Alternate Address

Streets

HIP

1:2,257

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

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

Esri Community Maps Contributors, City of Fort Worth, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS | Town of Flower Mound | Town

| PARCEL ID | PARCEL ADDRESS | OWNER NAME | OWNER ADDRESS | OWNER CITY | OWNER STATE | OWNER ZIP |
|---|---|---|---|---|---|---|
| R163039 | POCAHONTAS FLOWER MOUND, TX 75022 | BASANTKUMAR, JAYSHEEL J & SURJOVE, LAVINIA N | 3908 ACAPULCO ST | IRVING | TX | 75062-6512 |
| R279697 | 9109 APACHE TRL FLOWER MOUND, TX 75022 | HECKATHORN, CHASE & MEGAN | 9109 APACHE TRL | FLOWER MOUND | TX | 75022-7008 |
| R611128 | 9200 APACHE TRL FLOWER MOUND, TX 75022-7009 | RICHARDSON, DANIEL & SONYA | 1958 SUNFLOWER | PARADISE | TX | 76073-3225 |
| R656610 | 4003 CHEYENNE CIR FLOWER MOUND, TX 75022 | BAROZINSKY, RICK J & LAURA J | 4003 CHEYENNE CIR | FLOWER MOUND | TX | 75022-7019 |
| R656611 | 4005 CHEYENNE CIR FLOWER MOUND, TX 75022 | COCHRANE, THOMAS F | 4614 SPRUCE ST | FLOWER MOUND | TX | 75028-1762 |
| R685610 | 9116 APACHE TRL FLOWER MOUND, TX 75022-7007 | GINDER, KARL | 9116 APACHE TRL | FLOWER MOUND | TX | 75022-7007 |
| R685610 | 9116 APACHE TRL FLOWER MOUND, TX 75022-7007 | BLACKMON, KAREN | 6813 SAN FERNANDO DR | FORT WORTH | TX | 76131-2869 |
| R685610 | 9116 APACHE TRL FLOWER MOUND, TX 75022-7007 | DUDLEY, PAULA | 9116 APACHE TRL | FLOWER MOUND | TX | 75022-7007 |
| R69074 | 9121 APACHE TRL FLOWER MOUND, TX 75022-7008 | SANDERS, N BRADLEY | 9121 APACHE TRL | FLOWER MOUND | TX | 75022-7008 |
| R69082 | 3925 POCAHONTAS FLOWER MOUND, TX 75022 | CHESNEY, RONNIE L & MARY BETH B | 3925 POCAHONTAS | FLOWER MOUND | TX | 75022-7029 |
| R69087 | 3921 POCAHONTAS FLOWER MOUND, TX 75022-7029 | SALAS, EDGAR | 3921 Pocahontas | Flower Mound | TX | 75022-7029 |
| R69092 | 3917 POCAHONTAS FLOWER MOUND, TX 75022-7029 | CARPENTER, J C | 3917 POCAHONTAS | FLOWER MOUND | TX | 75022-7029 |
| R69096 | 3913 POCAHONTAS FLOWER MOUND, TX 75022 | DEPENDABLE BUILDERS LLC | 3901 ARLINGTON HIGHLANDS BLVD STE 200 | ARLINGTON | TX | 76018-6050 |
| R69100 | FLOWER MOUND, TX 75022 | ALMANZA, SOCORRO ISABEL CANO & VENZOR, CESAR | 9201 CHEROKEE TRL | FLOWER MOUND | TX | 75022-7018 |
| R69111 | POCAHONTAS FLOWER MOUND, TX 75022 | DEPENDABLE BUILDERS LLC | 3901 ARLINGTON HIGHLANDS BLVD STE 200 | ARLINGTON | TX | 76018-6050 |
| R69114 | 3919 POCAHONTAS FLOWER MOUND, TX 75022 | DEPENDABLE BUILDERS LLC | 3901 ARLINGTON HIGHLANDS BLVD STE 200 | ARLINGTON | TX | 76018-6050 |
| R69116 | 4004 CHEYENNE CIR FLOWER MOUND, TX 75022-7019 | HUGGINS, SYLVIA BROWN | 106 INNISBROOK DR | LUFKIN | TX | 75901-7484 |
| R69121 | 4000 CHEYENNE CIR FLOWER MOUND, TX 75022-7019 | WENZIG, PAUL D | 3904 MOHAWK | FLOWER MOUND | TX | 75022-7026 |
| R69128 | 9121 APACHE TRL FLOWER MOUND, TX 75022-7008 | SANDERS, N BRADLEY | 9121 APACHE TRL | FLOWER MOUND | TX | 75022-7008 |
| R69133 | 9200 CADDO TRL FLOWER MOUND, TX 75022 | COONS, CARTER TRUSTEE OF THE CADDO TRAIL TRUST | 3225 MCLEOD DR STE 777 | LAS VEGAS | NV | 98121 |
| R69134 | 9124 CADDO TRL FLOWER MOUND, TX 75022-7011 | BLAIR, RUSSELL & LORI | 9124 CADDO TRL | FLOWER MOUND | TX | 75022-7011 |
| R69136 | 9120 CADDO TRL FLOWER MOUND, TX 75022-7011 | CHU, KATHARINE | 6220 MEADOWCREEK DR | DALLAS | TX | 75254-7828 |
| R69141 | 9116 CADDO TRL FLOWER MOUND, TX 75022 | MARTIN, LARRY & LINDA | 901 EDGEFIELD TRL | FLOWER MOUND | TX | 75028-1304 |
| R69148 | 9112 CADDO TRL FLOWER MOUND, TX 75022-7011 | BUFKIN, DEBRA ANN | 1204 LONE WOLF TRL | CARROLLTON | TX | 75007-6245 |
| R69151 | 9108 CADDO TRL FLOWER MOUND, TX 75022-7011 | FOX, MARY JO | 9108 CADDO TRL | FLOWER MOUND | TX | 75022-7011 |
| R69154 | 9104 CADDO TRL FLOWER MOUND, TX 75022-7011 | ALMANZA, SOCORRO ISABEL CANO & VENZOR, CESAR | 9201 CHEROKEE TRL | FLOWER MOUND | TX | 75022-7018 |
| R69309 | 9104 APACHE TRL FLOWER MOUND, TX 75022-7007 | DICKEY, DANIEL W & BEVERLY S | 9104 APACHE TRL | FLOWER MOUND | TX | 75022-7007 |
| R69323 | 9120 APACHE TRL FLOWER MOUND, TX 75022-7007 | BIRK, ANITA C | 9120 APACHE TRL | FLOWER MOUND | TX | 75022-7007 |

**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, May 20, 2026 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 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.

To Run in Denton Record Chronicle: Saturday/Sunday, May 9 & 10, 2026

Denton Record Chronicle:
FAX: 940-566-6818
e-mail: classads@dentonrc.com
Attn: Legal Notice Rep

Any questions or issues, please contact:
Tasha Coates
p: 972-874-6367
e: tasha.coates@flowermound.gov

(Ref: Case No. BOA26-0001)

Town of Flower Mound Account Number: 100041132

**May 5, 2026**

**Board of Adjustment Case No. BOA26-0001**

## NOTICE OF APPLICATION

### FOR A VARIANCE TO THE LAND DEVELOPMENT CODE FOR THE TOWN OF FLOWER MOUND

A request has been received 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.

The Board of Adjustment of the Town of Flower Mound, Texas will hold a public hearing on this request on **Wednesday, May 20, 2026 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. 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
Assistant Building Official – Plan Review
tasha.coates@flowermound.gov

# BOARD OF ADJUSTMENT
# AGENDA E.2.
# REGULAR ITEM(S)

**DATE:** May 20, 2026
**FROM:** Tasha Coates, Assistant Building Official – Plan Review
**ITEM:** **(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.**

**BACKGROUND:**
**APPLICANT:**
**Joe Davila**
**5317 Bayberry St**
**Flower Mound, TX, 75022**

**LOCATION:**
**PROPERTY ADDRESS: 5317 Bayberry St, Flower Mound, TX, 75022**
**SUBDIVISION: Pecan Meadows Addn, Lot 15, Block S**
**ZONING: SF15**

**STAFF ANALYSIS:**

A request has been received from Joe Davila for a variance from Section 98-1032(e), "Accessory Buildings" of the Town's Code of Ordinances. The request is to allow an accessory building to be constructed at 20'10" in height from grade to peak, which is 6'10" taller than allowed per Town Ordinance.
**Section 98-1032(e) – Accessory Buildings –** *Height.* Accessory buildings shall be limited to a height of not more than 14 feet to the top of the roof.
*Exception.* Accessory buildings located in SF-E single-family estates and A agricultural shall be no more than 20 feet to the peak of the roof.
The applicant provided a neighboring address that he believed may have an accessory building that exceeds the 14' maximum height allowed. Below are the results of researching that property:

- 5203 Singing Brook Rd – A detached accessory building was permitted in 2020 with a height of 13'9" from grade to peak. DentonCAD does not show any other accessory buildings on the property.

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 - BOA APPLICATION
2. ATTACHMENT 2 - INFO FROM APPLICANT
3. ATTACHMENT 3 - SECTION 98-1032
4. ATTACHMENT 4 - ZONING MAP
5. ATTACHMENT 5 - AERIAL PHOTOGRAPH OF PROPERTY
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: 4-15-26

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(e)_____ of the Town of Flower Mound Zoning Ordinance.

**LOCATION OF PROPERTY**

**Street Address:** 5317 Bayberry

**Legal Description:** Lot/Tract 15, Block 5, of Subdivision/Abstract Pecan Meadows

**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.) ***Request variance for accessory building height***

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 of Applicant — Joe Davis (Print Name) — [redacted] (Phone Numb)

5317 Bayberry, Flowermound TX 75028
Mailing Address

Tasha Curtis
Staff Member's Signature — 4.17.26 (Date) — R3081427 (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_____, _____.

Rev 020923

Joe Davila

5317 Bayberry

Flowermound, Texas 75028

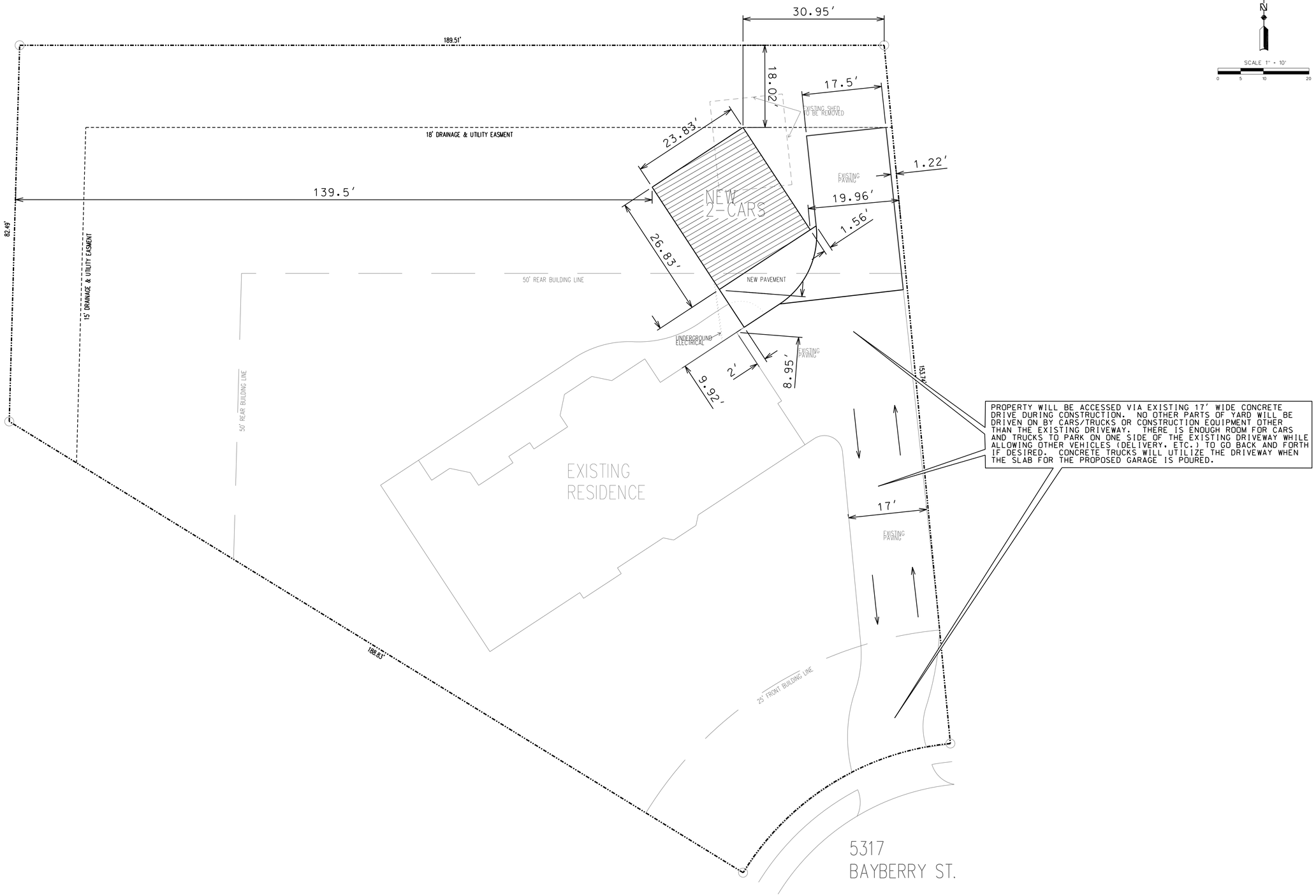
A. Grade is descending to street level and will help screen homes on the elevated Development behind me on Bradford Green Trail. I am one of four houses on Pecan Meadows that back up to Bradford Park and have an elevated Retaining wall of about 8-10 feet.
B. There are other detached garages in Pecan Meadows that exceed 14 feet at its highest point that do not encumber other properties.
C. Attached garage will not change land use as outlined by Master Level use plan. The property will remain a single family use residence. The garage is intended to store my classic automobiles, and will not be used as any type of lodging.
D. The addition will enhance the look, use value and screening for the property and adjacent properties. The structure will also block the elevated rooflines and back of houses of residences from Bradford Park that are visible from the street and Cul de Sac on Bayberry Street.












PROPERTY WILL BE ACCESSED VIA EXISTING 17' WIDE CONCRETE DRIVE DURING CONSTRUCTION. NO OTHER PARTS OF YARD WILL BE DRIVEN ON BY CARS/TRUCKS OR CONSTRUCTION EQUIPMENT OTHER THAN THE EXISTING DRIVEWAY. THERE IS ENOUGH ROOM FOR CARS AND TRUCKS TO PARK ON ONE SIDE OF THE EXISTING DRIVEWAY WHILE ALLOWING OTHER VEHICLES (DELIVERY, ETC.) TO GO BACK AND FORTH IF DESIRED. CONCRETE TRUCKS WILL UTILIZE THE DRIVEWAY WHEN THE SLAB FOR THE PROPOSED GARAGE IS POURED.

HAMILTON DUFFY, PC
CONSULTING
CIVIL & ENVIRONMENTAL ENGINEERS - PLANNERS - CONSTRUCTION MANAGERS
8241 MID-CITIES BLVD., SUITE 100 - NORTH RICHLAND HILLS, TEXAS 76182
PHONE (817) 268-0408 www.hamiltonduffy.com

# PROPOSED GARAGE ADDITION

5317 BAYBERRY STREET
LOT 15, BLOCK 5 - PECAN MEADOWS
FLOWER MOUND, TEXAS

## SITE ACCESS PLAN

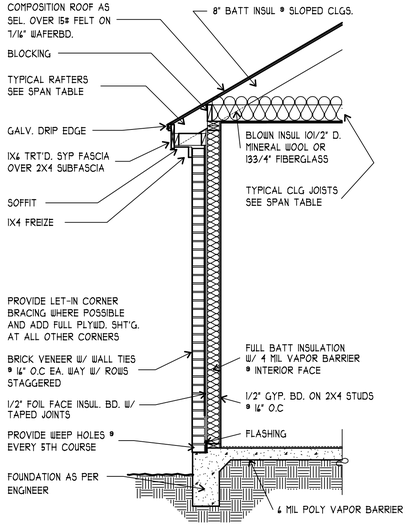
STATE OF TEXAS
KEITH M. HAMILTON
87384
LICENSED PROFESSIONAL ENGINEER

3-12-26

| | |
|---|---|
| JOB | 999-628 |
| DATE | 3/12/2026 |
| DESIGNED | K.M.H. |
| DRAWN | K.M.H. |
| CHECKED | K.M.H. |
| TEXAS REGISTERED ENGINEERING FIRM NUMBER F-5260 | |

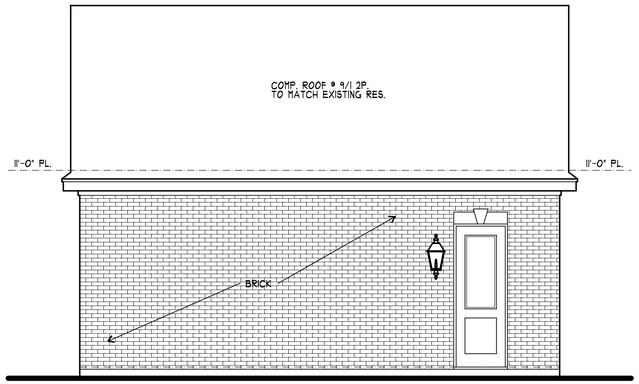
| NO. | REVISION | BY | DATE |
|---|---|---|---|
| | | | |

SHEET
C1.00



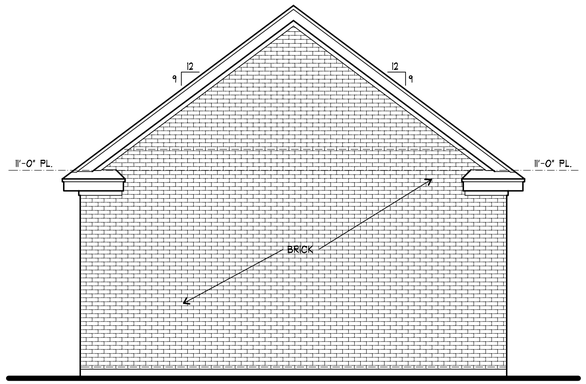

## TYPICAL WALL SECTION

SCALE: 1/2" = 1'-0"



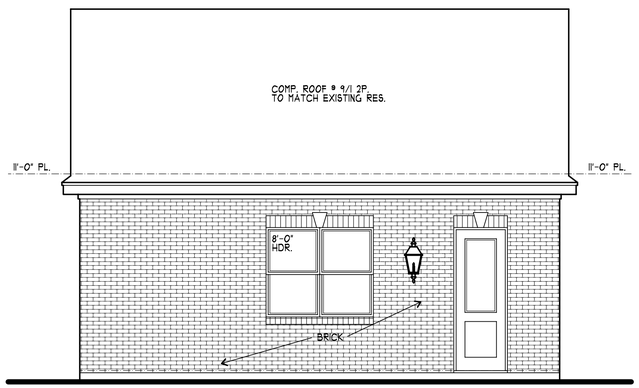

## RIGHT SIDE ELEVATION

SCALE: 1/4"=1'-0"



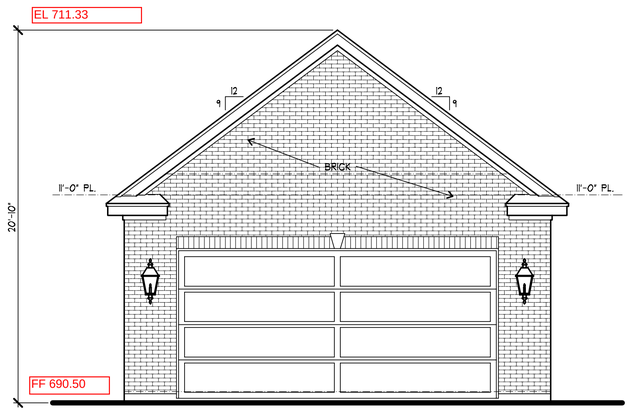

## REAR ELEVATION

SCALE: 1/4"=1'-0"



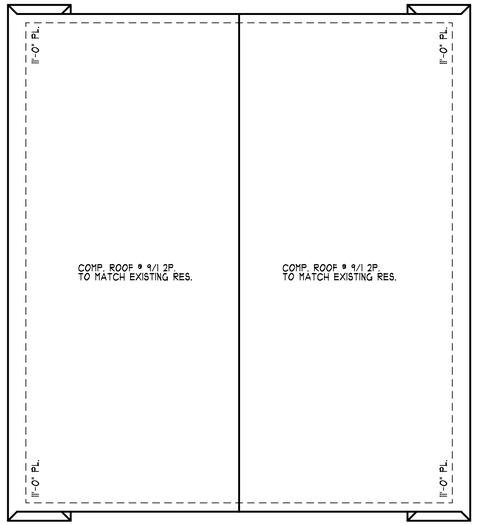

## LEFT SIDE ELEVATION

SCALE: 1/4"=1'-0"




## FRONT ELEVATION

SCALE: 1/4"=1'-0"




## ROOF PLAN

SCALE: 1/4"=1'-0"

ROOF AS SEL @ PITCH SHOWN W/ 1'-5" O.H. & 8" RAKE FROM FRAME

NOTE:

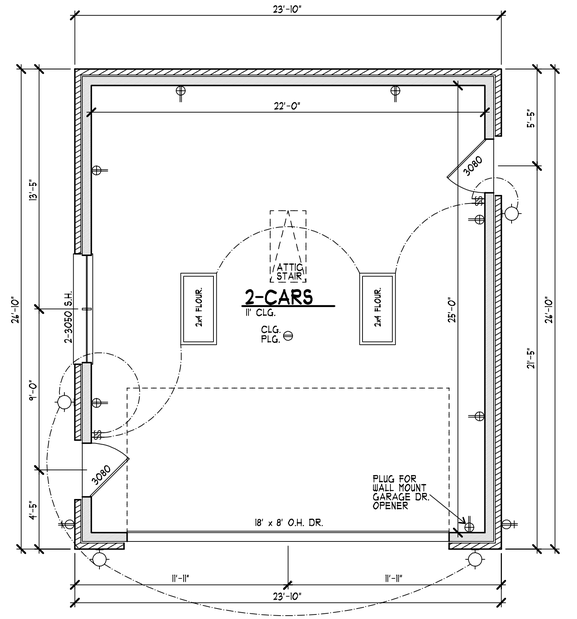
2 x 6 STUDS @ ALL EXTERIOR WALLS - TYP.

## ELECTRICAL NOTES

- NO INTERCOM
- SECURITY SYSTEM
- NO CENTRAL VACUUM SYSTEM
- ELECTRICAL TO ISLAND
- STANDARD OUTLETS (10 1/2" TO BTM. OF BOX A.F.F.)
- ROCKER ARM SWITCHES (VERIFY COLOR)
- PREWIRE FOR STEREO BY OWNER
- ALL PHONE (CAT-V), SECURITY, & TV WIRING TO BE DIRECT RUNS TO A/V CLOSET
- ALL CNTRTP. BS. OUTLETS TO BE MOUNTED 2.5" ABV. CNTR. HORIZONTALLY
- ALL BATH EXHAUST FANS TO BE 90 CFM.
- ALL RECESSED CANS TO BE 6" AIR TIGHT I.C. HOUSING
- ALL CEILING FANS TO HAVE SPEED CONTROL
- SECURITY SYSTEM TO PANEL @ MASTER CLOSET
- OUTLETS EVERY 6' ON ANY WALL OVER 3'

## ELECTRICAL FIXTURE SCHEDULE

| | | | |
|---|---|---|---|
| | UNDER CABINET 2700K L.E.D. | | SINGLE POLE SWITCH |
| 2X4 FLOUR. | 2'X4' FLOUR. FLUSH MOUNT | $3 | 3-WAY SWITCH |
| | | $4 | 4-WAY SWITCH |
| | 4" RECESSED MINI CAN FIXT. | | 110V DUPLEX OUTLET (@ 10" AFF UNLESS NOTED) |
| | 4" RECESSED MINI-CAN FIXTURE-ADJUST. | | 220V OUTLET |
| | WALL MOUNT DBL. FLOOD | | 110V DUPLEX GFCI OUTLET |
| | RECESSED STEP LIGHT | | 110V DUPLEX GFCI WEATERPROOF OUTLET |
| | FLUSH MOUNT INCAND. FIXT. | WP | 110V SPRINKLER SYSTEM OUTLET |
| | WALL MOUNT INCAND. FIXT. | | REC'D. FLOOR OUTLET |
| | HANGING FIXTURE | | CLG. MNT. OUTLET |
| | CEILING FAN ( W/ LIGHT FIXT. AS MARKED) | | CHIMES |
| | | | PUSH BUTTON |
| | | | SPEAKER LEAD WIRE |
| | | | VOLUME CONTROL |
| | CLG. MOUNT EXH. FAN | | CLG. MNT. SPEAKER |
| | CLG. HEATER | | WALL MNT. SPEAKER |
| | FAN/LIGHT COMBO. | S | SPEAKER-CLG. MNT. |
| | PHONE JACK | | INTERCOM MAIN |
| D | GARBAGE DISPOSAL | SD | SMOKE DETECTOR / CARBON DIOXIDE DETECTOR PER CODE |
| +66" | INDICATES FIXT. HT. ABOVE FIN. FLR. | TV PH | TELEVISION, PHONE, DATA CONNECTION |
| JB | JUNCTION BOX PRE-WIRE FOR FAN | E | CAT6E (ETHERNET) |




## FLOOR PLAN

SCALE: 1/4"=1'-0" 440 S.F.

SHEET NO. 2 OF 2

250927

12-1-25

REVISIONS

# A NEW RESIDENCE
# 5317 BAYBERRY STREET
FLOWER MOUND, TEXAS

ROSSON DESIGNER HOMES

972-492-4384

All Documents by this corporation are instruments of service for this project and shall remain the property of the corporation, and shall not be used for any other endeavor without the written consent of the corporation.

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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.

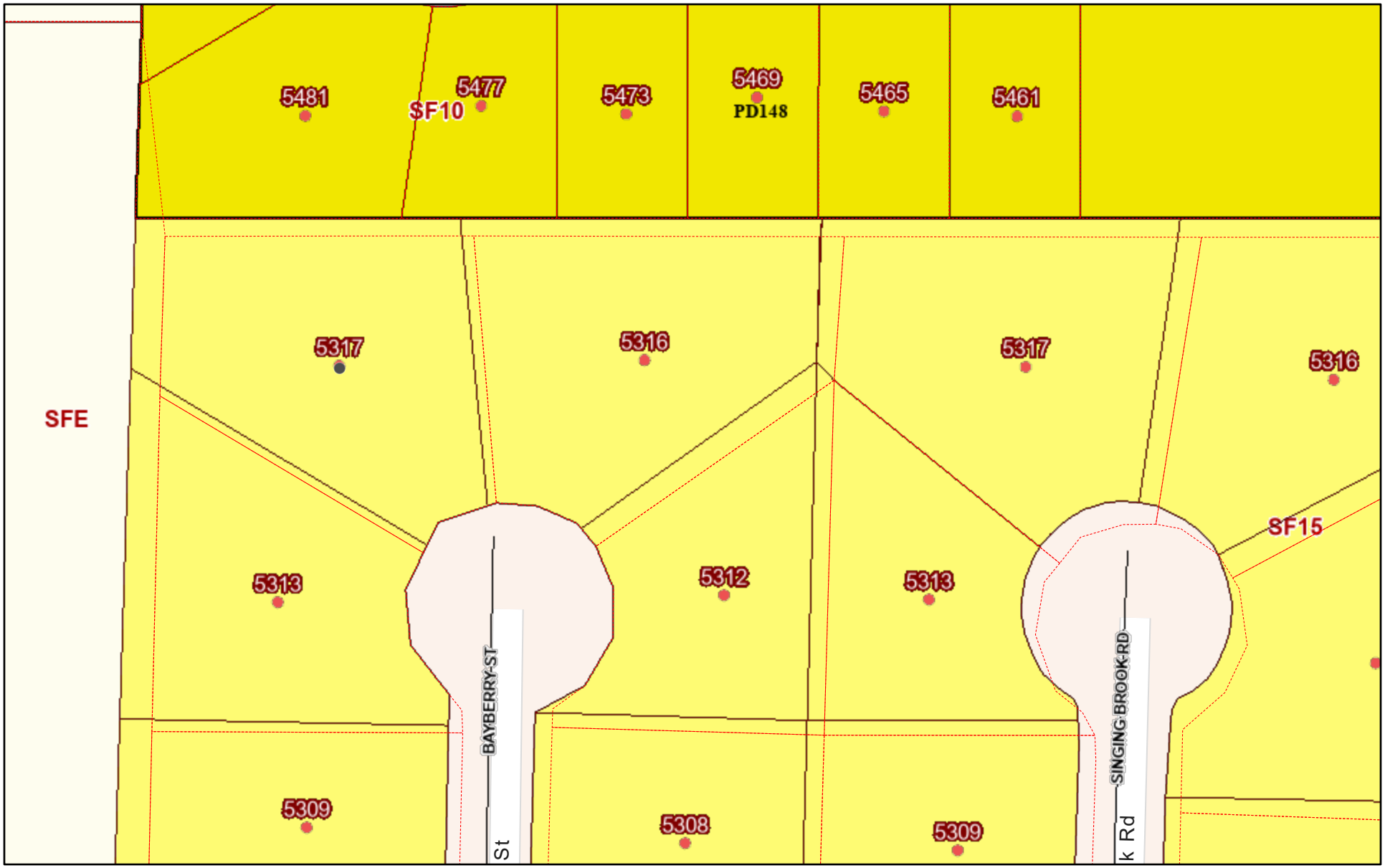
(e) *Height.* Accessory buildings shall be limited to a height of not more than 14 feet to the top of the roof.

*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




4/29/2026, 9:51:59 AM

1:1,128

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.05 km

Town Recognized Lot Lines

Parcel

Address Points

Primary Address

Zoning

Single Family Estate

Single Family 10 & 3 (obsolete); S10

Single Family 15 & 2 (obsolete); S15

Planned Development

Streets

HIP

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

Esri Community Maps Contributors, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS | Town of Flower Mound | Town of Flower Mound

# AERIAL PHOTOGRAPH OF PROPERTY




4/29/2026, 9:50:20 AM

Town Recognized Lot Lines

Parcel

Address Points

Primary Address

Streets

HIP

1:564

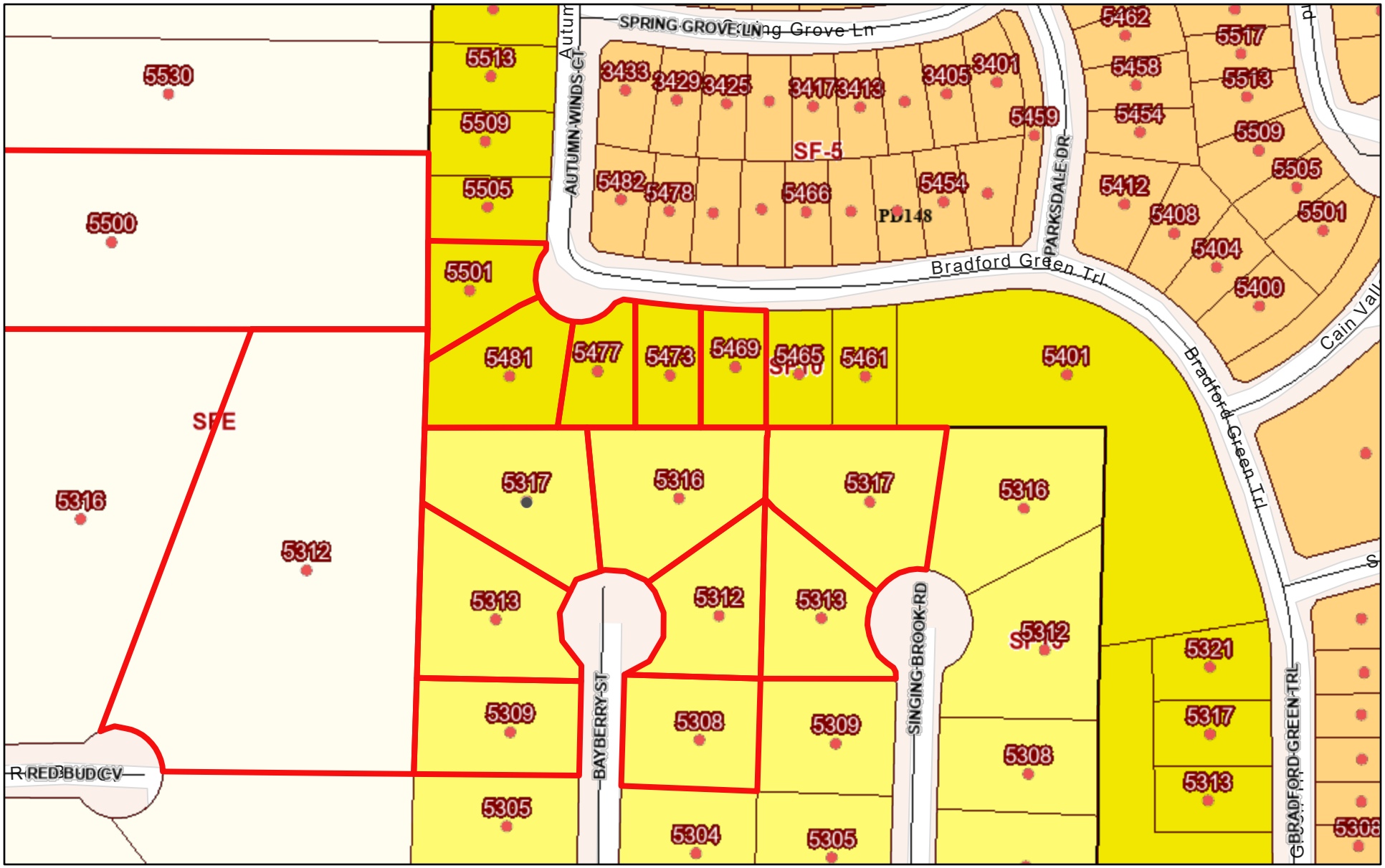
0 0 0.01 0.02 mi

0 0.01 0.01 0.02 km

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

Esri Community Maps Contributors, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS | Town of Flower Mound | Town of Flower Mound

# 200' PROPERTY OWNER NOTICE MAP




4/29/2026, 9:53:57 AM

1:2,257

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

Buffer (Step 2) _Query result_2

Parcel

Address Points

Primary Address

Zoning

Single Family Estate

Single Family 10 & 3 (obsolete); S10

Single Family 15 & 2 (obsolete); S15

SF-5

Planned Development

Streets

HIP

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

Esri Community Maps Contributors, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS | Town of Flower Mound | Town of Flower Mound

| PARCEL ID | PARCEL ADDRESS | OWNER NAME | OWNER ADDRESS | OWNER CITY | OWNER STATE | OWNER ZIP |
|---|---|---|---|---|---|---|
| R07170 | 5500 WILDWOOD DR FLOWER MOUND, TX | WELKE, ERIC & JILL | 5500 WILDWOOD DR | FLOWER MOUND | TX | 75028-1637 |
| R07173 | 5312 RED BUD CV FLOWER MOUND, TX 75028-1618 | DOWNS, DEREK PHILLIP & CATHY WITT | 5312 Red Bud Cv | Flower Mound | TX | 75028-1618 |
| R200862 | 5309 BAYBERRY ST FLOWER MOUND, TX 75028-2256 | HODGES, ROSALYN M | 5309 BAYBERRY ST | FLOWER MOUND | TX | 75028-2256 |
| R200863 | 5313 BAYBERRY ST FLOWER MOUND, TX 75028-2256 | YOO, JUN KY | 5313 BAYBERRY ST | FLOWER MOUND | TX | 75028-2256 |
| R200864 | 5317 BAYBERRY ST FLOWER MOUND, TX 75028-2256 | DAVILA, JOE E JR & RACHEL | 5317 BAYBERRY ST | FLOWER MOUND | TX | 75028-2256 |
| R200865 | 5316 BAYBERRY ST FLOWER MOUND, TX 75028-2256 | ELLIG, JOHN R, III | 5316 BAYBERRY ST | FLOWER MOUND | TX | 75028-2256 |
| R200866 | 5312 BAYBERRY ST FLOWER MOUND, TX 75028-2256 | LEMASTER, PAUL D & BETH P | 5312 BAYBERRY ST | FLOWER MOUND | TX | 75028-2256 |
| R200867 | 5308 BAYBERRY ST FLOWER MOUND, TX 75028-2256 | MCMICKEN, RAND & KAREN | 5308 BAYBERRY ST | FLOWER MOUND | TX | 75028-2256 |
| R200873<br>R200874 | | | | | | |
| R733719 | 5481 BRADFORD GREEN TRL FLOWER MOUND, TX 75028 | COMPOTARO, MICHAEL & ZOTYKOVA, HANNA | 5481 BRADFORD GREEN TRL | FLOWER MOUND | TX | 75028-5723 |
| R733720 | 5477 BRADFORD GREEN TRL FLOWER MOUND, TX 75028 | REGMI, PRAKASH & SHARMA, RITU | 5477 BRADFORD GREEN TRL | FLOWER MOUND | TX | 75028-5723 |
| R733721 | 5473 BRADFORD GREEN TRL FLOWER MOUND, TX 75028 | DIAZ MARTIN, MIGUEL ANGEL & ALVARDO-DIAZ, ILIANA | 5473 Bradford Green Trl | Flower Mound | TX | 75028-5723 |
| R733722 | 5469 BRADFORD GREEN TRL FLOWER MOUND, TX 75028 | EDGERTON, STEVEN LEE & JAMIE JANICE | 5469 Bradford Green Trl | Flower Mound | TX | 75028-5723 |
| R733746 | 5501 AUTUMN WINDS CT FLOWER MOUND, TX 75028 | CICCONE, WILLIAM JOSEPH & JOSIE TRS CICCONE LIVING TRUST | 5501 AUTUMN WINDS CT | FLOWER MOUND | TX | 75028-2386 |

## 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, May 20, 2026 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 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.

To Run in Denton Record Chronicle: Saturday/Sunday, May 9 & 10, 2026

Denton Record Chronicle:
FAX: 940-566-6818
e-mail: classads@dentonrc.com
Attn: Legal Notice Rep

Any questions or issues, please contact:
Tasha Coates
p: 972-874-6367
e: tasha.coates@flowermound.gov

(Ref: Case No. BOA26-0002)

Town of Flower Mound Account Number: 100041132

**May 5, 2026**

**Board of Adjustment Case No. BOA26-0002**

## NOTICE OF APPLICATION

### FOR A VARIANCE TO THE LAND DEVELOPMENT CODE FOR THE TOWN OF FLOWER MOUND

A request has been received 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.

The Board of Adjustment of the Town of Flower Mound, Texas will hold a public hearing on this request on **Wednesday, May 20, 2026 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. 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
Assistant Building Official – Plan Review
tasha.coates@flowermound.gov

# BOARD OF ADJUSTMENT
# AGENDA E.3.
# REGULAR ITEM(S)

**DATE:** May 20, 2026
**FROM:** Tasha Coates, Assistant Building Official – Plan Review
**ITEM:** **(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 Esates Ph 1 subdivision.**

**BACKGROUND:**
**APPLICANT:**
**Kristian Calibuso**
**5008 Montalcino Blvd**
**Flower Mound, TX, 75022**

**LOCATION:**
**PROPERTY ADDRESS: 5317 Bayberry St, Flower Mound, TX, 75022**
**SUBDIVISION: Montalcino Estates Ph1, Lot 23, Block B**
**ZONING: Agriculture (PD107)**

**STAFF ANALYSIS:**

A request has been received from Kristian Calibuso for a variance from Section 98-1032(e), "Accessory Buildings" of the Town's Code of Ordinances. The request is to allow an accessory building to be constructed at 26'6" in height from grade to peak, which is 6'6" taller than allowed per Town Ordinance.
**Section 98-1032(e) – Accessory Buildings –** *Height.* Accessory buildings shall be limited to a height of not more than 14 feet to the top of the roof.
*Exception.* Accessory buildings located in SF-E single-family estates and A agricultural shall be no more than 20 feet to the peak of the roof.
The initial permit application for this building was issued in error by a previous employee with a 24'6" height listed. The issue was noted when a revision was submitted to change the structure which included adjusting the height to 26'6" from grade to peak.

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 - BOA APPLICATION
2. ATTACHMENT 2 - AUTHORIZATION LETTER FROM HOMEOWNER
3. ATTACHMENT 3 - INFO FROM APPLICANT
4. ATTACHMENT 4 - SECTION 98-1032
5. ATTACHMENT 5 - ZONING MAP
6. ATTACHMENT 6 - AERIAL PHOTOGRAPH
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: 4-24-26

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(e) of the Town of Flower Mound Zoning Ordinance.

**LOCATION OF PROPERTY**

**Street Address:** 5008 MONTALCINO BLVD

**Legal Description:** Lot/Tract 23, Block B, of Subdivision/Abstract MONTALCINO ESTATES PHASE I

**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.) Request Variance for building height

**APPLICATION IS CONSIDERED SUBMITTED UPON PAYMENT OF APPLICATION AND PUBLIC HEARING NOTICE FEES.** 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. Applicant presentation must be submitted to the case manager no later than 12 noon on the day of the meeting for review by Town staff.

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 of Applicant — Kristan Calibuso (Print Name)

[redacted] (Email Address) — [redacted] (Phone 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 _____, _____.

Staff Member's Signature — 4/28/26 (Date) — R308458 (Receipt Number) — Rev 032524

To whom it may concern:

April 24, 2026

I, Kristian Calibuso authorize John Miller of Miller Craft Construction Services full authority to discuss and make decisions on my behalf, to the Town of Flower Mound BOA, for my property at 5008 Montalcino Blvd.

If you have any questions or concerns, please don't hesitate to contact me.

Regards,

Signature:

Print Name: Kristian Calibuso

Email Address:

Phone number:

[redacted]

STATE OF TEXAS

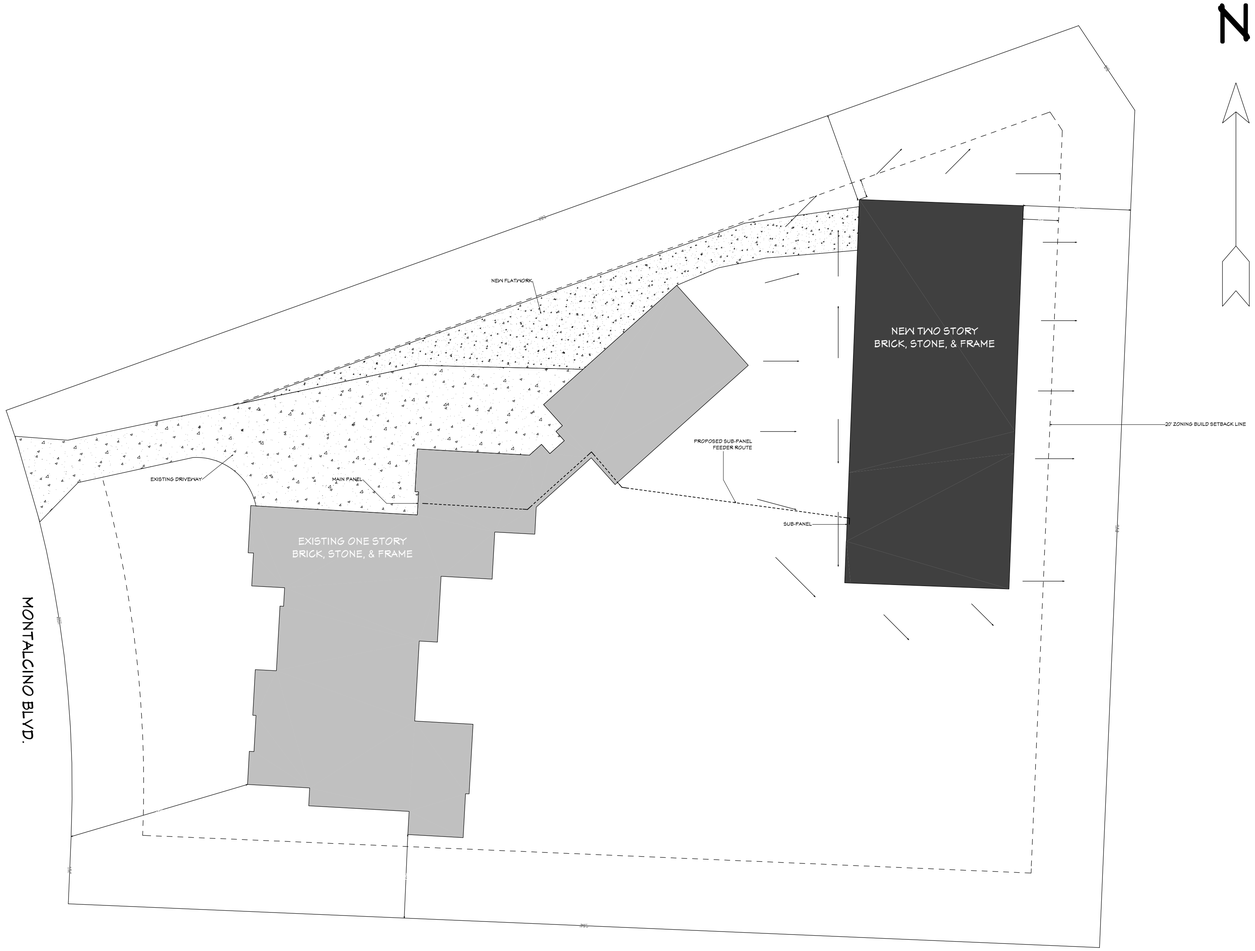
COUNTY OF Denton

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 28 DAY OF April 2026 BY Kristian Calibuso.

AMANDA MILLER
Notary Public, State of Texas
Comm. Expires 06-14-2027
Notary ID 128429645

NOTARY PUBLIC'S SIGNATURE

(PERSONALIZED SEAL)




## GENERAL NOTES:

1. All penetrations in top or bottom plates for plumbing or electrical runs to be sealed. See electrical notes for additional specifications.
2. All linear dimensions located on exterior walls originate at outside of veneer.
3. All linear dimensions located on interior walls originate at framing layer.

## SITE NOTES:

1. Septic system will need to be adjusted and re-certified. Coverage area may require conversion to drip.
2. Zoning permits max building height from grade to be 20'.
3. Special drainage considerations for the foundation must be made to empty into the drainage easement.
4. Total combined lot coverage (house + accessory): 19.6%

| SHEET INDEX | |
|---|---|
| 1 | Project Overview |
| 2 | Floor Plan Dimensioned |
| 3 | Floor Plan Dimensioned |
| 4 | Exterior Elevations |
| 5 | Exterior Elevations |
| 6 | Roof Detail |
| 7 | Foundation Detail |
| 8 | Electrical Plan |
| 9 | Electrical Plan |
| 10 | Int. Details |
| 11 | Plot Plan |

All construction must meet or exceed locally adopted building codes.

www.homemadedesign.net

REVISION TABLE

| NUMBER | DATE | REVISED BY | DESCRIPTION |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

**DRAWN FOR:**
Kristian Calibuso
5008 Montalcino Blvd.
Flower Mound, TX 75022
kristian.calibuso@gmail.com | (813) 777-9674

Plot Plan

**DRAWINGS PROVIDED BY:**
homeMADE Design
David B. Lawson, Designer
david@homemadedesign.net | 940-331.6093

DATE:
4/6/2026

SCALE:
1" = 20'

SHEET:
11

# Calibuso Gym

## 5008 Montalcino Blvd.
## Flower Mound, TX



### GENERAL NOTES:

1. All penetrations in top or bottom plates for plumbing or electrical runs to be sealed. See electrical notes for additional specifications.
2. All linear dimensions located on exterior walls originate at outside of veneer.
3. All linear dimensions located on interior walls originate at framing layer.

RENDERINGS ARE NOT TO SCALE; ALL RENDERINGS ARE FOR ARTISTIC DEPICTION ONLY. PLAN UPDATES MAY NOT BE REFLECTED IN RENDERINGS. RENDERINGS SHALL NOT BE USED FOR CONSTRUCTION.

To the best of my knowledge these plans are drawn to comply with owner's and/ or builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. homeMADE Design is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

HOMEOWNER & CONTRACTOR: TO VERIFY ALL DIMENSIONS,STRUCTURAL DETAILS, AND BUILDING CODES, AND GRADE REQUIREMENTS.

All construction must meet or exceed locally adopted building codes.

### CONTACTS

**OWNER**
Kristian Calibuso
5008 Montalcino Blvd.
Flower Mound, TX 75022
(813) 777-9674

**BUILDER**
Miller Craft Construction

**DESIGNER**
homeMADE Design
David B. Lawson
500 Oak Bluff Dr.
Cross Roads, TX 76227
940-331-6093

**CIVIL ENGINEER**
TBD

**STRUCTURAL**
TBD

### PROJECT DATA

| | |
|---|---|
| ZONING | Ag |
| USE | Single Family |
| OCCUPANCY | Residential |
| CONSTRUCTION TYPE | Rock, Brick, & Frame |
| BUILDING CODE | 2021 International Building Code (IBC) |
| TOTAL LOT COVERAGE (COMBINED) | 14.6% |

### SQ. FOOTAGE

| | |
|---|---|
| FIRST FLOOR | 4424 |
| SEGOND FLOOR | 817 |
| PATIO | 442 |
| **TOTAL LIVABLE (A/C)** | **5141** |
| **TOTAL UNDER ROOF** | **6603** |

### SHEET INDEX


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| 3 | Floor Plan Dimensioned |
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| 6 | Roof Detail |
| 7 | Foundation Detail |
| 8 | Electrical Plan |
| 9 | Electrical Plan |
| 10 | Int. Details |
| 11 | Plot Plan |


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REVISION TABLE

| NUMBER | DATE | REVISED BY | DESCRIPTION |
|---|---|---|---|
| | | | |


**DRAWN FOR:**
Kristian Calibuso
5008 Montalcino Blvd.
Flower Mound, TX 75022
kristian.calibuso@gmail.com | (813) 777-9674

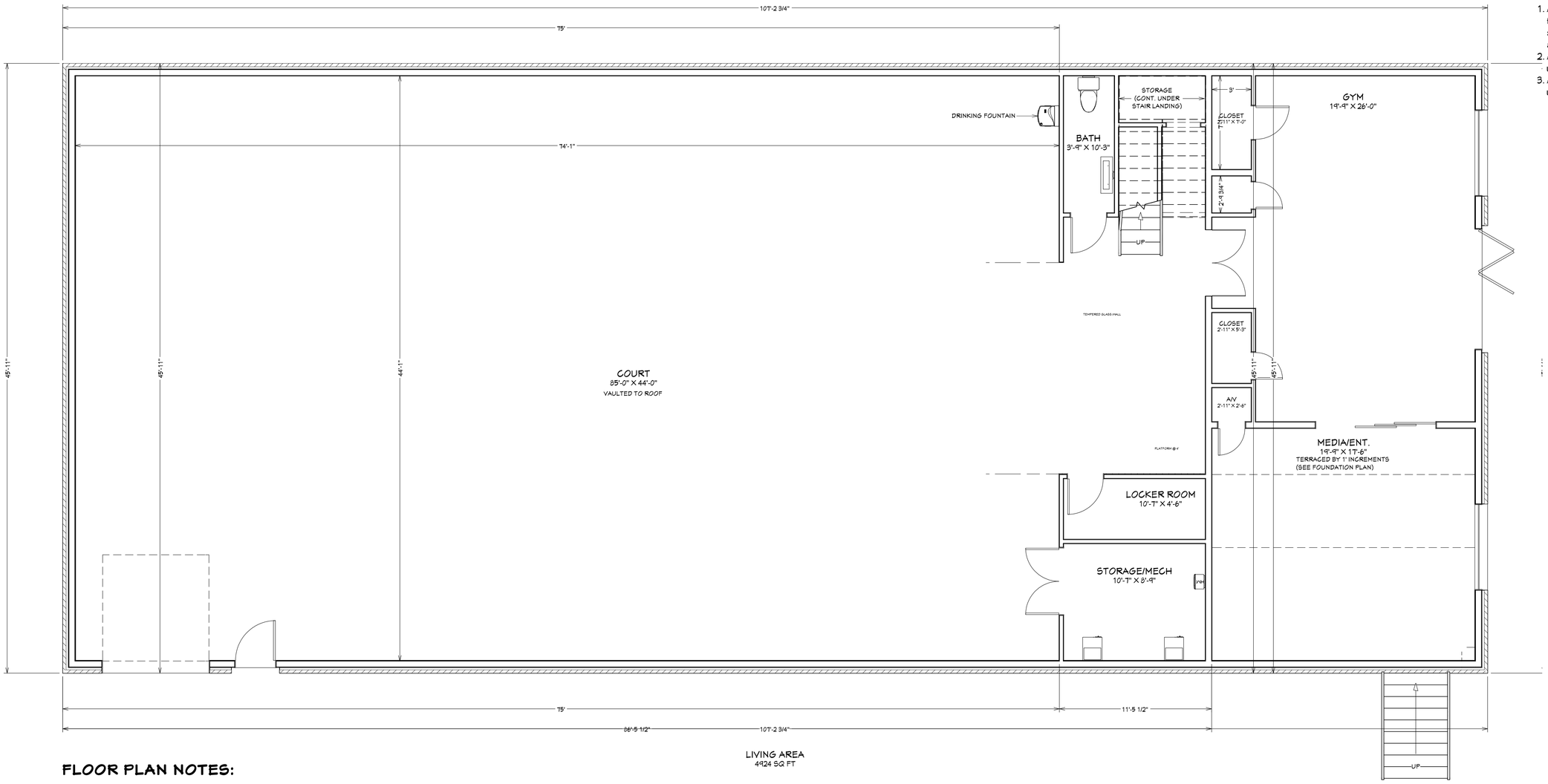

Project Overview


**DRAWINGS PROVIDED BY:**
homeMADE Design
David B. Lawson, Designer
david@homemadedesign.net | 940-331.6093


DATE:
4/6/2026

SCALE:
1/4" = 1'

SHEET:
1




LIVING AREA
4924 SQ FT

Level 1

## GENERAL NOTES:

1. All penetrations in top or bottom plates for plumbing or electrical runs to be sealed. See electrical notes for additional specifications.
2. All linear dimensions located on exterior walls originate at outside of veneer.
3. All linear dimensions located on interior walls originate at framing layer.

## FLOOR PLAN NOTES:

1. All kitchenette cabinets to have 24" depth and 36" countertop height unless specified otherwise.
2. Confirm all cabinet specifications with owner.
3. All level 1 ceiling heights to be 10'-0" unless specified otherwise.
4. All level 2 ceiling heights to be 8'-0" unless specified otherwise.
5. Confirm details of exterior wood-burning fireplace and flue specs and minimum clearances with owner & installer. Wood-burning fireplace requires minimum 14" non-combustible hearth.
6. Confirm details of shower with owner. Shower should include drain hair trap (for dog washing) and removable wand.
7. Depending on the final height of the bathroom in relation to the septic system, a holding tank, grinder pump, or both may be required. Final system specs at the discretion of the septic engineer and plumber.
8. Provide 1/2" water proof gypsum board around all tubs and showers.
9. Confirm locations of hose bibs with owner.
10. No gas/propane plumbing.
11. All doors should be located min. of 3" from each intersecting wall.
12. All door roughing dimensions should match manuf. specs.

All construction must meet or exceed locally adopted building codes.

| SQ. FOOTAGE | |
|---|---|
| FIRST FLOOR | 4924 |
| SECOND FLOOR | 817 |
| PATIO | 942 |
| **TOTAL LIVABLE (AC)** | **5741** |
| **TOTAL UNDER ROOF** | **6683** |

| SHEET INDEX | |
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REVISION TABLE

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| | | | |

**DRAWN FOR:**
Kristian Calibuso
5008 Montalcino Blvd.
Flower Mound, TX 75022
kristian.calibuso@gmail.com | (813) 777-9674

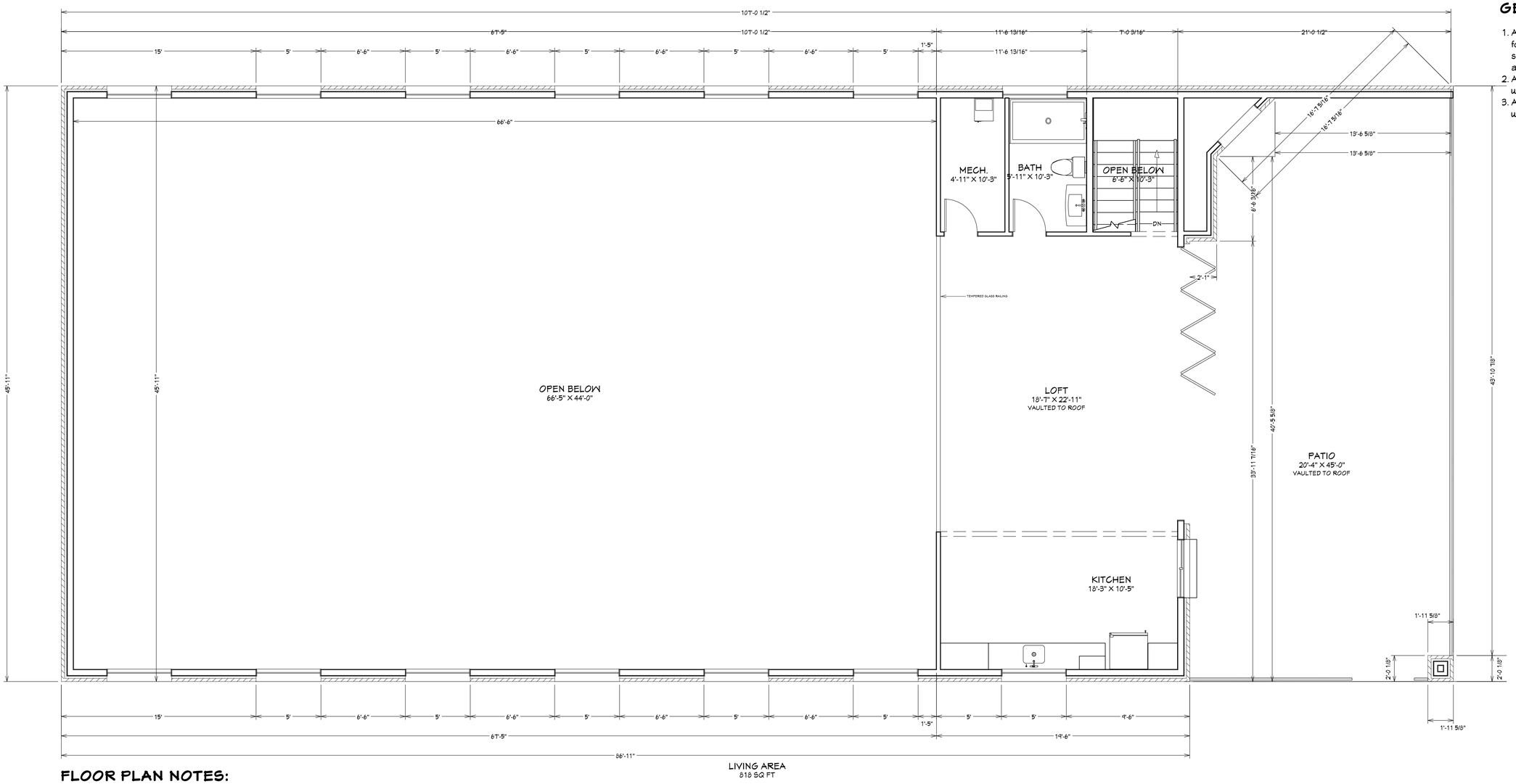
Floor Plan Dimensioned

**DRAWINGS PROVIDED BY:**
homeMADE Design
David B. Lawson, Designer
david@homemadedesign.net | 940-331.6093

DATE:
4/6/2026

SCALE:
1/4" = 1'

SHEET:
2




## GENERAL NOTES:

1. All penetrations in top or bottom plates for plumbing or electrical runs to be sealed. See electrical notes for additional specifications.
2. All linear dimensions located on exterior walls originate at outside of veneer.
3. All linear dimensions located on interior walls originate at framing layer.

## FLOOR PLAN NOTES:

SEE PAGE 2

Level 2

| SQ. FOOTAGE | |
|---|---|
| FIRST FLOOR | 4924 |
| SECOND FLOOR | 817 |
| PATIO | 442 |
| **TOTAL LIVABLE (AC)** | **5741** |
| **TOTAL UNDER ROOF** | **6683** |

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|---|---|
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| 11 | Plot Plan |

All construction must meet or exceed locally adopted building codes.

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| REVISION TABLE | | |
|---|---|---|
| NUMBER | DATE | REVISED BY | DESCRIPTION |
| | | |
| | | |
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| | | |

**DRAWN FOR:**
Kristian Calibuso
5008 Montalcino Blvd.
Flower Mound, TX 75022
kristian.calibuso@gmail.com | (813) 777-9674

Floor Plan Dimensioned

**DRAWINGS PROVIDED BY:**
homeMADE Design
David B. Lawson, Designer
david@homemadedesign.net | 940-331.6093

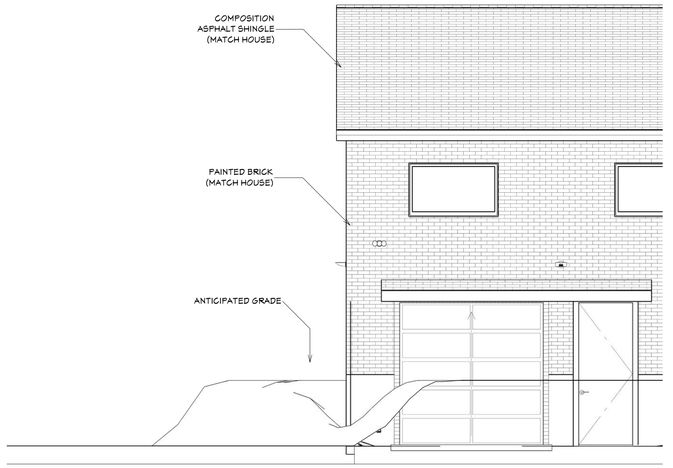
DATE:
4/6/2026

SCALE:
1/4" = 1'

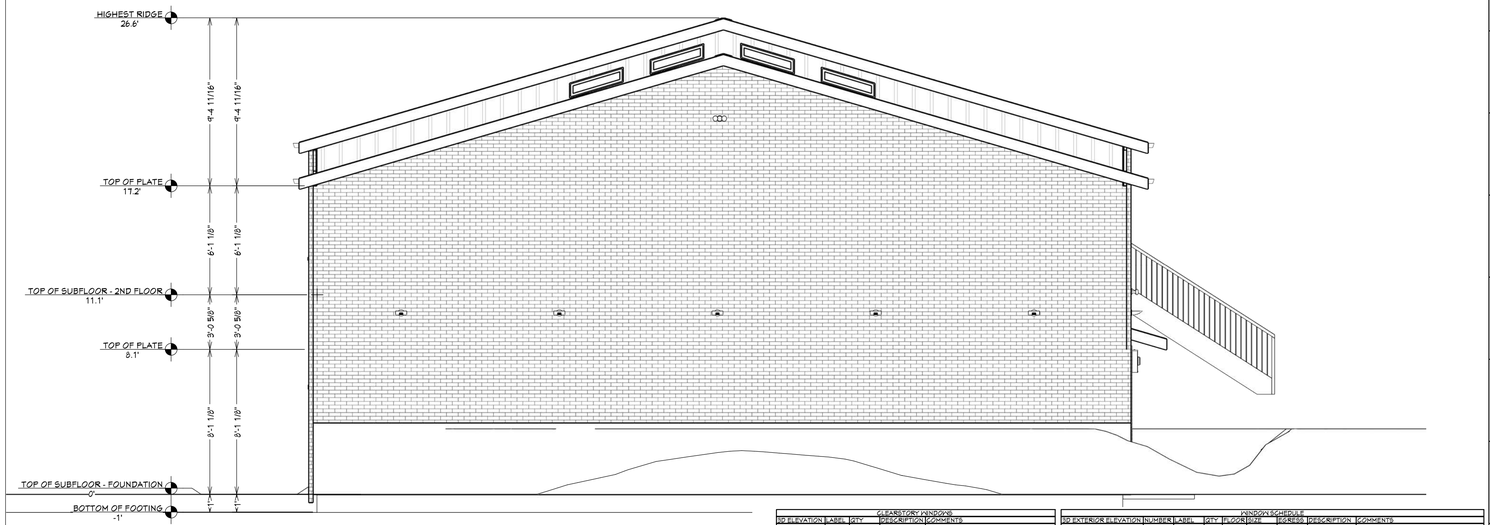
SHEET:
3




Exterior Elevation South




Exterior Elevation West




Exterior Elevation North

CLEARSTORY WINDOWS

| 3D ELEVATION | LABEL | QTY | DESCRIPTION | COMMENTS |
|---|---|---|---|---|
| | 3016FX | 4 | FIXED GLASS | PARALLELAGRAM @ 10.75° SKEW = 20.75" TOTAL HEIGHT SIDE HEIGHTS: 10" EACH |

WINDOW SCHEDULE

| 3D EXTERIOR ELEVATION | NUMBER | LABEL | QTY | FLOOR | SIZE | EGRESS | DESCRIPTION | COMMENTS |
|---|---|---|---|---|---|---|---|---|
| | W01 | 4646LS | 1 | 2 | 4646LS | | LEFT SLIDING | |
| | W02 | 5016FX | 2 | 2 | 5016FX | | FIXED GLASS | |
| | W03 | 5030FX | 12 | 2 | 5030FX | | FIXED GLASS | |
| | W05 | 6656FX | 2 | 1 | 6656FX | | FIXED GLASS | |

DOOR SCHEDULE

| 3D EXTERIOR ELEVATION | NUMBER | LABEL | QTY | FLOOR | SIZE | DESCRIPTION | COMMENTS |
|---|---|---|---|---|---|---|---|
| | D02 | 2880 | 2 | 1 | 2880 R IN | HINGED-PANEL | |
| | D05 | 5080 | 1 | 1 | 5080 L/R IN | DOUBLE HINGED-GLASS SLAB | |
| | D06 | 2880 | 1 | 1 | 2880 L IN | HINGED-PANEL | |
| | D08 | 8080 | 1 | 1 | 8080 | GARAGE-AVANTE 2 PANEL 21" | |
| | D09 | 5080 | 1 | 1 | 5080 L/R IN | DOUBLE HINGED-PANEL | |
| | D11 | 9080 | 1 | 1 | 9080 L EX | EXT. 3+0 DR. BIFOLD-GLASS PANEL | |
| | D12 | 9080 | 1 | 1 | 9080 R IN | 3+0-PANEL SLIDER-GLASS SLAB | |
| | D13 | 3080 | 1 | 1 | 3080 R EX | EXT. HINGED-SLAB | |
| | D14 | 2080 | 3 | 1 | 2080 R IN | HINGED-PANEL | |

DOOR SCHEDULE

| 3D EXTERIOR ELEVATION | NUMBER | LABEL | QTY | FLOOR | SIZE | DESCRIPTION | COMMENTS |
|---|---|---|---|---|---|---|---|
| | D04 | 21080 | 1 | 2 | 21080 L EX | EXT. TH0 DR. BIFOLD-GLASS PANEL | |
| | D03 | 2868 | 2 | 2 | 2868 L IN | HINGED-PANEL | |

## GENERAL NOTES:

1. All penetrations in top or bottom plates for plumbing or electrical runs to be sealed. See electrical notes for additional specifications.
2. All linear dimensions located on exterior walls originate at outside of veneer.
3. All linear dimensions located on interior walls originate at framing layer.

## EXTERIOR NOTES:

1. All exterior columns/posts to be built from 2x4 studs, wrapped by Zip System wall sheathing.
2. All fascia, soffit, frieze & trim to be composite material.
3. Entire exterior to match existing house materials in type and proportion.

All construction must meet or exceed locally adopted building codes.

**SHEET INDEX**


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| 11 | Plot Plan |


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REVISION TABLE

| NUMBER | DATE | REVISED BY | DESCRIPTION |
|---|---|---|---|
| | | | |


**DRAWN FOR:**
Kristian Calibuso
5008 Montalcino Blvd.
Flower Mound, TX 75022
kristian.calibuso@gmail.com | (813) 777-9674


Exterior Elevations


DRAWINGS PROVIDED BY:
homeMADE Design
David B. Lawson, Designer
david@homemadedesign.net | 940-331.6093

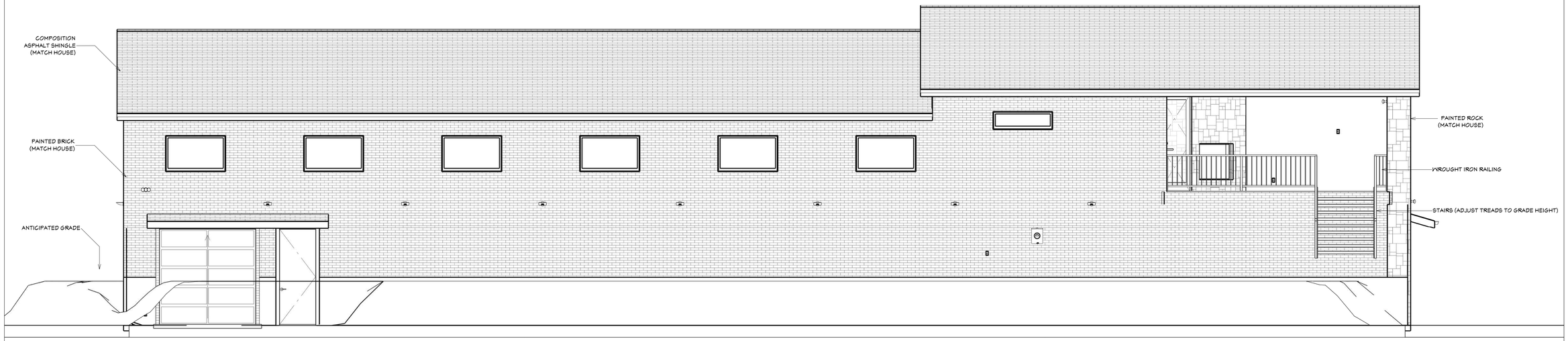

DATE:
4/6/2026

SCALE:
1/4" = 1'

SHEET:
4

## GENERAL NOTES:

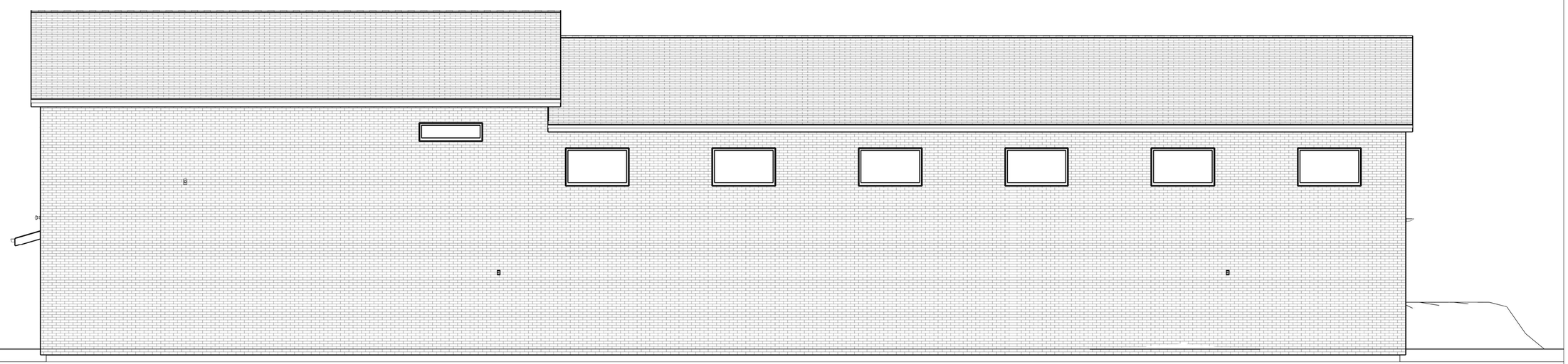
1. All penetrations in top or bottom plates for plumbing or electrical runs to be sealed. See electrical notes for additional specifications.
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3. All linear dimensions located on interior walls originate at framing layer.




Exterior Elevation West

## EXTERIOR NOTES:

SEE PAGE 4



Exterior Elevation East

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All construction must meet or exceed locally adopted building codes.

www.homemadedesign.net

REVISION TABLE

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|---|---|---|---|
| | | | |

**DRAWN FOR:**
Kristian Calibuso
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Flower Mound, TX 75022
kristian.calibuso@gmail.com | (813) 777-9674

Exterior Elevations

**DRAWINGS PROVIDED BY:**
homeMADE Design
David B. Lawson, Designer
david@homemadedesign.net | 940-331.6093

DATE:
4/6/2026

SCALE:
1/4" = 1'

SHEET:
5

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.

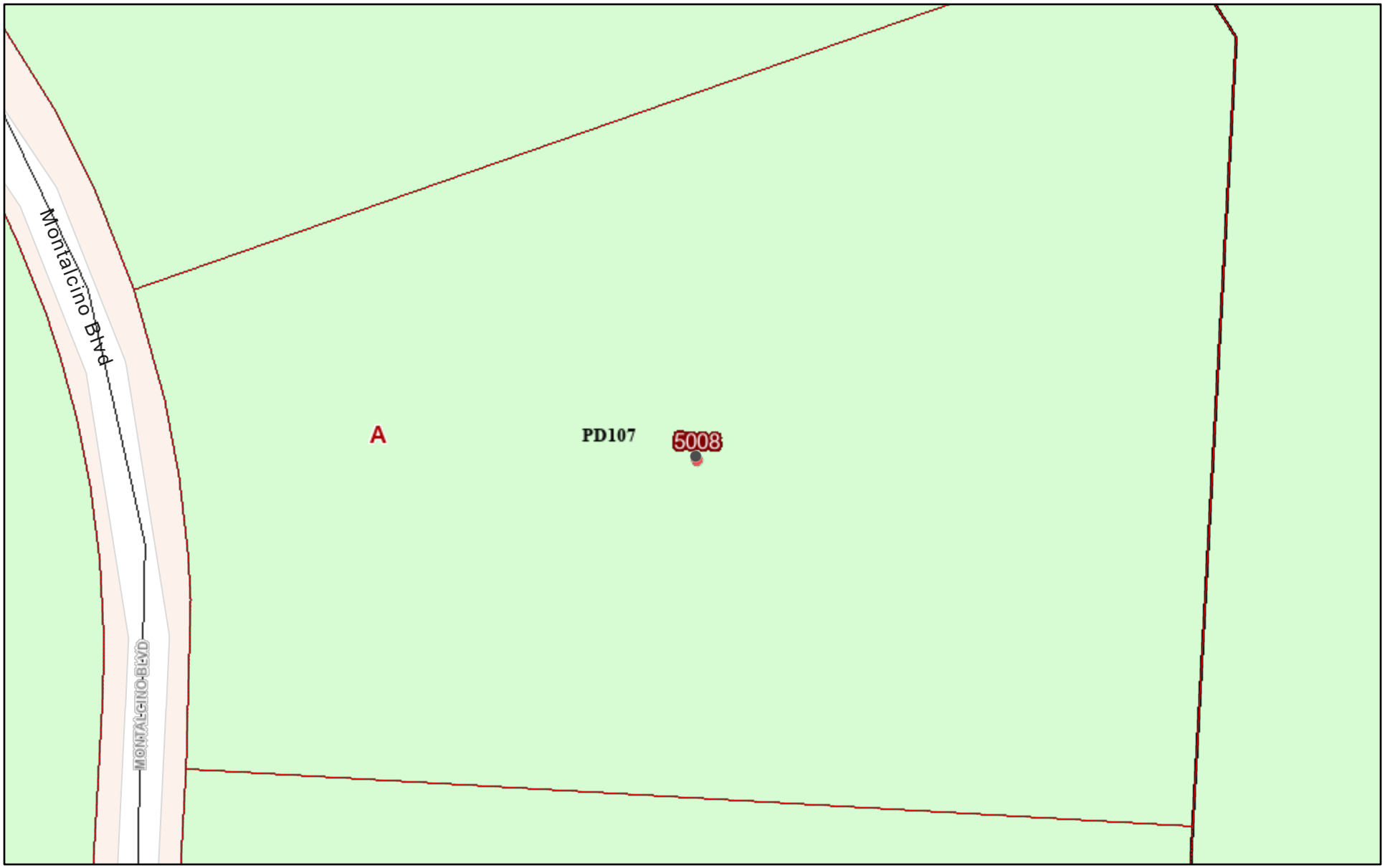
(e) *Height.* Accessory buildings shall be limited to a height of not more than 14 feet to the top of the roof.

*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




4/29/2026, 11:26:46 AM

1:564

0 0 0.01 0.02 mi

0 0.01 0.01 0.02 km

Town Recognized Lot Lines

Parcel

Address Points

Primary Address

Zoning

Agriculture

Planned Development

Streets

HIP

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

Esri Community Maps Contributors, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS | Town of Flower Mound | Town of Flower Mound

# AERIAL PHOTOGRAPH




4/29/2026, 11:29:06 AM

Parcel

Address Points

Primary Address

Streets

HIP

1:2,257

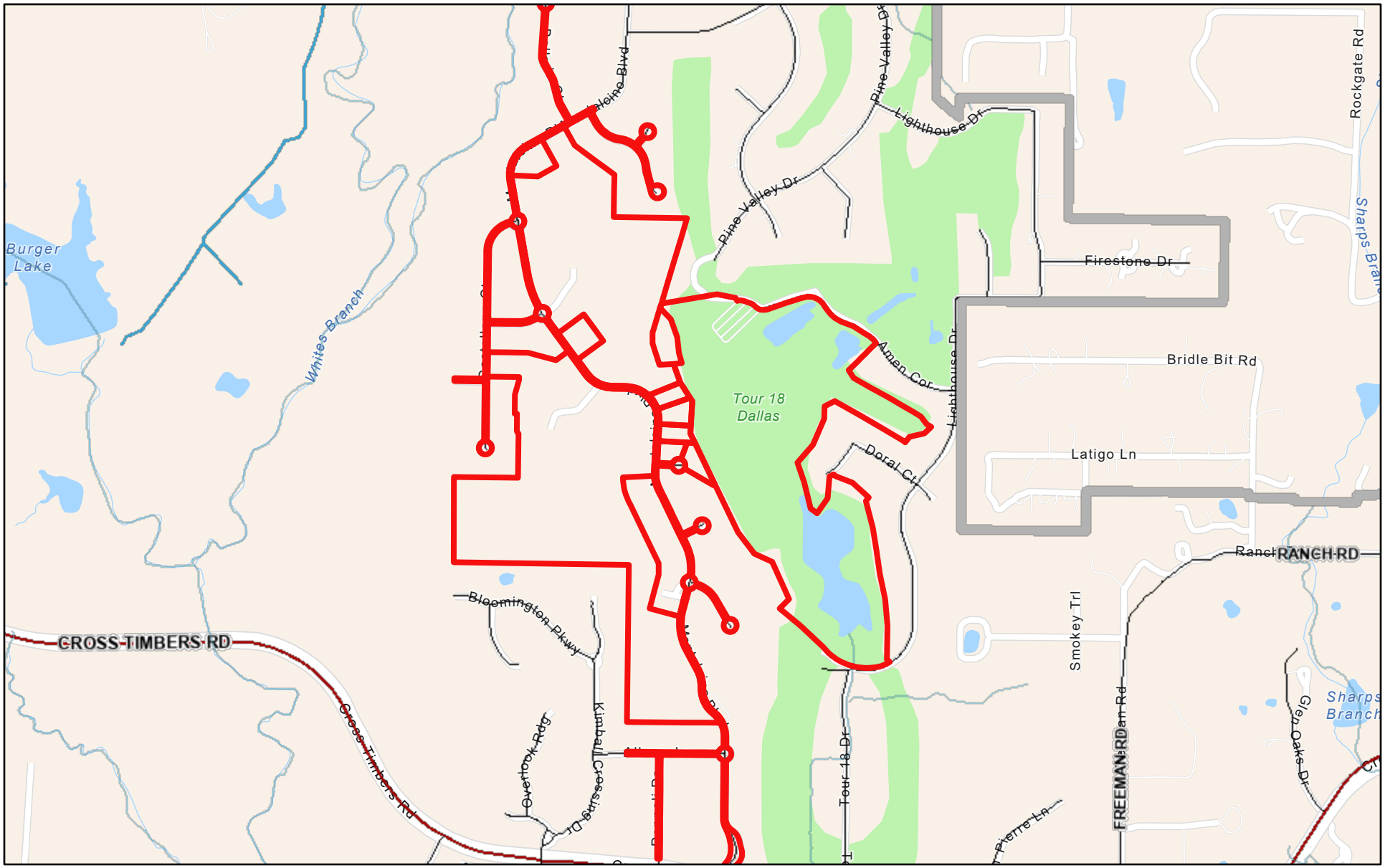
0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

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

Esri Community Maps Contributors, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS | Town of Flower Mound | Town of Flower Mound

# 200' PROPERTY OWNER NOTICE MAP




4/30/2026, 8:47:47 AM

Buffer (Step 2) _Query result

Town Limits

Streams

Streets

Unknown

DG3

HIP

1:18,056

0 0.13 0.25 0.5 mi

0 0.2 0.4 0.8 km

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

Esri Community Maps Contributors, Texas Parks & Wildlife, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS | Town of Flower Mound | Town of Flower Mound & FEMA | Town of Flower

| PARCEL ID | PARCEL ADDRESS | OWNER NAME | OWNER ADDRESS | OWNER CITY | OWNER STATE | OWNER ZIP |
|---|---|---|---|---|---|---|
| R303042 | 8718 AMEN CORNER FLOWER MOUND, TX 75022-6498 | LEE, DENNIS NAE & SUNOK | 8718 AMEN CORNER | FLOWER MOUND | TX | 75022-6498 |
| R559645 | 5216 MONTALCINO BLVD FLOWER MOUND, TX 75022 | MONTALCINO RESIDENTAIL COMMUNITY INC | 1512 CRESCENT DR STE 112 | CARROLLTON | TX | 75006-3620 |
| R559648 | 5004 MONTALCINO BLVD FLOWER MOUND, TX 75022 | BALLINGER, ANDREW & AMY | 5004 MONTALCINO BLVD | FLOWER MOUND | TX | 75022-6666 |
| R559650 | 5012 MONTALCINO BLVD FLOWER MOUND, TX 75022 | MCBRAYER, SCOTT & GAYLYNN | 5012 MONTALCINO BLVD | FLOWER MOUND | TX | 75022-6666 |
| R559674 | 5013 MONTALCINO BLVD FLOWER MOUND, TX 75022 | MONTALCINO RESIDENTAIL COMMUNITY INC | 1512 CRESCENT DR STE 112 | CARROLLTON | TX | 75006-3620 |
| R559698 | 8600 DEL PINO CT FLOWER MOUND, TX 75022 | HOOPER, BRIAN & JEANNA | 8600 DEL PINO CT | FLOWER MOUND | TX | 75022-6660 |
| R559699 | 8604 DEL PINO CT FLOWER MOUND, TX 75022 | BALLINGER, DANA & JULIE ANN | 8604 DEL PINO CT | FLOWER MOUND | TX | 75022-6660 |
| R559702 | 4520 MONTALCINO BLVD FLOWER MOUND, TX 75022 | MONTALCINO RESIDENTAIL COMMUNITY INC | 1512 CRESCENT DR STE 112 | CARROLLTON | TX | 75006-3620 |
| R702565 ROW | | | | | | |

## 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, May 20, 2026 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 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.

To Run in Denton Record Chronicle: Saturday/Sunday, May 9 & 10, 2026

Denton Record Chronicle:
FAX: 940-566-6818
e-mail: classads@dentonrc.com
Attn: Legal Notice Rep

Any questions or issues, please contact:
Tasha Coates
p: 972-874-6367
e: tasha.coates@flowermound.gov

(Ref: Case No. BOA26-0003)

Town of Flower Mound Account Number: 100041132

**May 5, 2026**

**Board of Adjustment Case No. BOA26-0003**

## NOTICE OF APPLICATION

### FOR A VARIANCE TO THE LAND DEVELOPMENT CODE FOR THE TOWN OF FLOWER MOUND

A request has been received 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.

The Board of Adjustment of the Town of Flower Mound, Texas will hold a public hearing on this request on **Wednesday, May 20, 2026 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. 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
Assistant Building Official – Plan Review
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