

Board of Adjustment



May 20, 2026
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

DRAFT MINUTES

A. CALL TO ORDER

Chair Bean called the regular meeting to order at 6:30 pm with the following members present:

Mike Bean, Chair, Place 5
Scott Shea, Place 1
Chuck Freeny, Place 2
Jodi Sealy, Place 4
Derrick Duncan, Alt. Place 6
Sarah Ahmed, Alt. Place 7
Patrick Gleason, Alt. Place 8

with the following member(s) absent:

Jennifer Meinel, Vice Chair, Place 3

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

Lindsey Hale, Town Attorney
Joelle Hainley, Chief Building Official
Tasha Coates, Assistant Building Official - Plan Review
Brace Dunham, Assistant Building Official - Inspections
Emily Chapman, Building Inspections Supervisor

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

None.

D. **CONSENT ITEM(S)**

This part of the agenda consists of non-controversial, or “housekeeping” items required by law. Items may be removed from Consent by any Commissioner by making such request prior to a motion and vote.

1. Minutes Approval - Consider approval of the minutes from October 8, 2025. Minutes were approved with a single motion.

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.**

Staff Presentation:

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

- Variance Request
- Section 98-1032
- Site Plan
- Additional Information
- Aerial Photo
- Property Information

Applicant Presentation:

Garrett Spriggs (4004 Cheyenne Circle, Flower Mound), answered questions and gave a presentation with the following information:

- Variance Request
- Proposed Structure
- Top View/Elevation Drawing
- Additional Information
- Additional Information
- Condition A

- Condition B
- Photo
- Photo
- Condition C
- Condition D
- Photo
- Photo
- Photo
- Resident Feedback Summary
- Statement of No Objection 1
- Statement of No Objection 2
- Statement of No Objection 3
- Statement of No Objection 4
- Statement of No Objection 5
- Statement of No Objection 6

PUBLIC HEARING OPEN: 6:59 PM

Names listed below don't necessarily reflect the order in which each person spoke and all addresses are located in Flower Mound unless otherwise indicated.

	SUPPORT	OPPOSITION	QUESTIONS OR COMMENTS ONLY
1.			Thomas Cochrane (4614 Spruce St.)

** Indicates person did not wish to speak*

PUBLIC HEARING CLOSED: 7:00 PM

ACTION: Charles Freeny moved to approve E.1. with the following amendments of a maximum of 750 sqft and maximum of 15 ft height. Timothy Scott Shea seconded the motion.

AYES: Timothy Scott Shea, Charles Freeny, Jodi Sealy, Sarah Ahmed

NAYS: Mike Bean

ABSTAIN: None

RESULT: 4 : 1

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.**

Staff Presentation:

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

- Variance Request
- Section 98-1032
- Site Plan
- Additional Information
- Aerial Photo
- Property Information

Applicant Presentation:

Joe Davila (5317 Bayberry, Flower Mound), answered questions and gave a presentation with the following items:

- Drawing
- Site Plans
- Photo
- Condition A
- Condition B
- Condition C
- Condition D
- Request
- HOA Letter

PUBLIC HEARING OPEN: 7:30 PM
PUBLIC HEARING CLOSE: 7:30 PM

ACTION: Charles Freeny moved to deny E.2. as presented in the agenda caption. Sarah Ahmed seconded the motion.
AYES: Mike Bean, Timothy Scott Shea, Charles Freeny, Jodi Sealy, Sarah Ahmed
NAYS: None
ABSTAIN: None
RESULT: 5 : 0

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.**

Staff Presentation:

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

- Variance Request
- Section 98-1032
- Site Plan
- Additional Information
- Aerial Photo
- Property Information

Applicant Presentation:

Landrie Miller of Miller Craft Construction (1326 Foster Street, Lantana) answered questions and gave a presentation on behalf of the homeowner, Kristian Calibuso (5008 Montalcino Blvd, Flower Mound) with the following information:

- Exhibit A
- Exhibit A-1
- Exhibit B
- Exhibit B-1
- Exhibit C
- Exhibit D
- Letters from neighbors
- Video from Property Owner

PUBLIC HEARING OPEN: 8:01 PM
PUBLIC HEARING CLOSE: 8:01 PM

ACTION: Timothy Scott Shea moved to approve E.3. as presented in the agenda caption. Sarah Ahmed seconded the motion.
AYES: Mike Bean, Timothy Scott Shea, Charles Freeny, Jodi Sealy, Sarah Ahmed
NAYS: None
ABSTAIN: None
RESULT: 5 : 0

F. ADJOURN

Chair Bean adjourned the meeting at 8:04 p.m.

TOWN OF FLOWER MOUND, TEXAS

MIKE BEAN, CHAIR

ATTEST:

EMILY CHAPMAN, BUILDING INSPECTIONS SUPERVISOR