

Board of Adjustment



June 10, 2026
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

AGENDA

A. CALL TO ORDER

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE UNITED STATES FLAG

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.

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

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 May 20, 2026.

F. REGULAR ITEM(S)

1. BOA26-0004 - **Hold a public hearing and consider a request from Kristy Velasquez with Valley Creek Church for a variance from Section 86-68(a)(6), "Wall Signs" of the Town's Code of Ordinances. The property is generally located west of Morriss Rd and north of Dixon Ln and is locally known as 2222 Dixon Ln, Lot 2, Block A of the Trietsch Farm subdivision.**

G. 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 June 3, 2026, by 5:00 p.m.

Emily Chapman, Staff Liaison

The Flower Mound Town Hall and Jody Smith Hall are wheelchair accessible. Requests for accommodation or interpretive services must be made 48 hours prior to this meeting by contacting Town Hall at 972.874.6000. Additional time limits will be provided for members of the public that need to address the Town Council through a translator.



BOARD OF ADJUSTMENT AGENDA E.1. CONSENT ITEM(S)

DATE: June 10, 2026
FROM: Emily Chapman, Building Inspections Supervisor
ITEM: **Consider approval of the minutes from May 20, 2026.**

BACKGROUND: This item is to consider approval of the minutes from the May 20, 2026, regular meeting of the Board of Adjustment.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

STRATEGIC GOAL: [LINK TO STRATEGIC GOAL\(S\)](#)

OBJECTIVE:

LEGAL REVIEW: N/A

ATTACHMENTS:

1. Draft Minutes

DRAFT MOTION: Move to approve as presented in the agenda caption.

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

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- 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



**BOARD OF ADJUSTMENT
AGENDA F.1.
REGULAR ITEM(S)**

DATE: June 10, 2026
FROM: Tasha Coates, Assistant Building Official – Plan Review
ITEM: Hold a public hearing and consider a request from Kristy Velasquez with Valley Creek Church for a variance from Section 86-68(a)(6), “Wall Signs” of the Town’s Code of Ordinances. The property is generally located west of Morriss Rd and north of Dixon Ln and is locally known as 2222 Dixon Ln, Lot 2, Block A of the Trietsch Farm subdivision.

BACKGROUND: APPLICANT:
 Kristy Velasquez and Valley Creek Church
 5800 Long Prairie Rd
 Flower Mound, TX, 75028

LOCATION:

PROPERTY ADDRESS: 2222 Dixon Ln, Flower Mound, TX, 75028

SUBDIVISION: Trietsch Farm, Lot 2, Block A

ZONING: Agriculture

STAFF ANALYSIS:

A request has been received from Kristy Velasquez with Valley Creek Church for a variance from Section 86-68(a)(6), “Wall Signs” of the Town’s Code of Ordinances. The request is to allow a wall sign to be installed on the building with a height of 94 inches, which is 22 inches taller than allowed per Town Ordinance for a building with more than 60 of lineal footage.

Section 86-68(a)(6) – Wall Signs – The maximum allowable height and width of walls signs shall be as follows:

Lineal Footage of Building Wall	Maximum Sign Width	Maximum Sign Height
Less than 20 feet	80% of lineal footage	36 inches
20 feet up to 25 feet	75% of lineal footage	42 inches
25 feet up to 35 feet	70% of lineal footage	48 inches
35 feet up to 45 feet	65% of lineal footage	54 inches
45 feet up to 60 feet	60% of lineal footage	60 inches
60 feet or more	55% of lineal footage	72 inches

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

STRATEGIC GOAL: [LINK TO STRATEGIC GOAL\(S\)](#)

OBJECTIVE

:

LEGAL REVIEW: N/A

ATTACHMENTS:

1. ATTACHMENT 1 - BOA APPLICATION
2. ATTACHMENT 2 - INFO FROM APPLICANT
3. ATTACHMENT 3 - SECTION 86-68
4. ATTACHMENT 4 - ZONING MAP
5. ATTACHMENT 5 - AERIAL PHOTOGRAPH
6. ATTACHMENT 6 - 200' PROPERTY OWNER NOTICE MAP
7. ATTACHMENT 7 - LIST OF PROPERTY OWNERS WITHIN 200'
8. ATTACHMENT 8 - PUBLIC HEARING NOTICE
9. ATTACHMENT 9 - PROPERTY OWNER NOTIFICATION

DRAFT MOTION: Move to approve as presented in the agenda caption.

**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: bipermitssubmittal@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: May 6, 2026

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 86-68 Wall Signs of the Town of Flower Mound Zoning Ordinance.

LOCATION OF PROPERTY

Street Address: 2222 Dixon Lane Flower Mound, TX 75028

Legal Description: Lot/Tract 2, Block A, of Subdivision/Abstract _____

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.)

Our building is set back from the roadway over 270 ft. The 72" height requirement would give us low to no visibility to identify our building. This is the only exterior signage for our building, and we are only using 52 sqft of our allowed 280 sqft.

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.**

Kristy Velasquez
Signature of Applicant

Kristy Velasquez
Print Name

Email Address

Phone Number

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

TERMS AND/OR CONDITIONS: _____

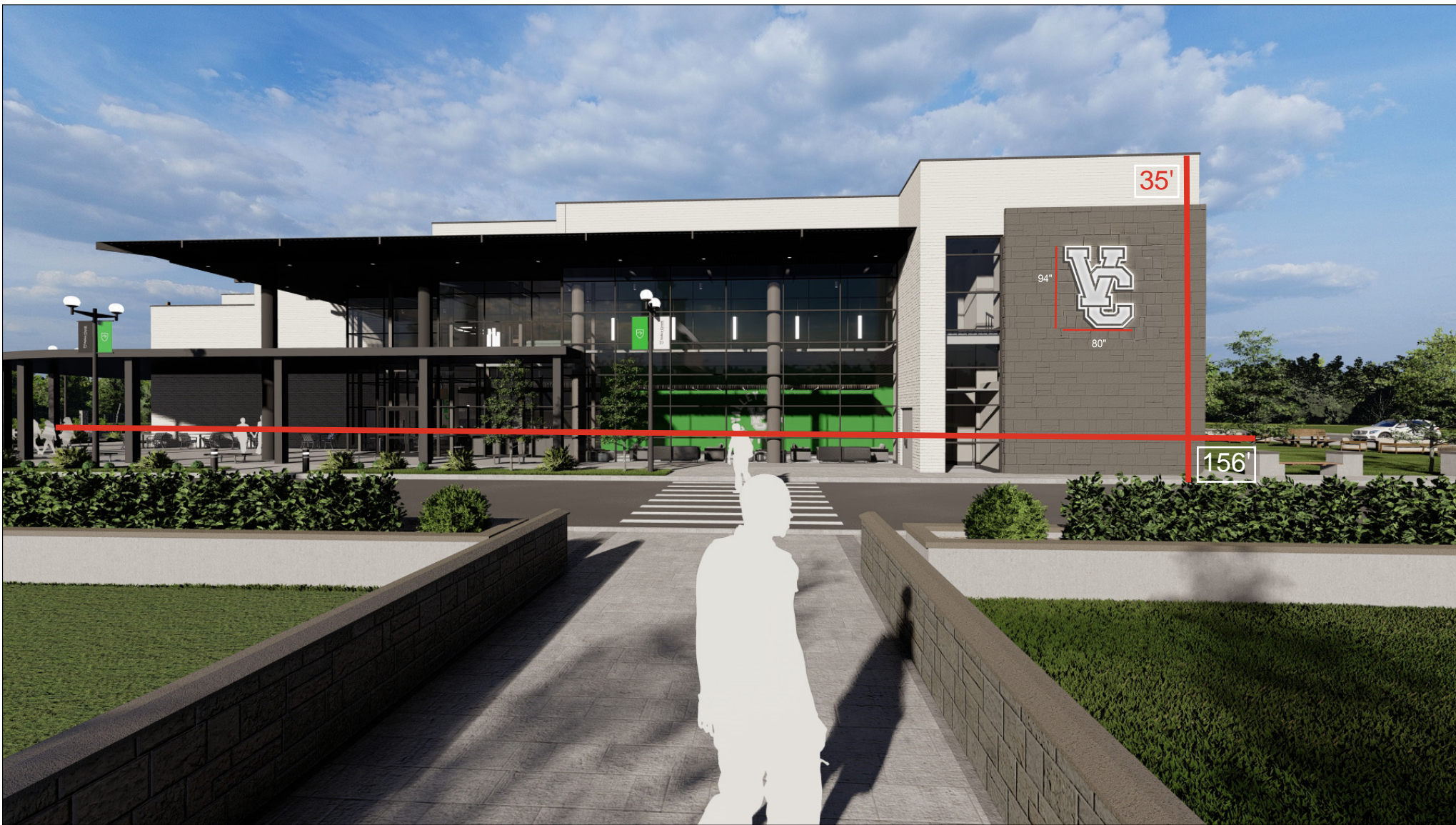
BOARD OF ADJUSTMENT CHAIR: _____ DATE: _____

Filed with office of the Secretary this _____ day of _____, _____.

Emily Chapman
Staff Member's Signature

5.7.26
Date

WEB68192
Receipt Number

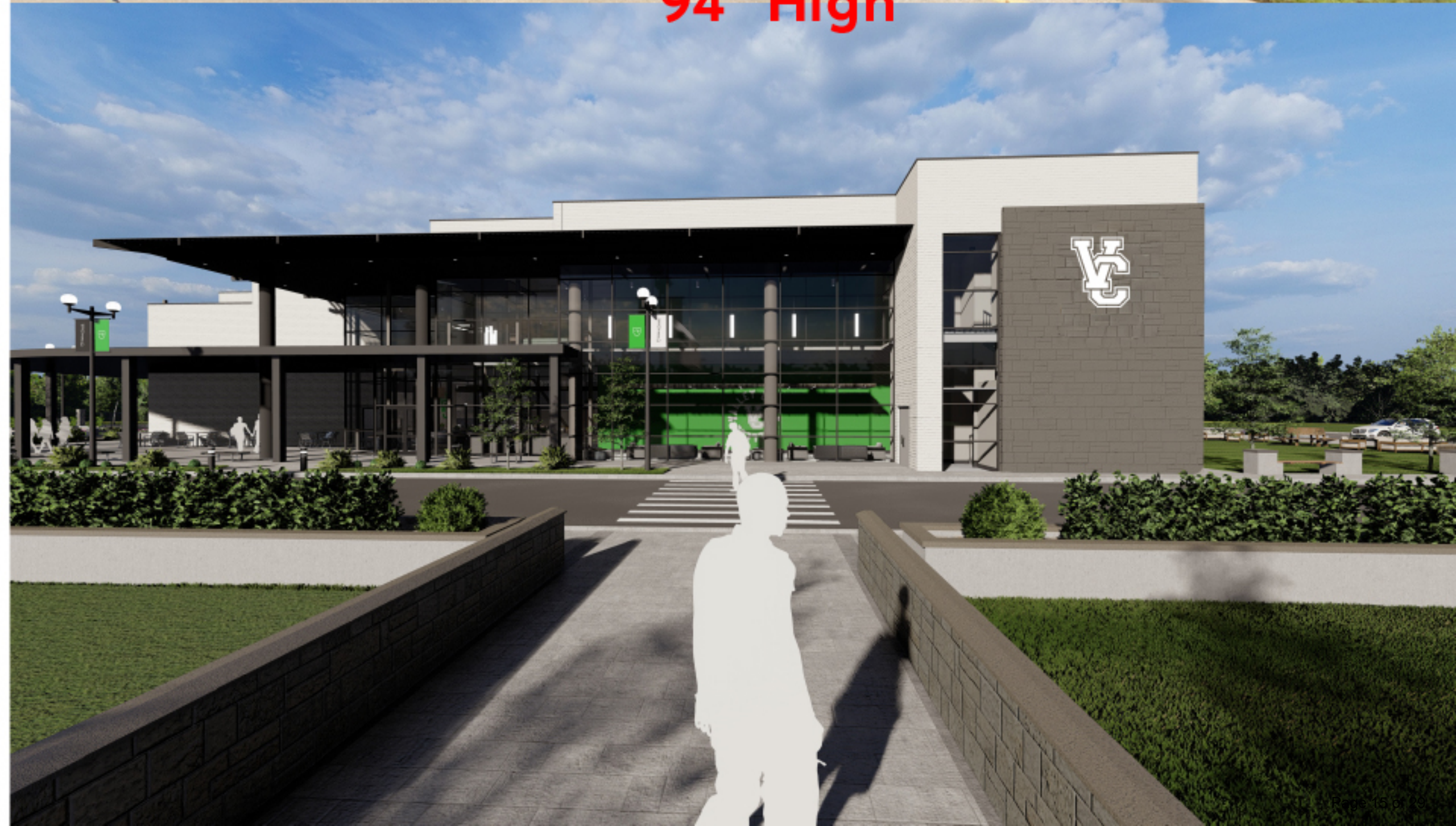
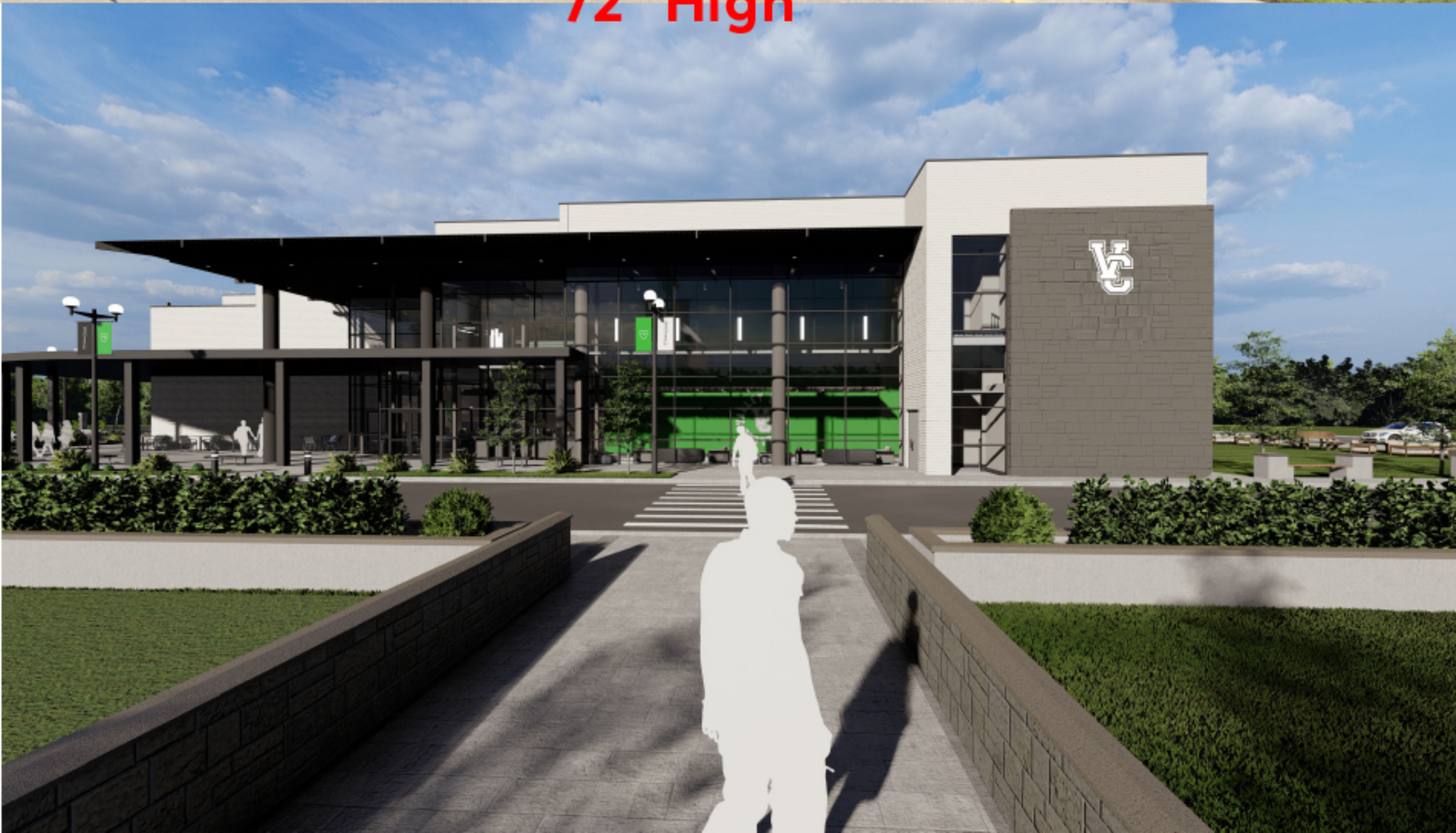




72" High



94" High





72" High



94" High



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72" High

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94" High

Sec. 86-68. - Wall signs.

(a) *Generally.* All wall signs shall be subject to the following requirements:

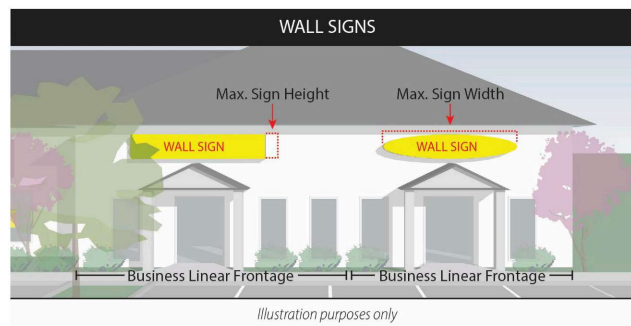
- (1) Wall signs shall only be attached to building walls, mansard roofs with slopes of 60 degrees or greater, or subdivision screening walls.
- (2) No wall signs attached to a mansard roof shall extend above the roofline, nor shall wall signs attached to building walls or fences extend above those structures.
- (3) No wall sign shall protrude more than 12 inches from the principal structure to which it is attached (i.e., the depth of the sign shall not exceed 12 inches).
- (4) No wall sign shall exceed 300 square feet of surface area.
- (5) For tenants with 60 feet or more of lineal frontage of building wall, one primary sign shall be allowed, with up to two secondary signs allowed. The total dimensions for all primary and secondary signs shall not exceed the maximum allowed dimensions shown in subsection (6) of this section.

(6) The maximum allowable height and width of wall signs shall be as follows:

Lineal Footage of Building Wall	Maximum Sign Width	Maximum Sign Height
Less than 20 feet	80% of lineal footage	36 inches
20 feet up to 25 feet	75% of lineal footage	42 inches
25 feet up to 35 feet	70% of lineal footage	48 inches
35 feet up to 45 feet	65% of lineal footage	54 inches
45 feet up to 60 feet	60% of lineal footage	60 inches
60 feet or more	55% of lineal footage	72 inches

(7) No wall sign shall be closer than one foot from the edge of the storefront on which the sign can be placed.

(8) *Wall sign illustration.*



(b) *Specific signs.* Specific wall signs shall be subject to the following requirements:

- (1) A single-tenant building may place an additional wall sign on one side wall, subject to the standards set forth in subsection (a)(6) of this section. An additional sign on the side wall is not permitted on a wall that is adjacent to any residential use, including multi-family.
- (2) Nonresidential multi-tenant buildings with exterior access to more than two individual office or business suites may be allowed more than two wall signs for tenant identification, subject to the following:
 - a. Each tenant with exterior access shall be permitted wall signs in compliance with subsection (a) of this section, with the height and width of such signs based on the lineal footage of the storefront and the standards set forth in subsection (a)(6) of this section.
 - b. An end or corner tenant may place an additional wall sign on the side wall, subject to the standards set forth in subsection (a)(6) of this section. An additional sign on the side wall is not permitted on a wall that is adjacent to any residential use, including multi-family.
 - c. A tenant in a building that backs up to a street, does not have parking between the building and the street, and does not have an entrance facing the street shall be allowed one additional wall sign on that back elevation, subject to the standards set forth in subsection (a)(6) of this section.
- (3) *Nonresidential buildings (multi-tenant interior access).*
 - a. One wall sign shall be permitted per building wall not to exceed two walls to identify a maximum of two tenants.
 - b. One additional wall sign shall be permitted, to be utilized as a "directory" sign to list building tenants, with uniform lettering and oriented so as not to be readable from a public street. Such additional wall sign shall not exceed six feet in height, shall not exceed 18 square feet of sign area, shall not contain lettering exceeding two inches in height, and shall not be visible from any public street.
- (4) *Nonresidential buildings (other).*
 - a. One wall sign shall be permitted per tenant, plus one additional wall sign on the side wall for each end or corner tenant. An additional sign on the side wall is not permitted on a wall that is adjacent to any residential use, including multi-family.

(5) *Building identification wall signs.* Building identification walls signs shall be permitted in accordance with section 86-68 et seq., subject to the following:

- a. Building identification wall signs are in addition to wall signs allowed for multitenant buildings.
- b. Building identification walls must be designed with an architectural focal point to accommodate such wall signs.
- c. Building identification wall signs must be placed on the designated focal point and must be a minimum of five feet from any other sign located on the same building wall.
- d. Building identification wall signs shall be limited to a maximum of 25 percent of the lineal building wall length with a maximum sign surface area not exceeding 150 square feet.
- e. The maximum allowable height and width of building identification wall signs shall be as follows:

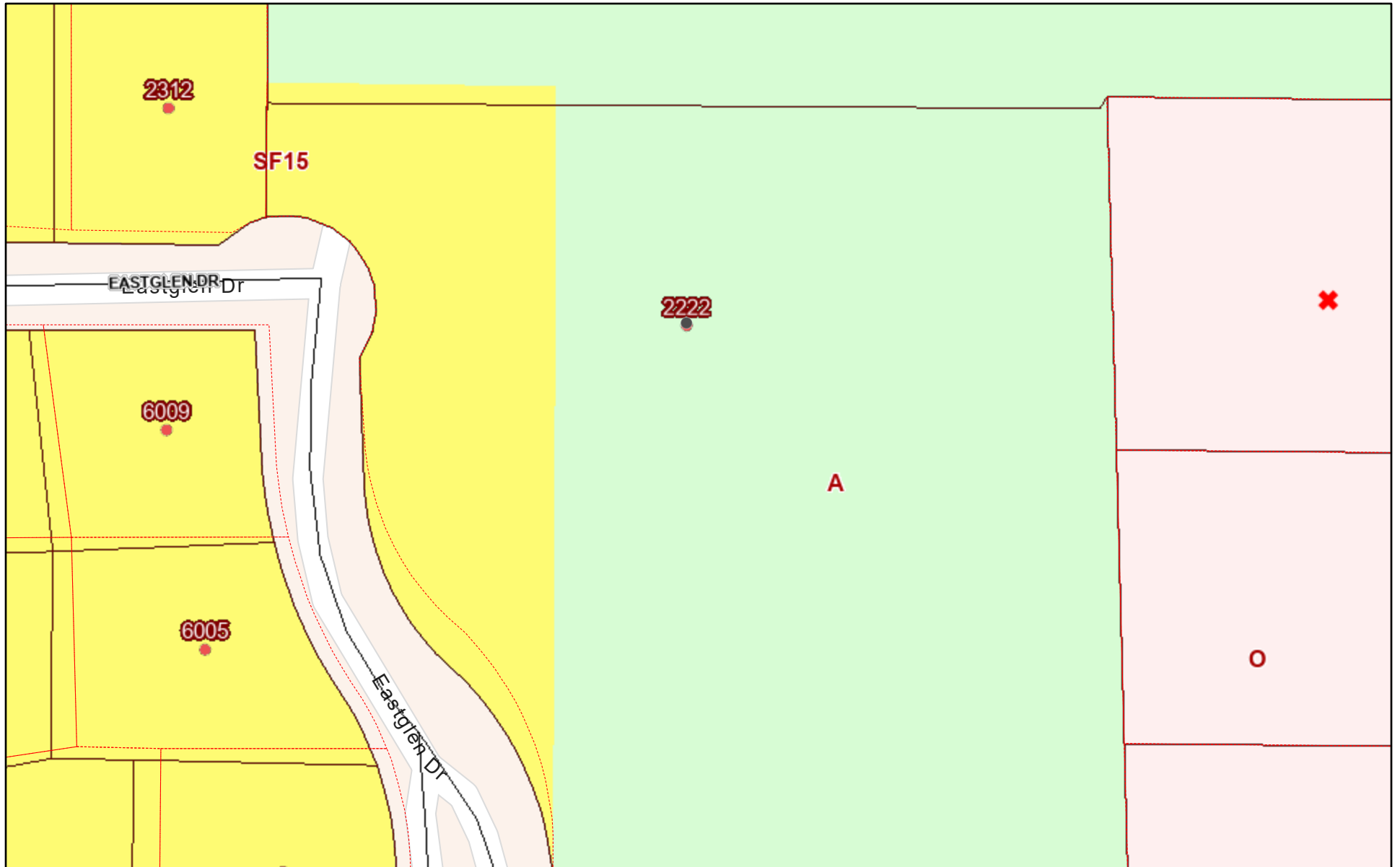
Lineal Footage of Shell Building Wall	Maximum Sign Width	Maximum Sign Height
Less than 150 feet	25% of lineal footage	18 inches
151 feet up to 300 feet	25% of lineal footage	24 inches
301 feet or more	25% of lineal footage	30 inches

- f. When building identification wall signs are to identify a building/development, the tenant signs for that building must be reduced by 50 percent of the allowed width, height and overall square footage pursuant to subsection (a)(6) of this section.
- g. Building identification wall signs shall be allowed only on the primary building wall.
- h. Building identification wall signs shall only be attached to building walls, mansard roofs with slopes of 60 degrees or greater.
- i. No building identification wall sign attached to a mansard roof or building wall shall extend above the roofline.
- j. No building identification wall sign shall protrude more than 12 inches from the principal structure to which it is attached (i.e., the depth of the sign shall not exceed 12 inches).
- k. No building identification sign shall be closer than one foot from the edge of the building wall or mansard roof that it is attached to.

(6) *Multifamily developments.* Multifamily developments of eight units or more shall be permitted one wall sign for identification of the development for each street frontage.

(Ord. No. 04-11, § 2, 2-7-2011; Ord. No. 13-24, § 6, 4-1-2024; Ord. No. 31-24, § 6, 7-15-2024)

ZONING MAP



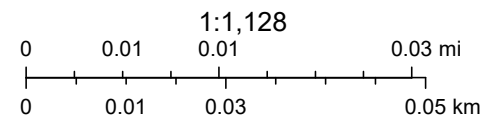
5/19/2026, 10:10:52 AM

- Town Recognized Lot Lines
- Parcel

- Address Points
- Primary Address

- Zoning
- Agriculture
- Single Family 15 & 2 (obsolete); S15
- Office

- Specific Use Permits (SUP's)
- ✕ Inactive
- Streets
- HIP



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

AERIAL PHOTOGRAPH



5/19/2026, 10:12:50 AM

Town Recognized Lot Lines

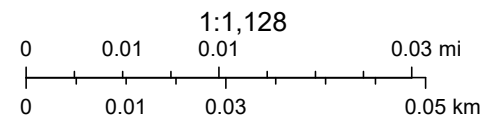
● Address Points

 Streets

Parcel

● Primary Address

 HIP



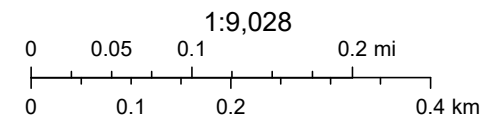
Town of Flower Mound, DCAD, TAD, Town of Flower Mound, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and

200' PROPERTY OWNER NOTICE MAP



5/19/2026, 10:16:52 AM

- Buffer (Step 2) _Query result
- Streams
- HIP
- Address Points
- Streets
- Primary Address
- Alternate Address
- Unknown
- DG3



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

PARCEL ID	PARCEL ADDRESS	OWNER NAME	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP
M202101	METER ONLY					
M202511	METER ONLY					
R1072267	6101 MORRISS RD FLOWER MOUND, TX 75028	TRietsch Memorial United Methodist Church	6101 MORRISS RD	FLOWER MOUND	TX	75028
R1072268	2222 DIXON LN FLOWER MOUND, TX 75028	VALLEY CREEK CHURCH	5800 LONG PRAIRIE RD	FLOWER MOUND	TX	75028
R177302	6051 MORRISS RD FLOWER MOUND, TX 75028-3710	NH TEXAS PROPERTIES L/P	59 E 11TH AVE STE 200	EUGENE	OR	97401-3656
R182384	6021 MORRISS RD FLOWER MOUND, TX 75028	VENRO CAPITAL LLC	3402 GARDEN BROOK DR	DALLAS	TX	75234-2444
R185608	6108 GARWOOD CIR FLOWER MOUND, TX 75028-2357	VALDEZ, JESSICA LYN & OMAR JESUS	6108 GARWOOD CIR	FLOWER MOUND	TX	75028-2357
R185609	6104 GARWOOD CIR FLOWER MOUND, TX 75028-2357	TRAJCEVSKI, NIKOLCE & SIDRA	6104 GARWOOD CIR	FLOWER MOUND	TX	75028-2357
R185610	2400 EASTGLEN DR FLOWER MOUND, TX 75028	CILLIERS, ALAN LLYOD & BEAVERS, JENNIFER	2400 EASTGLEN DR	FLOWER MOUND	TX	75028-2360
R185611	2312 EASTGLEN DR FLOWER MOUND, TX 75028	VISOSKI, ANDREA Y & WILLIAM B	2312 EASTGLEN DR	FLOWER MOUND	TX	75028
R185637	6000 GARWOOD CIR FLOWER MOUND, TX 75028-2356	DAILY, JUSTIN A & MELISSA L	6000 GARWOOD CIR	FLOWER MOUND	TX	75028-2356
R185638	6004 GARWOOD CIR FLOWER MOUND, TX 75028	PETTY, PHILLIP & RENA M	6004 GARWOOD CIR	FLOWER MOUND	TX	75028-2356
R185639	6008 GARWOOD CIR FLOWER MOUND, TX 75028-2356	GRANT, CHRISTOPHER T & ELISABETH L	6008 GARWOOD CIR	FLOWER MOUND	TX	75028-2356
R185640	6009 EASTGLEN DR FLOWER MOUND, TX 75028-2362	MCGRODY, DWAYNE & SANDI	6009 EASTGLEN DR	FLOWER MOUND	TX	75028-2362
R185641	6005 EASTGLEN DR FLOWER MOUND, TX 75028-2362	DONNER, ANTHONY EUGENE & KAREN DIANE FAMILY TRUST	6005 Eastglen Dr	Flower Mound	TX	75028-2362
R185649	6001 EASTGLEN DR FLOWER MOUND, TX 75028-2362	MORGAN, JOHN & SHANNA	6001 EASTGLEN DR	FLOWER MOUND	TX	75028-2362
R19029	6021 MORRISS RD 111 FLOWER MOUND, TX 75028-3764	VENRO CAPITAL LLC	3402 GARDEN BROOK DR	DALLAS	TX	75234-2444
R568154	5707 MORRISS RD FLOWER MOUND, TX 75028	LEWISVILLE ISD	PO BOX 217	LEWISVILLE	TX	75067-0217

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, June 10, 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 Kristy Velasquez with Valley Creek Church for a variance from Section 86-68(a)(6), "Wall Signs" of the Town's Code of Ordinances. The property is generally located west of Morriss Rd and north of Dixon Ln and is locally known as 2222 Dixon Ln, Lot 2, Block A of the Trietsch Farm subdivision.

To Run in Denton Record Chronicle: Saturday/Sunday, May 30 & 31, 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. BOA26-0004)

Town of Flower Mound Account Number: 100041132



May 26, 2026

Board of Adjustment Case No. BOA26-0004

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

A request has been received from Kristy Velasquez with Valley Creek Church for a variance from Section 86-68(a)(6), "Wall Signs" of the Town's Code of Ordinances. The property is generally located west of Morriss Rd and north of Dixon Ln and is locally known as 2222 Dixon Ln, Lot 2, Block A of the Trietsch Farm subdivision.

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