

**THE FLOWER MOUND BOARD OF ADJUSTMENT MEETING HELD ON THE 13TH DAY OF JANUARY 2021, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121 CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS, AT 6:30 PM.**

[Click here](#) for meeting video link.

The Board of Adjustment met in regular session, with the following members present constituting a quorum:

Denis Toth	Vice Chair
Ryan Geddie	Board Member, Place 3
Charles Freeny	Board Member, Place 6
Thomas Stevenson	Board Member, Place 8

*Places 6, 7, and 8 of the Board do not vote on items unless they sit in place of one of the regular members, Places 1-5.)*

*Constituting a quorum with the following members absent*

Gregory Schultz	Chair
Sky Jay Schoggins	Board Member, Place 4
Greg Wilson	Board Member, Place 5
Troy Bishop	Board Member, Place 7

And the following members of Town staff present:

James Donovan	Town Attorney
Joelle Hainley	Chief Building Official
Christa Crowe	Property Standards Manager
Helena Lynch	Administrative Assistant

**A. CALL TO ORDER - REGULAR SESSION: 6:35 PM**

**B. INVOCATION AND PLEDGE OF ALLEGIANCE**

**C. PUBLIC COMMENT**

None

**D. CONSENT AGENDA**

**This agenda consists of non-controversial or “housekeeping” items and may be approved with a single motion. A member of the Board of Adjustment may request an item(s) be withdrawn from the Consent Agenda by making such request prior to a motion and vote on the Consent Agenda.**

1. Consider approval of minutes from the regular meeting of the Board of Adjustment held on December 9, 2020.

Board Member Freeny made a motion to approve the December 9, 2020, minutes as presented. Board Member Stevenson seconded the motion.

## **VOTE ON THE MOTION**

**AYES:** Geddie, Toth, Freeny, Stevenson  
**NAYS:** None  
**ABSTAIN:** None

The motion passed with a vote of 4-0-0.

## **E. PUBLIC HEARING**

2. (BOA20-0008) Hold a public hearing and consider a request from Patrick Baldasaro for a variance from Section 98-1032 (a)(1), Accessory Buildings Number; area, and Section 98-1032 (b)(2)(e), Accessory Buildings Height, of the Code of Ordinances. The property is generally located south of Flower Mound Rd. and east of Lake Forest Blvd. and is locally known as 2117 Dana Ct., Lot 9, of the Bryn Mar Estates Subdivision.

### **Staff Presentation**

Christa Crowe, Property Standards Manager gave the staff presentation with the following items included:

- Variance Request
- Sec. 98-1032 (a)(1)
- Sec. 98-1032(b)(2)(e)
- Background
- Property Information
- Aerial Photo
- Site Plan
- Framing Plan
- Front Elevation
- Side Elevation
- Variance Request
- Photo 1
- Photo 2

### **Applicant Presentation**

Matt Houston (1504 Boca Chica Dr, Dallas, TX, 75232) answered questions and gave the applicant presentation with the following items included:

- Request
- Variance Requirement
- Photo: Front of house
- Photo: Side on property brick wall from street view
- Photo: Height of roof seen over brick wall seen from street
- Site Plan
- Sec. 98-1032 Accessory Buildings

- Photo: Side view of accessory building and covered area
- Sec. 98-1032(b)(2)(e)
- Photo: Covered Patio
- Height Variation
- Neighbor Remarks

**Comments**

The following individual(s) either spoke in support or opposition or had questions / comments related to the item(s): Names listed below don't necessarily reflect the order in which each person spoke and all addresses are located in Flower Mound unless otherwise indicated.

<b>Support: Comments/Questions</b>	<b>Opposition: Comments/Questions</b>	<b>Question(s)/ Comments Only</b>
Zephra Freeman, 2113 Dana Ct		
Rex Payne, 2120 Heather Ridge Ct		
Patrick Baldasaro, 2117 Dana Ct		

**Board Member Deliberation**

**Board Member Geddie made a motion to approve the request from Patrick Baldasaro for a variance from Section 98-1032 (a)(1), Accessory Buildings Number; area, and Section 98-1032 (b)(2)(e), Accessory Buildings Height, of the Code of Ordinances. The property is generally located south of Flower Mound Rd. and east of Lake Forest Blvd. and is locally known as 2117 Dana Ct., Lot 9, of the Bryn Mar Estates Subdivision. Board Member Freeny seconded the motion.**

**VOTE ON THE MOTION**

**AYES: Stevenson, Freeny, Geddie**  
**NAYS: Toth**  
**ABSTAIN: None**

The motion did not pass with a vote of 3-1-0.

**F. ADJOURNMENT – REGULAR SESSION – 7:22 PM.**

**TOWN OF FLOWER MOUND, TEXAS**

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**DENIS TOTH**  
**VICE CHAIR**

**ATTEST:**

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**HELENA LYNCH  
ADMINISTRATIVE ASSISTANT**

DRAFT