AGENDA

TOWN OF FLOWER MOUND
BOARD OF ADJUSTMENT
REGULAR MEETING

FEBRUARY 12, 2020

FLOWER MOUND TOWN HALL
2121 CROSS TIMBERS ROAD
FLOWER MOUND, TEXAS

****************************************
AN AGENDA INFORMATION PACKET IS AVAILABLE
ONLINE AT WWW.FLOWER-MOUND.COM/AGENDACENTER
****************************************

A. CALL REGULAR MEETING TO ORDER – 6:30 P.M.

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. PUBLIC COMMENT

To address the Board of Adjustment, please fill out a comment form.

- Turn in form by 6:30 p.m. to the Administrative Assistant
- Speakers are limited to 3 minutes, however this can be adjusted by the Chair
- Please state your name and address when speaking

The purpose of this item is to allow the public an opportunity to address the Board on issues that are not the subject of a “Public Hearing” on this agenda. Any item requiring a Public Hearing will allow the public to speak at the time that item appears on this agenda as indicated as a “Public Hearing.”

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 A member of the Board of Adjustment may request an item(s) be withdrawn from the Consent Agenda by making such request prior to a motion and vote on the Consent Agenda.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 the minutes of the December 11, 2019, Board of Adjustment meeting.

E. PUBLIC HEARING

(BOA20-0001) Hold a public hearing and consider a request from Pardeep Hundal for a special exception in accordance with Section 78-86, “Special Exceptions,” of the Code of Ordinances. The property is generally located south of Cross Timbers Road and west of High Road and is locally known as 9108 Shawnee Trail, Lot 3, Block GR of the Roanoke Hills Addition subdivision.

F. ADJOURNMENT

I do hereby certify that the Notice of Meeting was posted on the bulletin board in Town Hall of the Town of Flower Mound, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on the following date and time: February 7, 2020, at 11:00 a.m., at least 72 hours prior to the scheduled time of said meeting.

Pursuant to Section 551.071 of the Texas Government Code, the Board of Adjustment reserves the right to consult in a closed meeting with its attorney and to receive legal advice regarding any item listed on this agenda. The Flower Mound Town Hall and Council Chambers is wheelchair accessible. Requests for accommodations or interpretive services must be made at least 48 hours prior to this meeting by contacting Building Inspections at 972.874.6355.
CONSENT ITEM

DATE: February 12, 2020
FROM: Kathy Allgood, Administrative Assistant
ITEM: Consider approval of minutes from the regular meeting of the Zoning Board of Adjustment held on December 11, 2019.

BACKGROUND INFORMATION: This agenda item is to consider approval of the minutes from the December 11, 2019, regular meeting of the Zoning Board of Adjustment.

CITIZEN FEEDBACK: N/A

ALTERNATIVES/OPTIONS: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

1. A copy of the draft minutes from the December 11, 2019, regular meeting of the Zoning Board of Adjustment.

RECOMMENDATION: Move to approve the minutes from the December 11, 2019, regular meeting of the Zoning Board of Adjustment.
A. CALL TO ORDER - REGULAR SESSION: 6:30 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 November 13, 2019.
Board Member Schoggins made a motion to approve the November 13, 2019, minutes as presented. Vice Chair Schultz seconded the motion.

VOTE ON THE MOTION

AYES: Schultz, Toth, Harris, Schoggins, Wilson  
NAYS: None  
ABSTAIN: None

The motion passed with a vote of 5-0-0.

E. PUBLIC HEARING

(BOA19-0013) Hold a public hearing and consider a request from Monique Goodhart for a variance from Section 98-1028 (b), “Minimum Rear Yard Setback,” of the Code of Ordinances. The property is generally located East of Long Prairie Rd and South of Flower Mound Rd, and is locally known as 2200 Malick Dr, Block A, Lot 48, of Oakbridge at Flower Mound Phase One.

Staff Presentation

Chris Pamplin, Assistant Building Official gave the staff presentation.

Applicant Presentation

Craig and Monique Goodhart (2200 Malick Dr., Flower Mound, TX), gave the applicant presentation.

The following individuals 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.

<table>
<thead>
<tr>
<th>Support: Comments/Questions</th>
<th>Opposition: Comments/Questions</th>
<th>Question(s)/ Comments Only</th>
</tr>
</thead>
<tbody>
<tr>
<td>None</td>
<td>None</td>
<td>None</td>
</tr>
</tbody>
</table>

Chair Harris closed the Public Hearing at 6:50 PM.

Board Member Deliberation

Vice Chair Schultz made a motion to approve the request from Craig and Monique Goodhart for a variance from Section 98-1028 (b), “Minimum Rear Yard Setback,” of the Code of Ordinances. The property is generally located East of Long Prairie Rd and South of Flower Mound Rd, and is locally known as 2200 Malick Dr, Block A, Lot 48, of Oakbridge at Flower Mound Phase One.
FLOWER MOUND BOARD OF ADJUSTMENT MEETING OF DECEMBER 11, 2019

VOTE ON THE MOTION

AYES: Wison, Schoggins, Harris, Toth, Schultz
NAYS: None
ABSTAIN: None

The motion to approve was passed with a vote of 5-0-0.

F. ADJOURNMENT – REGULAR SESSION 6:53 PM

TOWN OF FLOWER MOUND, TEXAS

_____________________________
KATHY ALLGOOD
ADMINISTRATIVE ASSISTANT
ITEM: (BOA20-0001) Hold a public hearing and consider a request from Pardeep Hundal for a special exception in accordance with Section 78-86, “Special Exceptions,” of the Code of Ordinances. The property is generally located south of Cross Timbers Road and west of High Road and is locally known as 9108 Shawnee Trail, Lot 3, Block GR, of the Roanoke Hills Addition subdivision.

I. BACKGROUND INFORMATION:

APPLICANT: Pardeep Hundal
533 Parkway Boulevard
Coppell, TX 75019

II. LOCATION:

PROPERTY ADDRESS: 9108 Shawnee Trl
Flower Mound, TX 75022

SUBDIVISION: Lot 3, Block GR
Roanoke Hills Addition

ZONING: SF-3
III. **STAFF ANALYSIS:**

A request has been received from Pardeep Hundal for a special exception in accordance with Section 78-86, Special Exceptions,” of the Code of Ordinances.

The following items are non-conforming for this zoning district (SF-3):

a) Per the provided site plan of this property, the home is currently located 23.3’ from the front property line, which is 1.7’ less than the required 25’ front yard setback for SF-3 zoning.

b) Per the site plan, the home has an existing gravel driveway. Gravel isn’t an approved parking surface.

c) The home has no garage. A minimum of two (2) 9’-wide by 20’-long enclosed parking spaces are required.

d) Per the Denton Central Appraisal District’s web site, this home is approximately 1,360sf, while the required minimum square footage for this zoning is 1,450.

Section 78-231(e) of the Code of Ordinances states, “Destruction. If a nonconforming structure is destroyed by fire, the elements or other cause, it may not be rebuilt except to conform to the provisions of subpart B of this Code. In the case of partial destruction, where the cost of repairing or replacing the structure does not exceed 60 percent of its most recent appraised property tax value, reconstruction may be permitted after a hearing and favorable action by the board of adjustment, provided that the repaired or new structure shall not exceed the original structure in lot coverage, gross floor area or height and shall not increase the degree of any nonconformity.”

Section 78-86(1) of the Code of Ordinances states, “Reconstruction of nonconforming building. The board of adjustment shall be authorized to permit the reconstruction of a nonconforming building pursuant to section 78-321(e), nonconforming uses and structures, destruction.”

A residential remodel permit to remodel the kitchen, replace windows, altering two window openings, replace one exterior door, and perform electrical work was issued May 1, 2019. Per the homeowner/contractor, when performing this work, the need for additional repair work was identified, and the additional work was started without applying to amend the issued permit’s scope of work. This home has been deconstructed partially down to the studs, and per the property owner, framing in at least two rooms has been replaced. The currently submitted scope of work includes existing walls’ being repaired/reframed, possible ceiling/roof framing work, and additional plumbing work. Additional work may be needed, as well. Per the Denton Central Appraisal web site, the 2019 improvement value for this property is $124,423.

Under Texas law, a “Special Exception” may authorize a use or activity that is permitted in the Zoning Ordinance, but only after review by the Board of
Adjustment and a determination that the activity or use will not adversely affect the public and neighborhood interests. If the Board is inclined to approve a Special Exception, it may attach reasonable conditions to ensure that the activity meets these standards. However, the Board may not permit a use or activity that goes beyond the scope of the Council-approved authority within the underlying Zoning ordinance (in this case §78-231(e)). For example, in the present case, if the Board concludes, based on testimony and evidence supplied at the hearing, that repair or replacement cost of the structure exceeds "60 percent of its most recent appraised property tax value," the Board has no authority to approve the Special Exception. A vote to approve a Special Exception requires the concurring vote of 75% of the members of the Board. A Special Exception is not a variance, and therefore, the Board is not required to find that a land-based hardship exists in order to approve.

IV. ATTACHMENTS:

- Attachment 1: Special exception application
- Attachment 2: Information from applicant
- Attachment 3: DCAD appraisal
- Attachment 4: Section 78-86
- Attachment 5: Section 78-231
- Attachment 6: Zoning Map
- Attachment 7: 200’ property owner notice map
- Attachment 8: Aerial photograph of property
- Attachment 9: Published public hearing notice
- Attachment 10: Property owner notification
- Attachment 11: List of property owners within 200 feet
APPLICATION - REQUEST FOR VARIANCE OR APPEAL
TOWN OF FLOWER MOUND

DATE: Jan 10, 2020

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 ___________________________ of the Town of Flower Mound Zoning Ordinance.

LOCATION OF PROPERTY

Street Address: 9108 SHAWNEE TRAIL

Legal Description: Lot/Tract ___, Block ___, 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.)

I just want to add that I did not remove or add anything new; it is my primary residence.

A non-refundable application fee of $250 + $40 public hearing notice fee are required at the time of application. Fee of $2.50 per property notice 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: ____________________________

Print Name: ____________________________

Mailing Address: 533 PARKWAY BOUNCER CREEK, COPPELL, TX 75032

Telephone (Home): 972-281-4575

Telephone (Day Number): ____________________________

Staff Member's Signature: ____________________________

Date: ____________________________

Receipt Number: ____________________________

BOARD OF ADJUSTMENT DECISION: ( ) DENIED ( ) GRANTED

TERMS AND/OR CONDITIONS: ____________________________

__________________________

BOARD OF ADJUSTMENT CHAIRMAN: ____________________________ DATE: ____________________________

Filed with office of the Secretary this ______ day of ___________, 19_________.
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 fifteen (15) 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 $250.00 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. If any supporting documents are larger in size than 11x17 inches, an electronic copy must be submitted. This copy (e.g., .pdf, .jpg, .bmp file) may be provided on CD or emailed to the case manager as an attachment.

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 of 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.

BOA Packet Page 1
(Rev. 10/02/2010)
(New fees effective 11/12/02)
PROPERTY DESCRIPTION

Address: 9100 Shawnee Trail, Lot 3, Block G-R of A Resubdivision of Roanoke Hills, an Addition to the Town of Flower Mound, Denton County, Texas, according to the Plat thereof recorded in Volume 2, Page 181, Plat Records, Denton County, Texas.

LOT 39

Notes:
1) No bearings or distances for this lot are shown on the recorded plat.
2) Source bearing based on assuming Cardinal directions from recorded plat.

CERTIFICATION

On this 6th day of November, 2002, the undersigned, having been duly sworn, do certify that the plat hereon is true, correct, and in accordance with the standards of care of the American Title Company practicing under the laws of the State of Texas, and is fully protected by the surveyor's certificate.

ROOME SURVEYING, INC.

2000 AVENUE G
SUITE 804
PLANO, TX 75074

Phone Number (972) 423-4372 Fax Number: (972) 423-7523
Details for Property 69567

Values are 2019 Certified ▼

General Information

9108 SHAWNEE TRL 75022-7043 $170,000.00

Owner
HUNDAL, PARDEEP KAUR - 100%

Owner ID
1006838

Owner Mailing Address
9108 SHAWNEE TRL
FLOWER MOUND, TX 75022-7043

Property Type
Real Property

Area
1,504ft²

Class
3

Legal Description
ROANOKE HILLS BLK GR LOT 3

Geographic ID
SJ0034A-0000GR-0000-0003-0000

Subdivision
ROANOKE HILLS - SJ0034A

Neighborhood
ROANOKE HILLS - DC07263

Taxing Jurisdictions
C07 (FLOWER MOUND TOWN OF)
G01 (DENTON COUNTY)
S11 (NORTHWEST ISD)

Exemptions

Exemptions applied to this property

HS
Homestead Exemption

Direct Link to this property
View on map
View plat
Download Appraisal Notice

## 2019 Values ▼

<table>
<thead>
<tr>
<th>Description</th>
<th>Square Feet</th>
<th>Number Of Units</th>
<th>Effective Year Built</th>
<th>Year Built</th>
<th>Improvement Value</th>
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<td>896</td>
<td></td>
<td>1995</td>
<td>1977</td>
<td></td>
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<tr>
<td>OPEN PORCH</td>
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<td></td>
<td>1995</td>
<td>1977</td>
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<tr>
<td>MA ATTACHED ADDITION</td>
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<td>OPEN PORCH</td>
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<td>ODKIT - OUTDOOR KITCHENS</td>
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<td>Improvement Total</td>
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<td>Improvement Total</td>
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<td>$1,080.00</td>
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Land Segments

<table>
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<tr>
<th>Type</th>
<th>Acres</th>
<th>Area</th>
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<tbody>
<tr>
<td>8 - RESIDENT LOT</td>
<td>0.2376</td>
<td>10350 ft²</td>
</tr>
</tbody>
</table>

Subdivision Stats for ROANOKE HILLS

Minimum Market  $11,354.00  
Median Market   $133,992.00  
Maximum Market  $620,000.00  
Median Living Area  1,386 ft²  
Median Square Footage  1,860 ft²  

This Property

Percent Difference From Median Market  23.69% (rounded)  
Percent Difference From Median Living Area  8.17% (rounded)  
Percent Difference From Median Square Footage  12.69% (rounded)  

Stats Per Class for ROANOKE HILLS

3

Property Count  31  
Median Market  $127,031.00  
Median Living Area  1,239  
Median Square Footage  1,744  

2

Property Count  29  
Median Market  $92,829.00  
Median Living Area  1,080  
Median Square Footage  1,511  

6

Property Count  16  
Median Market  $137,960.00  
Median Living Area  1,345  
Median Square Footage  1,795  

2/3/2020
2019 Estimated Taxes

<table>
<thead>
<tr>
<th>Entity</th>
<th>Tax Rate Per $100</th>
<th>Taxable Value</th>
<th>Estimated Taxes</th>
<th>Tax Ceiling Amount</th>
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<tr>
<td>FLOWER MOUND TOWN OF - C07</td>
<td>0.4365%</td>
<td>$165,000</td>
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<tr>
<td>DENTON COUNTY - G01</td>
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<tr>
<td>NORTHWEST ISD - S11</td>
<td>1.42%</td>
<td>$145,000</td>
<td>$2,059.00</td>
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</tbody>
</table>

Estimated Total Taxes $3,162.20

DO NOT PAY BASED ON THESE ESTIMATED TAXES. You will receive an official tax bill from the appropriate agency when they are prepared. Taxes are collected by the agency sending you the official tax bill. To see a listing of agencies that collect taxes for your property, click here

The estimated taxes are provided as a courtesy and should not be relied upon in making financial or other decisions. The Denton Central Appraisal District (DCAD) does not control the tax rate nor the amount of the taxes, as that is the responsibility of each Taxing Jurisdiction. Questions about your taxes should be directed to the appropriate taxing jurisdiction. These tax estimates are calculated by using the taxable value as of 6:00AM multiplied by the most current tax rate. It does not take into account other special or unique tax scenarios.

Prior Taxing Rates

Deed History

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<th>Date</th>
<th>Type</th>
<th>Seller</th>
<th>Buyer</th>
<th>Deed Number</th>
<th>Sale Price</th>
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<td>HUNDAL, PARDEEP KAUR</td>
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<td>WD WITH VENDORS LIEN</td>
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<td>PEARCE, DON W</td>
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<td>PEARCE, BONNIE K</td>
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<td>94-0052941</td>
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<td>CONVERSION</td>
<td>PEARCE, DON WILLIAM</td>
<td>PEARCE, BONNIE K</td>
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</table>
Real Estate Sales

<table>
<thead>
<tr>
<th>By Neighborhood: ROANOKE HILLS</th>
<th>Sales within ▼</th>
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</thead>
<tbody>
<tr>
<td>By Abstract/Subdivision: SJ0034A</td>
<td>Sales within ▼</td>
</tr>
<tr>
<td>By City: FLOWER MOUND TOWN OF</td>
<td>Sales within ▼</td>
</tr>
<tr>
<td>By School: NORTHWEST ISD</td>
<td>Sales within ▼</td>
</tr>
</tbody>
</table>
Sec. 78-86. - Special exceptions.

The board of adjustment shall have the power to hear and decide the following special exceptions to the terms of subpart B of this Code:

1. **Reconstruction of nonconforming building.** The board of adjustment shall be authorized to permit the reconstruction of a nonconforming building pursuant to section 78-231(e), nonconforming uses and structures, destruction.

2. **Expansion of nonconforming building.** The board shall be authorized to permit the addition of off-street parking or off-street loading to a nonconforming use pursuant to section 78-231(b), nonconforming uses and structures, expansion.

3. **Discontinuance of nonconforming use.** The board shall be authorized to require the discontinuance of nonconforming uses of land or structures under any plan whereby the full value of the structure and facilities can be amortized within a definite period of time, taking into consideration the general character of the neighborhood and the necessity of all property to conform to the regulations of subpart B of this Code. All actions to discontinue a nonconforming use of land or structure shall be taken with due regard to the property rights of the persons affected when considered in the light of the public welfare and the character of the area surrounding the designated nonconforming use and the conservation and preservation of the property.

4. **Status of nonconforming uses.** The board shall, from time to time, on its own motion or upon cause presented by interested property owners or on request of the town council or planning and zoning commission inquire into the existence, continuation or maintenance of any nonconforming use within the town.

(Code 1989, ch. 12, § 6.13)
Sec. 78-231. - Nonconforming uses and structures.

(a) **Nonconforming status.** The use of land, use of a structure, or a structure itself shall be deemed to have nonconforming status when each of the following conditions exist:

1. The use or structure that does not conform to the regulations prescribed in the district in which such use or structure is located was in existence and lawfully constructed, located and operating prior to, and at the time of, the event or action that made such use or structure nonconforming.

2. The event or action that made such use or structure nonconforming was one of the following: annexation into the town, adoption of subpart B of this Code or a previous zoning ordinance, or amendment of subpart B of this Code or a previous zoning ordinance.

3. The nonconforming use has been operating since the time that the use first became nonconforming without abandonment, as abandonment is defined in subsection (d) of this section.

(b) **Expansion.**

1. No nonconforming use may be expanded or increased beyond the lot or tract upon which such nonconforming use is located as of the effective date of subpart B of this Code, except to provide off-street loading or off-street parking space upon approval of the board of adjustment.

2. No structure, occupied by a nonconforming use shall be altered so as to increase the gross floor area.

3. No nonconforming structure shall be altered or expanded so as to increase the degree of nonconformity.

(c) **Change of use.**

1. Any nonconforming use may be changed to a conforming use, and once such change is made, the use shall not thereafter be changed back to a nonconforming use.

2. Where a conforming use is located in a nonconforming structure, the use may be changed to another conforming use by securing a certificate of occupancy.

(d) **Abandonment.** Whenever a nonconforming use is abandoned, all nonconforming rights shall cease, and the use of the premises shall henceforth be in conformance to subpart B of this Code. Abandonment shall involve the intent of the user or
owner to discontinue a nonconforming operation and the actual act of discontinuance. Any nonconforming use that is discontinued, or that remains vacant for a period of six months, shall be considered to have been abandoned. Any nonconforming use that is moved from the premises shall be considered to have been abandoned.

(e) *Destruction.* If a nonconforming structure is destroyed by fire, the elements or other cause, it may not be rebuilt except to conform to the provisions of subpart B of this Code. In the case of partial destruction, where the cost of repairing or replacing the structure does not exceed 60 percent of its most recent appraised property tax value, reconstruction may be permitted after a hearing and favorable action by the board of adjustment, provided that the repaired or new structure shall not exceed the original structure in lot coverage, gross floor area or height and shall not increase the degree of any nonconformity.

(Code 1989, ch. 12, § 1.05(a))
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, February 12, 2020, at 6:30 p.m. at the Flower Mound Town Hall, 2121 Cross Timbers Road (FM 1171). The purpose of the hearing is to consider a request from Pardeep Hundal for a special exception in accordance with Section 78-86, “Special Exceptions,” of the Code of Ordinances. The property is generally located south of Cross Timbers Road and west of High Road and is locally known as 9108 Shawnee Trail, Lot 3, Block GR, of the Roanoke Hills Addition subdivision.

Kim Barnes
Plans Examiner
Town of Flower Mound

To Run in Denton Record Chronicle: Friday, January 31, 2020
To Run in Lewisville/Flower Mound/Highland Village Neighbors: Friday, January 31, 2020

Denton Record Chronicle:
FAX: 940-381-9667
Attn: Ann
e-mail: classads@dentonrc.com
Attn: Legal Notice Rep

ANY QUESTIONS OR PROBLEMS PLEASE CALL Kim Barnes at 972-874-6357.

(Ref: Case No. BOA20-0001)

Town of Flower Mound Account Number: 100041132
January 28, 2020
Board of Adjustment Case No. BOA20-0001

NOTICE OF APPLICATION
FOR A SPECIAL EXCEPTION TO THE CODE OF ORDINANCES
FOR THE TOWN OF FLOWER MOUND, TEXAS

A request has been made from Pardeep Hundal for a special exception in accordance with Section 78-86, “Special Exceptions,” of the Code of Ordinances. The property is generally located south of Cross Timbers Road and west of High Road and is locally known as 9108 Shawnee Trail, Lot 3, Block GR, of the Roanoke Hills Addition subdivision.

The Board of Adjustment of the Town of Flower Mound, Texas will hold a public hearing on this request on Wednesday, February 12, 2020, at 6:30 p.m. at the Flower Mound Town Hall, 2121 Cross Timbers Road (FM 1171). 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 mail to the address listed below to my attention or in person to the office of Development Services.

Sincerely,

Kim Barnes
Plans Examiner

Mailing address:
Town of Flower Mound
Building Inspections
2121 Cross Timbers Road
Flower Mound, TX  75028
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