

THE FLOWER MOUND BOARD OF ADJUSTMENT MEETING HELD ON THE 12TH DAY OF AUGUST 2020, 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:

Stephen Harris	Chair
Gregory Schultz	Vice Chair
Denis Toth	Board Member, Place 3
Sky Jay Schoggins	Board Member, Place 4
Greg Wilson	Board Member, Place 5
Ryan Geddie	Board Member, Place 7

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 member absent:

Vacant	Board Member, Place 6
Anthony Kloefkorn	Board Member, Place 8

And the following members of Town staff present:

James Donovan	Town Attorney
Joelle Hainley	Building Official
Emily Chapman	Administrative Assistant
Chris Pamplin	Assistant Building Official
Tasha Coates	Plans Review Manager
Christa Crowe	Property Standards Manager

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 A member of the Board of Adjustment may request an item(s) be withdrawn from the Consent Agenda by making such request prior to a motion and vote on the Consent Agenda.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 February 12, 2020.

Board Member Schoggins made a motion to approve the February 12, 2020, minutes as presented. Board Member Wilson seconded the motion.

VOTE ON THE MOTION

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

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

E. PUBLIC HEARING

2. (BOA20-0004) Hold a public hearing and consider a request from John Brock for a special exception in accordance with Section 78-86, "Special Exceptions," of the Code of Ordinances. The property is generally located north of Cross Timbers Road and west of Red Rock Lane and is locally known as 8105 Firestone Drive, Lot 7, Block 6, of The Estates at Tour 18 Section 3 subdivision.

Staff Presentation

Tasha Coates, Plans Review Manager gave the staff presentation with the following items included:

- Special Exceptions
- Sec. 78-86
- Sec. 78-231(e)
- Nonconformities
- Additional Information
- Aerial Photo
- Site Plan
- Property Information
- Special Exception

Applicant Presentation

John Brock (8105 Firestone Drive, Flower Mound, TX 75028) and Sam Rogers, T-Rock Roofing & Contracting (131 Oak View Drive Double Oak, TX 75077) gave the applicant presentation with the following items included:

- History
- Photo of Property
- Site Layout
- Aerial Photo
- Cost of Repairs
- Request

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.

Support: Comments/Questions	Opposition: Comments/Questions	Question(s)/ Comments Only
Troy Francis- 8109 Firestone Drive	None	None
George Rojas- 8113 Firestone Drive		

Chair Harris closed the Public Hearing at 6:46 PM.

Board Member Deliberation

Vice Chair Schultz made a motion to approve the request from John Brock for a special exception in accordance with Section 78-86, "Special Exceptions," of the Code of Ordinances. The property is generally located north of Cross Timbers Road and west of Red Rock Lane and is locally known as 8105 Firestone Drive, Lot 7, Block 6, of The Estates at Tour 18 Section 3 subdivision. Board Member Wilson seconded the motion.

VOTE ON THE MOTION

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

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

3. (BOA20-0002) Hold a public hearing and consider a request from Ronnie Chesney for a variance from Section 98-1026 (b), "Minimum Front Yard Setback" and Section 98-1027 (b), "Minimum Side Yard Setback," of the Code of Ordinances. The property is generally located south of Apache Trl. and west of Mohawk Dr. and is locally known as 3925 Pocahontas Dr., Lot 6, of the Roanoke Hills Addition Subdivision.

Staff Presentation

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

- Variance Request
- Sec. 98-1026(b)
- Sec. 98-1027(b)
- Background
- Aerial Photo
- Site Plan
- Property Information

- Variance Request

Applicant Presentation

Jeri Harwell (3936 Mohawk Drive, Flower Mound, TX 75022) gave the applicant presentation on behalf of the applicant, Ronnie Chesney, with the following items included:

- Photo Property
- Survey/Notes
- Conditions to Consider to Grant
- Photos of Property
- Request

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.

Support: Comments/Questions	Opposition: Comments/Questions	Question(s)/ Comments Only
Jeri Harwell- 3936 Mohawk Drive	None	None
Eugene Vandevor- 9100 Apache Trail		
Karl Ginder- 9116 Apache Trail		
Charles Whitt- 4008 Pocahontas Drive		

Chair Harris closed the Public Hearing at 7:07 PM.

Board Member Deliberation

Vice Chair Schultz made a motion to approve the request from Ronnie Chesney for a variance from Section 98-1026 (b), "Minimum Front Yard Setback" and Section 98-1027 (b), "Minimum Side Yard Setback," of the Code of Ordinances. The property is generally located south of Apache Trl. and west of Mohawk Dr. and is locally known as 3925 Pocahontas Dr., Lot 6, of the Roanoke Hills Addition Subdivision.

- 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 generally apply to other property in the same area and the same zoning districts.**
- B. 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. 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.**

- D. The variance, if granted, will be no material detriment to the public welfare of injury to the use, enjoyment, or value of property in the vicinity.**

Board Member Wilson seconded the motion.

VOTE ON THE MOTION

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

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

- F. ADJOURNMENT – REGULAR SESSION – 7:11 PM.**

TOWN OF FLOWER MOUND, TEXAS

STEPHEN HARRIS
CHAIR

ATTEST:

EMILY CHAPMAN
ADMINISTRATIVE ASSISTANT