

THE FLOWER MOUND BOARD OF ADJUSTMENT MEETING HELD ON THE 9TH DAY OF NOVEMBER 2022, 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:

Gregory Schultz	Chair
Greg Jones	Vice Chair
Ryan Geddie	Board Member, Place 2
Jodi Sealy	Board Member, Place 4
Craig Goodhart	Board Member, Place 5
Chuck Freeny	Board Member, Place 6
Len Chavez	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.)

Vicky Gunning	Board Member, Place 8
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And the following members of Town staff present:

Alicia Kreh	Town Attorney
Emily Chapman	Administrative Assistant
Joelle Hainley	Chief Building Official
Tasha Coates	Plans Review Manager
Chris Pamplin	Asst. Building Official

- A. CALL TO ORDER - REGULAR SESSION: 6:30 PM**
- B. INVOCATION AND PLEDGE OF ALLEGIANCE**
- C. ELECTION OF CHAIR AND VICE CHAIR**

Gregory Schultz was elected Chair and Greg Jones was elected Vice Chair. The vote for both positions was unanimous.

- D. PUBLIC COMMENT**

None

- E. 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 A member of the Board of Adjustment may request an item(s) be withdrawn from the Consent Agenda by making such request prior to a motion and vote on the Consent Agenda.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 September 14, 2022.

Vice Chair Jones made a motion to approve the September 14, 2022, minutes as presented. Board Member Geddie seconded the motion.

VOTE ON THE MOTION

AYES: Jones, Geddie, Schultz, Sealy, Goodhart
NAYS: None
ABSTAIN: None

The motion passed with a vote of 3-0-0.

F. PUBLIC HEARING

2. (BOA22-0003) Hold a public hearing and consider a request from Arielle Comer for a variance from Section 98-395(g) – “Minimum and maximum dimensions” of the Code of Ordinances. The property is generally located North of Cross Timbers Rd and West of Long Prairie Rd and is locally known as 4729 Ash St, Lot 14, Block 21 of the Pecan Acres subdivision.

Staff Presentation

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

- Variance Request
- Sec. 98-395(g)
- Sec. 98-1029
- Site Plan
- Aerial Photo
- Property Information
- Variance Request

Applicant Presentation

Arielle Comer (4729 Ash, Flower Mound, TX 75022) answered questions and gave the presentation with the following items included:

- About Us/Photos
- Variance Request
- Variance Requirement 1
- Zoning Guidelines
- Disadvantages
- Visual of Roof Additions
- Variance Requirement 2
- Variance Information
- Neighboring Homes Executing the same thing
- Variance Requirement 3

- Lot Zoned Residential
- Variance Requirement 4
- Current Plan
- Views from Various Angles
- Summary

Comments

No Comments.

PUBLIC COMMENTS CLOSED- 6:27 PM

Board Member Deliberation

Vice Chair Jones made a motion to approve the request from Arielle Comer for a variance from Section 98-395(g) – “Minimum and maximum dimensions” of the Code of Ordinances. The property is generally located North of Cross Timbers Rd and West of Long Prairie Rd and is locally known as 4729 Ash St, Lot 14, Block 21 of the Pecan Acres subdivision. Board Member Goodhart seconded the motion.

VOTE ON THE MOTION

AYES: Jones, Geddie, Schultz, Sealy, Goodhart
NAYS: None
ABSTAIN: None

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

3. (BOA22-0004) Hold a public hearing and consider a request from James Raney for a variance from Section 98-1032(b)(1)(b) - “Accessory Buildings” of the Code of Ordinances. The property is generally located South of Cardinal Dr. and West of Rocky Point Rd and is locally known as 6609 Red Bud Dr., Lot 28, Block 5 of the Red Bud Point subdivision.

Staff Presentation

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

- Variance Request
- Sec. 98-1032(b)(1)(b)
- Site Plan
- Aerial Photo
- Property Information
- Variance Request

Applicant Presentation

James Raney (4605 Tour 18 Dr., Flower Mound, TX 75022) answered questions and gave the presentation with the following items included:

- 6609 Red Bud
- Condition A
- Condition B
- Site Plan
- Condition C
- Condition D
- Site Plan
- Photos

Comments

No Comments.

PUBLIC COMMENTS CLOSED- 7:14 PM

Board Member Deliberation

Board Member Goodhart made a motion to approve the request from James Raney for a variance from Section 98-1032(b)(1)(b) - “Accessory Buildings” of the Code of Ordinances. The property is generally located South of Cardinal Dr and West of Rocky Point Rd and is locally known as 6609 Red Bud Dr, Lot 28, Block 5 of the Red Bud Point subdivision. Board Member Geddie seconded the motion.

VOTE ON THE MOTION

AYES: Jones, Geddie, Schultz, Sealy, Goodhart
NAYS: None
ABSTAIN: None

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

G. ADJOURNMENT – REGULAR SESSION – 7:16 PM.

TOWN OF FLOWER MOUND, TEXAS

GREGORY SCHULTZ
CHAIR

ATTEST:

EMILY CHAPMAN
ADMINISTRATIVE ASSISTANT