



**TOWN OF SHADY SHORES
ZONING BOARD OF ADJUSTMENTS
SPECIAL CALLED MEETING
NOVEMBER 14, 2016, 6:30 PM
SHADY SHORES COMMUNITY CENTER
101 S. SHADY SHORES ROAD
SHADY SHORES, TX 76208**

AGENDA

1. CALL TO ORDER

2. ROLL CALL

Establish a Quorum.

3. MINUTES:

Consider and act upon approval of the minutes from the June 13, 2016 Zoning Board of Adjustments.

Documents:

[ZBA MINUTES 06.13.2016.PDF](#)

4. PUBLIC HEARING:

Conduct a public hearing relative to a request made by Shing Mao for a variance to the side-yard setback for the property located at 200 Cove, in Shady Shores, Texas.

- A. Open Public Hearing
- B. Applicant
- C. Those in Favor
- D. Those Opposed
- E. Rebuttal, if Desired
- F. Close Public Hearing.

5. ACTION REGARDING PUBLIC HEARING: MAO REQUEST

Consider and take action relative to a request made by Shing Mao for a variance to the required side yard setback. Mr. Mao is requesting a 10' setback that is currently allowed per ordinance instead of the 15' required setback as indicated on the plat.

Documents:

[AGENDA MEMO 200 COVE DRIVE.PDF](#)
[VARIANCE REQUEST_REDACTED.PDF](#)
[BIG STAR HOMES SURVEY.PDF](#)
[ORIGINAL BUILDING PERMIT DOCUMENTS 200 COVE.PDF](#)
[SUBDIVISION ORDINANCE EXCERPT.PDF](#)

6. PUBLIC HEARING:

Conduct a public hearing relative to a request made by Kyle and Sheila Shipp for a

variance to the minimum side yard setback at 150 Whippoorwill in Shady Shores, Texas.

- A. Open Public Hearing
- B. Applicant
- C. Those in Favor
- D. Those Opposed
- E. Rebuttal if Desired
- F. Close Public Hearing

7. ACTION REGARDING PUBLIC HEARING: SHIPP REQUEST

Consider and take action relative to a request made by Kyle and Sheila Shipp for a variance to the side yard setbacks. The applicant is requesting permission to build 8' setback instead of the 10' setback as required in the Subdivision Ordinance.

Documents:

[AGENDA MEMO 150 WHIPPOORWILL.PDF](#)
[VARIANCE REQUEST SHIPP_REDACTED.PDF](#)
[RESPONSE TO VARIANCE.PDF](#)

8. ADJOURN

The Town Council reserves the right to adjourn into closed session at any time during the course of this meeting to discuss any of the matters listed on this agenda, as authorized by Texas Government Code Section 551.071 (Consultation with Attorney), 551.072 (Deliberation about Real Property), 551.073 (Deliberation about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.087 (Economic Development).

I, Cindy Aughinbaugh, Mayor of the Town of Shady Shores do hereby certify that the above notice of the Zoning Board of Adjustments was posted on the bulletin board at the Community Center, 101 S. Shady Shores Road, Shady Shores, Texas on _____ DAY OF _____ 2016, AT _____ P.M.

Cindy Aughinbaugh, Mayor

IN ADDITION, A QUORUM OF PLANNING AND ZONING MEMBERS MAY CHOOSE TO ATTEND THE COUNCIL MEETING POSTED ABOVE. THEREFORE, THIS IS A NOTICE OF A PLANNING AND ZONING MEETING AT THE SAME TIME AND PLACE, WITH THE SAME AGENDA AS THE COUNCIL. IN THE EVENT A QUORUM OF P&Z MEMBERS IS PRESENT AT THIS MEETING, NO ACTION OF THE MEMBERS WILL BE TAKEN. THIS NOTICE IS POSTED AT THE TIME STATED ABOVE.