TOWN OF SHADY SHORES
ZONING BOARD OF ADJUSTMENTS
JANUARY 11, 2016 6:30 P.M.
SHADY SHORES COMMUNITY CENTER
101 S. SHADY SHORES ROAD
SHADY SHORES, TX 76208

MINUTES

Cindy Spencer	**Mayor**	**Absent**
Cindy Aughinbaugh	**Mayor Pro-Tem**	**Present**
Charles Grimes	**Councilmember**	**Present**
Matthew Haines	**Councilmember**	**Present**
Paula Woolworth	**Councilmember**	**Present**
Tom Newell	**Councilmember**	**Present**

Also Present: Wendy Withers, Town Secretary; Amber Schuler, Deputy Town Secretary; Jim Shepherd, Town Attorney; Richard Arvizu, Town Engineer

1. CALL TO ORDER

Mayor Pro-Tem Cindy Aughinbaugh called the meeting to order at 6:30 pm.

2. ROLL CALL

Establish a Quorum.

Mayor Pro-Tem Cindy Aughinbaugh called the roll and a quorum was established for the record.

3. MINUTES:

Consider and act upon approval of the Zoning Board of Adjustment Minutes from December 14, 2015

Paula Woolworth made a motion to approve the minutes of the December 15, 2015 Zoning Board of Adjustments meeting. Tom Newell seconded the motion.

Discussion: None
AYES: Grimes, Haines, Aughinbaugh, Woolworth, Newell
NAYS: None
The motion passed unanimously.

4. PUBLIC HEARING (ARTERBERRY)

Conduct a public hearing relative to a request made by Jimmy Arterberry to remove the existing home at 203 Redbud Trail. Mr. Arterberry is requesting a variance to the lot size and structure size to build a 1800-2000 square foot structure.

A. **Open Public Hearing**- Mayor- Pro Tem Cindy Aughinbaugh opened the public hearing at 6:32 pm.

B. **Applicant**- John Wheat, 202 Redbud Trail spoke in favor of the request. Mr. Wheat lives across the street and stated that there were numerous drainage problems on Redbud Trail.

C. **Those In Favor** –

D. **Those Opposed-** No one spoke in opposition to the request.

E. **Rebuttal, if desired**

F. **Close Public Hearing-** Mayor Pro-Tem Cindy Aughinbaugh closed the public hearing at 6:35 pm.

Documents: AGENDA MEMO GARDNER PUBLIC HEARING GARDNER REQUEST.PDF

5. REQUEST FOR A VARIANCE (ARTERBERRY)

Consider and take action relative to a request made by Jimmy Arterberry for a variance to the zoning ordinance 256-5-2013. Mr. Arterberry is requesting a variance to the lot size and the structure size.

Jimmy Arterberry, the applicant was present and stated that he would like to build a new home due to foundation issues that he was experiencing. Mr. Arterberry stated that he would like to stay in the neighborhood as he liked his neighbors and he had an additional lot.

Councilmember Woolworth questioned the applicant about the second lot that had an accessory structure placed on it, making it a non-conforming use. Councilmember Woolworth went on to note that it might be easier to homestead the two properties as one lot instead of two.

Town Attorney Jim Shepherd stated that the lot could be replatted as an administrative plat upon review of the Town Attorney and the Town Engineer.

Matthew Haines made a motion to approve the variance request to build an 1800 square foot home if Mr. Arterberry agreed to re-plat the two lots. Tom Newell seconded the motion.

Discussion: None; it was noted that the fee that the Arterberry's paid for the variance request could be applied to the re-plat application.
AYES: Grimes, Haines, Aughinbaugh, Woolworth, Newell
NAYS: None

The motion passed unanimously.

8. ADJOURN

Matthew Haines made a motion to adjourn. Charles Grimes seconded the motion.

DISCUSSION: None
AYES: Aughinbaugh, Grimes, Haines, Woolworth, Newell
NAYS: None

The meeting was adjourned at 6:48 pm.

PASSED AND APPROVED THIS THE _____ DAY OF _____, 2016

APPROVED:

Cindy Aughinbaugh, Mayor Pro Tem

ATTEST:

Wendy Withers, Town Secretary

SECRETARY OF STATE
STATE OF TEXAS