



**TOWN OF SHADY SHORES
ZONING BOARD OF ADJUSTMENTS
REGULAR SESSION
JUNE 14, 2021; 6:40 PM
VIRTUAL AND PHYSICAL
SHADY SHORES COMMUNITY CENTER
101 S. SHADY SHORES ROAD
SHADY SHORES, TX 76208**

In response to the coronavirus pandemic, effective March 16, 2020, Texas Governor Abbott suspended certain Open Meeting rules to allow meetings of government bodies that are accessible to the public to decrease large groups of people from assembling. The suspension temporarily removes the requirement that government officials and members of the public be physically present at a meeting location.

TO VIEW THE MEETING LIVE: <https://shadyshorestx.civicclerk.com/>

AGENDA

1. MEETING LOG IN DIRECTIONS

1. Join Zoom Meeting

<https://us02web.zoom.us/j/87917822460?pwd=ZUw4SDYvMIJPcWJoeW9VVXdYWm1EZz09>

Meeting ID: 879 1782 2460

Passcode: 651002

One tap mobile

+13462487799,,87917822460#,,,,*651002# US (Houston)

+12532158782,,87917822460#,,,,*651002# US (Tacoma)

2. CALL TO ORDER

3. ROLL CALL

Establish a quorum

4. PUBLIC HEARINGS

1. PUBLIC HEARING – (Preston) Conduct a public hearing relative to a request made by Margarent and Jack Preston for a variance to the Zoning Ordinance Chapter 14, Article 1.2 Section (c) (6) for the Property Legally known as 411 Shady Oaks Circle.

A. Open Public Hearing

B. Applicant

C. Those in Favor

- D. Those Opposed
- E. Rebuttal
- F. Close Public Hearing

5. REGULAR AGENDA

- 1. Action Regarding Public Hearing- Consider and act on approval of a request made by Margaret and Jack Preston for a variance to the Zoning Ordinance.

6. ADJOURN

I, _____, _____ 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 _____, _____, at _____ .M.

Wendy Withers, Town Secretary



AGENDA MEMORANDUM

DATE: June 14, 2021
TO: Zoning Board of Adjustment
FROM: Wendy Withers, Town Administrator
SUBJECT: **PUBLIC HEARING – (Preston) Conduct a public hearing relative to a request made by Margaret and Jack Preston for a variance to the Zoning Ordinance Chapter 14, Article 1.2 Section (c) (6) for the Property Legally known as 411 Shady Oaks Circle.**

BACKGROUND/INFORMATION:

FINANCIAL IMPLICATIONS:

RECOMMENDATION/ACTION DESIRED:

Chapter 14, Article 1.2 Section (c) (6) which states: All "single-family" zoning districts may only have one residence per lot, unless a conditional use permit is applied for, and granted, by the Town Council. A violation of any condition of the permit may result in termination of the permit by the town council, or a violation of this zoning ordinance by the municipal court, or both.

Mr. and Mrs. Preston are requesting permission to live in their existing home while constructing a new home on their property. The Preston's are proposing construction of a 2890 square foot home, to be constructed on 5 acres. The existing home approximately 1300 square feet would be demolished and removed upon completion of the new home.

ATTACHMENTS/SUPPORTING DOCUMENTATION:

1. 411 W. Shady Oaks Circle- Preston_Redacted

REVIEWED BY:

ZONING VARIANCE APPLICATION

TO THE HONORABLE ZONING BOARD OF ADJUSTMENTS OF THE
TOWN OF SHADY SHORES, TEXAS:

I/WE, the undersigned owner(s) (Print) Margaret and Jack Preston
of all property within described do hereby file this, my/our Application for a Zoning Variance under
the provisions of the Zoning Ordinance of the Town of Shady Shores, Texas on said property, so
there may be permitted on said property the following Zoning Variance:

256-5-2013

301-06-2017 Sec A.1

The said property is located at: (Address) 411 West Shady Oaks Circle

Legal description: Survey Bartlett Eaves Survey Abstract 388

Lot _____ Block _____ Total Acreage _____

Said property is currently zoned: Residential

Proposed development plans are/are not submitted herewith, explanation if any.

Article 1.2 (c)(6)

Explanation of hardship:

Request to live in current house while the new
house is being built. Current residence will be
removed/demo'd after moving into new residence.

I/We REPRESENT AND CERTIFY that I/We own said property and have full authority to make
and file this application. I/We have read in full the attached Zoning Variance Request Packet and
acknowledge that the variance application fee is non-refundable.

Margaret Preston
SIGNATURE(S)

4/27/2021
DATE

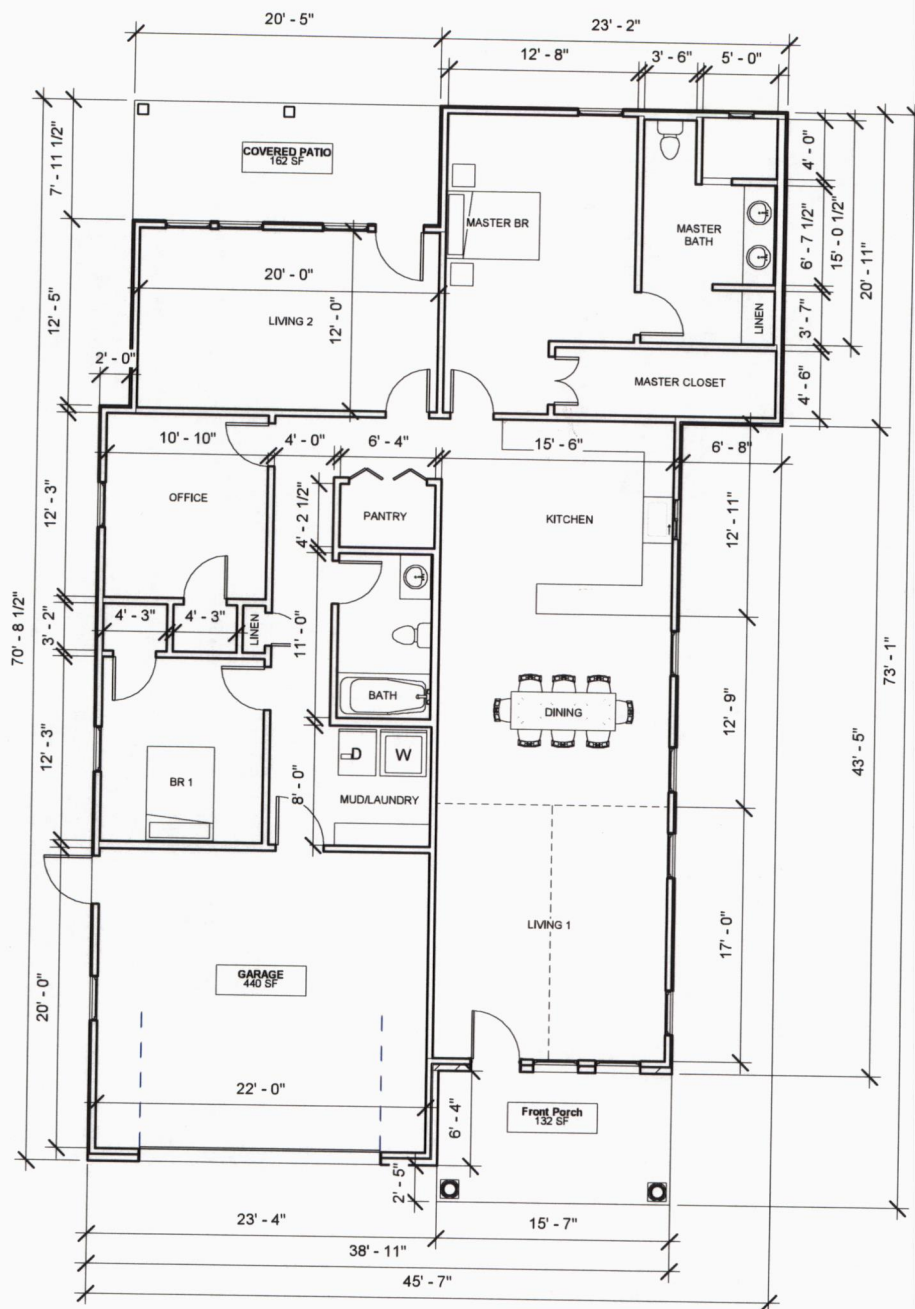
[Redacted]
E-MAIL ADDRESS

[Redacted]
PHONE NUMBER

OFFICE USE ONLY BELOW

- ☒ Letters sent to property owners within
200-foot of subject property 10-days
prior to meeting but no more than 20-
days prior
- ☒ Legal notice published in official
newspaper 10-days prior to meeting but
no more than 20-days prior 5/30/2021

Date Received: 4/28/2021
Receipt #: 9188
Check #: 9188
Received by: Wendy K. [Signature]



TOTAL SLAB SF: 2890 SF
 TOTAL GARAGE SF: 440 SF
 TOTAL PORCHES SF: 295 SF
 TOTAL LIVING SF: 2080 SF

TOTAL ROOF SF: 3720 SF
 ROOF SQUARES: 40 SQUARES
 SOFFIT: 1'-6"
 ROOF TYPE: SHINGLE
 TOTAL BRICK SF: 175 SF
 TOTAL STONE SF: 300 SF
 TOTAL SIDING SF: 1740 SF

TOTAL CARPET SF: 705 SF
 TOTAL LAMINATE SF: 1160 SF
 TOTAL TILE SF: 185 SF
 TOTAL SHEETROCK SF: 8155 SF
 TOTAL GRN SHTRCK SF: 275 SF
 TOTAL CABINET LF: 55 LF
 TOTAL MIRROR LF: 10 LF

1 FLOOR PLAN
 1/8" = 1'-0"

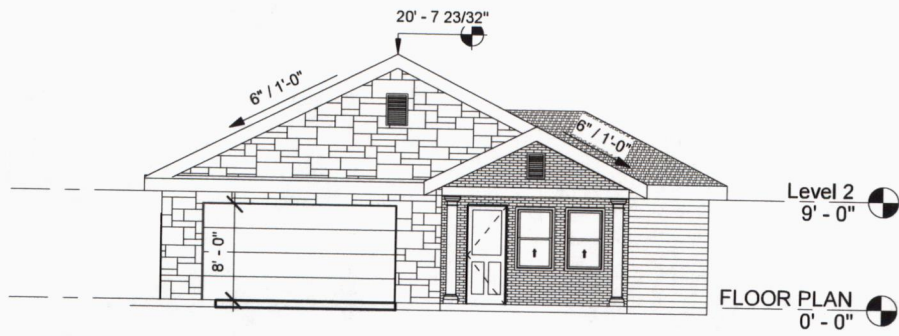
FLOOR PLAN

Armstrong
 Master
 Builders

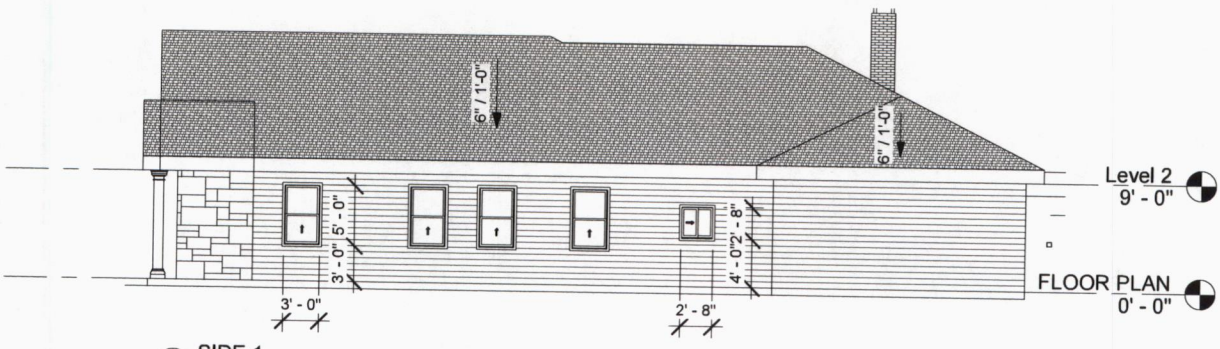
411 Shady Oak Cir

Date 4/1/2021
 Drawn by Lance Moltzan

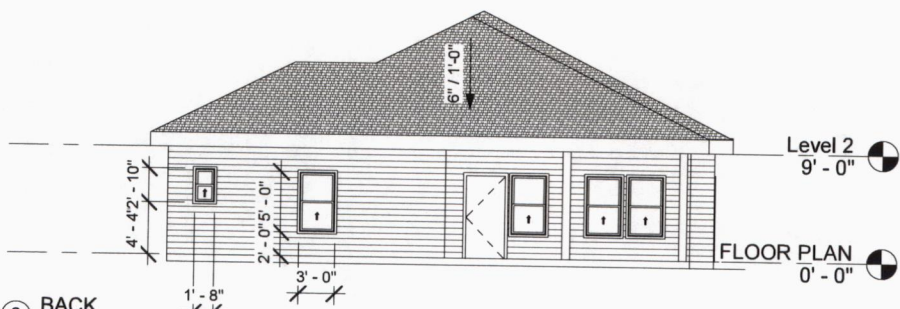
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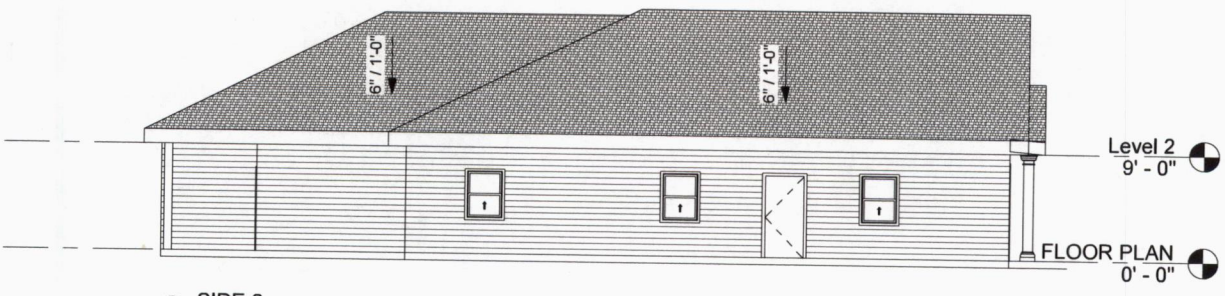
① FRONT
1" = 10'-0"



② SIDE 1
1" = 10'-0"



③ BACK
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④ SIDE 2
1" = 10'-0"

ELEVATIONS	Armstrong Master Builders	PRESTON RESIDENCE Date4/1/2021 Drawn byLance Moltzan Scale 1" = 10'-0"
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AGENDA MEMORANDUM

DATE: June 14, 2021
TO: Zoning Board of Adjustment
FROM: Wendy Withers, Town Administrator
SUBJECT: Action Regarding Public Hearing- Consider and act on approval of a request made by Margaret and Jack Preston for a variance to the Zoning Ordinance.

BACKGROUND/INFORMATION:

FINANCIAL IMPLICATIONS:

RECOMMENDATION/ACTION DESIRED:

Consider and act on approval of the request for a variance.

ATTACHMENTS/SUPPORTING DOCUMENTATION:

1. 411 W. Shady Oaks Circle- Preston_Redacted

REVIEWED BY:

ZONING VARIANCE APPLICATION

TO THE HONORABLE ZONING BOARD OF ADJUSTMENTS OF THE
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Margaret Preston
SIGNATURE(S)

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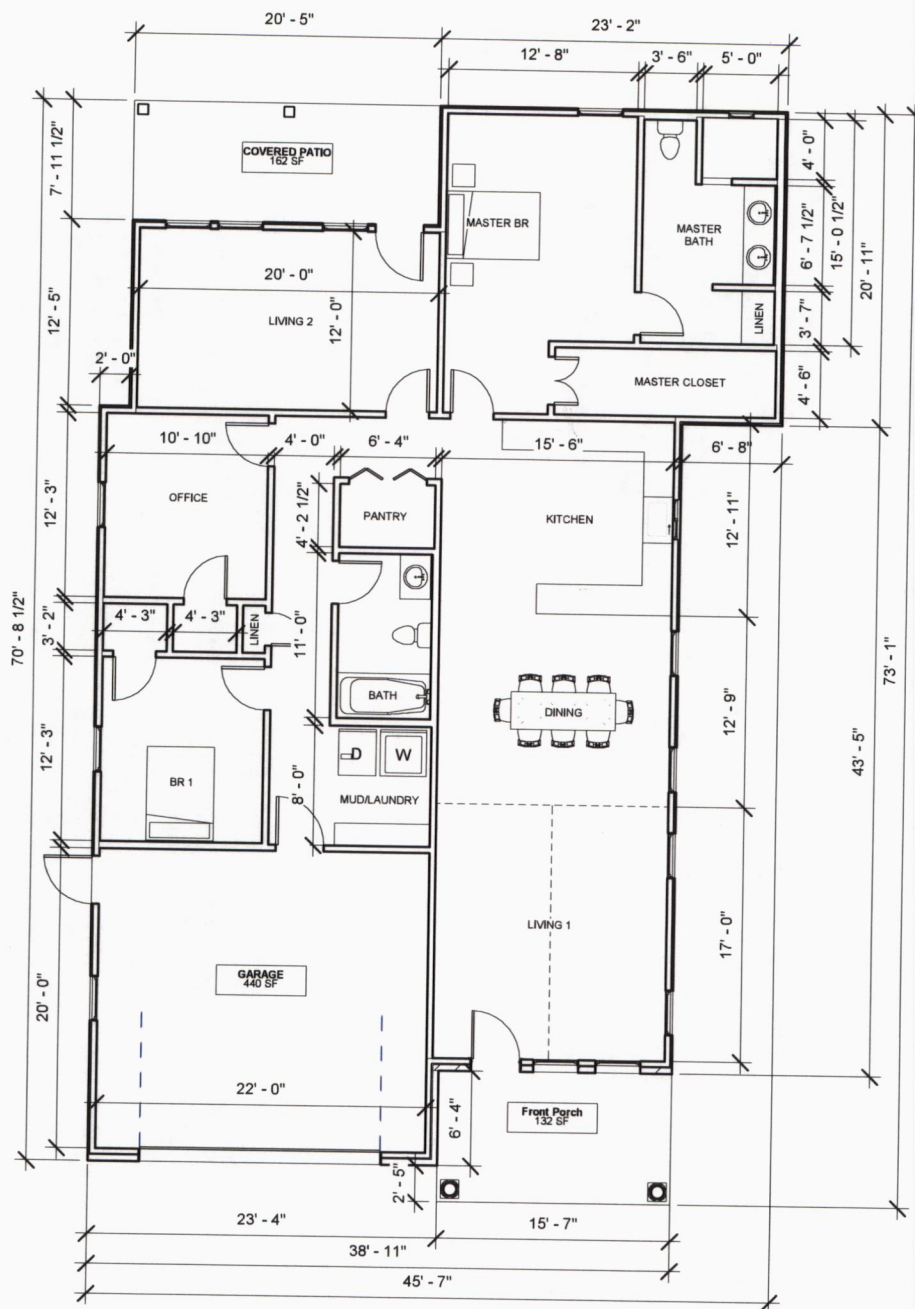
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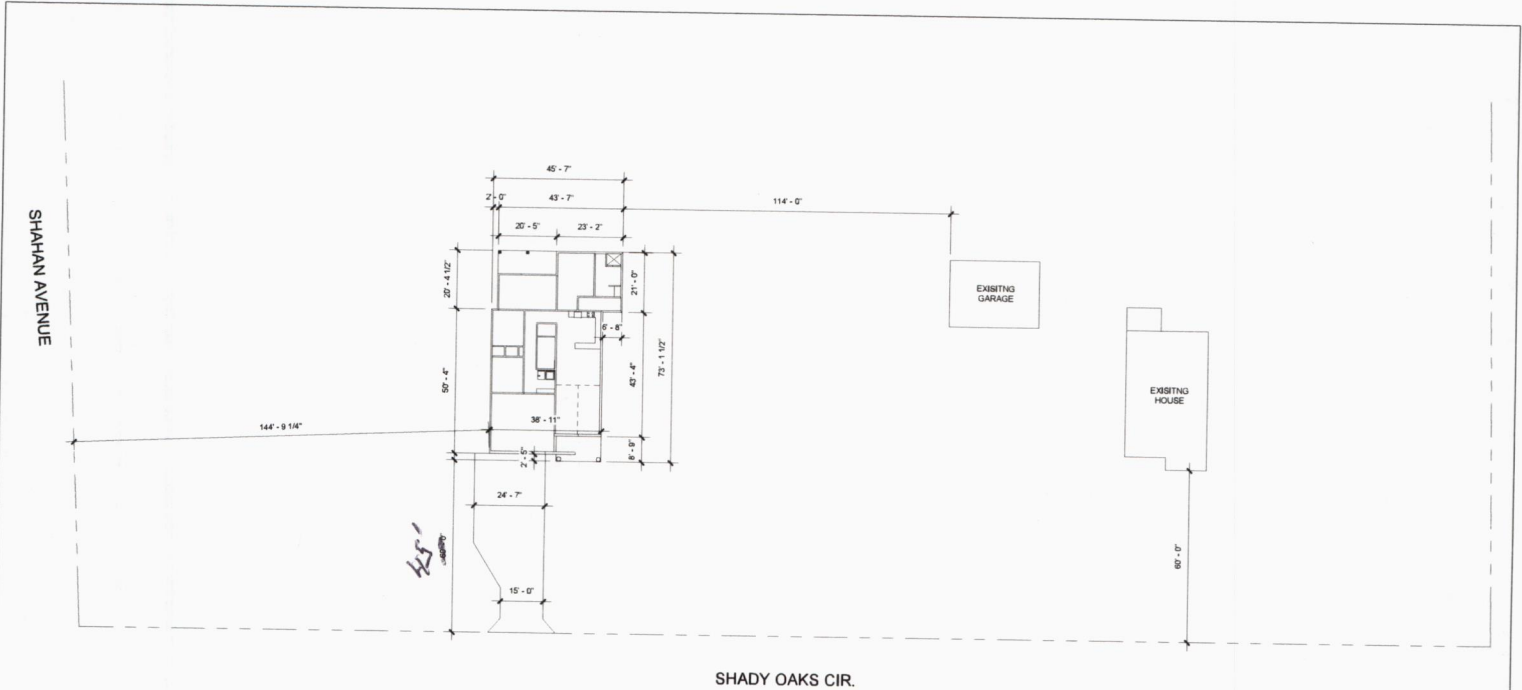
FLOOR PLAN

Armstrong
 Master
 Builders

411 Shady Oak Cir

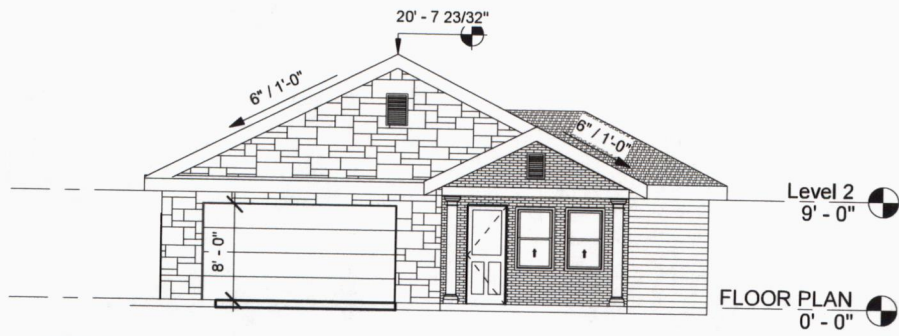
Date 4/1/2021
 Drawn by Lance Moltzan

Scale 1/8" = 1'-0"

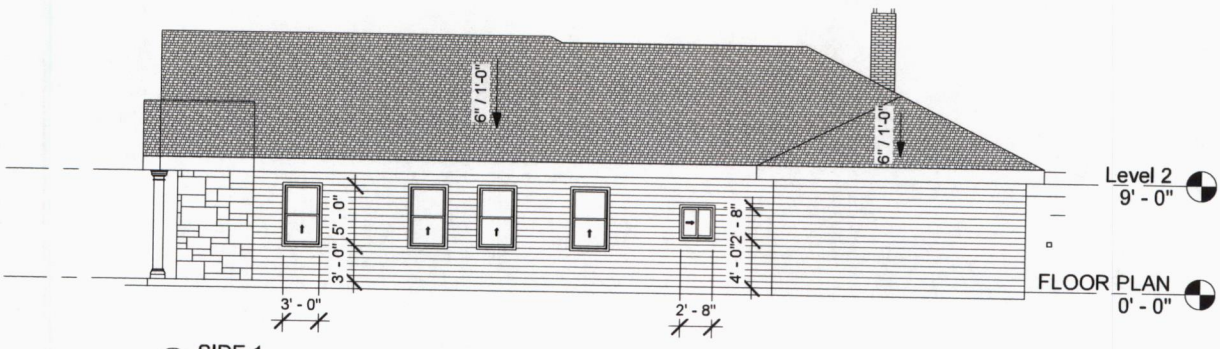


1 SITE PLAN
1/32" = 1'-0"

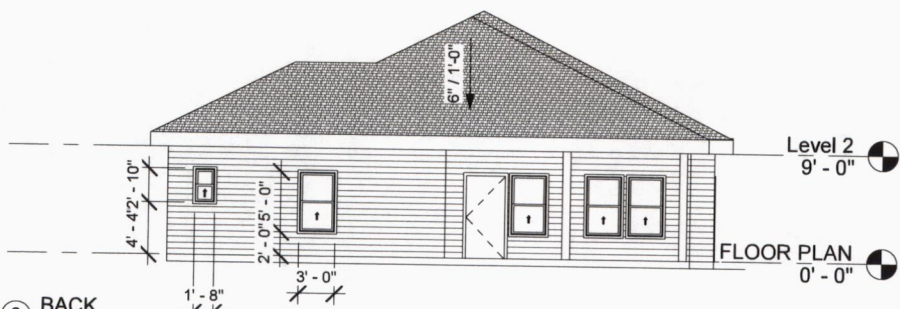
SITE PLAN	Armstrong Master Builders	411 W SHADY OAKS CIR. SHADY SHORES, TX	PRESTON RESIDENCE	
			Date	4/1/2021
			Drawn by	Lance Moltzan
			Scale	1/32" = 1'-0"



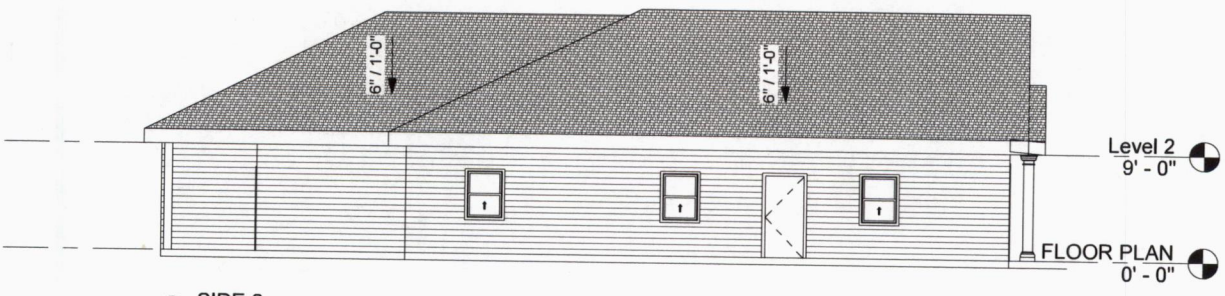
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