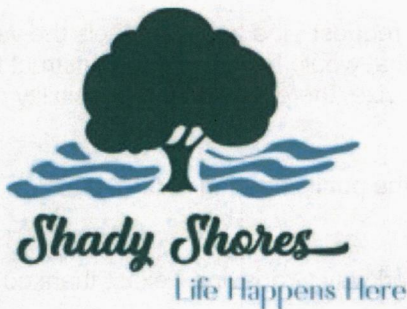




SHADY SHORES ZONING BOARD OF ADJUSTMENTS

MARCH 21, 2022; 6:30 PM

SHADY SHORES COMMUNITY CENTER

101 S. SHADY SHORES ROAD

SHADY SHORES, TX 76208

MINUTES

MEMBERS PRESENT

Cindy Aughinbaugh	Mayor	Present
Tom Newell	Mayor Pro Tem	Present
Charles Grimes	Councilmember	Present
Jeff Belton	Councilmember	Present
Bill Emsoff	Councilmember	Absent
Mike Nowels	Councilmember	Present

Staff Present: Wendy Withers, Town Administrator; Amber Schuler, Deputy Town Secretary; Jim Shepherd, Town Attorney; Katie Klein, Community Relations.

1. CALL TO ORDER

Mayor Aughinbaugh called the meeting to order at 6:45 pm.

2. ROLL CALL

Establish a quorum

Mayor Aughinbaugh called the roll and a quorum was established for the record.

3. MINUTES:

1. Consider and act on approval of the minutes of the June 14, 2021 Zoning Board of Adjustments Meeting.

Tom Newell made a motion to approve the minutes of the June 14, 2021, Zoning Board of Adjustments meeting. Charles Grimes seconded the motion.

Discussion: None

Ayes: Newell, Grimes, Belton, Nowels

Nays: None

The motion passed unanimously.

4. PUBLIC HEARINGS

1. PUBLIC HEARING –(Toll Brothers) Conduct a public hearing relative to a request for a variance to the lot size coverage for the following lots in the subdivision known as Lakeside at Cielo Ranch (located in the Cielo Ranch Subdivision- McClintock Drive) , Block A, Lots 3,4,5 and Block A Lots 24,25,26,27 and 28.

A. Staff Report

Staff gave an overview of the request ; the applicant feels the variance is necessary for reasonable use of the land and % is based on what would be needed to construct these homes. The applicant feels that without the variance to the lot size, there would be a possibility of duplicating home designs on the lots.

B. Open Public Hearing

Mayor Aughinbaugh opened the public hearing at 6:47 pm.

C. Applicant

Demerius 2555 Southwest Parkway Grapevine Texas, thanked everyone for coming out this evening.

D. Those in Favor

- Read comments received from residents unable to be present at the meeting.

Omar Oweis 5225 Las Colinas Texas stated that he has worked with Toll Brothers in many other communities and was in support of the request. Mr. Oweis stated that Toll Brothers could still build the house, but they would like to build a home that would increase the value of the properties in the subdivision.

E. Those Opposed

- Read comments received from residents unable to be present at the meeting.

Mayor Aughinbaugh read a response opposing the request from Matt Michel Randal DuPape, 121 Paradise Cove, would like to reiterate that the request should not be granted.

Tom Spencer, 203 W. 6th Street, spoke in opposition to the request.

Sean McBride 301 Paradise Cove, how did the 30% get overlooked by the developers?

Lisa Lindgren 1020 Cheyenne Court; stated that she was the HOA board president when the development was approved and that promises had been made that the houses would be a one-story home Ms. Lindgren stated that the houses were large enough and seemed to be too big for the lots. Ms. Lindgren further stated that it was disappointing to see what was being built.

F. Rebuttal

The applicant stated that if the variance to the lot coverage was granted the homes would still be built within the required setbacks.

G. Close Public Hearing

The public hearing was closed at 7:19 pm.

5. REGULAR AGENDA

1. Action Regarding Public Hearing- (Toll Brothers) Consider and act on the request for a variance to the lot size coverage made by Toll Brothers for the following lots: Block A, Lots 3,4,5 and Block A Lots 24,25,26,27 and 28

Councilmember Tom Newell asked the developer if it was possible to build a smaller home.

Councilmember Newell stated that he had reviewed other homes on the Toll Brothers website, and it seemed that there were some smaller homes that would fit within the permissible lot coverage.

Councilmember Mike Nowels stated that to change the lot coverage the grading would need to be changed and the pad sites had already been approved and signed off.

Councilmember Charles Grimes feels like clear direction had been given when the subdivision was approved, Mr. Grimes stated he wasn't in favor of the variance because he didn't see a hardship.

Town Attorney Jim Shepherd advised the Town Council that they could grant less than what the applicant was requesting, however; it was not appropriate to grant more. It would be a totally different request to increase the number of smaller homes on the property as the development agreement called for a minimum structure size.

It was proposed that the applicant could revise the request for a variance to only 4 lots as opposed to 8 lots.

Mike Nowels made a motion to table the agenda item. Tom Newell second.

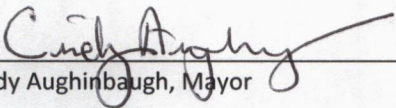
Discussion: None
Ayes: Grimes, Belton, Nowels, Newell
Nays: None
The motion passed unanimously.

6. ADJOURN

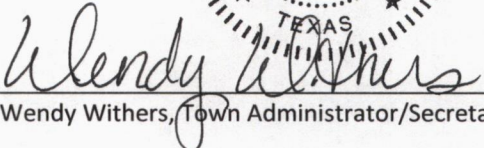
The meeting was adjourned at 8:15 pm.

PASSED AND APPROVED THIS THE 7th DAY OF November, 2022

APPROVED:


Cindy Aughinbaugh, Mayor

ATTEST:



Wendy Withers, Town Administrator/Secretary