



**TOWN OF SHADY SHORES
PLANNING AND ZONING COMMISSION
REGULAR SESSION
MARCH 9, 2017; 7:00 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 on approval of the February 23, 2017 Planning and Zoning Commission meeting minutes.

Documents:

[PZ MINUTES 02.23.2017.PDF](#)

4. SUBDIVISION ORDINANCE AMENDMENTS:

Consider and take any appropriate action relative to the final version of proposed changes to the Subdivision Ordinance.

Documents:

[AGENDA MEMO SUBDIVISION ORDINANCE 03.09.2017.PDF](#)

5. WORKSESSION -COMPREHENSIVE ZONING ORDINANCE

Consider and discuss the previous work done regarding the revision of the Town of Shady Shores Zoning ordinance relative to the area known as Old Town Shady Shores or the Historic District in Shady Shores. Consider and take any appropriate action.

Documents:

[AGENDA MEMO SUBDIVISION ORDINANCE 03.09.2017.PDF](#)
[PROPOSED MAP HISTORIC SS.PDF](#)

6. ADJOURN

I, Wendy Withers, Town Secretary of the Town of Shady Shores do hereby certify that the above notice of the Planning and Zoning Commission Meeting was posted on the bulletin board at the Community Center, 101 S. Shady Shores Road, Shady

Shores, Texas on _____ day of _____, 2017 at _____.

Approved:

Wendy Withers, Town Secretary

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



**TOWN OF SHADY SHORES
PLANNING AND ZONING COMMISSION
SPECIAL CALLED MEETING
FEBRUARY 23, 2017; 7:00 PM
SHADY SHORES COMMUNITY CENTER
101 S. SHADY SHORES ROAD**

MINUTES

Allen Lea	Chairman	Present
Rebecca Morgan	Vice-Chairman	Present
Tom Spencer	Commissioner	Present
Tillman Strahan	Commissioner	Present
Paul Brown	Commissioner	Present
Linda Winter	Commissioner-Alternate	Present

Also Present: Wendy Withers, Town Secretary; Jim Shepherd, Town Attorney; Jack Nelson, Alderman Place 4

1. CALL TO ORDER

Chairman Allen Lea called the meeting to order at 7:00 pm.

2. ROLL CALL

Establish a quorum

Chairman Lea called the roll and a quorum was established for the record.

3. MINUTES

Consider and act on approval of the February 2, 2017 Planning and Zoning Commission meeting minutes.

Documents: 1. [PZ MINUTES 02.02.2017-1.PDF](#)

Rebecca Morgan made a motion to approve the minutes of the February 2, 2017 Planning and Zoning Commission. Tillman Strahan seconded the motion.

DISCUSSION: None

AYES: SPENCER, STRAHAN, LEA, MORGAN, BROWN

NAYS: None

The motion passed unanimously.

4. SUBDIVISION ORDINANCE AMENDMENTS:

Conduct a worksession relative to proposed changes to the Town of Shady Shores Subdivision Ordinance. Consider and take any appropriate action.

Documents:

- 1. [AGENDA MEMO SUBDIVISION ORDINANCE 02.23.2017.PDF](#)

Rebecca Morgan motion to forward the revised document to the Town Council with the proposed changes. Tillman Strahan seconded the motion.

DISCUSSION: Commissioner Strahan stated that he felt the ordinance was a good one. Commissioner Spencer also stated that he felt that the Planning and Zoning Commission had made a good effort on the revisions.

AYES: SPENCER, STRAHAN, LEA, MORGAN, BROWN
NAYS: None

The motion passed unanimously.

5. FUTURE AGENDA ITEMS

Conduct a worksession relative to future agenda items.

Chairman Lea suggested that the Planning and Zoning Commission review the changes that had been previously worked regarding the zoning of the area known as Old Town Shady Shores.

6. ADJOURN

Tom Spencer made a motion to adjourn. Tillman Strahan seconded the motion.

DISCUSSION: NONE
AYES: SPENCER, STRAHAN, LEA, MORGAN, BROWN
NAYS: None

The motion passed unanimously and the meeting was adjourned at 8:16 pm.

PASSED AND APPROVED THIS THE _____ DAY OF _____, 2017.

APPROVED:

Allen Lea, Chairman

ATTEST:

Wendy Withers, Town Secretary



To: Chairman Allen Lea and Commissioners
From: Wendy Withers, Town Secretary
CC: Jim Shepherd, Town Attorney; Richard Arvizu
Date: 03/09/2017
Re: Subdivision Ordinance

ACTION REQUESTED: Review final proposed changes to the Subdivision Ordinance.

BACKGROUND: The Planning and Zoning Commission has been reviewing the Subdivision Ordinance and making suggestions for clarification and simplification of the ordinance.

The final version was approved by Planning and Zoning Commission for submission to the Town Council. The final version is available for review prior to the Town Council meeting on March 13, 2017.

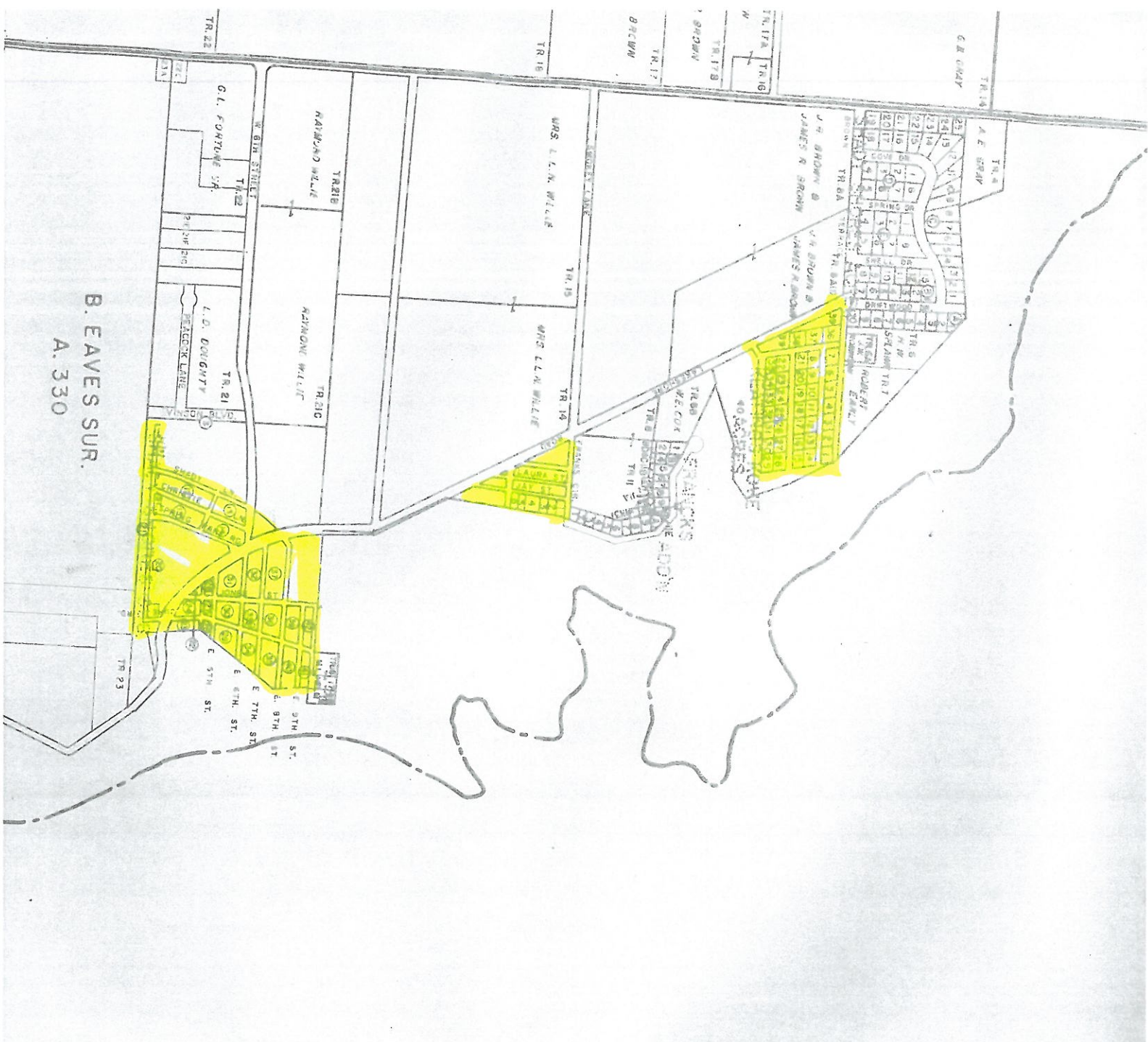


To: Chairman Allen Lea and Commissioners
From: Wendy Withers, Town Secretary
CC: Jim Shepherd, Town Attorney; Richard Arvizu
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B. EAVES SUR.
A. 330

- MIN ROW WIDTH - 20 FT
- MIN LOT SIZE 4400 SF
- MIN HOUSE SIZE 1200 SF
- SETBACKS
 - FRONT - 10 FT
 - REAR - 10 FT
 - SIDE 5 FT
- MIN 2 OFF STREET PARKING SPACES
- MIN 20 FT TO GARAGE DOOR