



TOWN OF SHADY SHORES
PLANNING AND ZONING COMMISSION
REGULAR SESSION
JUNE 8, 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 May 11, 2017 Planning and Zoning Commission meeting minutes.

Documents:

[PZ MINUTES 05.11.2017.PDF](#)

4. PUBLIC HEARING- CONDITIONAL USE PERMIT PASSONS

Conduct a public hearing relative to a request made by Teresa Passons for a conditional use permit to operate a mobile home park at 214 W. Shady Shores Road.

- A. Open Public Hearing
- B. Applicant
- C. Those in favor of the request
- D. Those opposed to the request
- E. Rebuttal
- F. Close Public Hearing

Documents:

[AGENDA MEMO CONDITIONAL USE PERMIT PASSONS- PUBLIC HEARING.PDF](#)

4.I. CONDITIONAL USE PERMIT

Consider and take any appropriate action relative to a request made by Teresa Passons for a conditional use permit to operate a mobile home park at 214 W. Shady Shores road.

Documents:

[AGENDA MEMO CONDITIONAL USE PERMIT PASSONS.PDF](#)
[REQUEST FOR CONDITIONAL USE PERMIT PASSONS_REDACTED.PDF](#)
[ARTICLE 2.6 REGULATIONS FOR MANUFACTURED HOUSING.PDF](#)
[ORDINANCE 170-05-2005.PDF](#)
[PASSONS CONDITIONAL USE PERMIT.PDF](#)

5. PUBLIC HEARING- ZONING ORDINANCE

Conduct a public hearing relative to the following proposed changes to the Town of Shady Shores Zoning Ordinance:

- 1. Subsection c. General is amended to add (6) - regulating the number of single family homes on a property.
- 2. ARTICLE 2.5 "R-2000 -1/2" RESIDENTIAL DISTRICT REGULATIONS - restated to clarify the minimum lot size.
- 3. Article 2.6 Manufactured and Industrial Housing regulations restating Section 6 (c) (4) requiring a manufactured home to be placed on a permanent concrete foundation.
- 4. Establishing a comprehensive zoning plan and creating an historic district.

- A. OPEN THE PUBLIC HEARING
- B. THOSE IN FAVOR
- C. THOSE OPPOSED
- D. CLOSE PUBLIC HEARING

Documents:

[MEMO-PZ ORDINANCE 256 12.08.2014.PDF](#)
[ORDINANCE 256-5-2013.PDF](#)
[ZONINGORDINANCE-AMENDING ORDINANCE.PDF](#)

6. ZONING ORDINANCE

Consider and take any appropriate action relative to the proposed changes to the Town of Shady Shores Zoning Ordinance as proposed.

- 1. Subsection c General is amended to add (6) regulating the number of single family homes permitted on a property.
- 2. ARTICLE 2.5 "R-2000 -1/2" RESIDENTIAL DISTRICT REGULATIONS -restated to clarify the minimum lot size.
- 3. Article 2.6 Manufactured and Industrial Housing regulations restating Section 6 (c) (4) requiring a manufactured home to be placed on a permanent concrete foundation.
- 4. Establishing a comprehensive zoning plan and creating an historic district.

Documents:

[SKMBT_C36017060100540.PDF](#)
[ZONINGORD-HISTORICALDIST \(2\) UPDATED 05.11.2017.PDF](#)
[PROPOSED MAP HISTORIC SS.PDF](#)

7. ADJOURN

I, Wendy Withers, Town Secretary for 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 of the Community Center, 101 S. Shady Shores Road, Shady Shores, Texas on the ____day of _____, 2017 at _____ P.M.

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.