



**TOWN OF SHADY SHORES
PLANNING AND ZONING COMMISSION
APRIL 14, 2016, 7:00 PM
SHADY SHORES COMMUNITY CENTER
101 S. SHADY SHORES ROAD
SHADY SHORES ROAD, TX 76208**

MINUTES

Allen Lea	Chairman	Present
Rebecca Morgan	Vice-Chairman	Present
Tom Spencer	Commissioner	Present
Jack Nelson	Commissioner	Absent
Paul Brown	Commissioner	Absent
Tillman Strahan	Alternate	Present

Also present: Wendy Withers, Town Secretary; Jim Shepherd, Town Attorney; Richard Arvizu, Town Engineer

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 March 16, 2016, Planning and Zoning Commission meeting minutes.

Documents: [PZ DRAFT MINUTES 03.16.2016.DOCX](#)

Tillman Strahan made a motion to approve the minutes of the March 16, 2016 Planning and Zoning Commission Meeting. Rebecca Morgan seconded the motion.

DISCUSSION: None

AYES: Spencer, Strahan, Lea, Morgan

NAYS: None

This motion passed unanimously.

4. ACCESSORY STRUCTURE ORDINANCE (279-07-2015)

CLARIFICATION

Conduct a discussion relative to the Accessory Structure Ordinance and clarify the regulations for a Type 2 Accessory Structure. Recommend amendments to Town Council if necessary.

Documents: [MEMO PZ ACCESSORY STRUCTURE ORDINANCE 04.11.2016.PDF](#), [ORDINANCE NO. 279-07-2015.PDF](#)

Commissioners clarified that this section applies to carports only. In addition the roofing materials should be architecturally similar to the house.

5. SUBDIVISION ORDINANCE AMENDMENTS:

Conduct a worksession relative to amending the subdivision ordinance to address the proper sizing of culverts.

Documents: [SUBDIVISION ORDINANCE REVIEW AND CULVERT SIZING MEMO 4.11.2016.PDF](#), [CULVERT AND DRIVE APPROACH CHECKLIST - MESQUITE TEXAS.PDF](#), [ORDINANCE 130.PDF](#)

Commissioners conducted a worksession relative to proposed changes to the subdivision ordinance.

Points of discussion included-

1. Distinction between roadway and driveway culverts
2. Determining a process to size driveway culverts for replacements and new construction.
3. Determine whether or not to require headwalls in driveway construction
4. Discuss the intent and requirements for a concept plan.
5. Address the discrepancies between the City of Denton drainage requirements and those listed in the subdivision ordinance.

6. ADJOURN

Rebecca Morgan made a motion to adjourn. Tom Spencer seconded the motion.

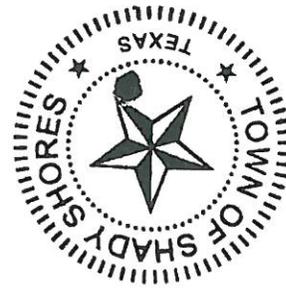
DISCUSSION: None
AYES: Spencer, Strahan, Lea, Morgan
NAYS: None

The motion passed unanimously.

Approve:



Allen Lea, Chairman



Attest:


Wendy Withers, Town Secretary

