



TOWN OF SHADY SHORES
PLANNING AND ZONING COMMISSION
REGULAR SESSION
DECEMBER 8, 2016; 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 November 10, 2016 regular Planning and Zoning Commission meeting and the November 17, 2016 special called meeting.

Documents:

[PZ MINUTES 11.10.2016.PDF](#)

[PZ 11.17.2016 SPECIAL CALLED MEETING.PDF](#)

4. SUBDIVISION ORDINANCE AMENDMENTS:

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

Documents:

[AGENDA MEMO SUBDIVISION ORDINANCE 11.30.2016.PDF](#)

[SUBDIVISION ORDINANCE REVIEW AND CULVERT SIZING MEMO
06.06.2016.PDF](#)

5. THOROUGHFARE PLANNING WORKSESSION

Conduct a worksession relative to thoroughfare planning. Review the Denton County Thoroughfare Plan (DRAFT) and provide any comments to Denton County regarding this document. Consider and take any and all appropriate action relative to the review.

Documents:

[AGENDA MEMO THOROUGHFARE PLAN 11.30.2016.PDF](#)

[SSTX THOROUGHFARE DRAFT 12032016.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 _____, 2016 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
REGULAR SESSION
NOVEMBER 10, 2016 7:00 PM
SHADY SHORES COMMUNITY CENTER
101 S. SHADY SHORES ROAD
SHADY SHORES, TX 76208**

AGENDA

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

Also Present: Wendy Withers, Town Secretary; Jim Shepherd, Town Attorney

1. CALL TO ORDER

Chairman Lea called the meeting to order at 7:02 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 October 25, 2016, Planning and Zoning Commission meeting minutes.

Documents:

[PZ MINUTES 10.25.2016.PDF](#)

Rebecca Morgan made a motion to approve the minutes of the October 25, 2016 Planning and Zoning Commission meeting. Paul Brown seconded the motion.

DISCUSSION: NONE

AYES: Spencer, Winter, Morgan, Brown

NAYS: NONE

The motion passed unanimously.

4. SUBDIVISION ORDINANCE AMENDMENTS:

Conduct a work session relative to proposed revisions to the Town of Shady Shores Subdivision Ordinance. Consider and take action relative to revision and proposed changes to the Town of Shady Shores Subdivision Ordinance.

Documents:

1. [AGENDA MEMO SUBDIVISION ORDINANCE 10.25.2016.PDF](#)
2. [SUBDIVISION ORDINANCE REVIEW AND CULVERT SIZING MEMO 06.06.2016.PDF](#)

A work session was conducted to review the remainder of the subdivision ordinance. Chairman Lea stated that he would schedule time to meet with the Town Engineer Richard Arvizu and review the items that need his comments.

5. ADJOURN

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

DISCUSSION: None

AYES: Spencer, Strahan, Lea, Morgan, Brown

NAYS: None

The motion passed unanimously and the meeting was adjourned at 9:30 pm.

PASSED AND APPROVED THIS THE _____ DAY OF _____, 2016.

APPROVED:

Allen Lea, Chairman

ATTEST:

Wendy Withers, Town Secretary



**TOWN OF SHADY SHORES
PLANNING AND ZONING COMMISSION
SPECIAL CALLED MEETING
NOVEMBER 17th, 2016 7:00 PM
SHADY SHORES COMMUNITY CENTER
101 S. SHADY SHORES RD
SHADY SHORES, TX 76208**

MINUTES

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

Also Present: Wendy Withers, Town Secretary; Jim Shepherd, Town Attorney

1. CALL TO ORDER

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

2. ROLL CALL

Establish a quorum

3. ADKISSON RANCH FINAL PLAT AND CONSTRUCTION PLANS

Receive information relative to the status of the preliminary plat, and approval of final plat and construction plans for Adkisson Ranch:

59.498 Acres in the W.D. Durham Survey, Abstract No. 330, the proposed plat contains 83 lots and 5 common areas.

Documents:

1. [01\) FP SHT.1.PDF](#)
2. [02\) FP SHT.2.PDF](#)
3. [06113H-00 CSP 2016-11-10.PDF](#)

Michael Linnet 140 Hidden Valley Airpark addressed the Planning and Zoning Commission regarding his concerns that the developers of the property were not likely (in his opinion) to follow the ordinances and rules of Shady Shores.

Dorothy Van Duyn, President of the Hidden Valley Airpark, 123 Hidden Valley Airpark, expressed concerns that the developers and future residents be aware that they were moving next to an air park to avoid future problems.

Town Engineer Richard Arvizu reported that he would recommend a conditional approval of final plat and the construction plans based on his review of the most recent submittal. There were a few small issues that he had asked the project engineer Tim Martin to address.

4. ACTION REGARDING ADKISSON RANCH

Consider and take all appropriate action regarding a recommendation to the Town Council regarding the preliminary plat, the final plat and construction plans for Adkisson Ranch: 59.498 Acres in the W.D. Durham Survey, Abstract No. 330, the proposed plat contains 83 lots and 5 common areas.

Town Attorney Jim Shepherd stated that there were going to be some other submittals required by the town before construction could begin on the project. Some of those included:

1. Cost Estimate
2. Letter of Credit
3. Two (2) Year maintenance bond

In addition, Mr. Shepherd stated that although there was a typo in the Zoning Ordinance that referred to a half acre lot as a 22,000 square foot lot. The intent of the ordinance was that lots were to be ½ acre in size which is actually 21,780 square feet. Mr. Shepherd asked the Zoning Commission if anyone had a difference of opinion. Members agreed that the intent of the ordinance had always been ½ acre lots.

Vice Chairman Rebecca Morgan expressed concerns that construction done during school hours might expose the children to danger.

Commissioner Winter expressed concern regarding damage to Garza Road with the increased traffic. Ms. Winter stated she just wanted to make sure everyone was aware that the road would need repairs in the future.

Paul Brown made a motion to give conditional approval of the final plat and construction plans for Adkisson Ranch subject to the Town Engineers recommendations. Rebecca Morgan seconded the motion.

DISCUSSION: NONE

AYES: Winter, Morgan, Brown, Lea

NAYS: NONE

The motion passed unanimously.

5. ADJOURN

Rebecca Morgan made a motion to adjourn. Paul Brown seconded the motion.

DISCUSSION: None

AYES: Winter, Morgan, Brown, Lea

NAYS: None

The motion passed unanimously and the meeting adjourned at 7:55.

PASSED AND APPROVED THIS THE _____ DAY OF _____, 2016.

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: 11/30/2016
Re: Subdivision Ordinance

ACTION REQUESTED: Review proposed changed 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. Continued review of the Subdivision Ordinance.



To: Allen Lea, Chairman and Commissioners
From: Wendy Withers, Town Secretary
CC: Jim Shepherd, Town Attorney
Date: 06/06/2016
Re: Amendments to the Subdivision Ordinance

ACTION REQUESTED: Consider and take action relative to additional amendments to the Subdivision.

BACKGROUND INFORMATION: The Planning and Zoning Commission has been in the process of reviewing the subdivision ordinance at during previous regular meetings. A sample ordinance has been provided for review as well as the Current Subdivision Ordinance.



To: Chairman Allen Lea and Commissioners
From: Wendy Withers, Town Secretary
CC: Jim Shepherd, Town Attorney; Richard Arvizu, Town Engineer
Date: 11/30/2016
Re: Thoroughfare plan Worksession

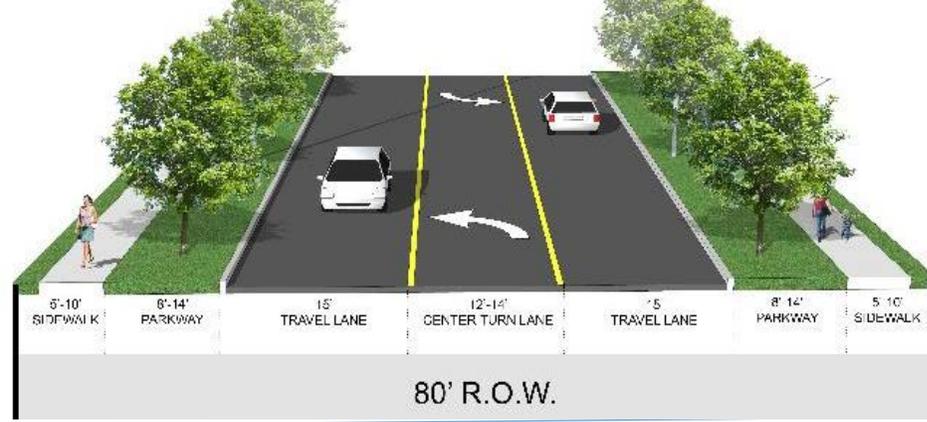
ACTION REQUESTED: Conduct a worksession relative to thoroughfare planning. Review the Denton County Thoroughfare Plan (DRAFT) and provide any comments to Denton County regarding this document. Consider and take any and all appropriate action relative to the review.

BACKGROUND: Commissioners have reviewed a proposed thoroughfare plan for the Town of Shady Shores. At the most recent discussion, Town Engineer Richard Arvizu recommended that the Planning and Zoning Commission should review the proposed Denton County Thoroughfare plan. A copy of the draft document is included in your packet. Denton County will need to advertise a public hearing, if the Town has any comments to provide on the draft document we will need to submit immediately following the meeting on December 8, 2016.

The attached thoroughfare descriptions apply to the color coded Town Road Map.
All dimensions must be reviewed by SS P&Z.

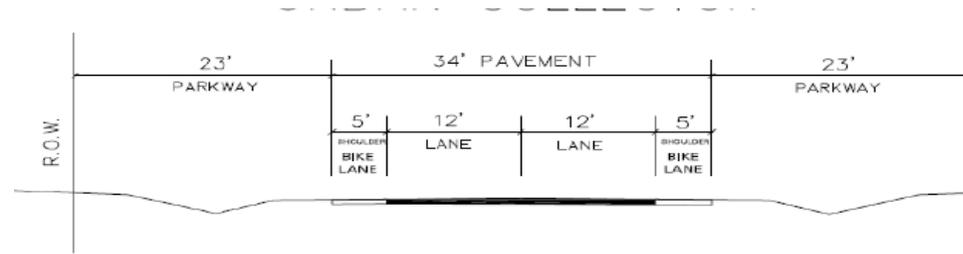
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Minor Arterial Type 1



Examples:
Shady Shores Road (All)

Minor Arterial Type 2



Examples:
Garza Road
Lakeshore Drive
Smokey Ln (TBD)

Local Streets (Residential)

Two lanes. Total 50 ft. right of way (per subdivision ordinance)

Historic District

TBD. Based on workshops of 2015. width and ROW per Town Engineer.

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