



**TOWN OF SHADY SHORES
PLANNING AND ZONING COMMISSION
REGULAR SESSION
AUGUST 8, 2019; 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. REGULAR BUSINESS
 1. Consider and act on approval of the minutes from July 1, 2019 the Planning and Zoning Commission meeting.
4. WORKSESSION
 1. Conduct a worksession relative to the Town of Shady Shores Subdivision Ordinance. Provide staff direction
5. FUTURE AGENDA ITEMS
6. ADJOURN

I, _____, _____ of the Town of Shady Shores do hereby certify that the above notice of the Planning and Zoning Commission was posted on the bulletin board at the Community Center, 101 S. Shady Shores Road, Shady Shores, Texas on _____ Day of _____, _____, at _____ .M.

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.

Wendy Withers, Town Secretary



AGENDA MEMORANDUM

DATE: August 8, 2019
TO: Planning and Zoning Commission
FROM: Wendy Withers, Town Secretary
SUBJECT: Consider and act on approval of the minutes from July 1, 2019 the Planning and Zoning Commission meeting.

BACKGROUND/INFORMATION:

FINANCIAL IMPLICATIONS:

RECOMMENDATION/ACTION DESIRED:

ATTACHMENTS/SUPPORTING DOCUMENTATION:

1. pz 07.01.2019 MINUTES

REVIEWED BY:



SHADY SHORES PLANNING AND ZONING COMMISSION
JULY 1, 2019; 7:00 PM
SHADY SHORES COMMUNITY CENTER
101 S. SHADY SHORES ROAD
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	Absent
Linda Winter	Commissioner-Alternate	Present

Staff Present: Wendy Withers, Town Administrator; Jim Shepherd, Town Attorney; Jack Nelson; Shady Shores Town Council.

1. CALL TO ORDER

Chairman 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. PUBLIC HEARINGS

1. PUBLIC HEARING – Carter Replat- Conduct a public hearing relative to a request for a replat made by Cecil Carter for the property known as 111 Lakeshore, (Stephens Corner, Block A, Lot 4)

A. Open Public Hearing

Chairman Lea opened the public hearing at 7:01 pm

B. Applicant

Jerald Yeltsin with Landmark Surveying was present on behalf of the applicant and stated he would be happy to answer any questions.

C. Those in Favor

No one spoke in favor of the request

D. Those Opposed

No one spoke in opposition to the request

E. Rebuttal

F. Close Public Hearing

Chairman Lea closed the public hearing at 7:02 pm.

2. PUBLIC HEARING – Wells Replat- Conduct a public hearing relative to a request for a replat made by Kenneth Wells for the property known as 145 Chaparral.

A. Open Public Hearing

Chairman Lea opened the public hearing at 7:02 pm.

B. Applicant

Dale Ridinger, 550 Edmonds Lane #101, Lewisville, TX 75067 was present on behalf of the applicant.

C. Those in Favor

No one spoke in favor of the request

D. Those Opposed

No one spoke in opposition to the request

E. Rebuttal

F. Close Public Hearing

Chairman Lea closed the public hearing at 7:04 pm.

4. REGULAR BUSINESS

1. Carter Replat- Consider and take appropriate action relative to a request for a replat made by Cecil Carter for the property known as 111 Lakeshore, (Stephens Corner, Block 4, Lot A)

Rebecca Morgan made a motion to approve the replat with the recommendations made by Town Engineer Richard Arvizu. Tillman Strahan seconded the motion.

Discussion: None

Ayes: Strahan, Winter, Lea, Morgan

Nays: None

The motion passed unanimously.

The Town Engineer's comments for the property are as follows:

- Add a legend to the plat that describes line types, abbreviations (P.U.E., B.L., etc.), iron rod descriptions, etc.
- Change line type of south line of dedicated Shahan Rd right of way to distinguish from North boundary line
- Label source of existing Shahan Rd right of way
- Add a legend to the plat that describes line types, abbreviations (P.U.E., B.L., etc.), iron rod descriptions, etc.
- Change line type of south line of dedicated Shahan Rd right of way to distinguish from North boundary line
- Label source of existing Shahan Rd right of way
- Concerning the "topo" Exhibit to Final Replat also received, there is not enough information to determine drainage patterns. In other words, it is not a Drainage Plan as required per ordinance. It

should be pointed out, however, that a significant part of the Town in this area, including this lot, is flat with observed ponding water conditions in roadway ditches. As such, is difficult for me to determine existing drainage patterns for this proposed lot without more detailed information. This area may soon be studied as part of a drainage analysis by the Town. For now, I recommend the note "No cross lot drainage will be allowed" remain on the Final Plat, and that any approval of this plat be conditional on submittal of a detailed grading plan submitted with the required plot plan that would also show drainage patterns and means for preventing cross lot drainage.

- A 10' private drainage easement has been dedicated on the plat as requested by the Town Engineer: to ensure there are prescribed areas to construct diversion swales, as necessary, in the future.

2. Wells Replat- Consider and take appropriate action relative to a replat of 145 Chaparral Estates.

Tillman Strahan made a motion to approve the replat subject to Town Engineer's review of the of the required setback lines. Rebecca Morgan seconded the motion.

Discussion: None

Ayes: Strahan, Lea, Winter, Morgan

Nays: None

The motion passed unanimously.

5. FUTURE AGENDA ITEMS

Chairman Allen Lea asked the commissioners to consider changing the date of future meetings. Town Attorney Jim Shepherd briefly discussed changes from the recent Texas Legislative Session.

6. ADJOURN

PASSED AND APPROVED THIS THE _____ DAY _____, 2019

APPROVED:

ALLEN LEA, CHAIRMAN

ATTEST:

WENDY WITHERS, TOWN ADMINISTRATOR



AGENDA MEMORANDUM

DATE: August 8, 2019
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FROM: Wendy Withers, Town Secretary
SUBJECT: Conduct a worksession relative to the Town of Shady Shores Subdivision Ordinance. Provide staff direction

BACKGROUND/INFORMATION:

FINANCIAL IMPLICATIONS:

RECOMMENDATION/ACTION DESIRED:

ATTACHMENTS/SUPPORTING DOCUMENTATION:

None

REVIEWED BY: