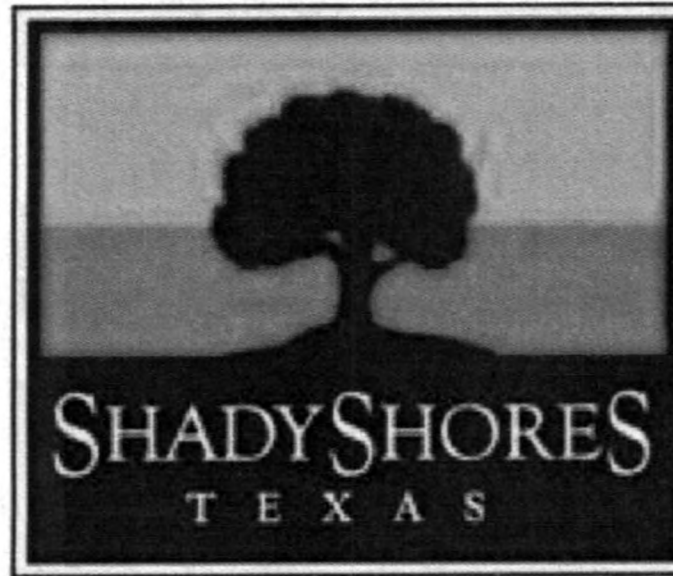




SHADY SHORES PLANNING AND ZONING COMMISSION
SEPTEMBER 12, 2019; 7:00 PM
SHADY SHORES COMMUNITY CENTER
101 S. SHADY SHORES ROAD
SHADY SHORES, TX 76208

MINUTES

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

Staff Present: Wendy Withers, Town Administrator; Jim Shepherd, Town Attorney, Richard Arvizu, Town Engineer.

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. MINUTES

1. Consider and act on approval of the minutes of the August 8th, 2019 Planning and Zoning Commission Meeting.

Rebecca Morgan made a motion to approve the minutes of the August 8, 2019 with the correction that Tillman Strahan be marked present for the meeting. Tillman Strahan seconded the motion.

Discussion: None

Ayes: Lea, Morgan, Strahan, Brown, Winter

Nays: None

The motion passed unanimously.

4. PUBLIC HEARINGS

1. PUBLIC HEARING – (Harrelson Request- 422 W. Shady Shores Road)
 - A) Open Public Hearings- Chairman Lea opened the public hearing at 7:04 pm.
 - B) Applicant- The applicant was present but did not speak.
 - C) Those in Favor- No one spoke in favor of the request.
 - D) Opposed- No one spoke in favor of the request.
 - E) Close Public Hearing – Chairman Lea closed the public hearing at 7:05 pm.
2. PUBLIC HEARING – (Plaisier/Linnet Request 143S Hidden Valley Airpark)
 - A) Open Public Hearing- Chairman Lea opened the public hearing at 7:05 pm.
 - B) Applicant- Jeff Plaisier the applicant was present and stated he was available to answer questions.
 - C) Those in Favor- July Linett, 140 Hidden Valley Airpark spoke in favor of the request.
 - D) Those Opposed- No one spoke in opposition to the request.
 - E) Close Public Hearing- the Chairman closed the public hearing at 7:06 pm.
3. PUBLIC HEARING – (Juve- 818 Driftwood)
 - A) Open Public Hearing- Chairman Lea opened the public hearing at 7:06 pm.
 - B) Applicant- The applicant Josh Juve was present and available for 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) Close Public Hearing- Chairman Lea closed the public hearing at 7:08 pm.

5. REGULAR BUSINESS

1. Harrelson Request- 422 W. Shady Shores- Consider and act on approval of a request for a replat of the property known as 422 W. Shady Shores Road.

Town Engineer Richard Arvizu stated that the applicant would need to address the cross-lot drainage. The calculations would need to be redone to ensure that the flow was being correctly directed to the private drainage easements, even though the easements may never be used it is difficult to predict what will happen with future development therefore Mr. Arvizu felt that the private drainage easements would satisfy the need in the interim. Mr. Arvizu stated that there were several housekeeping issues that would need to be addressed on the plat. The applicant would like to request an additional 30 days to comply with the engineer's request.

Paul Brown made a motion to table a decision on this request per the applicant's request for additional time to comply with the Town Engineer's recommendations. Rebecca Morgan seconded the motion.

Discussion: None
Ayes: Lea, Strahan, Winter, Morgan, Brown
Nays: None

The motion passed unanimously.
2. Plaisier/Linnet (143S Hidden Valley Airpark)- Consider and act on approval of a replat request for the property known as 143S Hidden Valley Airpark.

Mr. Plaisier has purchased the property and is requesting approval to relocate the shared property line from 144 and 143 pushing it south to the new location. The proposed change will increase the size of the 144 lot and decrease the size of 143, although the ½ acre meets the town's minimum lot size, it does not meet the Hidden Valley HOA lot size requirement. A letter from the HOA stating approval of the smaller lot size was presented. Town Engineer Richard Arvizu recommended denial of the replat pending the applicants review of the cross-lot drainage.,

Mr. Plaisier asked for a 30-day extension.

Rebecca Morgan made a motion to table a decision on the request per the applicant's request for additional time to comply with the Town Engineer's recommendation. Tillman Strahan seconded the motion.

Discussion: None

Ayes: Lea, Strahan, Winter, Morgan, Brown

Nays: None

The motion passed unanimously.

3. Juve Request (818 Driftwood) - Consider and act on approval of a replat request for a replat of the public right of way between 818 Driftwood and 100 Cove Drive.

The Town Engineer recommended approval of the replat but also noted that the actual sale had not taken place.

Paul Brown made a motion to approve of the replat. Linda Winter seconded the motion.

Discussion: None

Ayes: Winter, Lea, Morgan, Brown

Nays: Strahan

The motion passed 4-1.

6. WORKSESSION

1. Conduct a Worksession Relative to proposed changes to the Town of Shady Shores Subdivision Ordinance and Zoning Ordinance.

There was no action taken on this agenda item.

7. FUTURE AGENDA ITEMS

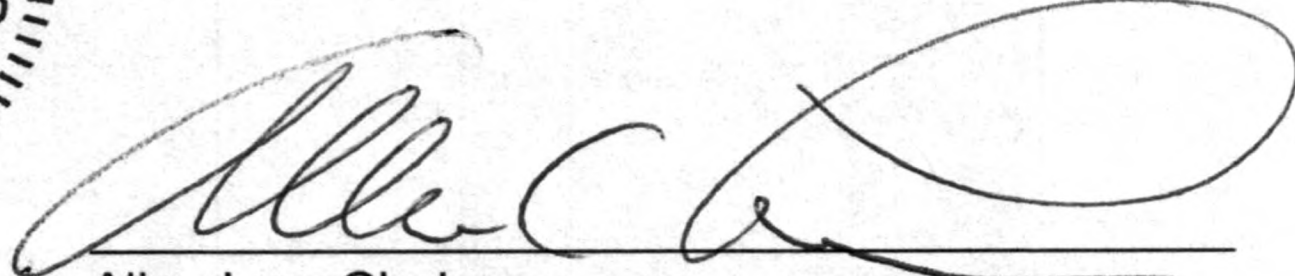
8. ADJOURN

The meeting was adjourned at 8:15 pm.

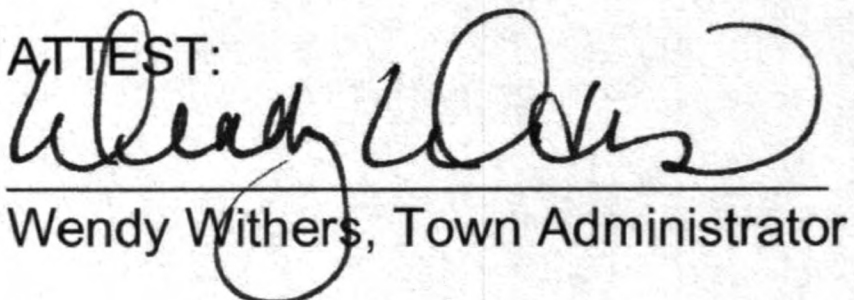
PASSED AND APPROVED THIS THE 3rd DAY OF October, 2019



APPROVED:


Allen Lea, Chairman

ATTEST:


Wendy Withers, Town Administrator