



**SHADY SHORES PLANNING AND ZONING COMMISSION
OCTOBER 8, 2020; 7:00 PM
SHADY SHORES COMMUNITY CENTER
101 S. SHADY SHORES ROAD
SHADY SHORES, TX 76208**

In response to the coronavirus pandemic, effective March 16, 2020, Texas Governor Abbott suspended certain Open Meeting rules to allow meetings of government bodies that are accessible to the public to decrease large groups of people from assembling. The suspension temporarily removes the requirement that government officials and members of the public be physically present at a meeting location. The meeting id for this meeting is 893 6541 1515.

MINUTES

Allen Lea	Chairman	Present-In Person
Rebecca Morgan	Vice Chairman	Present-Virtually
Paul Brown	Commissioner	Present- In Person
Kenneth Wells	Commissioner	Present- Virtually
Linda Winter	Commissioner	Present-Virtually
Lynn Grimes	Commissioner- Alternate	Present- Virtually

STAFF PRESENT: Wendy Withers, Town Administrator; Amber Schuler, Municipal Court Administrator; Jim Shepherd, Town Attorney; Richard Arvizu, Town Engineer; Jack Nelson, Council Liaison; Tom Newell, Mayor Pro Tem

1. ZOOM MEETING DETAILS

1. Register in advance for this webinar:
https://us02web.zoom.us/webinar/register/WN_VxXmvzr6RwKHdOkSwa-AEg
After registering, you will receive a confirmation email containing information about joining the webinar.

2. CALL TO ORDER

Chairman Allen Lea Called the meeting to order at 7:10 pm.

3. ROLL CALL

Establish a quorum

Chairman Allen Lea called the roll, and a quorum was established for the record.

4. REGULAR BUSINESS

1. Oath of Office- Deliver the Oath of Office the newly reappointed members of the Planning and Zoning Meeting.

Town Administrator Wendy Withers delivered the Oath of Office to Rebecca Morgan and Allen Lea.

2. Election of Chairman and Vice Chairman- Consider and act on the Election of a Chairman and Vice-Chairman to serve for FY 2021.

Rebecca Morgan made a motion to approve Allen Lea as Chairman of the Planning and Zoning Commission for FY 2021. Kenneth Wells seconded the motion.

Discussion: None

Ayes: Brown, Winter, Morgan, Wells, Lea

Nays: None

The motion passed unanimously.

Paul Brown made a motion to approve Rebecca Morgan to serve as Vice-Chairman of the Planning and Zoning Commission for FY 2021. Linda Winter seconded the motion.

Discussion: None

Ayes: Brown, Winter, Morgan, Wells, Lea

Nays: None

The motion passed unanimously.

3. Minutes- Consider and act on the minutes from the Planning and Zoning Commission Meeting.

Rebecca Morgan made a motion to approve the minutes of the September 21, 2020 Planning and Zoning Commission meeting. Kenneth Wells seconded the motion.

Discussion: None

Ayes: Morgan, Wells, Brown Winter, Lea

Nays: None

The motion passed unanimously.

4. Development Agreement- Consider and discuss and make a recommendation regarding a Development Agreement with Lingenfelter Custom Homes LLC for the property more legally described as 13.54 acres in the R.B. Brown Survey, Abstract Number 110. Located within the Town of Shady Shores ETJ (Extraterritorial Jurisdiction)

The Planning and Zoning Commissioners held a discussion relative to the proposed development agreement.

Robert Shahan, 1210 McClintock Drive expressed concerns regarding the proposed gate that would be installed to make the new community a gated community. Mr. Shahan also expressed concerns that his property would lose value due to the new subdivision.

Steve Broughton 1231 McClintock stated that while the staff, commissioners and others were happy with the terms of the proposed development he was not happy and did not feel that this was the best use for the property.

Stephanie Nickson 1140 McClintock expressed concerns regarding the construction equipment and vehicles and that they may pose a danger to children in the cul-de sac. Ms. Nickson also stated that she felt the large vehicles typically used for construction as well as the increased traffic would do damage to the streets and in her opinion the roads were not maintained very well to date.

Kenneth Wells made a motion to recommend approval of the Development Agreement to the Town Council. Rebecca Morgan seconded the motion.

Discussion: Commissioner Paul Brown asked why the Planning and Zoning Commission should

consider lot sizes that are smaller than one acre.

Town Attorney Jim Shepherd explained that because the land was not currently in the Town of Shady Shores it was not subject to our Zoning Regulations only our Subdivision Regulations.

Vice Chairman Rebecca Morgan, asked whether or not a security gate was really necessary and would the developers consider not adding the gate. The Developer's representative Omar Oweis stated that the gate was something they felt strongly about.

Commissioner Kenneth Wells stated that 29 homes coming in would not be a forever project, there will be start and finish. Mr. Wells stated he appreciated the concerns of the homeowners, he felt that this was the best option for the property and 29 homes would be a nice addition to our tax roll. 29 really nice homes on our tax roll.

Commissioner Linda Winter, stated that she agreed with the other commissioners that in the 25-30 years she had lived in Shady Shores this had been the best proposed use of the property.

Ayes: Morgan, Wells, Brown, Lea

Nays: None

The motion passed unanimously.

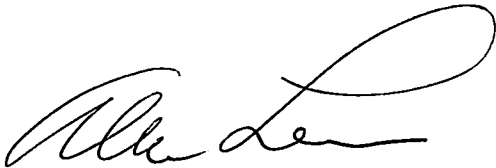
5. FUTURE AGENDA ITEMS

6. ADJOURN

The meeting was adjourned at 8:08 pm.

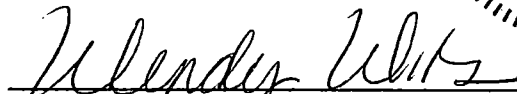
PASSED AND APPROVED THIS THE 5th DAY OF November, 2020.

APPROVED:



Allen Lea, Chairman

ATTEST:


Wendy Withers, Town Administrator