

SHADY SHORES PLANNING AND ZONING COMMISSION
AUGUST 6, 2020; 7:00 PM
SHADY SHORES COMMUNITY CENTER
101 S. SHADY SHORES ROAD
SHADY SHORES, TX 76208

MINUTES

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 was held via Zoom Teleconference Meeting ID **848 2881 6319.**

MEMBERS PRESENT

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

STAFF PRESENT: Wendy Withers, Town Administrator; Jim Shepherd, Town Attorney; David Francis; Binkley Barfield.

1. CALL TO ORDER

Vice-Chairman Rebecca Morgan called the meeting to order at 7:00 pm

2. ROLL CALL

Establish a quorum

Vice-Chairman Rebecca Morgan called the roll and a quorum was established for the record.

3. REGULAR BUSINESS

1. Minutes- Consider and act on the minutes of the June 11, 2020 Planning and Zoning Commission Meeting.

Linda Winter made a motion to approve the minutes of the June 11, 2020 Planning and Zoning Commission Meeting. Paul Brown seconded the motion.

Discussion: None

Ayes: Winters, Brown, Grimes, Morgan

Nays: None

The motion passed unanimously.

2. Public Hearing- Conduct a public hearing relative to a request for a zoning change and replat made by

Tom Spencer.

A) Open Public Hearing: Rebecca Morgan opened the public hearing at 7:32 pm.

B) Applicant: Tom Spencer stated that this would be the first request for the historic district zoning. The new owners planned to build houses on those lots.

C) Those in favor: No one spoke or signed up to speak in favor.

D) Those opposed-Suzanne McDonald 402 Shady Lane; was pleased to know that the people who had bought the property were people she knew and felt they would be good neighbors. Mrs. McDonald also expressed concern regarding the roads and drainage issues. (Exhibit A). Mrs. McDonald stated that she would like to request only two houses be built there.

Fred Reiser 410 Shady Lane believes for many reasons that the highest and best use would be one larger lot and one home. Mr. Reiser expressed concerns about drainage and flooding issues and losing privacy for their homes.

E) Rebuttal- Tom Spencer stated that he had never seen flooding on the property that he was requesting a replat for. He had submitted all the information from FEMA and the COE of Engineers. He was on the Planning and Zoning Commission when the Historic District requirements were approved felt he had submitted a plat that was complying. Town Engineer Richard Arvizu had approved the project.

F) Close Public Hearing- Rebecca Morgan closed the public hearing at 7:45 pm.

A) Open the Public Hearing: Rebecca Morgan opened the Public Hearing on the replat at 8:15 pm.

B) Applicant: Tom Spencer spoke and stated that the plat had been reviewed and approved by the Town Engineer.

C) Those in Favor of the Request: No one spoke in favor of the request.

D) Those Opposed to the Request: Fred Reiser stated he was opposed that this request was not the highest and best use of the property.

Suzanne McDonald spoke in opposition.

E) Close the public hearing: Rebecca Morgan closed the public hearing at 8:18 pm.

3. **Spencer Replat/Zoning Change Request-** Consider and act on an application for a zoning change and replat made by Tom Spencer for the property legally known as B. Eaves Survey, Abstract 388, Block 12, Lots 1-14.

David Francis with Binkley Barfield stated although he had not reviewed the plat (Richard Arvizu had reviewed and approved) but it did not appear that there would be a substantial impact on the existing drainage conditions.

Lynn Grimes asked questions regarding the parking and drainage; and stated it was her understanding that the zoning was redone for the historic district to allow more flexibility and that residents had numerous opportunities for public input on changes.

Lynn Grimes made a motion to approve the zoning change request. Paul Brown seconded the motion.

Discussion: None

Ayes: Grimes, Brown, Winter, Grimes

Nays: None

The motion passed unanimously.

Lynn Grimes made a motion to recommend approval of the replat conditional upon the number of property owners that are in protest. Linda Winter seconded the motion.

Discussion: None

Ayes: Grimes, Winter, Brown Morgan

Nays: None

The motion passed unanimously.

4. Public Hearing- Conduct a public hearing relative to approval of a final plat for Hidden Valley Airpark Phase VI.

A) Open Public Hearing: Rebecca Morgan opened the public hearing.

B) Applicant: Mary McDowell spoke on behalf of Hidden Valley Airpark Association. The plat has been submitted for approval of approximately. The plat is available on the Town's website. There are four variances that are being requested from the town. The first variance is request for a reduced size on the road width and right of way from the required 60' to 50'. These are hidden valley roads and are maintained by Hidden Valley.

1. ROW road clearing widths (HVAA wing and PDEs and UEs)-previously accepted

2. Pavement widths (match HVAA standards)-previously accepted

3. Lot 84 west side grass slopes to inlet (withdrawn)

4. 36" pipe bend- manhole unnecessary

5. lot 34 permanent easement width for storm pipe at 10' wide (lot owner restriction).

C) Those in favor:

Tillman Strahan 54 Hidden Valley spoke in favor of the request.

Chuck Webb 15 Hidden Valley Airpark fully supports the project.

Bill Emsoff 37 Hidden Valley Airpark in favor of Phase VI and it will add quality homes to Hidden Valley.

Daniel Beacon 25 Hidden Valley Airpark; new owners and support the addition of Phase VI of the development.

James Carne 35 Hidden Valley Airpark spoke in favor of the request.

Joe Migas 33 Hidden Valley Airpark; they live adjacent to Lot 34 overall they are in support of the development of Phase VI. He does have some concerns that the Association has not addressed.

Kevin Dixon 34 Hidden Valley Airpark submitted an email in favor of the request.

D) Those Opposed- No one

E) Rebuttal, if desired

F) Close Public Hearing: Rebecca Morgan closed the public hearing at 7:26 pm.

5. Hidden Valley Phase VI- Consider and act on approval of a final plat for Hidden Valley Airpark Phase VI

Paul Brown made a motion to approve the final plat for Hidden Valley Airpark Phase VI. Lynn Grimes seconded the motion.

Discussion: None

Ayes: Brown, Grimes, Winter, Morgan

Nays: None

The motion passed unanimously.

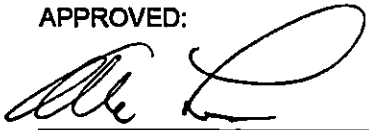
4. FUTURE AGENDA ITEMS

5. ADJOURN

Linda Winter Motion to adjourn. Paul Brown seconded the motion. The meeting was adjourned at 8:25 pm.

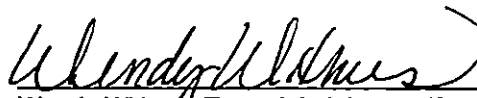
PASSED AND APPROVED THIS THE 3rd DAY OF October, 2020

APPROVED:


Allen Lea, Chairman

ATTEST:




Wendy Withers, Town Administrator/Secretary