



**TOWN OF SHADY SHORES
PLANNING AND ZONING COMMISSION
SPECIAL CALLED SESSION
APRIL 8, 2021; 7:00 PM
VIRTUAL MEETING/PHYSICAL MEETING
SHADY SHORES COMMUNITY CENTER
101 S. SHADY SHORES ROAD
SHADY SHORES, TX 76208**

AGENDA

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 COMMUNITY CENTER WILL BE OPEN FOR PERSONS WISHING TO ADDRESS THE COMMISSION. PERSONS ENTERING THE BUILDING WILL BE REQUIRED TO WEAR A MASK AND HAVE THEIR TEMPERATURE TAKEN AT THE DOOR. COMMISSION MEMBERS MAY BE PHYSICALLY PRESENT OR PARTICIPATING VIA A ZOOM CALL

TO VIEW THE MEETING LIVE: <https://shadyshorestx.civicclerk.com/>

1. MEETING LOG IN DIRECTIONS

1. Topic: Planning and Zoning Commission Meeting
Time: Apr 8, 2021 07:00 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/89865441087?pwd=UG5lck0vK3g2MzJPM1ZvWkozNStNdz09>

Meeting ID: 898 6544 1087

Passcode: 723877

One tap mobile

+13462487799,,89865441087#,,,,*723877# US (Houston)

+12532158782,,89865441087#,,,,*723877# US (Tacoma)

2. CALL TO ORDER

3. ROLL CALL

Establish a quorum

4. REGULAR BUSINESS

1. Minutes- Consider and act on approval of the minutes of the February 25, 2021 Planning and Zoning Commission Meeting.
2. Replat Request (Folks)- Consider and act on a request for a replat for the property known as 301 E. 7th Street.
3. Replat Request (Borden) - Consider and act on approval of a request for a replat for the property more legally known as 548 Laura.
4. Public Hearing- Conduct a public hearing relative to a proposed change to the Zoning Ordinance to add a provision for Planned Development.

- A) Open Public Hearing
- B) Staff Report
- C) Those in Favor
- D) Those Opposed
- E) Close Public Hearing

5. Action Regarding Public Hearing- Consider and act on a recommendation to add Planned Development to the Zoning Ordinance.
6. Comprehensive Zoning Map- Consider and act on approval of recent updates to the Comprehensive Zoning Map.

5. WORKSESSION

1. Conduct a worksession relative to Future Planning for the Town of Shady Shores.

6. FUTURE AGENDA ITEMS

7. 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: April 8, 2021
TO: Planning and Zoning Commission
FROM: Wendy Withers, Town Administrator
SUBJECT: Minutes- Consider and act on approval of the minutes of the February 25, 2021 Planning and Zoning Commission Meeting.

BACKGROUND/INFORMATION:

FINANCIAL IMPLICATIONS:

RECOMMENDATION/ACTION DESIRED:

ATTACHMENTS/SUPPORTING DOCUMENTATION:

1. PZ Minutes 02.25.2021

REVIEWED BY:



**SHADY SHORES PLANNING AND ZONING COMMISSION
FEBRUARY 25, 2021; 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 89302171207.

MINUTES

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

Staff Present: Wendy Withers, Town Administrator; Jim Shepherd, Town Attorney

1. MEETING LOG IN DIRECTIONS

1. Join Zoom Meeting
<https://us02web.zoom.us/j/89302171207?pwd=a0RNc2dxWlk1K3V3bFdITzNPb0RPUT09>
Meeting ID: 893 0217 1207
Passcode: 070041
One tap mobile
+13462487799,,89302171207#,,,,*070041# US (Houston)
+16699006833,,89302171207#,,,,*070041# US (San Jose)

2. CALL TO ORDER

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

3. ROLL CALL

Establish a quorum

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

4. REGULAR BUSINESS

1. Minutes- Consider and act on approval of the minutes of the December 14, 2020 Planning and Zoning Commission Meeting.
Linda Winter made a motion to approve the minutes of the December 14, 2020 Planning and Zoning Commission Meeting. Kenneth Wells seconded the motion.
Discussion: None
Ayes: Brown, Winter, Wells
Nays: None
The motion passed unanimously.
2. Public Hearing Borden- Conduct a public hearing relative to a request made by John Borden for a Zoning Change from R-2000 to H-1200-4300 and a replat, for the property more legally known as Lot 8 Block B, Lots 12 & 13 Block A in the JW Franck's Camp Addition in the B. Eaves Survey A-388, (547 and 548 Laura).

A) Open Public Hearing- Chairman Lea opened the public hearing at 7:06 pm
B) Applicant- The applicant was present and asked that the Commissioners consider approval.
C) Those in Favor of the request- No one spoke in favor of the request
D) Those in Opposition to the request- No one spoke in opposition to the request
E) Rebuttal if desired- Chairman Lea closed the public hearing at 7:09 pm.
3. Action Regarding Public Hearing- Consider and act on recommendation of a request for a zoning change from R-2000 to H-1200-4300 for the property more legally known as Lot 8 Block B, Lots 12 & 13 Block A in the JW Franck's Camp Addition in the B. Eaves Survey A-388, (547 and 548 Laura).

Kenneth Wells made a motion to recommend approval of the Zoning Change Request. Linda Winter seconded the motion.
Discussion: None
Ayes: Wells, Brown, Winter
Nays: None
The motion passed unanimously.
4. Public Hearing Borden- Conduct a public hearing relative to a request made by John Borden for a replat, for the property more legally known as Lot 8 Block B, Lots 12 & 13 Block A in the JW Franck's Camp Addition in the B. Eaves Survey A-388, (547 and 548 Laura).

A) Open Public Hearing- Chairman Lea opened the public hearing at 7:12 pm.
B) Applicant- The applicant was present but declined to speak.
C) Those in Favor of the request- No one spoke in favor of the request
D) Those in Opposition to the request- No one spoke in opposition to the request
E) Rebuttal if desired- Chairman Lea closed the public hearing at 7:13 pm.
5. Action Regarding Public Hearing- Consider and act on recommendation of a request for a replat for the property more legally known as Lot 8 Block B, Lots 12 & 13 Block A in the JW Franck's Camp Addition in the B. Eaves Survey A-388, (547 and 548 Laura).
The property owner John Borden requested a 30-day extension on approval of the replat.

Linda Winter made a motion to approve the request for a 30-day extension. Kenneth Wells seconded the motion.

Discussion: None

Ayes: Wells, Brown, Winter

Nays: None

The motion passed unanimously.

6. Public Hearing- conduct a public hearing relative to a request made by Chase and Kristen Folks for a Zoning Change from R-2000 to H-1200-4300, for the property more legally known as 301 E 7th Street.

A) Open Public Hearing- Chairman Lea opened the public hearing at 7:36 pm.

B) Applicant- The applicant Kristen Folks was present.

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

D) Those in Opposition to the Request- No one spoke in opposition to the request.

E) Rebuttal, if desired

F) Close Public Hearing- Chairman Lea closed the public hearing at 7:26 pm.

7. Action Regarding Public Hearing- Consider and act on approval of a request made by Chase and Kristen Folks for a Zoning Change from R-2000 to H-1200-4300.

Linda Winter made a motion to recommend approval of the Zoning Change request. Paul Brown seconded the motion.

Discussion: Non

Ayes: Wells, Brown, Winter

Nays: None

The motion passed unanimously.

8. Public Hearing-conduct a public hearing relative to a request made by Chase and Kristen Folks for a replat of the property more legally known as 301 E 7th Street.

A) Open Public Hearing- Chairman Lea opened the public hearing at 7:27 pm.

B) Applicant- The applicant was present but declined to speak.

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

D) Those in Opposition to the Request- No one spoke in opposition to the request.

E) Rebuttal, if desired

F) Close Public Hearing – Chairman Lea closed the public hearing at 7:28 pm.

9. Action Regarding Public Hearing- Consider and act on a request for a replat, for the property more legally known as 301 E 7th Street.

The applicant Mrs. Folks requested a 30-day extension.

Kenneth Wells made a motion to approve the extension request. Linda Winter seconded the motion.

Discussion: None

Ayes: Wells, Winter, Brown

Nays: None

The motion passed unanimously.

10. Thoroughfare Plan- Consider and act on updates to the Town of Shady Shores Thoroughfare Plan.

Paul Brown made a motion to recommend changing Dobbs Road to an arterial road. Linda Winter seconded the motion.

Discussion: None

Ayes: Wells, Winter, Brown

Nays: None

The motion passed unanimously.

11. Zoning Map-Consider and act on updates to the Town of Shady Shores Zoning Map.

There was no action taken on this agenda item.

5. WORKSESSION

1. Conduct a worksession relative to developing a planned development category in the Shady Shores Zoning Ordinance

Planning and Zoning Commissioners held a discussion regarding the addition of a planned development category to the Shady Shores Zoning Ordinance. There was no action take on this agenda item.

6. FUTURE AGENDA ITEMS

7. ADJOURN

The meeting was adjourned at 8:04 pm

PASSED AND APPROVED THIS THE _____ DAY OF _____, 2021.

APPROVED:

Allen Lea, Chairman

ATTEST:

Wendy Withers, Town Administrator/Secretary



AGENDA MEMORANDUM

DATE: April 8, 2021
TO: Planning and Zoning Commission
FROM: Wendy Withers, Town Administrator
SUBJECT: Replat Request (Folks)- Consider and act on a request for a replat for the property known as 301 E. 7th Street.

BACKGROUND/INFORMATION:

Consider and act on approval of a replat request. The Planning and Zoning Commission conducted a public hearing relative to this request on February 25, 2021. At that time the property owner requested an additional 30 days to complete the necessary requirements for a replat. The applicant requested a zoning change from R-2000 to the Historic Zoning District which required a replat of the property as part of the approval process. The Zoning Change was approved by Town Council at the March 8, 2021 Town Council Meeting.

FINANCIAL IMPLICATIONS:

RECOMMENDATION/ACTION DESIRED:

To date the Town Engineer reports that the required information has not been received in order for him to recommend approval. At this time, the Planning and Zoning Commission would need to deny the request and the applicant will have to resubmit a re-plat application for consideration.

ATTACHMENTS/SUPPORTING DOCUMENTATION:

None

REVIEWED BY:



AGENDA MEMORANDUM

DATE: April 8, 2021
TO: Planning and Zoning Commission
FROM: Wendy Withers, Town Administrator
SUBJECT: Replat Request (Borden) - Consider and act on approval of a request for a replat for the property more legally known as 548 Laura.

BACKGROUND/INFORMATION:

The applicant John Borden submitted a request for a Zoning Change from R-2000 to the Historical District. A replat of the property to be rezoned is required as part of the re-zoning request. The Shady Shores Town Council approved the request to rezone the property at the March 8, 2021 Town Council meeting.

FINANCIAL IMPLICATIONS:

RECOMMENDATION/ACTION DESIRED:

To date the Town Engineer reports that the required information has not been received in order for him to recommend approval. At this time, the Planning and Zoning Commission would need to deny the request and the applicant will have to resubmit a re-plat application for consideration.

ATTACHMENTS/SUPPORTING DOCUMENTATION:

None

REVIEWED BY:



AGENDA MEMORANDUM

DATE: April 8, 2021

TO: Planning and Zoning Commission

FROM: Wendy Withers, Town Administrator

SUBJECT: **Public Hearing- Conduct a public hearing relative to a proposed change to the Zoning Ordinance to add a provision for Planned Development.**

A) Open Public Hearing
B) Staff Report
C) Those in Favor
D) Those Opposed
E) Close Public Hearing

BACKGROUND/INFORMATION:

The current Zoning Ordinance defines a Planned Development as follows: A subdivision that consists of a variety of land use types, incorporating a single or variety of types of residential dwelling units, public open spaces, common open space and recreational areas, adequate to service the needs of the tract when fully developed and populated, which is to be developed as a single entity, under unified control. In tracts within a single zoning district, the planned development suffix allows for flexibility in subdivision while preserving the overall density.

The Texas Local Government Code states:

Sec. 211.005. DISTRICTS. (a) The governing body of a municipality may divide the municipality into districts of a number, shape, and size the governing body considers best for carrying out this subchapter. Within each district, the governing body may regulate the erection, construction, reconstruction, alteration, repair, or use of buildings, other structures, or land.

(b) Zoning regulations must be uniform for each class or kind of building in a district, but the regulations may vary from district to district. The regulations shall be adopted with reasonable consideration, among other things, for the character of each district and its peculiar suitability for particular uses, with a view of conserving the value of buildings and encouraging the most appropriate use of land in the municipality.

The Planning and Zoning Commission is recommending the addition of a Planned Development category to use a tool to allow flexibility to landowners and town officials when planning new developments in the Town of Shady Shores.

FINANCIAL IMPLICATIONS:

RECOMMENDATION/ACTION DESIRED:

ATTACHMENTS/SUPPORTING DOCUMENTATION:

None

REVIEWED BY:



AGENDA MEMORANDUM

DATE: April 8, 2021
TO: Planning and Zoning Commission
FROM: Wendy Withers, Town Administrator
SUBJECT: **Action Regarding Public Hearing- Consider and act on a recommendation to add Planned Development to the Zoning Ordinance.**

BACKGROUND/INFORMATION:

The final action to approve changes to the Zoning Ordinance rests with the Shady Shores Town Council. Any action taken on this agenda item would be a recommendation only to the Shady Shores Town Council.

FINANCIAL IMPLICATIONS:

RECOMMENDATION/ACTION DESIRED:

ATTACHMENTS/SUPPORTING DOCUMENTATION:

None

REVIEWED BY:



AGENDA MEMORANDUM

DATE: April 8, 2021
TO: Planning and Zoning Commission
FROM: Wendy Withers, Town Administrator
SUBJECT: **Comprehensive Zoning Map- Consider and act on approval of recent updates to the Comprehensive Zoning Map.**

BACKGROUND/INFORMATION:

The Zoning Map has been updated to reflect recent changes including the annexation of 13.584 acres adjacent to Cielo Ranch.

FINANCIAL IMPLICATIONS:

RECOMMENDATION/ACTION DESIRED:

ATTACHMENTS/SUPPORTING DOCUMENTATION:

1. 2018-07-02 OFFICIAL Shady Shores Zoning & Sub-divisions Updated 2021-03-15

REVIEWED BY:

DENTON COUNTY

Shady Shores - Zoning Map



All properties located within the limits of the Town of Shady Shores, Texas are zoned R-2000-1/2 unless otherwise indicated

Zoning Districts:

R 1350-1
R 1500-3/4
R 1800-1/2
R 2000-1/2
H 1200-4300
Planned Development

On the 13th Day of August In The Year 2018
This Document Was Approved As
The Official Zoning Map of
The Town of Shady Shores
by These Representatives.

TOWN OFFICIALS

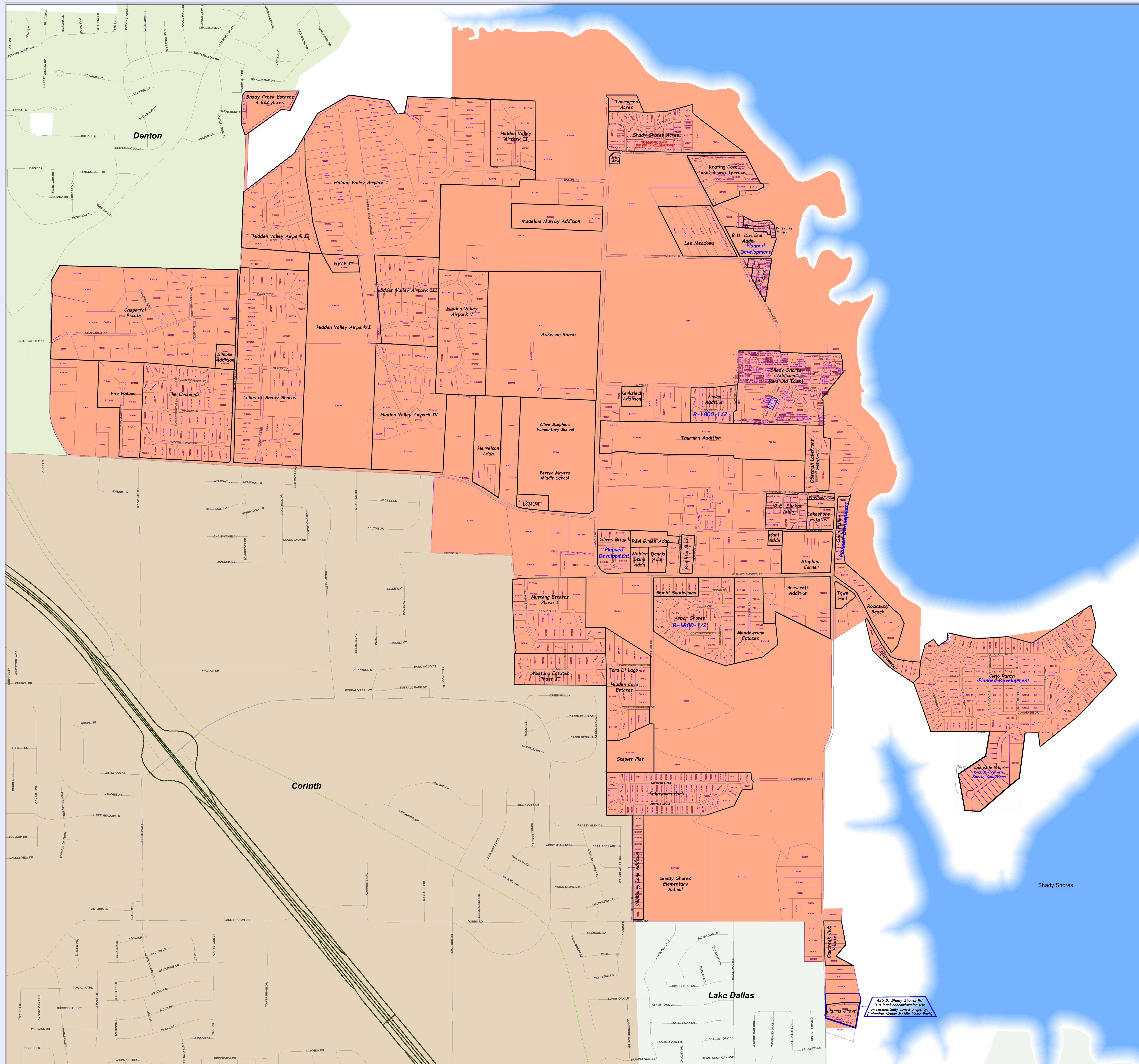
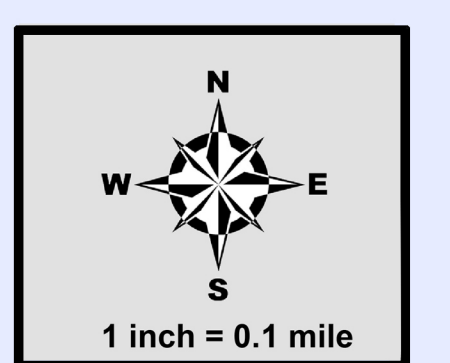
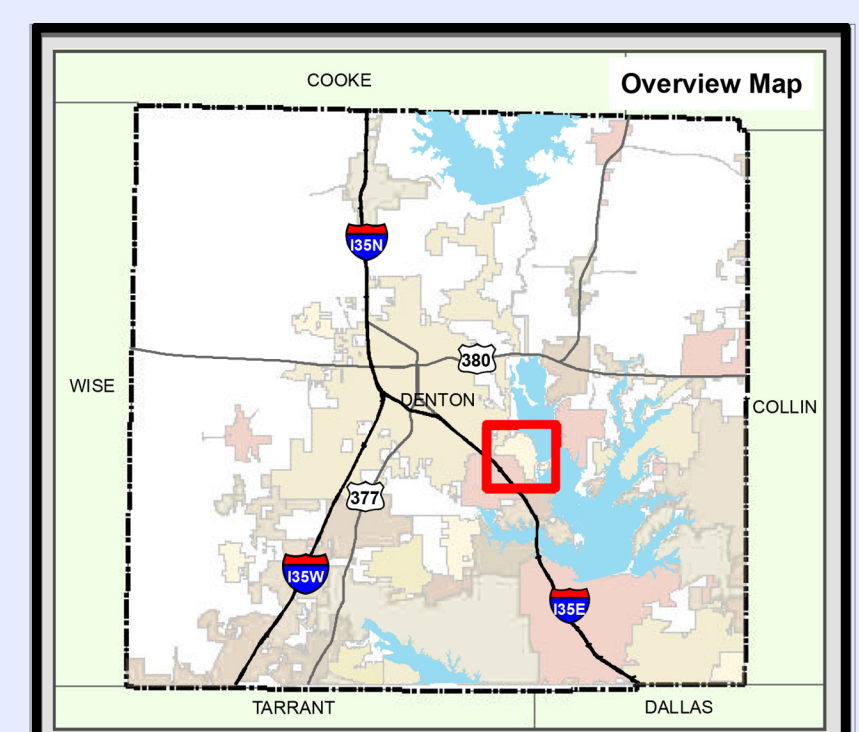
Cindy Aughinbaugh, Mayor
Paula Woolworth, Mayor Pro-tem,
Alderman Place 2
Matthew Haines, Alderman Place 1
Tom Newell, Alderman Place 3
Jack Nelson, Alderman Place 4
Charles Grimes, Alderman Place 5
Wendy Withers, Town Secretary
Jim Shepherd, Town Attorney

PLANNING & ZONING COMMISSIONERS

Allen Lea, Chairman, Place 4
Rebecca Morgan, Vice Chairman, Place 2
Paul Brown, Place 1
Tom Spencer, Place 3
Tillman Strahan, Place 5
Linda Winter, Alternate

ANNEXATION ORDINANCES

3 (11-08-1960)
#22 (10-13-1970)
#26 (05-11-1971)
#27 (06-08-1971)
#28 (06-28-1971)
#29 (10-17-1971)
#31 (12-14-1971)
#33 (06-12-1973)
#36 (08-14-1973)
#39 (11-18-1974)
#74 (10-17-1983)
#122-98-24 (01-24-1998)
#125-99 (08-11-1999)
#126-8-99 (08-11-1999)
#145-10-2002 (10-07-2002)
341-11-2020 (11-09-2020)





AGENDA MEMORANDUM

DATE: April 8, 2021
TO: Planning and Zoning Commission
FROM: Wendy Withers, Town Administrator
SUBJECT: Conduct a worksession relative to Future Planning for the Town of Shady Shores.

BACKGROUND/INFORMATION:

FINANCIAL IMPLICATIONS:

RECOMMENDATION/ACTION DESIRED:

ATTACHMENTS/SUPPORTING DOCUMENTATION:

None

REVIEWED BY: