



**TOWN OF SHADY SHORES
PLANNING AND ZONING COMMISSION
REGULAR SESSION
JUNE 9, 2022; 7:00 PM
SHADY SHORES COMMUNITY CENTER
101 S. SHADY SHORES ROAD
SHADY SHORES, TX 76208**

AGENDA

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

1. CALL TO ORDER
2. ROLL CALL
Establish a quorum
3. REGULAR BUSINESS
 1. Minutes- Consider and act on approval of the minutes of the May 12, 2022 Planning and Zoning Commission meeting.
 2. Parking Ordinance Updates- Consider and act on a recommendation to the Shady Shores Town Council to pass an Ordinance updating the current parking Ordinance.
 3. Parking Ordinance Updates- Consider and act on a recommendation to the Shady Shores Town Council to pass an Ordinance updating the current parking Ordinance.
4. WORKSESSION
 1. Strategic Planning Committee Recommended Discussion Items- Conduct a discussion relative to recommendations for review that were made by the Strategic Planning Committee. Items for discussion may include: setting a time frame for a future agenda discussion of items.
5. FUTURE AGENDA ITEMS
6. ADJOURN

I, Wendy Withers, Town Administrator 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 6th Day of June, 2022, at 11:34 A.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

Wendy Withers, Town Secretary



SHADY SHORES PLANNING AND ZONING COMMISSION
MAY 12, 2022; 7:00 PM
SHADY SHORES COMMUNITY CENTER
101 S. SHADY SHORES ROAD
SHADY SHORES, TX 76208

MINUTES

Josh Juve	Chairman	Present
Rebecca Morgan	Vice-Chairman	Present
Paul Brown	Commissioner	Present
Nathan Abato	Commissioner	Present (Virtual)
Frank Graham	Commissioner	Present
Michael Young	Commissioner-Alternate	Present
Randal DuPape	Commissioner-Alternate	Present

STAFF PRESENT: Wendy Withers, Town Administrator; Amber Schuler, Deputy Town Secretary; Katie Klein, Community Relations Admin, Jim Shepherd, Town Attorney; David Francis, Binkley & Barfield

1. CALL TO ORDER

Chairman Josh Juve called the meeting to order at 7:07 pm

2. ROLL CALL

Establish a quorum

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

3. REGULAR BUSINESS

1. Minutes- Consider and act on approval of the April 14, 2022 Planning and Zoning Commission Meeting. Rebecca Morgan made a motion to approve the minutes of the April 14, 2022, Planning and Zoning Commission Meeting. Paul Brown seconded the motion.

Discussion: None

Ayes: Brown, Morgan, Abato, Juve

Nays: None

Abstain: Graham

2. Consider and act on approval of a request made by Dennis Herd for a replat of the property legally known as Stephens Corner Addition Abstract M.E.P. & P.R.R Survey A-911, Lot 4 Block A, (101 Lakeshore). The total acreage is 4.614 and the proposed replat contains seven, ½ acre single family homesites.

Dennis Herd stated that he appreciated the time the board had given to the project, however; he was very passionate about the trees and If he could not come up with a plan that would allow him to save the trees he would have to withdraw his request.

Cecil Carter 101 Shahan stated that he had known Mr. Herd to be an honorable person and had known him for many years, and that he (Mr Carter) disagreed with the engineer's assessment of the drainage situation.

David Francis from Binkley and Barfield reminded the group that a detention pond that would require Mr. Herd to remove several trees was not the only option for this property. A downstream assessment could be conducted which would alleviate the need to remove the trees.

Planning and Zoning Commissioner Michael Young stated that while everyone loved the trees and wanted nice homes, the town would need to pay special attention to how the water was going to drain.

Mr. Herd asked to withdraw his application for a re-plat.

The request to withdraw the application was approved.

4. WORKSESSION

1. Review of the Town of Shady Shores Parking Ordinance

The Planning and Zoning Commissioners conducted a review of proposed changes to the Parking Ordinance.

5. FUTURE AGENDA ITEMS

The Commissioners will review the proposed changes to the Parking Ordinance at the next meeting. Town Attorney Jim Shepherd will review the requirements for a tree ordinance.

6. ADJOURN

The meeting was adjourned at 8:06 pm.

PASSED AND APPROVED THIS THE _____ DAY OF _____, 2022.

APPROVED:

Josh Juve, Chairman

ATTEST:

Wendy Withers, Town Administrator



AGENDA MEMORANDUM

DATE: June 9, 2022
TO: Planning and Zoning Commission
FROM: Wendy withers, Town Administrator
SUBJECT: **Parking Ordinance Updates- Consider and act on a recommendation to the Shady Shores Town Council to pass an Ordinance updating the current parking Ordinance.**

BACKGROUND/INFORMATION:

Per a request made by the Town of Shady Shores Code Enforcement Officer, the Planning and Zoning Commission has been reviewing proposed changes to the Town of Shady Shores Parking Regulations, specifically those related to parking of vehicles on vacant lots and the definition of prohibited vehicles.

FINANCIAL IMPLICATIONS:

RECOMMENDATION/ACTION DESIRED:

Recommend approval for submission to the Shady Shores Town Council

ATTACHMENTS/SUPPORTING DOCUMENTATION:

1. parking regs2022 SShores-amendment

REVIEWED BY:

Ordinance No. _____ 2022
(Parking Regulations)

AN ORDINANCE AMENDING CHAPTER 8 OF THE SHADY SHORES CODE OF ORDINANCES BY AMENDING SECTION 12.03.008.3.C; PROVIDING REGULATIONS FOR PARKING OR STORAGE OF MOTOR VEHICLES, TRAILERS, TRASH AND DEBRIS ON VACANT LOTS, PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF \$500.00 FOR EACH OFFENSE; PROVIDING A PUBLICATION CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the governing body of the Town of Shady Shores, in compliance with the laws of the State of Texas and the ordinances of the Town of Shady Shores, have given requisite notice, and in the exercise of its legislative discretion has concluded that the Municipal Code of Ordinances of the Town of Shady Shores should be amended to as described herein:

WHEREAS, the Town Council of the Town of Shady Shores ("Town Council") seeks to provide for the public health, safety, and welfare of its citizens; and

WHEREAS, the Town Council seeks to promote orderly and safe use of property within the Town of Shady Shores, Texas ("Town"); and

WHEREAS, pursuant to Texas Local Government Code Section 51.001, the Town has general authority to adopt an ordinance or police regulation that is for the good government, peace or order of the Town and is necessary or proper for carrying out a power granted by law to the Town; and

WHEREAS, the laws of the State of Texas, including those found in Chapter 51 Sections 51.001, 51.012, and 51.032 of the Texas Local Government Code, as amended, provide the Town authority to adopt ordinances for good government, peace, order, or welfare of the municipality; and

WHEREAS, the Town Council has received input from the citizens and Town staff which supports the purpose and terms of this ordinance;

WHEREAS, pursuant to Texas Local Government Code Section 211.003 the Town has general authority to regulate the location and use of buildings, other structures and land for business, industrial, residential, or other purposes; and

WHEREAS, the Town Council finds that the terms of this ordinance are reasonable, necessary, and proper for the good government of the Town of Shady Shores, and in the best interests of its residents.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE
TOWN OF SHADY SHORES, TEXAS:**

Section 1. Parking Regulations Section 12.03.008.3.C of the Code of Ordinances, Town of Shady Shores, Texas, is hereby adopted and added to the Code, regarding Parking Regulations,

to read in accordance with the provisions below in *italics*. The rest of 12.03.008.is provided for context of the entire section.

12.03.008 PARKING REGULATIONS

Section 12.03.008.1 FINDINGS OF FACT

- A. The foregoing recitals are incorporated into this Section by reference as findings of fact as if expressly set forth herein.
- B. The parking of automobiles, including light trucks, commercial vehicles, box trucks, semi-tractor and other trucks of greater than a half ton payload designation, hereinafter referred to as “motor vehicles” in this ordinance, can lower property values, reduce the appearance of the neighborhood and thereby lower the quality of life within the Town; justifying reasonable limitations on the parking of motor vehicles in the front yards of residential properties, and undeveloped lots.

Section 12.03.008.2 Regulations for Parking

Definitions—The following words, terms, and phrases, when used in this section, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

- A. Front yard—That area of a developed lot between the front building line and the nearest to the front building line of the following:
 - 1. The front property line
 - 2. The outside edge (closest to the residence) of the drainage bar ditch
 - 3. The curb
 - 4. The edge of the surface of the road closest to the residence.Such area being bounded on each side by the property lines on each side of the front yard.
- B. Residence—a dwelling structure on a platted or lot described by metes and bounds of an area equal to or greater than one fourth acre, and not more than one acre.
- C. Undeveloped lot—a tract of land on which a dwelling has not been constructed, and a dwelling is not under construction.

Section 12.03.008.3 Parking Regulations; Penalties; Exceptions

- A. The parking of a motor vehicle in the Front Yard is prohibited and a violation of this Code, unless the vehicle is parked in compliance with the following requirements:
 - 1. Parked in the Front Yard on an all-weather surface in good condition, such surface being of asphalt, concrete, gravel, crushed limestone, or other similar surface acceptable to the city building inspector.

2. The all-weather surface must not cover more than 20% of the Front Yard, as measured by the square footage of the front yard as defined in this Section. The 20% area includes the driveway and all other impervious and all-weather surfaces in the front yard.
3. The all-weather surface parking area must be contiguous and accessed by the driveway of the residence.

B. Exceptions. The parking regulations above do not apply to:

1. Lots of less than one fourth acre, or larger than one acre.
2. Recreational vehicles-except as regulated elsewhere in this Municipal Code.

C. *Undeveloped lot---It is a violation of this ordinance for the owner of an Undeveloped Lot to allow parking of motor vehicles, trailers of all kinds and size, and/or any storage of building material of any kind; mechanical parts of automotive or other equipment; and/or trash or debris on an Undeveloped Lot.*

It is a violation by the owner of any motor vehicles, trailers of all kinds and size, and/or any storage of building material of any kind; mechanical parts of automotive or other equipment; and/or trash or debris to park or place same on an Undeveloped Lot.

SECTION 2. Severability. That should any word, phrase, paragraph, section or portion of this ordinance be held to be illegal, invalid or unenforceable, the legality, validity and enforceability of the remaining portions of the ordinance shall not be affected thereby, and each such illegal, invalid or unenforceable word, phrase, paragraph, section or portion shall not affect the ordinance as a whole.

SECTION 3. Repealer. That all provisions of the ordinances of the Town of Shady Shores in conflict with the provisions of this Ordinance be, and the same are hereby, repealed, and all other provisions of the ordinances of the Town of Shady Shores not in conflict with the provisions of this Ordinance shall remain in full force and effect.

SECTION 4. Penalty. That any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be guilty of a Class C misdemeanor offense, and upon conviction shall be punished by a fine not to exceed the sum of \$500.00 for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 5. Publication. In accordance with Section 52.011 of the Local Government Code, the caption of this Ordinance shall be published either (a) in every issue of the official newspaper of the Town of Shady Shores for two days, or (b) one issue of the newspaper if the official newspaper is a weekly paper. An affidavit by the printer or the publisher of the official newspaper verifying the publication shall be filed in the office of the Town Secretary.

SECTION 6. Effective Date. This Ordinance shall take effect upon publication of the caption, as the law in such case provides.

ADOPTED this ____ day of _____ 2022, by the Shady Shores Town Council.

APPROVED:

Cindy Aughinbaugh, Mayor

ATTEST:

Wendy Withers, Town Secretary

APPROVED AS TO FORM:

James E. Shepherd, Town Attorney



AGENDA MEMORANDUM

DATE: June 9, 2022
TO: Planning and Zoning Commission
FROM: Wendy withers, Town Administrator
SUBJECT: Strategic Planning Committee Recommended Discussion Items- Conduct a discussion relative to recommendations for review that were made by the Strategic Planning Committee. Items for discussion may include: setting a time frame for a future agenda discussion of items.

BACKGROUND/INFORMATION:

The Strategic Planning Committee has made some suggestions for the Planning and Zoning Commission review:

1. Providing for the addition of green space areas in new subdivisions
2. Requiring the construction of sidewalks for new subdivisions.
3. Review of roof pitch requirements
4. Xeriscaping requirements allowances for communities
5. Areas of town where green spaces, alternate walking spaces may make sense.

FINANCIAL IMPLICATIONS:

RECOMMENDATION/ACTION DESIRED:

ATTACHMENTS/SUPPORTING DOCUMENTATION:

None

REVIEWED BY: