



**TOWN OF SHADY SHORES
PLANNING AND ZONING COMMISSION
REGULAR SESSION
JUNE 13, 2024; 6:30 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 upon approval of the April 11, 2024 meeting minutes.
 2. Minutes-Consider and act upon approval of the May 9, 2024 meeting minutes.
4. WORKSESSION
 1. Conduct a worksession relative to:
 Future Land Use
 Development/Redevelopment
 Thoroughfare Plan
 Comprehensive Plan
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, 2024, at 10:05 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



SHADY SHORES PLANNING AND ZONING COMMISSION
APRIL 11, 2024; 6:30 PM
SHADY SHORES COMMUNITY CENTER
101 S. SHADY SHORES ROAD
SHADY SHORES, TX 76208

MINUTES

Josh Juve	Chair	Present
Paul Brown	Vice- Chair	Present
Don Caver	Commissioner	Present
Nathan Abato	Commissioner	Absent
Frank Graham	Commissioner	Present
Michael Young	Commissioner- Alternate	Present-voting
Randal DuPape	Commissioner- Alternate	Absent

Staff Present: Wendy Withers, Town Administrator; Amber Schuler, Deputy Town Secretary; Katie Klein, Community Relations; Jim Shepherd, Town Attorney; David Francis, Town Engineer; Bill Emsoff, Town Council

1. CALL TO ORDER

Chairman Juve called the meeting to order at 6:30P.M.

2. ROLL CALL

Establish a quorum

Chairman Juve called the role and established a quorum.

3. REGULAR BUSINESS

1. Minutes-Consider and act upon approval of the March 14, 2024, meeting minutes.

Commissioner Brown made a motion to approve the March 14, 2024 meeting minutes. Commissioner Graham seconded the motion, and the motion was approved.

2. Public Hearing- Conduct a Public Hearing relative to a request made by Heath and Leanne Zingelmann for a replat of the property legally known as A0330A W. Durham, TR 117A, 2.7282 Acres, Old DCAD TR 16B, 17A and the property legally known as A0330A W. Durham, TR 117B, 2.7282 Acres, Old DCAD TR 16A, 17A-1. The total acreage is 5.453 and the proposed replat contains 5 single family homesites.

- A) Staff Report- Staff gave a report to the commissioners.
- B) Open Public Hearing- The public hearing was opened at 6:35 P.M.
- C) Applicant- Leanne Zingelmann explained the project to the commissioners.
- D) Those in Favor- No one spoke in favor.
- E) Those Opposed- No one spoke in opposition.
- F) Rebuttal - A rebuttal was not necessary.
- G) Close Public Hearing- Public Hearing was closed at 6:39 P.M.

- 3. Action Regarding Public Hearing- Consider and act on a request made by Heath and Leanne Zingelmann for a replat of the property legally known as A0330A W. Durham, TR 117A, 2.7282 Acres, Old DCAD TR 16B, 17A and the property legally known as A0330A W. Durham, TR 117B, 2.7282 Acres, Old DCAD TR 16A, 17A-1. The total acreage is 5.453 and the proposed replat contains 5 single family homesites.
Commissioner Brown made a motion to table the request. Commissioner Graham seconded the motion and it was approved 5-0.

4. WORKSESSION

- 1. Conduct a worksession relative to Future Land Use and Future Development/Re-Development throughout the Town of Shady Shores.
The commissioners conducted a work session related to Future Land Use and Future Development/Re-Development throughout the Town of Shady Shores

5. FUTURE AGENDA ITEMS

No future agenda items were discussed.

6. ADJOURN

The meeting was adjourned at 7:46 P.M.

Passed and approved this ____ day of _____, 2024

Allen Lea, Chairman

Attest:

Amber Schuler, Deputy Town Secretary



SHADY SHORES PLANNING AND ZONING COMMISSION
MAY 9, 2024; 6:30 PM
SHADY SHORES COMMUNITY CENTER
101 S. SHADY SHORES ROAD
SHADY SHORES, TX 76208

Allen Lea	Chair	Present
Paul Brown	Vice- Chair	Present
Don Caver	Commissioner	Absent
Nathan Abato	Commissioner	Present
Frank Graham	Commissioner	Absent
Michael Young	Commissioner- Alternate	Present-voting
Randal DuPape	Commissioner- Alternate	Present-voting

MINUTES

1. CALL TO ORDER

Vice Chariman Brown called the meeting to order at 6:32 P.M.

2. ROLL CALL

Establish a quorum

Vice Chairman Brown called the roll and established that a quorum was present.

3. REGULAR BUSINESS

1. Oath of Office- Deliver the Oath of Office to newly appointed members.

a) Allen Lea

Town Administrator Wendy Withers administered the Oath of Office to newly appointed member Allen Lea.

2. Election of Chairman- Consider and act on electing a member to serve as the Chairman of the Planning and Zoning Commission

Vice Chair Brown made a motion to elect Allen Lea to serve as Chairman. Commissioner Abato seconded the motion and the motion was approved.

3. Minutes- Consider and act upon approval of the April 11, 2024 meeting minutes.

This item was not on the posted agenda and was tabled.

4. Plat Approval- Consider and act upon a request made by Heath and Leanne Zingelmann for a replat of the property legally known as A0330A W. Durham, TR 117A, 2.7282 Acres, Old DCAD TR 16B, 17A and the property legally known as A0330A W. Durham, TR 117B, 2.7282 Acres, Old DCAD TR 16A, 17A-1. The total acreage is 5.453 and the proposed replat contains 5 single family homesites.

Town Engineer David Francis updated the commissioners on this project. Vice Chair Brown made a motion to conditionally approve the plat once the center line of Eason Road is established and noted on the plat. Commissioner Abato seconded the motion and the motion was approved.

5. PD Ordinance- Consider and act upon approval of an ordinance amending the Planned Development Ordinance 344-04-2021

Vice-Chair Brown made a motion to approve the draft ordinance and recommend to town council. Commissioner Young seconded the motion and the motion was approved.

4. WORKSESSION

5. FUTURE AGENDA ITEMS

6. ADJOURN

Chairman Lea adjourned the meeting at 7:14 P.M.

PASSED AND APPROVED THIS THE _____ DAY OF _____, 2024.

APPROVED:

Allen Lea, Chairman

ATTEST:

Amber Schuler, Deputy Town Secretary