1. CALL TO ORDER
2. ROLL CALL
   Establish a quorum
3. MINUTES
   Consider and act on approval of the December 11, 2014 Planning and Zoning Commission meeting minutes.
   Documents: PZ MINUTES 12.11.2014.PDF
4. ZONING ORDINANCE:
   Consider and act on changes to the Town of Shady Shores Zoning Ordinance; Accessory Building regulations.
5. COMPREHENSIVE PLAN
   Consider and take action relative to the development of a comprehensive zoning plan for the Town of Shady Shores.
   Documents: SHADY SHORES MAP.PDF
6. ADJOURN

I, Allen Lea, Chairman of the Planning and Zoning Commission for the Town of Shady Shores do hereby certify that the above notice of the Planning and Zoning Commission meeting was posted on the bulletin board of the Community Center, 101 S. Shady Shores Road, Shady Shores, Texas on the _____day of __________, 2015 at __________P.M.

____________________________________
Chairman

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.
MINUTES

Allen Lea Chairman Present
Paul Brown Commissioner Present
Rebecca Morgan Commissioner Present
Jack Nelson Commissioner Present
Tom Spencer Commissioner Present

Also Present: Wendy Withers, Town Secretary; Jim Shepherd, Town Attorney

1. CALL TO ORDER

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

2. ROLL CALL

Establish a quorum

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

3. MINUTES

Consider and act on approval of the November 13, 2014 Planning and Zoning Commission meeting minutes.

Rebecca Morgan made a motion to approve the minutes of the November 13, 2014 Planning and Zoning Commission meeting. Jack Nelson seconded the motion.

DISCUSSION: NONE

AYES: Spencer, Nelson, Morgan, Brown, Lea
NAYES: None

The motion passed unanimously.

4. BOARD MEMBER RECOMMENDATION:

Consider and take action relative to making a recommendation to the Town Council regarding the appointment of an individual to fill the newly created alternate position.
Tillman Strahan state that he has lived in Shady Shores for about four (4) years. He would like to give back to the community and feels that the alternate position would be a great opportunity for him to be able to learn what was going on. Mr. Strahan stated that he had previously applied during the last cycle, and withdrew his application because he anticipated having to take the bar exam again. However he has since learned that he passed the bar and is prepared to make a commitment to the board.

Daniel Resnack 414 Lakeshore stated that although he was new to Shady Shores, he was ready to get involved. Mr. Resnack stated that he had previous experience serving in his community and feels that experience would be beneficial to the Town. Mr. Resnack also stated that he would be working with the Keep Shady Shores Beautiful Committee in the near future.

Nathan Abato- has lived in Shady Shores for about 9 months. Mr. Abato stated he moved to Shady Shores from Denton because he loved the community and the small town nature. Mr. Abato’s experience includes his current position as the Planning and Development Coordinator for the City of Corinth. Prior to his experience in the Planning and Zoning Department Mr. Abato in Code Enforcement. Mr. Abate holds a degree in Public Relations and a Master’s in Business Administration. Mr. Abato stated that even if he was not appointed to this position he would like to be of help to the Town in some other way.

Commissioner Morgan commented on the fact that Mr. Abato was not registered to vote. Mr. Abato explained that his registration had expired but he was in the process of getting registered to vote.

Keith Perry, 22 Hidden Valley Airpark signed up to speak but declined to comment.

**DISCUSSION:**

Chairman Allen Lea stated that he appreciated all three of them applicants for expressing an interest. He had started as an alternate, and learned quite a few things in that position. Chairman Lea stated that it was the role of the Planning and Zoning Commission to make a recommendation to the Council, but wanted to encourage all the applicants to continue to attend the meetings and attempt to be involved in the community.

Commissioner Spencer stated that he had also joined the board as an alternate. Commissioner Spencer went on to express his pleasure to see the number and quality of applicants that had applied for the position.

Commissioner Jack Nelson also expressed appreciation of the applicants. Commissioner Nelson and hoped that they would continue to participate. Commissioner Nelson stated that Mr. Strahan had been actively attending the Planning and Zoning meetings, and City Council meetings.

Commissioner Morgan echoed that she was pleasantly surprised with the good candidates and would be proud to work with any one of them. Commissioner Morgan affirmed that Shady Shores is run by volunteers and has been for many years, which enables the Town to keep the tax base low. Commissioner Morgan encouraged those applicants not chosen to apply for some of the other committees.
Commissioner Brown thanked Mr. Resnack and Mr. Abato, and suggested that they continue to support the Planning and Zoning Commission as their participation and public comments were valued.

Jack Nelson made a motion to recommend Tillman Strahan to serve as an alternate member of the Planning and Zoning Commission. Paul Brown seconded the motion.

Discussion: None
AYES: Brown, Lea, Nelson, Spencer Morgan
NAYES: None
The motion passed unanimously.

5. ZONING ORDINANCE AMENDMENTS:
Discuss changes to the Zoning Ordinance (256-05-13) Accessory Structures and possibly amending the definitions section of the Zoning Ordinance. Consider and take action relative to making a recommendation to the City Council regarding the amendment of the Ordinance as it relates to accessory structures. Discuss other revisions to the Zoning Ordinance. Consider and take action if necessary.

The Zoning Commission reviewed proposed changes to the zoning ordinance regarding accessory structure definitions and materials.

A discussion was held relative to the zoning definitions in Shady Shores it was the consensus of the board that RM 2000 doesn’t quite work for all areas in town. Chairman Allen Lea suggested that as we go into the New Year a review of the way the city is zoned, and the development of a new Comprehensive plan for the Town is necessary. Chairman Lea continued that it was his belief that the Zoning Commission needed to look at long range issues, such as drainage, traffic, roads, and zoning

Commissioner Paul Brown stated that it would be in the best interest of the property owners that there would be a plan in place so that they can develop their properties. Commissioner Brown went on to state that he would be in favor of having a reduced square footage to build on the smaller lots, perhaps developing some sort of historical district for the older areas of town.

Commissioner Tom Spencer, a landowner in OT Shady Shores, stated that some of the issues included the density of the area, the width of the roads and the infrastructure in the area.

Town Attorney Jim Shepherd pointed out some questions that would need to be addressed in the near future; keeping in mind that the OT parts of Shady Shores was originally platted in 1932.

1) Sewer capacity
2) Roads
3) More land for bar ditches than curb and gutter,
4) Drainage and Stormwater
5) Lot size and buildable lots
6) What is the town’s goal for OT Shady Shores
7) Parking

Chairman Allen Lea stated that a comprehensive plan would address the whole town, not just the OT area. The development of such a plan was going to be difficult and a sensitive issue with many people.
6. TREE ORDINANCE:
Consider and discuss the possibility of creating a Tree Ordinance for the Town of Shady Shores. Receive an update from the Town Attorney regarding research on this issue.

A discussion was held relative to the development of a tree ordinance. It was agreed that although tree preservation was important, the development of a Comprehensive plan was more pressing and would take many discussions.

7. ADJOURN

Tom Spencer made a motion to adjourn. Rebecca Morgan seconded the motion.

Discussion: None

AYES: Brown, Nelson, Lea, Morgan, Spencer
NAYES: None

The motion passed unanimously and the meeting was adjourned at 9:42 P.M.

PASSED AND APPROVED THIS THE _______ DAY OF __________, 2015

ATTEST:

_________________________________
Wendy Withers, Town Secretary

Approved:

_________________________________
Allen Lea, Chairman