



**TOWN OF SHADY SHORES
PLANNING AND ZONING COMMISSION
REGULAR SESSION
FEBRUARY 8, 2018; 7:00 PM
SHADY SHORES COMMUNITY CENTER
101 S. SHADY SHORES ROAD
SHADY SHORES, TX 76208**

MINUTES

Allen Lea	Chairman	Present
Rebecca Morgan	Vice-Chairman	Present
Tom Spencer	Commissioner	Absent
Tillman Strahan	Commissioner	Present
Paul Brown	Commissioner	Present
Linda Winter	Commissioner-Alternate	Present

Staff Present: Wendy Withers, Town Secretary; Jim Shepherd, Town Attorney, Jack Nelson, Councilmember Liaison

1. CALL TO ORDER

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

2. ROLL CALL

Establish a quorum

3. MINUTES

Consider and act on approval of the December 14, 2017 Planning and Zoning Commission meeting minutes.

Documents:

1. [PZ MIN 12142017.PDF](#)

There was no action take on approval of the minutes.

4. PUBLIC HEARING- PACE ZONING CHANGE

Conduct a public hearing relative to a request for a zoning change made by Donna Pace for the property legally known as 106 E. 6th Street and 416 Lakeshore Road. The applicant has requested to change the zoning from R-2000 to H-1200-4300 Historical District.

- A. Open the Public Hearing- Chairman Allen Lea opened the public hearing at 7:01 pm
- B. Applicant- The applicant was not present.
- C. Those in favor of the request- James Melton 203 E. 9th Street asked questions regarding the rezone. Michael Kellum 303 E. 7th Street also asked questions regarding the proposed rezone.
- D. Those opposed to the request- No one spoke in opposition of the request.
- E. Rebuttal, if desired
- F. Close the public hearing

Tillman Strahan made a motion to recess the public hearing at 7:21 pm. Rebecca Morgan seconded the motion.

Discussion: None
AYES: Strahan, Winter, Morgan, Brown
NAYS: None

The motion passed and the public hearing was recessed at 7:21 pm.

Chairman Allen Lea moved to Agenda item #6 to allow the applicant to have time to arrive at the meeting.

Chairman Lea moved to the discussion of the Zoning Change.

Documents:

1. [AGENDA MEMO ZONING CHANGE REQUEST 02.02.2018 PUBLIC HEARING.PDF](#)

5. ZONING CHANGE REQUEST-PACE

Consider and take action relative to request for a zoning change made by Donna Pace for the property legally known as 106 E. 6th Street and 416 Lakeshore Road. The applicant has requested to change the zoning from R-2000 to H-1200-4300 Historical District.

Documents:

1. [AGENDA MEMO ZONING CHANGE REQUEST 02.02.2018.PDF](#)
2. [APPLICATION FOR A ZONING CHANGE - PACE_REDACTED.PDF](#)
3. [302-06-2017 COMPREHENSIVE ZONING PLAN.PDF](#)
4. [PACE ZONING CHANGE REQUEST.JPG](#)
5. [2017-06-23 - HISTORIC ZONING DISTRICTS.PDF](#)

Paul Brown made a motion to approve the zoning change request. Rebecca Morgan seconded the motion.

DISCUSSION: Tillman Strahan questioned whether or not the lot sizes equaled a minimum of 4300 square feet. Members discussed granting a variance for the second lot size even though it was a few feet short. Rebecca Morgan stated that it met the intention of the Ordinance.

Rebecca Morgan amended the motion to make the zoning change contingent on the approval of a replat of the property. Paul Brown accepted the amendment to the motion.

AYES: Strahan, Morgan, Lea, Brown, Winter

NAYS: None

The motion passed unanimously.

6. WORKSESSION- ZONING ORDINANCE

Conduct a worksession relative to amending the Zoning Ordinance to address the regulation of short term rentals.

Documents:

1. [AGENDA MEMO ZONING CHANGE REQUEST 02.02.2018 ZONING WORKSESSION.PDF](#)

Commissioners conducted a work session relative to proposed amendments to the Zoning Ordinance.

There was no action take on this agenda item.

7. ADJOURN

Rebecca Morgan made a motion to adjourn. Tillman Strahan seconded the motion.

DISCUSSION: None

AYES: Morgan, Strahan, Lea, Brown, Winter

NAYS: None

The motion passed unanimously and the meeting was adjourned at 8:22 pm.

PASSED AND APPROVED THIS THE _____ DAY OF _____, 2018.

APPROVED:

Allen Lea, Chairman

Attest:

Wendy Withers, Town Secretary

