



**TOWN OF SHADY SHORES  
PLANNING AND ZONING COMMISSION  
REGULAR SESSION  
APRIL 12, 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 -<br>ALTERNATE | Present |

**STAFF PRESENT:** Joan Davis, Town Office Clerk; Jim Shepherd, Town Attorney, Jack Nelson, Council Liaison

**1. CALL TO ORDER**

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

**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 minutes of March 8, 2018 Town Council Meeting

Due to the typographical error referring to the minutes as "Town Council Meeting" instead of Planning & Zoning Meeting, and also noted that the meeting started at 7:08 pm, not 7:00 pm, it was unanimously agreed to table the minutes of the March 8, 2018 Planning and Zoning meeting until the next meeting.

**4. PUBLIC HEARING-HIDDEN VALLEY REPLAT 9LOT 138s and 139s).**

No one was present to discuss the request for the replat.

**5. ACTION REGARDING PUBLIC HEARING-HIDDEN VALLEY REPLAT**

Jim Shepherd asked if the Town had received a response to the letter Richard Arvizu had sent with regard to his requested changes. If no changes had been received, Jim suggested to deny the version of the plat as presented.

Rebecca Morgan made the motion to deny the request to replat Hidden Valley Lots 138S and 139S. Tillman Strahan seconded the motion.

Motion passed unanimously.

**6. CHANGES TO THE ZONING ORDINANCE**

Worksession topics discussed were:

- 1. Subdivision Ordinance-changing minimum lot size from .5 acre to 1 acre (consensus was to NOT support this change)
- 2. Right-of-way and Trees discussion (not in the ordinance – no landscape ordinance currently in effect)
- 3. Signage for Adkisson Ranch – development of sign ordinance, common area landscaping
- 4. Street Light – changing mercury to LED; part of subdivision ordinance; state-of-the-art; Council would have to approve street lighting plan
- 5. Sidewalks – required by Town Council (part of approved plans for Adkisson Ranch) – drainage issues?
- 6. Alan announced that the Town had a new, part-time Code Enforcement Officer.

**7. ADJOURN**

Paul Brown made a motion to adjourn. Tillman Strahan seconded the motion.

The motion passed unanimously and the meeting was adjourned at 8:00 pm.

PASSED AND APPROVED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

APPROVED:

\_\_\_\_\_  
Allen Lea, Chairman

ATTEST:

\_\_\_\_\_  
Wendy Withers, Town Secretary