



**TOWN OF SHADY SHORES
PLANNING AND ZONING COMMISSION
REGULAR MEETING
DECEMBER 14, 2017; 7:00 PM
SHADY SHORES COMMUNITY CENTER
101 S. SHADY SHORES ROAD
SHADY SHORES, TX 76208**

MINUTES

MEMBERS PRESENT

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

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

1. CALL TO ORDER

Chairman 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 October 12, 2017 Planning and Zoning Commission meeting minutes.

Documents:

1. [PZ 10.12.2017.PDF](#)

Rebecca Morgan made a motion to approve with the addition of the word "not" to the bottom paragraph of page 3. Paul Brown seconded the motion.

DISCUSSION: None
AYES: Spencer, Strahan, Morgan, Brown
NAYS: NONE

The motion passed unanimously.

4. PARKING ISSUES AND REGULATIONS

Consider and take appropriate action relative to parking issues and regulations in the Town of Shady Shores.

Documents:

1. [AGENDA MEMO PARKING ISSUES 12.14.2017.PDF](#)

Rebecca Morgan stated that council had directed Planning and Zoning to develop an ordinance regulating parking and in particular front yard parking.

William Kruger 103 Cielo Lane stated that he has a boat that has been parked on his driveway what is the intent of the Ordinance.

Rebecca Morgan suggested that the Commission begin working on a plan for parking on ¼ acre to 3 acres. Rebecca stated that "improved surface" should be defined.

Paul Brown made a motion to create an ordinance that states there should be no parking in the front yard except for the four items to be applied to areas other than those that are less than a ¼ acre (1/4 acre to 1 acre). There will be no parking on vacant lots. Regulate the parking of Recreational Vehicles that are longer than the 23' and higher than 8' as described in the current parking ordinance. Rebecca Morgan seconded the motion.

DISCUSSION: Commissioner Tom Spencer stated that he didn't want to tell people what to do with their property would not support this ordinance.

Tillman Strahan also stated that he didn't see a need for this Ordinance. AYES: Brown, Morgan, Lea

NAYS: Spencer, Strahan

The motion passed 3:2.

5. PORTABLE STORAGE UNITS

Conduct a work session relative to portable storage units. Consider and take any appropriate action.

Documents:

1. [PORTABLE STORAGE UNITS AGENDA MEMO 12.14.2017.PDF](#)
2. [ORD. TEMPORARY STORAGE UNITSSS2017 \(002\).PDF](#)

Tillman Strahan motion to accept the ordinance with the amendment that the original permit does not exceed 2 months with a renewal of 2 months, the total length only (2 X16") 32' no permit required for short term loading and unloading of pods, with short term defined as 48-hour period (no length enforcement for short-term). Rebecca Morgan seconded the

motion. Tillman Strahan amended his motion to include that the storage buildings can not be parked on the street. Rebecca Morgan seconded the motion.

DISCUSSION: Commissioners discussed size requirements, permitting requirements;
AYES: Spencer; Winter, Strahan, Lea, Morgan, Brown
NAYS: None

The motion passed unanimously.

6. SHORT TERM RENTALS

Conduct a work session relative to short-term rental properties in the Town of Shady Shores. Consider and take appropriate action.

Documents:

1. [AGENDA MEMO SHORT TERM RENTALS 12.14.2017.PDF](#)
2. [SHORT TERM RENTALS ORDINANCE.PDF](#)

7. ADJOURN

Motion to adjourn at 8:50 pm.

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

Attest:

Allen Lea, Chairman

Approved:

Wendy Withers, Town Secretary