



**TOWN OF SHADY SHORES
PLANNING AND ZONING COMMISSION
SPECIAL CALLED SESSION
FEBRUARY 25, 2021; 7:00 PM
VIRTUAL MEETING/PHYSICAL MEETING
SHADY SHORES COMMUNITY CENTER
101 S. SHADY SHORES ROAD
SHADY SHORES, TX 76208**

AGENDA

In response to the coronavirus pandemic, effective March 16, 2020, Texas Governor Abbott suspended certain Open Meeting rules to allow meetings of government bodies that are accessible to the public to decrease large groups of people from assembling. The suspension temporarily removes the requirement that government officials and members of the public be physically present at a meeting location.

THE COMMUNITY CENTER WILL BE OPEN FOR PERSONS WISHING TO ADDRESS THE COMMISSION. PERSONS ENTERING THE BUILDING WILL BE REQUIRED TO WEAR A MASK AND HAVE THEIR TEMPERATURE TAKEN AT THE DOOR. COMMISSION MEMBERS MAY BE PHYSICALLY PRESENT OR PARTICIPATING VIA A ZOOM CALL

TO VIEW THE MEETING LIVE: <https://shadyshorestx.civicclerk.com/>

1. MEETING LOG IN DIRECTIONS

1. Join Zoom Meeting
<https://us02web.zoom.us/j/89302171207?pwd=a0RNc2dxWik1K3V3bFdITzNPb0RPUT09>
Meeting ID: 893 0217 1207
Passcode: 070041
One tap mobile
+13462487799,,89302171207#,,, *070041# US (Houston)
+16699006833,,89302171207#,,, *070041# US (San Jose)

2. CALL TO ORDER

3. ROLL CALL

Establish a quorum

4. REGULAR BUSINESS

1. Minutes- Consider and act on approval of the minutes of the Planning and Zoning Commission Meeting.

2. Public Hearing Borden- Conduct a public hearing relative to a request made by John Borden for a Zoning Change from R-2000 to H-1200-4300 and a replat, for the property more legally known as Lot 8 Block B, Lots 12 & 13 Block A in the JW Franck's Camp Addition in the B. Eaves Survey A-388, (547 and 548 Laura).

A) Open Public Hearing
B) Applicant
C) Those in Favor of the request
D) Those in Opposition to the request
E) Rebuttal if desired
3. Action Regarding Public Hearing- Consider and act on recommendation of a request for a zoning change from R-2000 to H-1200-4300 for the property more legally known as Lot 8 Block B, Lots 12 & 13 Block A in the JW Franck's Camp Addition in the B. Eaves Survey A-388, (547 and 548 Laura).
4. Public Hearing Borden- Conduct a public hearing relative to a request made by John Borden for a replat, for the property more legally known as Lot 8 Block B, Lots 12 & 13 Block A in the JW Franck's Camp Addition in the B. Eaves Survey A-388, (547 and 548 Laura).

A) Open Public Hearing
B) Applicant
C) Those in Favor of the request
D) Those in Opposition to the request
E) Rebuttal if desired
5. Action Regarding Public Hearing- Consider and act on recommendation of a request for a replat for the property more legally known as Lot 8 Block B, Lots 12 & 13 Block A in the JW Franck's Camp Addition in the B. Eaves Survey A-388, (547 and 548 Laura).
6. Public Hearing- conduct a public hearing relative to a request made by Chase and Kristen Folks for a Zoning Change from R-2000 to H-1200-4300, for the property more legally known as 301 E 7th Street.

A) Open Public Hearing
B) Applicant
C) Those in Favor of the Request
D) Those in Opposition to the Request
E) Rebuttal, if desired
F) Close Public Hearing
7. Action Regarding Public Hearing- Consider and act on approval of a request made by Chase and Kristen Folks for a Zoning Change from R-2000 to H-1200-4300.
8. Public Hearing-conduct a public hearing relative to a request made by Chase and Kristen Folks for a replat of the property more legally known as 301 E 7th Street.

A) Open Public Hearing
B) Applicant
C) Those in Favor of the Request
D) Those in Opposition to the Request
E) Rebuttal, if desired
F) Close Public Hearing
9. Action Regarding Public Hearing- Consider and act on a request for a replat, for the property more legally known as 301 E 7th Street.
10. Thoroughfare Plan- Consider and act on updates to the Town of Shady Shores Thoroughfare Plan.
11. Zoning Map-Consider and act on updates to the Town of Shady Shores Zoning Map.

5. WORKSESSION

1. Conduct a worksession relative to developing a planned development category in the the Shady Shores Zoning Ordinance

6. FUTURE AGENDA ITEMS

7. ADJOURN

I, _____, _____ 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 _____ Day of _____, _____, at _____ .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, Town Secretary



**SHADY SHORES PLANNING AND ZONING COMMISSION
DECEMBER 14, 2020; 7:00 PM
SHADY SHORES COMMUNITY CENTER
101 S. SHADY SHORES ROAD
SHADY SHORES, TX 76208**

MINUTES

In response to the coronavirus pandemic, effective March 16, 2020, Texas Governor Abbott suspended certain Open Meeting rules to allow meetings of government bodies that are accessible to the public to decrease large groups of people from assembling. The suspension temporarily removes the requirement that government officials and members of the public be physically present at a meeting location. The meeting was held via Zoom Teleconference Meeting **815 0238 9419**.

The Planning and Zoning Commission meeting was a joint meeting with the Shady Shores Town Council.

MEMBERS PRESENT

Allen Lea	Chairman	Present
Rebecca Morgan	Vice-Chairman	Present (Virtually)
Linda Winter	Commissioner	Present (Virtually)
Kenneth Wells	Commissioner	Absent
Paul Brown	Commissioner	Present (Virtually)
Lynn Grimes	Commissioner-Alternate	Absent

STAFF PRESENT: Wendy Withers, Town Administrator; Amber Schuler, Municipal Court Administrator; Jim Shepherd, Town Attorney

1. MEETING LOG IN INSTRUCTIONS

1. Register in advance for this webinar:
https://us02web.zoom.us/webinar/register/WN_dQesN5GqSwmDDosv-QBXnw
After registering, you will receive a confirmation email containing information about joining the webinar.

2. CALL TO ORDER

Chairman Allen Lea called the meeting to order at 7:27 pm.

3. ROLL CALL

Establish a quorum

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

4. REGULAR BUSINESS

1. Public Hearing- Conduct a joint public hearing relative to a zoning change request for a 13.584-acre tract

of land situation in the R. B. Brown Survey, Abstract Number 110, same being a tract of land described to B.B. Hemphill Jr. by deed recorded in Volume 610 Page 131, Deed Records, Denton County, Texas. The property is located directly adjacent to the Cielo Ranch Subdivision within the Town Limits of Shady Shores. The property is currently known as Lakeside Villas.

- A) Open Public Hearing - Mayor Aughinbaugh
- B) Staff Report- Jim Shepherd
- C) Applicant
- D) Those in Favor of the Request
- E) Those Opposed to the Request
- F) Rebuttal
- G) Close Public Hearing

- A) Open Public Hearing - Mayor Aughinbaugh opened the public hearing at 7:28 pm.
- B) Staff Report- Town Attorney Jim Shepherd and Town Engineer Richard Arvizu gave an overview of the project including a very preliminary overview to work that would need to be done on Cielo Lane.
- C) Applicant- Omar Oweis was present.
- D) Those In Favor of the Request- No one spoke in favor of the request.
- E) Those Opposed to the Request- No one spoke in opposition to the request.
- F) There was no Rebuttal

The Mayor Closed the public hearing at 7:27 PM.

At this time the Town Council took a short recess to allow the Planning and Zoning Commission to deliberate on the next agenda item.

2. Action Regarding Public Hearing- Consider an act on a recommendation to the Shady Shores Town Council regarding a zoning change for a 13.584-acre tract of land situation in the R. B. Brown Survey, Abstract Number 110, same being a tract of land described to B.B. Hemphill Jr. by deed recorded in Volume 610 Page 131, Deed Records, Denton County, Texas. The property is located directly adjacent to the Cielo Ranch Subdivision within the Town Limits of Shady Shores.

Rebecca Morgan made a motion to recommend approval of a zoning change for a 13.854 acres tract of land situated in the RB Brown Survey, Abstract Number 110, same being a tract of land described to BB Hemphill Jr. by deed recorded in Volume 610 Page 131, Deed Records, Denton County, Texas. Linda Winter seconded the motion.

Discussion: None

Ayes: Lea, Morgan, Brown, Winter

Nays: None

The motion passed unanimously.

5. ADJOURN

The Planning and Zoning Commission meeting was adjourned at 7:57 pm.

I, _____, _____ 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 _____ Day of _____, _____, at _____ 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, Town Secretary

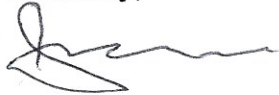
22 January 2021

Town of Shady Shores.

ATTN Wendy Withers

Please see attached application for rezoning 548 and 557 Laura Street to Historic District. We are in process of an amending plat at this address, but it is my understanding that we will need approval of rezoning to Historic District in order for the plat to be approved.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jerald Yensan', with a stylized flourish at the end.

Jerald Yensan

RPLS 4561

Landmarks Surveyors LLC

4238 I-35 N.

Denton, Texas 76207

(940) 382-4016



ZONING BOUNDARY CHANGE APPLICATION FORM ANNEXATION REQUEST FORM

1. Requesting:

Permanent Zoning _____
 Re-Zoning X (See Note*)
 Annexation _____

*Note: If requesting re-zoning, please attach a letter stating nature of re-zoning request; i.e. state present zoning district and change to specific zoning district requested.

Applicant/Company Name: JERALD YENSAN, LANDMARK SURVEYORS LLC

Company Address: 4238 I-35 N.
DENTON, TX 76207

Company Phone Number: (940) 382-4016

Company Email: LANDMARKSV@AOL.COM

Contact Name: JERALD YENSAN

Contact Phone Number: (940) 391-1820

Contact Email: LANDMARKSV@AOL.COM

2. Description and Location of Property:

- a. Survey and abstract: B. LEAVES A-388
- b. Attach metes and bounds description, and photos, (such as Google Earth)
- c. Lot and block: (if applicable)
LOT 8, BLOCK 13, LOTS 12 & 13, BLOCK A, J.W. FRANK'S CAMP ADDITION
- d. Total number of acres: 0.211
- e. Location further described: 548 & 557 LAURA
- f. The property is: X all within the Town Limits; _____ all within the ETJ; _____ both
- g. Attach 8 copies of the concept plan and survey that contain:
- h. North point, scale, and date
- i. Name and address of:
 - i. Applicant
 - ii. Engineer or surveyor responsible for survey of plat
- j. Survey and abstract with tract designation

- k. Location of major and/or secondary thoroughfares located with or adjacent to the property, and proposed access points to property.
 - l. Location of existing or platted streets within and adjacent to the existing property
 - m. Location of all existing rights of way, utility, and/or drainage easements
3. Fees (Non-Refundable): \$ Zoning requests--\$750 for first lot or acre, Plus \$100 per lot or \$500 per acre for each additional lot or acre, whichever is greater.
- All fees are due and payable at the time of application. No hearing will be scheduled nor will any reviews be made until payment of required filing fees has been made. Fees are non-refundable regardless of outcome of request.

***All Zoning Requests, Platting Variance and other Professional Services require the applicant to pay all attorney review and engineering review costs + 10% Administrative Fee**

All the requirements and fees of this application are submitted to the Town of Shady Shores requesting a hearing date for a Public Hearing before the Planning and Zoning Commission and/or the Town Council as may be required. Hearing dates will be scheduled in accordance with provisions of the Town of Shady Shores Comprehensive Zoning Ordinance.

Applicant: JERALD YENSAN Date: 1/22/2021

Accepted: _____ Date: _____

OWNER NAME AND MAILING ADDRESS FOR PROPERTY WITHIN 200'

<u>PROPERTY ID. #</u>	<u>OWNER NAME</u>	<u>MAILING ADDRESS</u>
26383	Scott Caulder	560 Laura, Shady Shores, TX 76208
26391	Koshrow Sadegehian	PO Box 50593, Denton, TX 76206
26442, 26447 & 26398	Robert Kersten	PO Box 1716, Lake Dallas, TX 75065
26405	Confidential	
26489, 161734, & 26494	Timothy L. Baker	543 Lakeshore Road, Denton, TX 76208
26325 & 622623	Donnie W. Autry	560 Jay Street, Denton, TX 76208
26333	Confidential	
26339	Judy McKinney	556 Jay Street, Denton, TX 76208
26343	Confidential	
26377 & 26463	Petronella & Mark Fallet	546 Jay Street, Denton, TX 76208
26428	Anita M. Reoh	530 Jay Street, Shady Shores, TX 76208
302353	David & Choy Poh Huffman	115 New Haven , Lewisville, TX 75065
302354	Crystal Barton	526 Jay Street, Denton TX 76208
26475	David R. Mereider	540 Lakeshore Road, Shady Shores, TX 76208
None provided	MR Attila Ranch, LLC	580 Decker, Ste 203, Irving, TX
658728, 26459 161732 & 161733	Wesley D. & Julia L. Northrop	560 Lakeshore Road, Denton, TX 76207
566722 & 26342	Raydean Brady	604 Franck's Circle, Shady Shores, TX 76208
39088	Richard R. Cox	631 Franck's Circle, Shady Shores, TX 76208
26455 & 26503	James Vu	2718 Southwest Parkway, Wichita Falls, TX 76308

ARTICLE 2.7 "H-1200-4300" HISTORICAL DISTRICT REGULATIONS

(a) Use Regulations: In a H-1200-4300 HISTORICAL DISTRICT, no land shall be used and no building erected or converted to any other use than permitted in [ARTICLE 3.2](#). The Historical district zoning is only available in those portions of the Town of Shady Shores designated on the Comprehensive Plan for that Zoning, which are areas of the Town developed prior to the incorporation of the Town, or since, in small lots in the subdivision averaging 1,500 square feet or less; on right of ways or prescriptive easements of less than 20 feet in width. No other vacant or developed areas of Shady Shores are to be rezoned as H-1200-4300. Areas rezoned to H-1200-4300 will be required to replat the existing lot or lots to comply with the new zoning. Lots located on rights-of-way of less than 20 feet in width will be required to dedicate up to five feet of the lot to the city for additional right-of-way as a part of the zoning and replat required of the property.

(b) Building Regulations:

Minimum Size: The minimum floor area of the main building shall be one thousand two hundred (1,200) square feet living area, which excludes porches, breezeways, attached garages and caretaker's quarters.

(c) Area Regulations:

(1) Front Yards: There shall be a front yard for every building having a depth of not less than ten (10) feet from the front property line to the face of the building.

(2) Rear Yard: There shall be a rear yard for every building which shall have a depth of not less than ten (10) feet measured from the back of the building to the rear property line.

(3) Side Yard: There shall be two (2) side yards for each building, one on each side of the building. No side yard shall be less than five (5) feet, measured from the side property line to the side of the building.

(4) Corner Lots: The Town's standard corner lot regulations are set forth in the Zoning Ordinance and Subdivision Ordinances shall apply. The owners of existing developed areas designated in the Comprehensive Plan as available for rezoning to the H-1200-4300 zoning may, upon rezoning, have the front and side yard on the corner of not less than 10 feet each. Or, they may request alternative regulations for corner lots based on the limitations of the proposed development on the corner lot, and the available and acquired right-of-way. The City Engineer may review alternative plans, and refer the applicant to the Zoning Board of Adjustment with his recommendation.

(5) Lot Area: The minimum lot area in the H-1200-4300 district shall be 4300 square feet, excluding Public Rights-of-Way, alleys, and Private streets.

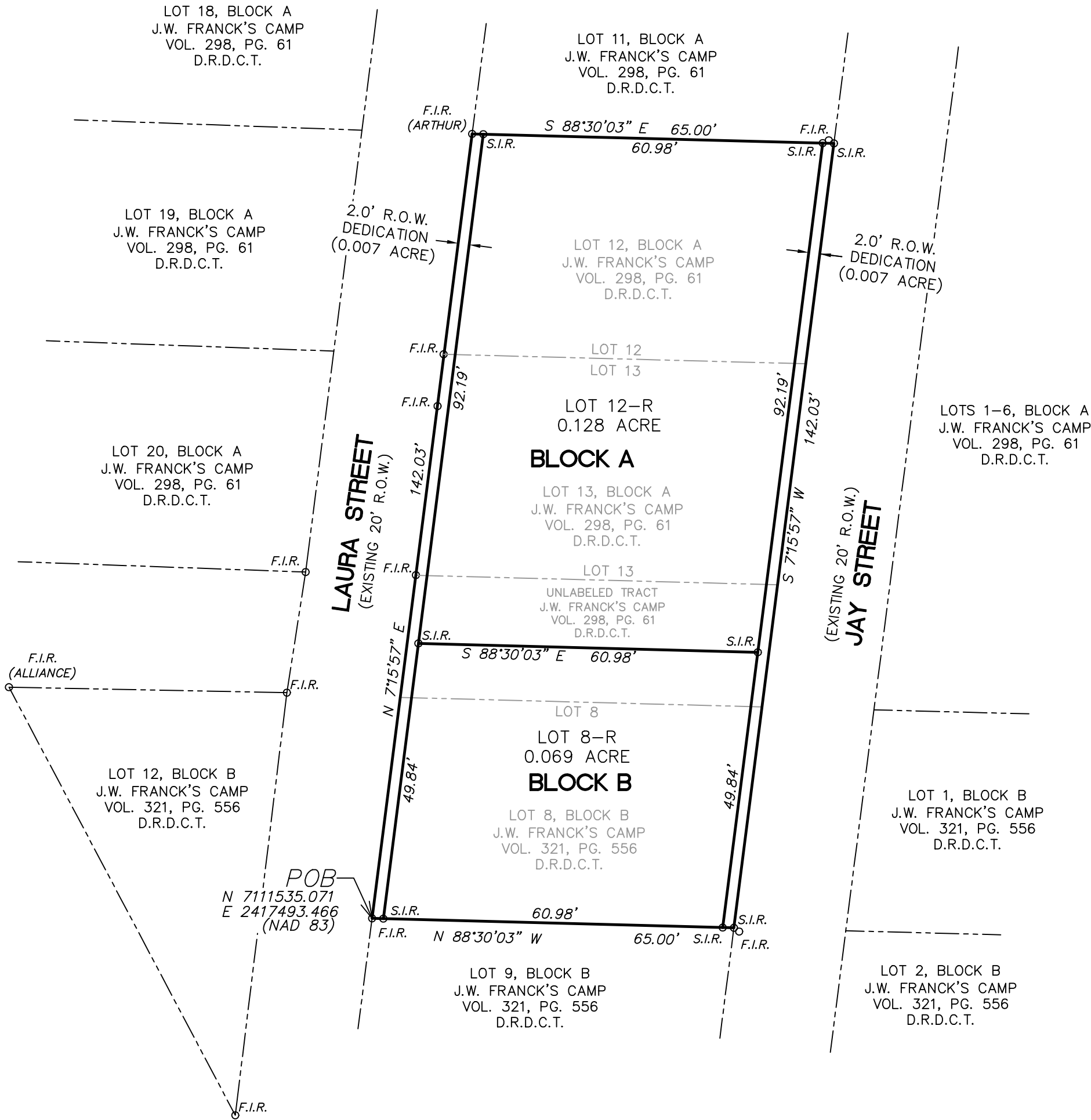
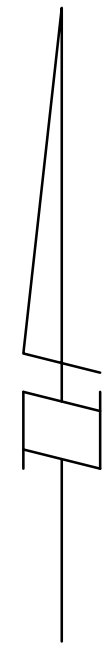
(6) Lot Width: The minimum lot width shall be fifty (50) feet.

(7) Lot Depth: The minimum lot depth shall be thirty (30) feet.

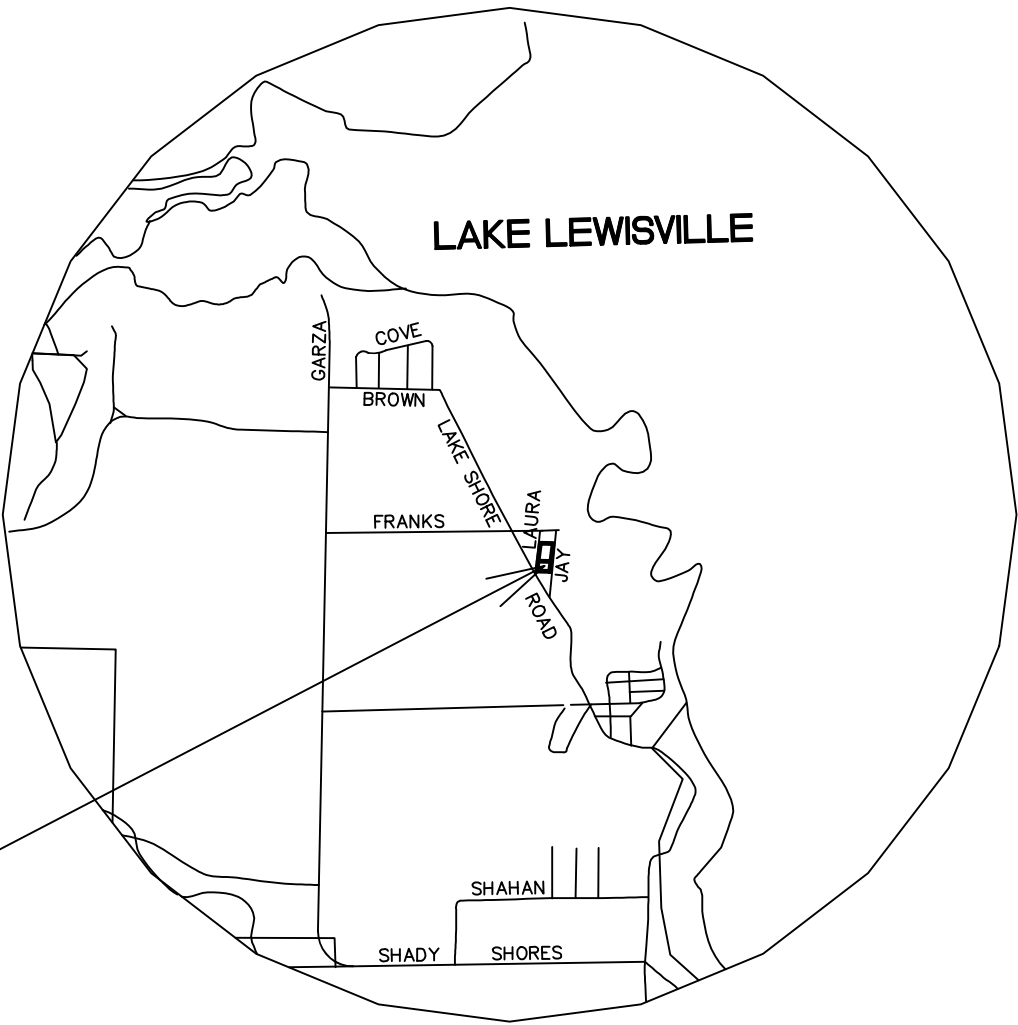
(8) Lot Coverage: The combined area of the main building and accessory buildings shall not cover more than forty (40) percent of the total area of any lot.

(9) Parking: A minimum of two (2) off-street all-weather surfaced parking spaces shall be provided for each residential lot. A carport must be set back not less than ten (10) feet from the front property line. A garage must be set back not less than twenty (20) feet from the front property line.

(Ordinance 302-06-2017, sec. 2.3.III, adopted 7/10/17)



PROJECT LOCATION



VICINITY MAP
SCALE 1" = 2000'



GRAPHIC SCALE

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS
COUNTY OF DENTON: WHEREAS WE, Rowena Torriit and Bluemountain Texas LLC are the owners of that certain lot, tract, or parcel of land situated in the Bartlett Eaves Survey Abstract Number 388 in the Town of Shady Shores, Denton County, Texas, being all of Lots 12, 13 and an unlabeled tract, Block A of J.W. Franck's Camp, an addition to the Town of Shady Shores, Denton County, Texas according to the plat thereof recorded in Volume 298, Page 61, Deed Records, Denton County, Texas, and being all of Lot 8, Block B of J.W. Franck's Camp, an addition to the Town of Shady Shores, Denton County, Texas according to the plat thereof recorded in Volume 321, Page 556, Deed Records, Denton County, Texas and being more particularly described as follows:

BEGINNING at an iron rod found for corner in the east line of Laura Street, a public roadway having a right-of-way of 20.0 feet, said point being the northwest corner of Lot 9 in said Block B of said J.W. Franck's Camp;

THENCE N 07° 15' 57" E, 142.03 feet with said east line of said Laura Street to a capped iron rod marked Arthur found for corner, said point being the southwest corner of Lot 11 in said Block A of said Franck's Camp;

THENCE S 88° 30' 03" E, 65.00 feet with the south line of said Lot 11 to a capped iron rod marked RPLS 4561 set for corner in the west line of Jay Street, a public roadway having a right-of-way of 20.0 feet;

THENCE S 07° 15' 57" W, 142.03 feet with said west line of said Jay Street to a capped iron rod marked RPLS 4561 set for corner, said point being the northeast corner of said Lot 9 in said Block B of said Franck's Camp;

THENCE N 88° 30' 03" W, 65.00 feet with the north line of said Lot 19 to the PLACE OF BEGINNING and containing 0.211 acre of land, of which 0.014 acre is hereby dedicated as public right of way.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT WE, the aforesaid do hereby adopt this plat designating the herein above tract as LOTS 8-A, BLOCK B AND 12-A, BLOCK A of FRANCK'S CAMP, amending Lots 12 and 13, Block A and Lot 8, Block B and an unlabeled tract in Franck' Camp, an addition to the Town of Shady Shores, Denton County, Texas, and do hereby dedicate to the public use forever all road and utility easements, drainage easements, and streets as shown hereon. Any public utility, including the Town of Shady Shores shall have the right to move and keep moved all or part of any building, fences, trees, shrubs other growths or improvements which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of the easements shown on the plat. Any public utility including the Town of Shady Shores shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

WITNESS MY HAND this ____ day of _____, 2021

Rowena Torriit
STATE OF TEXAS
COUNTY OF DENTON:
This instrument was acknowledged before me on _____, 2021 by Rowena Torriit.

NOTARY PUBLIC
STATE OF TEXAS
WITNESS MY HAND this ____ day of _____, 2021

Shane Plummer, Manager, Bluemountain Texas LLC
STATE OF TEXAS
COUNTY OF DENTON:
This instrument was acknowledged before me on _____, 2021 by Shane Plummer.

NOTARY PUBLIC
STATE OF TEXAS

RECOMMENDED FOR APPROVAL
Recommended for approval this _____ day of _____ A. D. 2020 by the Planning and Zoning Commission, Town of Shady Shores.

Chairperson, Planning and Zoning, Town of Shady Shores

APPROVED
Approved this _____ day of _____ A. D. 2020 by the Town Council, Town of Shady Shores

Mayor, Town of Shady Shores

ATTESTED

Town Secretary

CERTIFICATE OF SURVEYOR

I, the undersigned, a registered professional land surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Jerald D. Yensan
Registered Professional Land Surveyor No. 4561

- NOTES:
1. The purpose of this Plat is to reduce 3 lots into 2 residential lots.
 2. Cross-lot drainage is not permitted.
 3. Private plumbing will not be allowed to cross property lines.
 4. All private drainage easements are to be maintained by the property owner.
 5. No portion shown of subject property lies within a special flood hazard area according to the FLOOD INSURANCE RATE MAP for Denton County and Incorporated Areas, Map Number 48121CO391H, dated June 19, 2020. (Subject property lies in Zone X.)
 6. Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983, as determined from GPS observations.

OWNER/DEVELOPER
ROWENA TORRIT
557 LAURA ST.
SHADY SHORES, TX 76208

OWNER/DEVELOPER
BLUEMOUNTAIN TEXAS, LLC
1790 FM 2871
FORT WORTH, TX 76121

SURVEYOR
LANDMARK SURVEYORS
4238 I-35 N
DENTON, TEXAS 76207
(940) 382-4016

AMENDING PLAT
LOT 8-A, BLOCK B AND
LOT 12-A, BLOCK A OF J.W. FRANCK'S
CAMP ADDITION, AMENDING
LOT 8, BLOCK B AND LOTS 12-13, BLOCK A
OF J.W. FRANCK'S CAMP ADDITION
BEING 0.211 ACRE IN THE B. EAVES SURVEY A-388
TOWN OF SHADY SHORES
DENTON COUNTY, TEXAS

LANDMARK
SURVEYORS, LLC.
TX FIRM REGISTRATION NO. 10098600

4238 I-35 NORTH
DENTON, TEXAS 76207
(940) 382-4016
FAX (940) 387-9784

DRAWN BY: BTH SCALE: 1"=20' DATE: 13 AUGUST, 2020 JOB NO: 205167

LEGEND
B.L. = BUILDING LINE
D.E. = DRAINAGE EASEMENT
F.I.R. = FOUND IRON ROD
S.I.R. = SET CAPPED 1/2" RPLS 4561 IRON ROD
P.U.E. = PUBLIC UTILITY EASEMENT
P.A.E. = PUBLIC ACCESS EASEMENT
U.E. = UTILITY EASEMENT
W.E. = WATER EASEMENT

NOTE: PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT, THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.

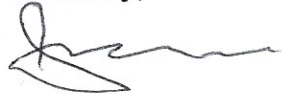
22 January 2021

Town of Shady Shores.

ATTN Wendy Withers

Please see attached application for rezoning 548 and 557 Laura Street to Historic District. We are in process of an amending plat at this address, but it is my understanding that we will need approval of rezoning to Historic District in order for the plat to be approved.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jerald Yensan', with a stylized flourish at the end.

Jerald Yensan

RPLS 4561

Landmarks Surveyors LLC

4238 I-35 N.

Denton, Texas 76207

(940) 382-4016



ZONING BOUNDARY CHANGE APPLICATION FORM ANNEXATION REQUEST FORM

1. Requesting:

Permanent Zoning _____
 Re-Zoning X (See Note*)
 Annexation _____

*Note: If requesting re-zoning, please attach a letter stating nature of re-zoning request; i.e. state present zoning district and change to specific zoning district requested.

Applicant/Company Name: JERALD YENSAN, LANDMARK SURVEYORS LLC

Company Address: 4238 I-35 N.
DENTON, TX 76207

Company Phone Number: (940) 382-4016

Company Email: LANDMARKSV@AOL.COM

Contact Name: JERALD YENSAN

Contact Phone Number: (940) 391-1820

Contact Email: LANDMARKSV@AOL.COM

2. Description and Location of Property:

- a. Survey and abstract: B. LEAVES A-388
- b. Attach metes and bounds description, and photos, (such as Google Earth)
- c. Lot and block: (if applicable)
LOT 8, BLOCK 13, LOTS 12 & 13, BLOCK A, J.W. FRANK'S CAMP ADDITION
- d. Total number of acres: 0.211
- e. Location further described: 548 & 557 LAURA
- f. The property is: Xall within the Town Limits; _____ all within the ETJ; _____ both
- g. Attach 8 copies of the concept plan and survey that contain:
- h. North point, scale, and date
- i. Name and address of:
 - i. Applicant
 - ii. Engineer or surveyor responsible for survey of plat
- j. Survey and abstract with tract designation

- k. Location of major and/or secondary thoroughfares located with or adjacent to the property, and proposed access points to property.
 - l. Location of existing or platted streets within and adjacent to the existing property
 - m. Location of all existing rights of way, utility, and/or drainage easements
3. Fees (Non-Refundable): \$ Zoning requests--\$750 for first lot or acre, Plus \$100 per lot or \$500 per acre for each additional lot or acre, whichever is greater.
- All fees are due and payable at the time of application. No hearing will be scheduled nor will any reviews be made until payment of required filing fees has been made. Fees are non-refundable regardless of outcome of request.
- *All Zoning Requests, Platting Variance and other Professional Services require the applicant to pay all attorney review and engineering review costs + 10% Administrative Fee**

All the requirements and fees of this application are submitted to the Town of Shady Shores requesting a hearing date for a Public Hearing before the Planning and Zoning Commission and/or the Town Council as may be required. Hearing dates will be scheduled in accordance with provisions of the Town of Shady Shores Comprehensive Zoning Ordinance.

Applicant: JERALD YENSAN Date: 1/22/2021

Accepted: _____ Date: _____

OWNER NAME AND MAILING ADDRESS FOR PROPERTY WITHIN 200'

<u>PROPERTY ID. #</u>	<u>OWNER NAME</u>	<u>MAILING ADDRESS</u>
26383	Scott Caulder	560 Laura, Shady Shores, TX 76208
26391	Koshrow Sadegehian	PO Box 50593, Denton, TX 76206
26442, 26447 & 26398	Robert Kersten	PO Box 1716, Lake Dallas, TX 75065
26405	Confidential	
26489, 161734, & 26494	Timothy L. Baker	543 Lakeshore Road, Denton, TX 76208
26325 & 622623	Donnie W. Autry	560 Jay Street, Denton, TX 76208
26333	Confidential	
26339	Judy McKinney	556 Jay Street, Denton, TX 76208
26343	Confidential	
26377 & 26463	Petronella & Mark Fallet	546 Jay Street, Denton, TX 76208
26428	Anita M. Reoh	530 Jay Street, Shady Shores, TX 76208
302353	David & Choy Poh Huffman	115 New Haven , Lewisville, TX 75065
302354	Crystal Barton	526 Jay Street, Denton TX 76208
26475	David R. Mereider	540 Lakeshore Road, Shady Shores, TX 76208
None provided	MR Attila Ranch, LLC	580 Decker, Ste 203, Irving, TX
658728, 26459 161732 & 161733	Wesley D. & Julia L. Northrop	560 Lakeshore Road, Denton, TX 76207
566722 & 26342	Raydean Brady	604 Franck's Circle, Shady Shores, TX 76208
39088	Richard R. Cox	631 Franck's Circle, Shady Shores, TX 76208
26455 & 26503	James Vu	2718 Southwest Parkway, Wichita Falls, TX 76308

ARTICLE 2.7 "H-1200-4300" HISTORICAL DISTRICT REGULATIONS

(a) Use Regulations: In a H-1200-4300 HISTORICAL DISTRICT, no land shall be used and no building erected or converted to any other use than permitted in [ARTICLE 3.2](#). The Historical district zoning is only available in those portions of the Town of Shady Shores designated on the Comprehensive Plan for that Zoning, which are areas of the Town developed prior to the incorporation of the Town, or since, in small lots in the subdivision averaging 1,500 square feet or less; on right of ways or prescriptive easements of less than 20 feet in width. No other vacant or developed areas of Shady Shores are to be rezoned as H-1200-4300. Areas rezoned to H-1200-4300 will be required to replat the existing lot or lots to comply with the new zoning. Lots located on rights-of-way of less than 20 feet in width will be required to dedicate up to five feet of the lot to the city for additional right-of-way as a part of the zoning and replat required of the property.

(b) Building Regulations:

Minimum Size: The minimum floor area of the main building shall be one thousand two hundred (1,200) square feet living area, which excludes porches, breezeways, attached garages and caretaker's quarters.

(c) Area Regulations:

(1) Front Yards: There shall be a front yard for every building having a depth of not less than ten (10) feet from the front property line to the face of the building.

(2) Rear Yard: There shall be a rear yard for every building which shall have a depth of not less than ten (10) feet measured from the back of the building to the rear property line.

(3) Side Yard: There shall be two (2) side yards for each building, one on each side of the building. No side yard shall be less than five (5) feet, measured from the side property line to the side of the building.

(4) Corner Lots: The Town's standard corner lot regulations are set forth in the Zoning Ordinance and Subdivision Ordinances shall apply. The owners of existing developed areas designated in the Comprehensive Plan as available for rezoning to the H-1200-4300 zoning may, upon rezoning, have the front and side yard on the corner of not less than 10 feet each. Or, they may request alternative regulations for corner lots based on the limitations of the proposed development on the corner lot, and the available and acquired right-of-way. The City Engineer may review alternative plans, and refer the applicant to the Zoning Board of Adjustment with his recommendation.

(5) Lot Area: The minimum lot area in the H-1200-4300 district shall be 4300 square feet, excluding Public Rights-of-Way, alleys, and Private streets.

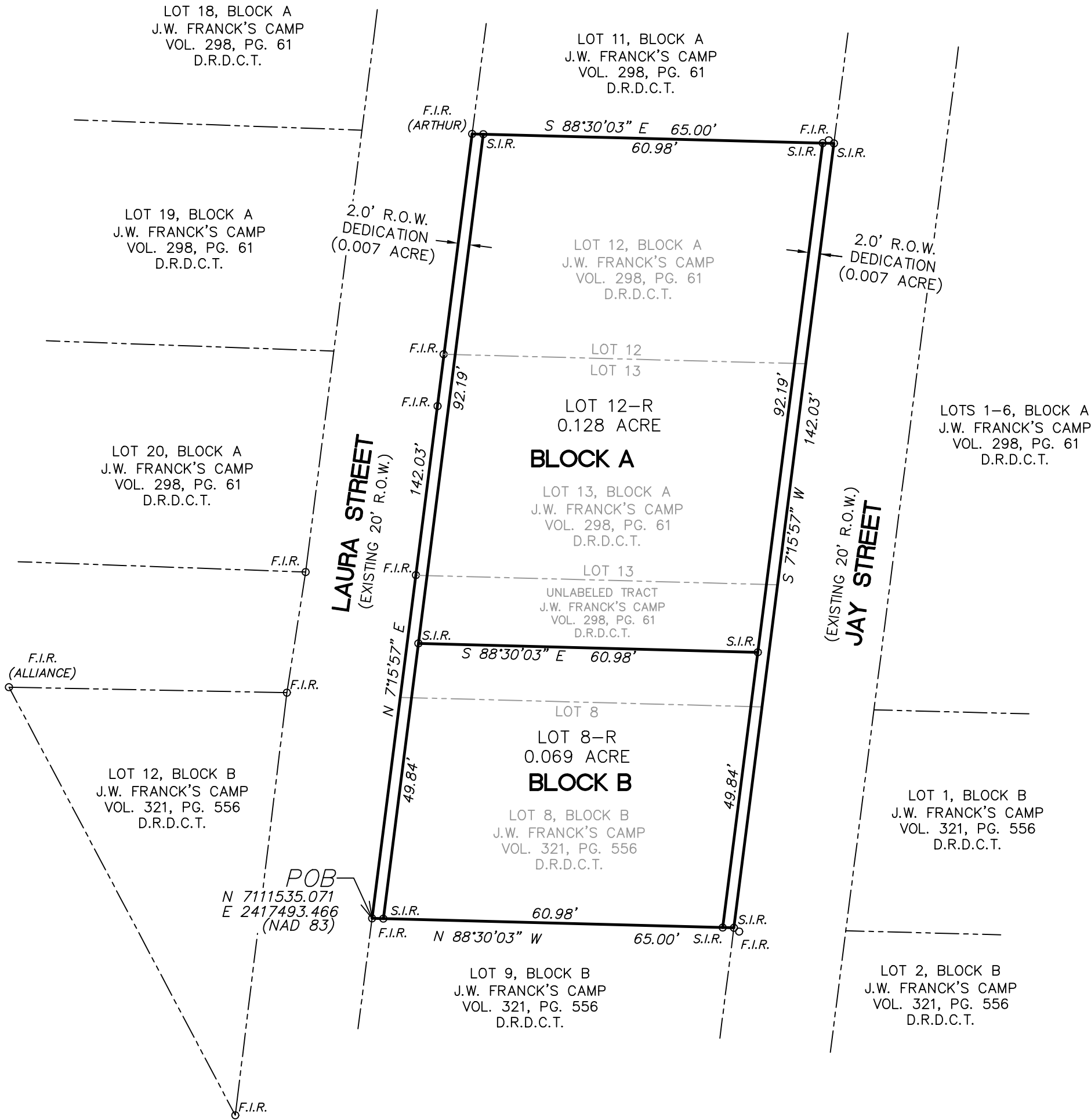
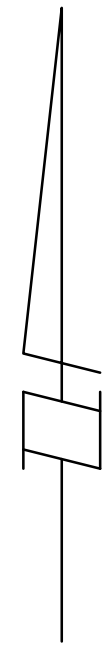
(6) Lot Width: The minimum lot width shall be fifty (50) feet.

(7) Lot Depth: The minimum lot depth shall be thirty (30) feet.

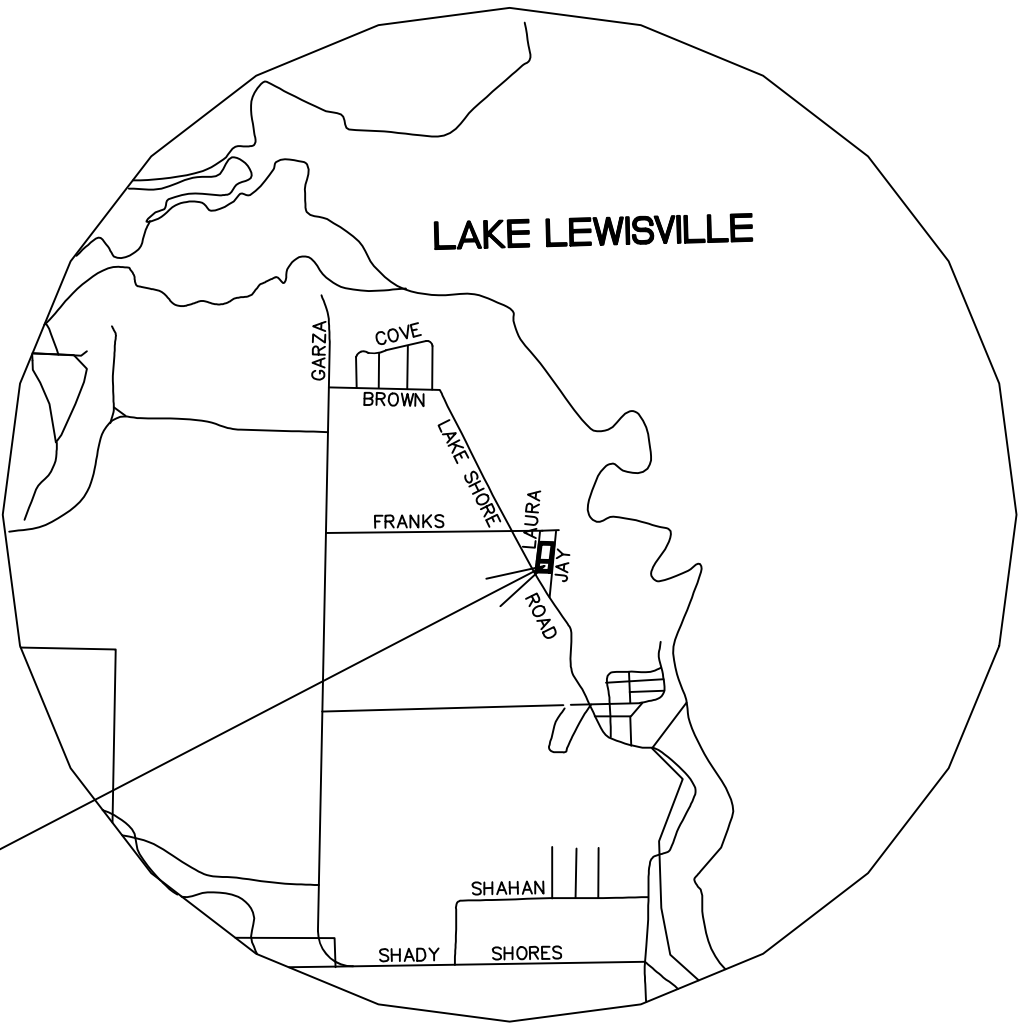
(8) Lot Coverage: The combined area of the main building and accessory buildings shall not cover more than forty (40) percent of the total area of any lot.

(9) Parking: A minimum of two (2) off-street all-weather surfaced parking spaces shall be provided for each residential lot. A carport must be set back not less than ten (10) feet from the front property line. A garage must be set back not less than twenty (20) feet from the front property line.

(Ordinance 302-06-2017, sec. 2.3.III, adopted 7/10/17)



PROJECT LOCATION



VICINITY MAP
SCALE 1" = 2000'



GRAPHIC SCALE

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS
COUNTY OF DENTON: WHEREAS WE, Rowena Torriit and Bluemountain Texas LLC are the owners of that certain lot, tract, or parcel of land situated in the Bartlett Eaves Survey Abstract Number 388 in the Town of Shady Shores, Denton County, Texas, being all of Lots 12, 13 and an unlabeled tract, Block A of J.W. Franck's Camp, an addition to the Town of Shady Shores, Denton County, Texas according to the plat thereof recorded in Volume 298, Page 61, Deed Records, Denton County, Texas, and being all of Lot 8, Block B of J.W. Franck's Camp, an addition to the Town of Shady Shores, Denton County, Texas according to the plat thereof recorded in Volume 321, Page 556, Deed Records, Denton County, Texas and being more particularly described as follows:

BEGINNING at an iron rod found for corner in the east line of Laura Street, a public roadway having a right-of-way of 20.0 feet, said point being the northwest corner of Lot 9 in said Block B of said J.W. Franck's Camp;

THENCE N 07° 15' 57" E, 142.03 feet with said east line of said Laura Street to a capped iron rod marked Arthur found for corner, said point being the southwest corner of Lot 11 in said Block A of said Franck's Camp;

THENCE S 88° 30' 03" E, 65.00 feet with the south line of said Lot 11 to a capped iron rod marked RPLS 4561 set for corner in the west line of Jay Street, a public roadway having a right-of-way of 20.0 feet;

THENCE S 07° 15' 57" W, 142.03 feet with said west line of said Jay Street to a capped iron rod marked RPLS 4561 set for corner, said point being the northeast corner of said Lot 9 in said Block B of said Franck's Camp;

THENCE N 88° 30' 03" W, 65.00 feet with the north line of said Lot 19 to the PLACE OF BEGINNING and containing 0.211 acre of land, of which 0.014 acre is hereby dedicated as public right of way.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT WE, the aforesaid do hereby adopt this plat designating the herein above tract as LOTS 8-A, BLOCK B AND 12-A, BLOCK A of FRANCK'S CAMP, amending Lots 12 and 13, Block A and Lot 8, Block B and an unlabeled tract in Franck' Camp, an addition to the Town of Shady Shores, Denton County, Texas, and do hereby dedicate to the public use forever all road and utility easements, drainage easements, and streets as shown hereon. Any public utility, including the Town of Shady Shores shall have the right to move and keep moved all or part of any building, fences, trees, shrubs other growths or improvements which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of the easements shown on the plat. Any public utility including the Town of Shady Shores shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

WITNESS MY HAND this ____ day of _____, 2021

Rowena Torriit

STATE OF TEXAS
COUNTY OF DENTON:
This instrument was acknowledged before me on _____, 2021 by Rowena Torriit.

NOTARY PUBLIC
STATE OF TEXAS

WITNESS MY HAND this ____ day of _____, 2021

Shane Plummer, Manager, Bluemountain Texas LLC

STATE OF TEXAS
COUNTY OF DENTON:
This instrument was acknowledged before me on _____, 2021 by Shane Plummer.

NOTARY PUBLIC
STATE OF TEXAS

RECOMMENDED FOR APPROVAL

Recommended for approval this _____ day of _____ A. D. 2020 by the Planning and Zoning Commission, Town of Shady Shores.

Chairperson, Planning and Zoning, Town of Shady Shores

APPROVED
Approved this _____ day of _____ A. D. 2020 by the Town Council, Town of Shady Shores

Mayor, Town of Shady Shores

ATTESTED

Town Secretary

CERTIFICATE OF SURVEYOR

I, the undersigned, a registered professional land surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Jerald D. Yensan
Registered Professional Land Surveyor No. 4561

NOTES:

1. The purpose of this Plat is to reduce 3 lots into 2 residential lots.
2. Cross-lot drainage is not permitted.
3. Private plumbing will not be allowed to cross property lines.
4. All private drainage easements are to be maintained by the property owner.
5. No portion shown of subject property lies within a special flood hazard area according to the FLOOD INSURANCE RATE MAP for Denton County and Incorporated Areas, Map Number 48121CO391H, dated June 19, 2020. (Subject property lies in Zone X.)
6. Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983, as determined from GPS observations.

OWNER/DEVELOPER
ROWENA TORRIT
557 LAURA ST.
SHADY SHORES, TX 76208

OWNER/DEVELOPER
BLUEMOUNTAIN TEXAS, LLC
1790 FM 2871
FORT WORTH, TX 76121

SURVEYOR
LANDMARK SURVEYORS
4238 I-35 N
DENTON, TEXAS 76207
(940) 382-4016

AMENDING PLAT
LOT 8-A, BLOCK B AND
LOT 12-A, BLOCK A OF J.W. FRANCK'S
CAMP ADDITION, AMENDING
LOT 8, BLOCK B AND LOTS 12-13, BLOCK A
OF J.W. FRANCK'S CAMP ADDITION
BEING 0.211 ACRE IN THE B. EAVES SURVEY A-388
TOWN OF SHADY SHORES
DENTON COUNTY, TEXAS

	4238 I-35 NORTH
	DENTON, TEXAS 76207
	(940) 382-4016
	FAX (940) 387-9784
TX FIRM REGISTRATION NO. 10098600	
DRAWN BY: BTH SCALE: 1"=20' DATE: 13 AUGUST, 2020 JOB NO: 205167	

LEGEND
B.L. = BUILDING LINE
D.E. = DRAINAGE EASEMENT
F.I.R. = FOUND IRON ROD
S.I.R. = SET CAPPED 1/2" RPLS 4561 IRON ROD
P.U.E. = PUBLIC UTILITY EASEMENT
P.A.E. = PUBLIC ACCESS EASEMENT
U.E. = UTILITY EASEMENT
W.E. = WATER EASEMENT

NOTE: PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT, THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.



AGENDA MEMORANDUM

DATE: February 25, 2021
TO: Planning and Zoning Commission
FROM: Wendy Withers, Town Administrator

Public Hearing Borden- Conduct a public hearing relative to a request made by John Borden for a Zoning Change from R-2000 to H-1200-4300 and a replat, for the property more legally known as Lot 8 Block B, Lots 12 & 13 Block A in the JW Franck's Camp Addition in the B. Eaves Survey A-388, (547 and 548 Laura).

SUBJECT: A) Open Public Hearing
B) Applicant
C) Those in Favor of the request
D) Those in Opposition to the request
E) Rebuttal if desired

BACKGROUND/INFORMATION:

Conduct a public hearing relative to a request made by John Borden for a Zoning Change from R-2000 to H-1200-4300 and a replat, for the property more legally known as Lot 8 Block B, Lots 12 & 13 Block A in the JW Franck's Camp Addition in the B. Eaves Survey A-388, (547 and 548 Laura).

FINANCIAL IMPLICATIONS:

RECOMMENDATION/ACTION DESIRED:

ATTACHMENTS/SUPPORTING DOCUMENTATION:

None

REVIEWED BY:



AGENDA MEMORANDUM

DATE: February 25, 2021
TO: Planning and Zoning Commission
FROM: Wendy Withers, Town Administrator
SUBJECT: **Action Regarding Public Hearing- Consider and act on recommendation of a request for a replat for the property more legally known as Lot 8 Block B, Lots 12 & 13 Block A in the JW Franck's Camp Addition in the B. Eaves Survey A-388, (547 and 548 Laura).**

BACKGROUND/INFORMATION:

Consider and act on a request made by John Borden for a Zoning Change from R-2000 to H-1200-4300 and a replat, for the property more legally known as Lot 8 Block B, Lots 12 & 13 Block A in the JW Franck's Camp Addition in the B. Eaves Survey A-388, (547 and 548 Laura).

Town Staff recommends denial of the replat. The required documentation has not been received and has not been approved by the Town Engineer. Applicant will need to resubmit the replat request at a later date.

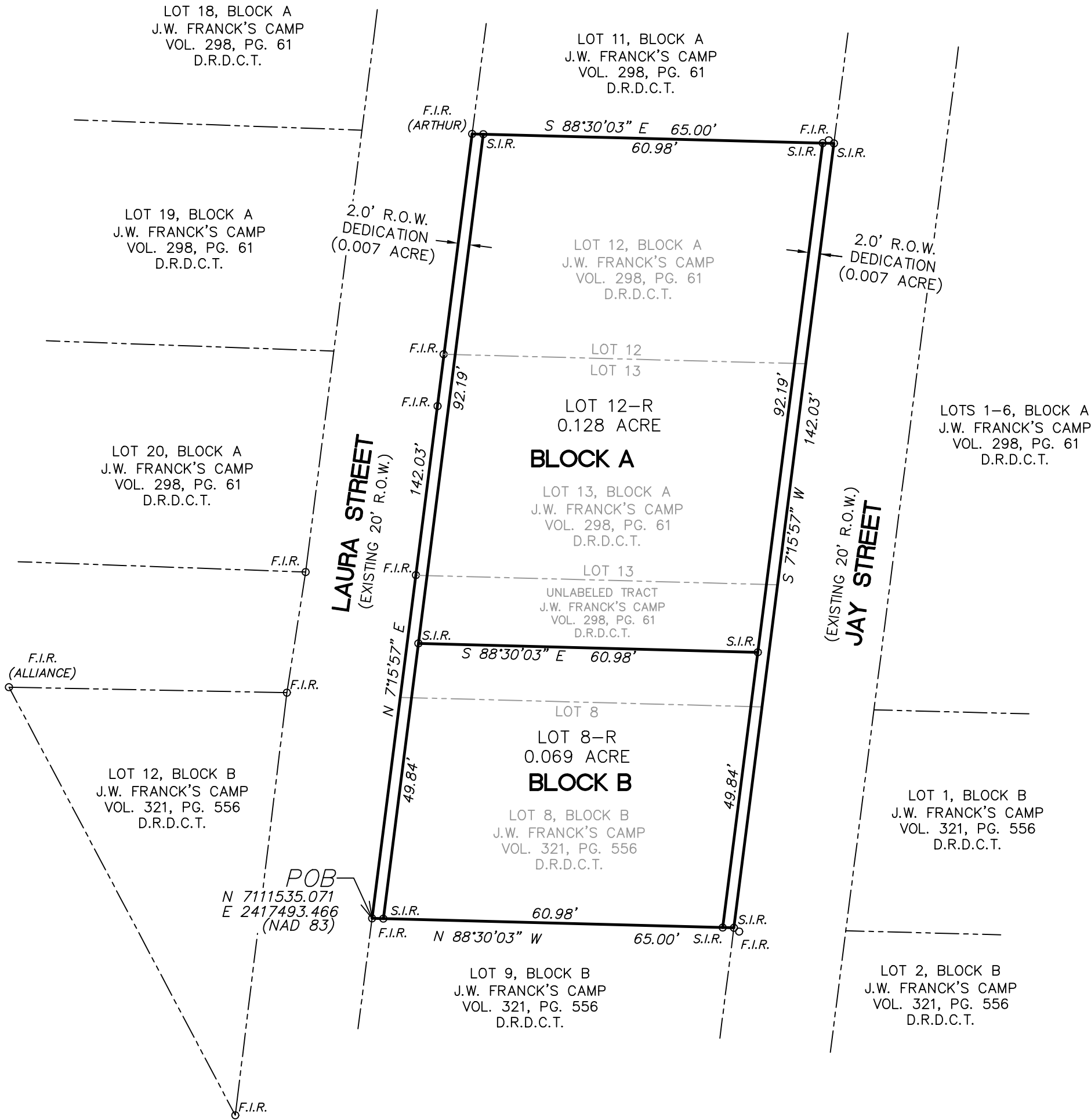
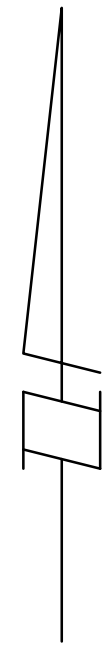
FINANCIAL IMPLICATIONS:

RECOMMENDATION/ACTION DESIRED:

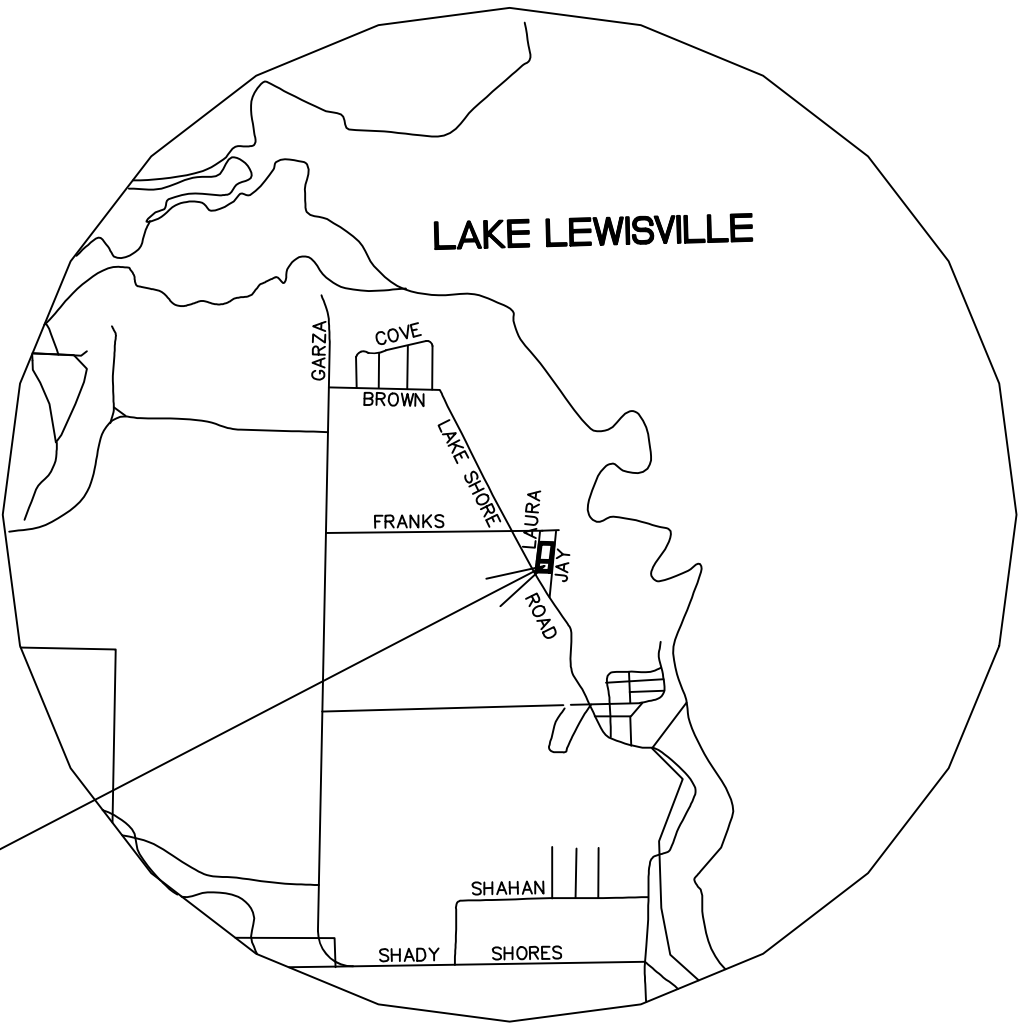
ATTACHMENTS/SUPPORTING DOCUMENTATION:

1. 205167-PLAT

REVIEWED BY:



PROJECT LOCATION



VICINITY MAP
SCALE 1" = 2000'



GRAPHIC SCALE

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS
COUNTY OF DENTON: WHEREAS WE, Rowena Torriti and Bluemountain Texas LLC are the owners of that certain lot, tract, or parcel of land situated in the Bartlett Eaves Survey Abstract Number 388 in the Town of Shady Shores, Denton County, Texas, being all of Lots 12, 13 and an unlabeled tract, Block A of J.W. Franck's Camp, an addition to the Town of Shady Shores, Denton County, Texas according to the plat thereof recorded in Volume 298, Page 61, Deed Records, Denton County, Texas, and being all of Lot 8, Block B of J.W. Franck's Camp, an addition to the Town of Shady Shores, Denton County, Texas according to the plat thereof recorded in Volume 321, Page 556, Deed Records, Denton County, Texas and being more particularly described as follows:

BEGINNING at an iron rod found for corner in the east line of Laura Street, a public roadway having a right-of-way of 20.0 feet, said point being the northwest corner of Lot 9 in said Block B of said J.W. Franck's Camp;

THENCE N 07° 15' 57" E, 142.03 feet with said east line of said Laura Street to a capped iron rod marked Arthur found for corner, said point being the southwest corner of Lot 11 in said Block A of said Franck's Camp;

THENCE S 88° 30' 03" E, 65.00 feet with the south line of said Lot 11 to a capped iron rod marked RPLS 4561 set for corner in the west line of Jay Street, a public roadway having a right-of-way of 20.0 feet;

THENCE S 07° 15' 57" W, 142.03 feet with said west line of said Jay Street to a capped iron rod marked RPLS 4561 set for corner, said point being the northeast corner of said Lot 9 in said Block B of said Franck's Camp;

THENCE N 88° 30' 03" W, 65.00 feet with the north line of said Lot 19 to the PLACE OF BEGINNING and containing 0.211 acre of land, of which 0.014 acre is hereby dedicated as public right of way.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT WE, the aforesaid do hereby adopt this plat designating the herein above tract as LOTS 8-A, BLOCK B AND 12-A, BLOCK A of FRANCK'S CAMP, amending Lots 12 and 13, Block A and Lot 8, Block B and an unlabeled tract in Franck' Camp, an addition to the Town of Shady Shores, Denton County, Texas, and do hereby dedicate to the public use forever all road and utility easements, drainage easements, and streets as shown hereon. Any public utility, including the Town of Shady Shores shall have the right to move and keep moved all or part of any building, fences, trees, shrubs other growths or improvements which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of the easements shown on the plat. Any public utility including the Town of Shady Shores shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

WITNESS MY HAND this ____ day of _____, 2021

Rowena Torriti

STATE OF TEXAS
COUNTY OF DENTON:
This instrument was acknowledged before me on _____, 2021 by Rowena Torriti.

NOTARY PUBLIC
STATE OF TEXAS

WITNESS MY HAND this ____ day of _____, 2021

Shane Plummer, Manager, Bluemountain Texas LLC

STATE OF TEXAS
COUNTY OF DENTON:
This instrument was acknowledged before me on _____, 2021 by Shane Plummer.

NOTARY PUBLIC
STATE OF TEXAS

RECOMMENDED FOR APPROVAL
Recommended for approval this _____ day of _____ A. D. 2020 by the Planning and Zoning Commission, Town of Shady Shores.

Chairperson, Planning and Zoning, Town of Shady Shores

APPROVED
Approved this _____ day of _____ A. D. 2020 by the Town Council, Town of Shady Shores

Mayor, Town of Shady Shores

ATTESTED

Town Secretary

CERTIFICATE OF SURVEYOR

I, the undersigned, a registered professional land surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Jerald D. Yensan
Registered Professional Land Surveyor No. 4561

- NOTES:
1. The purpose of this Plat is to reduce 3 lots into 2 residential lots.
 2. Cross-lot drainage is not permitted.
 3. Private plumbing will not be allowed to cross property lines.
 4. All private drainage easements are to be maintained by the property owner.
 5. No portion shown of subject property lies within a special flood hazard area according to the FLOOD INSURANCE RATE MAP for Denton County and Incorporated Areas, Map Number 48121CO391H, dated June 19, 2020. (Subject property lies in Zone X.)
 6. Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983, as determined from GPS observations.

OWNER/DEVELOPER
ROWENA TORRIT
557 LAURA ST.
SHADY SHORES, TX 76208

OWNER/DEVELOPER
BLUEMOUNTAIN TEXAS, LLC
1790 FM 2871
FORT WORTH, TX 76121

SURVEYOR
LANDMARK SURVEYORS
4238 I-35 N
DENTON, TEXAS 76207
(940) 382-4016

AMENDING PLAT
LOT 8-A, BLOCK B AND
LOT 12-A, BLOCK A OF J.W. FRANCK'S
CAMP ADDITION, AMENDING
LOT 8, BLOCK B AND LOTS 12-13, BLOCK A
OF J.W. FRANCK'S CAMP ADDITION
BEING 0.211 ACRE IN THE B. EAVES SURVEY A-388
TOWN OF SHADY SHORES
DENTON COUNTY, TEXAS

	4238 I-35 NORTH
	DENTON, TEXAS 76207
	(940) 382-4016
	FAX (940) 387-9784
TX FIRM REGISTRATION NO. 10098600	
DRAWN BY: BTH SCALE: 1"=20' DATE: 13 AUGUST, 2020 JOB NO: 205167	

LEGEND
B.L. = BUILDING LINE
D.E. = DRAINAGE EASEMENT
F.I.R. = FOUND IRON ROD
S.I.R. = SET CAPPED 1/2" RPLS 4561 IRON ROD
P.U.E. = PUBLIC UTILITY EASEMENT
P.A.E. = PUBLIC ACCESS EASEMENT
U.E. = UTILITY EASEMENT
W.E. = WATER EASEMENT

NOTE: PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT, THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.



AGENDA MEMORANDUM

DATE: February 25, 2021

TO: Planning and Zoning Commission

FROM: Wendy Withers, Town Administrator

Public Hearing- conduct a public hearing relative to a request made by Chase and Kristen Folks for a Zoning Change from R-2000 to H-1200-4300, for the property more legally known as 301 E 7th Street.

SUBJECT: A) Open Public Hearing
B) Applicant
C) Those in Favor of the Request
D) Those in Opposition to the Request
E) Rebuttal, if desired
F) Close Public Hearing

BACKGROUND/INFORMATION:

On or around, July 2020 the applicant constructed a detached garage building on the property known as 301 E. 7th Street. At that time it was discovered that the required property setbacks had not been met and that the the property was actually two separate lots.

The Zoning Board of Adjustments recommended approval of a variance provided that the applicant apply for a Zoning Change to the Historical District as well as a replat of the property.

FINANCIAL IMPLICATIONS:

RECOMMENDATION/ACTION DESIRED:

ATTACHMENTS/SUPPORTING DOCUMENTATION:

1. Zoning Change Application Folks_Redacted
2. 205449-EXISTING CONDITIONS
3. 205449-PLAT

REVIEWED BY:



ZONING BOUNDARY CHANGE APPLICATION FORM
ANNEXATION REQUEST FORM

1. Requesting:

Permanent Zoning _____
☒ Re-Zoning H-1200-4300 (See Note*)
Annexation _____

Previously R-2000-1/2

*Note: If requesting re-zoning, please attach a letter stating nature of re-zoning request; i.e. state present zoning district and change to specific zoning district requested.

Applicant/Company Name: Kristin & Chase Folks

Company Address: 301 E 7th St
Shady Shores, TX 76208

Company Phone Number: _____

Company Email: kristin.folks@shadyshores.com

Contact Name: _____

Contact Phone Number: } above

Contact Email: _____

2. Description and Location of Property:

- a. Survey and abstract: Burlett Eaves Survey Abstract # 388
- b. Attach metes and bounds description, and photos, (such as Google Earth)
- c. Lot and block: (if applicable)
Block 35 - Lots 1, 2, 18, 19, 20, west 1/2 of 3+17
- d. Total number of acres: 0.171 acres
- e. Location further described: corner of June Rd & 7th St
- f. The property is: ☒ all within the Town Limits; _____ all within the ETJ; _____ both
- g. Attach 8 copies of the concept plan and survey that contain:
- h. North point, scale, and date
- i. Name and address of:
 - i. Applicant
 - ii. Engineer or surveyor responsible for survey of plat
- j. Survey and abstract with tract designation

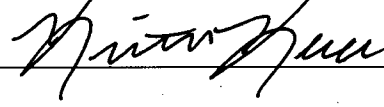
- k. Location of major and/or secondary thoroughfares located with or adjacent to the property, and proposed access points to property.
- l. Location of existing or platted streets within and adjacent to the existing property
- m. Location of all existing rights of way, utility, and/or drainage easements

3. Fees (Non-Refundable): \$ Zoning requests--\$750 for first lot or acre, Plus \$100 per lot or \$500 per acre for each additional lot or acre, whichever is greater.

All fees are due and payable at the time of application. No hearing will be scheduled nor will any reviews be made until payment of required filing fees has been made. Fees are non-refundable regardless of outcome of request.

***All Zoning Requests, Platting Variance and other Professional Services require the applicant to pay all attorney review and engineering review costs + 10% Administrative Fee**

All the requirements and fees of this application are submitted to the Town of Shady Shores requesting a hearing date for a Public Hearing before the Planning and Zoning Commission and/or the Town Council as may be required. Hearing dates will be scheduled in accordance with provisions of the Town of Shady Shores Comprehensive Zoning Ordinance.

Applicant:  Date: 7/20/2020

Accepted: _____ Date: _____

REQUEST FOR ZONING BOUNDARY CHANGE:

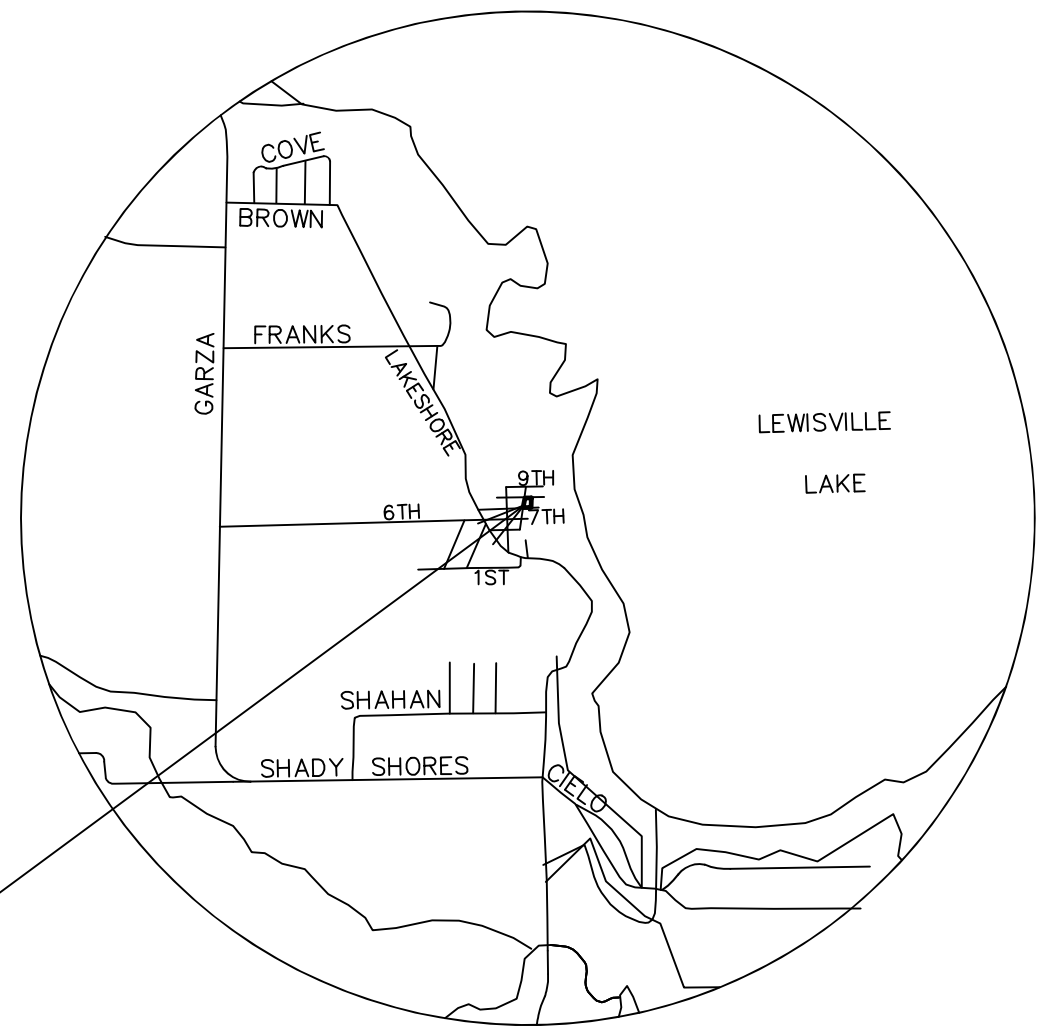
You are requested to supply the names and addresses of all property owners within 200 feet of the subject property, IN ALL DIRECTIONS.

1. James Melton: 301 E 8th st, 203 E 9th st, 505 Jones St
2. Robyn + Sandra Ferrier-Watson: 303 E 8th st, 306 E 9th st
3. Michael Kellam: 303 E 7th st, 105 E 6th st
4. Donna Cody: 301 E 6th st
5. Walt Parker: 305 E 7th st
6. Gary Rode: 303 E 6th st
7. Judith Holaszyn: 303 E 5th st
8. Khosrow Sadeghian: 201 E 7th st
9. Zhiyi Wu: 507 June Rd
10. Tom Spencer: 200 E 6th st
11. Charles Bryant: 300 E 9th st
12. _____
13. _____
14. _____
15. _____

List others on reverse side, if necessary.

FAILURE TO COMPLETE AND SUBMIT THIS INFORMATION WILL RESULT IN THE REJECTION OF THE APPLICATION.

PROJECT LOCATION



VICINITY MAP
SCALE 1" = 2000'



GRAPHIC SCALE

LEGEND
B.L. = BUILDING LINE
D.E. = DRAINAGE EASEMENT
F.I.R. = FOUND IRON ROD
S.I.R. = SET CAPPED 1/2" RPLS 4561 IRON ROD
P.U.E. = PUBLIC UTILITY EASEMENT
P.A.E. = PUBLIC ACCESS EASEMENT
U.E. = UTILITY EASEMENT
W.E. = WATER EASEMENT

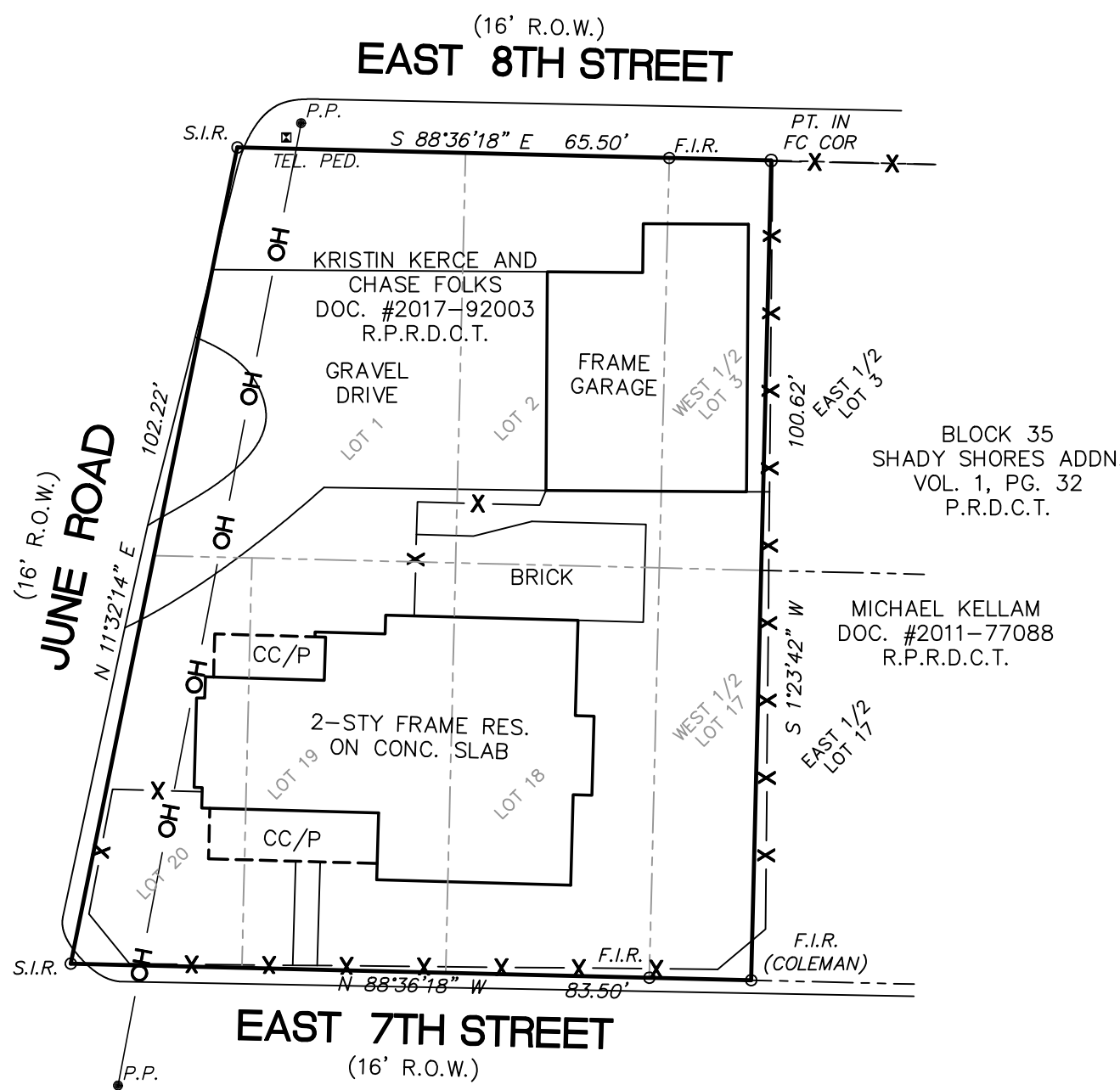
EXISTING CONDITIONS SHEET
LOT 1-A, BLOCK 35 OF
SHADY SHORES SUBDIVISION
AMENDING LOTS LOTS 1, 2, 18, 19, 20 AND
THE WEST 1/2 OF LOTS 3 AND 17, BLOCK 35
OF SHADY SHORES SUBDIVISION
BEING 0.172 ACRE IN THE B. EAVES SURVEY A-388
TOWN OF SHADY SHORES
DENTON COUNTY, TEXAS

LANDMARK
SURVEYORS, L.L.C.
TX FIRM REGISTRATION NO. 10098600
4238 I-35 NORTH
DENTON, TEXAS 76207
(940) 382-4016
FAX (940) 387-9784

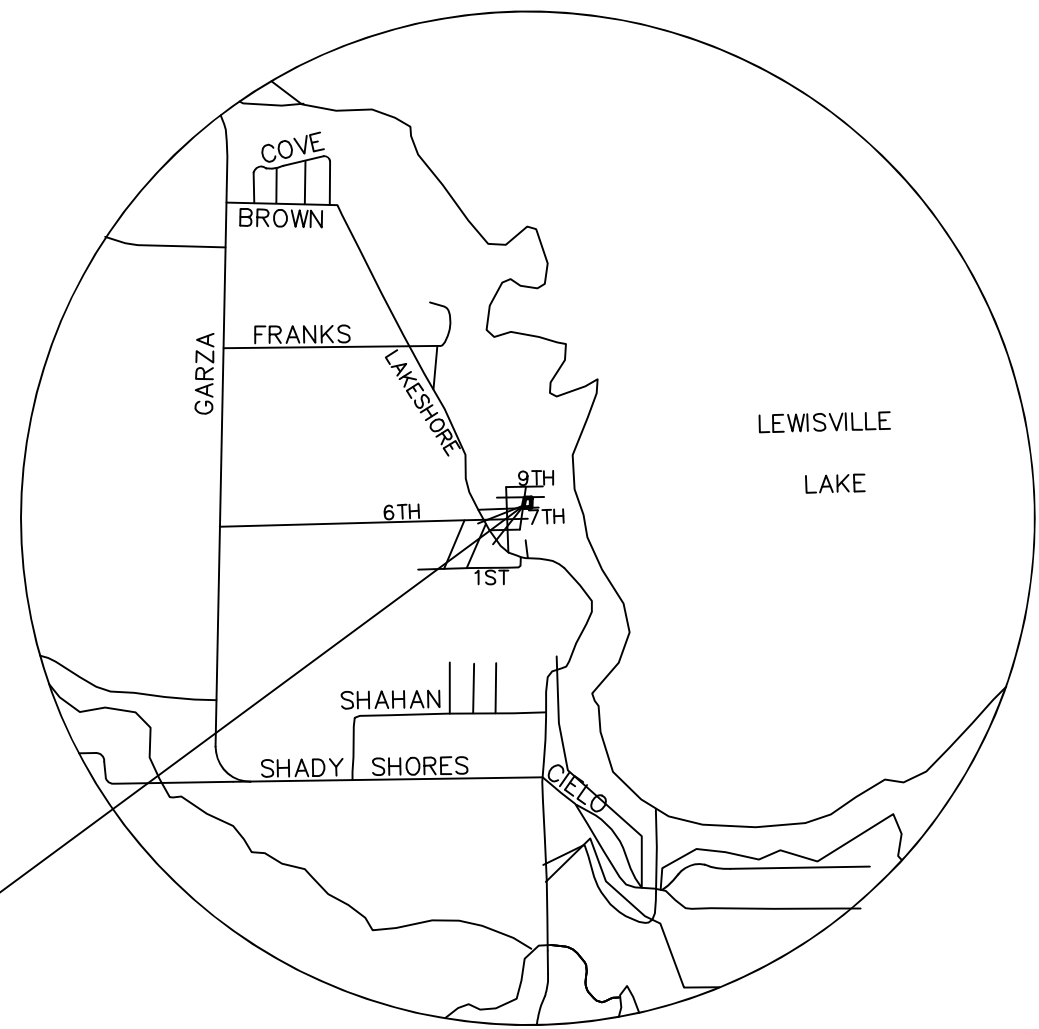
DRAWN BY: BTH SCALE: 1"=20' DATE: 14 JANUARY, 2021 JOB NO: 205449

OWNER/DEVELOPER
KRISTIN KERCE
CHASE FOLKS
301 E. 7TH STREET
SHADY SHORES, TX 76208
(405) 278-1827

SURVEYOR
LANDMARK SURVEYORS
4238 I-35 N
DENTON, TEXAS 76207
(940) 382-4016



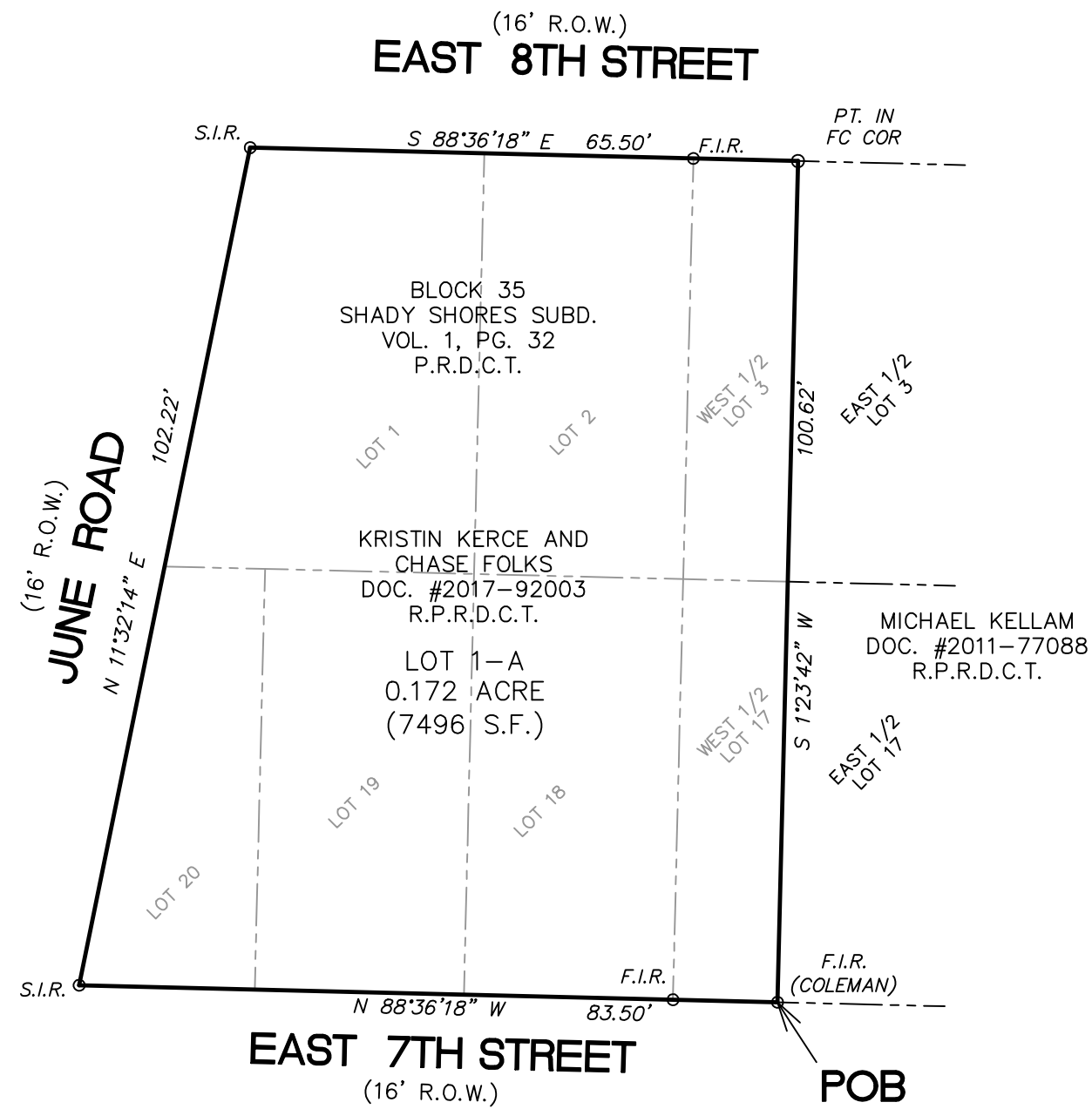
PROJECT LOCATION



VICINITY MAP
SCALE 1" = 2000'



GRAPHIC SCALE



OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS
COUNTY OF DENTON; WHEREAS WE, Kristin Kerce and Chase Folks are the owners of that certain lot, tract, or parcel of land situated in the Bartlett Eaves Survey Abstract Number 388 in the Town of Shady Shores, Denton County, Texas, being all of Lots 1, 2, 18, 19, 20 and a part of Lots 3 and 17, Block 35 of Shady Shores Subdivision, an addition to the Town of Shady Shores, Denton County, Texas according to the plat thereof recorded in Volume 1, Page 32, Plat Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a capped iron rod marked Coleman found for corner in the north line of East 7th Street, a public roadway having a right-of-way of 16.0 feet, said point being the southwest corner of that certain tract of land described in Affidavit of Heirship to Michael Kellam recorded under Document Number 2011-77088, Real Property Records, Denton County, Texas;

THENCE N 88° 36' 18" W, 83.50 feet with said north line of said East 7th Street to a capped iron rod marked RPLS 4561 set for corner in the east line of June Road, a public roadway having a right-of-way of 16.0 feet;

THENCE N 11° 32' 14" E, 102.22 feet with said east line of said June Road to a capped iron rod marked RPLS 4561 set for corner in the south line of East 8th Street, a public roadway having a right-of-way of 16.0 feet;

THENCE S 88° 36' 18" E, 65.50 feet with said south line of said East 8th Street to a fence corner for corner, said point being the northwest corner of said Kellam tract;

THENCE S 01° 23' 42" W, 100.62 feet with the west line of said Kellam tract to the PLACE OF BEGINNING and containing 0.172 acre of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT WE, the aforesaid do hereby adopt this plat designating the herein above tract as LOT 1-A, BLOCK 35 OF SHADY SHORES SUBDIVISION, amending Lots 1, 2, 18, 19, 20 and part of Lots 3 and 17, Block 35 of Shady Shores Subdivision, an addition to the Town of Shady Shores, Denton County, Texas, and do hereby dedicate to the public use forever all road and utility easements, drainage easements, and streets as shown hereon. Any public utility, including the Town of Shady Shores shall have the right to move and keep moved all or part of any building, fences, trees, shrubs other growths or improvements which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of the easements shown on the plat. Any public utility including the Town of Shady Shores shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

WITNESS MY HAND this ____ day of _____, 2021

Kristin Kerce

STATE OF TEXAS
COUNTY OF DENTON:
This instrument was acknowledged before me on _____, 2021 by Kristin Kerce.

NOTARY PUBLIC
STATE OF TEXAS

WITNESS MY HAND this ____ day of _____, 2021.

Chase Folks

STATE OF TEXAS
COUNTY OF DENTON:
This instrument was acknowledged before me on _____, 2021 by Chase Folks.

NOTARY PUBLIC
STATE OF TEXAS

RECOMMENDED FOR APPROVAL
Recommended for approval this ____ day of _____ A. D. 2021 by the Planning and Zoning Commission, Town of Shady Shores

Chairperson, Planning and Zoning, Town of Shady Shores

APPROVED
Approved this ____ day of _____ A. D. 2021 by the Town Council, Town of Shady Shores

Mayor, Town of Shady Shores

ATTESTED

Town Secretary

CERTIFICATE OF SURVEYOR

I, the undersigned, a registered professional land surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Jerald D. Yensan
Registered Professional Land Surveyor No. 4561

- NOTES:
- The purpose of this Plat is to reduce multiple lots into a single residential lot.
 - Cross-lot drainage is not permitted.
 - Private plumbing will not be allowed to cross property lines.
 - All private drainage easements are to be maintained by the property owner.
 - No portion shown of subject property lies within a special flood hazard area according to the FLOOD INSURANCE RATE MAP for Denton County and Incorporated Areas, Map Number 48121CO395H, dated June 19, 2020. (Subject property lies in Zone X.)
 - Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983, as determined from GPS observations.

OWNER/DEVELOPER
KRISTIN KERCE
CHASE FOLKS
301 E. 7TH STREET
SHADY SHORES, TX 76208
(405) 278-1827

SURVEYOR
LANDMARK SURVEYORS
4238 I-35 N
DENTON, TEXAS 76207
(940) 382-4016

FINAL PLAT
LOT 1-A, BLOCK 35 OF
SHADY SHORES SUBDIVISION
AMENDING LOTS LOTS 1, 2, 18, 19, 20 AND
THE WEST 1/2 OF LOTS 3 AND 17, BLOCK 35
OF SHADY SHORES SUBDIVISION
BEING 0.172 ACRE IN THE B. EAVES SURVEY A-388
TOWN OF SHADY SHORES
DENTON COUNTY, TEXAS

LANDMARK
SURVEYORS, L.L.C.
TX FIRM REGISTRATION NO. 10098600

4238 I-35 NORTH
DENTON, TEXAS 76207
(940) 382-4016
FAX (940) 387-9784

DRAWN BY: BTH SCALE: 1"=20' DATE: 14 JANUARY, 2021 JOB NO: 205449

LEGEND
B.L. = BUILDING LINE
D.E. = DRAINAGE EASEMENT
F.I.R. = FOUND IRON ROD
S.I.R. = SET CAPPED 1/2" RPLS 4561 IRON ROD
P.U.E. = PUBLIC UTILITY EASEMENT
P.A.E. = PUBLIC ACCESS EASEMENT
U.E. = UTILITY EASEMENT
W.E. = WATER EASEMENT



AGENDA MEMORANDUM

DATE: February 25, 2021
TO: Planning and Zoning Commission
FROM: Wendy Withers, Town Administrator
SUBJECT: **Action Regarding Public Hearing- Consider and act on approval of a request made by Chase and Kristen Folks for a Zoning Change from R-2000 to H-1200-4300.**

BACKGROUND/INFORMATION:

Consider approval of a Zoning Change for the property known as 301 E. 7th Street. **Town Staff recommends approval of the Zoning Change pending successful approval of a replat.**

FINANCIAL IMPLICATIONS:

RECOMMENDATION/ACTION DESIRED:

ATTACHMENTS/SUPPORTING DOCUMENTATION:

1. Zoning Change Application Folks_Redacted
2. 205449-EXISTING CONDITIONS
3. 205449-PLAT

REVIEWED BY:



ZONING BOUNDARY CHANGE APPLICATION FORM
ANNEXATION REQUEST FORM

1. Requesting:

Permanent Zoning _____
☒ Re-Zoning H-1200-4300 (See Note*)
Annexation _____

Previously R-2000-1/2

*Note: If requesting re-zoning, please attach a letter stating nature of re-zoning request; i.e. state present zoning district and change to specific zoning district requested.

Applicant/Company Name: Kristin & Chase Folks

Company Address: 301 E 7th St
Shady Shores, TX 76208

Company Phone Number: _____

Company Email: kristin.folks@shadyshores.com

Contact Name: _____

Contact Phone Number: } above

Contact Email: _____

2. Description and Location of Property:

- a. Survey and abstract: Burgett Eaves Survey Abstract # 388
- b. Attach metes and bounds description, and photos, (such as Google Earth)
- c. Lot and block: (if applicable)
Block 35 - Lots 1, 2, 18, 19, 20, west 1/2 of 3+17
- d. Total number of acres: 0.171 acres
- e. Location further described: corner of June Rd & 7th St
- f. The property is: ☒ all within the Town Limits; _____ all within the ETJ; _____ both
- g. Attach 8 copies of the concept plan and survey that contain:
- h. North point, scale, and date
- i. Name and address of:
 - i. Applicant
 - ii. Engineer or surveyor responsible for survey of plat
- j. Survey and abstract with tract designation

- k. Location of major and/or secondary thoroughfares located with or adjacent to the property, and proposed access points to property.
- l. Location of existing or platted streets within and adjacent to the existing property
- m. Location of all existing rights of way, utility, and/or drainage easements

3. Fees (Non-Refundable): \$ Zoning requests--\$750 for first lot or acre, Plus \$100 per lot or \$500 per acre for each additional lot or acre, whichever is greater.

All fees are due and payable at the time of application. No hearing will be scheduled nor will any reviews be made until payment of required filing fees has been made. Fees are non-refundable regardless of outcome of request.

***All Zoning Requests, Platting Variance and other Professional Services require the applicant to pay all attorney review and engineering review costs + 10% Administrative Fee**

All the requirements and fees of this application are submitted to the Town of Shady Shores requesting a hearing date for a Public Hearing before the Planning and Zoning Commission and/or the Town Council as may be required. Hearing dates will be scheduled in accordance with provisions of the Town of Shady Shores Comprehensive Zoning Ordinance.

Applicant:  Date: 7/20/2020

Accepted: _____ Date: _____

REQUEST FOR ZONING BOUNDARY CHANGE:

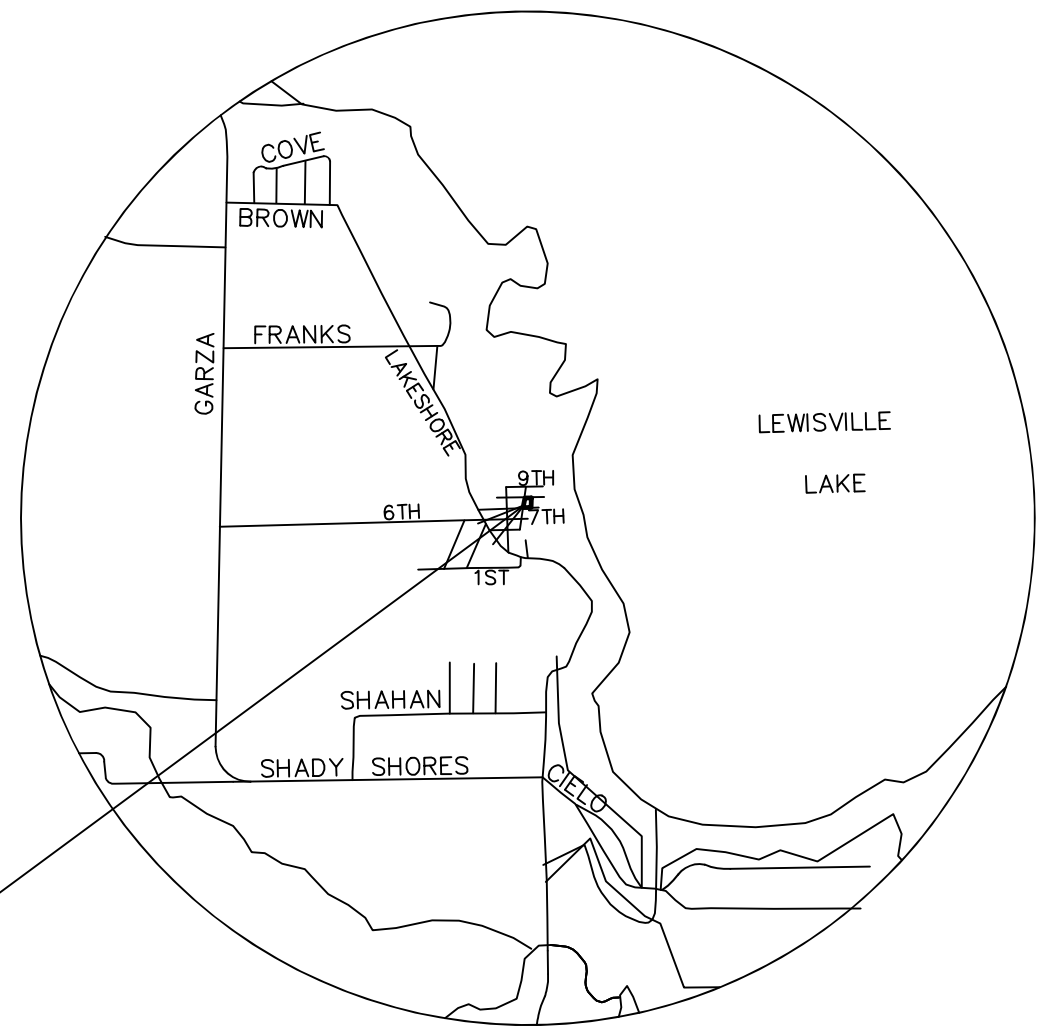
You are requested to supply the names and addresses of all property owners within 200 feet of the subject property, IN ALL DIRECTIONS.

1. James Melton: 301 E 8th St, 203 E 9th St, 505 Jones St
2. Robyn + Sandra Ferrier-Watson: 303 E 8th St, 306 E 9th St
3. Michael Kellam: 303 E 7th St, 105 E 6th St
4. Donna Cody: 301 E 6th St
5. Walt Parker: 305 E 7th St
6. Gary Rode: 303 E 6th St
7. Judith Holaszyn: 303 E 5th St
8. Khosrow Sadeghian: 201 E 7th St
9. Zhiyi Wu: 507 June Rd
10. Tom Spencer: 200 E 6th St
11. Charles Bryant: 300 E 9th St
12. _____
13. _____
14. _____
15. _____

List others on reverse side, if necessary.

FAILURE TO COMPLETE AND SUBMIT THIS INFORMATION WILL RESULT IN THE REJECTION OF THE APPLICATION.

PROJECT LOCATION



VICINITY MAP
SCALE 1" = 2000'



GRAPHIC SCALE

LEGEND
B.L. = BUILDING LINE
D.E. = DRAINAGE EASEMENT
F.I.R. = FOUND IRON ROD
S.I.R. = SET CAPPED 1/2" RPLS 4561 IRON ROD
P.U.E. = PUBLIC UTILITY EASEMENT
P.A.E. = PUBLIC ACCESS EASEMENT
U.E. = UTILITY EASEMENT
W.E. = WATER EASEMENT

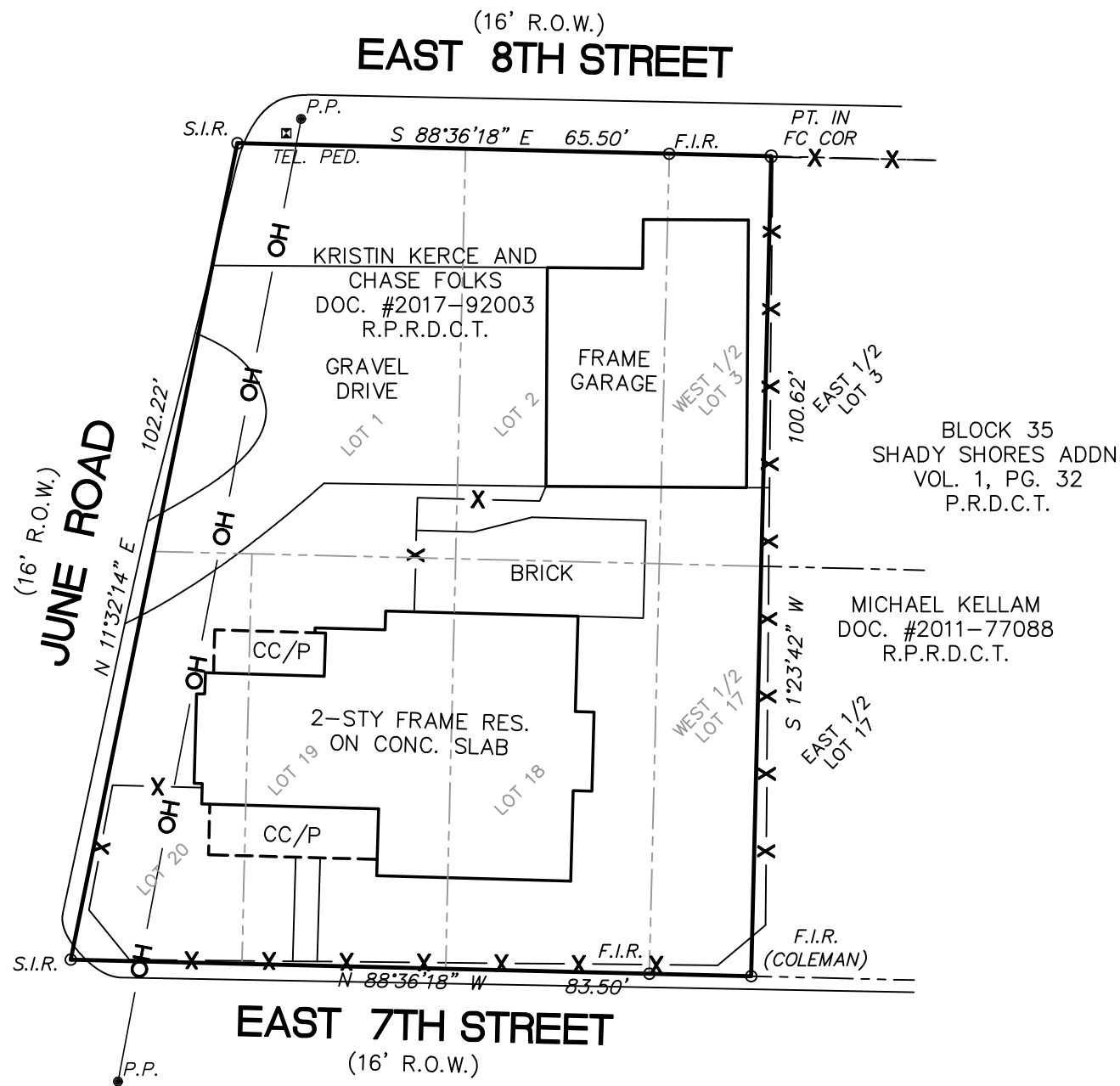
EXISTING CONDITIONS SHEET
LOT 1-A, BLOCK 35 OF
SHADY SHORES SUBDIVISION
AMENDING LOTS LOTS 1, 2, 18, 19, 20 AND
THE WEST 1/2 OF LOTS 3 AND 17, BLOCK 35
OF SHADY SHORES SUBDIVISION
BEING 0.172 ACRE IN THE B. EAVES SURVEY A-388
TOWN OF SHADY SHORES
DENTON COUNTY, TEXAS

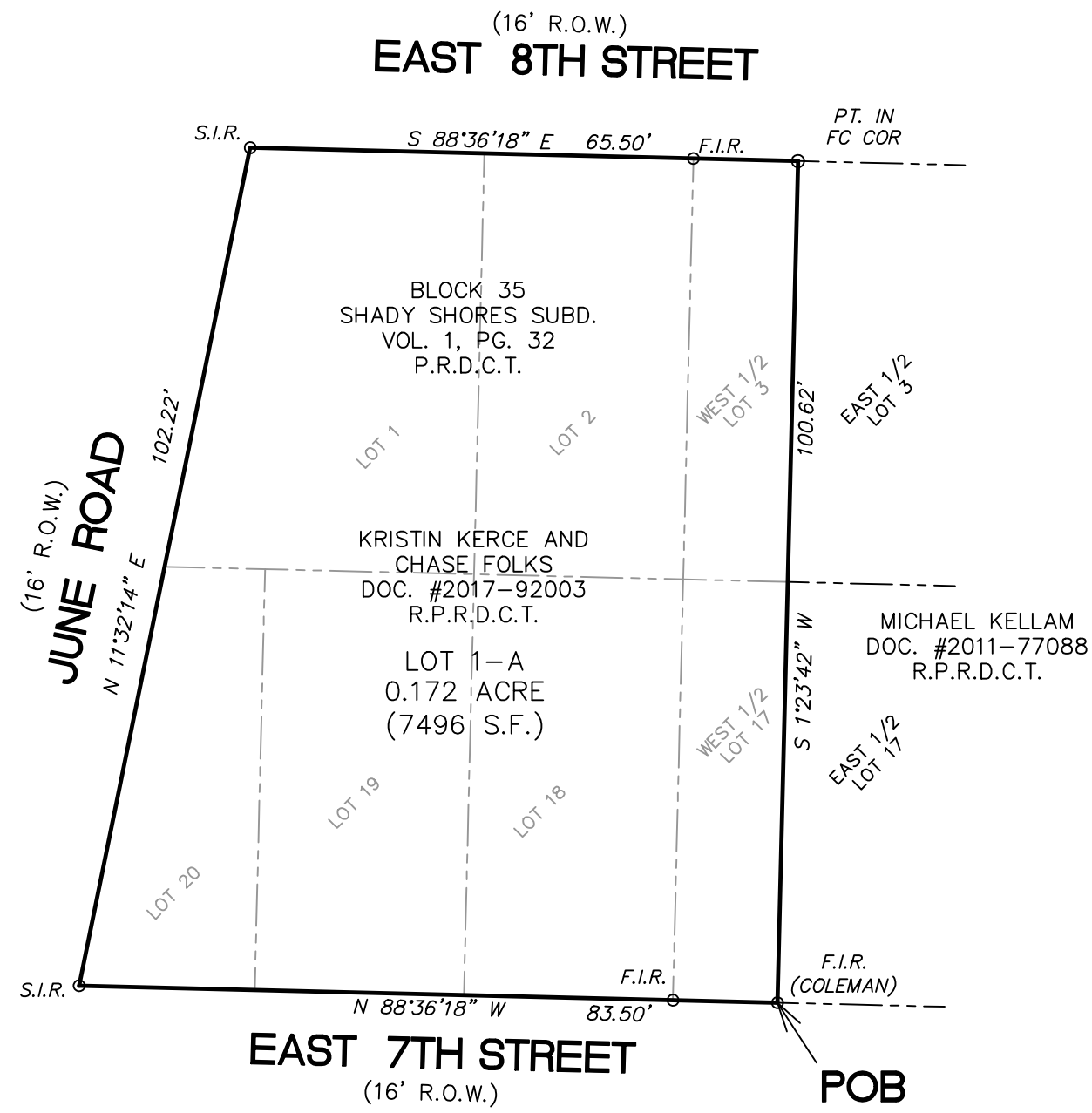
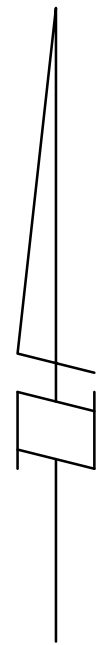
LANDMARK
SURVEYORS, L.L.C.
TX FIRM REGISTRATION NO. 10098600
4238 I-35 NORTH
DENTON, TEXAS 76207
(940) 382-4016
FAX (940) 387-9784

DRAWN BY: BTH SCALE: 1"=20' DATE: 14 JANUARY, 2021 JOB NO: 205449

OWNER/DEVELOPER
KRISTIN KERCE
CHASE FOLKS
301 E. 7TH STREET
SHADY SHORES, TX 76208
(405) 278-1827

SURVEYOR
LANDMARK SURVEYORS
4238 I-35 N
DENTON, TEXAS 76207
(940) 382-4016





OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS
COUNTY OF DENTON; WHEREAS WE, Kristin Kerce and Chase Folks are the owners of that certain lot, tract, or parcel of land situated in the Bartlett Eaves Survey Abstract Number 388 in the Town of Shady Shores, Denton County, Texas, being all of Lots 1, 2, 18, 19, 20 and a part of Lots 3 and 17, Block 35 of Shady Shores Subdivision, an addition to the Town of Shady Shores, Denton County, Texas according to the plat thereof recorded in Volume 1, Page 32, Plat Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a capped iron rod marked Coleman found for corner in the north line of East 7th Street, a public roadway having a right-of-way of 16.0 feet, said point being the southwest corner of that certain tract of land described in Affidavit of Heirship to Michael Kellam recorded under Document Number 2011-77088, Real Property Records, Denton County, Texas;

THENCE N 88° 36' 18" W, 83.50 feet with said north line of said East 7th Street to a capped iron rod marked RPLS 4561 set for corner in the east line of June Road, a public roadway having a right-of-way of 16.0 feet;

THENCE N 11° 32' 14" E, 102.22 feet with said east line of said June Road to a capped iron rod marked RPLS 4561 set for corner in the south line of East 8th Street, a public roadway having a right-of-way of 16.0 feet;

THENCE S 88° 36' 18" E, 65.50 feet with said south line of said East 8th Street to a fence corner for corner, said point being the northwest corner of said Kellam tract;

THENCE S 01° 23' 42" W, 100.62 feet with the west line of said Kellam tract to the PLACE OF BEGINNING and containing 0.172 acre of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT WE, the aforesaid do hereby adopt this plat designating the herein above tract as LOT 1-A, BLOCK 35 OF SHADY SHORES SUBDIVISION, amending Lots 1, 2, 18, 19, 20 and part of Lots 3 and 17, Block 35 of Shady Shores Subdivision, an addition to the Town of Shady Shores, Denton County, Texas, and do hereby dedicate to the public use forever all road and utility easements, drainage easements, and streets as shown hereon. Any public utility, including the Town of Shady Shores shall have the right to move and keep moved all or part of any building, fences, trees, shrubs other growths or improvements which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of the easements shown on the plat. Any public utility including the Town of Shady Shores shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

WITNESS MY HAND this ____ day of ____, 2021

Kristin Kerce

STATE OF TEXAS
COUNTY OF DENTON:
This instrument was acknowledged before me on ____, 2021 by Kristin Kerce.

NOTARY PUBLIC
STATE OF TEXAS

WITNESS MY HAND this ____ day of ____, 2021.

Chase Folks

STATE OF TEXAS
COUNTY OF DENTON:
This instrument was acknowledged before me on ____, 2021 by Chase Folks.

NOTARY PUBLIC
STATE OF TEXAS

RECOMMENDED FOR APPROVAL
Recommended for approval this ____ day of ____, A. D. 2021 by the Planning and Zoning Commission, Town of Shady Shores

Chairperson, Planning and Zoning, Town of Shady Shores

APPROVED
Approved this ____ day of ____, A. D. 2021 by the Town Council, Town of Shady Shores

Mayor, Town of Shady Shores

ATTESTED

Town Secretary

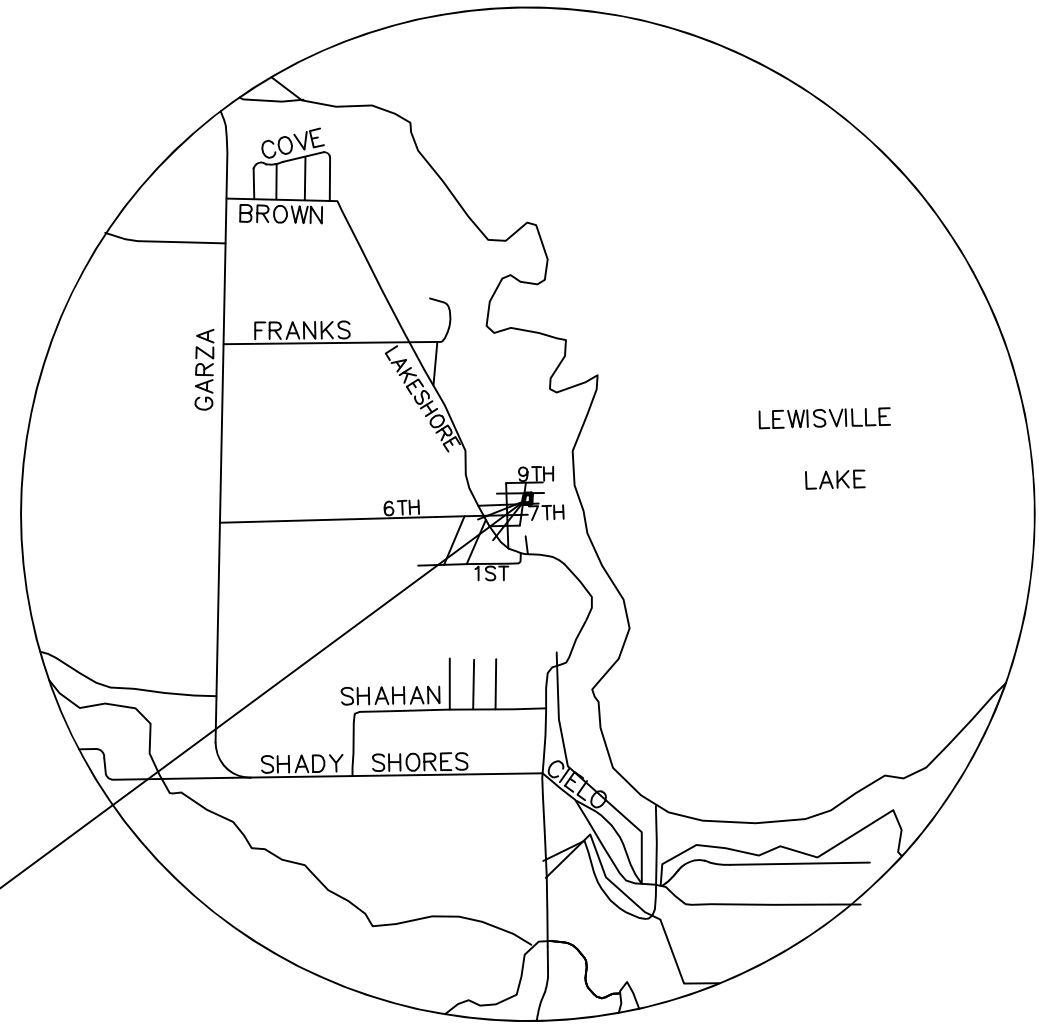
CERTIFICATE OF SURVEYOR

I, the undersigned, a registered professional land surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Jerald D. Yensan
Registered Professional Land Surveyor No. 4561

- NOTES:
- The purpose of this Plat is to reduce multiple lots into a single residential lot.
 - Cross-lot drainage is not permitted.
 - Private plumbing will not be allowed to cross property lines.
 - All private drainage easements are to be maintained by the property owner.
 - No portion shown of subject property lies within a special flood hazard area according to the FLOOD INSURANCE RATE MAP for Denton County and Incorporated Areas, Map Number 48121CO395H, dated June 19, 2020. (Subject property lies in Zone X.)
 - Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983, as determined from GPS observations.

PROJECT LOCATION



VICINITY MAP
SCALE 1" = 2000'



GRAPHIC SCALE

LEGEND
B.L. = BUILDING LINE
D.E. = DRAINAGE EASEMENT
F.I.R. = FOUND IRON ROD
S.I.R. = SET CAPPED 1/2" RPLS 4561 IRON ROD
P.U.E. = PUBLIC UTILITY EASEMENT
P.A.E. = PUBLIC ACCESS EASEMENT
U.E. = UTILITY EASEMENT
W.E. = WATER EASEMENT

LANDMARK
SURVEYORS, LLC.
TX FIRM REGISTRATION NO. 10098600

4238 I-35 NORTH
DENTON, TEXAS 76207
(940) 382-4016
FAX (940) 387-9784

DRAWN BY: BTH SCALE: 1"=20' DATE: 14 JANUARY, 2021 JOB NO: 205449

FINAL PLAT
LOT 1-A, BLOCK 35 OF
SHADY SHORES SUBDIVISION
AMENDING LOTS LOTS 1, 2, 18, 19, 20 AND
THE WEST 1/2 OF LOTS 3 AND 17, BLOCK 35
OF SHADY SHORES SUBDIVISION
BEING 0.172 ACRE IN THE B. EAVES SURVEY A-388
TOWN OF SHADY SHORES
DENTON COUNTY, TEXAS

OWNER/DEVELOPER
KRISTIN KERCE
CHASE FOLKS
301 E. 7TH STREET
SHADY SHORES, TX 76208
(405) 278-1827

SURVEYOR
LANDMARK SURVEYORS
4238 I-35 N
DENTON, TEXAS 76207
(940) 382-4016



AGENDA MEMORANDUM

DATE: February 25, 2021

TO: Planning and Zoning Commission

FROM: Wendy Withers, Town Administrator

Public Hearing-conduct a public hearing relative to a request made by Chase and Kristen Folks for a replat of the property more legally known as 301 E 7th Street.

SUBJECT: A) Open Public Hearing
B) Applicant
C) Those in Favor of the Request
D) Those in Opposition to the Request
E) Rebuttal, if desired
F) Close Public Hearing

BACKGROUND/INFORMATION:

FINANCIAL IMPLICATIONS:

RECOMMENDATION/ACTION DESIRED:

ATTACHMENTS/SUPPORTING DOCUMENTATION:

1. Replat Application Folks_Redacted
2. 205449-EXISTING CONDITIONS
3. 205449-EXISTING CONDITIONS

REVIEWED BY:

PLAT APPLICATION

APPLICANT

Name Chase + Kristin Folks
Company _____
Address 301 E 7th St
Town Shady Shores State Tx
Zip 76208 Fax 940-497-5385
Phone _____
E-mail _____

OWNER (if different from applicant)

Name _____
Company _____
Address _____
Town _____ State _____
Zip _____ Fax _____
Phone _____
E-mail _____

Action Requested (check one – please complete a new application for each action):

- ☐ Minor Plat (new subdivision of 4 or fewer lots with no new infrastructure)
☐ Minor Replat (existing subdivision to create 4 or fewer lots with no new infrastructure)
☒ Amending Plat (existing subdivision minor amendments and no new lots or infrastructure)
☐ Preliminary Plat or Replat (new subdivision of 5 or more lots or new infrastructure)
☐ Final Plat (following approval of preliminary plat and installation of new infrastructure)

Property Information:

Street address or location of property: 301 E. 7th St

Legal description: Survey Bartlett Eaves Abstract 388

Lot 1, 2, 18, 19, 20 + Block 35 Total Acreage 0.171

West 1/2 of 3 & 17

Attach a metes and bounds description.

By signing this form, the applicant is acknowledging that:

No hearing will be scheduled nor will any reviews commence until required application fees are received by the town. Fees are non-refundable regardless of outcome of request.

I Kristin Kene Folks (printed applicant name) hereby waive by rights to approval through lack of Town action on the above referenced plat application within the time frames set forth in Texas Government Code Section 212.009, and I agree the plat submitted will be approved only by affirmative Town Council action.

Kristin Kene Folks
APPLICANT SIGNATURE

9/20/2020
DATE

Kristin Kene Folks
OWNER SIGNATURE

9/20/2020
DATE

OFFICE USE ONLY BELOW

PRELIMINARY and MINOR PLATS/REPLATS

- ☐ Letters sent to property owners within 200-foot of subject property 10-days prior to meeting but no more than 20-days prior (P&Z meeting ONLY)

Date Received: _____

Receipt #: _____

Check #: _____

Received by: _____

- ☐ Recommended for Approval by Planning & Zoning Commission:

Chairman: _____

Attested By:

- ☐ Town Secretary: _____

For Administratively Approved Replats:

- ☐ Recommended for Approval by Town Engineer:

- ☐ Mayor: _____

Attested By:

- ☐ Town Secretary: _____

Any variances requested from the Subdivision Ordinance must include a letter of intent which, in detail, describes the variance requested. If this is not included, any variance to the Subdivision Ordinance may not be granted by the Town Council.

Denton CAD Webmap

Main DCAD Site



Details for Property 20571

Values are 2020 Preliminary ▼ ****Values and data reflected on the website at this time are preliminary****

General Information

\$61,271.00

Owner Name	FOLKS, KRISTIN & CHASE ^Q - 100%
Owner ID	990347
Owner Mailing Address	301 E 7TH ST DENTON, TX 76208-7021
Property Type	Real Property
Area	1,272ft ²
Class	2
Legal Description	SHADY SHORES BLK 35 LOT 1,2,18-20 W/2 3 &W/217 EAVES B AB 388
Geographic ID	SD0278A-000035-0000-0000-0002
Subdivision	SHADY SHORES - SD0278A ^Q
Neighborhood	SHADY SHORES - DC34004 ^Q
Taxing Jurisdictions	C34 (SHADY SHORES TOWN OF) G01 (DENTON COUNTY) S05 (DENTON ISD) W02 (LAKE CITIES MUA)

[Direct Link to this property](#)

[View on map](#)

[View plat](#)

[Download Appraisal Notice for Owner/Agent ID 990347](#)

Exemptions

Exemptions applied to this property



HS

Homestead Exemption



Subdivision Stats for SHADY SHORES

Minimum Market	\$19,456.00
Median Market	\$76,845.00
Maximum Market	\$243,863.00
Median Living Area	1,132 ft ²
Median Square Footage	1,428 ft ²

This Property

Percent Difference From Median Market	-22.55% (rounded)
Percent Difference From Median Living Area	11.65% (rounded)

Stats Per Class for SHADY SHORES

2

Property Count	22
Median Market	\$64,953.50
Median Living Area	985
Median Square Footage	1,382

3

Property Count	9
Median Market	\$141,820.00
Median Living Area	1,474
Median Square Footage	1,822

6

Property Count	6
Median Market	\$55,436.50
Median Living Area	804
Median Square Footage	832



Main DCAD Site

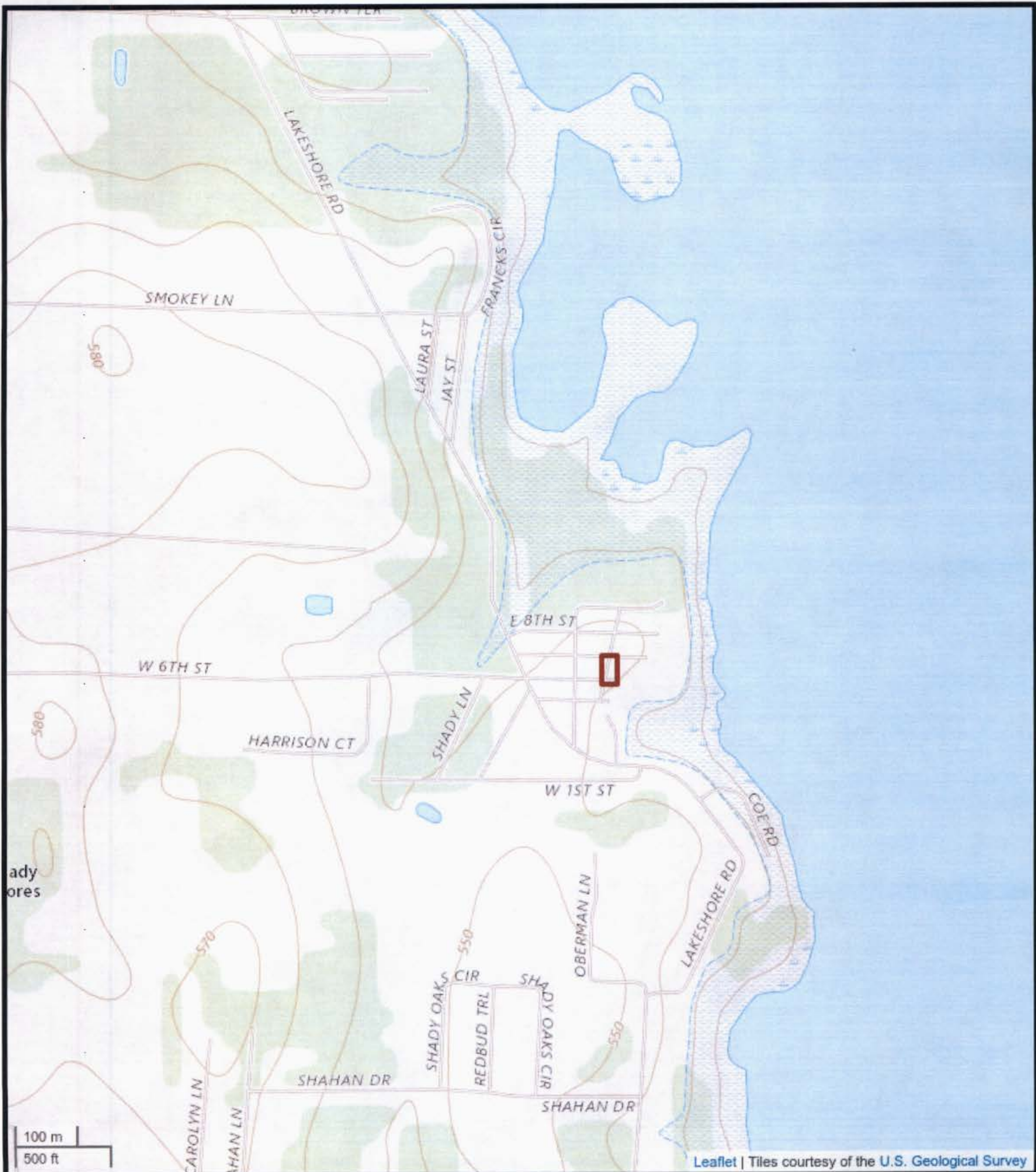




AERIAL PHOTO

301 East 7th Street
Shady Shores, Texas 76208

AEI
Consultants



USGS Topography Map - 301 East 7th

AEI
Consultants



MICHELLE FRENCH
DENTON COUNTY TAX ASSESSOR/COLLECTOR
P O BOX 90223
DENTON, TX 76202
(940) 349-3500

2019+ Tax Statement

Property Account Number:

20571DEN

Statement Date: 09/16/2020
Owner: FOLKS KRISTIN & CHASE
Mailing Address: 301 E 7TH ST
DENTON TX 76208

Property Location:
Acres: 0.171
Legal Description: SHADY SHORES BLK 35 LOT 1
2
18-20 W/2 3 & W/217 EAVES B AB 388

Exemptions: GENERAL HOMESTEAD

IMPROVEMENT VALUE	LAND MARKET VALUE	NON-HOMESITE IMPRV	NON-HOMESITE LAND	AG VALUE	MINERAL VALUE	PERSONAL PROPERTY	TOTAL MARKET VALUE
26,814	35,015	0	0	0	0	0	61,829
Taxing Entities		Exemption Amount		Taxable Value		Tax Rate Per \$100	Base Tax
TOWN OF SHADY SHORES		5,000		56,829		0.321958	0.00
DENTON ISD		25,000		36,829		1.470000	0.00
DENTON COUNTY		0		61,829		0.225278	0.00
						TOTAL BASE TAX	0.00
						Total Amount Due	0.00

↓ Detach ↓
Return With Payment



Visit our website for online credit card payments.



20571

061

2019 +Tax Statement
09/16/2020

Property Account Number
20571DEN

Total Amount Due \$0.00

IF PAID IN	AMOUNT DUE
OCT	0.00
NOV	0.00
DEC	0.00
JAN	0.00
FEB	0.00
MAR	0.00

Please Make Checks Payable To:
Michelle French, Tax A/C

FOLKS KRISTIN & CHASE
301 E 7TH ST
DENTON TX 76208

0000000000 0000000000 0000000000 0000000000 C 00 0000 00000217054 4

INDEMNIFICATION / HOLD HARMLESS AFFIDAVIT

September 16, 2020

RE: Property located at 301 E. 7th Street
Shady Shores, Texas 76208
Denton County Property ID# 20571

TO: TOWN OF SHADY SHORES
101 South Shady Shores Road
Shady Shores, TX 76208

FROM: Chase and Kristin Folks
Legal owners of the above property.

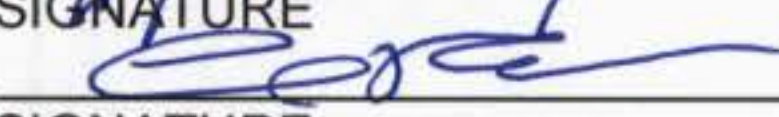
The undersigned hereby affirms that he/she are the legal owners of the above-referenced property.

Furthermore, the undersigned hereby acknowledges that he/she has heretofore made an application for a building variance from the City of Shady Shores, Texas.

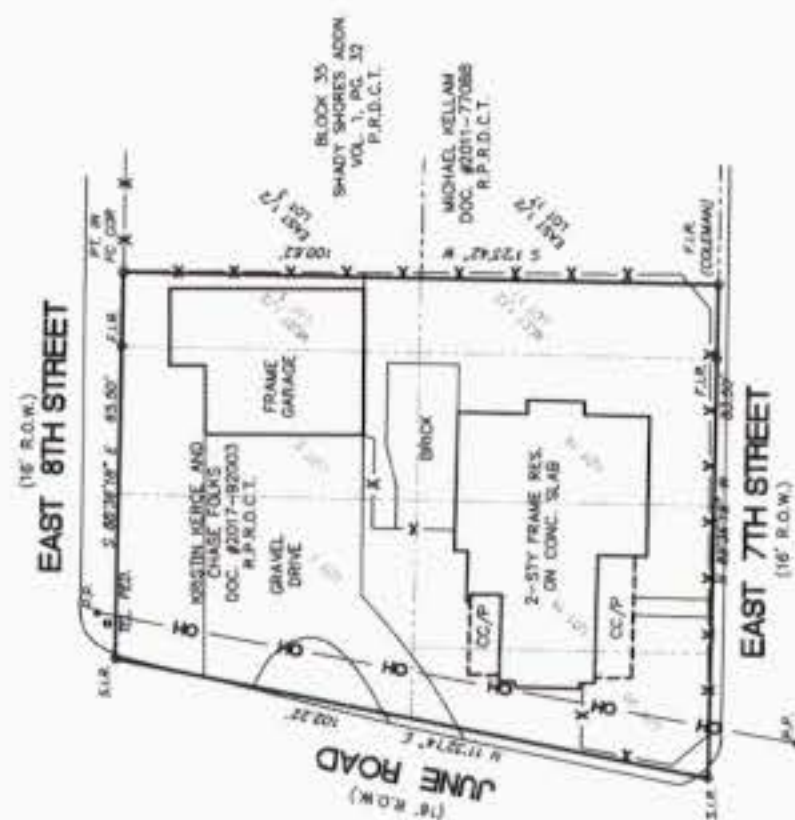
In consideration of the City Shady Shores, Texas agreeing to grant the variance on the above reference property, the undersigned agrees as follows:

- a) Pay all actual or estimated costs and other applicable City regulatory fees associated with the improvements requested to be built;
- b) Acknowledge he/she is proceeding at his/her own risk and hereby agrees to assume all responsibility and to indemnify, defend, and hold harmless the City, its officers, agents, and assigns in connection herewith;
- c) Indemnify, defend, and hold harmless the City, its officers, agents, and assigns from any claims, demands, liabilities, losses, causes of action of any nature whatsoever arising out of or in connection with the variance issued or any part thereof, from and against all costs, fees, expenses, liabilities, any orders, judgments, or decrees which may be entered, and from and against all costs for attorneys' fees, expenses and liabilities incurred in the defense of such claim or in the investigation thereof.

We REPRESENT AND CERTIFY that we own said property and have full authority to make and file this affidavit.


SIGNATURE

SIGNATURE
kristin.kerce@okstate.edu
E-MAIL ADDRESS

9/20/2020
DATE
9/20/2020
DATE
405-278-1827
PHONE NUMBER



VICINITY MAP
SCALE 1" = 2000'

GRAPHIC SCALE



OWNER/DEVELOPER
KRISTIN KERCE
SHADY SHORES SUBDIVISION
SHADY SHORES, TX 76208
(405) 278-1827

SURVEYOR
LANDMARK SURVEYORS
1538 N. 35TH STREET
DENTON, TEXAS 76207
(940) 382-4016

EXISTING CONDITIONS SHEET
LOT 1-A, BLOCK 35 OF
SHADY SHORES SUBDIVISION
AMENDING LOTS 1, 2, 18, 19, 20 AND
THE WEST 1/2 OF LOTS 3 AND 17, BLOCK 35
OF SHADY SHORES SUBDIVISION
BEING 0.172 ACRE IN THE B. EAVES SURVEY A-388
TOWN OF SHADY SHORES
DENTON COUNTY, TEXAS

LANDMARK SURVEYORS, L.L.C.
4381-35 NORTH
DENTON, TEXAS 76207
(940) 382-4016
FAX (940) 387-9794
TULSA REGISTRATION #182966

LEGEND
B.L. = BUILDING LINE
C.L. = CENTER LINE
F.L.R. = FOUNDATION
S.L.R. = SET BACKED 1/2" APPLS 4561
P.U.E. = PUBLIC UTILITY EASEMENT
U.E. = UTILITY EASEMENT
W.E. = WATER EASEMENT

OWNERS CERTIFICATE AND DEDICATION

STATE OF TEXAS
COUNTY OF DENTON
KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the owners of that certain lot, tract, block, subdivision, and undivided interest in the Block 35 of Shady Shores Subdivision, Denton County, Texas, being all of Lots 1, 2, 18, 19, 20 and a part of Lots 3 and 17, Block 35 of Shady Shores Subdivision, an addition to the Town of Shady Shores, Denton County, Texas, according to the plat thereof recorded in Volume 1, Page 32, The Records, Denton County, Texas, and being more particularly described as follows:

BEARING at a capped iron rod marked Colman found for corner in the north line of East 7th Street, a public right-of-way having a right-of-way of 16.0 feet, said point being the southwest corner of that certain tract of land described in Affidavit of Heirs to Michael Kellam recorded under Document Number 2011-77085, Real Property Records, Denton County, Texas.

THENCE N 84° 36' 18" W, 83.50 feet with said north line of said East 7th Street to a capped iron rod marked RFLS 4891 set for corner in the east line of June Road, a public right-of-way having a right-of-way of 16.0 feet.

THENCE N 11° 32' 14" E, 102.22 feet with said east line of said June Road to a capped iron rod marked SPCLS 4891 set for corner in the south line of East 8th Street, a public right-of-way having a right-of-way of 16.0 feet.

THENCE S 89° 36' 18" E, 86.50 feet with said south line of said East 8th Street to a three corner for corner, said point being the northwest corner of said Kellam tract.

THENCE S 01° 23' 42" W, 100.62 feet with the west line of said Kellam tract to the PLACE OF BEGINNING and containing 0.172 acre of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT we, the abovesaid do hereby adjust the line separating the herein above tract as LOT 1-A, BLOCK 35 OF SHADY SHORES SUBDIVISION, amending Lots 1, 2, 18, 19, 20 and part of Lots 3 and 17, Block 35 of Shady Shores Subdivision, an addition to the Town of Shady Shores, Denton County, Texas, and do hereby dedicate to the public use forever all road and utility easements, drainage easements, and streets as shown herein. Any public utility, including the Town of Shady Shores, or its successors, or any other person or entity, shall have the right to install, maintain, and use any water, sewer, gas, or other utility easements or systems in any way encroaching on the tract with the construction, maintenance or efficiency of its respective system on any of the easements shown on the plat. Any public utility including the Town of Shady Shores shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

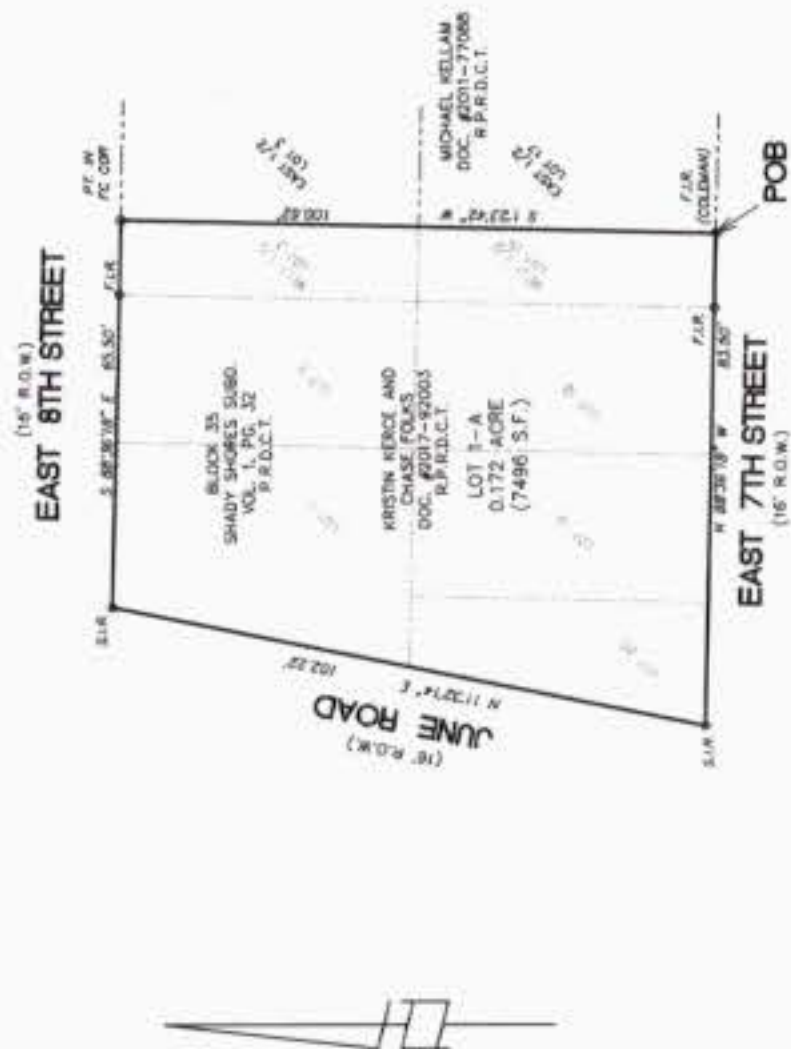
WITNESS MY HAND this _____ day of _____, 2021

Kristin Kerce
STATE OF TEXAS
COUNTY OF DENTON
This instrument was acknowledged before me on _____, 2021 by Kristin Kerce.

NOTARY PUBLIC
STATE OF TEXAS
WITNESS MY HAND this _____ day of _____, 2021.

Chase Folks
STATE OF TEXAS
COUNTY OF DENTON
This instrument was acknowledged before me on _____, 2021 by Chase Folks.

NOTARY PUBLIC
STATE OF TEXAS



VICINITY MAP
SCALE 1" = 2000'

GRAPHIC SCALE
0 10 20 30 40 50 60 70 80 90 100

RECOMMENDED FOR APPROVAL
Recommended for approval this _____ day of _____, A.D. 2021 by the Planning and Zoning Commission, Town of Shady Shores.

Chairperson, Planning and Zoning, Town of Shady Shores
APPROVED
Approved this _____ day of _____, A.D. 2021 by the Town Council, Town of Shady Shores.

Mayor, Town of Shady Shores
ATTESTED

Town Secretary
CERTIFICATE OF SURVEYOR
I, the undersigned, a registered professional land surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Arnold D. Yessan
Registered Professional Land Surveyor No. 4581
NOTES:
1. The purpose of this plat is to reduce multiple lots into a single residential lot.
2. Graded drainage is not permitted.
3. Private plumbing will not be allowed to cross property lines.
4. All private drainage easements are to be maintained by the property owner.
5. No portion shown of subject property lies within a special flood hazard area according to the Flood Insurance Rate Map (FIRM) for Denton County, Texas, dated June 19, 2020. (Subject property lies in Zone X).
6. Basis of Bearing is the State Plane Coordinate System: Texas North Central Zone (NAD83), North American Datum of 1983, as determined from GPS observations.

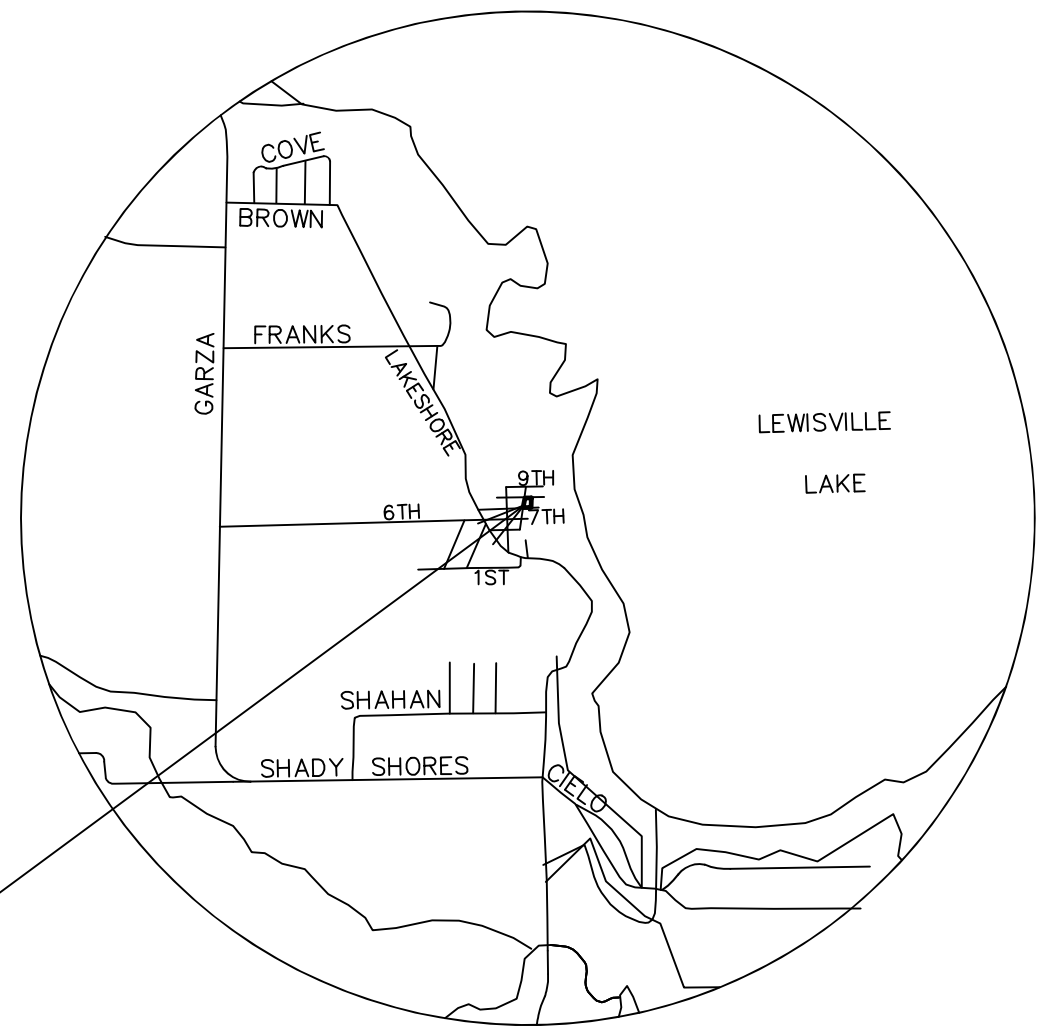
OWNER/DEVELOPER
KRISTIN KERCE
CHASE FOLKS
301 E. 7TH STREET
SHADY SHORES, TX 76208
(405) 278-1827
SURVEYOR
LANDMARK SURVEYORS
4238 L-35 NORTH
DENTON, TEXAS 76207
(940) 382-4016

FINAL PLAT
LOT 1-A, BLOCK 35 OF
SHADY SHORES SUBDIVISION
AMENDING LOTS 1, 2, 18, 19, 20 AND
THE WEST 1/2 OF LOTS 3 AND 17, BLOCK 35
OF SHADY SHORES SUBDIVISION
BEING 0.172 ACRE IN THE B. EAVES SURVEY A-388
TOWN OF SHADY SHORES
DENTON COUNTY, TEXAS

LANDMARK
SURVEYORS, L.L.C.
TX LAND EXAMINATION NO. 158448
DRAWN BY: EDR SCALE: 1"=200' DATE: 11 JANUARY 2021 JOB NO.: 358448

LEGEND
B.L. = BUILDING LINE
C.L. = CENTER LINE
F.L. = FOUNDATION LINE
S.L. = SET CAPED 1/2" RAILS 4561 IRON ROD
P.L. = PUBLIC ACCESS EASEMENT
U.E. = UTILITY EASEMENT
W.E. = WATER EASEMENT

PROJECT LOCATION



VICINITY MAP
SCALE 1" = 2000'



GRAPHIC SCALE

LEGEND
B.L. = BUILDING LINE
D.E. = DRAINAGE EASEMENT
F.I.R. = FOUND IRON ROD
S.I.R. = SET CAPPED 1/2" RPLS 4561 IRON ROD
P.U.E. = PUBLIC UTILITY EASEMENT
P.A.E. = PUBLIC ACCESS EASEMENT
U.E. = UTILITY EASEMENT
W.E. = WATER EASEMENT

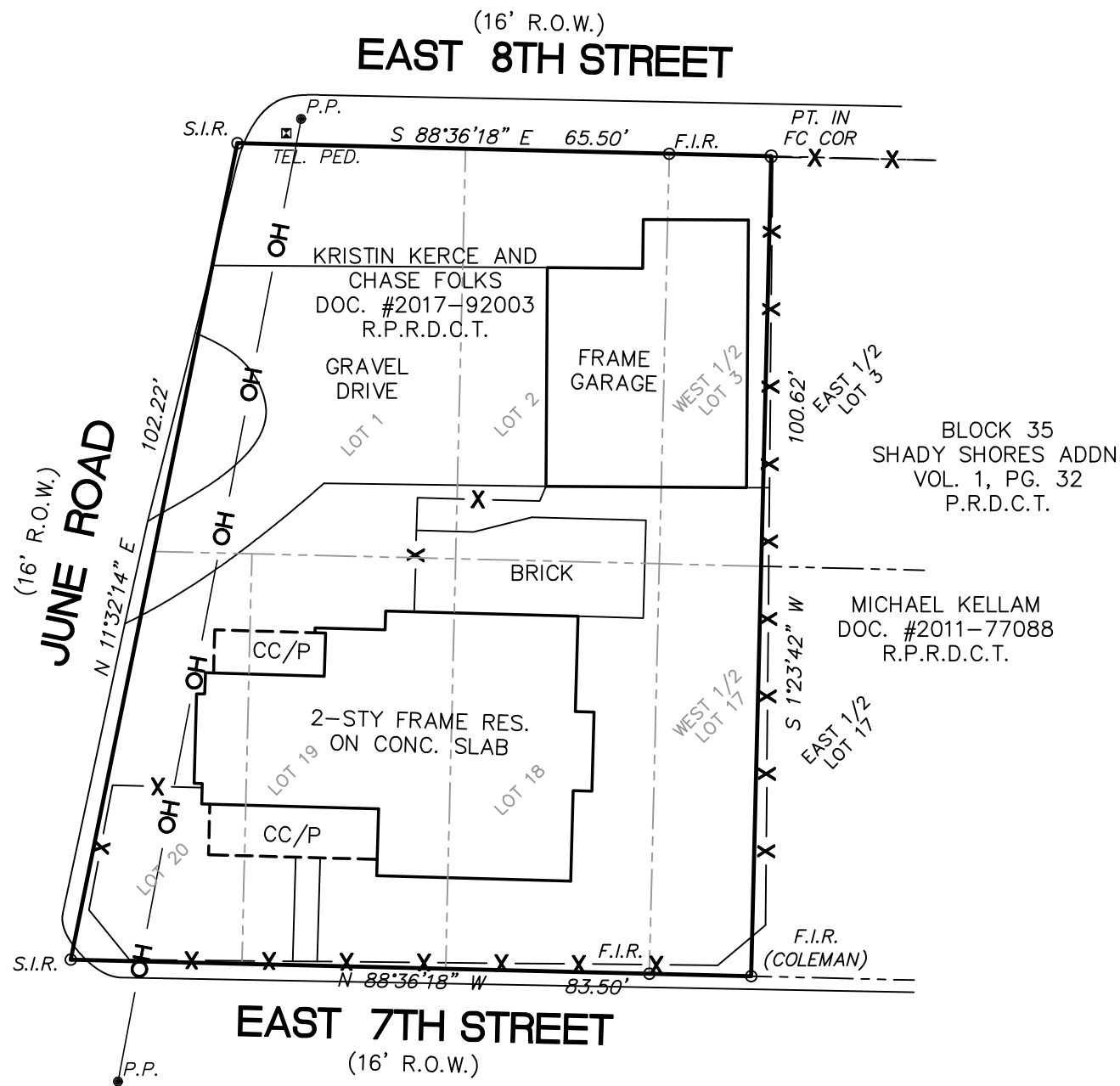
EXISTING CONDITIONS SHEET
LOT 1-A, BLOCK 35 OF
SHADY SHORES SUBDIVISION
AMENDING LOTS LOTS 1, 2, 18, 19, 20 AND
THE WEST 1/2 OF LOTS 3 AND 17, BLOCK 35
OF SHADY SHORES SUBDIVISION
BEING 0.172 ACRE IN THE B. EAVES SURVEY A-388
TOWN OF SHADY SHORES
DENTON COUNTY, TEXAS

LANDMARK
SURVEYORS, L.L.C.
TX FIRM REGISTRATION NO. 10098600
4238 I-35 NORTH
DENTON, TEXAS 76207
(940) 382-4016
FAX (940) 387-9784

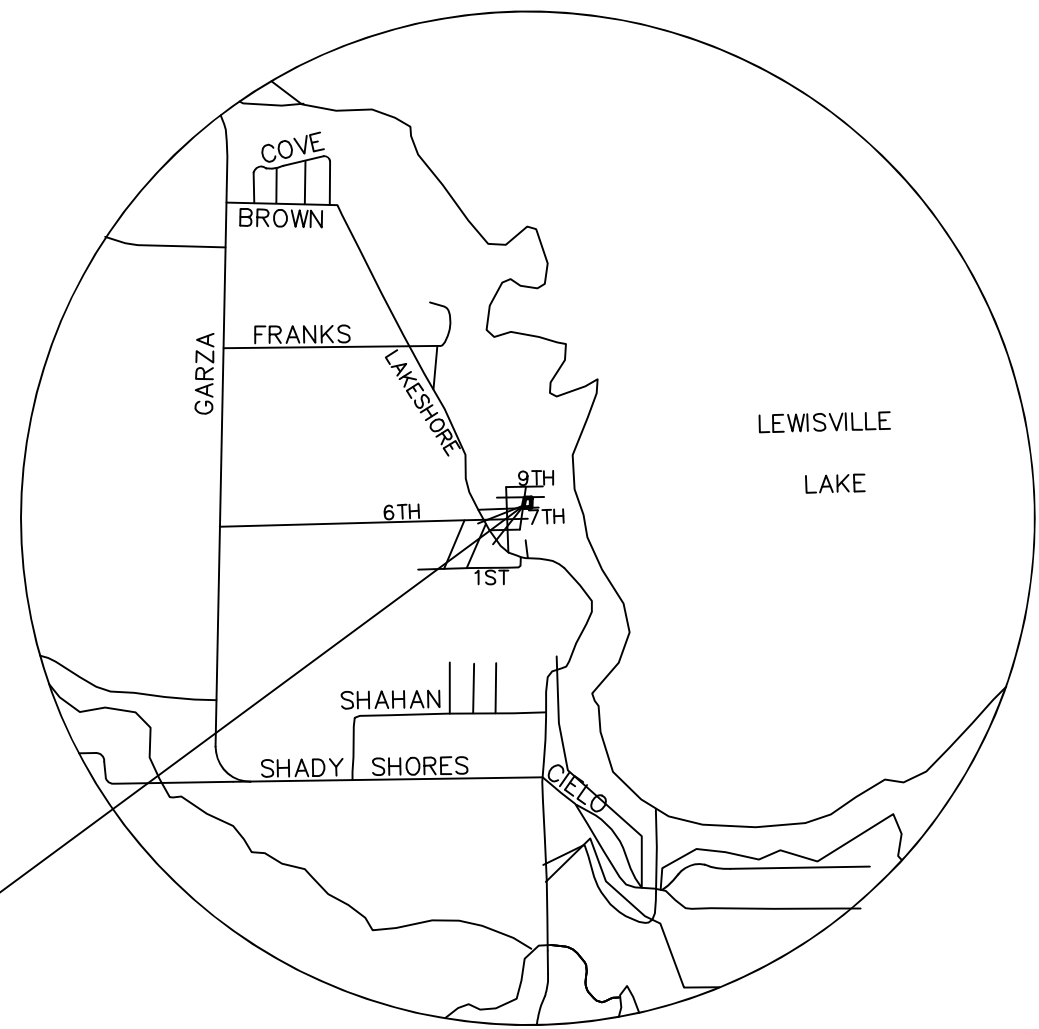
DRAWN BY: BTH SCALE: 1"=20' DATE: 14 JANUARY, 2021 JOB NO: 205449

OWNER/DEVELOPER
KRISTIN KERCE
CHASE FOLKS
301 E. 7TH STREET
SHADY SHORES, TX 76208
(405) 278-1827

SURVEYOR
LANDMARK SURVEYORS
4238 I-35 N
DENTON, TEXAS 76207
(940) 382-4016



PROJECT LOCATION



VICINITY MAP
SCALE 1" = 2000'



GRAPHIC SCALE

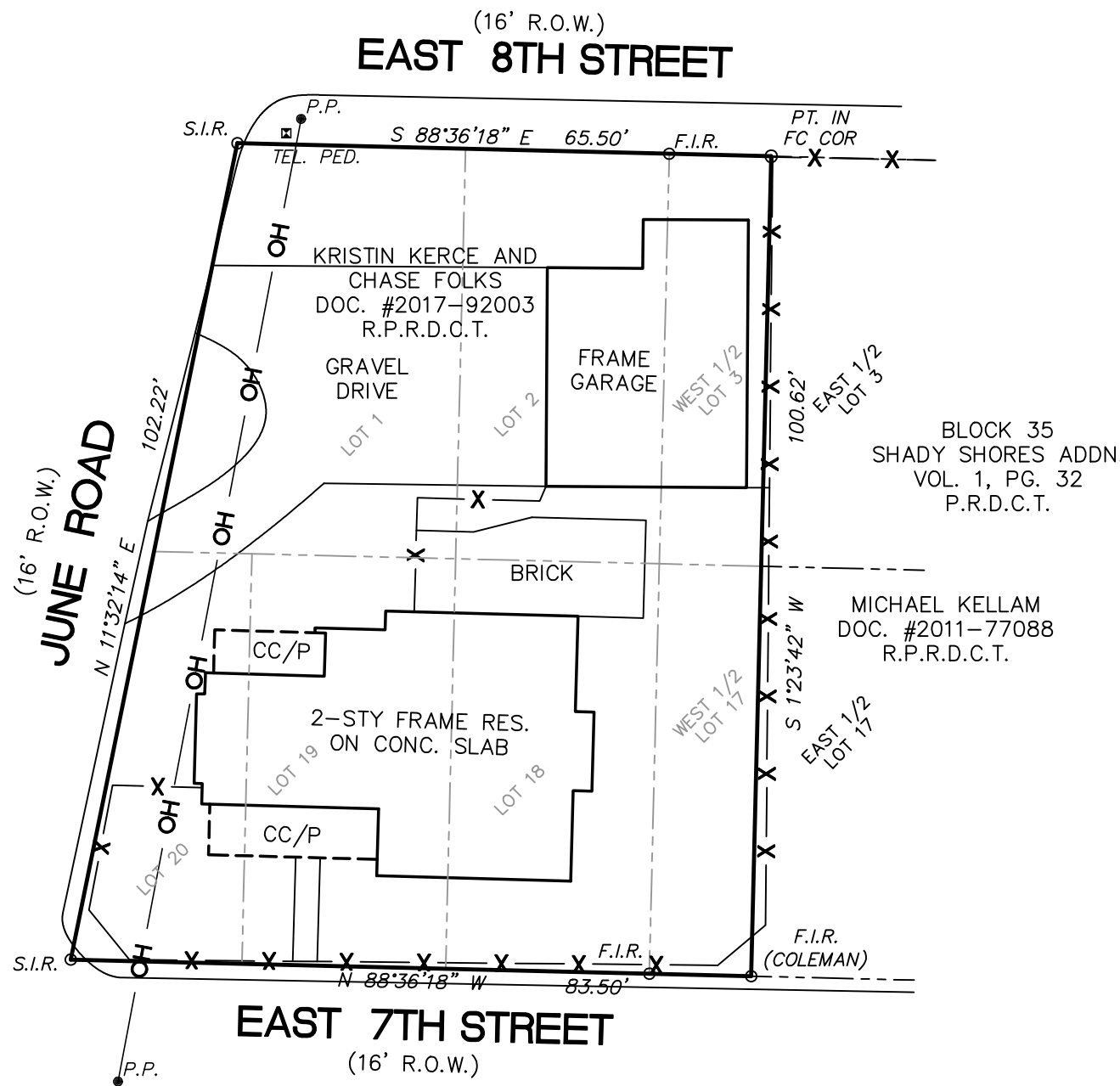
- LEGEND
B.L. = BUILDING LINE
D.E. = DRAINAGE EASEMENT
F.I.R. = FOUND IRON ROD
S.I.R. = SET CAPPED 1/2" RPLS 4561 IRON ROD
P.U.E. = PUBLIC UTILITY EASEMENT
P.A.E. = PUBLIC ACCESS EASEMENT
U.E. = UTILITY EASEMENT
W.E. = WATER EASEMENT

EXISTING CONDITIONS SHEET
LOT 1-A, BLOCK 35 OF
SHADY SHORES SUBDIVISION
AMENDING LOTS LOTS 1, 2, 18, 19, 20 AND
THE WEST 1/2 OF LOTS 3 AND 17, BLOCK 35
OF SHADY SHORES SUBDIVISION
BEING 0.172 ACRE IN THE B. EAVES SURVEY A-388
TOWN OF SHADY SHORES
DENTON COUNTY, TEXAS

	4238 I-35 NORTH
	DENTON, TEXAS 76207
	(940) 382-4016
	FAX (940) 387-9784
TX FIRM REGISTRATION NO. 10098600	
DRAWN BY: BTH SCALE: 1"=20' DATE: 14 JANUARY, 2021 JOB NO: 205449	

OWNER/DEVELOPER
KRISTIN KERCE
CHASE FOLKS
301 E. 7TH STREET
SHADY SHORES, TX 76208
(405) 278-1827

SURVEYOR
LANDMARK SURVEYORS
4238 I-35 N
DENTON, TEXAS 76207
(940) 382-4016



PLAT APPLICATION

APPLICANT

Name Chase + Kristin Folks
Company _____
Address 301 E 7th St
Town Shady Shores State Tx
Zip 76208 Fax 940-497-5385
Phone _____
E-mail _____

OWNER (if different from applicant)

Name _____
Company _____
Address _____
Town _____ State _____
Zip _____ Fax _____
Phone _____
E-mail _____

Action Requested (check one – please complete a new application for each action):

- ☐ Minor Plat (new subdivision of 4 or fewer lots with no new infrastructure)
☐ Minor Replat (existing subdivision to create 4 or fewer lots with no new infrastructure)
☒ Amending Plat (existing subdivision minor amendments and no new lots or infrastructure)
☐ Preliminary Plat or Replat (new subdivision of 5 or more lots or new infrastructure)
☐ Final Plat (following approval of preliminary plat and installation of new infrastructure)

Property Information:

Street address or location of property: 301 E. 7th St

Legal description: Survey Bartlett Eaves Abstract 388

Lot 1, 2, 18, 19, 20 + Block 35 Total Acreage 0.171

West 1/2 of 3 & 17

Attach a metes and bounds description.

By signing this form, the applicant is acknowledging that:

No hearing will be scheduled nor will any reviews commence until required application fees are received by the town. Fees are non-refundable regardless of outcome of request.

I Kristin Kene Folks (printed applicant name) hereby waive by rights to approval through lack of Town action on the above referenced plat application within the time frames set forth in Texas Government Code Section 212.009, and I agree the plat submitted will be approved only by affirmative Town Council action.

Kristin Kene Folks
APPLICANT SIGNATURE

9/20/2020
DATE

Kristin Kene Folks
OWNER SIGNATURE

9/20/2020
DATE

OFFICE USE ONLY BELOW

PRELIMINARY and MINOR PLATS/REPLATS

- ☐ Letters sent to property owners within 200-foot of subject property 10-days prior to meeting but no more than 20-days prior (P&Z meeting ONLY)

Date Received: _____

Receipt #: _____

Check #: _____

Received by: _____

- ☐ Recommended for Approval by Planning & Zoning Commission:

Chairman: _____

Attested By:

- ☐ Town Secretary: _____

For Administratively Approved Replats:

- ☐ Recommended for Approval by Town Engineer:

- ☐ Mayor: _____

Attested By:

- ☐ Town Secretary: _____

Any variances requested from the Subdivision Ordinance must include a letter of intent which, in detail, describes the variance requested. If this is not included, any variance to the Subdivision Ordinance may not be granted by the Town Council.

Denton CAD Webmap

Main DCAD Site



Details for Property 20571

Values are 2020 Preliminary ▼ ****Values and data reflected on the website at this time are preliminary****

General Information

\$61,271.00

Owner Name	FOLKS, KRISTIN & CHASE ^Q - 100%
Owner ID	990347
Owner Mailing Address	301 E 7TH ST DENTON, TX 76208-7021
Property Type	Real Property
Area	1,272ft ²
Class	2
Legal Description	SHADY SHORES BLK 35 LOT 1,2,18-20 W/2 3 &W/217 EAVES B AB 388
Geographic ID	SD0278A-000035-0000-0000-0002
Subdivision	SHADY SHORES - SD0278A ^Q
Neighborhood	SHADY SHORES - DC34004 ^Q
Taxing Jurisdictions	C34 (SHADY SHORES TOWN OF) G01 (DENTON COUNTY) S05 (DENTON ISD) W02 (LAKE CITIES MUA)

[Direct Link to this property](#)

[View on map](#)

[View plat](#)

[Download Appraisal Notice for Owner/Agent ID 990347](#)

Exemptions

Exemptions applied to this property



HS

Homestead Exemption



Subdivision Stats for SHADY SHORES

Minimum Market	\$19,456.00
Median Market	\$76,845.00
Maximum Market	\$243,863.00
Median Living Area	1,132 ft ²
Median Square Footage	1,428 ft ²

This Property

Percent Difference From Median Market	-22.55% (rounded)
Percent Difference From Median Living Area	11.65% (rounded)

Stats Per Class for SHADY SHORES

2

Property Count	22
Median Market	\$64,953.50
Median Living Area	985
Median Square Footage	1,382

3

Property Count	9
Median Market	\$141,820.00
Median Living Area	1,474
Median Square Footage	1,822

6

Property Count	6
Median Market	\$55,436.50
Median Living Area	804
Median Square Footage	832



Main DCAD Site

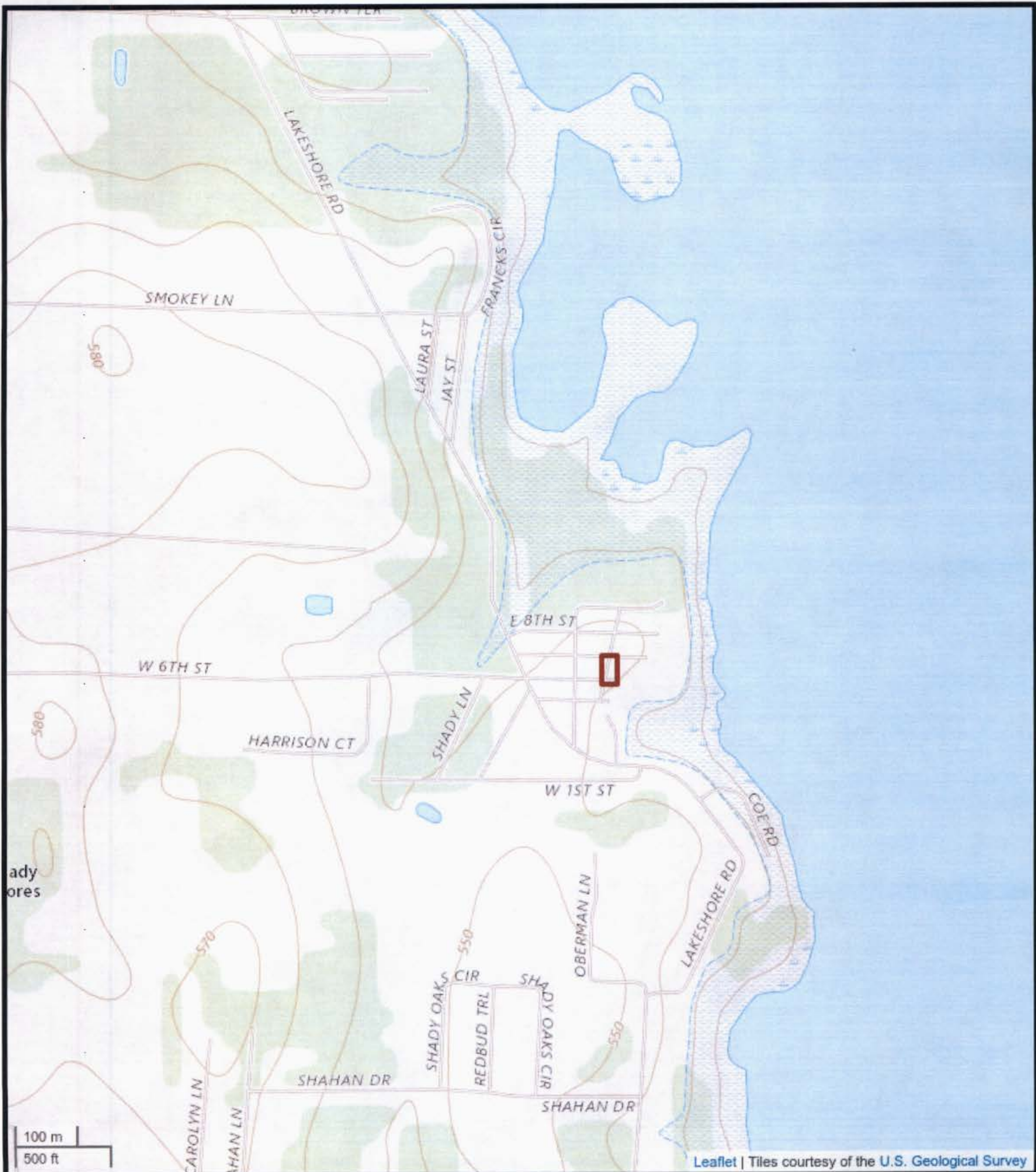




AERIAL PHOTO

301 East 7th Street
Shady Shores, Texas 76208

AEI
Consultants



USGS Topography Map - 301 East 7th

AEI
Consultants



MICHELLE FRENCH
DENTON COUNTY TAX ASSESSOR/COLLECTOR
P O BOX 90223
DENTON, TX 76202
(940) 349-3500

2019+ Tax Statement

Property Account Number:

20571DEN

Statement Date: 09/16/2020
Owner: FOLKS KRISTIN & CHASE
Mailing Address: 301 E 7TH ST
DENTON TX 76208

Property Location:
Acres: 0.171
Legal Description: SHADY SHORES BLK 35 LOT 1
2
18-20 W/2 3 & W/217 EAVES B AB 388

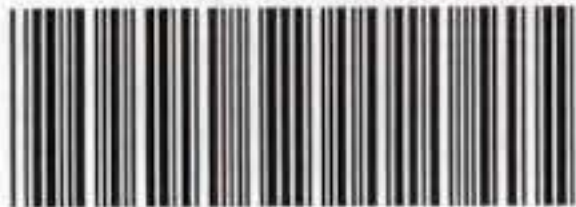
Exemptions: GENERAL HOMESTEAD

IMPROVEMENT VALUE	LAND MARKET VALUE	NON-HOMESITE IMPRV	NON-HOMESITE LAND	AG VALUE	MINERAL VALUE	PERSONAL PROPERTY	TOTAL MARKET VALUE
26,814	35,015	0	0	0	0	0	61,829
Taxing Entities		Exemption Amount		Taxable Value		Tax Rate Per \$100	Base Tax
TOWN OF SHADY SHORES		5,000		56,829		0.321958	0.00
DENTON ISD		25,000		36,829		1.470000	0.00
DENTON COUNTY		0		61,829		0.225278	0.00
						TOTAL BASE TAX	0.00
						Total Amount Due	0.00

↓ Detach ↓
Return With Payment



Visit our website for online credit card payments.



20571

061

2019 +Tax Statement
09/16/2020

Property Account Number
20571DEN

Total Amount Due \$0.00

IF PAID IN	AMOUNT DUE
OCT	0.00
NOV	0.00
DEC	0.00
JAN	0.00
FEB	0.00
MAR	0.00

Please Make Checks Payable To:
Michelle French, Tax A/C

FOLKS KRISTIN & CHASE
301 E 7TH ST
DENTON TX 76208

0000000000 0000000000 0000000000 0000000000 C 00 0000 00000217054 4

INDEMNIFICATION / HOLD HARMLESS AFFIDAVIT

September 16, 2020

RE: Property located at 301 E. 7th Street
Shady Shores, Texas 76208
Denton County Property ID# 20571

TO: TOWN OF SHADY SHORES
101 South Shady Shores Road
Shady Shores, TX 76208

FROM: Chase and Kristin Folks
Legal owners of the above property.

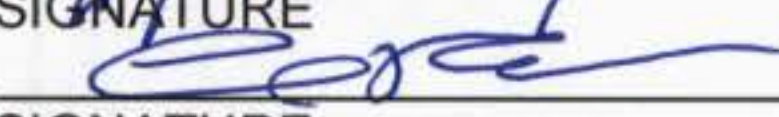
The undersigned hereby affirms that he/she are the legal owners of the above-referenced property.

Furthermore, the undersigned hereby acknowledges that he/she has heretofore made an application for a building variance from the City of Shady Shores, Texas.

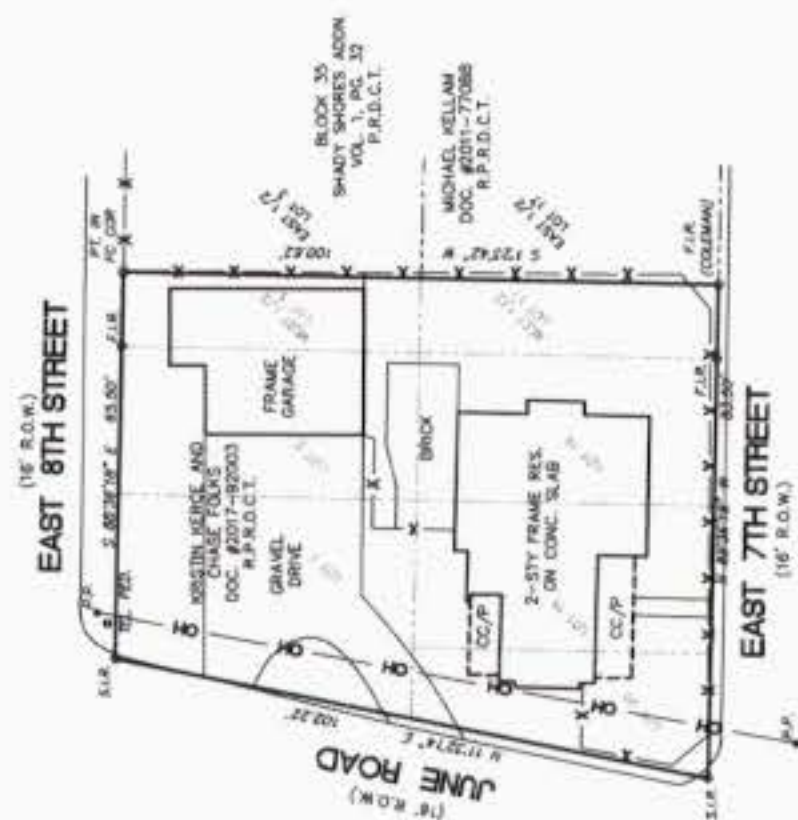
In consideration of the City Shady Shores, Texas agreeing to grant the variance on the above reference property, the undersigned agrees as follows:

- a) Pay all actual or estimated costs and other applicable City regulatory fees associated with the improvements requested to be built;
- b) Acknowledge he/she is proceeding at his/her own risk and hereby agrees to assume all responsibility and to indemnify, defend, and hold harmless the City, its officers, agents, and assigns in connection herewith;
- c) Indemnify, defend, and hold harmless the City, its officers, agents, and assigns from any claims, demands, liabilities, losses, causes of action of any nature whatsoever arising out of or in connection with the variance issued or any part thereof, from and against all costs, fees, expenses, liabilities, any orders, judgments, or decrees which may be entered, and from and against all costs for attorneys' fees, expenses and liabilities incurred in the defense of such claim or in the investigation thereof.

We REPRESENT AND CERTIFY that we own said property and have full authority to make and file this affidavit.


SIGNATURE

SIGNATURE
kristin.kerce@okstate.edu
E-MAIL ADDRESS

9/20/2020
DATE
9/20/2020
DATE
405-278-1827
PHONE NUMBER



VICINITY MAP
SCALE 1" = 2000'

GRAPHIC SCALE



OWNER/DEVELOPER
KRISTIN KERCE
SHADY SHORES SUBDIVISION
SHADY SHORES, TX 76208
(405) 278-1827

SURVEYOR
LANDMARK SURVEYORS
15308 N. 35TH STREET
DENTON, TEXAS 76207
(940) 382-4016

EXISTING CONDITIONS SHEET
LOT 1-A, BLOCK 15 OF
SHADY SHORES SUBDIVISION
AMENDING LOTS 1, 2, 18, 19, 20 AND
THE WEST 1/2 OF LOTS 3 AND 17, BLOCK 15
OF SHADY SHORES SUBDIVISION
BEING 0.172 ACRE IN THE B. EAVES SURVEY A-388
TOWN OF SHADY SHORES
DENTON COUNTY, TEXAS

LANDMARK SURVEYORS, L.L.C.
4381-135 NORTH
DENTON, TEXAS 76207
(940) 382-4016
FAX (940) 387-9794
TULSA REGISTRATION #182966

LEGEND
B.L. = BUILDING LINE
C.L. = CENTER LINE
F.L.R. = FOUNDATION
S.L.R. = SET CAPED 1/2" RAILS 4561' IRON ROD
P.U.E. = PUBLIC UTILITY EASEMENT
U.E. = UTILITY EASEMENT
W.E. = WATER EASEMENT

OWNERS CERTIFICATE AND DEDICATION

STATE OF TEXAS
COUNTY OF DENTON
KNOW ALL MEN BY THESE PRESENTS, that Kristin Kerce and Chase Folks are the owners of that certain lot, tract, block and subdivision of land situated in the Bland Estates Survey Abstract Number 388 in the Town of Shady Shores, Denton County, Texas, being all of Lots 1, 2, 16, 19, 20 and a part of Lots 3 and 17, Block 35 of Shady Shores Subdivision, an addition to the Town of Shady Shores, Denton County, Texas according to the plat thereof recorded in Volume 1, Page 32, Plat Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a capped iron rod marked Colman found for corner in the north line of East 7th Street, a public right-of-way having a right-of-way of 16.0 feet, said point being the southwest corner of that certain tract of land described in Affidavit of HeirsHIP to Michael Kellam recorded under Document Number 2011-77085, Real Property Records, Denton County, Texas;

THENCE N 84° 36' 18" W, 83.50 feet with said north line of said East 7th Street to a capped iron rod marked RFLS 4981 set for corner in the east line of June Road, a public right-of-way having a right-of-way of 16.0 feet;

THENCE N 11° 32' 14" E, 102.22 feet with said east line of said June Road to a capped iron rod marked SPXLS 4501 set for corner in the south line of East 8th Street, a public right-of-way having a right-of-way of 16.0 feet;

THENCE S 89° 36' 18" E, 66.50 feet with said south line of said East 8th Street to a three corner for corner, said point being the northwest corner of said Kellam tract;

THENCE S 01° 23' 42" W, 100.62 feet with the west line of said Kellam tract to the PLACE OF BEGINNING and containing 0.172 acre of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT we, the abovesaid do hereby adjust the line separating the herein above tract as LOT 1-A, BLOCK 35 OF SHADY SHORES SUBDIVISION, amending Lots 1, 2, 16, 19, 20 and part of Lots 3 and 17, Block 35 of Shady Shores Subdivision, an addition to the Town of Shady Shores, Denton County, Texas, and do hereby dedicate to the public use forever all road and utility easements, drainage easements, and streets as shown herein. Any public utility, including the Town of Shady Shores, or any other person or entity, shall have the right to install, maintain, and use any water, sewer, gas, or other utility easements or systems in any water easements or systems with the construction, maintenance or efficiency of its respective system on any of the easements shown on the plat. Any public utility including the Town of Shady Shores shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of constructing, reconstructing, inspecting, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

WITNESS MY HAND this _____ day of _____, 2021

Kristin Kerce

STATE OF TEXAS

COUNTY OF DENTON

This instrument was acknowledged before me on _____, 2021 by Kristin Kerce.

NOTARY PUBLIC

STATE OF TEXAS

WITNESS MY HAND this _____ day of _____, 2021.

Chase Folks

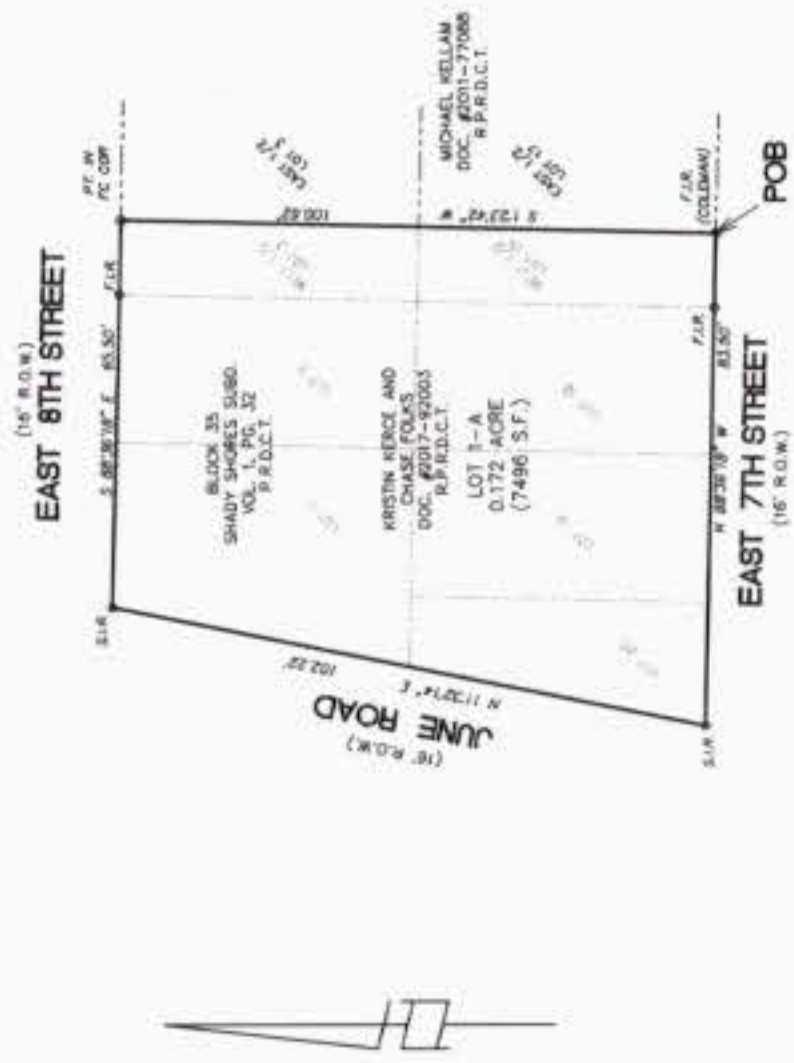
STATE OF TEXAS

COUNTY OF DENTON

This instrument was acknowledged before me on _____, 2021 by Chase Folks.

NOTARY PUBLIC

STATE OF TEXAS



VICINITY MAP
SCALE 1" = 2000'

GRAPHIC SCALE



RECOMMENDED FOR APPROVAL
Recommended for approval this _____ day of _____, A.D. 2021 by the Planning and Zoning Commission, Town of Shady Shores.

Chairperson, Planning and Zoning, Town of Shady Shores

APPROVED
Approved this _____ day of _____, A.D. 2021 by the Town Council, Town of Shady Shores.

Mayor, Town of Shady Shores

ATTESTED

Town Secretary

CERTIFICATE OF SURVEYOR

I, the undersigned, a registered professional land surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Arnold D. Yessan

Registered Professional Land Surveyor No. 4581

NOTES:

1. The purpose of this plat is to reduce multiple lots into a single residential lot.

2. Gravelled drainage is not permitted.

3. Private plumbing will not be allowed to cross property lines.

4. All private drainage easements are to be maintained by the property owner.

5. No portion shown of subject property lies within a special flood hazard area according to the Flood Insurance Rate Map (FIRM) for Denton County, Texas, dated June 19, 2020. (Subject property lies in Zone X).

6. Basis of Bearing is the State Plane Coordinate System: Texas North Central Zone (NAD83), North American Datum of 1983, as determined from GPS observations.

OWNER/DEVELOPER
KRISTIN KERCE
CHASE FOLKS
301 E. 7TH STREET
SHADY SHORES, TX 76208
(405) 278-1827
SURVEYOR
ARNOLD D. YESSAN
4238 L-35 NORTH
DENTON, TEXAS 76207
(940) 382-4016

FINAL PLAT
LOT 1-A, BLOCK 35 OF
SHADY SHORES SUBDIVISION
AMENDING LOTS 1, 2, 16, 19, 20 AND
THE WEST 1/2 OF LOTS 3 AND 17, BLOCK 35
OF SHADY SHORES SUBDIVISION
BEING 0.172 ACRE IN THE B. EAVES SURVEY A-388
TOWN OF SHADY SHORES
DENTON COUNTY, TEXAS

4238 L-35 NORTH
DENTON, TEXAS 76207
(940) 382-4016
FAX (940) 387-9784
LANDMARK
SURVEYORS, L.L.C.
TX LAND SURVEYOR NO. 108448

DRAWN BY: EDR SCALE: 1"=200' DATE: 11 JANUARY 2021 JOB NO.: 358148



AGENDA MEMORANDUM

DATE: February 25, 2021
TO: Planning and Zoning Commission
FROM: Wendy Withers, Town Administrator
SUBJECT: Thoroughfare Plan- Consider and act on updates to the Town of Shady Shores Thoroughfare Plan.

BACKGROUND/INFORMATION:

Consider and act on changes to the Town of Shady Shores Thoroughfare plan. Specific areas of discussion to include Dobbs Road.

FINANCIAL IMPLICATIONS:

RECOMMENDATION/ACTION DESIRED:

ATTACHMENTS/SUPPORTING DOCUMENTATION:

1. SSMap Thoroughfare Plan 2017-06-02 -Approved
2. SECTION_7_5_STREETS (1)

REVIEWED BY:

THE TOWN OF SHADY SHORES, TEXAS



ON THE 12th DAY OF JUNE,
IN THE YEAR 2017,
THIS DOCUMENT WAS APPROVED AS
THE OFFICIAL MAP OF THE
TOWN OF SHADY SHORES
BY THESE REPRESENTATIVES.

TOWN OFFICIALS

CINDY AUGHINBAUGH, MAYOR
PAULA WOOLWORTH, MAYOR PRO TEM,
ALDERMAN PLACE 2
CHARLES GRIMES, ALDERMAN PLACE 5
MATTHEW HAINS, ALDERMAN PLACE 1
TOM NEWELL, ALDERMAN PLACE 3
JACK NELSON, ALDERMAN PLACE 4

WENDY WITHERS, TOWN SECRETARY
JIM SHEPHERD, TOWN ATTORNEY

PLANNING AND ZONING COMMISSIONERS

ALLEN LEA, CHAIRMAN
REBECCA MORGAN, VICE CHAIRMAN
TOM SPENCER
PAUL BROWN
TILLMAN STRAHAN
LINDA WINTER, ALTERNATE

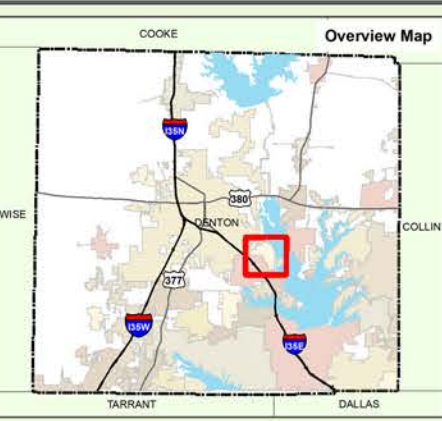
ANNEXATION ORDINANCES

#3 (11-8-1960)	#36 (08-14-1973)
#22 (10-13-1970)	#39 (11-18-1974)
#26 (05-11-1971)	#74 (10-17-1983)
#27 (06-8-1971)	#122-98-24 (01-24-1998)
#28 (06-28-1971)	#125-99 (08-11-1999)
#29 (10-17-1971)	#126-99 (08-11-1999)
#31 (12-14-1971)	#145-10-2002 (10-07-2002)
#33 (6-12-1973)	

Map Features

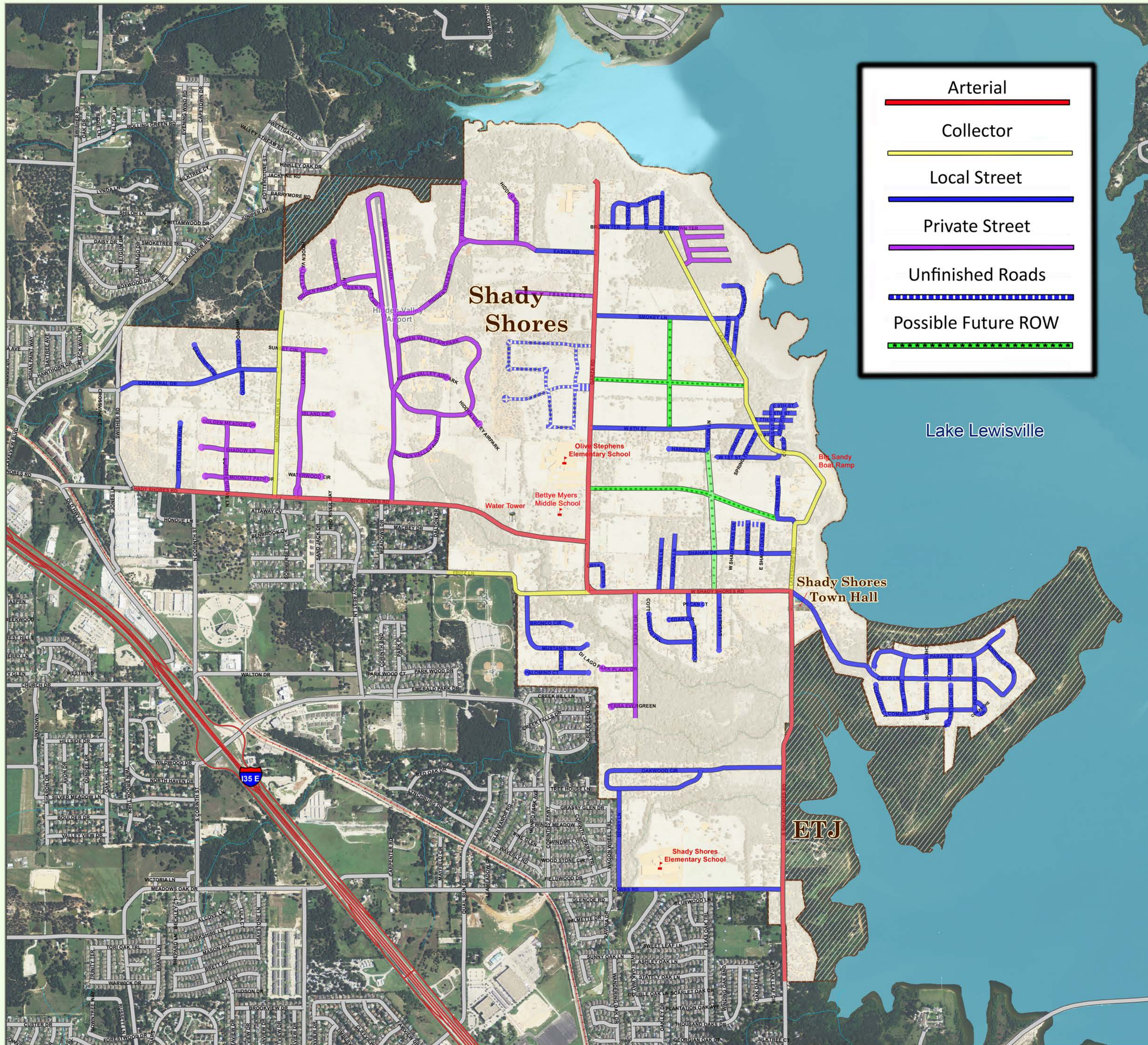
Interstate	Schools
Roads	Town Boundary
Railroad	Town ETJ
Stream	Corp Lake Level
Airport	Water Tower

2010 NAIP Aerial Imagery courtesy of TNRIS and the USGS
USGS 7.5' Quadrangle Denton East,
Section SW and SE, NAD 1983, Zone 14



1:7,000
1 inch = 0.11 miles

0 1,000 2,000 Feet



SECTION 7.5 STREETS

A. GENERAL: In order to provide for streets of suitable location, width, and improvement to accommodate prospective traffic and afford satisfactory access to police, firefighting, sanitation, and street-maintenance equipment, and to coordinate streets so as to compose a convenient system and avoid undue hardships to adjoining properties, an adequate street and thoroughfare system shall be designed in accordance with the standards set forth in these provisions, the Town's Official Thoroughfare Plan, the Association of State Highway and Transportation Officials (AASHTO) A Policy on Geometric Design of Highways and Streets, and the Texas Manual of Uniform Traffic Control Devices (TMUTCD) latest editions. In the event of a conflict between these or other regulations and those contained in such documents, the more specific and/or restrictive provisions of other regulations and such documents shall be applied with the Design Requirements contained herein and the following provisions taking precedence:

1. Dedication of Right-of-way: The property owner shall be required to dedicate appropriate right-of-way for all existing or future streets within and abutting said subdivision and in accordance with the adopted Official Thoroughfare Plan or other valid development plans approved by Town Council. A minimum parkway width of eleven (11) feet shall be provided along existing constructed thoroughfares. In such cases, no additional right-of-way will be required, except at intersections or other locations when deemed necessary by the Town engineer. The dedication of easements, in addition to dedicated rights-of-way shall be required whenever, due to topography, additional width is necessary to provide adequate earth slopes. Such slopes shall not be in excess of three feet horizontal to one foot vertical (3:1).

2. Arterial Street Access: Where a residential subdivision borders on or contains an existing or proposed arterial street, the Planning and Zoning Commission shall require that access to such streets be limited where possible by:

- a) The subdivision of lots so as to back into the primary arterial and front onto a parallel local street with no access from the arterial;
- b) Providing a series of cul-de-sac, U-shaped local streets, or short loops entered from and designed generally at right angles to a parallel street, with the rear lot lines of their terminal lots backing into the arterial street.

3. Design of Local Streets: The arrangement, character, extent, width, grade and location of all proposed streets shall be related to existing and planned streets, to topographical conditions, to public convenience and safety, and in their appropriate relations to the proposed uses of the land to be served by such streets. All streets shall be arranged so as to obtain building sites when possible at, or above, the grades of the streets. Grades of streets shall conform as closely as possible to the original topography. A combination of steep grades and curves shall be avoided. Local streets shall be curved wherever possible to avoid conformity of lot appearance. Local streets shall be laid out so as to serve only local traffic and discourage their use by through traffic. Local streets in residential subdivision shall be designed in a curvilinear manner, except when:

- a) In the determination of the Planning and Zoning Commission, the shape or topography of the subdivision, existing zoning or the pattern of the adjacent street would make the provision of such curvilinear streets impractical; or
- b) The subdivision is part of and conforms to an unexpired Preliminary Plat approved prior to the adoption of these Rules, Regulations and Procedures.

4. Relation to Adjoining Street System: The proposed street system shall extend all existing arterial and collector streets up to logical termination. All streets shall be properly integrated with the existing and proposed system of streets and dedicated rights-of-way as established on the Town's thoroughfare plan. Local streets shall be designed to discourage use by through traffic, to permit efficient drainage and utility systems, and to require the minimum number of streets necessary to provide convenient and safe access to property. Local access streets are to be extended as may be desirable for public safety and convenience of circulation. Where possible, the width and the horizontal and vertical alignment of extended streets shall be preserved. All streets should be designed to be in line with existing streets in adjoining subdivisions. Street layout shall provide for continuation of collector streets in areas between arterials. Those local streets designated by the Planning and Zoning Commission shall be extended to the tract boundary to provide future connection with adjoining unplatted lands, unless prevented by

topography or other physical conditions, or unless in the opinion of the commission such extension is not necessary or desirable for the coordination of the layout of the subdivision or addition with the existing layout or the most advantageous future development of adjacent tracts. In general, these extensions should be at such intervals as necessary to facilitate internal vehicular circulation with adjoining unplatted lands.

5. Projection of Streets: Where adjoining areas are not subdivided, the arrangement of streets in the subdivision shall make provision for the proper projection of streets into such unsubdivided areas.

6. Reserve Strips: The reservation in private ownership of strips of land at the end of proposed or existing streets and intended solely or primarily for the purpose of controlling access to property not included in the subdivision shall be prohibited.

7. Adequate Access: To insure adequate access to each subdivision, there should be at least two (2) planned points of ingress and egress.

8. Relation to Lots: All streets should be planned so that all resulting lots shall be sufficient size and shape to conform to applicable zoning regulations. All streets shall be arranged so as to obtain building sites when possible at, or above, the grades of streets.

9. Street Names: Street names must be submitted to the Town for approval. Names of new streets shall not duplicate or cause confusion with the names of existing streets, unless the new streets are a continuation of, or in alignment with existing streets, in which case names of existing streets shall be used. Streets shall be named to provide continuity with existing streets.

10. Improvement, Widening and Realignment of Existing and Proposed Streets: Where a subdivision or addition borders a substandard street or when the thoroughfare plan indicates plans for realignment, widening or constructing a street that would require use of some of the land in the subdivision or addition, the applicant shall be required to improve and dedicate those areas for widening or realignment of those streets, as follows:

When a proposed subdivision or addition abuts or will abut both sides of a substandard street or a proposed street in the major thoroughfare plan, the owner shall be required to improve the substandard street or proposed street so that it will be a standard street, including sidewalks. If the proposed subdivision or addition is located along only one side of a substandard street or a proposed street in the major thoroughfare plan, the owner shall be required to improve his side of the substandard street or proposed street, including sidewalks, so that it will be a standard street. The owner may, however, petition the Town council to construct the improvements herein required, subject, upon approval, to the Town's escrow policies.

11. Private residential streets: Existing private streets are to be maintained to the standards originally approved when the subdivision encompassing the private roads was approved. Future subdivisions proposing private roads would need specific city approval for the roads to be private, or the subdivision to be gated, or both. Subdivisions proposing private roads after the adoption of this ordinance must be built to city road standards, unless specific approval is given by the Town Council for different standards.

B. STREET COSTS AND TOWN PARTICIPATION: The owner or developer shall be responsible and pay all costs for the design and construction of streets within the proposed development. The developer shall build these streets in accordance with Town standards.

C. DESIGN REQUIREMENTS: Design requirements are summarized in Table 7.1. The Planning and Zoning Commission may require curb and gutter for some street classifications. Curb, gutter and paving requirements for streets, unless otherwise specified in Standard Specifications for Public Works Construction, shall follow the Standard Specifications for Public Work Construction (latest edition) of the North Central Texas Council of Governments.

1. Pavement Width: Streets shall be designed to the width required by the Thoroughfare Plan, Table 7.1 or as may be specified by the Planning and Zoning Commission and Town Council. All pavement widths shall be measured from the face of one curb to the face of the opposite curb. Wider pavement widths shall be provided when required by the Planning and Zoning Commission and Town Council to handle increased or unusual traffic conditions.

TABLE 7.1

SUMMARY OF RECOMMENDED THOROUGHFARE DESIGN STANDARDS FOR COLLECTOR AND LOCAL

(RESIDENTIAL) THOROUGHFARES

Item	Standard
1. Pavement Width (feet) (face to face)	27
2. Pavement Section	
a. Stabilized Subgrade (in)	6
b. Asphalt/Concrete Pavement (in)	6/6
3. Number of Traffic Lanes	2
4. Lane Width (feet)	12
5. Right-of-way Width (feet)	60
6. Vehicle Capacity Policy (vehicles per hr./vehicles per day)	400/5,250
7. Design Speed (mph)	30
8. Minimum Grade (%) **	0.5
9. Maximum Grade (%) **	7
10. Minimum Centerline Radius (feet) (collector/local)	(400/250)
11. Stopping Sight Distance (feet)	200
12. Minimum Median Width (feet)	12
13. Minimum Spacing Median Opening (feet)	400*
14. Minimum Radius for Curb Returns at intersection (feet)	
a. Local to Local or Connector	20
b. Local or Collector to Collector	25
c. Collector or Arterial to Arterial	35

* May be reduced to 300 feet with supporting traffic study

** Also applies to alleys

2. Street Section: The Town of Shady Shores minimum street section for a local, collector or arterial shall be not less than six inches (6") of lime or cement stabilized subgrade and six inches (6") of reinforced Portland cement concrete or Hot Mix Asphalt Concrete (HMAC). Commercial and industrial-use roadways shall have a minimum section of six inches (6") of lime or cement-stabilized subgrade and eight inches (8") of reinforced Portland cement concrete or HMAC pavement.

A parabolic crown shall be provided on streets. Crown height shall be five inches (5") for streets up to thirty feet (30') wide, six inches (6") for streets up to forty feet (40') wide and eight inches (8") for streets forty-four feet (44') wide or greater.

The developer's engineer shall provide soil tests for determining lime or cement content for the subgrade and for pavement design. The recommendations shall address the percentage (%) of lime or cement to be applied. The design shall be in accordance with AASHTO Guidelines and shall be based upon a 20-year design life. The distance between expansion joints shall not exceed 500 feet, and expansion joints shall be required at structures, intersections, points of curvature, points of tangency, and at the start of cul-de-sac points of curvature and such that no joint falls within the limits of a driveway approach. The concrete for all street sections shall have a minimum compressive strength of 3,600 pounds per square inch (psi). The Town Engineer may require more stringent design requirements in locations of unusual soil or traffic conditions. Any deviations from the typical sections shall require the approval of the Town Engineer.

Consideration may be given to permitting a different subgrade and pavement thickness from the foregoing provided that the developer's engineer provides soils test and design calculations based approved method and all such soils tests and calculations are approved by the Town Engineer.

All materials furnished for the paving of streets and all construction methods shall fully conform to the appropriate sections of the Standard Specifications for Public Works Construction (NCTCOG).

3. Street Alignment: A curved street pattern which follows the topography is preferred to a grid pattern imposed upon the land. This provides use of the streets for drainage purposes, a more interesting pattern of development, and slows traffic driving through residential neighborhoods. Streets should traverse the topography in the following manner:

- a) Cross streams and drainageways at a right angle; this minimizes bridge and culvert costs.
- b) Streets on sloping terrain should gradually cross hills rather than directly up and down.
- c) Cul-de-sacs and loop streets should curve with the flow of the topography to best handle drainage.
- d) Where possible, drainage should be away from the cul-de-sac or loop street.
- e) Property boundaries should not serve as the primary basis for street layout, with other property features (topography, soils, vegetation, etc.) serving as the overall guide.

4. Intersections: Intersections should have only two streets intersecting at right angles. This provides the safest type of intersection. Another type of intersection is the "T" intersection. These are useful for discouraging through traffic and should be used more than 125 feet away from any other intersection.

Intersections shall be designed to as near right angles as possible and in no case shall vary from ninety degrees by more than 5 degrees with specific authorization by the Planning and Zoning Commission and Town Council. The intersection of two local streets shall have a minimum curb return radius of fifteen feet (15'). The intersection of a local street or collector street with a collector street shall have a minimum curb return radius of twenty-five feet (25'). Intersection of a collector street or arterial street with an arterial street shall have a minimum curb return radius of thirty-five feet (35'). If the intersection angle between any two streets varies by more than 5 degrees from a right angle, the minimum curb return shall be determined and approved by the Town Engineer.

Visibility triangles shall be provided at all street intersections either as dedicated right-of-way or as public open space easement. The minimum triangle shall be forty-five feet (45') along each curb line and/or in accordance with current zoning ordinance. Additional open space easement may be required when necessary to achieve the necessary sight distance.

5. Alleys: If provided or required alleys shall be constructed to the following provisions:

- a) Alleys for front entry lots shall be constructed a minimum of ten feet in width within a minimum 15-foot right-of-way.
- b) Alleys for rear entry lots shall be constructed a minimum 12 feet in width within a minimum 20-foot right-of-way.
- c) Wider alleys, required for drainage or other purposes, shall be constructed in rights-of-way approved by the Town engineer.
- d) Alley turnouts shall be a minimum of 12 feet in width at the street right-of-way line or the width of the alley, whichever is greater.
- e) Paving in alleys adjacent to masonry screening walls shall be constructed a minimum of 12.5 feet width and shall abut the screening wall.

- f) Alleys for other than residential uses shall be dedicated and paved a minimum of 20 feet in width.
- g) The owner shall construct the full width of the alley at his own cost.
- 6. Street and Alley Length: Local streets and alleys shall not exceed 1,200 feet in length between intersections (outlets).
- 7. Cul-de-sacs and Loop Streets: Streets designated to be dead-ended permanently shall be platted and constructed with a paved cul-de-sac, in accordance with the following provisions:
 - a) The maximum length of a cul-de-sac with a permanent turnaround shall be six hundred (600) feet, unless specifically recommended by the Planning and Zoning Commission and approved by the Town Council. The Planning & Zoning Commission and Town Council may approve longer cul-de-sacs for developments with extra-wide lots and fewer than 20 lots fronting on the cul-de-sac.
 - b) A street ending permanently in a cul-de-sac less than six hundred (600) feet in length shall be provided at the closed end with a turnaround having an outside roadway diameter of at least ninety (90) feet, and a street right-of-way diameter of at least one hundred ten (110) feet. On cul-de-sacs which have been approved for lengths greater than six hundred feet (600'), the turnaround shall have an outside roadway diameter of at least one hundred feet (100') and a street right-of-way diameter of one hundred twenty feet (120').
 - c) When the Town Council determines that there is a reasonable expectation that a dead-end street will be extended within two (2) years, construction of a temporary cul-de-sac may be approved. The Town Council upon recommendation by the Planning and Zoning Commission, may waive temporary cul-de-sac requirements for dead-end streets when the street is less than two hundred (200) feet in length. Any dead-end street of a temporary nature, if longer than two hundred (200) feet, shall have a paved turning area of ninety (90) feet in diameter for a cul-de-sac. Any temporary cul-de-sac over six hundred feet (600') in length shall have a paved turning area of one hundred feet (100') in diameter. Temporary dead-end streets shall provide for the future extension of the street and utilities and, if a temporary cul-de-sac is utilized, a reversionary right to the land abutting the turnaround for excess right-of-way shall be provided. The portion of the temporary cul-de-sac which will serve as the extension of the street shall be constructed in accordance with the Town standards, while the remaining portion of the temporary cul-de-sac may be constructed with an all-weather surface adequate to accommodate, fire, sanitation and school bus vehicles.
 - d) Cul-de-sacs and loop streets shall drain to other streets or dedicated drainage easements.
- 8. One-Way Streets: One-way streets are generally prohibited in the Town.
- 9. Minimum and Maximum Grades: Street and alley grades should conform to the natural terrain where possible and shall conform to the requirements in [Table 7.1](#).
- 10. Horizontal Curves: Horizontal curves for local streets shall not be less than two hundred fifty feet (250') along the centerline radius, collector streets not less than four hundred feet (400') along the centerline radius, and arterials not less than one thousand two hundred feet (1,200') along the centerline radius. Local streets should be designed in a curvilinear manner to the extent possible, and avoid long street segments with a maximum centerline radius less than eight hundred feet (800'). These requirements may be made more stringent by the Town Engineer if deemed necessary to provide minimum stopping distance, sight distance, design speeds, and other safety requirements consistent with good engineering practices.
- 11. Design Speeds: Unless otherwise approved by the Town Council, design speeds shall be in conformance with [Table 7.1](#).
- 12. Medians: Medians shall not be constructed in dedicated public right-of-way unless specifically required by and/or approved by the Planning and Zoning Commission and Town Council. Medians approved for aesthetic purposes shall be maintained by, and at the expense of, the dedicator in accordance with specific contractual arrangements with the Town. Medians required for traffic shall be designed for minimum maintenance.
- 13. Driveways and Median Openings:
 - a) Each land owner is entitled to access to the Town thoroughfare system. On the other hand, it is Town policy to limit the number of driveways entering streets and thoroughfares to protect public safety and maintain traffic efficiency. Therefore each land owner is entitled to only one driveway for each lot or

parcel. Additional drive approaches shall be approved only when it has been determined that the additional driveway is necessary for adequate traffic circulation and that street efficiency and safety are preserved. Circle drives will be generally permitted when the Town Engineer determines that traffic safety is not hindered.

b) No driveway shall be located within seventy-five feet (75') of a street intersection unless no other point of access can be provided. Likewise, driveways shall be located a minimum of seventy-five feet (75') from any median opening unless the median opening directly serves the driveways. The minimum separation between driveways shall be seventy-five feet (75') unless for low density residential access onto a local street. Deviation from these standards shall be allowed only upon approval of the Town Engineer. Driveways should be located directly opposite each other to minimize the potential points of conflict. The use of common driveways for adjacent property shall be encouraged.

c) Minimum Spacing between Driveways:

<u>(1) Street Classification</u>	<u>Number of Curb Cuts</u>
Arterials	One per 200 feet of frontage
Collector	One per 100 feet of frontage
Local (residential)	10-foot separation unless joint access

d) Sight Distance, On-site Maneuvering and Parking Lot Design: Adequate site distance and on-site maneuvering should be available from every driveway. Any movement for which adequate sight distance is not available or any parking lot design that does not provide adequate on-site maneuvering should not be permitted.

e) Median Openings: If and when medians are constructed on any arterial street, spacing between median openings should be at least four hundred (400) feet. The spacing may be reduced to three hundred (300) feet if a competent traffic study shows that a lesser spacing will still safely and efficiently accommodate left-turn movements to existing and projected future development in the immediate vicinity.

f) Width of Driveway Approaches:

(1) Residential: Residential driveways to serve single car garages, carports, and/or storage areas shall be not less than ten (10) feet nor more than twenty (20) feet in width, measured at the property line. Residential driveways to serve two (2) car garages, carports, and/or storage areas shall be no less than twelve (12) feet, nor more than twenty-four (24) feet in width, measured at the property line. When residential driveways are required to serve three or more car garages, carports, and/or storage areas, the size and location of the driveway(s) shall be subject to the approval of the Town Engineer, after an adequate engineering analysis of the parking, maneuvering and access requirements. A driveway should not begin less than five (5) feet from the point of tangency of the corner radius of an intersection.

Driveways shall provide a minimum of eighteen feet (18') between the property line and any garage door, gate, or other obstruction to provide for safe parking or stack space off of the public right-of-way.

The radius of all residential driveway returns shall be a minimum of five (5) feet. Residential driveways shall not be constructed closer than ten (10) feet apart. If permitted, low density residential driveways entering onto collector or arterial streets shall have a minimum curb return radius of ten feet (10').

g) Permit Procedure: The location of any driveway ingress or egress from any lot onto any public street or right-of-way shall be approved by the Town.

14. Traffic-Control and Street Signs: The developer shall provide all street identification signs and attachment hardware for streets within the subdivision. The street identification signs shall be constructed of extruded aluminum and shall have black reflective letters on a white background indicating the street name and block numbers. The Developer shall provide poles and any necessary traffic-control signs (such as stop signs) as directed by the Town Engineer.

15. Streetlights: If street lighting is required by the Town or offered by the subdivider the Town shall approve light standards prior to construction.

16. Sidewalks: Sidewalks shall be provided in locations required by the Town Council. Sidewalks shall be constructed of concrete. Sidewalks shall have a minimum width of five feet (5') and a minimum pavement thickness of four inches (4") of reinforced concrete. Sidewalks shall have a minimum cross slope of one-fourth inch per foot for drainage. All sidewalk in public right-of-way shall be designed and constructed to comply with the requirements of the Texas Accessibility Standards (TAS) and Americans with Disabilities Act (ADA). Barrier free ramps shall be constructed in accordance the latest Texas Department of Transportation Pedestrian Facilities Curb Ramps standard details.

Sidewalk construction may be delayed until development of lots, but in locations not adjacent to lots and across bridges and culverts, the sidewalk shall be constructed with the other improvements to the subdivision or addition. Sidewalks adjacent to screening walls shall generally be placed against the screening walls to the subdivision or addition. Routing to clear poles, trees or other obstacles shall be subject to approval by the Town Engineer.

17. Level-Up Material: Sand may not be used as fill or level-up material under any paving within Town right-of-way. Approved fill is per NCTCOG specifications, and approved level-up material is crushed concrete flexible base per TxDOT Item No. 247. Grade 1, Type D.

18. Parking lots: The required number of parking and loading spaces shall be provided in accordance with the Town's Zoning Ordinance. Parking shall be designed to facilitate efficient traffic movement with a minimum conflict. All parking maneuvers shall be accomplished off of public rights-of-way. Off-street parking layouts shall afford the driver the ability to accomplish all maneuvers to enter or exit the parking spaces on private property. Off-street parking areas shall be maintained by the Owner.

Nothing in this section shall require the changing of existing driveways and/or parking except under one or more of the following conditions:

- a) During widening and/or reconstruction of streets, the driveways will be brought into conformity with the present standards.
- b) During new building construction or major additions and remodeling of existing buildings all driveways and parking requirements will be brought into conformity with the present standards.

(Ordinance 130 adopted 6/5/00; Ordinance 300-03-17 adopted 3/13/17; Ordinance 329-12-2019 adopted 12/9/19)



AGENDA MEMORANDUM

DATE: February 25, 2021
TO: Planning and Zoning Commission
FROM: Wendy Withers, Town Administrator
SUBJECT: Zoning Map-Consider and act on updates to the Town of Shady Shores Zoning Map.

BACKGROUND/INFORMATION:

FINANCIAL IMPLICATIONS:

RECOMMENDATION/ACTION DESIRED:

ATTACHMENTS/SUPPORTING DOCUMENTATION:

None

REVIEWED BY:



AGENDA MEMORANDUM

DATE: February 25, 2021
TO: Planning and Zoning Commission
FROM: Wendy Withers, Town Administrator
SUBJECT: Conduct a worksession relative to developing a planned development category in the the Shady Shores Zoning Ordinance

BACKGROUND/INFORMATION:

Conduct a worksession relative to planned development agreements.

FINANCIAL IMPLICATIONS:

RECOMMENDATION/ACTION DESIRED:

ATTACHMENTS/SUPPORTING DOCUMENTATION:

None

REVIEWED BY: