



**TOWN OF SHADY SHORES
PLANNING AND ZONING COMMISSION
SPECIAL CALLED SESSION
MAY 20, 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/83096575343?pwd=MWlaNnhORUFYUTg1M1JKUkpITDFQdz09>

Meeting ID: 830 9657 5343

Passcode: 521519

One tap mobile

+13462487799,,83096575343#,,, *521519# US (Houston)

+14086380968,,83096575343#,,, *521519# 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 April 8, 2021 Planning and Zoning Commission Meeting.

2. Public Hearing- Conduct a public hearing relative to a request for a Planned Development/Development agreement for the property legally known as 30 acres in the J. Bullard Survey, A-1566, Track 6A (204 Dobbs). The applicant is requesting a change from R-1800 zoning ½ acre to a Planned Development for single family use.

- A) Staff Presentation/Open Public Hearing
- B) Applicant
- C) Those In Favor
- D) Those Opposed
- E) Rebuttal, if desired
- C) Close Public Hearing

3. Action Regarding Public Hearing- Consider and act on a recommendation to the Town Council.

5. WORKSESSION

1. Thoroughfare Plan- Conduct a worksession relative to proposed changes to the Town of Shady Shores Thoroughfare plan. Take appropriate action on recommendations to the Town Council.

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



AGENDA MEMORANDUM

DATE: May 20, 2021
TO: Planning and Zoning Commission
FROM: Wendy Withers, Town Administrator
SUBJECT: Minutes- Consider and act on approval of the minutes of the April 8, 2021 Planning and Zoning Commission Meeting.

BACKGROUND/INFORMATION:

FINANCIAL IMPLICATIONS:

RECOMMENDATION/ACTION DESIRED:

ATTACHMENTS/SUPPORTING DOCUMENTATION:

1. Minutes 04.08.2021

REVIEWED BY:



SHADY SHORES PLANNING AND ZONING COMMISSION
APRIL 8, 2021; 7:00 PM
SHADY SHORES COMMUNITY CENTER
101 S. SHADY SHORES ROAD
SHADY SHORES, TX 76208

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 id for this meeting is 89865441087.

MINUTES

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

Staff Present: Wendy Withers, Town Administrator; Amber Schuler, Municipal Court Administrator; Jim Shepherd, Town Attorney

1. MEETING LOG IN DIRECTIONS

1. Topic: Planning and Zoning Commission Meeting
Time: Apr 8, 2021 07:00 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/89865441087?pwd=UG5lck0vK3g2MzJPM1ZvWkozNStNdz09>

Meeting ID: 898 6544 1087

Passcode: 723877

One tap mobile

+13462487799,,89865441087#,,,,*723877# US (Houston)

+12532158782,,89865441087#,,,,*723877# US (Tacoma)

2. CALL TO ORDER

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

3. ROLL CALL

Establish a quorum

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

4. REGULAR BUSINESS

1. Minutes- Consider and act on approval of the minutes of the February 25, 2021 Planning and Zoning Commission Meeting.
Kenneth Wells made a motion to approve the minutes of the February 25, 2021 Planning and Zoning Commission Meeting minutes. Paul Brown seconded the motion.
Discussion: None
Ayes: Brown, Winter, Grimes, Wells
Nays: None
The motion passed unanimously.
2. Replat Request (Folks)- Consider and act on a request for a replat for the property known as 301 E. 7th Street.
Paul Brown made a motion to deny the request for a replat. Linda Winter seconded the motion.
Discussion: None
Ayes: Brown, Winter, Grimes, Wells
Nays: None
The motion passed unanimously.
3. Replat Request (Borden) - Consider and act on approval of a request for a replat for the property more legally known as 548 Laura.
Linda Winter motion to deny the request for a replat, Kenneth seconded the motion,
Discussion: None
Ayes: Brown, Winter, Grimes, Wells
Nays: None
The motion passed unanimously.
4. Public Hearing- Conduct a public hearing relative to a proposed change to the Zoning Ordinance to add a provision for Planned Development.

A) Open Public Hearing
B) Staff Report
C) Those in Favor
D) Those Opposed
E) Close Public Hearing
Chairman Lea opened the Public Hearing at 7:10 pm
Town Attorney, Jim Shepherd, gave the staff report regarding the proposed planned development addition to the zoning ordinance.
No one spoke in favor of the request
Jeff Belton, 108 Lakeshore Road, spoke in opposition to the request.
Chairman Lea closed the public hearing at 7:10 pm.
5. Action Regarding Public Hearing- Consider and act on a recommendation to add Planned Development to the Zoning Ordinance.

Paul Brown made a motion to recommend approval of the addition of Planned Development Category to the Town Council. Linda Winter seconded the motion.

Discussion: None

Ayes: Brown, Winter, Grimes, Wells

Nays: None

The motion passed unanimously.

6. Comprehensive Zoning Map- Consider and act on approval of recent updates to the Comprehensive Zoning Map.

Linda Winter made a motion to approval update to the Town of Shady Shores Zoning Map to reflect the recent annexation and rezoning cases. Kenneth Wells seconded the motion.

Discussion: None

Ayes: Brown, Winter, Grimes, Wells

Nays: None

The motion passed unanimously.

5. WORKSESSION

1. Conduct a worksession relative to Future Planning for the Town of Shady Shores.

A worksession as conducted. There was no action taken as a result of the worksession.

6. FUTURE AGENDA ITEMS

7. ADJOURN

The meeting was adjourned at 7:37 PM

PASSED AND APPROVED THIS THE _____ DAY OF _____, 2021.

APPROVED:

Allen Lea, Chairman

ATTEST:

Wendy Withers, Town Administrator/Secretary



AGENDA MEMORANDUM

DATE: May 20, 2021
TO: Planning and Zoning Commission
FROM: Wendy Withers, Town Administrator

Public Hearing- Conduct a public hearing relative to a request for a Planned Development/Development agreement for the property legally known as 30 acres in the J. Bullard Survey, A-1566, Track 6A (204 Dobbs). The applicant is requesting a change from R-1800 zoning ½ acre to a Planned Development for single family use.

SUBJECT: A) Staff Presentation/Open Public Hearing
B) Applicant
C) Those In Favor
D) Those Opposed
E) Rebuttal, if desired
C) Close Public Hearing

BACKGROUND/INFORMATION:

Conduct a public hearing relative to a request for a zoning change from R-1800/2000 to a Planned Development for single family residential.

The applicant is proposing 75, single family residential lots with lot sizes ranging from 8400 square feet to 25,000 square feet. With a minimum structure size of 2,200 living area and a two car garage. The proposed development also proposes a two-acre open space with a playground, walking trail and pond.

The development will include appropriate screening, fencing sidewalks and landscaping.

FINANCIAL IMPLICATIONS:

RECOMMENDATION/ACTION DESIRED:

ATTACHMENTS/SUPPORTING DOCUMENTATION:

1. 2021.04.26 - SHADY SHORES - Rezoning Request Letter
2. 2021.04.30- SHADY SHORES - Planned Development Exhibit B
3. 2021.04.01 - SHADY SHORES - Lakeshore Bluffs PD Landscape Plans Details and Elevations
4. 2021.04.01 - SHADY SHORES - Concept Site Plan

REVIEWED BY:



April 26, 2021

Town of Shady Shores
Planning and Zoning Commission
101 S. Shady Shores Road
Shady Shores, TX 76208

Dear Planning and Zoning Commissioners:

ECM Development, LLC is currently under contract on a thirty acre parcel of land located at 204 Dobbs Road defined by the J. Bullard Survey A-1566. ECM Development respectfully requests rezoning the parcel of land from R-1800-1/2 to a Planned Development for residential single family uses. Utilizing the planned development process allows us as developers to create a unique neighborhood with curvilinear roads and a variety of lot sizes. The development will consist of 75 residential lots ranging from 8,400 sq. ft. to more than 25,000 sq. ft. The homes, to be built by David Weekley Homes, are required to have a minimum of 2,200 sq. feet of living space and provide a minimum two car garage. In addition, a two-acre open space shall be established to include the following passive amenities: playground, four-foot walking trails and pond. Appropriate screening, fencing, sidewalks and landscaping will be built per the Planned Development design and maintained by community Home Owners Association. Our complete, drafted Planned Development requirements and details are outlined in "EXHIBIT "B," attached.

At ECM Development, our guiding philosophy is to design and construct high-quality communities that create value, provide homes for a diverse population, and exceed every expectation of project stakeholders. We appreciate the opportunity to work with Town of Shady Shores elected officials, staff administrators, and neighbors to produce a beautiful community that is attractive to residents and supports the values of Shady Shores.

Sincerely,

A handwritten signature in black ink, appearing to read "TJM", written over a blue horizontal line.

T.J. Moore
President/Owner
ECM Development, LLC

SHADY SHORES PD 21 – 01

EXHIBIT “B”

1. The zoning of this site is Planned Development for a Residential Single Family uses, with a Development Plan, in accordance with an attached Development Plan.
2. The site is defined as 30 acres in the J. Bullard Survey A-1566.
3. Use and development of the property shall be in substantial compliance with the attached Development Plan.
4. A total of 75 residential lots are to be developed along with five open space (X) lots.
5. Minimum lot areas shall be 8,400 square feet.
6. Minimum lot width shall be 70 feet.
7. Minimum lot depth shall be 120 feet.
8. 75% of lots shall have a minimum lot area of 10,000 square feet.
9. Home setbacks will comply with the following:
 - a. Front Yards: no less than 20 feet measured from front property line
 - b. Rear Yards: no less than 20 feet measured from back property line
 - c. Side Yards: no less than 5 feet from side property line
 - d. Corner Lots: side yard shall not be less than 10 feet

Home Design

10. Homes shall have a minimum of 8:12 roof pitch on the front elevation and a minimum of 6:12 roof pitch on the sides and rear elevations.
11. Garages and porches may encroach up to 5 feet within the 20 front building setback line.
12. All front entry garages to included decorative faux wood garage doors.
13. All homes shall be 100% masonry front elevations. Cementitious fiberboard will be limited to second floor side and rear elevations, exterior of chimneys, dormers, window box-outs, bay windows that do not extend to the foundation, or any other exterior wall that does not bear on the foundation.
14. The homes will be a minimum of 2,200 square feet of conditioned living space.

15. Each home will provide a minimum two-car garage.
16. A minimum of five home floor plans shall be used.

Amenities

17. A minimum 2-acre open space shall be established with this planned development and include the following amenities:
 - a. Playground
 - b. 4' Walking Trails
 - c. Pond
18. A maximum of six decorative mailbox clusters shall be provided throughout the community.

Screening and Fencing

19. Fencing along Dobbs Road shall be a six-foot-tall masonry fence.
20. Entry features shall be included with the installation of masonry entry signs with planting beds on Dobbs Road.
21. The privacy fence material for each home shall be six-foot-tall, stained cedar with metal posts along the western boundary.
22. The rear fence line along the northern and eastern boundary shall be six-foot-tall decorative ornamental iron/metal fence.
23. All side yard fencing shall be six-foot-tall, stained cedar with metal posts except the two lots that abutting the open space with pond Lot 17 and Lot 18 shall be decorative ornamental iron/metal materials.

Landscaping

24. The minimum 30-foot-wide landscape setback along Dobbs Road shall provide for 24 four-inch caliper trees.
25. Five-foot sidewalk along with one street tree per lot will be provided throughout internal streets.
26. Common Open Space areas shall be maintained per approved plans by established HOA.
27. Approved landscape plan must be maintained to the design as approved with replacement of dead material required or improved upon as alternative equivalent compliance. The irrigation system and routine trimming of plant material must be maintained to reasonable standard for quality living environment.

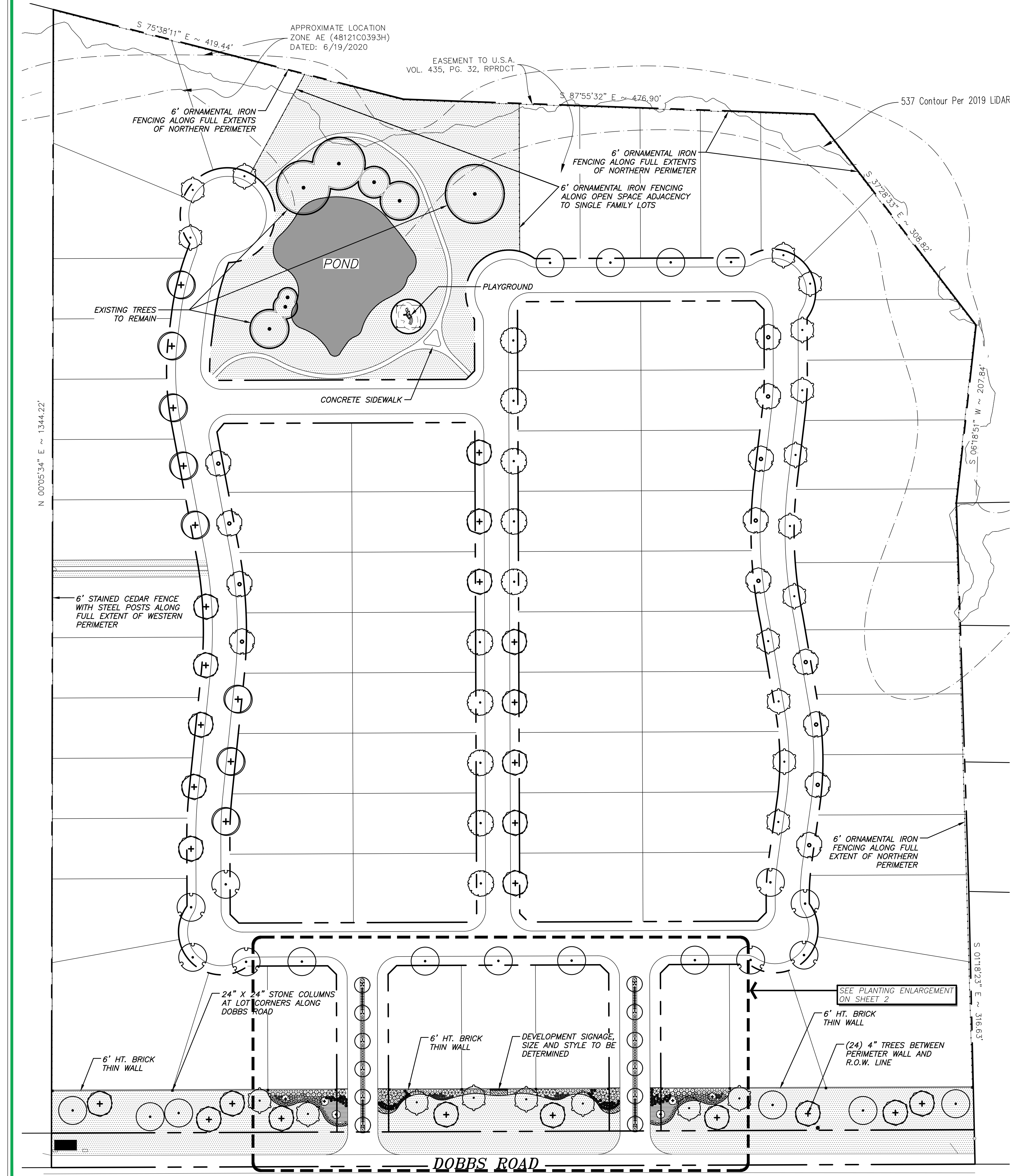
General

28. Use and development of the property shall comply with the attached Development Plan.

29. In the event of a conflict between the provisions in the Exhibit B and any other exhibits to this ordinance, the provisions of Exhibit B control.

DRAFT

OTED BY: DUANE JONES DATE: 3/30/2021 10:53 AM PATH: P:\3095-00\11601 Landscape Architecture\2021\Shady Shores Planned Development\Site\11601-1 Landscape Base.rwg



CONCEPT PLANT GROUPS			
PLANT GROUP	QTY	HEIGHT	SPREAD
LARGE CANOPY DECIDUOUS TREES	64	50'	40'
FLOWERING ORNAMENTAL TREES	34	25'	20'
EVERGREEN ORNAMENTAL TREES	13	30'	25'
SEMI-EVERGREEN FLOWERING SHRUBS	136	VARIES	VARIES
EVERGREEN ORNAMENTAL SHRUB	108		
FLOWERING PERENNIAL SHRUB	33		
FLOWERING EVERGREEN SHRUB	148		
ORNAMENTAL GRASSES	42		
EVERGREEN GROUNDCOVER	102		
SEASONAL COLOR	1,024		
TURF GRASS	140,084 S.F.		

POTENTIAL PLANT PALETTE	
LARGE CANOPY TREES	
CEDAR ELM ULMUS CRASSIFOLIA NURSERY GROWN	
CHINESE PISTACHE PISTACIA CHINENSIS NURSERY GROWN	
CHINQUAPIN OAK QUERCUS MUEHLENBERGII NURSERY GROWN	
MEXICAN SYCAMORE PLATANUS MEXICANA	
MONTEREY OAK QUERCUS POLYMORPHA NURSERY GROWN	
ORNAMENTAL AND FLOWERING TREES	
CREPE MYRTLE, WATERMELON RED LAGERSTROEMIA NURSERY GROWN	
PINK DAWN CHITALPA X CHITALPA TASHKENTENSIS 'PINK DAWN' NURSERY GROWN, SINGLE TRUNK, TREE FORM ONLY	
SAVANNAH HOLLY ILEX X ATTENUATA 'SAVANNAH' NURSERY GROWN	
SHRUBS	
AUTUMN SAGE 'RASPBERRY' SALVIA GREGGII	
CARISSA HOLLY ILEX CORNUTA 'CARISSA'	
CRIMSON PYGMY BARBERRY BERBERIS THUNBERGII 'CRIMSON PYGMY'	
DALLAS RED LANTANA LANTANA X 'DALLAS RED'	
DWARF POMEGRANATE PUNICA GRANATUM 'NANA'	
GREEN CLOUD TEXAS SAGE LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' TM	
LITTLE GEM DWARF SOUTHERN MAGNOLIA MAGNOLIA GRANDIFLORA 'LITTLE GEM'	
PINK MUHLY MUHLENBERGIA CAPILLARIS	
RED YUCCA HESPERALOE PARVIFLORA	
ROSE CREEK ABELIA ABELIA X GRANDIFLORA 'ROSE CREEK'	
ROSEMARY ROSMARINUS OFFICINALIS	
YEW PODOCARPUS MACROPHYLLUS	
GROUND COVERS	
COMMON BERMUDA CYNODON DACTYLON	
SEASONAL COLOR	
SEASONAL COLOR	
TEXAS BEAR GRASS NOLINA TEXANA	

SHADY SHORES
PLANNED DEVELOPMENT
LANDSCAPE PLAN

MARCH 2021

OWNER:

LOUIS J. MEYER AND
MARILYN D. MEYER
REVOCABLE TRUST
DOC. NO. 2009-21306 OPRDCT

DEVELOPER:

ECM DEVELOPMENT, LLC
2200 E. LAMAR, STE. 290
ARLINGTON, TX 76006
CONTACT: ALEX BEITLER
PHONE: 214.451.5698
EMAIL: abeitler@ecmdev.com

LANDSCAPE
ARCHITECT:

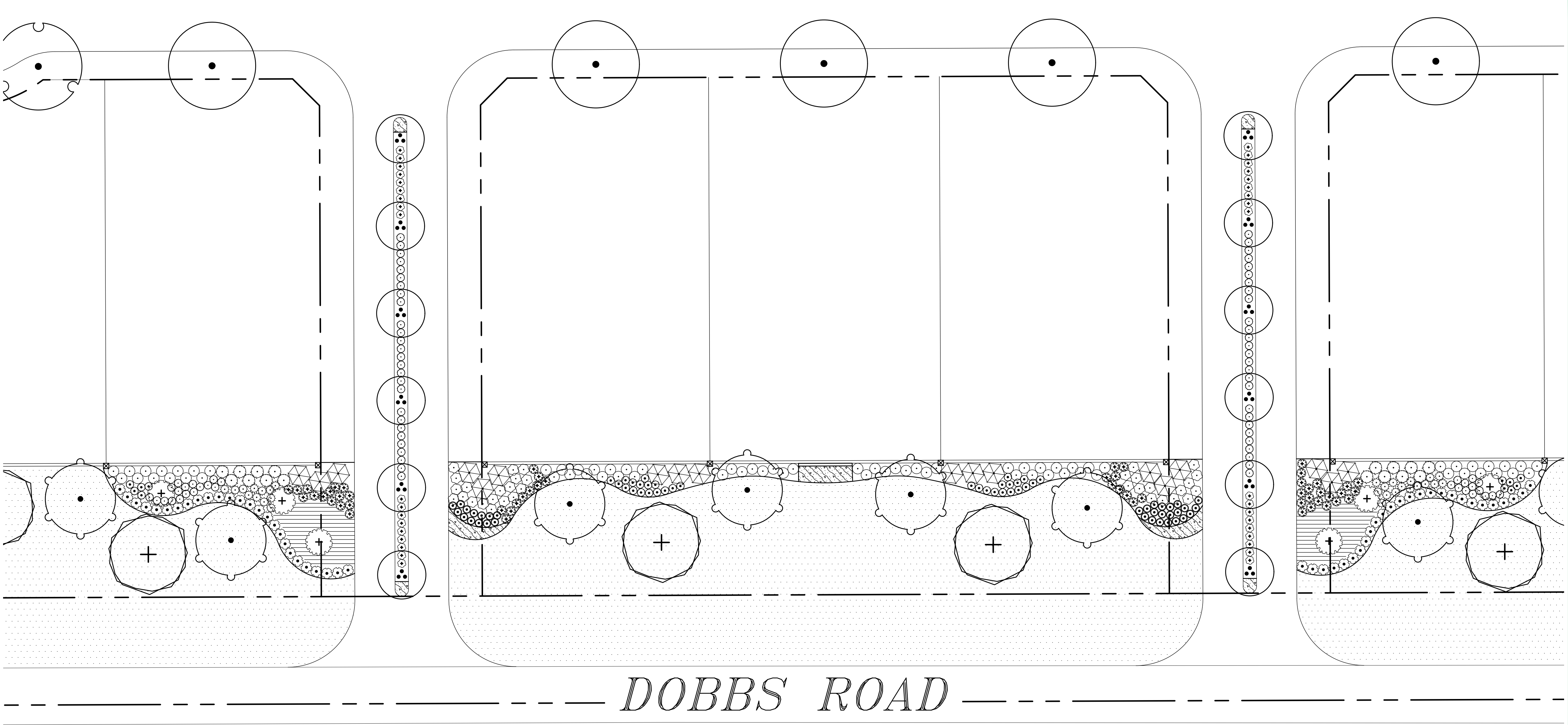


civil engineering surveying landscape architecture planning
texas registration number: 1 - 2759
texas registration/license number: 10088000
519 east border
arlington, texas 76010
817-469-1671
fax: 817-274-8757
www.mmatexas.com

CONTACT: MICHAEL MARTIN, PLA
COPYRIGHT © 2021 MMA, INC
SHEET 1 OF 3 03/29/2021

POTENTIAL PLANT PALETTE
LARGE CANOPY TREES
CEDAR ELM ULMUS CRASSIFOLIA NURSERY GROWN
CHINESE PISTACHE PISTACIA CHINENSIS NURSERY GROWN
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SHADY SHORES PLANNED DEVELOPMENT LANDSCAPE PLAN

APRIL 2021

OWNER:

LOUIS J. MEYER AND
MARILYN D. MEYER
REVOCABLE TRUST
DOC. NO. 2009-21306 OPRDCT

DEVELOPER:

ECM DEVELOPMENT, LLC
2200 E. LAMAR, STE. 290
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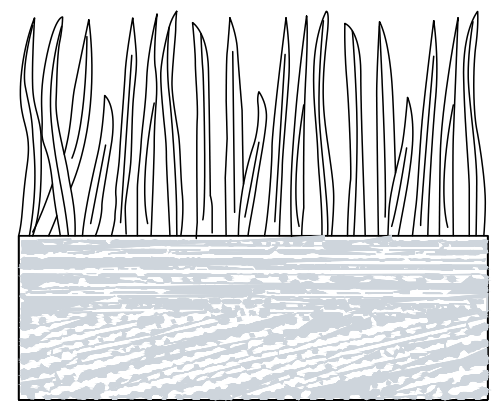
LANDSCAPE
ARCHITECT:



civil engineering surveying landscape architecture planning
louis j. meyer registration number: 1 - 2759
marilyn d. meyer registration/license number: 10088000
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arlington, texas 76010
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CONTACT: MICHAEL MARTIN, PLA
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SHEET 2 OF 3 04/15/2021

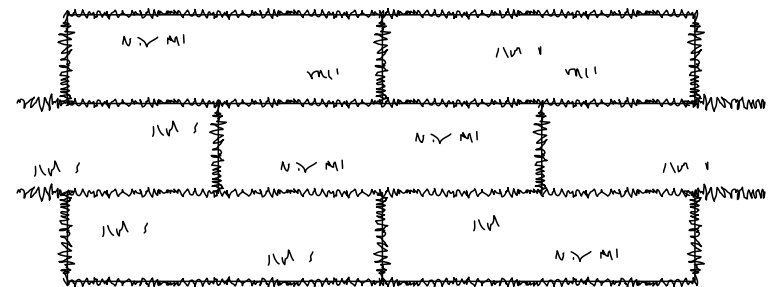
APPEARANCE OF GOOD SOD



SHOOTS - OR GRASS BLADES. GRASS SHOULD BE GREEN AND HEALTHY, MOWED AT A 2"-3" CUTTING HEIGHT.

THATCH - GRASS CLIPPINGS AND DEAD LEAVES, UP TO 1/2" THICK.

ROOT ZONE - SOIL AND ROOTS SHOULD BE 1/2" - 3/4" THICK, WITH DENSE ROOT MAT FOR STRENGTH.



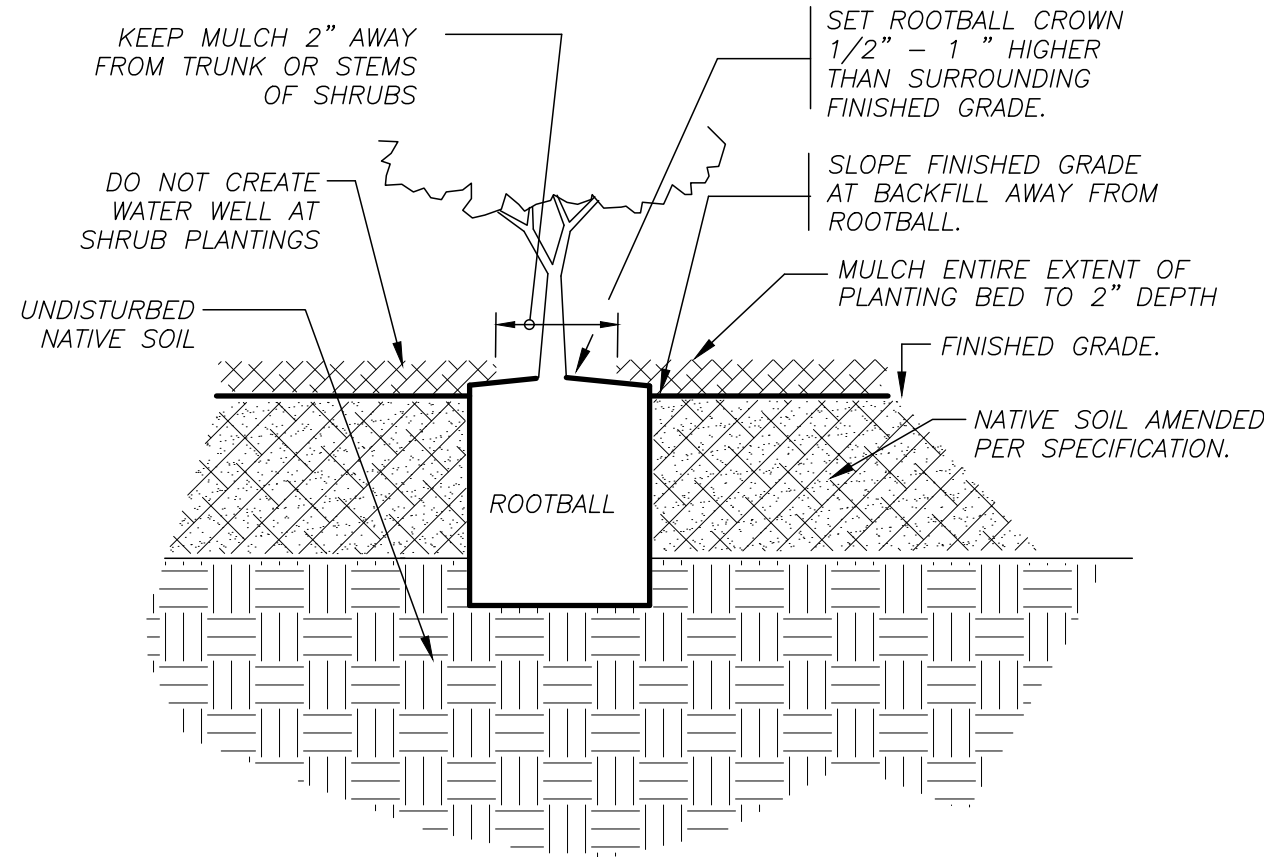
LAY SOD IN A STAGGERED PATTERN. BUTT THE STRIPS TIGHTLY AGAINST EACH OTHER. DO NOT LEAVE SPACES AND DO NOT OVERLAP. A SHARPENED MASON'S TROWEL IS A HANDY TOOL FOR TUCKING DOWN THE ENDS AND TRIMMING PIECES.

1 SOD

NOT TO SCALE

2 SHRUB PLANTING

NTS



3 TREE PLANTING DETAIL IN ALL SOIL TYPES

NTS

IMPORTANT BACKFILL NOTE:

ADD 2/3 CUPS PER CALIPER INCH OF MEDIUM TEXTURE TERRA-SORB HYDROGEL TO TOP SIX INCHES OF NATIVE SOIL BACKFILL MATERIAL. THOROUGHLY MIX TERRA-SORB INTO BACKFILL.

MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.

BEFORE PLANTING, IF ROOT FLARE IS NOT VISIBLE, REMOVE EXCESS SOIL FROM THE TOP OF THE ROOT BALL UNTIL THE ROOT FLARE IS EXPOSED.

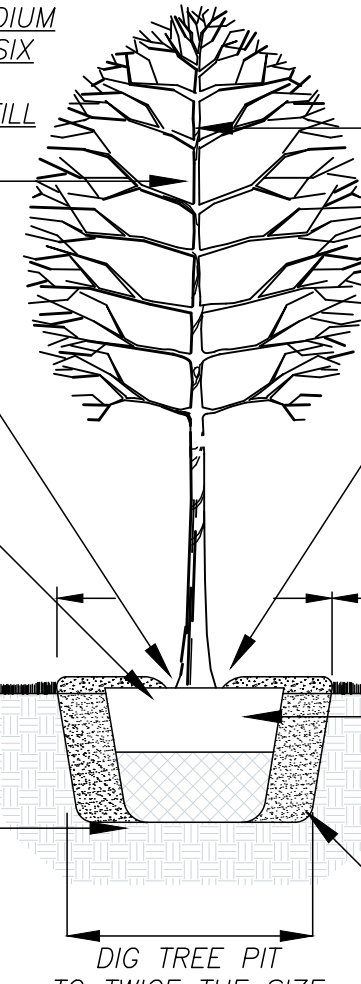
ONCE THE ROOT FLARE IS EXPOSED, SET THE TOP OF THE ROOT BALL 2" HIGHER THAN ADJACENT GRADE.

MULCH PLANTING PIT WITH 1" DEPTH OF SHREDDED HARDWOOD MULCH. KEEP MULCH 6" AWAY FROM TREE TRUNK.

PLACE ROOT BALL ON UNEXCAVATED SOIL SO THAT ROOT BALL DOES NOT SHIFT OR SETTLE.

NOTES:

1. DO NOT HEAVILY PRUNE THE TREE AT TIME OF PLANTING.
2. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.



DO NOT CUT CENTRAL LEADER; REMOVE CO-DOMINANT LEADER IF PRESENT

EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.

MULCH RING; SEE MULCH RING DETAIL FOR SIZE

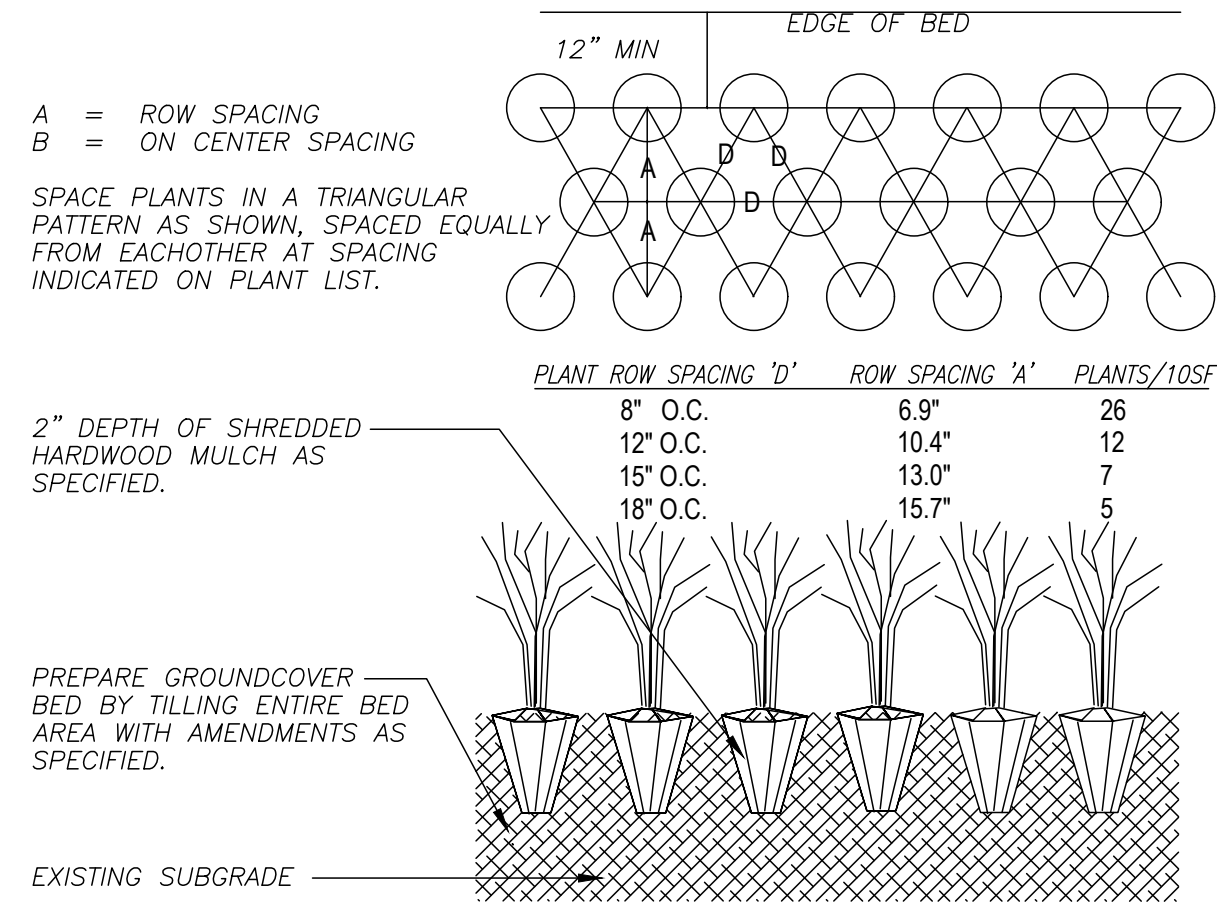
REMOVE ALL TWINE, ROPE AND WIRE, AND BURLAP FROM TOP HALF OF ROOT BALL. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 8" INTO PLANTING HOLE.

BACKFILL WITH NATIVE SOIL EXCAVATED FROM TREE PLANTING PIT.

DIG TREE PIT TO TWICE THE SIZE OF THE ROOT BALL

8 GROUNDCOVER PLANTING

NOT TO SCALE



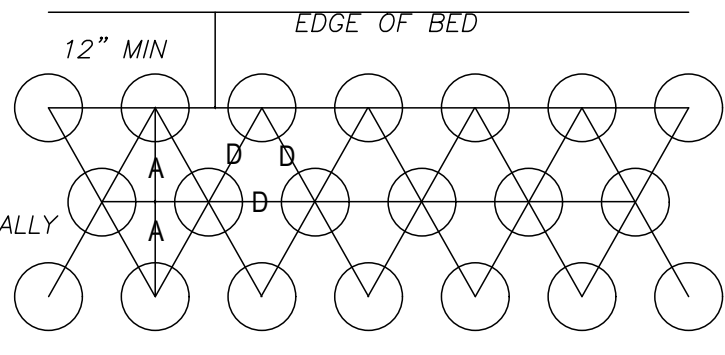
A = ROW SPACING
B = ON CENTER SPACING

SPACE PLANTS IN A TRIANGULAR PATTERN AS SHOWN, SPACED EQUALLY FROM EACH OTHER AT SPACING INDICATED ON PLANT LIST.

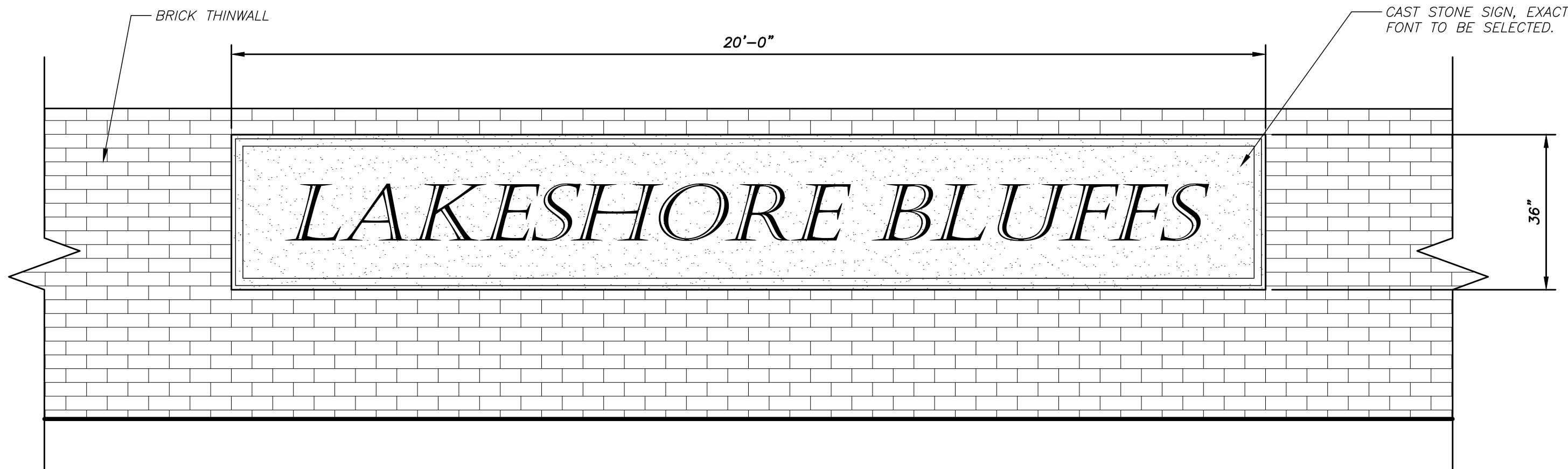
2" DEPTH OF SHREDDED HARDWOOD MULCH AS SPECIFIED.

PREPARE GROUNDCOVER BED BY TILLING ENTIRE BED AREA WITH AMENDMENTS AS SPECIFIED.

EXISTING SUBGRADE

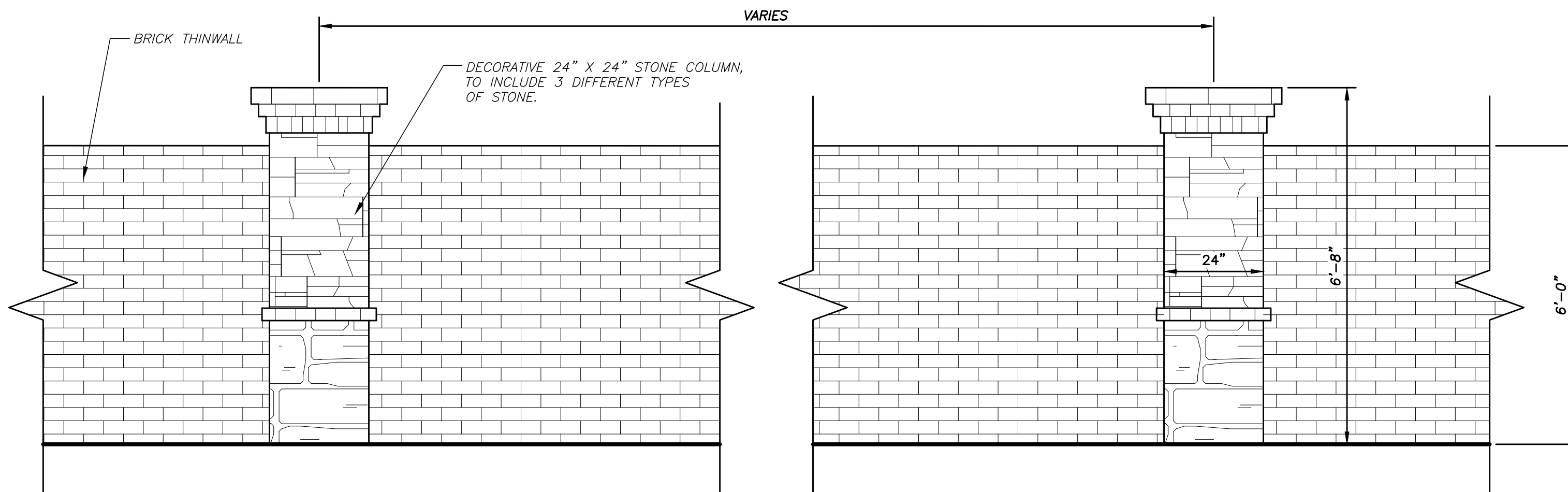


PLANT ROW SPACING 'D'	ROW SPACING 'A'	PLANTS/10SF
8" O.C.	6.9"	26
12" O.C.	10.4"	12
15" O.C.	13.0"	7
18" O.C.	15.7"	5



5 CAST STONE SIGN FACING DOBBS RD. R.O.W.

SCALE: 1/2" = 1'-0"



6 PERIMETER MASONRY WALL WITH PROJECT SIGNAGE CONCEPT

SCALE: 1/2" = 1'-0"

SHADY SHORES
PLANNED DEVELOPMENT
LANDSCAPE PLAN

APRIL 2021

OWNER:

LOUIS J. MEYER AND
MARILYN D. MEYER
REVOCABLE TRUST
DOC. NO. 2009-21306 OPRDCT

DEVELOPER:

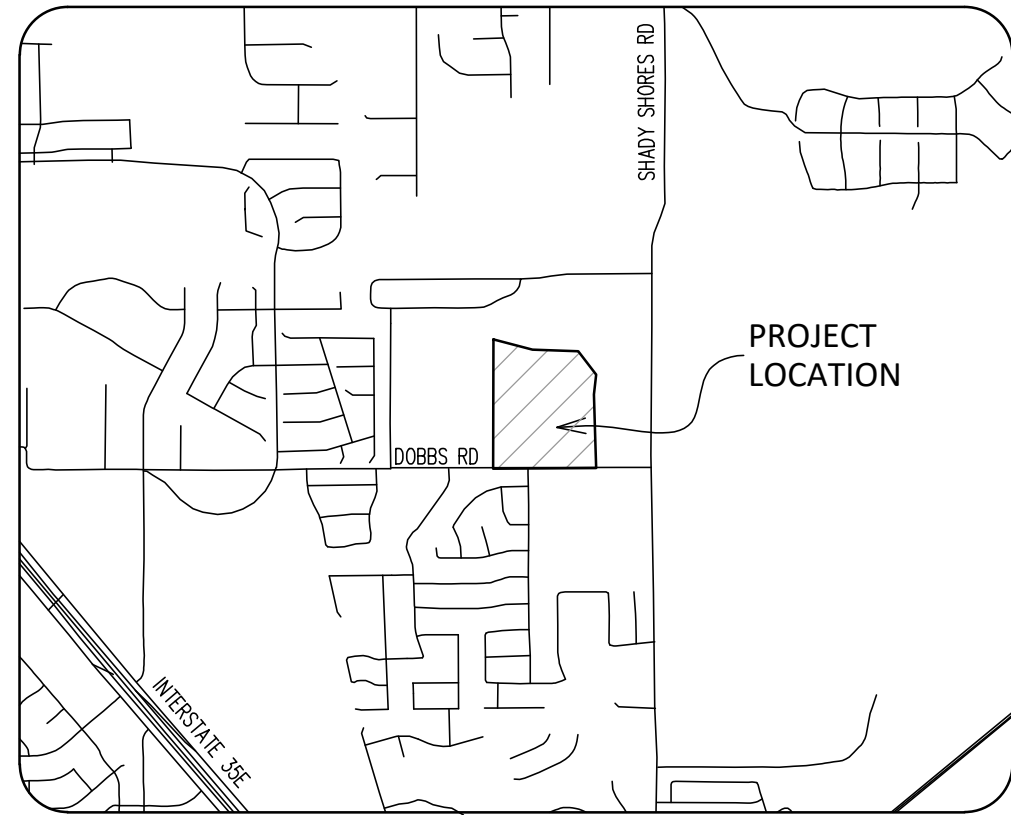
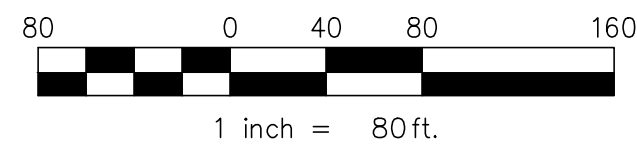
ECM DEVELOPMENT, LLC
2200 E. LAMAR, STE. 290
ARLINGTON, TX 76006
CONTACT: ALEX BEITLER
PHONE: 214.451.5698
EMAIL: abeitler@ecmdev.com

LANDSCAPE
ARCHITECT:



civil engineering surveying landscape architecture planning
lppls registration number: 1 - 2759
tppls registration/license number: 10088000
519 east border
arlington, texas 76010
817-469-1671
fax: 817-274-8757
www.mmatexas.com

CONTACT: MICHAEL MARTIN, PLA
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SHEET 3 OF 3 APRIL 15, 2015



LOCATION MAP

1" = 2000'

LOT 1, BLOCK A
SHADY SHORES
ELEMENTARY SCHOOL
Cab. W, Pg. 211 PRDCT

U.S.A.C.O.E.

LEWISVILLE LAKE

U.S.A.C.O.E.

FRANK A. GRAHAM and
JUDY G. GRAHAM
Doc. No. 2007-101414 OPRDCT

ROBERT & JOETTE COX
Doc. No. 99-94718 OPRDCT

BLAKE T. STEWART and
KIMBERLY BYNUM
Doc. No. 2019-10975 OPRDCT

CHARLES S. STEWART &
BLAKE T. STEWART
Doc. No. 2019-19953 OPRDCT

SUMMARY

75 Residential Lots

-70' Min. Width	-20' Min. Front Yard
-120' Min. Depth	-20' Min. Back Yard
-8,400 Sq. Ft. Min. Area	-5' Min. Side Yard
-56 Lots to be 10,000 Sq. Ft. Min.	-10' Min. Corner Side Yard
-2,200 Sq. Ft. Min. Dwelling Area	

5 Open Space Lots

-Total Acreage: 3.06 Ac.

CONCEPT PLAN

LAKESHORE BLUFFS

BEING 30.006 ACRES
IN THE J.C. BULLARD SURVEY, ABSTRACT No. 1566
TOWN OF SHADY SHORES, DENTON COUNTY, TEXAS

APPLICANT
ECM Development
2201 E. Lamar Blvd., Suite 290
Arlington, Texas 76006
Telephone (281) 389-8304
Contact: Alex Beitler

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
3575 Lone Star Circle, Suite 434
Fort Worth, TX 76177
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Jeff Davis

Scale: 1" = 80' March, 2021 SEI Job No. 21-066



AGENDA MEMORANDUM

DATE: May 20, 2021
TO: Planning and Zoning Commission
FROM: Wendy Withers, Town Administrator
SUBJECT: Action Regarding Public Hearing- Consider and act on a recommendation to the Town Council.

BACKGROUND/INFORMATION:

Consider and act on a recommendation to the Shady Shores Town Council.

FINANCIAL IMPLICATIONS:

RECOMMENDATION/ACTION DESIRED:

ATTACHMENTS/SUPPORTING DOCUMENTATION:

None

REVIEWED BY:



AGENDA MEMORANDUM

DATE: May 20, 2021
TO: Planning and Zoning Commission
FROM: Wendy Withers, Town Administrator
SUBJECT: **Thoroughfare Plan- Conduct a worksession relative to proposed changes to the Town of Shady Shores Thoroughfare plan. Take appropriate action on recommendations to the Town Council.**

BACKGROUND/INFORMATION:

Conduct a worksession to discuss future development and potential roadways in the Town of Shady Shores.

FINANCIAL IMPLICATIONS:

RECOMMENDATION/ACTION DESIRED:

ATTACHMENTS/SUPPORTING DOCUMENTATION:

1. SSMap Thoroughfare Plan 2017-06-02 -Approved

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

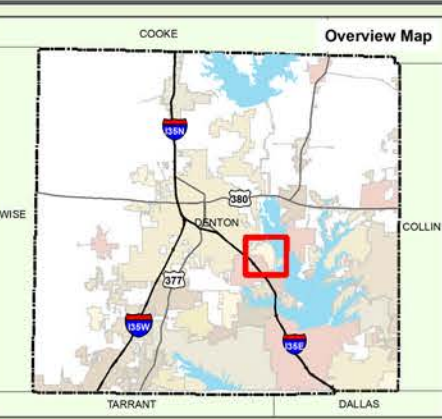
ANNEXATION ORDINANCES

#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

