



**TOWN OF SHADY SHORES
PLANNING AND ZONING COMMISSION
SPECIAL CALLED SESSION
JUNE 3, 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/84044535274?pwd=bINjUDlvWnhWb2pXYk9pQnJWUUFRZz09>

Meeting ID: 840 4453 5274

Passcode: 186169

One tap mobile

+13462487799,,84044535274#,,,*186169# US (Houston)

+16699006833,,84044535274#,,,*186169# 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 May 20th, 2021 Planning and Zoning Commission Meeting.

2. Public Hearing- Conduct a public hearing relative to a request for a replat for the property more legally known as 222 W. Shady Shores Road.
 - A) Staff Report
 - B) Open Public Hearing
 - C) Applicant
 - D) Those in Favor
 - E) Those Opposed
 - F) Rebuttal, if desired
 - G) Close Public Hearing
3. Action Regarding Public Hearing (222 W. Shady Shores Road)- Consider and act on approval of a request for a replat of the property more legally known as 222 W. Shady Shores Road.
4. Replat Request (Borden) - Consider and act on approval of a request for a replat for the property more legally known as 548 Laura.

5. WORKSESSION

1. Thoroughfare Plan- Conduct a worksession relative to proposed changes to the Town of Shady Shores Thoroughfare plan.

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: June 3, 2021
TO: Planning and Zoning Commission
FROM: Wendy Withers, Town Administrator
SUBJECT: Minutes- Consider and act on approval of the minutes of the May 20th, 2021 Planning and Zoning Commission Meeting.

BACKGROUND/INFORMATION:

FINANCIAL IMPLICATIONS:

RECOMMENDATION/ACTION DESIRED:

ATTACHMENTS/SUPPORTING DOCUMENTATION:

1. PZ Minutes 05.20.2021
2. 05.21.2021 Exhibit A

REVIEWED BY:



SHADY SHORES PLANNING AND ZONING COMMISSION
MAY 20, 2021; 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 id for this meeting is [83096575343](https://us02web.zoom.us/j/83096575343?pwd=MWlaNnhORUFYUTg1M1JKUkpITDFQdz09).

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

Staff Present: Wendy Withers, Town Administrator; Amber Schuler, Municipal Court Administrator; Jim Shepherd, Town Attorney; Jack Nelson, Shady Shores Town Council; David Francis, Town Engineer

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

Chairman Allen 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 April 8, 2021 Planning and Zoning Commission Meeting.
Linda Winter made a motion to approve the minutes of the April 8, 2021 Planning and Zoning Commission Meeting. Paul Brown seconded the motion.
Discussion: None
Ayes: Winter, Brown, Lea
Nays: None
Abstain: Morgan
The motion passed unanimously.
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

Town Attorney Jim Shepherd gave an overview of the Planned Development Process.

- A) Open the Public Hearing- Chairman Lea opened the public hearing at 7:10 pm.
- B) Applicant- TJ Moore, with ECM Development was in attendance and gave a presentation outlining the proposed project.
- C) Those in Favor- No one spoke in favor of the request.
- D) Those opposed to the request-
Frank Graham 314 S. Shady Shores Road, asked questions regarding drainage plans, and the proposed lot sizes. In addition, Mr. Graham expressed concerns about the tree line and the old growth and wondered how that would be protected.
Chuck Pederoso 312 S. Shady Shores Road, spoke on behalf of his sister, Shay Sanders who resides at 312 S. Shady Shores Road. Mr. Pederoso stated that he was concerned about the wildlife that would be disturbed should this development be approved. In addition, Mr. Pederoso stated that he had concerns about the drainage issues that would be caused by the additional rooftops.
Robert Droste, 328 S. Shady Shores Road, stated that he had concerns about the fencing and the size of the proposed lots.
Chairman Lea read a letter submitted by Blake and Kim Stewart (Exhibit A) 202 Dobbs Road.
Kent Clark, 324 S. Shady Shores Road stated that he had listened to the proposal and was hopeful that the Planning and Zoning Commission and Town Council would make a good informed decision.

Chairman Lea closed the public hearing at 7:58 pm.

3. Action Regarding Public Hearing- Consider and act on a recommendation to the Town Council.
Planning and Commission Members discussed screening issues.

Paul Brown made a motion to table this agenda item. The motion died for lack of a second.

Paul Brown made a motion to recommend that the Town Council approve the request for a Planned Development with the following changes: increasing the lots on the east side of the development to 1/2 acre lots and removing the line that states garages may encroach up to 5' within the 20' front building line. Rebecca Morgan seconded the motion.
Discussion: None
Ayes: Brown, Morgan, Lea, Winer
Nays: None

The motion passed unanimously.
Shady Shores does not allow on street parking, could be a parking issue.
Setback of the right of way, roadway is 31' if it encroaches

Modifications mentioned to 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.
Planning and Zoning Members tabled this agenda item for discussion at a later time.

6. FUTURE AGENDA ITEMS

7. ADJOURN

The meeting was adjourned at 8:15 pm.

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

APPROVED:

Allen Lea, Chairman

ATTEST:

Wendy Withers, Town Administrator

May 21, 2021

EXHIBIT A

Received
5/20/2021
WWR

Dear Council,

RE: 204 Dobbs Rd. A1566-Track6A J Bullard Survey

We are, Blake and Kim Stewart, we have the adjoining property next door. Unfortunately, with the week notice of this meeting, we had already made plans and unable to attend. So, our good friend and neighbor, Robert Droste, will be speaking on our behalf.

We are writing to express our strong opposition to the new proposed 78 plus homes / new neighborhood at 204 Dobbs Rd.

Our family has been here for over 30 years.

Correct me if I am wrong, are we really hearing this right? You want to tell me that not only 2 ½ years ago, we also proposed to build a house on our land. Which you notified all our neighbors nearby, but a community can be built but many have not been informed of this new proposal. We were required to have at least 1 acre, minus square footage of structures and roadways. How would a proposal like this possibly fly? Even Atkins Ranch is only ½ acre lots.

This new development is going to cause even more traffic on Dobbs with the school next door. It is already backed up mornings and afternoons blocking traffic flow. Not to mention the new neighborhood going in on Shady Shores Rd.

Wildlife, including deer, coyotes, birds, and other animals are constantly observed in the area, including barn swallows who come back every year. Any planned development of the property should consider the continued impact to local wildlife habitat. Nor to mention all the 100 plus years oak trees on the property.

How are our property taxes going to be affected by this? Is this in any way going to affect my application for an ag exemption? How does the city plan to accommodate all the extra families and traffic? Gas stations, stores, restaurants, etc.? What is the city planning to do with all the extra revenue? Will all the new homes affect the city sewage prices?

If this, or any type of neighborhood is approved, will we get the same approval for a private community at our land at 8000-square foot lots? Will there be a privacy/ brick or stone fence built between the properties? Will all overhead power lines be removed? Will the nearby neighbors be added to the city taps? We just spent over \$25,000 on a new fence, driveway approach and culverts for our place? Will this all be replaced with the new roads?

It sounds like to me that Shady Shores and the nice rural living that once was is quickly going to be gone. All the ones not affected by it obviously do not care but the ones who are sure do.

Thank you for considering our concerns,

Blake and Kim Stewart
202 Dobbs Rd.

Blake Stewart
Kim Stewart

D & Z

REQUEST TO SPEAK TO COUNCIL

MEETING DATE: 5/20/2021

PLEASE PRINT LEGIBLY

I desire to speak regarding Agenda Item No. _____

Frank Graham

Name

314 S. Shady Shores Rd

Address

I desire to speak regarding Agenda Item No. _____

Judy Graham

Name

314 S. Shady Shores Rd.

Address

I desire to speak regarding Agenda Item No. _____

Phillip Groves

Name

332 S. SHADY SHORES Rd

Address

I desire to speak regarding Agenda Item No. _____

Shay Sanders

Name

312 S. Shady Shores Rd

Address

I desire to speak regarding Agenda Item No. _____

Chuck Probst

Name

312 S Shady Shores Rd.

Address

Please note: The length of individual comments will be limited to (3 minutes) by the presiding officer of the board which you are requesting to address. If there are several persons wishing to speak regarding the same item, the presiding officer may request that individuals avoid restating the same information repeatedly, but rather, simply state support or opposition of the item only in order to keep the length of the meeting reasonable for all attendees.

P82

REQUEST TO SPEAK TO ~~COUNCIL~~

MEETING DATE: 5/20/2021

PLEASE PRINT LEGIBLY

I desire to speak regarding Agenda Item No. 2

TJ Moore
Name

1005 PRAIRIE RIDGE LN
Address ALVINGTON TX

I desire to speak regarding Agenda Item No. _____

ROBERT PROSIE
Name

328 S. SHADY SHORES RD
Address

I desire to speak regarding Agenda Item No. _____

Name

Address

I desire to speak regarding Agenda Item No. _____

Name

Address

I desire to speak regarding Agenda Item No. _____

Name

Address

Please note: The length of individual comments will be limited to (3 minutes) by the presiding officer of the board which you are requesting to address. If there are several persons wishing to speak regarding the same item, the presiding officer may request that individuals avoid restating the same information repeatedly, but rather, simply state support or opposition of the item only in order to keep the length of the meeting reasonable for all attendees.

P&Z

REQUEST TO SPEAK TO COUNCIL

MEETING DATE: 5/20/2021

PLEASE PRINT LEGIBLY

I desire to speak regarding Agenda Item No. _____

Kent + Kathy Clark
Name

324 S. Shady Shores Rd
Address Shady Shores TX 76208
76208

I desire to speak regarding Agenda Item No. Dobbs Road Platt

Kent Clark
Name

Address

I desire to speak regarding Agenda Item No. _____

Name

Address

I desire to speak regarding Agenda Item No. _____

Name

Address

I desire to speak regarding Agenda Item No. _____

Name

Address

Please note: The length of individual comments will be limited to (3 minutes) by the presiding officer of the board which you are requesting to address. If there are several persons wishing to speak regarding the same item, the presiding officer may request that individuals avoid restating the same information repeatedly, but rather, simply state support or opposition of the item only in order to keep the length of the meeting reasonable for all attendees.



AGENDA MEMORANDUM

DATE: June 3, 2021

TO: Planning and Zoning Commission

FROM: Wendy Withers, Town Administrator

SUBJECT: **Public Hearing- Conduct a public hearing relative to a request for a replat for the property more legally known as 222 W. Shady Shores Road.**
A) Staff Report
B) Open Public Hearing
C) Applicant
D) Those in Favor
E) Those Opposed
F) Rebuttal, if desired
G) Close Public Hearing

BACKGROUND/INFORMATION:

The applicant is requesting a replat of the property known as 222. W. Shady Shores Road. This is a minor replat and does not require Town Council approval.

FINANCIAL IMPLICATIONS:

RECOMMENDATION/ACTION DESIRED:

ATTACHMENTS/SUPPORTING DOCUMENTATION:

None

REVIEWED BY:



AGENDA MEMORANDUM

DATE: June 3, 2021
TO: Planning and Zoning Commission
FROM: Wendy Withers, Town Administrator
SUBJECT: **Action Regarding Public Hearing (222 W. Shady Shores Road)- Consider and act on approval of a request for a replat of the property more legally known as 222 W. Shady Shores Road.**

BACKGROUND/INFORMATION:

The following items are attached:

Plat with Town Engineer's Comments

Gatsby Drainage Easements exhibit prepared by Town Engineer showing required/recommended easements for now and in the future

Denton CAD Layout exhibit showing relation of the current and previous Gatsby plats to each other

Richard Arvizu Town Engineer notes: **my comments mostly relate to drainage in the area. When the 218 W Shady (Gatsby Shady Shores Addition) plat was approved, this current plat (Gatsby VI Addition) was still in the works. It would have made sense at the time to treat this entire area as an overall development from a drainage standpoint. That is what my comments really address now...ensuring the overall drainage in the area gets where it needs to go without violating lot to lot drainage restrictions and while protecting the existing and future developments/homes.**

FINANCIAL IMPLICATIONS:

RECOMMENDATION/ACTION DESIRED:

Planning and Zoning could choose to do the following,

Deny the replat-

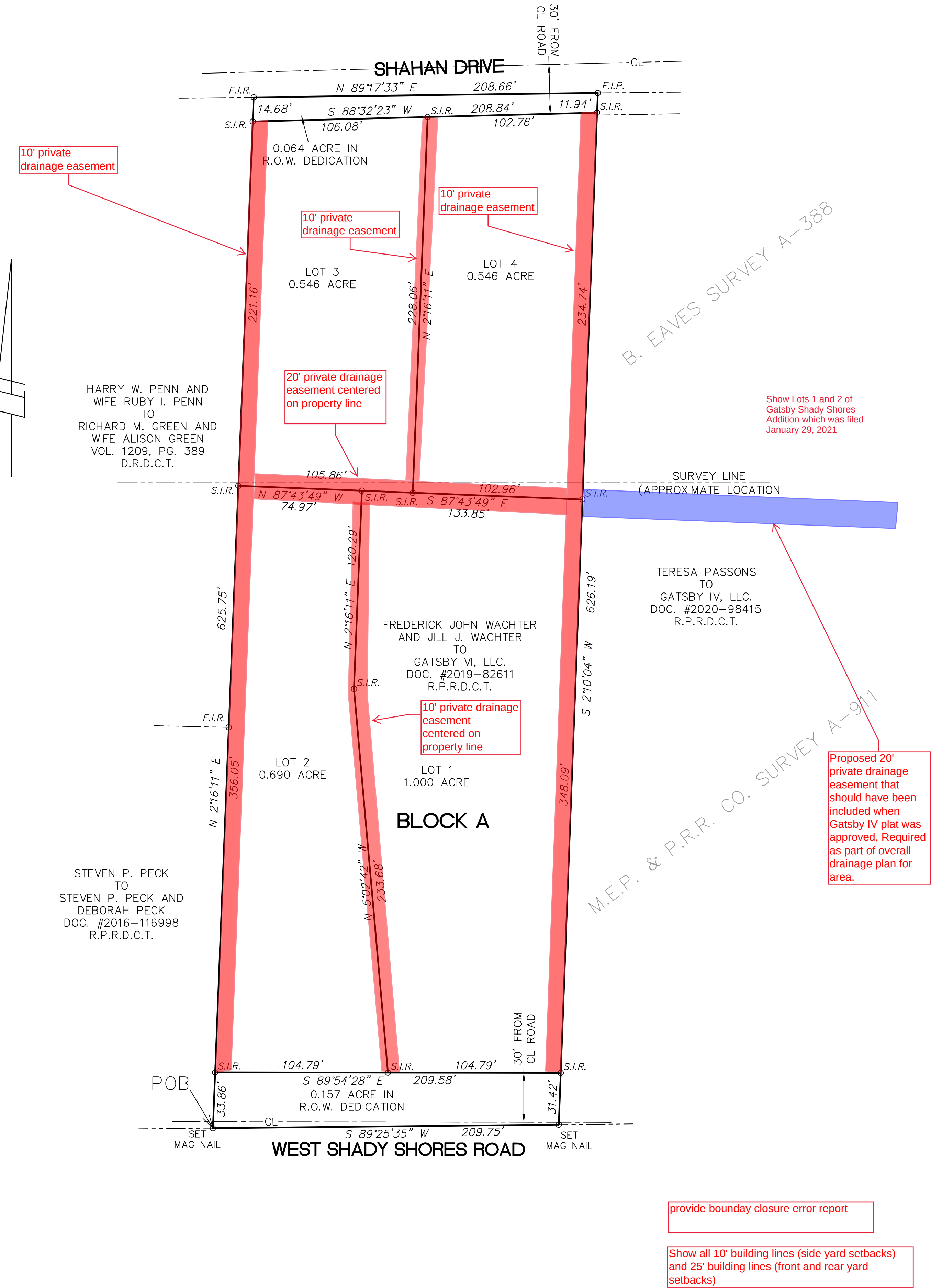
If the replat is denied the developer may request a 30 day extension to make the approved corrections.

Approve the plat pending Richard's final review and approval

ATTACHMENTS/SUPPORTING DOCUMENTATION:

1. 194788-PLAT- Town Engineer Comments 5-27-21
2. Gatsby Drainage Easements (003)
3. Denton CAD layout

REVIEWED BY:



OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS
COUNTY OF DENTON;

WHEREAS WE, Gatsby VI, LLC are the owners of that certain lot, tract, or parcel of land situated in the Bartlett Eaves Survey Abstract Number 388 and in the M.E.P. and P. R.R. Company Survey Abstract Number 911 in the Town of Shady Shores, Denton County, Texas, being a part of that certain tract of land conveyed by deed from Frederick John Wachter and wife, Jill J. Wachter to Gatsby VI, LLC recorded under Document Number 2019-82611 Real Property Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a mag nail set for corner in the West Shady Shores Road, a public roadway, said point being the southeast corner of that certain tract of land conveyed by deed from Steven P. Peck to Steven P. Peck and Deborah Peck recorded under Document Number 2016-116998, Real Property Records, Denton County, Texas;

THENCE N 02° 16' 11" E, 625.75 feet with the east line of said Peck tract and with the east line of that certain tract of land conveyed by deed from Harry W. Penn and wife, Ruby I. Penn to Richard M. Green and wife, Allison Green recorded in Volume 1209, Page 389, Deed Records, Denton County, Texas to an iron rod found for corner in the south line of Shahan Drive, a public roadway;

THENCE N 89° 17' 33" E, 208.66 feet with said south line of said Shahan Drive to an iron pipe found for corner;

THENCE S 02° 10' 04" W, 626.19 feet with the west line of that certain tract of land conveyed by deed from Teresa Passions to Gatsby IV, LLC recorded under Document Number 2019-98415 Real Property Records, Denton County to a mag nail for corner in said West Shady Shores Road;

THENCE S 89° 25' 35" W, 209.75 feet with said West Shady Shores Road to the PLACE OF BEGINNING and containing 3.003 acres of land, of which 0.221 acre is hereby dedicated for public roadway.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT WE, the aforesaid do hereby adopt this plat designating the herein above tract as LOTS 1, 2, 3 and 4, BLOCK A GATSBY VI ADDITION, 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 _____, 2020

Mary Kay Smith

STATE OF TEXAS
COUNTY OF DENTON:

This instrument was acknowledged before me on _____, 2020 by Mary Kay Smith.

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.

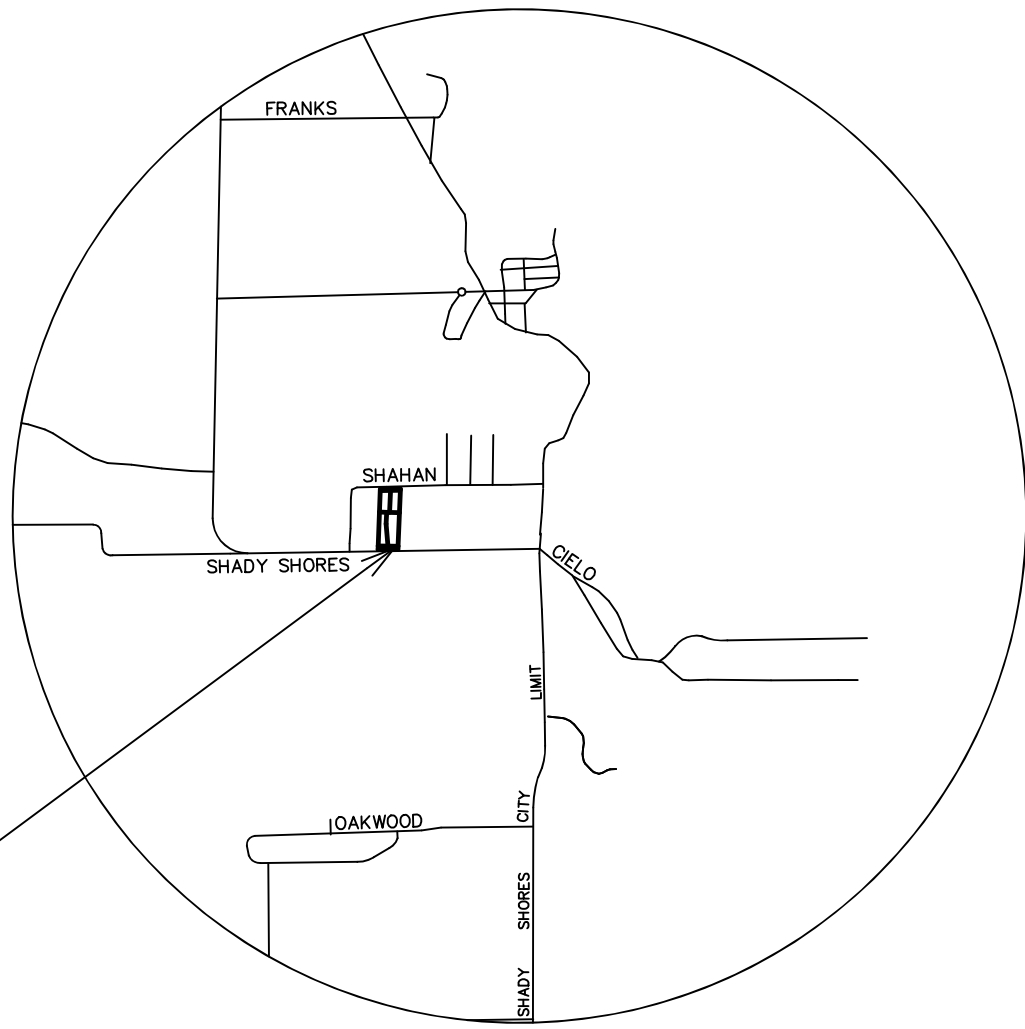
Jerald D. Yensan
Registered Professional Land Surveyor No. 4561

NOTES:

- The purpose of this Plat is to create 4 residential lots.
- 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 48121CO391H, 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.

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

PROJECT LOCATION



VICINITY MAP
SCALE 1" = 2000'

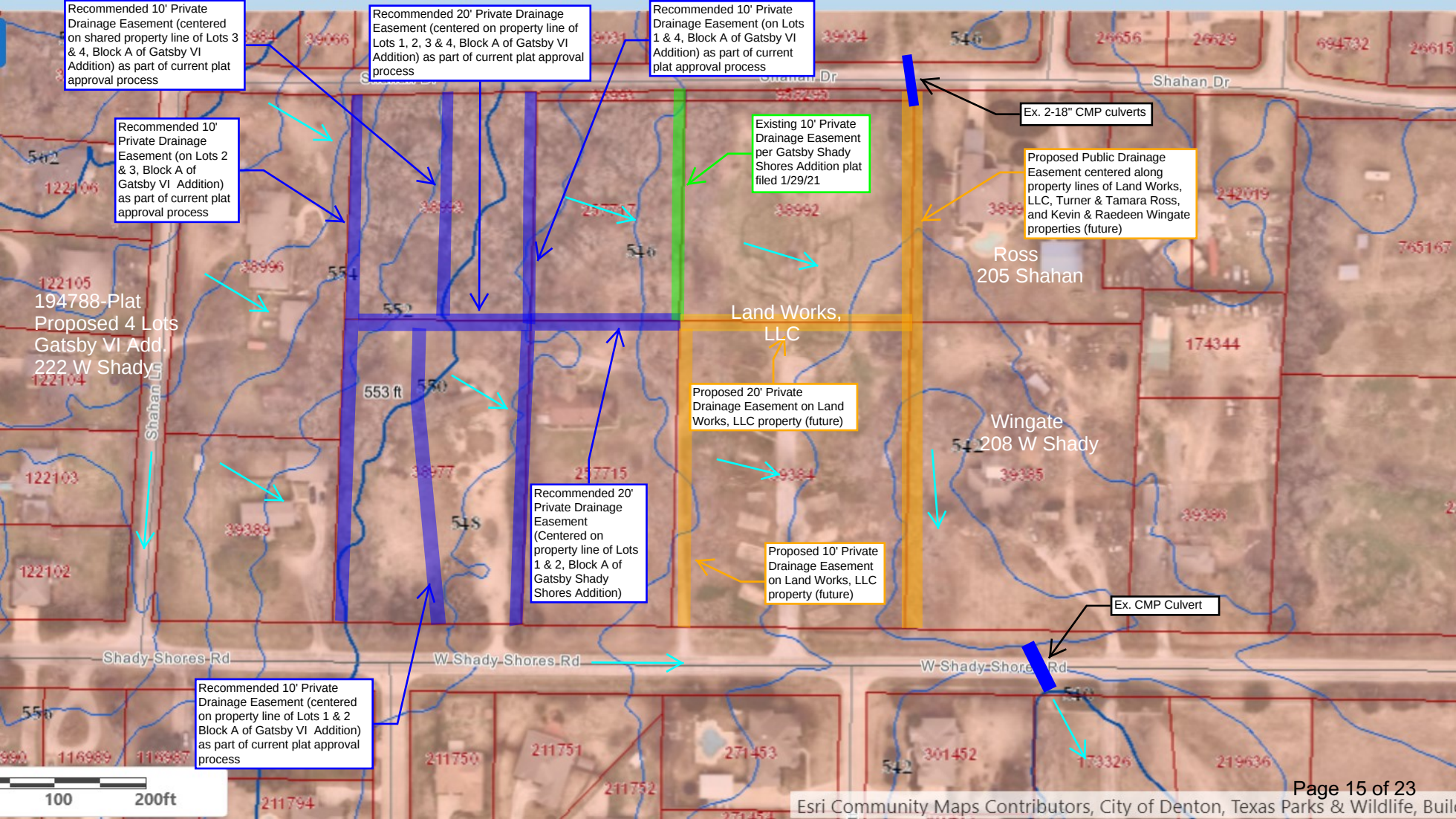
FINAL PLAT
LOTS 1, 2, 3 AND 4, BLOCK A
OF GATSBY VI ADDITION
BEING 3.003 ACRES IN THE
B. EAVES SURVEY A-388 AND
THE M.E.P. & P.R.R. CO. SURVEY A-911
TOWN OF SHADY SHORES
DENTON COUNTY, TEXAS

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

DRAWN BY: BTH SCALE: 1"=40' DATE: 25 NOVEMBER, 2020 JOB NO: 194788

OWNER/DEVELOPER
GATSBY VI, LLC.
P.O. BOX 254
LAKE DALLAS, TX 75065
(940) 453-4963

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



Recommended 10' Private Drainage Easement (centered on shared property line of Lots 3 & 4, Block A of Gatsby VI Addition) as part of current plat approval process

Recommended 10' Private Drainage Easement (on Lots 2 & 3, Block A of Gatsby VI Addition) as part of current plat approval process

Recommended 20' Private Drainage Easement (centered on property line of Lots 1, 2, 3 & 4, Block A of Gatsby VI Addition) as part of current plat approval process

Recommended 10' Private Drainage Easement (on Lots 1 & 4, Block A of Gatsby VI Addition) as part of current plat approval process

Existing 10' Private Drainage Easement per Gatsby Shady Shores Addition plat filed 1/29/21

Ex. 2-18" CMP culverts

Proposed Public Drainage Easement centered along property lines of Land Works, LLC, Turner & Tamara Ross, and Kevin & Raedeen Wingate properties (future)

194788-Plat
Proposed 4 Lots
Gatsby VI Add.
222 W Shady

Proposed 20' Private Drainage Easement on Land Works, LLC property (future)

Recommended 20' Private Drainage Easement (Centered on property line of Lots 1 & 2, Block A of Gatsby Shady Shores Addition)

Proposed 10' Private Drainage Easement on Land Works, LLC property (future)

Recommended 10' Private Drainage Easement (centered on property line of Lots 1 & 2 Block A of Gatsby VI Addition) as part of current plat approval process

Ex. CMP Culvert





App State

Click to restore the map extent and layers visibility where you left off



AGENDA MEMORANDUM

DATE: June 3, 2021
TO: Planning and Zoning Commission
FROM: Wendy Withers, Town Administrator
SUBJECT: **Replat Request (Borden) - Consider and act on approval of a request for a replat for the property more legally known as 548 Laura.**

BACKGROUND/INFORMATION:

The applicant John Borden submitted a request for a Zoning Change from R-2000 to the Historical District. A replat of the property to be rezoned is required as part of the re-zoning request. The Shady Shores Town Council approved the request to rezone the property at the March 8, 2021 Town Council meeting.

The public hearing for this request was held on February 25, 2021. The engineers review of the final plats are attached with comments. Please see Richard's notes : **Lot 8-R being less than 4,300 SF. With what Dale Hoelting shows on the concept plan which does not factor in the unnecessary ROW dedication, it is only 3223 SF.**

FINANCIAL IMPLICATIONS:

RECOMMENDATION/ACTION DESIRED:

To date the Town Engineer reports that the required information has not been received in order for him to recommend approval. At this time, the Planning and Zoning Commission would need to deny the request and the applicant will have to resubmit a re-plat application for consideration.

ATTACHMENTS/SUPPORTING DOCUMENTATION:

1. Laura Concept
2. Laura Drainage
3. 205167-PLAT - Town Engineer Comments - 5-27-21
4. 205167-PLAT 5-27-21
5. lc_8-R and 12-R FRANK'S CAMP

REVIEWED BY:

FLOOD STATEMENT: I HAVE REVIEWED THE FEMA FLOOD INSURANCE RATE MAP FOR THE TOWN OF SHADY SHORES, MAP PANEL # 48121C0391H, DATED 6-19-2020, AND FIND THAT THAT NO PORTION OF THE SUBJECT PROPERTY IS WITHIN A SPECIAL FLOOD HAZARD ZONE.

LOT 18, BLOCK A
J.W. FRANCK'S CAMP
VOL. 298, PG. 61
D.R.D.C.T.

LOT 19, BLOCK A
J.W. FRANCK'S CAMP
VOL. 298, PG. 61
D.R.D.C.T.

LOT 20, BLOCK A
J.W. FRANCK'S CAMP
VOL. 298, PG. 61
D.R.D.C.T.

LOT 12, BLOCK B
J.W. FRANCK'S CAMP
VOL. 321, PG. 556
D.R.D.C.T.

LOT 11, BLOCK A
J.W. FRANCK'S CAMP
VOL. 298, PG. 61
D.R.D.C.T.

LOT 12, BLOCK A
J.W. FRANCK'S CAMP
VOL. 298, PG. 61
D.R.D.C.T.

LOT 13, BLOCK A
J.W. FRANCK'S CAMP
VOL. 298, PG. 61
D.R.D.C.T.

LOT 13
UNLABELED TRACT
J.W. FRANCK'S CAMP
VOL. 298, PG. 61
D.R.D.C.T.

LOT 8, BLOCK B
J.W. FRANCK'S CAMP
VOL. 321, PG. 556
D.R.D.C.T.

LOT 8-R
0.074 ACRE
BLOCK B

LOT 9, BLOCK B
J.W. FRANCK'S CAMP
VOL. 321, PG. 556
D.R.D.C.T.

LOT 1, BLOCK B
J.W. FRANCK'S CAMP
VOL. 321, PG. 556
D.R.D.C.T.

LOT 2, BLOCK B
J.W. FRANCK'S CAMP
VOL. 321, PG. 556
D.R.D.C.T.

LAURA STREET
10' GRAVEL ROAD (20' R.O.W.)

JAY STREET
GRAVEL ROAD (20' R.O.W.)

- THE PURPOSE OF THE REPLAT IS TO COMBINE 3 PREVIOUSLY PLATTED LOTS INTO 2 RESIDENTIAL LOTS
- ALL PROPERTY LINES, BEARINGS, DISTANCES, AND LABELS FOR PROPERTY BOUNDARIES ARE SHOWN AS PROVIDED BY LANDMARK SURVEYORS, LLC.
- BASIS OF BEARING PER LANDMARK SURVEYORS, LLC. IS THE STATE PLANE COORDINATE SYSTEM TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983, AS DETERMINED BY GPS OBSERVATIONS.

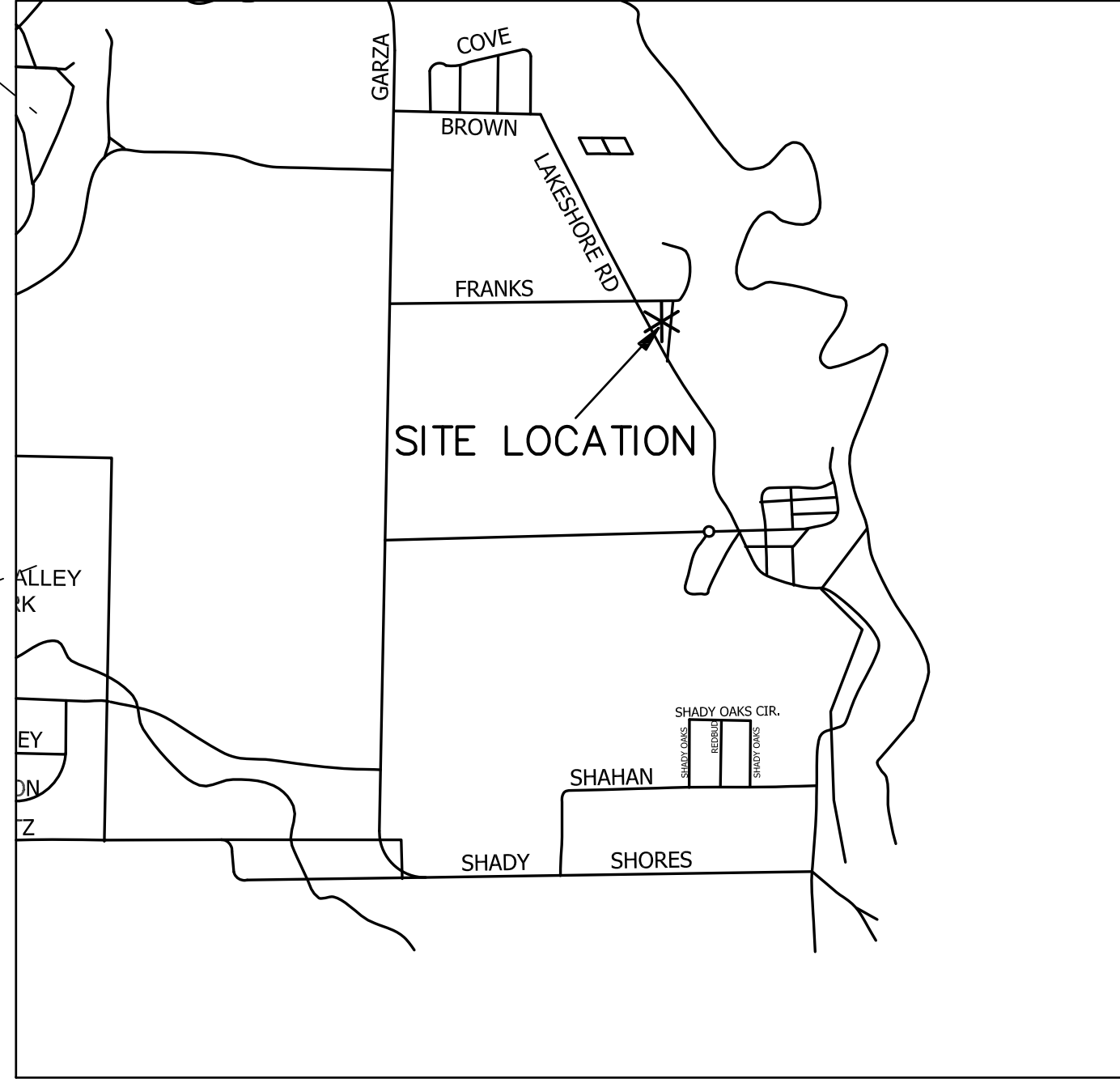
DEH CONSULTING, LTD
2513 MOSSWOOD DR.
CARROLLTON, TEXAS 75010
PHONE: (972) 345-1231 FIRM NO. 5663

SCALE	DATE	JOB NO.	DESIGN
1"=10'	5/17/2021	2105	DEH

CONCEPT PLAN
548 LAURA
J.W. FRANCK'S CAMP ADDITION
LOT 12R, BLK A

SITUATED IN THE
TOWN OF SHADY SHORES, DENTON COUNTY, TEXAS
OWNERS: BLUEMOUNTAIN TEXAS, LLC.

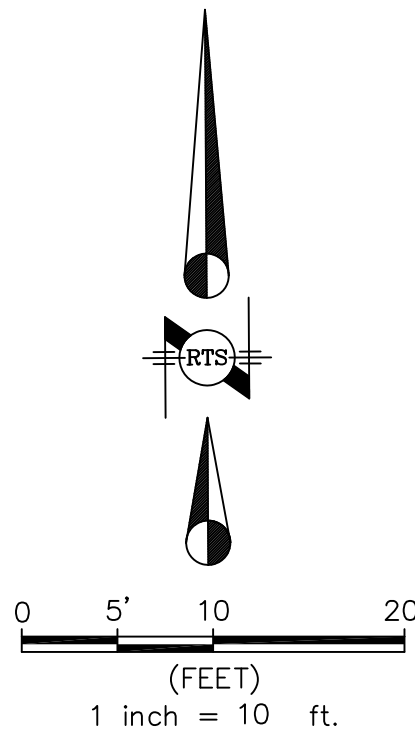
1



VICINITY MAP
N.T.S.

LEGEND

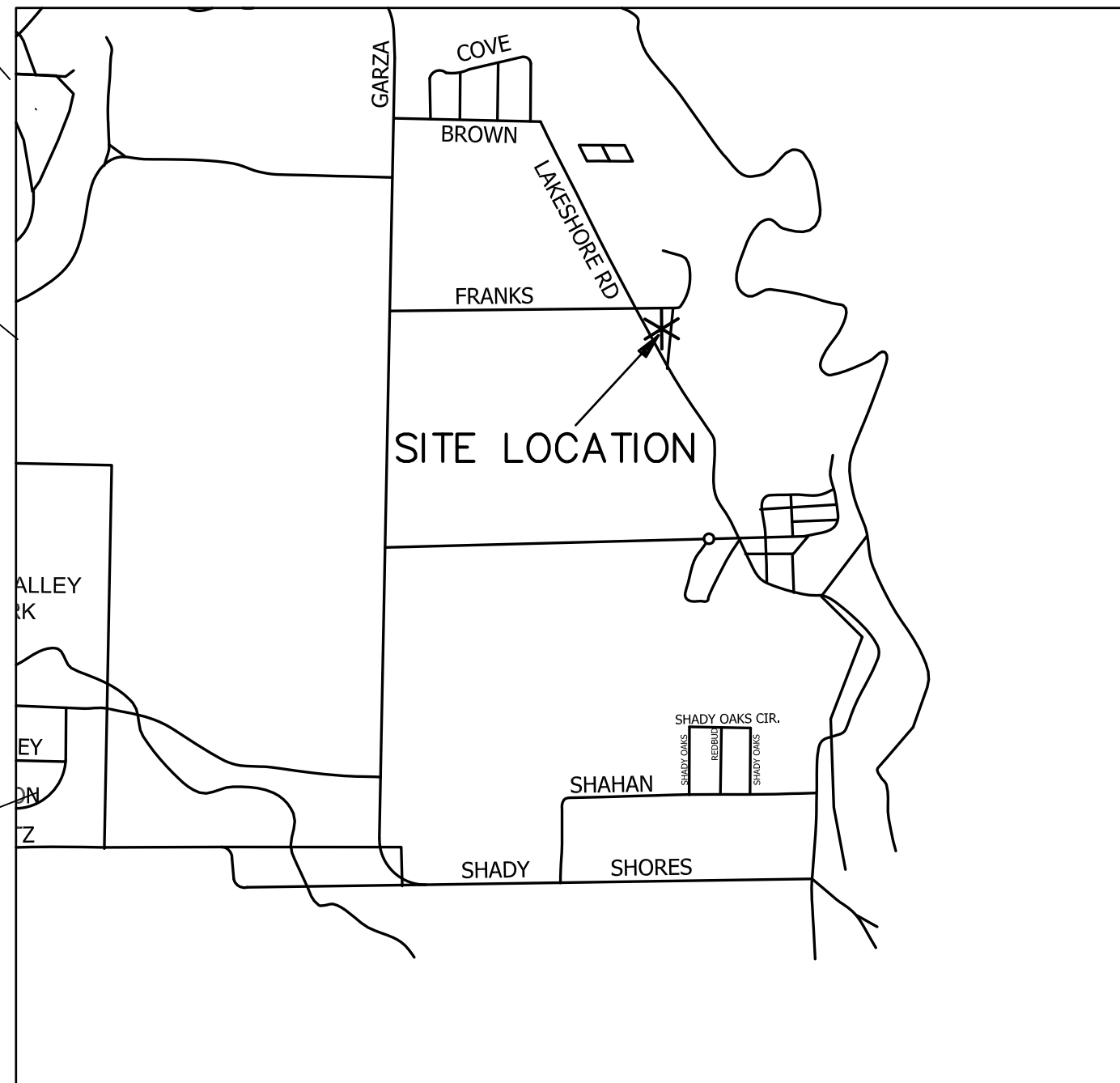
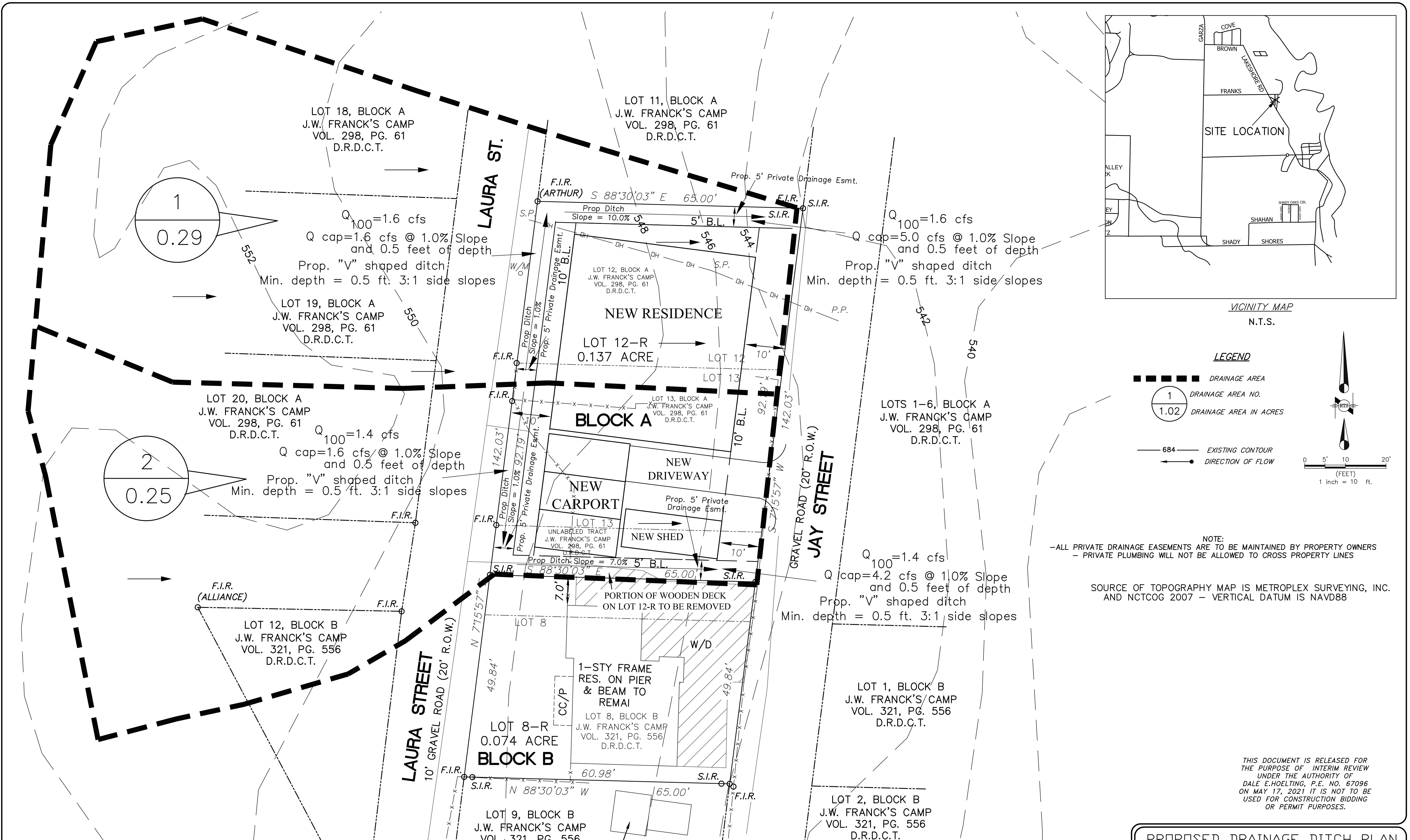
684 --- EXISTING CONTOUR
DIRECTION OF FLOW (EX.)



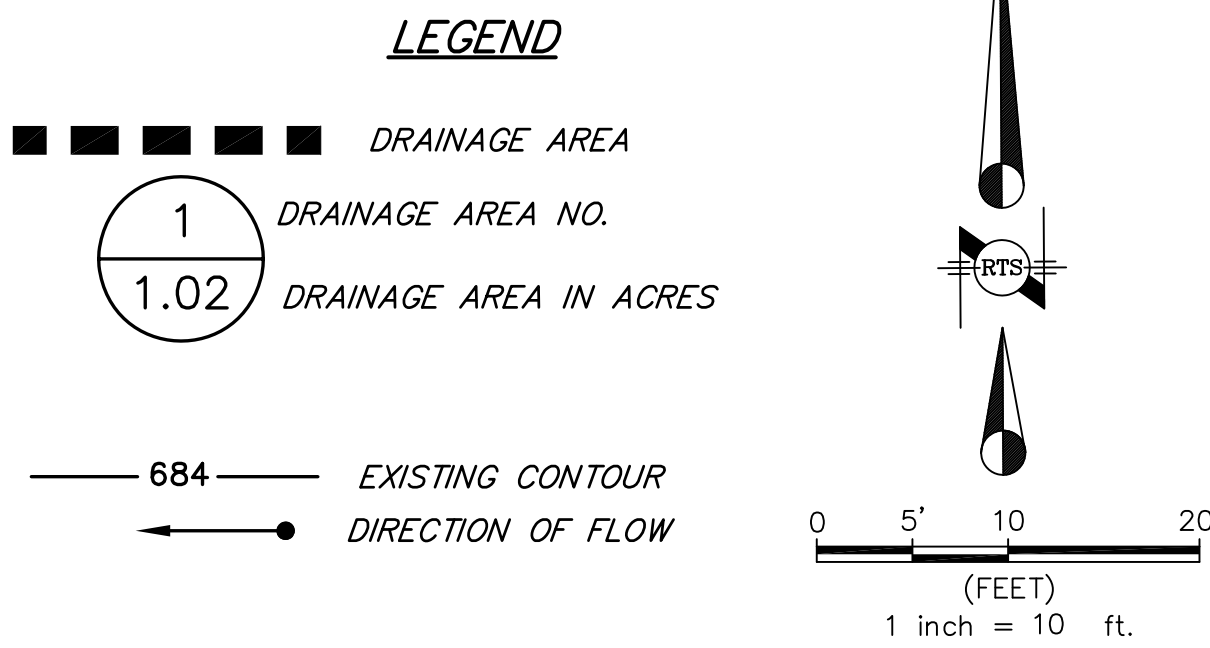
NOTE:
- ALL PRIVATE DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY PROPERTY OWNERS
- PRIVATE PLUMBING WILL NOT BE ALLOWED TO CROSS PROPERTY LINES

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF DALE E. HOELTING, P.E. NO. 67096 ON MAY 17, 2021 IT IS NOT TO BE USED FOR CONSTRUCTION BIDDING OR PERMIT PURPOSES.

SOURCE OF TOPOGRAPHY MAP IS METROPLEX SURVEYING, INC. AND NCTCOG 2007 - VERTICAL DATUM IS NAVD88



VICINITY MAP
N.T.S.



NOTE:
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SOURCE OF TOPOGRAPHY MAP IS METROPLEX SURVEYING, INC.
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THE PURPOSE OF INTERIM REVIEW
UNDER THE AUTHORITY OF
DALE E.HOELTING, P.E. NO. 67096
ON MAY 17, 2021 IT IS NOT TO BE
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OR PERMIT PURPOSES.

PROPOSED CONDITIONS FOR DRAINAGE DITCH

DRAINAGE CALCULATIONS Q=CfCIA 100-YEAR							
DRAINAGE AREA	AREA (Acres)	C	"c" Factor Adjust.	Time of Conc. (Min.)	I ₁₀₀	Q ₁₀₀	COMMENTS
1	0.29	0.55	1.25	15	7.91	1.6	FLOW INTERCEPTED BY PROPOSED DRAINAGE DITCHES
2	0.25	0.55	1.25	15	7.91	1.4	FLOW INTERCEPTED BY PROPOSED DRAINAGE DITCHES

NOTE: ANY FUTURE BUILDING PERMIT
OR REPLAT FOR LOT 12-R WILL
REQUIRE MEANS FOR PREVENTING
DRAINAGE ONTO TRACT TO THE SOUTH

NOTE: ANY FUTURE BUILDING PERMIT
OR REPLAT FOR LOT 12-R WILL
REQUIRE A DRAINAGE DITCH TO BE
CONSTRUCTED AS SHOWN ON WEST,
NORTH AND SOUTH SIDE OF LOT

DEH CONSULTING, LTD

2513 MOSSWOOD DR.
CARROLLTON, TEXAS 75010 FIRM NO.
PHONE: (972) 345-1231 5663

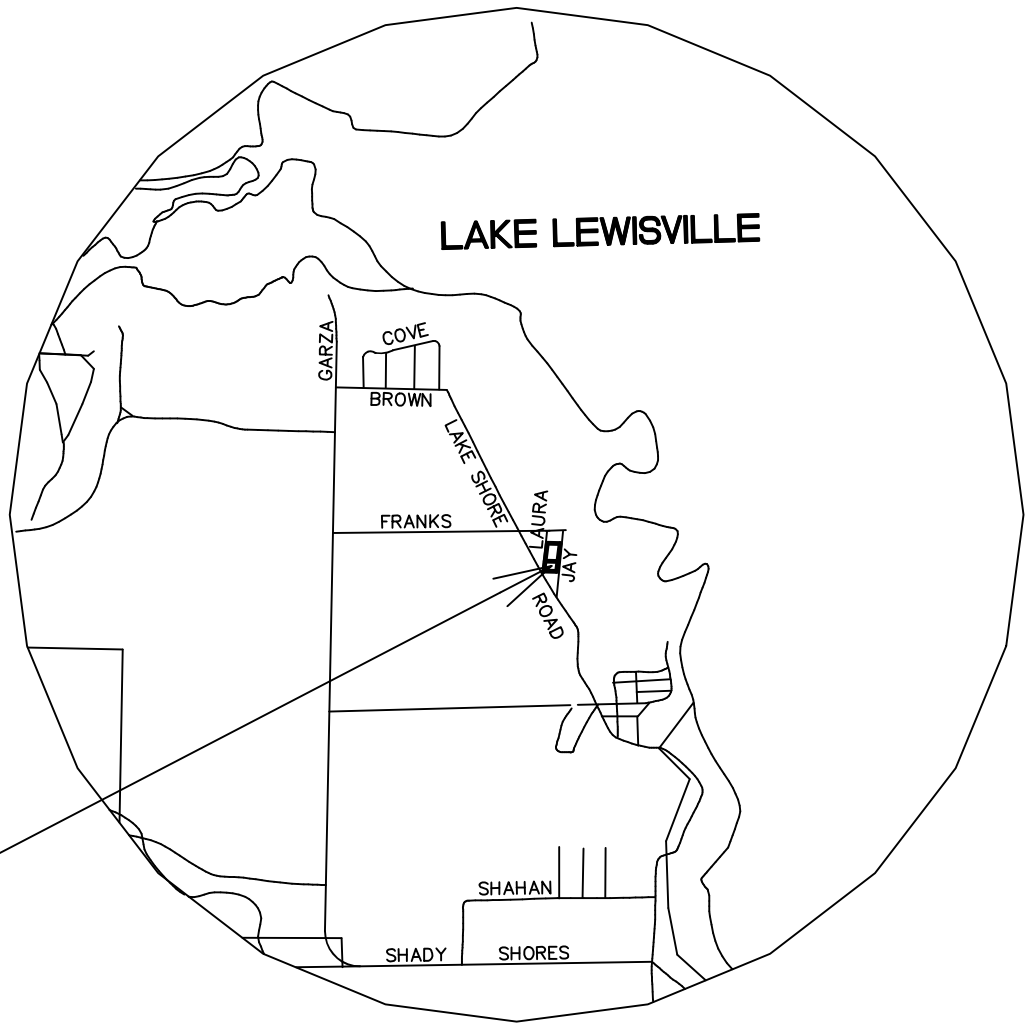
SCALE	DATE	JOB NO.	DESIGN
1"=10'	5/17/2021	2105	DEH

PROPOSED DRAINAGE DITCH PLAN
548 LAURA
J.W. FRANCK'S CAMP ADDITION
LOT 12R, BLK A

SITUATED IN THE

TOWN OF SHADY SHORES, DENTON COUNTY, TEXAS
OWNERS: BLUEMOUNTAIN TEXAS, LLC.

PROJECT LOCATION



VICINITY MAP
SCALE 1" = 2000'



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.

7. A portion of an existing wooden deck on Lot 8-R encroaches onto Lot 12-R and shall be removed as a condition of the building permit process for Lot 12-R.

8. A drainage plan and a concept plan prepared by DEH Consulting, LTD dated May 17, 2021 are on file at the Town of Shady Shores for Lot 12-R. The owner of Lot 12-R shall be required to submit a detailed grading plan that conforms to the drainage and concept plans (or approved others) to the Town of Shady Shores for review and approval as a condition of the Town of Shady Shores issuing a building permit for Lot 12-R.

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

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

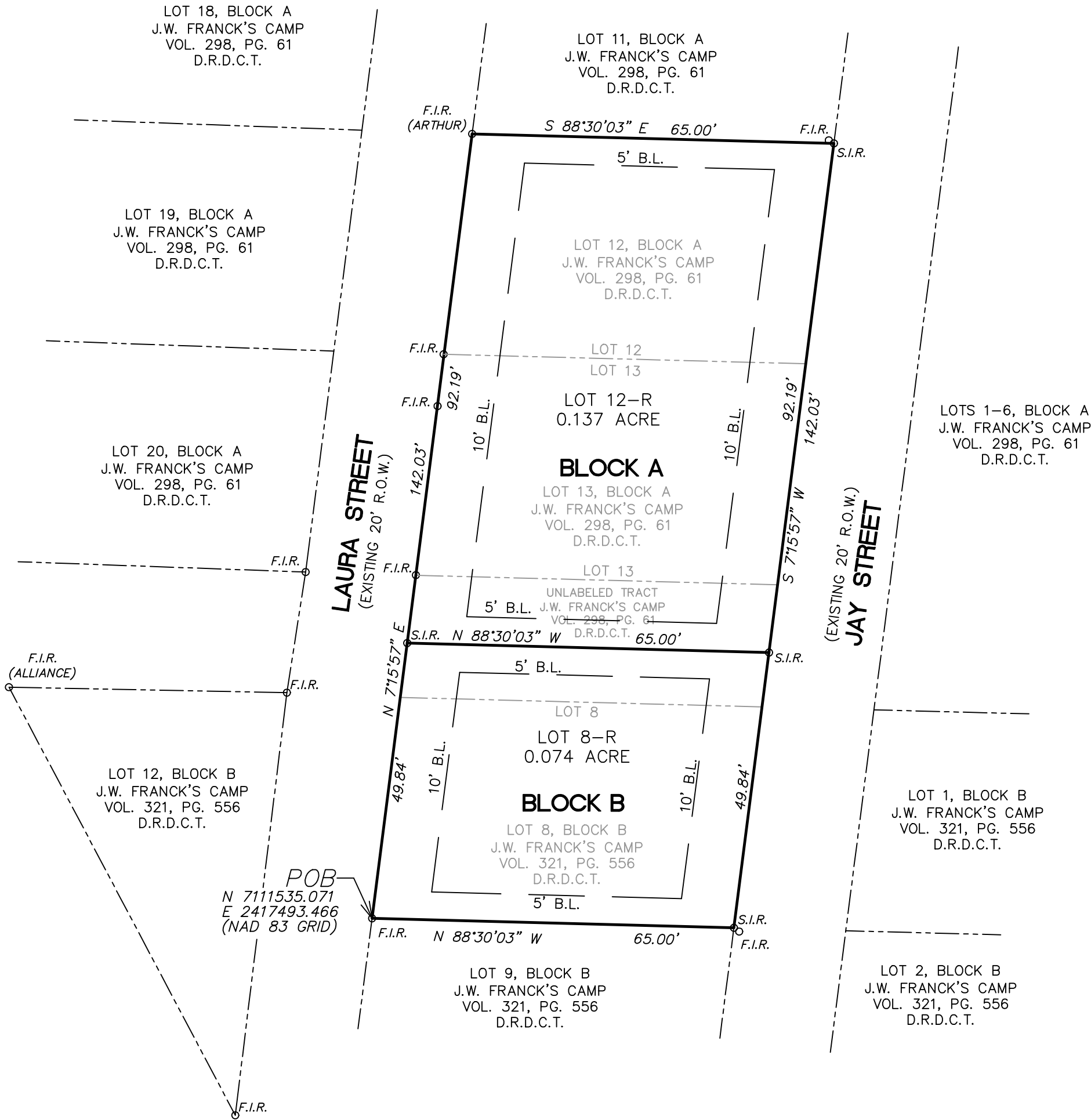
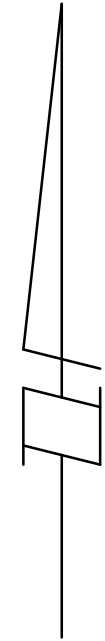
SURVEYOR
LANDMARK SURVEYORS
4238 I-35 N
DENTON, TEXAS 76207
(940) 382-4016

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

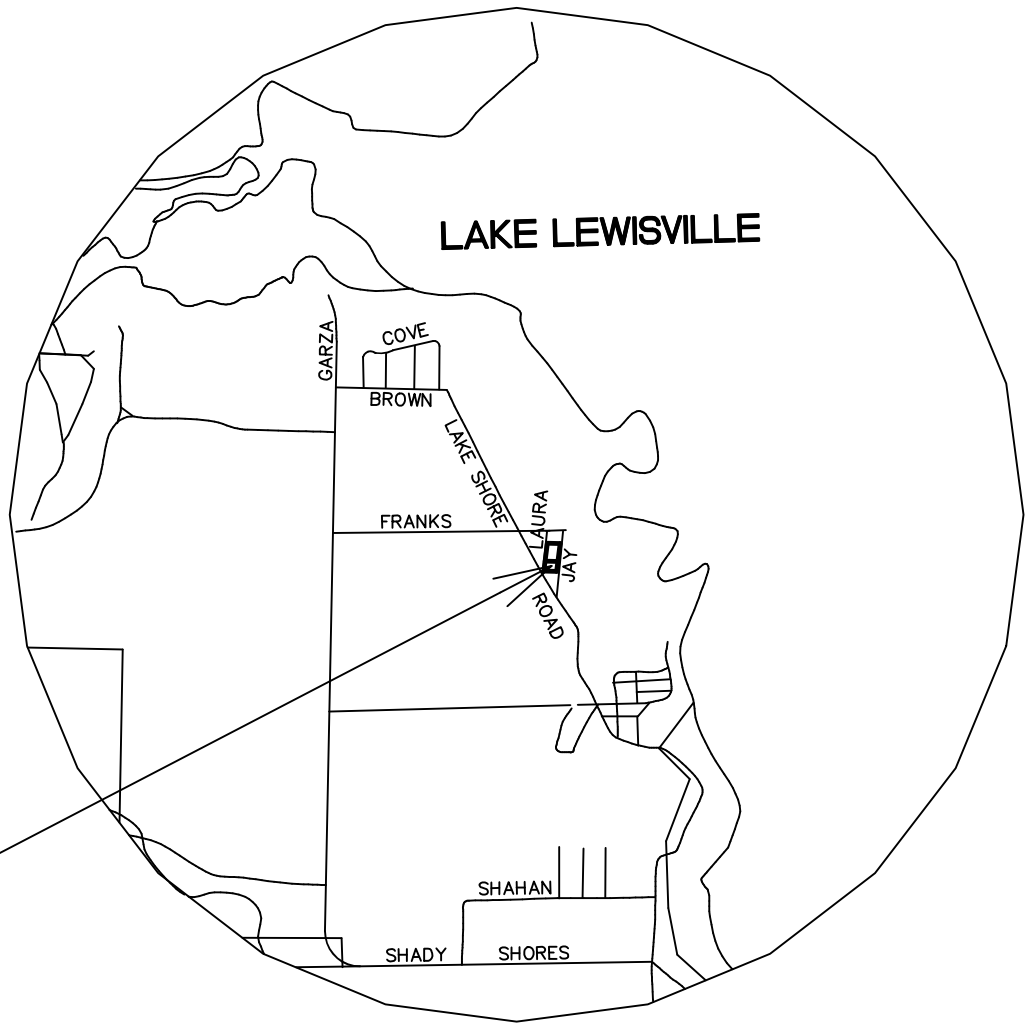
4238 I-35 NORTH
DENTON, TEXAS 76207
(940) 382-4016
FAX (940) 387-9784
TX FIRM REGISTRATION NO. 10098600
DRAWN BY: BTH SCALE: 1"=20' DATE: 13 AUGUST, 2020 JOB NO: 205167

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.



PROJECT LOCATION



VICINITY MAP
SCALE 1" = 2000'



GRAPHIC SCALE

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WITNESS MY HAND this ____ day of _____, 2021

Rowena Torrit

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

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. 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.

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Registered Professional Land Surveyor No. 4561

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SHADY SHORES, TX 76208

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FORT WORTH, TX 76121

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DENTON COUNTY, TEXAS

	4238 I-35 NORTH
	DENTON, TEXAS 76207
	(940) 382-4016
	FAX (940) 387-9784
TX FIRM REGISTRATION NO. 10098600	
REVISED: 27 MAY 2021	

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

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

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D.E. = DRAINAGE EASEMENT
F.I.R. = FOUND IRON ROD
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P.U.E. = PUBLIC UTILITY EASEMENT
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U.E. = UTILITY EASEMENT
W.E. = WATER EASEMENT

Lot Closure Report - Lot : 8-R and 12-R FRANK'S CAMP
=====

Thursday, May 27, 2021, 5:18:41p.m.

Starting location (North, East) = (7111535.071, 2417493.466)

(In the table below, the Length of Curves refers to the chord length.
and the Bearing of Curves refers to the chord bearing.)

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
---	-----	-----	-----	-----	-----	-----
1	Line	N07°15'57"E	142.030	No	7111675.960	2417511.429
2	Line	S88°30'03"E	65.000	No	7111674.260	2417576.407
3	Line	S07°15'57"W	142.030	No	7111533.370	2417558.444
4	Line	N88°30'03"W	65.000	No	7111535.071	2417493.466

Ending location (North, East) = (7111535.071, 2417493.466)

Total Distance : 414.060
Total Traverse Stations : 5
Misclosure Distance : < 0.001000
Error of Closure : 1:INFINITY
Frontage : 0.000
Frontage/Perimeter : 0.0 percent
AREA : 9185.230 sq. ft.
= 0.210864 Acres



AGENDA MEMORANDUM

DATE: June 3, 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.

BACKGROUND/INFORMATION:

FINANCIAL IMPLICATIONS:

RECOMMENDATION/ACTION DESIRED:

ATTACHMENTS/SUPPORTING DOCUMENTATION:

None

REVIEWED BY: