



**TOWN OF SHADY SHORES
PLANNING AND ZONING COMMISSION
SPECIAL CALLED SESSION
SEPTEMBER 2, 2021; 7:00 PM
SHADY SHORES COMMUNITY CENTER
101 S. SHADY SHORES ROAD
SHADY SHORES, TX 76208**

AGENDA

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

1. CALL TO ORDER
2. ROLL CALL
 Establish a quorum
3. REGULAR BUSINESS
 1. Minutes- Consider and act on approval of the June 3, 2021 Planning and Zoning 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 request for a zoning change from R-2000/1800 to Planned Development for the property known as 204 Dobbs Road.
 4. 301 E. 7th Street- Consider and act on approval of a replat for 301 E. 7th Street.
4. WORKSESSION
5. FUTURE AGENDA ITEMS
6. 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
JUNE 3, 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 [84044535274](https://us02web.zoom.us/j/84044535274).

MEMBERS PRESENT

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

Staff Present: Wendy Withers, Town Administrator

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

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 May 20th, 2021, Planning and Zoning Commission Meeting.
Rebecca Morgan made a motion to approve the minutes of the May 20th, 2021, Planning and Zoning Commission Meeting. Paul Brown seconded the motion.
Discussion: None
Ayes: Brown, Morgan, Winter, Wells
Nays: None
The motion passed unanimously.
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
A) Chairman Lea opened the public hearing at 7:05 pm.
B) Staff Report
C) Applicant was not present
D) No one spoke in favor of the request
E) No one spoke in opposition
F) Close the public hearing 7:07 pm
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.
Kenneth Wells made a motion to approve the replat of 222 W. Shady Shores Road. Paul Brown seconded the motion.
Discussion: None
Ayes: Brown, Morgan, Winter, Wells
Nays: None
The motion passed unanimously.
4. 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 made a motion to approve the replat request for John Borden (548 Laura Street). Rebecca Morgan seconded the motion.
Discussion: None
Ayes: Morgan, Wells, Winter, Brown
Nays: None
The motion passed unanimously.

5. WORKSESSION

1. Thoroughfare Plan- Conduct a worksession relative to proposed changes to the Town of Shady Shores Thoroughfare plan.
There was no action taken on this agenda item.

6. FUTURE AGENDA ITEMS

7. ADJOURN

The meeting was adjourned at 7:27 pm.

Passed and approved this the _____ day of _____, 2021

Rebecca Morgan, Vice-Chairman

Attest:

Wendy Withers, Town Administrator



AGENDA MEMORANDUM

DATE: September 2, 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 57, single family residential lots with lot sizes ranging from 1/3 to 1/2 acre. Other proposals for the subdivision include:

1. 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.
2. Garages and porches may not encroach within the 20 front building setback line.
3. All front entry garages to included decorative faux wood garage doors.
4. 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.
5. The homes will be a minimum of 2,200 square feet of conditioned living space.
6. Each home will provide a minimum two-car garage.
7. A minimum of five home floor plans shall be used.

Amenities

A minimum 1.5-acre open space shall be established with this planned development and include the following amenities:

1. Playground
2. 4' Walking Trails
3. Pond

Screening and Fencing

Fencing along Dobbs Road shall be a six-foot-tall masonry fence.

Entry features shall be included with the installation of masonry entry signs with planting beds on Dobbs Road.

The privacy fence material for each home shall be six-foot-tall, stained cedar with metal posts along the northern, eastern and western boundaries.

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 1, Block 1 and Lot 13, Block 4 shall be decorative ornamental iron/metal materials.

Landscaping

Five-foot sidewalk along with one street tree per lot will be provided throughout internal streets.

Common Open Space areas shall be maintained per approved plans by established HOA.

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.

FINANCIAL IMPLICATIONS:

RECOMMENDATION/ACTION DESIRED:

ATTACHMENTS/SUPPORTING DOCUMENTATION:

1. 2021.04.01 - SHADY SHORES - ZONING BOUNDARY-COMPLETED ANNEXATION APPLICATION FORM
2. 2021.08.02- SHADY SHORES - Planned Development Exhibit B
3. 2021.08.05 - SHADY SHORES - Landscape Plan
4. 2021.08.05- SHADY SHORES - Rezoning Request Letter
5. 2021.08.05 - SHADY SHORES - Site Plan

REVIEWED BY:



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: ECM Development, LLC

Company Address: 2201 E. Lamar Blvd, Suite 290

Arlington, TX 76006

Company Phone Number: _____

Company Email: _____

Contact Name: TJ Moore

Contact Phone Number: 817-739-1912

Contact Email: tjmoore@ecmdev.com

2. Description and Location of Property:

- a. Survey and abstract: J. BULLARD SURVEY, A-1566
- b. Attach metes and bounds description, and photos, (such as Google Earth)
- c. Lot and block: (if applicable)
Track 6A
- d. Total number of acres: 30 acres
- e. Location further described: 204 Dobbs Road
- 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: _____ Date: _____

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. LAKE DALLAS ISD, PO BOX 548, LAKE DALLAS, TX 75065
2. SHAY SANDERS, 312 S SHADY SHORES RD, SHADY SHORES, TX 76208-5216
3. FRANK & JUDY GRAHAM TRUST, 314 S SHADY SHORES RD, SHADY SHORES, TX 76208
4. Robert & Joette Cox, 320 S SHADY SHORES RD, SHADY SHORES, TX 76208
5. BLAKE STEWART & KIMBERLY BYNUM, PO Box 545, Lake Dallas, TX 75065
6. THOMAS AURTHUR COTE, 426 OAKWOOD CIR, SHADY SHORES, TX 76208
7. JOSEPH & KRYSTAL NOVAS, 428 OAKWOOD CIR TX, SHADY SHORES, TX 76208
8. _____
9. _____
10. _____
11. _____
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.

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 57 residential lots are to be developed along with two open space (X) lots.
5. Minimum lot area shall be 14,520 square feet or one-third acre.
6. At least 30% of lots shall exceed the minimum lot area of 14,520 square feet.
7. 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

8. 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.
9. Garages and porches may not encroach within the 20 front building setback line.
10. All front entry garages to included decorative faux wood garage doors.
11. 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.
12. The homes will be a minimum of 2,200 square feet of conditioned living space.
13. Each home will provide a minimum two-car garage.
14. A minimum of five home floor plans shall be used.

Amenities

15. A minimum 1.5-acre open space shall be established with this planned development and include the following amenities:
 - a. Playground
 - b. 4' Walking Trails
 - c. Pond
16. A maximum of six decorative mailbox clusters shall be provided throughout the community.

Screening and Fencing

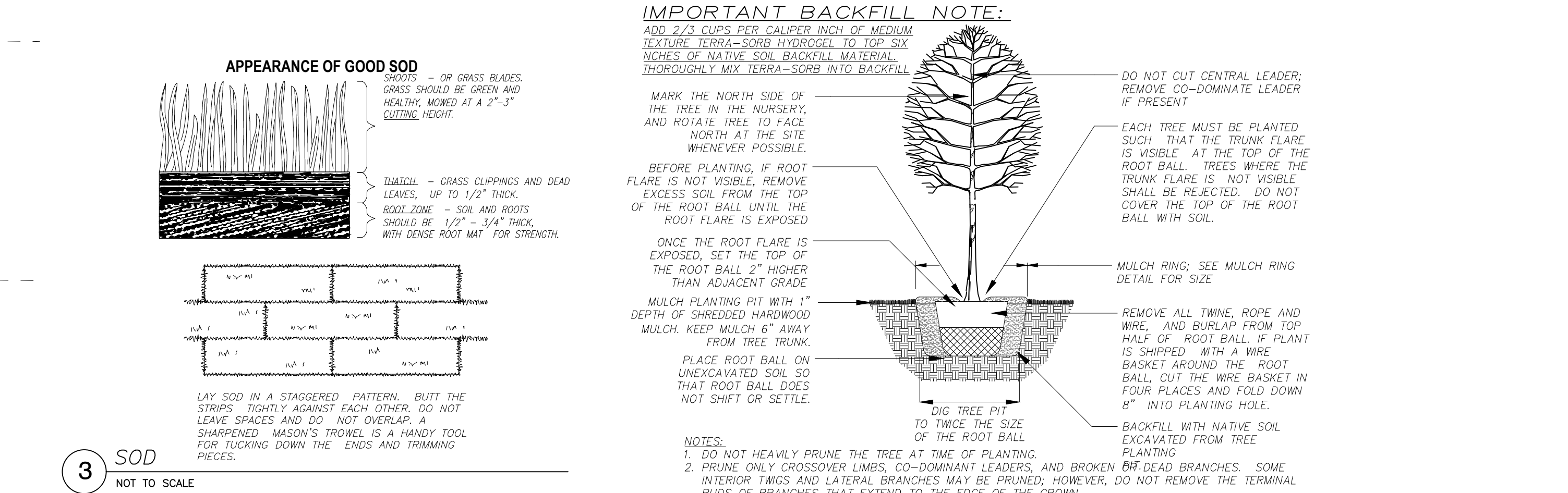
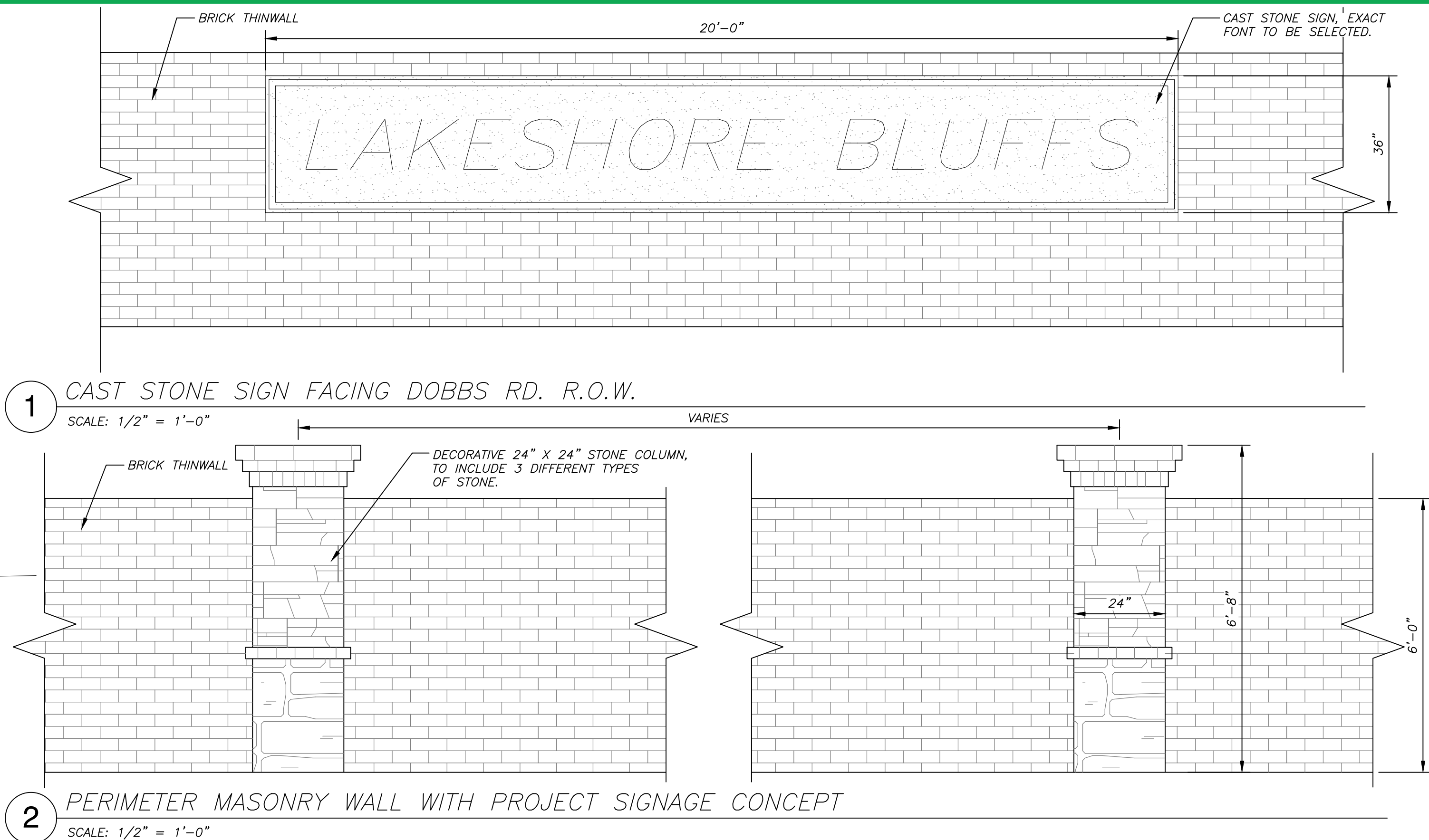
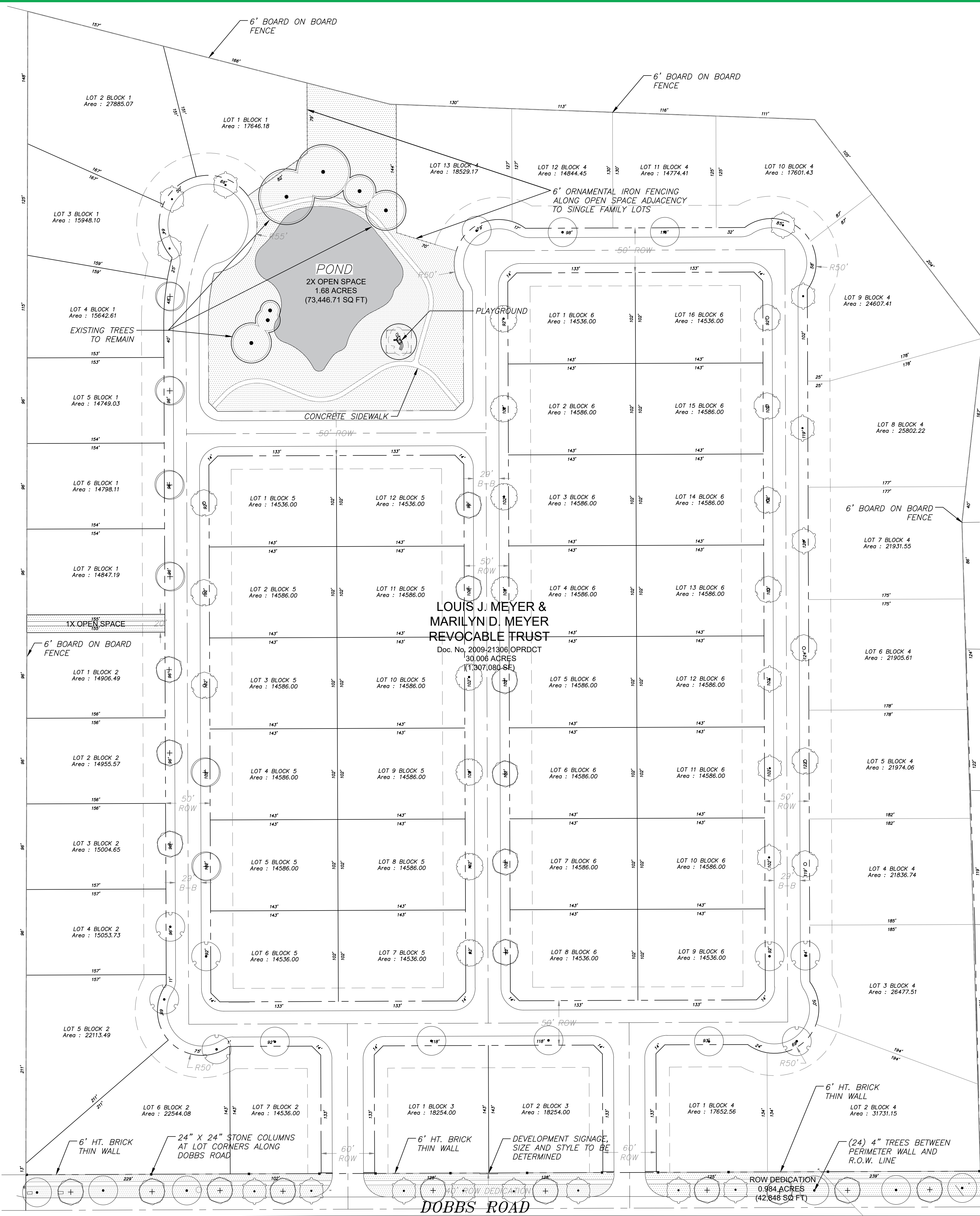
17. Fencing along Dobbs Road shall be a six-foot-tall masonry fence.
18. Entry features shall be included with the installation of masonry entry signs with planting beds on Dobbs Road.
19. The privacy fence material for each home shall be six-foot-tall, stained cedar with metal posts along the northern, eastern and western boundaries.
20. 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 1, Block 1 and Lot 13, Block 4 shall be decorative ornamental iron/metal materials.

Landscaping

21. Five-foot sidewalk along with one street tree per lot will be provided throughout internal streets.
22. Common Open Space areas shall be maintained per approved plans by established HOA.
23. 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

24. Use and development of the property shall comply with the attached Development Plan.
25. 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.



POTENTIAL PLANT PALETTE

PLANT GROUP	QTY	HEIGHT	SPREAD
LARGE CANOPY TREES			
CEDAR ELM ULMUS CRASSIFOLIA NURSERY GROWN	53	50'	40'
CHINESE PISTACHE PISTACIA CHINENSIS NURSERY GROWN	18	25'	20'
CHINQUAPIN OAK QUERCUS MUEHLENBERGII NURSERY GROWN	10	30'	25'
MEXICAN SYCAMORE PLATANUS MEXICANA	PER PLAN		
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			
GROUND COVERS			
COMMON BERMUDA CYNODON DACTYLON			

CONCEPT PLANT GROUPS

PLANT GROUP	QTY	HEIGHT	SPREAD
LARGE CANOPY DECIDUOUS TREES	53	50'	40'
FLOWERING ORNAMENTAL TREES	18	25'	20'
EVERGREEN ORNAMENTAL TREES	10	30'	25'
TURF GRASS	PER PLAN		

LAKE SHORE BLUFFS PLANNED DEVELOPMENT CONCEPT LANDSCAPE PLAN

AUGUST 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:
mima
civil engineering surveying landscape architecture planning
texas registration number: 1-2759
texas registration/license number: 10088500
519 east border
arlington, texas 76010
817-469-1671
fax: 817-274-8757
www.mimatexas.com

CONTACT: MICHAEL MARTIN, PLA
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SHEET 1 OF 3 03/29/2021



August 5, 2021

Town of Shady Shores
101 S. Shady Shores Road
Shady Shores, TX 76208

Dear Planning and Zoning Commissioners and Town Council Members:

ECM Development, LLC is currently under contract on a thrity 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 the creation of a unique neighborhood with curvilinear roads and a variety of lot sizes. The development will consist of 57 residential lots ranging from one-third acre to two-third acre. 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 1.5-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.

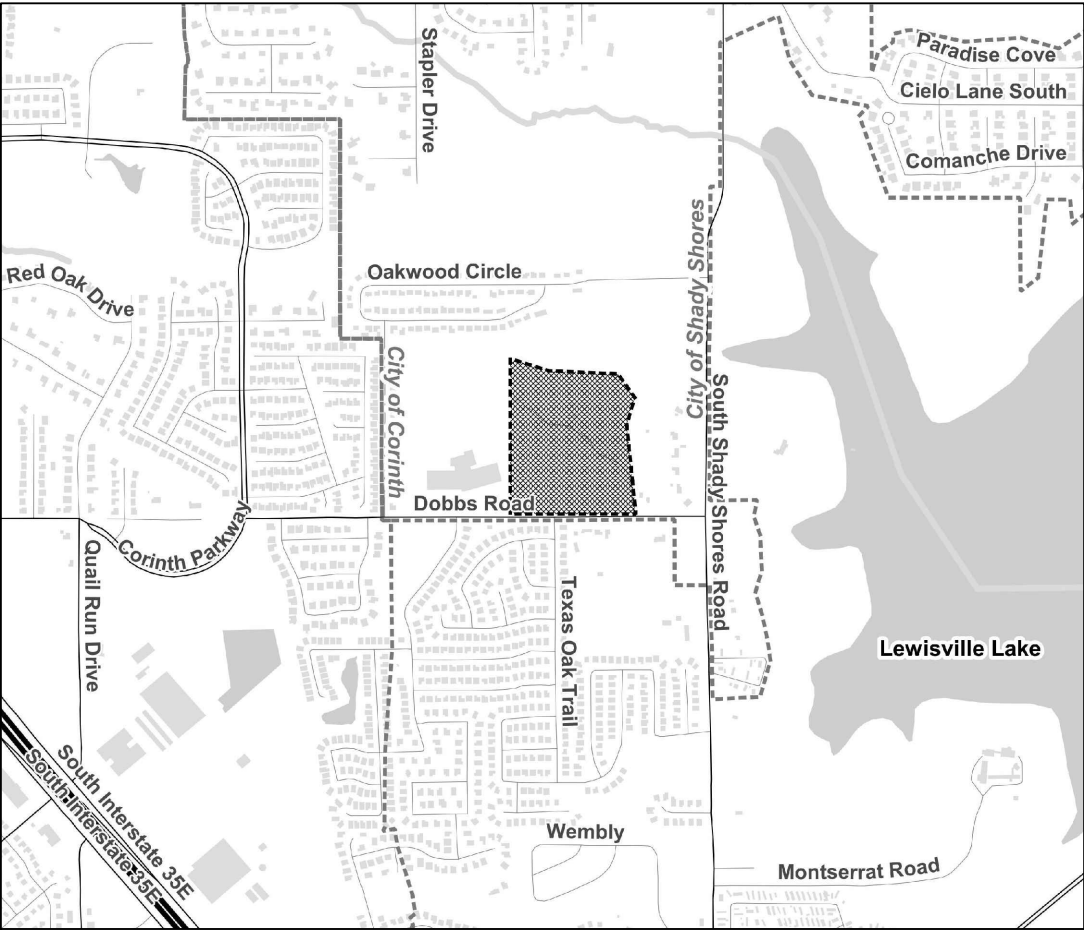
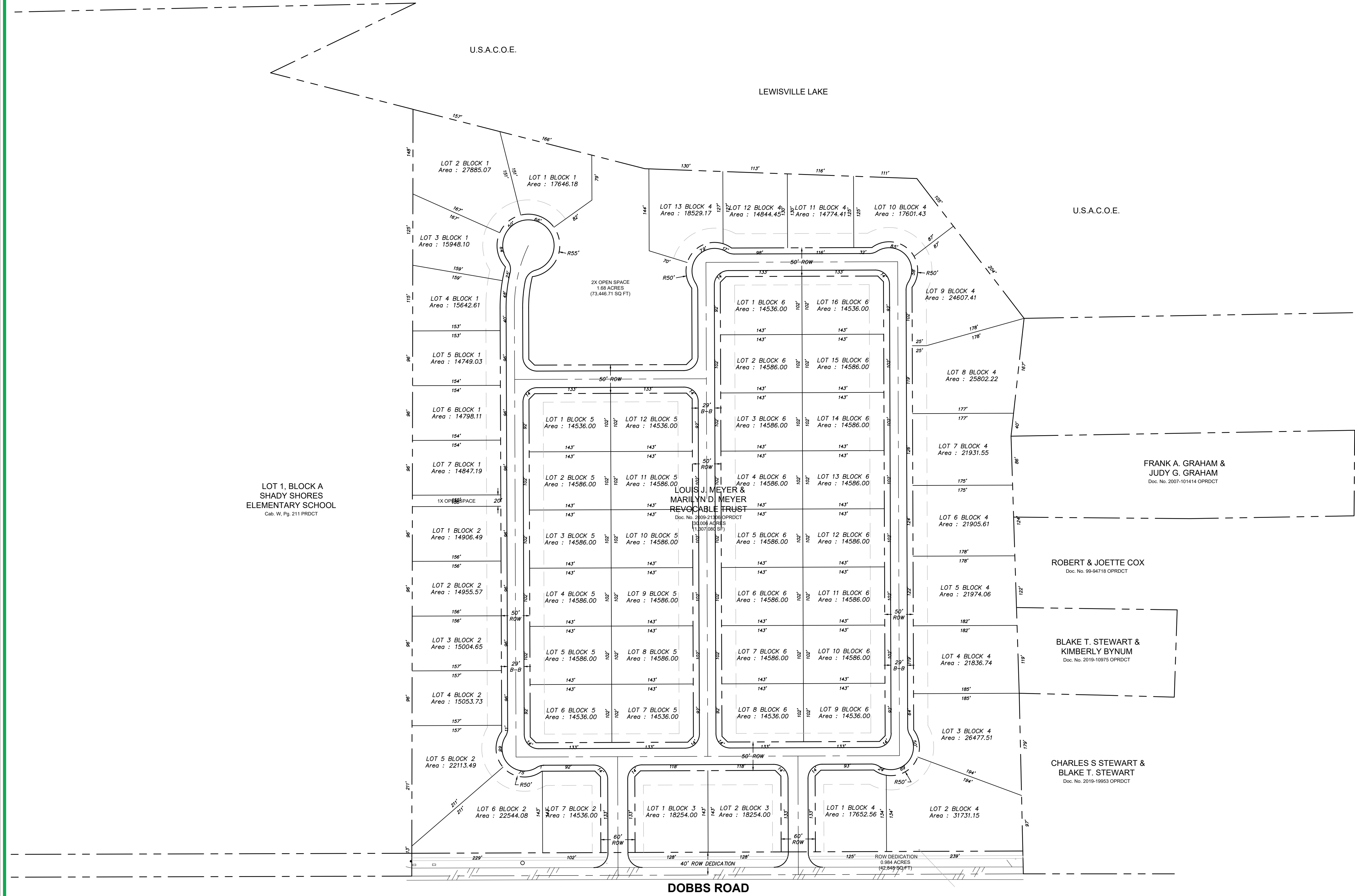
At ECM Development, our guiding philosophy is to design and construct high-quality communities that create value, provide homes for a diverse population, and exceed every expectation of project stakeholders. We appreciate the opportunity to work with Town of Shady Shores elected officials, staff administrators,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

Sincerely,

T.J. Moore

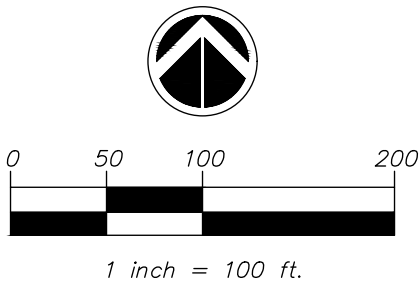
T.J. Moore
President/Owner
ECM Development, LLC

PLOTTED BY: JUAN LUIA DATE: 8/5/2021 4:58 PM PATH: P:\3398-00-01\400 Landscape Architecture\402 Construction Plans\Design\Base-XREF\00-01 SITE.dwg



VICINITY MAP

SITE INFO SUMMARY	
LOT TYPE (AREA)	NO. OF LOTS
0.3 - 0.39 AC	40
0.4 - 0.49 AC	6
0.5 - 0.74 AC	11
TOTAL	57
RESIDENTIAL LOTS INFO	
70' MIN WIDTH	20' MIN FRONT YARD
125' MIN DEPTH	20' MIN BACK YARD
14,000 SQ FT MIN AREA	5' MIN SIDE YARD
57 LOTS TO BE 10,000 SQ FT MIN	10' MIN CORNER SIDE YARD
2,200 SQ FT MIN DWELLING AREA	
OPEN SPACE LOTS	
TOTAL ACREAGE	1.70 AC



LAKESHORE BLUFFS
 PLANNED DEVELOPMENT
 CONCEPT SITE PLAN

AUGUST 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


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



AGENDA MEMORANDUM

DATE: September 2, 2021
TO: Planning and Zoning Commission
FROM: Wendy Withers, Town Administrator
SUBJECT: Action Regarding Public Hearing- Consider and act on a request for a zoning change from R-2000/1800 to Planned Development for the property known as 204 Dobbs Road.

BACKGROUND/INFORMATION:

FINANCIAL IMPLICATIONS:

RECOMMENDATION/ACTION DESIRED:

ATTACHMENTS/SUPPORTING DOCUMENTATION:

None

REVIEWED BY:



AGENDA MEMORANDUM

DATE: September 2, 2021
TO: Planning and Zoning Commission
FROM: Wendy Withers, Town Administrator
SUBJECT: 301 E. 7th Street- Consider and act on approval of a replat for 301 E. 7th Street.

BACKGROUND/INFORMATION:

Consider and act on approval of a re-plat for 301 E. 7th Street. This property was previously rezoned to the historic district zoning. The re-plat has been approved by the Town Engineer Richard Arvizu.

FINANCIAL IMPLICATIONS:

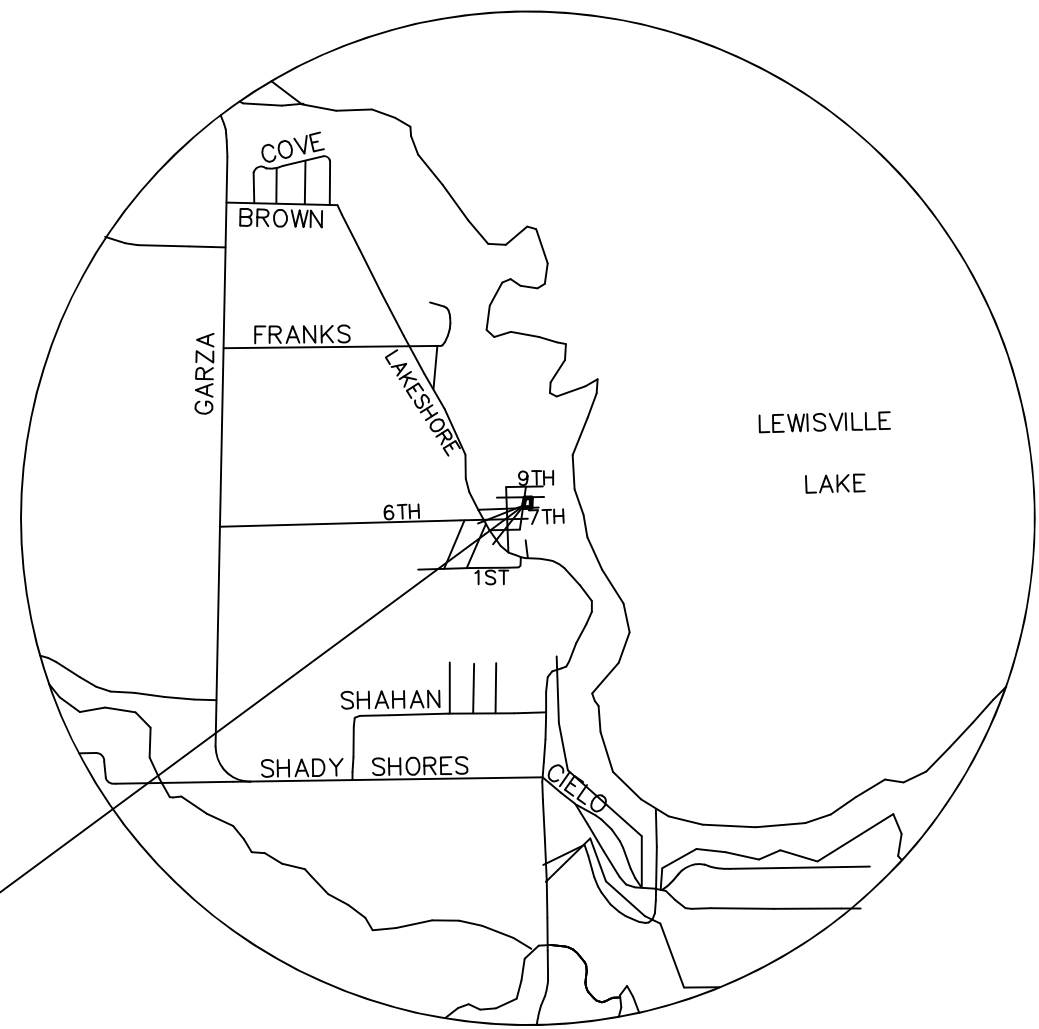
RECOMMENDATION/ACTION DESIRED:

ATTACHMENTS/SUPPORTING DOCUMENTATION:

1. 205449-EXISTING CONDITIONS
2. 205449-PLAT 7-26-21
3. lc_LOT 1-A SHADY SHORES
4. LTR_Plat Approval_301 E 7th_2021.08.11

REVIEWED BY:

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

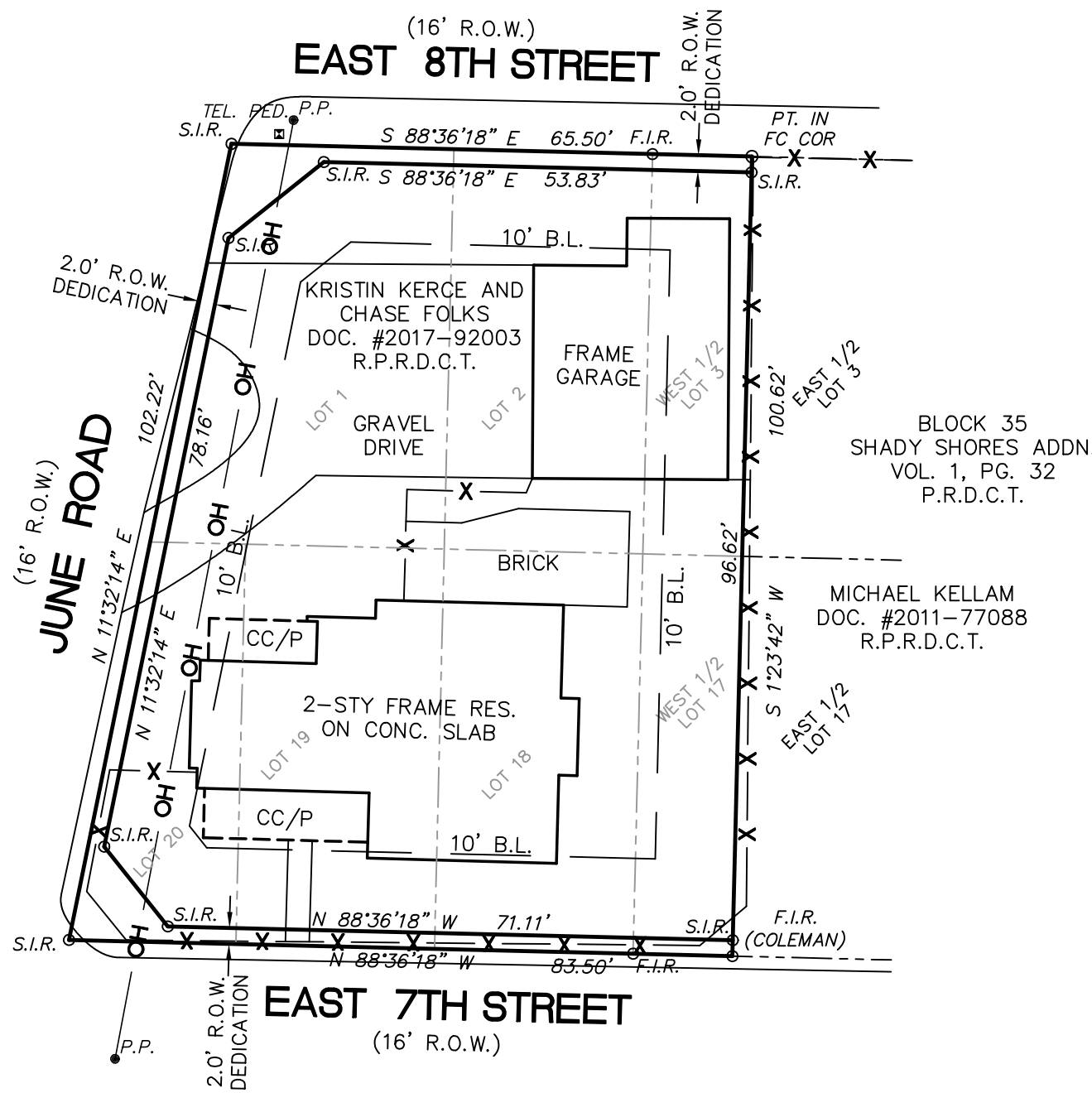
EXISTING CONDITIONS SHEET
LOT 1-A, BLOCK 35 OF
SHADY SHORES SUBDIVISION
AMENDING LOTS LOTS 1, 2, 18, 19, 20 AND
THE WEST 1/2 OF LOTS 3 AND 17, BLOCK 35
OF SHADY SHORES SUBDIVISION
BEING 0.172 ACRE IN THE B. EAVES SURVEY A-388
TOWN OF SHADY SHORES
DENTON COUNTY, TEXAS

	4238 I-35 NORTH
	DENTON, TEXAS 76207
	(940) 382-4016
	FAX (940) 387-9784
TX FIRM REGISTRATION NO. 10098600	
REVISED: 26 JULY, 2021	

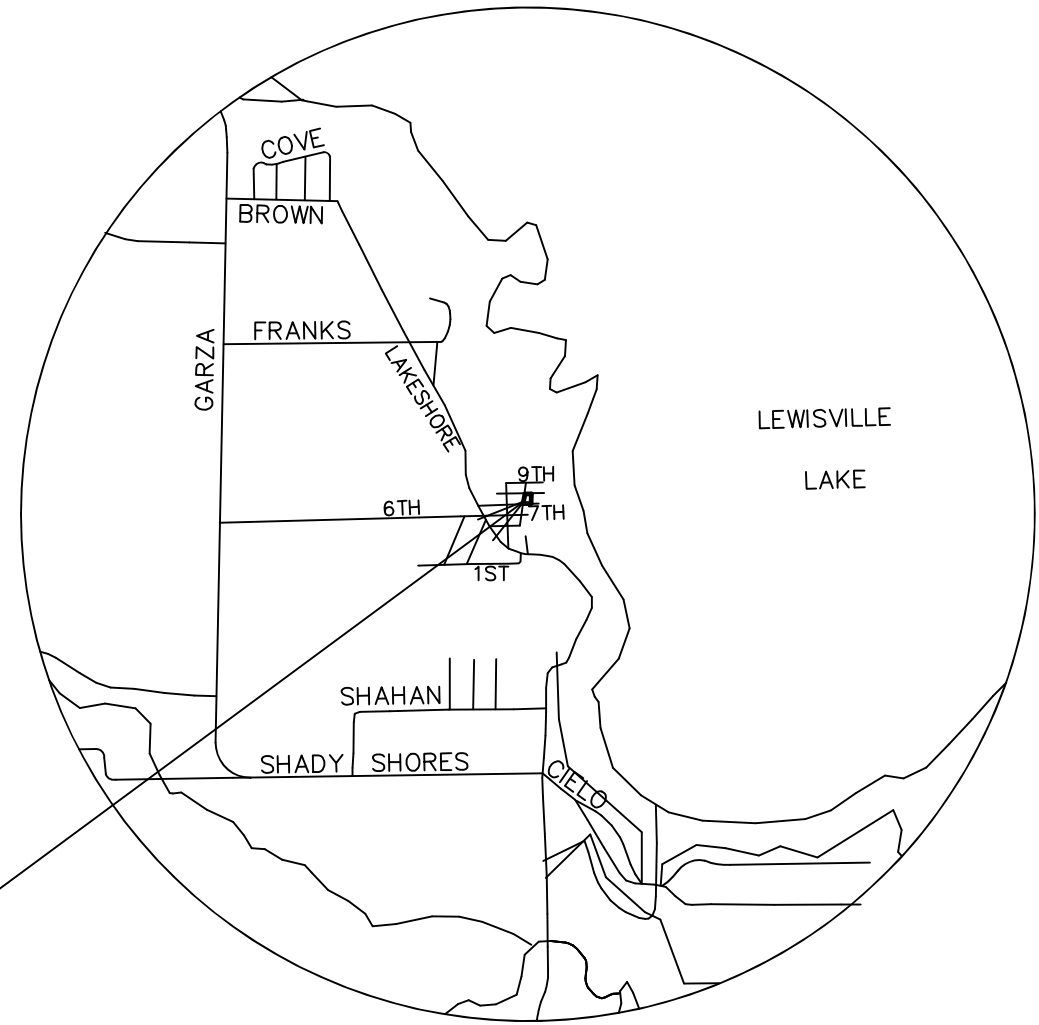
DRAWN BY: BTH SCALE: 1"=20' DATE: 14 JANUARY, 2021 JOB NO: 205449

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

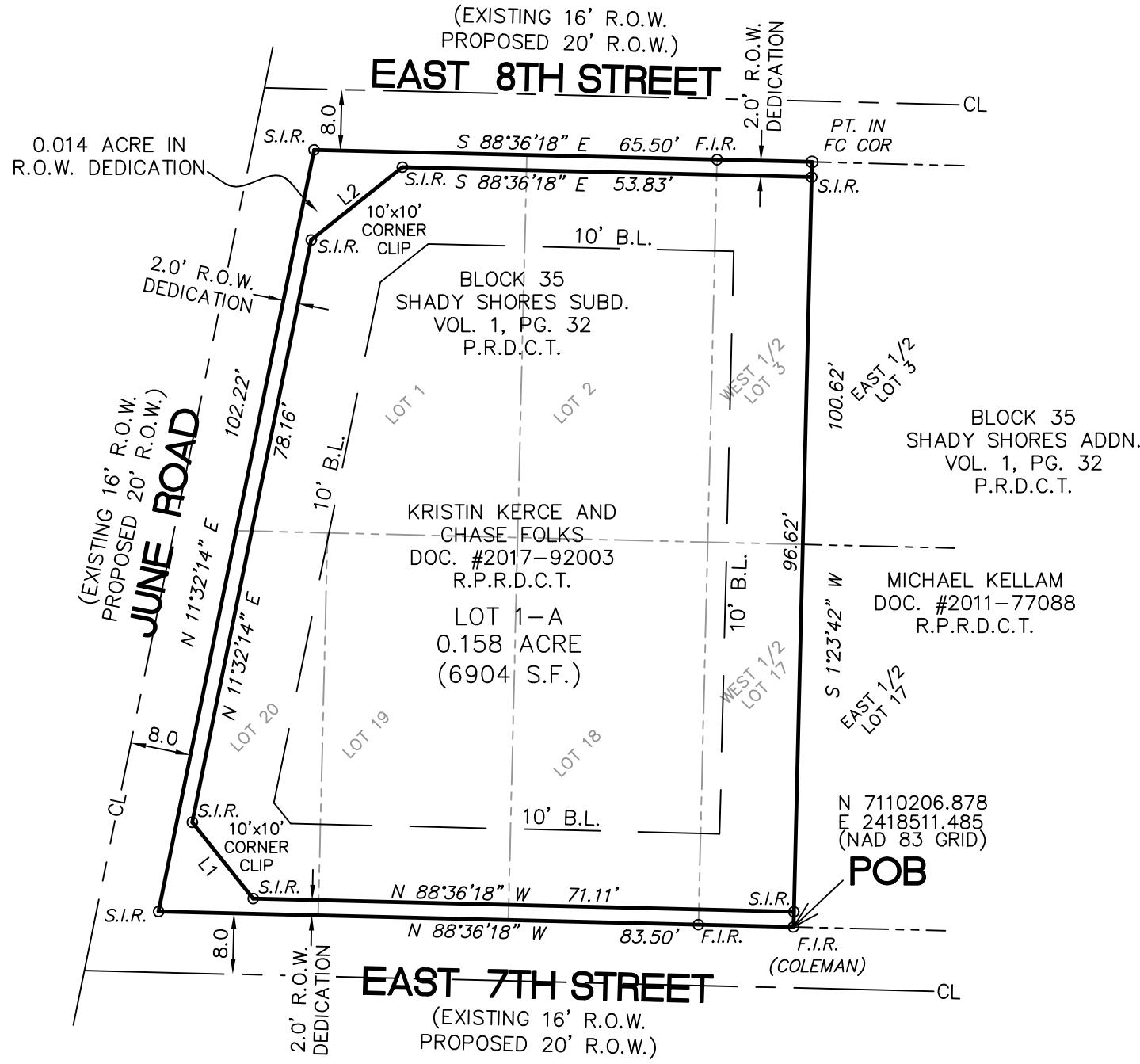
SURVEYOR
LANDMARK SURVEYORS
4238 I-35 N
DENTON, TEXAS 76207
(940) 382-4016



PROJECT LOCATION



VICINITY MAP
SCALE 1" = 2000'



NUM	BEARING	DISTANCE
L1	N 38°32'02" W	12.84'
L2	N 51°27'58" E	15.34'

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, 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 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.

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
(940) 382-4016
REVISED: 26 JULY, 2021
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

Lot Closure Report - Lot : LOT 1-A SHADY SHORES

Monday, July 26, 2021, 10:56:23a.m.

Starting location (North, East) = (7110206.878, 2418511.485)

(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	N88°36'18"W	83.500	No	7110208.911	2418428.010
2	Line	N11°32'14"E	102.220	No	7110309.065	2418448.454
3	Line	S88°36'18"E	65.500	No	7110307.471	2418513.935
4	Line	S01°23'42"W	100.620	No	7110206.881	2418511.485

Ending location (North, East) = (7110206.881, 2418511.485)

Total Distance : 351.840
Total Traverse Stations : 5
Misclosure Direction : S04°26'02"W (from ending location to starting location)
Misclosure Distance : 0.003
Error of Closure : 1:131208.1
Frontage : 0.000
Frontage/Perimeter : 0.0 percent
AREA : 7496.397 sq. ft. (straight segment added to close traverse)
= 0.172094 Acres

Founded on **Quality**
Built on **Trust**

August 11, 2021

Via: E-Mail

Cindy Aughinbaugh
Mayor
Town of Shady Shores
101 S Shady Shores Rd
Shady Shores, Texas 76208

Re: Plat Approval
LOT 1-A, BLOCK 35 OF
SHADY SHORES SUBDIVISION

Dear Cindy Aughinbaugh:

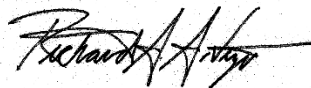
The Final Plat for Lot 1-A, Block 35 of Shady Shores Subdivision dated January 14, 2021, with a revision date of July 26, 2021, was received from Landmark Surveyors, LLC on behalf of property owners Kristen Kerce and Chase Folks. The purpose of the plat is to combine Lots 1, 2, 18, 19, 20 and the west 1/2 of Lots 3 and 17, Block 35 of Shady Shores Subdivision into a single residential lot. See attached plat. I reviewed a previous version and requested minor revisions on January 28, 2021. Those revisions have been completed.

It should be noted that the accessory structure constructed on the property encroaches into the required setback lines, as does the residential structure itself. See attached existing conditions sheet.

It is understood that on September 14, 2020, a variance request to the setback lines and maximum height level for an accessory building built on the property was approved by the Town of Shady Shores Zoning Board of Adjustments. The request was granted conditional on payment of double permit fees, replating the property, requesting a zoning change from R-2000 to Historical Zoning, obtaining a building permit, completing the required inspections, and providing a hold harmless letter to the Town of Shady Shores for work already completed.

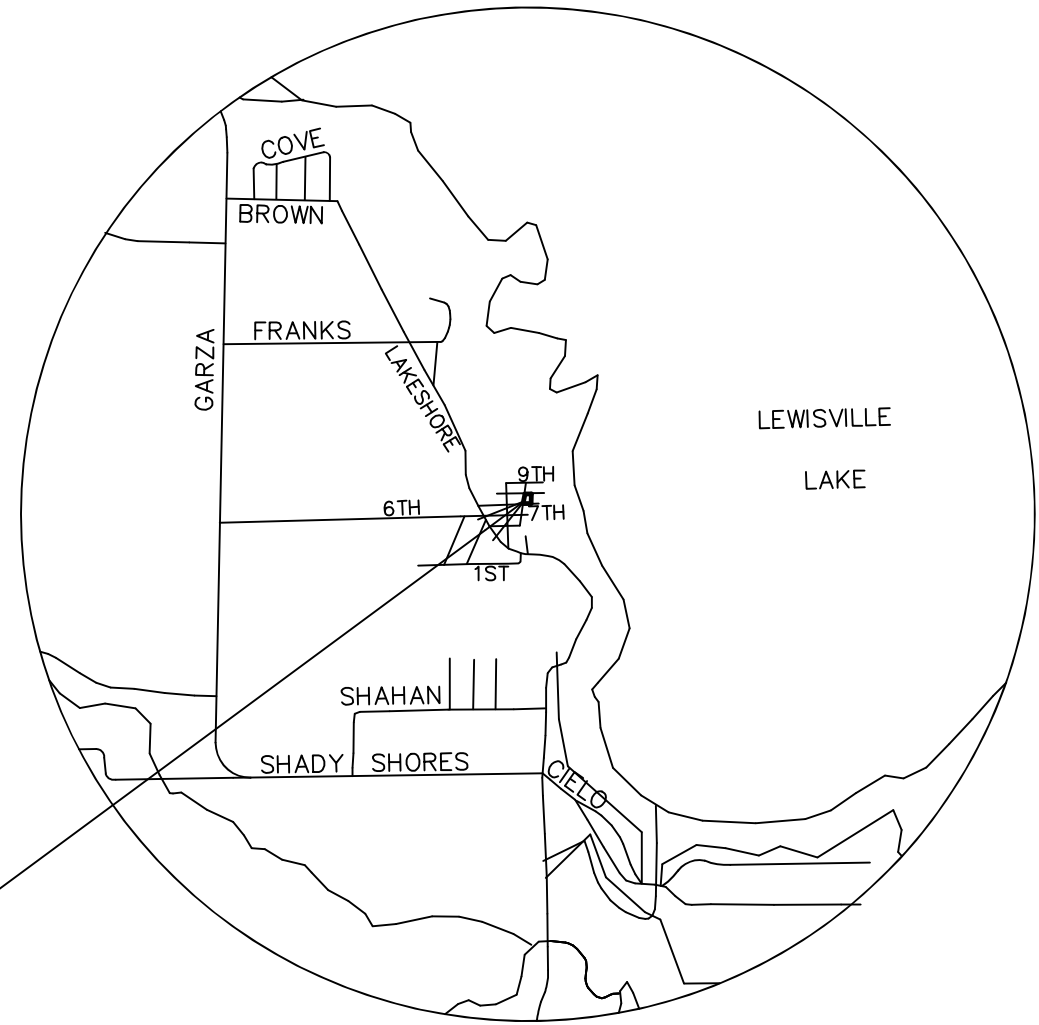
Based on my review and the information above, I recommend approval of the attached plat.

Binkley & Barfield, Inc.

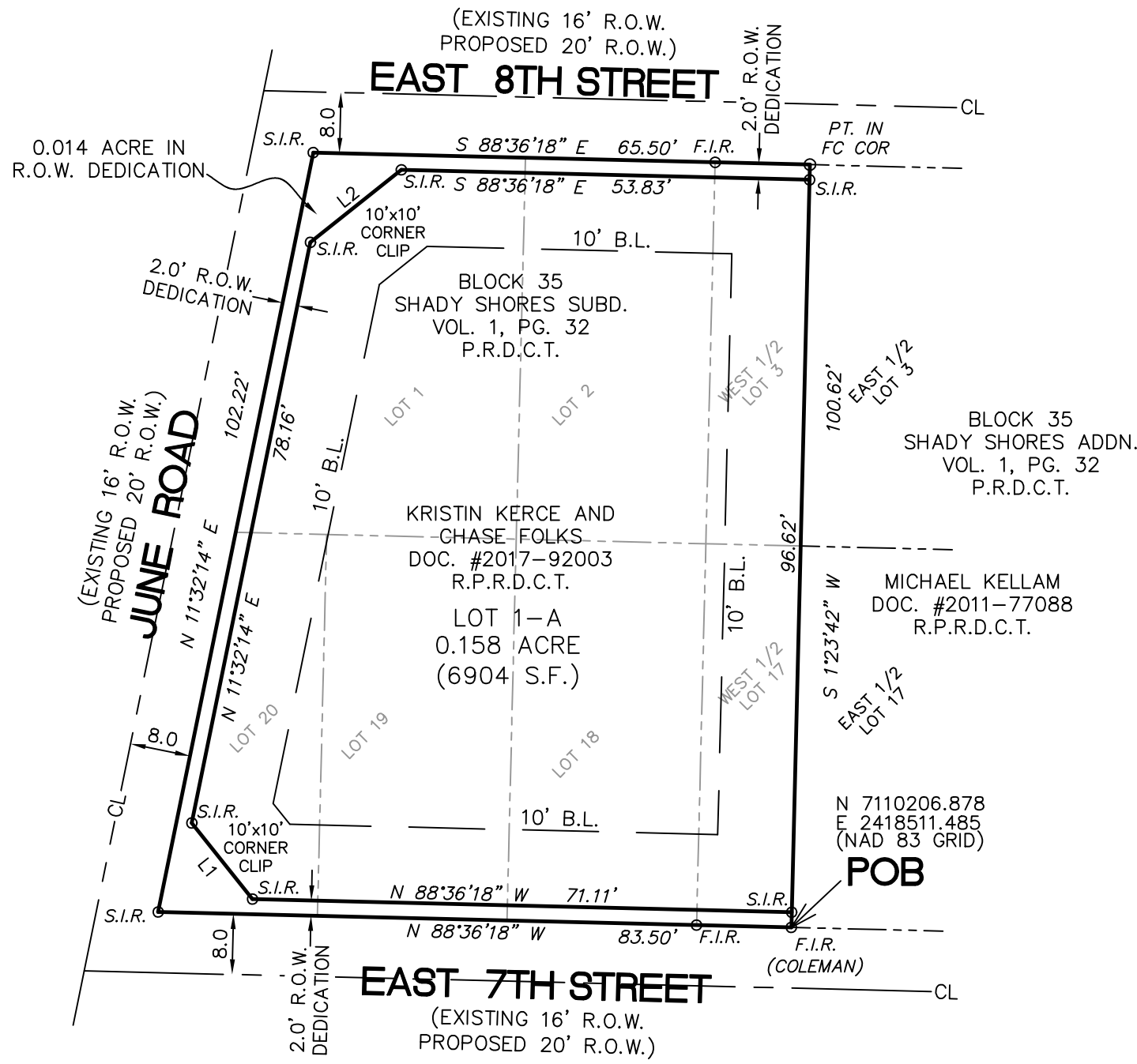


Richard A. Arvizu, P.E., CFM
Regional Vice President
rarvizu@binkleybarfield.com

PROJECT LOCATION



VICINITY MAP
SCALE 1" = 2000'



NUM	BEARING	DISTANCE
L1	N 38°32'02" W	12.84'
L2	N 51°27'58" E	15.34'

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, 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 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.
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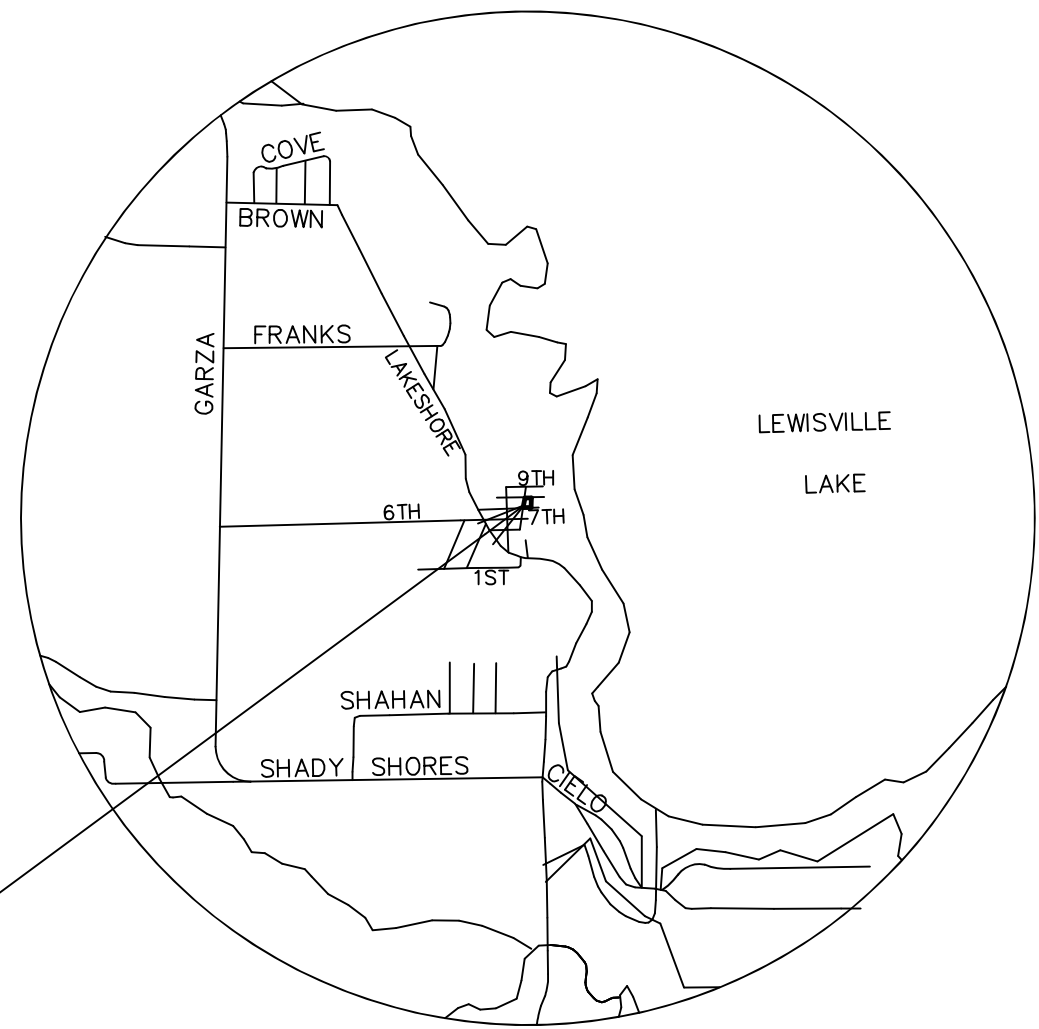
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PROJECT LOCATION



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
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	FAX (940) 387-9784
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