



**TOWN OF SHADY SHORES
PLANNING AND ZONING COMMISSION
REGULAR SESSION
APRIL 14, 2022; 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 March 10, 2022 Planning and Zoning Commission Meeting minutes.
 2. Public Hearing- Conduct a Public Hearing relative to a request made by Dennis Herd for a replat of the property legally known as Stephens Corner Addition Abstract M.E.P. & P.R.R Survey A-911, Lot 4 Block A, (101 Lakeshore). The total acreage is 4.614 and the proposed replat contains seven, ½ acre single family homesites.
 - 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 (Herd Replat)- Consider and act on a request made by Dennis Herd for a replat of the property legally known as Stephens Corner Addition Abstract M.E.P. & P.R.R Survey A-911, Lot 4 Block A.
4. WORKSESSION
 1. 1. Review of the Town of Shady Shores Parking Ordinance
 2. Review the updated Town of Shady Shores Subdivision Map and Thoroughfare plan.
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
MARCH 10, 2022; 7:00 PM
SHADY SHORES COMMUNITY CENTER
101 S. SHADY SHORES ROAD
SHADY SHORES, TX 76208

MINUTES

MEMBERS PRESENT

Josh Juve	Chairman	Present
Rebecca Morgan	Vice-Chairman	Present (virtual)
Nathan Abato	Commissioner	Present
Frank Graham	Commissioner	Present
Randal Dupape	Commissioner-Alternate	Present
Michael Young	Commissioner-Alternate	Present
Paul Brown	Commissioner	Absent

STAFF PRESENT: Wendy Withers, Town Administrator, Amber Schuler, Deputy Town Secretary; Katie Klein, Community Relations Admin; Joan Davis, Building Permit Tech; Jim Shepherd, Town Attorney; Bill Emsoff, Councilmember Liaison

1. CALL TO ORDER

Chairman Josh Juve called the meeting to order at 7:00 P.M.

2. ROLL CALL

Establish a quorum

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

3. REGULAR BUSINESS

1. Minutes- Consider and act on approval of the minutes of the November 4, 2021 and the February 10, 2022 Planning and Zoning Commission Meeting Minutes.
Commissioner Graham made a motion to approve the minutes as written and Commissioner Young seconded the motion. The motion passed unopposed.

4. WORKSESSION

1. 1. Review of the Town of Shady Shores Parking Ordinance
2. Review of the Town of Shady Shores Zoning Map and discussion
3. Review of the Town of Shady Shores Thoroughfare Map.

A worksession was conducted discussing the Parking Ordinance, the Zoning Map and the Thoroughfare map.

5. FUTURE AGENDA ITEMS
Short term rentals ordinance

6. ADJOURN
The meeting was adjourned at 7:38 p.m.

PASSED AND APPROVED THIS THE _____ DAY OF _____, 2022.

APPROVED:

Josh Juve, Chairman

ATTEST:

Amber Schuler, Deputy Town Secretary



AGENDA MEMORANDUM

DATE: April 14, 2022
TO: Planning and Zoning Commission
FROM: Wendy withers, Town Administrator

Public Hearing- Conduct a Public Hearing relative to a request made by Dennis Herd for a replat of the property legally known as Stephens Corner Addition Abstract M.E.P. & P.R.R Survey A-911, Lot 4 Block A, (101 Lakeshore). The total acreage is 4.614 and the proposed replat contains seven, ½ acre single family homesites.

SUBJECT: 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:

Dennis Herd has submitted an application for a replat of the property legally known as Stephens Corner Addition Abstract M.E.P. & P.R.R Survey A-911, Lot 4 Block A, (101 Lakeshore). The total acreage is 4.614 and the proposed replat contains seven, ½ acre single family homesites. The Town Engineer has reviewed the project and provided his initial comments which are included in this packet. In addition, the Town has requested that a minimum 5-foot wide sidewalk along the W Shady Shores Rd frontage.

FINANCIAL IMPLICATIONS:

RECOMMENDATION/ACTION DESIRED:

ATTACHMENTS/SUPPORTING DOCUMENTATION:

1. Signed Application_Redacted
2. D57039 - 101 Lakeshore Road - Shady Shores_2022.03.25 - Town Eng comments 4-4-22
3. Herd Addition Civil Sheets w full ROW - Town Eng comments 4-4-22

REVIEWED BY:

PLAT APPLICATION

APPLICANT

Name Grayson CeBallos
Company Windrose Land Services
Address 1955 Lakeway Dr. Ste. 220
Town Lewisville State TX
Zip 75057 Fax _____
Phone 972-370-5871
E-mail grayson.ceballos@windroseservices.com

OWNER (if different from applicant)

Name Dennis Herd
Company D & J Herd, LLC
Address 7142 Gregg Road
Town Krum State TX
Zip 76249 Fax _____
Phone _____
E-mail _____

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

- ☐ Minor Plat (new subdivision of 3 or fewer lots with no new infrastructure)
☐ Minor Replat (existing subdivision to create 3 or fewer lots with no new infrastructure)
☐ Amending Plat (existing subdivision minor amendments and no new lots or infrastructure)
☒ Preliminary Plat or Replat (new subdivision of 4 or more lots or new infrastructure)
☐ Final Plat (following approval of preliminary plat and installation of new infrastructure)

Property Information:

Street address or location of property: 101 Lakeshore Road

Legal description: Survey Stephens Corner Addition Abstract M.E.P. & P.R.R Survey A- 911

Lot 4 Block A Total Acreage 4.614

Attach a metes and bounds description.

By signing this form, the applicant is acknowledging that:

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

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

Dennis Herd LLC
APPLICANT SIGNATURE

3-8-2022
DATE

Dennis W. Herd
OWNER SIGNATURE

3-8-2022
DATE

OFFICE USE ONLY BELOW

PRELIMINARY and MINOR PLATS/REPLATS

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

Date Received: _____

Receipt #: _____

Check #: _____

Received by: _____

CONSTRUCTION PLANS

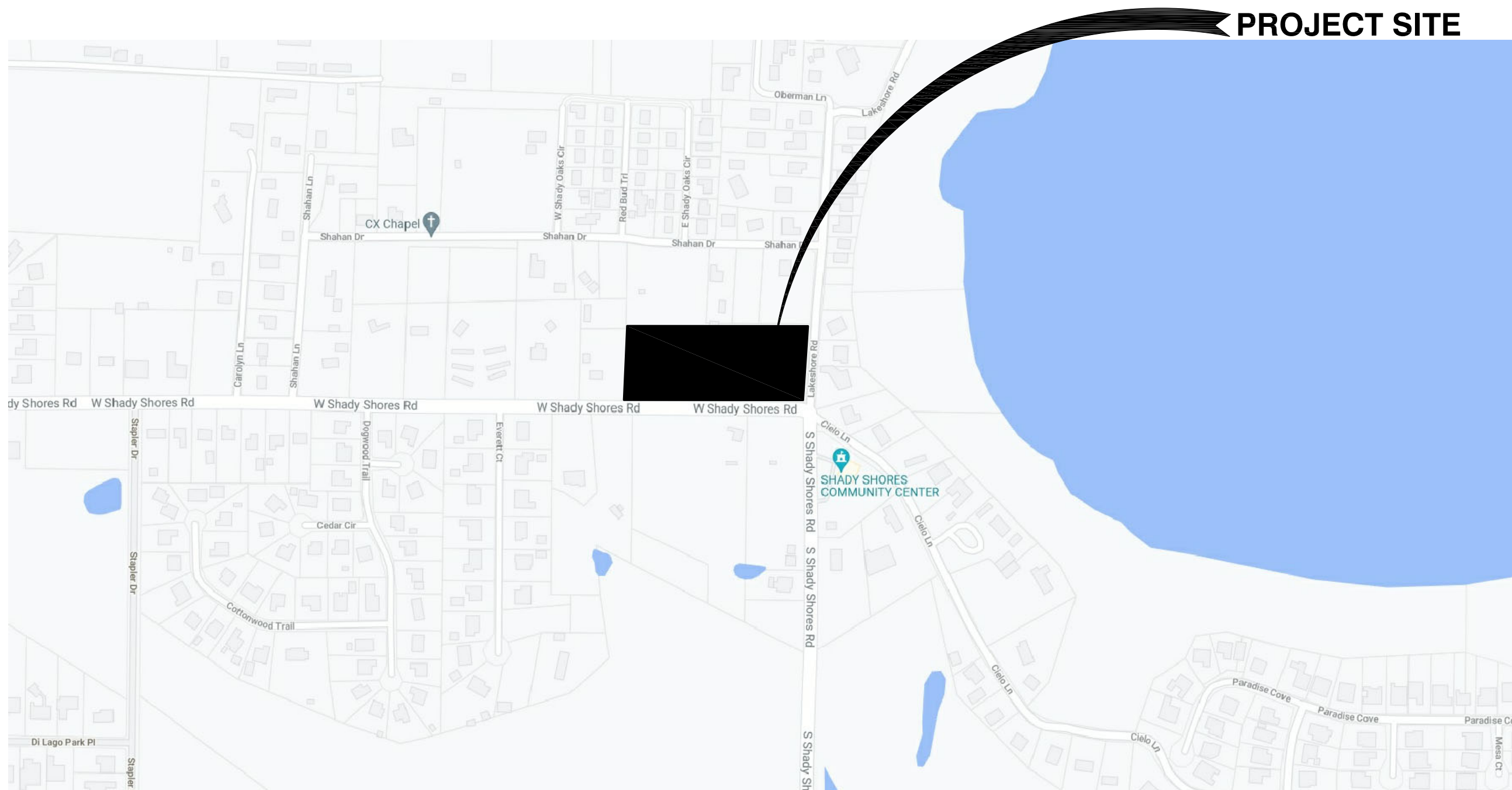
for

HERD ADDITION

Shady Shores, TX

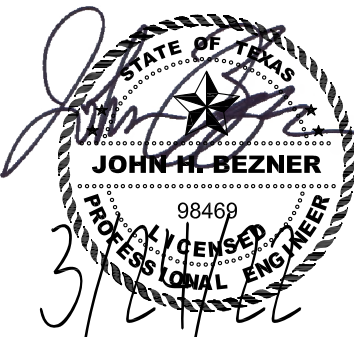
TOWN ENGINEER
Comments
4-4-2022
Revise and Resubmit

Include the plat in
this plan set



LOCATION MAP
(NOT TO SCALE)

INDEX of SHEETS	
Sheet No.	Title
2	UTILITY PLAN
3	GRADING PLAN
4	PRE-DEVELOPMENT DRAINAGE AREA MAP
5	POST-DEVELOPMENT DRAINAGE AREA MAP
6	DETENTION POND PLAN & CALCULATIONS
7	EROSION CONTROL PLAN

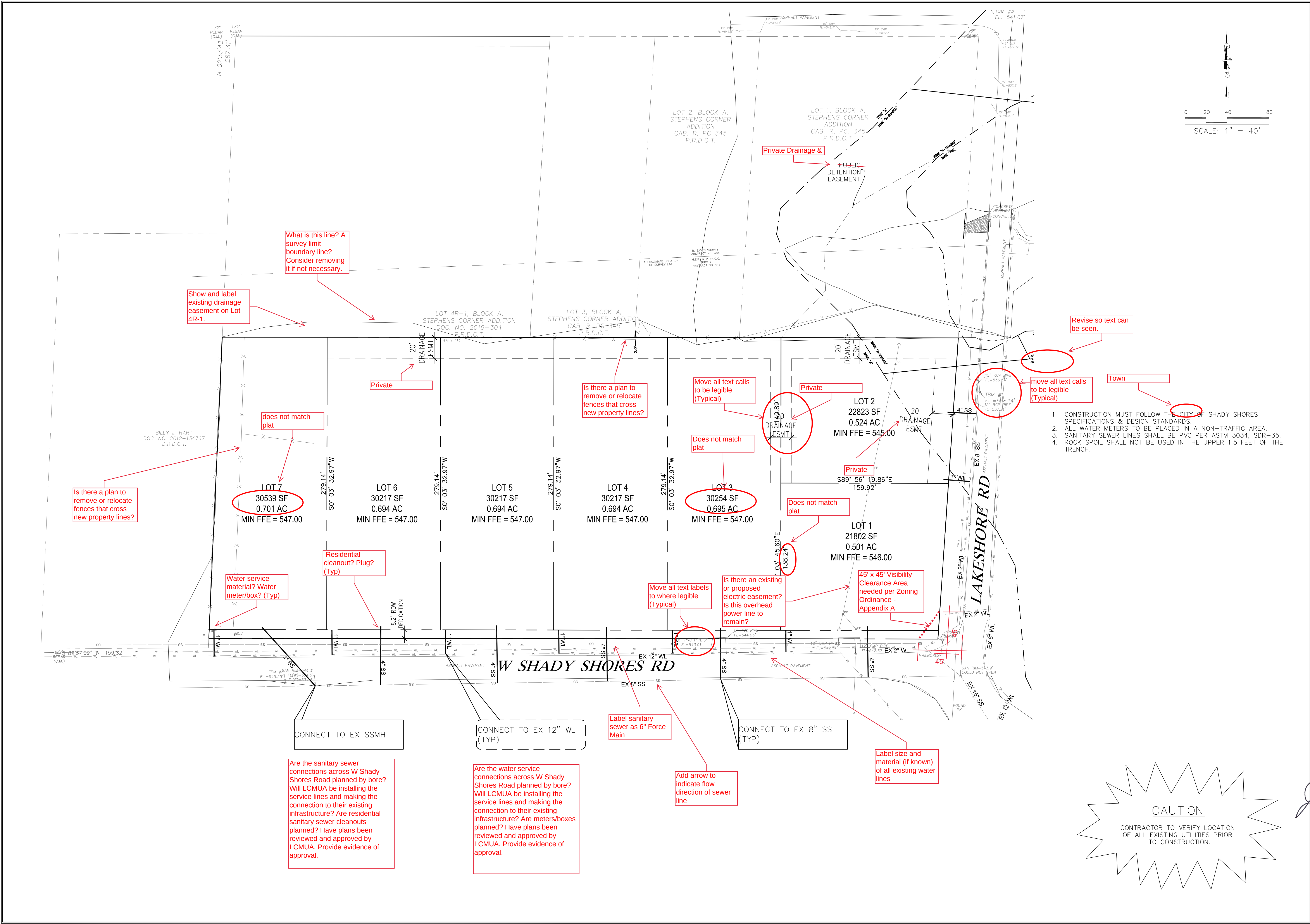


FINAL FOR CONSTRUCTION

MARCH 2022



9101 LBJ FREEWAY, STE 300
DALLAS, TX 75243
972-554-1100 (OFFICE)
866-682-8129 (FAX)
TBPE Firm #: 9723

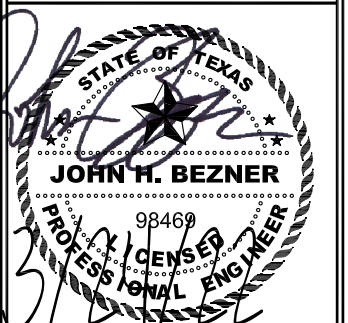


9101 LBJ FREEWAY, STE 300
DALLAS, TX 75243
972-554-1100 (Office)
1-866-682-8129 (Fax)
TBPE Firm #: 9723

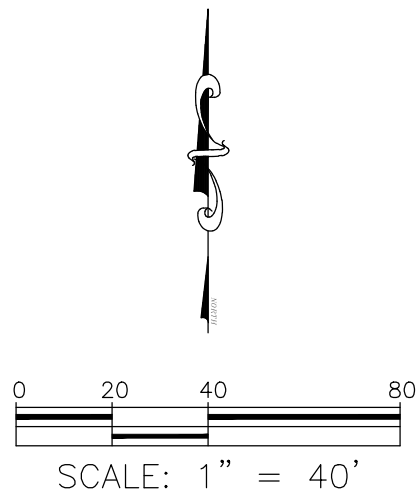
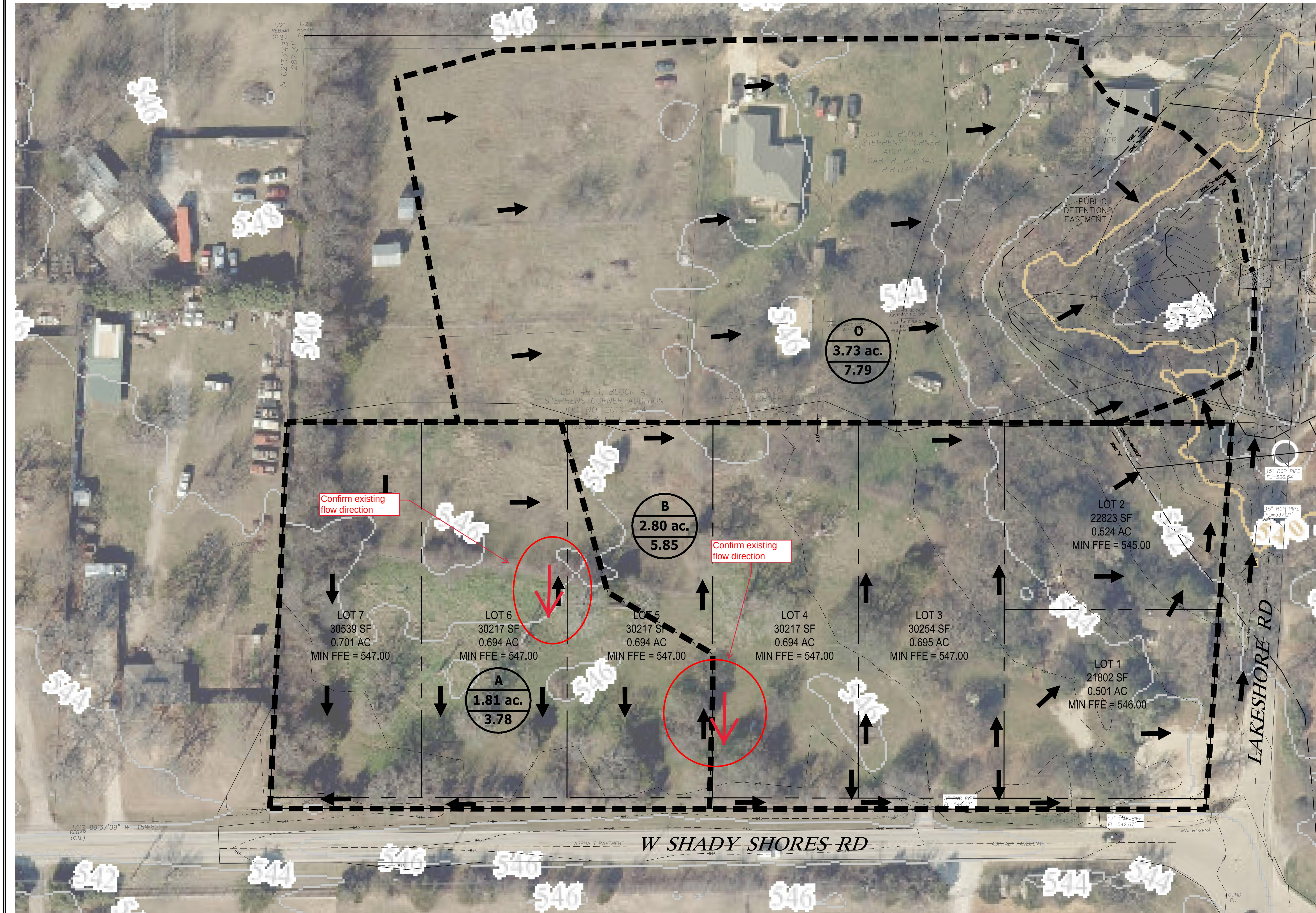
**CIVIL POINT**
ENGINEERS

PROJECT NAME: **HERD
ADDITION**
SHADY SHORES, TX

SHEET TITLE: **UTILITY PLAN**



DATE	2-18-22
SCALE	1" = 40'
SHEET	2
OF	7



LEGEND

A1	DRAINAGE AREA NO.
5.71 ac.	DRAINAGE AREA SIZE
17.13	DRAINAGE FLOW 100YR (CFS)

- DRAINAGE FLOW DIRECTION
- EXISTING CONTOUR
- PROPOSED CONTOUR

PRE-DEVELOPMENT DRAINAGE AREA CALCULATIONS																			
DRAINAGE	AREA			5 Yr			10 Yr			25 Yr			50 Yr			100 Yr			OUTFALL
AREA #	(acre)	T/C	C	Cf	I (in/hr)	Q (cfs)	Cf	I (in/hr)	Q (cfs)	Cf	I (in/hr)	Q (cfs)	Cf	I (in/hr)	Q (cfs)	Cf	I (in/hr)	Q (cfs)	
A	1.81	20	0.30	1.0	4.21	2.29	1.0	4.79	2.60	1.1	5.60	3.34	1.2	6.27	4.09	1.25	6.96	4.72	W SHADY SHORES RD
B	2.80	20	0.30	1.0	4.21	3.54	1.0	4.79	4.02	1.1	5.60	5.17	1.2	6.27	6.32	1.25	6.96	7.31	LAKESHORE RD
O	3.73	20	0.30	1.0	4.21	4.71	1.0	4.79	5.36	1.1	5.60	6.89	1.2	6.27	8.42	1.25	6.96	9.74	DRAINAGE AREA B

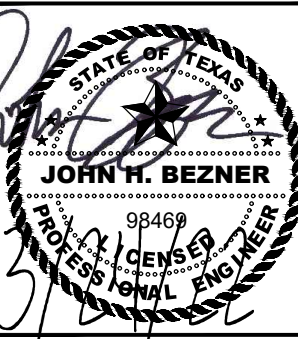
There are two developed lots in Area "O". Revise to include a composite C factor.

9101 LBJ FREEWAY, STE 300
DALLAS, TX 75243
972-554-1100 (Office)
1-866-682-8129 (Fax)
TBPE Firm #: 9723

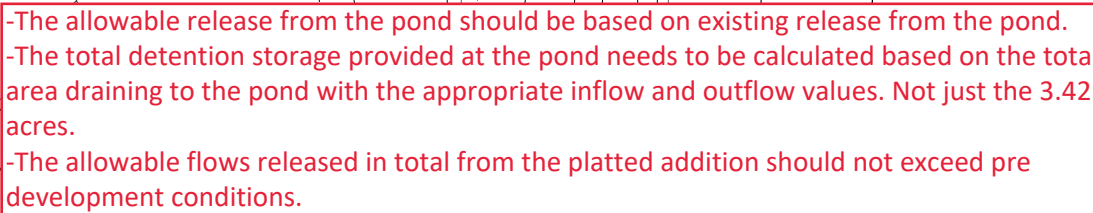


PROJECT NAME: **HERD ADDITION**
SHADY SHORES, TX

SHEET TITLE: **PRE-DEVELOPMENT DRAINAGE AREA MAP**



DATE: 2-18-22
SCALE: 1" = 40'
SHEET: **4**
OF: **7**



Please explain this adjustment.
Present basis/ calculations for it.

Step 4. 100 Yr Max Required Storage (cf) 19379

Note:

1. The use of the Modified Rational Method for detention design, is limited to drainage basins with less than 200 acres.
2. The detention pond shall be designed using the 2, 10, 25, & 100-year storm peak flows.

INSTALL: TRIANGULAR WEIR STRUCTURE
(SEE DETAILS THIS SHEET)
W/ 17SY OF 12" ROCK RIPRAP
(12" MIN. DIAM.) FL = 534.0
TOP OF BERM = 537.0

Step 4. 100 Yr Max Required Storage (cf) 13106

Note: 1. The use of the Modified Rational Method for detention design, is limited to drainage basins with less than 200 acres.
2. The detention pond shall be designed using the 2, 10, 25, & 100-year storm peak flows.



N.T.S.

Step 4. 100 Yr Max Required Storage (cf) 16461

Note: 1. The use of the Modified Rational Method for detention design, is limited to drainage basins with less than 200 acres.
2. The detention pond shall be designed using the 2, 10, 25, & 100-year storm peak flows.

Step 4. 100 Yr Max Required Storage (cf) 9999

Note: 1. The use of the Modified Rational Method for detention design, is limited to drainage basins with less than 200 acres.
2. The detention pond shall be designed using the 2, 10, 25, & 100-year storm peak flows.

Step 4.	100 Yr Max Required Storage (cf)	8605
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Note: 1. The use of the Modified Rational Method for detention design, is limited to drainage basins with less than 200 acres.
2. The detention pond shall be designed using the 2, 10, 25, & 100-year storm peak flows.

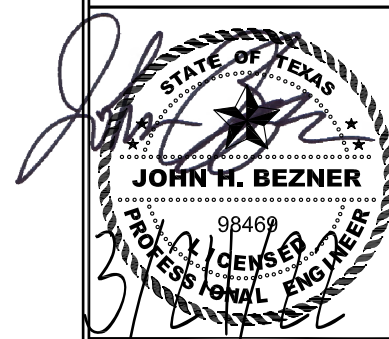
9101 LBj FREEWAY, STE 300
DALLAS, TX 75243
972-554-1100 (Office)
1-866-682-8129 (Fax)
TBPE Firm #: 9723



CIVIL POINT
ENGINEERS

NAME: **HERD
ADDITION
SHADY SHORES, TX**

POST-DEVELOPMENT
DRAINAGE AREA MAP



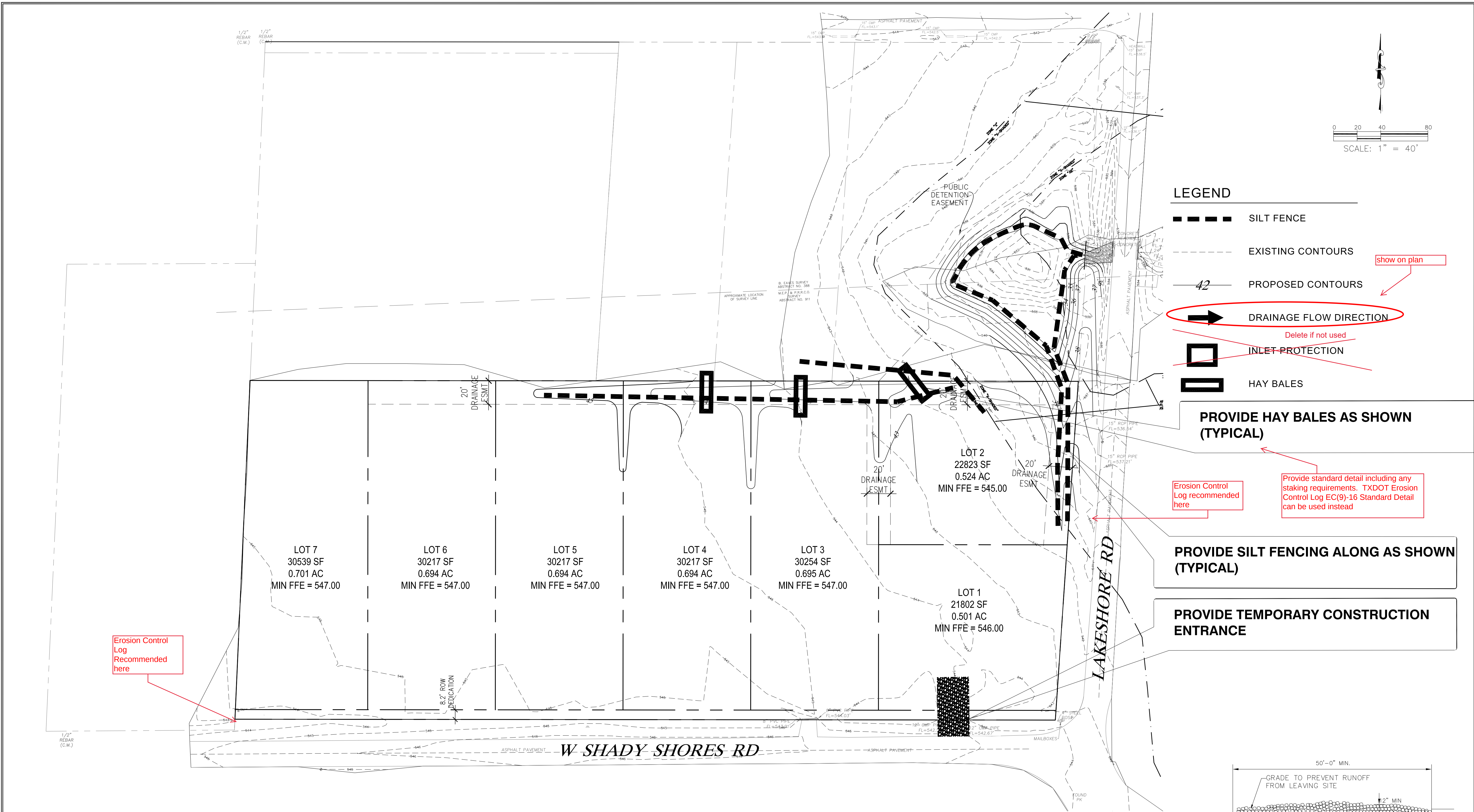
DATE 2-18-22

SCALE 1" = 20'

SHEET **6**

OF **7**

OF **7**



LEGEND

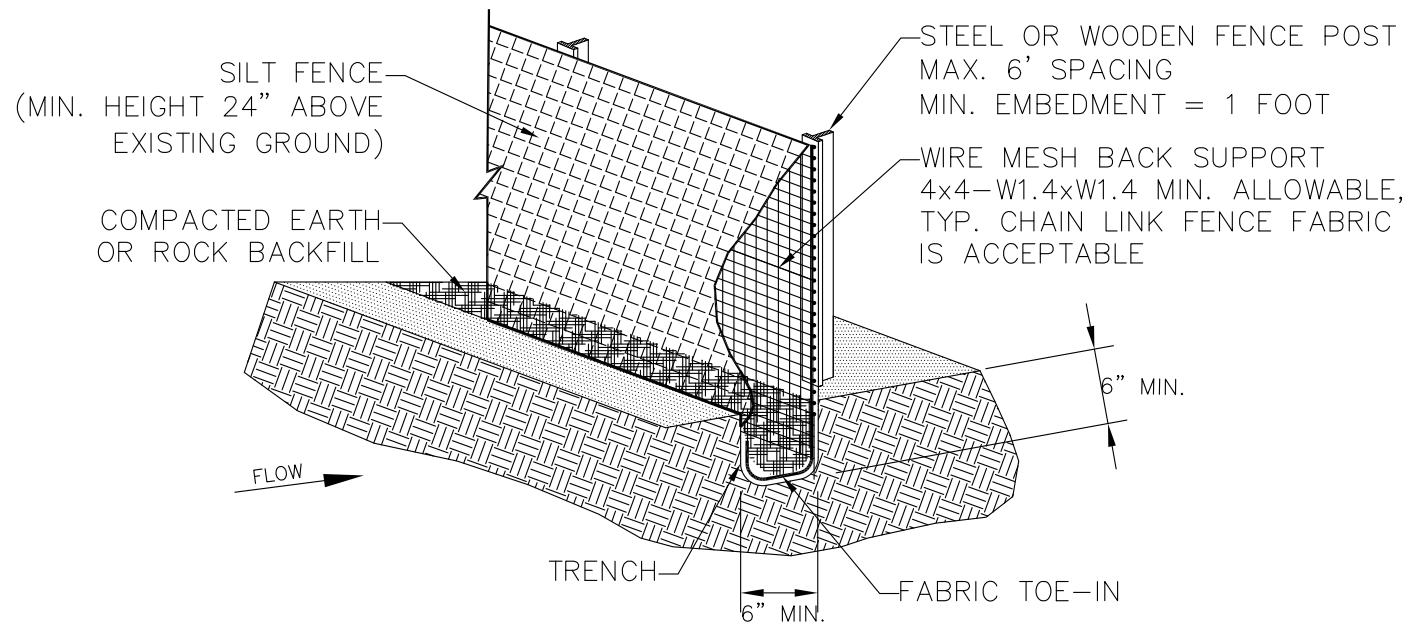
- SILT FENCE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- DRAINAGE FLOW DIRECTION
- INLET PROTECTION
- HAY BALES

PROVIDE HAY BALES AS SHOWN (TYPICAL)

PROVIDE SILT FENCING ALONG AS SHOWN (TYPICAL)

PROVIDE TEMPORARY CONSTRUCTION ENTRANCE

SILT FENCE
N.T.S.



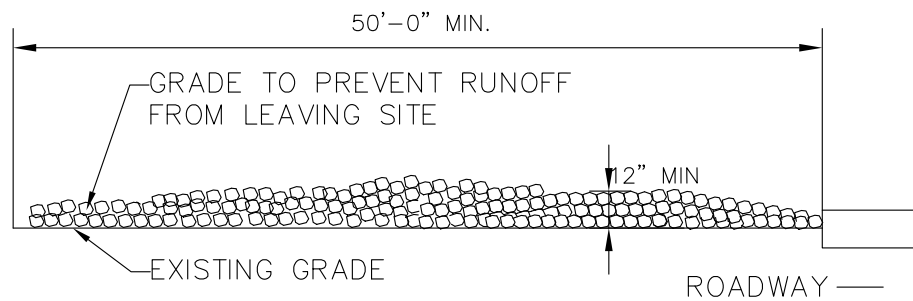
ISOMETRIC PLAN VIEW
N.T.S.

SILT FENCE GENERAL NOTES:

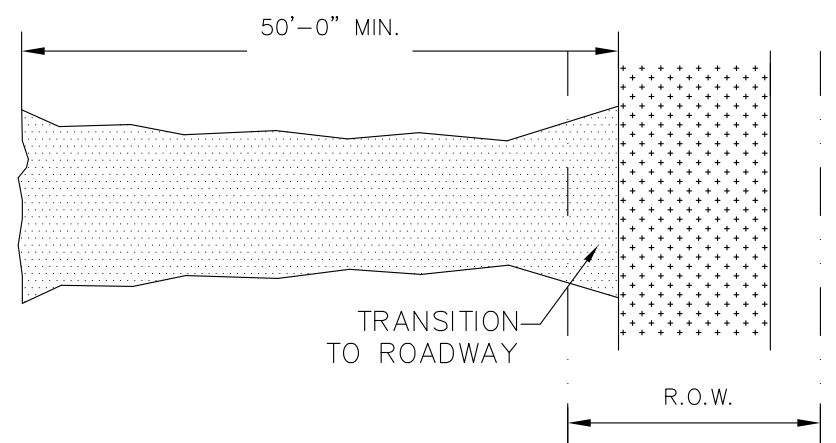
- STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
- THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CAN NOT BE TREATED IN (e.g. pavement) WEIGHT FABRIC FLAP WITH WASHED GRAVEL ON UPHILL SIDE TO PREVENT FLOW UNDER FENCE.
- THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
- SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POSTS OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST.
- INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
- SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
- ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES. THE SILT SHALL BE DISPOSED OF IN AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

- STONE SIZE- 3 TO 5 INCH OPEN GRADED ROCK NO CRUSH ROCK ALLOWED
- LENGTH- AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
- THICKNESS- NOT LESS THAN 12 INCHES.
- WIDTH- NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
- WASHING- WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED STRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE USING APPROVED METHODS.
- MAINTENANCE- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
- DRAINAGE- ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

OWNER TO PROVIDE N.O.I. FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES AND PROVIDE A COPY TO THE CITY.



PROFILE



PLAN VIEW

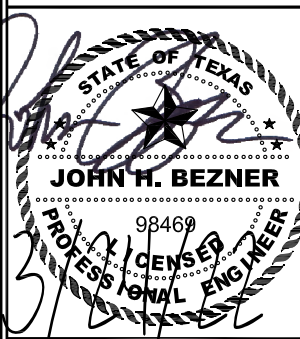
STABILIZED CONSTRUCTION ENTRANCE/EXIT
N.T.S.

9101 LBJ FREEWAY, STE 300
DALLAS, TX 75243
972-554-1100 (Office)
1-866-682-8129 (Fax)
TBPE Firm #: 9723

CIVIL POINT
ENGINEERS

PROJECT NAME: **HERD ADDITION**
SHADY SHORES, TX

SHEET TITLE: **EROSION CONTROL PLAN**



DATE: 2-18-22
SCALE: 1" = 40'
SHEET: 7
OF: 7



AGENDA MEMORANDUM

DATE: April 14, 2022
TO: Planning and Zoning Commission
FROM: Wendy withers, Town Administrator
SUBJECT: Action Regarding Public Hearing (Herd Replat)- Consider and act on a request made by Dennis Herd for a replat of the property legally known as Stephens Corner Addition Abstract M.E.P. & P.R.R Survey A-911, Lot 4 Block A.

BACKGROUND/INFORMATION:

Consider and act on approval of the replat. The final plans are still being reviewed by the Town Engineer. Should the Planning and Zoning Commission choose to deny the request, the applicant may request an additional 30 days to resubmit the project for consideration.

FINANCIAL IMPLICATIONS:

RECOMMENDATION/ACTION DESIRED:

ATTACHMENTS/SUPPORTING DOCUMENTATION:

None

REVIEWED BY:



AGENDA MEMORANDUM

DATE: April 14, 2022
TO:
FROM: Wendy withers, Town Administrator
SUBJECT: 1. Review of the Town of Shady Shores Parking Ordinance

BACKGROUND/INFORMATION:

FINANCIAL IMPLICATIONS:

RECOMMENDATION/ACTION DESIRED:

ATTACHMENTS/SUPPORTING DOCUMENTATION:

1. ARTICLE_12_03_PARKING_
2. ordinance language

REVIEWED BY:

ARTICLE 12.03 PARKING^{*}

Sec. 12.03.001 Definitions

For purposes of this article, the following words, terms, and phrases shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Motor vehicle, whether it be a passenger vehicle, truck, tractor or other motorized vehicle, as defined in the Texas Transportation Code.

Recreational vehicle means:

- (1) A vehicle primarily designed as temporary living quarters for recreational camping or travel use, including a travel trailer, camping trailer, truck camper, and motor home.
- (2) A boat, boat trailer, personal watercraft, and similar equipment.

(Ordinance 254-3-2013, sec. 1, adopted 5/6/13)

Sec. 12.03.002 Penalty

Any person, firm or corporation (collectively referred to as "person") violating any of the provisions of this article shall be subject to the penalty as provided herein, and upon conviction shall be punished by a fine not to exceed the sum of five hundred dollars (\$500.00) for each offense, and each and every day such violation shall continue shall be deemed to constitute a separate offense. (Ordinance 254-3-2013, sec. 9, adopted 5/6/13)

Sec. 12.03.003 Parking of recreational vehicles in right-of-way

It shall be unlawful for the owner, occupant or person in charge of property zoned for residential district uses to permit the parking, standing or storing of recreational vehicles within the right-of-way of any town or county street or highway located within the municipal limits of the town. (Ordinance 254-3-2013, sec. 2, adopted 5/6/13)

Sec. 12.03.004 Parking of certain vehicles prohibited in residential zones

(a) It shall be unlawful to park or stand the following vehicles upon property zoned for residential district uses, or any street, alley or public or private property adjacent to such property:

- (1) Box-truck, box-van, tow-truck, dump truck, concrete-mixing truck, road tractor, truck tractor, tractor trailer, semi-tractor, truck equipped with a boom or platform or similar vehicles.
- (2) Motor vehicle, truck, van, bus or similar vehicle which is more than 23 feet in length, eight feet in width or ten feet in height.

(b) This section does not prohibit the parking of any of the vehicles listed in subsections (a)(1) and (2) above for the purpose of expeditiously loading or unloading passengers, freight or merchandise, a recreational vehicle, as defined in section 12.03.001, that is parked or stored in accordance with said section, or the storage of vehicles customary and incidental to the operation of a school or child care center.

(Ordinance 254-3-2013, sec. 3, adopted 5/6/13)

Sec. 12.03.005 Parking of trailers in right-of-way

(a) Definitions. For purposes of this section, the following words, terms and phrases shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Trailer means a vehicle without means of motivation and designed to be towed, hauled or pulled by a motor vehicle.

(b) Prohibition. It shall be unlawful for the owner, occupant or person in charge of property zoned for residential use to permit the parking, standing or storing of a trailer on public right(s)-of-way.

(c) Exceptions. This section does not prohibit the temporary parking of a trailer for the purpose of expeditiously loading or unloading freight or merchandise, or a recreational vehicle as defined in section 12.03.001 that is parked or stored in accordance with that section, or the storage of trailers customary and incidental to the operation of a school.

(Ordinance 254-3-2013, sec. 4, adopted 5/6/13)

Sec. 12.03.006 Overnight parking on public street

No motor vehicles, tractors, trailers, boats, recreational vehicles, or motor home shall be parked on a public street or road easement at any time between the hours of 1:00 a.m. through 5:00 a.m. on any day of a week. Said motor

vehicles, tractors, trailers, boats, recreational vehicles, or motor home need not be parked on the public street continuously between the hours of 1:00 a.m. through 5:00 a.m. to be in violation of this section. (Ordinance 254-3-2013, sec. 5, adopted 5/6/13; Ordinance 289-03-2016 adopted 3/14/16)

Sec. 12.03.007 Parking junked or abandoned motor vehicle on street or street easement

Junked or abandoned motor vehicles shall not be parked on a public street or street easement at any time. (Ordinance 254-3-2013, sec. 6(A), adopted 5/6/13)

Sec. 12.03.008 Parking of motor vehicles in the front yards of developed lots, and in vacant lots

(a) Findings of fact.

(1) The foregoing recitals are incorporated into this section by reference as findings of fact as if expressly set forth herein.

(2) The parking of automobiles, including light trucks, commercial vehicles, box trucks, semi-tractor and other trucks of greater than a half ton payload designation, hereinafter referred to as “motor vehicles” in this section, can lower property values, reduce the appearance of the neighborhood and thereby lower the quality of life within the town; justifying reasonable limitations on the parking of motor vehicles in the front yards of residential properties, and undeveloped lots.

(b) Regulations for parking; definitions. The following words, terms, and phrases, when used in this section, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Front yard. That area of a developed lot between the front building line and the nearest to the front building line of the following:

- (1) The front property line.
- (2) The outside edge (closest to the residence) of the drainage bar ditch.
- (3) The curb.
- (4) The edge of the surface of the road closest to the residence.

Such area being bounded on each side by the property lines on each side of the front yard.

Residence. A dwelling structure on a platted or lot described by metes and bounds of an area equal to or greater than one fourth acre, and not more than one acre.

Undeveloped lot. A tract of land on which a dwelling has not been constructed, and a dwelling is not under construction.

(c) Parking regulations; penalties; exceptions.

(1) The parking of a motor vehicle in the front yard is prohibited and a violation of this code, unless the vehicle is parked in compliance with the following requirements:

(A) Parked in the front yard on an all-weather surface in good condition, such surface being of asphalt, concrete, gravel, crushed limestone, or other similar surface acceptable to the city building inspector.

(B) The all-weather surface must not cover more than 20% of the front yard, as measured by the square footage of the front yard as defined in this section. The 20% area includes the driveway and all other impervious and all-weather surfaces in the front yard.

(C) The all-weather surface parking area must be contiguous and accessed by the driveway of the residence.

(2) Exceptions. The parking regulations above do not apply to:

- (A) Lots of less than one fourth acre, or larger than one acre.
- (B) Recreational vehicles - except as regulated elsewhere in this municipal code.

(3) Undeveloped lot. No parking of motor vehicles is permitted on an undeveloped lot.

(Ordinance 312-02-2018 adopted 2/12/18)

Sec. 12.03.009 Parking at the town hall

(a) Tractors, trailers, boats, recreational vehicles, or motor homes shall not be parked on the parking lot or grounds at Shady Shores Town Hall, 101 South Shady Shores, Shady Shores, TX (the “town

hall”), at any time of the day or night. An exception to the rule is granted for such vehicles and trailers parked at town hall during regular business hours, during which the driver/owner/occupant of the vehicle is in the town hall on business with the town.

(b) Passenger cars, vans, or light trucks may not be parked on the parking lot or grounds at town hall between the hours of 1:00 a.m. and 5:00 a.m. on any night without previously applying and receiving a permit to do so. The failure to obtain and display the permit on the vehicle while parked during those hours is a violation of this section. Permits are issued in the discretion of the city staff based on the anticipated public uses of the parking lot the day before or after the requested overnight parking. There is no charge for a permit.

(c) No motor vehicle or trailer may be parked on the parking lot or grounds of town hall at any time which is placed there for the purpose of displaying the motor vehicle or trailer for sale or rent.

(Ordinance 319-10-2018 adopted 10/8/18)

Sec. 12.03.010 Parking prohibitions

(a) Lakeshore Drive. No parking is permitted at any time in the right-of-way of Lakeshore Drive from the intersection of Oberman Lane and Lakeshore Drive to the intersection of Coe Road and Lakeshore Drive.

(b) Garza Road. No parking is permitted at any time in the right-of-way of Garza Road from the intersection of Brown Terrace and Garza Road northward on Garza Road to the end of Garza Road.

(Ordinance 336-07-2020 adopted 7/13/20)

From: [Nathan Abato](#)
To: [Wendy Withers](#)
Subject: ordinance language
Date: Thursday, April 7, 2022 3:52:26 PM
Attachments: [image001.png](#)

Hey Wendy,

Sorry it took so long to get this over to you.

Here's the info I brought to the last meeting. Let me know if you need anything else.

The parking or storing of any vehicle or item, including but not limited to: trailers, farm implements, recreational vehicles, or stacks or piles of materials, is prohibited on lots without a primary structure in existence, and that is actively occupied, used, and in possession of a valid certificate of occupancy. Undeveloped lots shall not have vehicles or items stored on them.

Vehicle means every mechanical device in, upon, or by which any person or property is or may be transported or drawn or moved upon a public street, highway, waterway or airway, except devices moved exclusively by human power, or used exclusively upon stationary rails or tracks including, but not limited to, a motor vehicle, truck-tractor-trailer or semitrailer.

Trailer means every vehicle without motor power, designed for carrying persons or property on its own structure exclusively and for being drawn by a motor vehicle and so constructed that no part of its weight and that of its load rests upon or is carried by another vehicle including, but not limited to, pop-up campers/tent trailers, flatbeds and other similar vehicles.

Recreational vehicle means a vehicular portable structure designed for a temporary or short-term occupancy for travel, recreation or vacation including, but not limited to, recreational vehicles, travel trailers, boats, boat trailers, utility trailers or other trailers, in excess of eight and one-half feet in width, or 14 feet in height, or 36 feet in length. The term "recreational vehicle/travel trailer/camper" does not include mobile homes and/or HUD-Code manufactured homes, as these terms are defined by Texas Occupations Code Ch. 1201, which are designed for year round occupancy. The term recreational vehicle shall include travel trailers, campers, motor homes or any other type of mobile dwelling unit, specifically excluding HUD-Code manufactured dwellings and/or mobile homes, not otherwise defined in this Code.



Nathan Abato
Manager
Community Integrity Department
Town of Little Elm
214-975-0453
www.littleelm.org



AGENDA MEMORANDUM

DATE: April 14, 2022
TO: Planning and Zoning Commission
FROM: Wendy withers, Town Administrator
SUBJECT: Review the updated Town of Shady Shores Subdivision Map and Thoroughfare plan.

BACKGROUND/INFORMATION:

FINANCIAL IMPLICATIONS:

RECOMMENDATION/ACTION DESIRED:

ATTACHMENTS/SUPPORTING DOCUMENTATION:

None

REVIEWED BY: