



**SHADY SHORES PLANNING AND ZONING COMMISSION  
 SEPTEMBER 7, 2023; 6:30 PM  
 SHADY SHORES COMMUNITY CENTER  
 101 S. SHADY SHORES ROAD  
 SHADY SHORES, TX 76208**

**MINUTES**

Josh Juve	Chair	Present
Paul Brown	Vice- Chair	Present
Don Caver	Commissioner	Absent
Nathan Abato	Commissioner	Absent
Frank Graham	Commissioner	Present
Michael Young	Commissioner- Alternate	Absent
Randal DuPape	Commissioner- Alternate	Present

1. CALL TO ORDER

Chairman Juve called the meeting to order at 7:01 P.M.

2. ROLL CALL

Establish a quorum

Chairman Juve established a quorum.

3. REGULAR BUSINESS

1. Minutes- Consider and act on approval of the May 11, 2023 meeting minutes

Commissioner Graham made a motion to approve the meeting minutes for May 11, 2023. Commissioner Brown seconded the motion and the motion passed unanimously.

2. Public Hearing- Conduct a Public Hearing relative to a request made by Gilbert & Leticia Gutierrez for a zoning change of the property legally known as Keating Kove Acres Lot 29 (All), 30 (E10') Keating Kove Acres Lot 30 (W80'), (104 E Brown Terrace 30). The total acreage is 0.273 and the proposal contains one, single family homesite. The zoning request is to change the lot from R-2000 1/2 to the H-1200-4300 Historical District.

- A) Staff Report
- B) Open Public Hearing
- C) Applicant
- D) Those in Favor
- E) Those Opposed
- F) Rebuttal if Desired
- G) Close Public Hearing

Town Engineer David Francis gave the staff report. The public hearing was opened at 7:05 P.M. Mr Gutierrez address the commissioners. Noone spoke in favor and no one spoke in opposition. A rebuttal

was not necessary. Chairman Juve closed the public hearing at 7:07 P.M.

3. Action Regarding Public Hearing (Gutierrez Zoning Change Request)- Consider and act on a request made by Gilbert & Leticia Gutierrez for a zoning change of the property legally known as Keating Kove Acres Lot 29 (All), 30 (E10') Keating Kove Acres Lot 30 (W80'), (104 E Brown Terrace 30).The request is to change the property from R-2000 1/2 to H-1200-4300.  
Commissioner Brown made a motion to recommend approval for the zoning change request.  
Commissioner Graham seconded the motion and the motion passed unanimously.
4. Public Hearing- Conduct a Public Hearing relative to a request made by Gilbert & Leticia Gutierrez for a replat of the property legally known as Keating Kove Acres Lot 29 (All), 30 (E10') Keating Kove Acres Lot 30 (W80'), (104 E Brown Terrace 30). The total acreage is 0.273 and the proposed replat contains one, single family homesite.  
A) Staff Report  
B) Open Public Hearing  
C) Applicant  
D) Those in Favor  
E) Those Opposed  
F) Rebuttal if Desired  
G) Close Public Hearing  
Town Engineer David Francis gave the staff report. The public hearing was opened at 7:16 P.M. Mr Gutierrez addressed the commissioners. No one spoke in favor of the request and no none spoke in opposition of the request. No rebuttal was necessary. Chairman Juve closed the public hearing at 7:17 P.M.
5. Action Regarding Public Hearing (Gutierrez Replat )- Consider and act on a request made by Gilbert & Leticia Gutierrez for a replat of the property legally known as Keating Kove Acres Lot 29 (All), 30 (E10') Keating Kove Acres Lot 30 (W80'), (104 E Brown Terrace 30).  
Commissioner Brown made a motion to recommend approval of the Replat request. Commissioner Dupape seconded the motion and the motion passed unanimously.

#### 4. WORKSESSION

1. Conduct a worksession to discuss an ordinance amending the Planned Development Zoning classification.  
Councilmember Emsoff, Town Attorney Jim Shepherd and staff discussed the draft ordinance that would amend the Planned Development Zoning classification. Part of the discussion was a reference to the approved 2023-2025 Strategic Plan. Goal 6 of the Strategic Plan "To research and discover new or additional revenue generating opportunities.

#### 5. FUTURE AGENDA ITEMS

The commissioners were tasked with working through the draft ordinance amending the Planned Development Zoning classification and determining what if any business types would be a good fit for the town. Keeping in mind the possibility of generating sales tax or other revenues to offset property taxes. They were also tasked with looking at the comprehensive plan and determining what portions of town may be possible areas for business potential. This will be the focus of the committee for the next two meetings.

#### 6. ADJOURN

The meeting was adjourned at 7:45 P.M.

**Passed and approved this \_\_\_\_ day of \_\_\_\_\_, 2023**

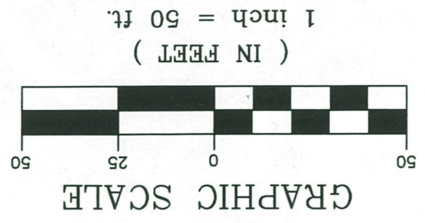
\_\_\_\_\_  
Josh Juve, Chairman

Attest:

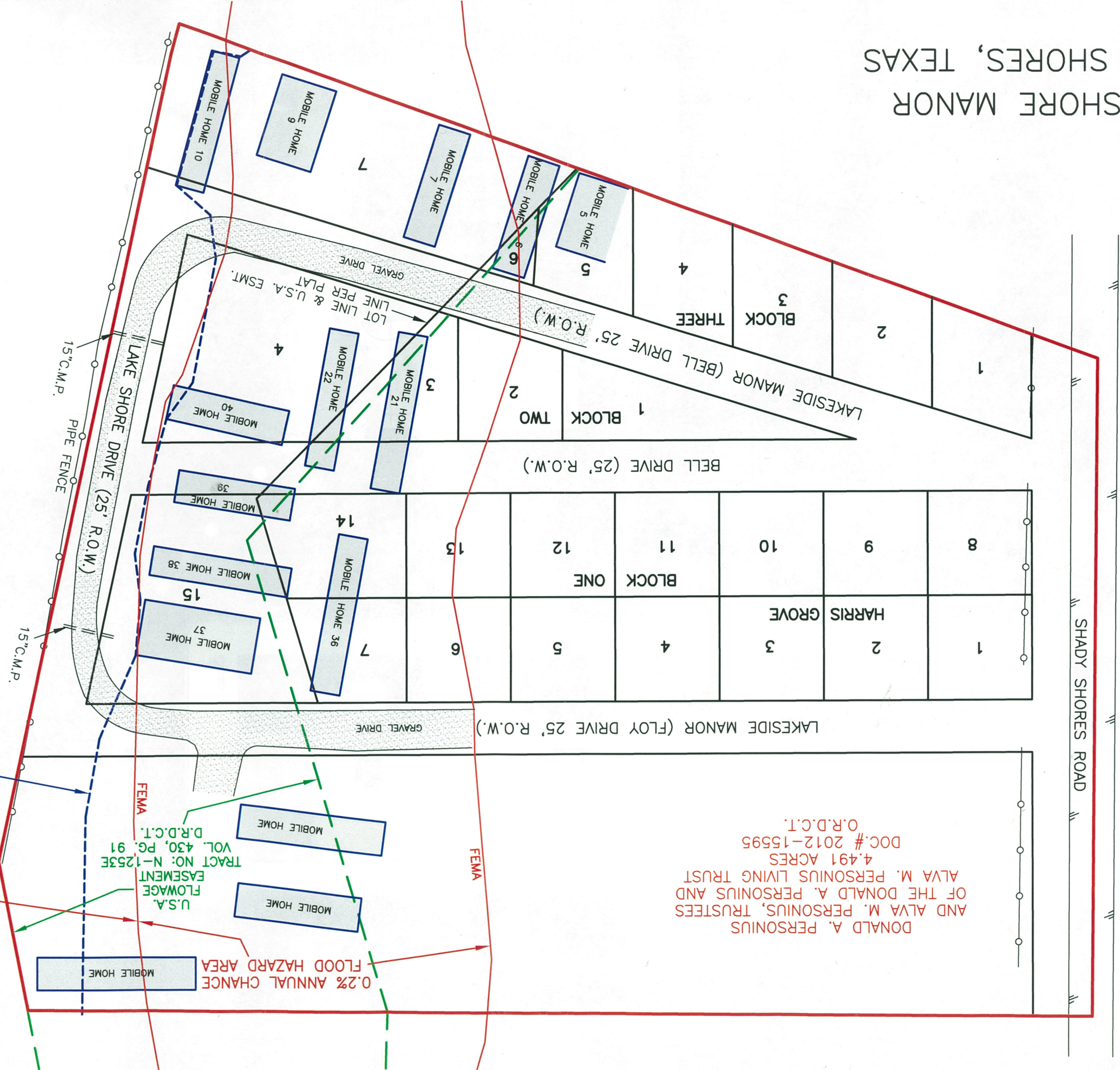
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Amber Schuler, Deputy Town Secretary

LAKESHORE MANOR  
SHADY SHORES, TEXAS



LEWISVILLE LAKE



ZONE "AE"  
(EL 537)

ELEV. 537

U.S.A.  
FLOWAGE  
EASEMENT  
TRACT NO: N-1253E  
VOL. 430, PG. 91  
D.R.D.C.T.

0.2% ANNUAL CHANCE  
FLOOD HAZARD AREA

DONALD A. PERSONIUS  
AND ALVA M. PERSONIUS, TRUSTEES  
OF THE DONALD A. PERSONIUS AND  
ALVA M. PERSONIUS LIVING TRUST  
4.491 ACRES  
DOC.# 2012-15595  
O.R.D.C.T.





## AGENDA MEMORANDUM

**DATE:** October 12, 2023  
**TO:** Planning and Zoning Commission  
**FROM:** municipal.court municipal.court, Municipal Court Administrator/Deputy Town Secretary  
**SUBJECT:** **Conduct a worksession to discuss an ordinance amending the Planned Development Zoning Classification.**

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**BACKGROUND/INFORMATION:**

**FINANCIAL IMPLICATIONS:**

**RECOMMENDATION/ACTION DESIRED:**

**ATTACHMENTS/SUPPORTING DOCUMENTATION:**

None

**REVIEWED BY:**