



**TOWN OF SHADY SHORES
PLANNING AND ZONING COMMISSION
REGULAR SESSION
APRIL 11, 2024; 6:30 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 upon approval of the March 14, 2024 meeting minutes.
 2. Public Hearing- Conduct a Public Hearing relative to a request made by Heath and Leanne Zingelmann for a replat of the property legally known as A0330A W. Durham, TR 117A, 2.7282 Acres, Old DCAD TR 16B, 17A and the property legally known as A0330A W. Durham, TR 117B, 2.7282 Acres, Old DCAD TR 16A, 17A-1. The total acreage is 5.453 and the proposed replat contains 5 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- Consider and act on a request made by Heath and Leanne Zingelmann for a replat of the property legally known as A0330A W. Durham, TR 117A, 2.7282 Acres, Old DCAD TR 16B, 17A and the property legally known as A0330A W. Durham, TR 117B, 2.7282 Acres, Old DCAD TR 16A, 17A-1. The total acreage is 5.453 and the proposed replat contains 5 single family homesites.
4. WORKSESSION
 1. Conduct a worksession relative to Future Land Use and Future Development/Re-Development throughout the Town of Shady Shores.
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.

Amber Schuler, Deputy Town Secretary



**SHADY SHORES PLANNING AND ZONING COMMISSION
MARCH 14, 2024; 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	Present-voting
Randal DuPape	Commissioner- Alternate	Present-voting

Staff Present: Wendy Withers, Town Administrator; Amber Schuler, Deputy Town Secretary; Katie Klein, Community Relations; Jim Shepherd, Town Attorney

1. CALL TO ORDER

Chairman Juve called the meeting to order at 6:33 p.m.

2. ROLL CALL

Establish a quorum

Chairman Juve called the roll and established that a quorum was present.

3. REGULAR BUSINESS

1. Minutes- Consider and act upon approval of the February 8, 2024 meeting minutes.

Commissioner Brown made a motion to approve the February 8, 2024, meeting minutes. Commissioner Dupape seconded and the motion was approved.

4. WORKSESSION

1. Conduct a worksession relative to Future Land Use and Future Development/Re-Development throughout the Town of Shady Shores.

Staff gave a presentation and facilitated a conversation with the commissioners discussing future land use and future development/redevelopment throughout the Town of Shady Shores.

5. FUTURE AGENDA ITEMS

Commissioners are to continue working on Future Land Use and Future Development/ReDevelopment.

6. ADJOURN

Chariman Juve adjourned the meeting at 8:06 p.m.

Passed and approved this ____ day of _____, 2024

Josh Juve, Chairman

Attest:

Amber Schuler, Deputy Town Secretary

Drainage Study for Eason Rd. Single Family City of Lake Dallas Shady Shores, Denton County



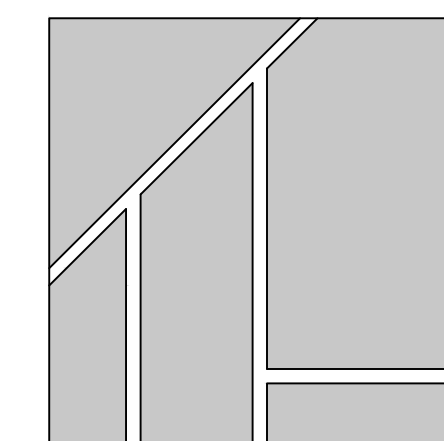
Vicinity Map
n. t. s.

October, 2023

Drawing Sheet Index

00	Cover Sheet
01	Regional Drainage Area Map
02	Drainage Area Map
03	Hydraulic Reports
04	Hydraulic Reports 2 / Culvert Design

Engineer:



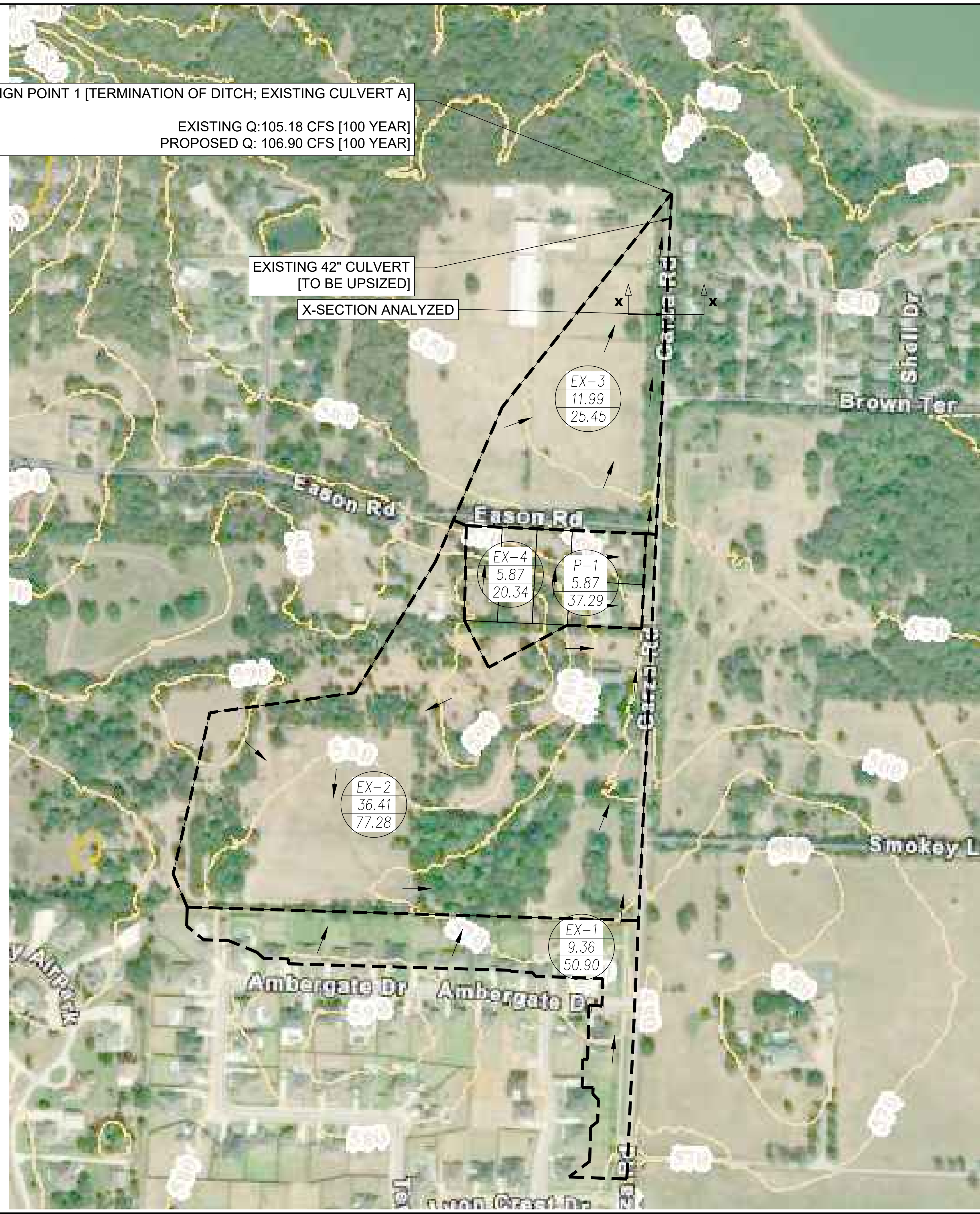
CCM Engineering

2570 FM 407, Suite 209
Highland Village, Texas 75077
Ph: 972.691.6633
Fax: 972.691.6628
TBPE FIRM #605

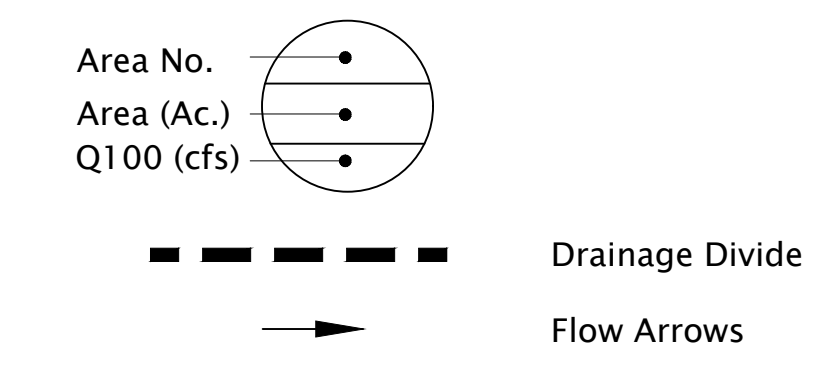
DESIGN POINT 1 [TERMINATION OF DITCH; EXISTING CULVERT A]
 EXISTING Q: 105.18 CFS [100 YEAR]
 PROPOSED Q: 106.90 CFS [100 YEAR]

EXISTING 42" CULVERT
 [TO BE UPSIZED]

X-SECTION ANALYZED



LEGEND



EXISTING DRAINAGE AREA MAP [100 YEAR]

AREA	TOC	Cf	C	I	A	Q
-	min.			in/hr	ac	cfs
EX-1	15.00	1.25	0.55	7.91	9.36	50.90
EX-2	30.00	1.25	0.30	5.66	36.41	77.28
EX-3	30.00	1.25	0.30	5.66	11.99	25.45
EX-4	10.00	1.25	0.30	9.24	5.87	20.34

EXISTING DRAINAGE AREA MAP [25 YEAR]

AREA	TOC	Cf	C	I	A	Q
-	min.			in/hr	ac	cfs
EX-1	15.00	1.10	0.55	6.41	9.36	36.30
EX-2	30.00	1.10	0.30	4.51	36.41	54.19
EX-3	30.00	1.10	0.30	4.51	11.99	17.84
EX-4	10.00	1.10	0.30	7.51	5.87	14.55

EXISTING DRAINAGE AREA MAP [10 YEAR]

AREA	TOC	Cf	C	I	A	Q
-	min.			in/hr	ac	cfs
EX-1	15.00	1.00	0.55	5.50	9.36	28.31
EX-2	30.00	1.00	0.30	3.58	36.41	39.10
EX-3	30.00	1.00	0.30	3.58	11.99	12.88
EX-4	10.00	1.00	0.30	6.50	5.87	11.45

PROPOSED DRAINAGE AREA MAP [100 YEAR]

AREA	TOC	Cf	C	I	A	Q
-	min.			in/hr	ac	cfs
P-1	10.00	1.25	0.55	9.24	5.87	37.29

PROPOSED DRAINAGE AREA MAP [25 YEAR]

AREA	TOC	Cf	C	I	A	Q
-	min.			in/hr	ac	cfs
P-1	10.00	1.10	0.55	7.51	5.87	26.67

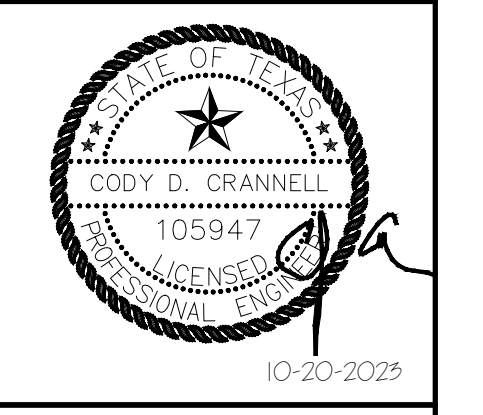
PROPOSED DRAINAGE AREA MAP [10 YEAR]

AREA	TOC	Cf	C	I	A	Q
-	min.			in/hr	ac	cfs
P-1	10.00	1.00	0.55	6.50	5.87	20.99

CCM Engineering
 2570 FM 407, Suite 209
 Highland Village, Texas 75077
 Ph: 972.691.6633
 Fax: 972.691.6628
 TBPE FIRM #605

Single Family Development
 SHADY SHORES, TEXAS
 DENTON COUNTY

D.A.M.



REVISIONS

NO.	DATE	DESCRIPTION

DESIGN: CCM
 DRAWN: CCM
 DATE: 10/20/2023
 SCALE:
 NOTES:
 FILE:

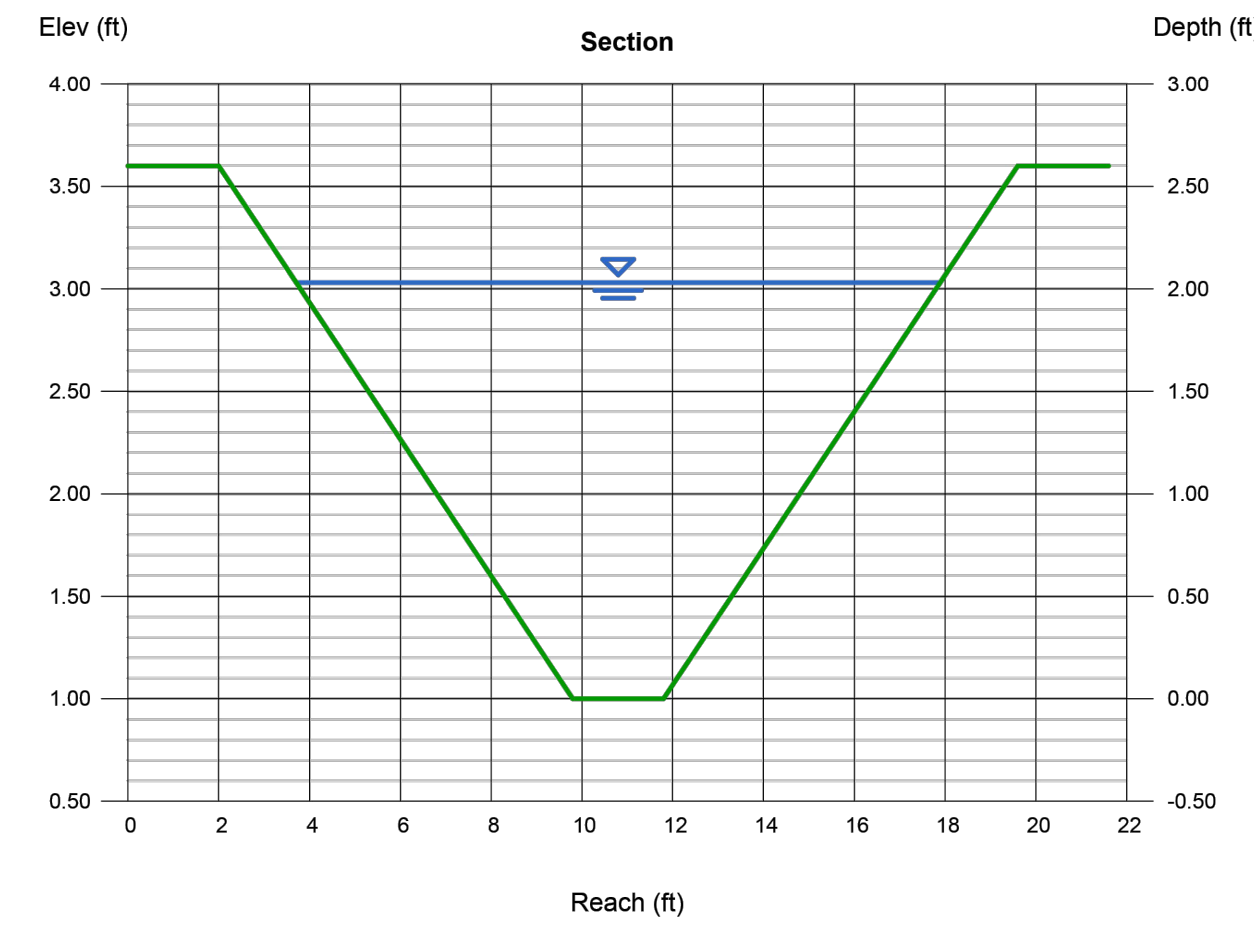
Sheet 2 of 3

Channel Report

Hydroflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Friday, Oct 20 2023

Garza Ditch (Existing Conditions, 25 Year)

Trapezoidal		Highlighted	
Bottom Width (ft)	= 2.00	Depth (ft)	= 2.03
Side Slopes (z:1)	= 3.00, 3.00	Q (cfs)	= 72.67
Total Depth (ft)	= 2.60	Area (sqft)	= 16.42
Invert Elev (ft)	= 1.00	Velocity (ft/s)	= 4.42
Slope (%)	= 0.70	Wetted Perim (ft)	= 14.84
N-Value	= 0.030	Crit Depth, Yc (ft)	= 1.76
		Top Width (ft)	= 14.18
		EGL (ft)	= 2.33
Calculations			
Compute by:	Known Q		
Known Q (cfs)	= 72.67		

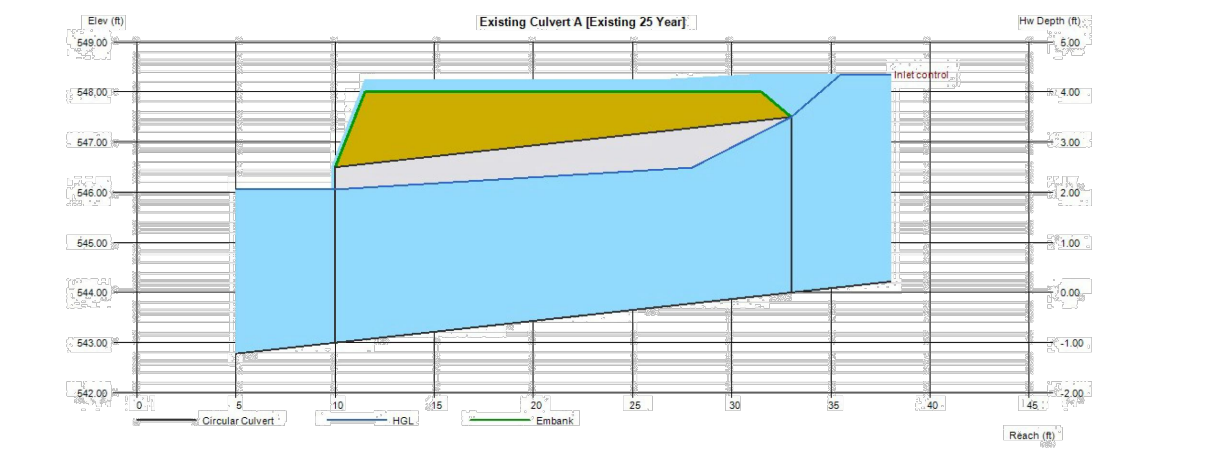


Culvert Report

Hydroflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Wednesday, Sep 27 2023

Existing Culvert A [Existing 25 Year]

Invert Elev Dn (ft)	= 543.00	Calculations	
Pipe Length (ft)	= 23.00	Qmin (cfs)	= 72.67
Slope (%)	= 4.35	Qmax (cfs)	= 72.67
Invert Elev Up (ft)	= 544.00	Tailwater Elev (ft)	= (dc+D)/2
Rise (in)	= 42.0		
Shape	= Circular	Highlighted	
Span (in)	= 42.0	Qtotal (cfs)	= 72.67
No. Barrels	= 1	Qpipe (cfs)	= 69.58
n-Value	= 0.012	Overtop (cfs)	= 3.09
Culvert Type	= Circular Concrete	Veloc Dn (ft/s)	= 7.81
Culvert Entrance	= Square edge w/headwall (C)	Veloc Up (ft/s)	= 9.03
Coeff. K,M,c,Y,k	= 0.0098, 2, 0.0398, 0.67, 0.5	HGL Dn (ft)	= 546.06
		HGL Up (ft)	= 546.61
		Hw Elev (ft)	= 548.35
		Hw/D (ft)	= 1.24
		Flow Regime	= Inlet Control
Embankment			
Top Elevation (ft)	= 548.00		
Top Width (ft)	= 20.00		
Crest Width (ft)	= 5.00		

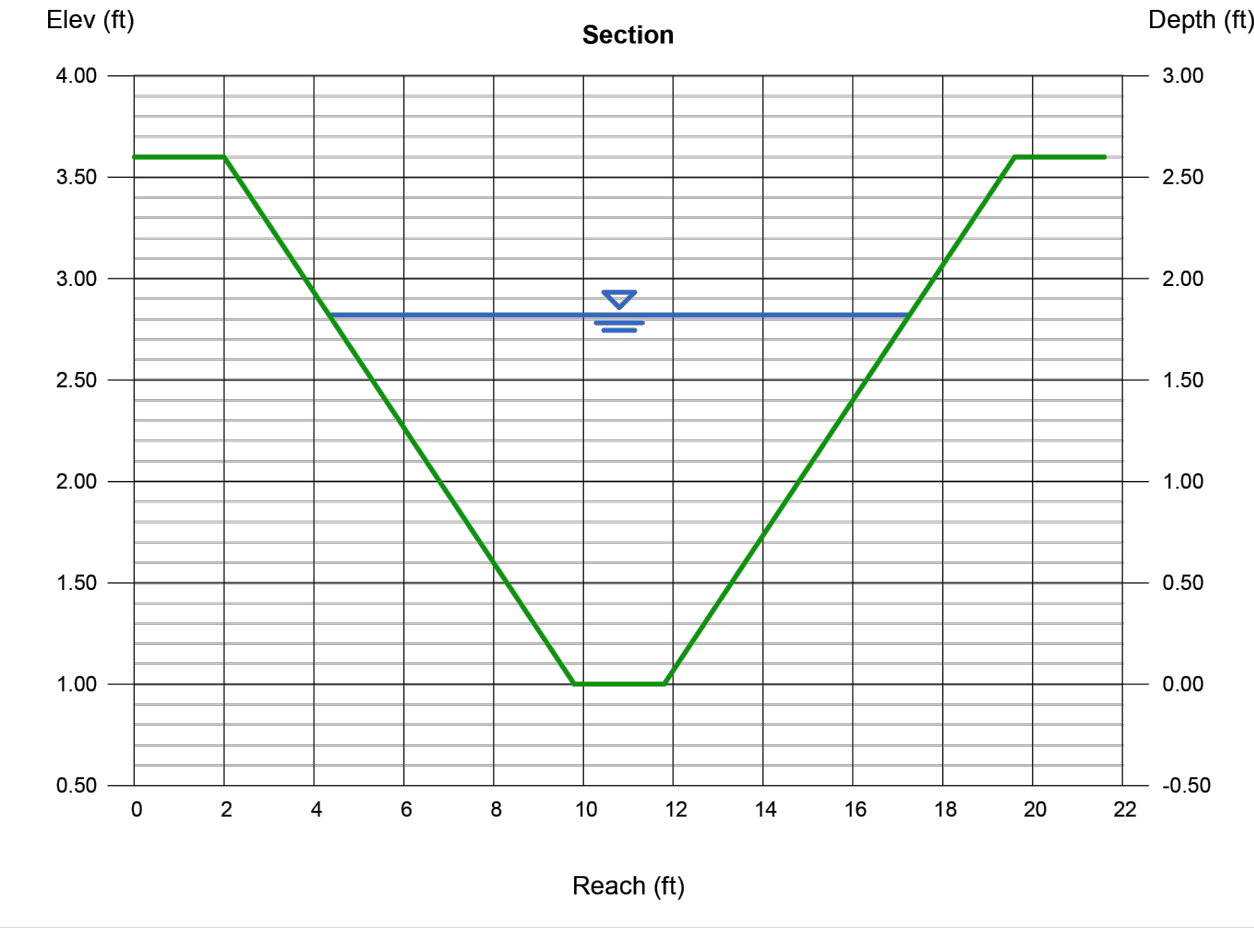


Channel Report

Hydroflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Friday, Oct 20 2023

Garza Ditch (Existing Conditions, 10 Year)

Trapezoidal		Highlighted	
Bottom Width (ft)	= 2.00	Depth (ft)	= 1.82
Side Slopes (z:1)	= 3.00, 3.00	Q (cfs)	= 56.42
Total Depth (ft)	= 2.60	Area (sqft)	= 13.58
Invert Elev (ft)	= 1.00	Velocity (ft/s)	= 4.16
Slope (%)	= 0.70	Wetted Perim (ft)	= 13.51
N-Value	= 0.030	Crit Depth, Yc (ft)	= 1.56
		Top Width (ft)	= 12.92
		EGL (ft)	= 2.09
Calculations			
Compute by:	Known Q		
Known Q (cfs)	= 56.42		

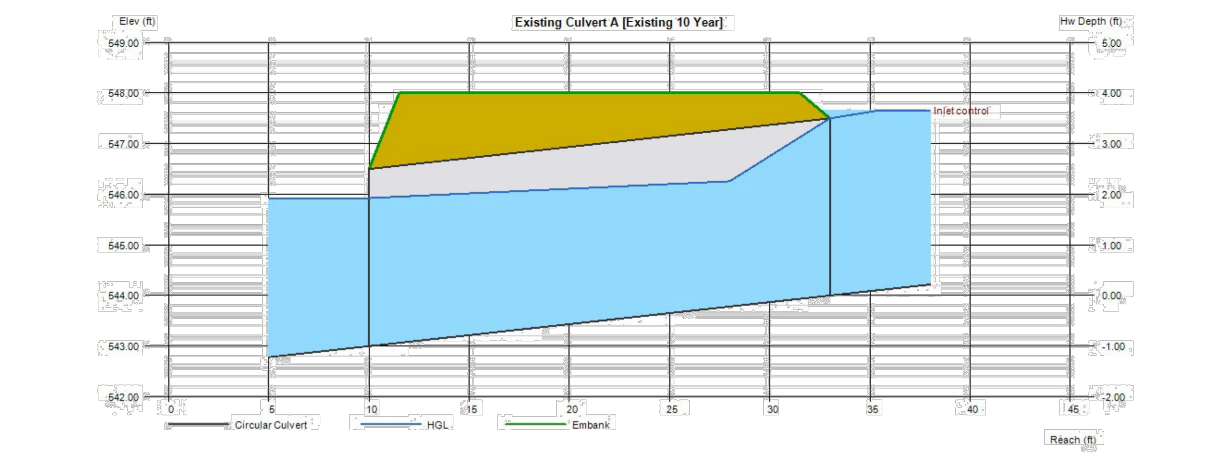


Culvert Report

Hydroflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Wednesday, Aug 30 2023

Existing Culvert A [Existing 10 Year]

Invert Elev Dn (ft)	= 543.00	Calculations	
Pipe Length (ft)	= 23.00	Qmin (cfs)	= 56.42
Slope (%)	= 4.35	Qmax (cfs)	= 56.42
Invert Elev Up (ft)	= 544.00	Tailwater Elev (ft)	= (dc+D)/2
Rise (in)	= 42.0		
Shape	= Circular	Highlighted	
Span (in)	= 42.0	Qtotal (cfs)	= 56.42
No. Barrels	= 1	Qpipe (cfs)	= 56.42
n-Value	= 0.012	Overtop (cfs)	= 0.00
Culvert Type	= Circular Concrete	Veloc Dn (ft/s)	= 6.57
Culvert Entrance	= Square edge w/headwall (C)	Veloc Up (ft/s)	= 8.21
Coeff. K,M,c,Y,k	= 0.0098, 2, 0.0398, 0.67, 0.5	HGL Dn (ft)	= 545.93
		HGL Up (ft)	= 546.35
		Hw Elev (ft)	= 547.66
		Hw/D (ft)	= 1.05
		Flow Regime	= Inlet Control
Embankment			
Top Elevation (ft)	= 548.00		
Top Width (ft)	= 20.00		
Crest Width (ft)	= 5.00		

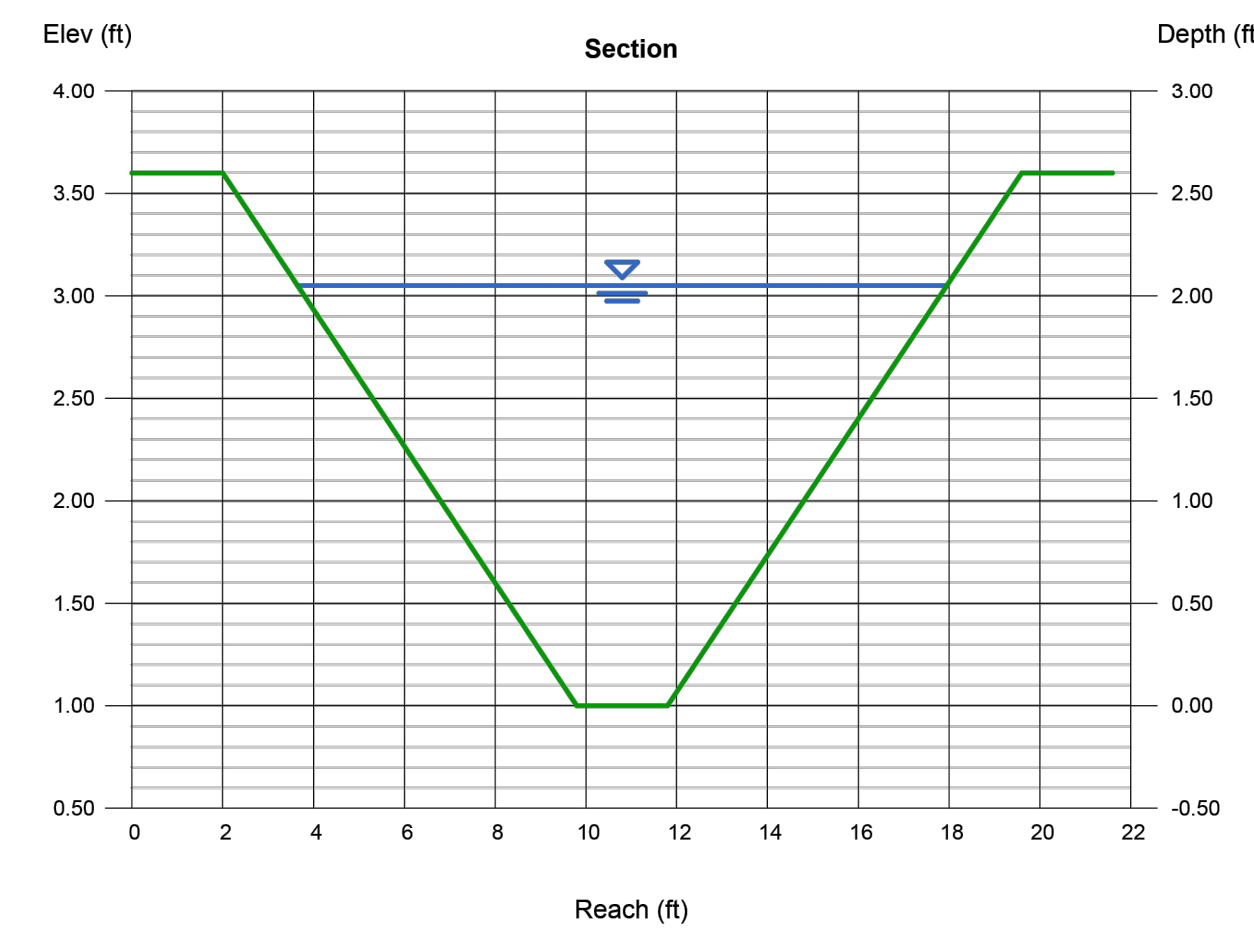


Channel Report

Hydroflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Friday, Oct 20 2023

Garza Ditch (Proposed Conditions, 25 Year)

Trapezoidal		Highlighted	
Bottom Width (ft)	= 2.00	Depth (ft)	= 2.05
Side Slopes (z:1)	= 3.00, 3.00	Q (cfs)	= 73.86
Total Depth (ft)	= 2.60	Area (sqft)	= 16.71
Invert Elev (ft)	= 1.00	Velocity (ft/s)	= 4.42
Slope (%)	= 0.70	Wetted Perim (ft)	= 14.97
N-Value	= 0.030	Crit Depth, Yc (ft)	= 1.77
		Top Width (ft)	= 14.30
		EGL (ft)	= 2.35
Calculations			
Compute by:	Known Q		
Known Q (cfs)	= 73.86		

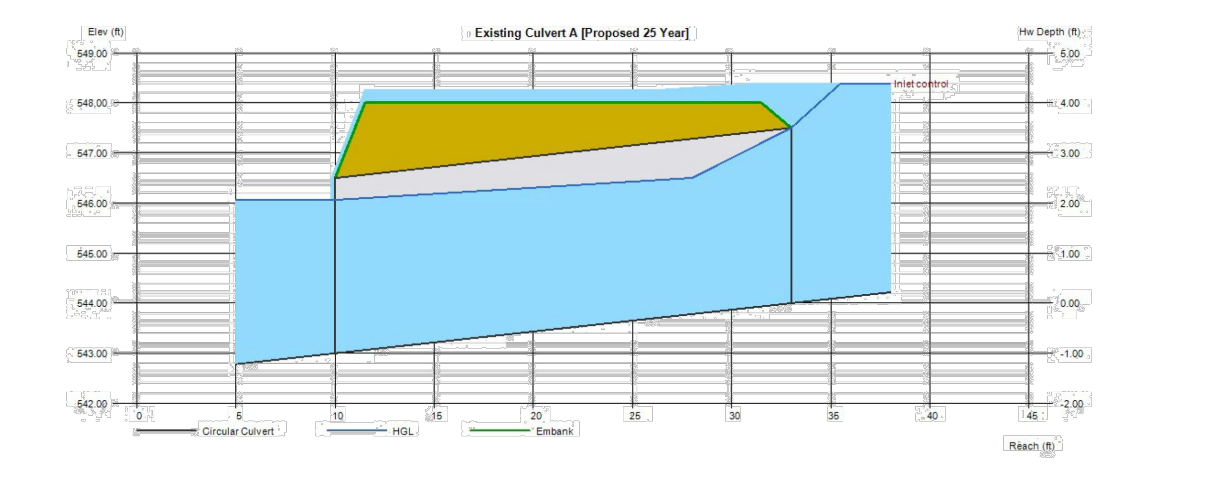


Culvert Report

Hydroflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Wednesday, Sep 27 2023

Existing Culvert A [Proposed 25 Year]

Invert Elev Dn (ft)	= 543.00	Calculations	
Pipe Length (ft)	= 23.00	Qmin (cfs)	= 73.86
Slope (%)	= 4.35	Qmax (cfs)	= 73.86
Invert Elev Up (ft)	= 544.00	Tailwater Elev (ft)	= (dc+D)/2
Rise (in)	= 42.0		
Shape	= Circular	Highlighted	
Span (in)	= 42.0	Qtotal (cfs)	= 73.86
No. Barrels	= 1	Qpipe (cfs)	= 70.23
n-Value	= 0.012	Overtop (cfs)	= 3.63
Culvert Type	= Circular Concrete	Veloc Dn (ft/s)	= 7.97
Culvert Entrance	= Square edge w/headwall (C)	Veloc Up (ft/s)	= 9.08
Coeff. K,M,c,Y,k	= 0.0098, 2, 0.0398, 0.67, 0.5	HGL Dn (ft)	= 546.06
		HGL Up (ft)	= 546.62
		Hw Elev (ft)	= 548.39
		Hw/D (ft)	= 1.25
		Flow Regime	= Inlet Control
Embankment			
Top Elevation (ft)	= 548.00		
Top Width (ft)	= 20.00		
Crest Width (ft)	= 5.00		

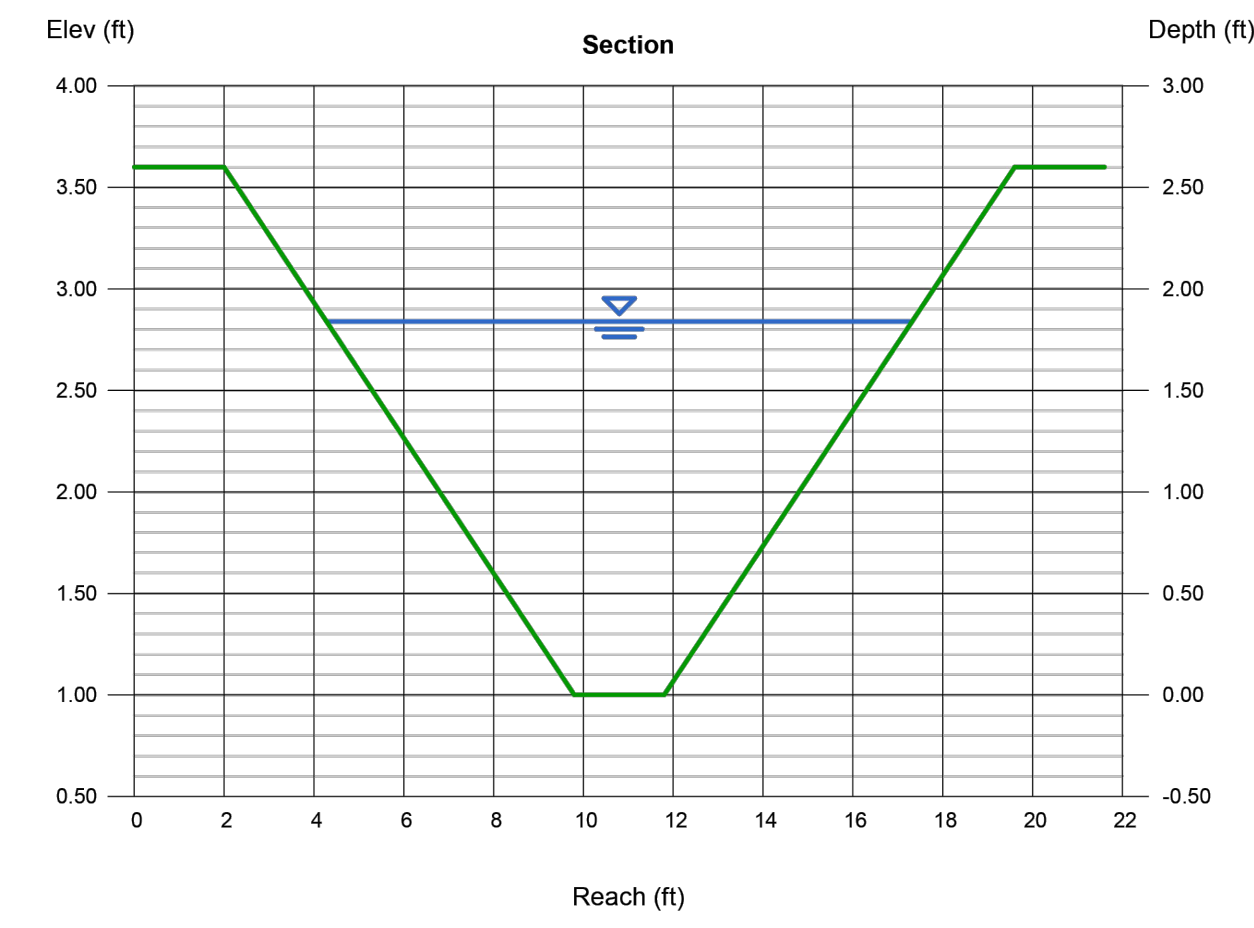


Channel Report

Hydroflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Friday, Oct 20 2023

Garza Ditch (Proposed Conditions, 10 Year)

Trapezoidal		Highlighted	
Bottom Width (ft)	= 2.00	Depth (ft)	= 1.84
Side Slopes (z:1)	= 3.00, 3.00	Q (cfs)	= 57.39
Total Depth (ft)	= 2.60	Area (sqft)	= 13.84
Invert Elev (ft)	= 1.00	Velocity (ft/s)	= 4.15
Slope (%)	= 0.70	Wetted Perim (ft)	= 13.64
N-Value	= 0.030	Crit Depth, Yc (ft)	= 1.58
		Top Width (ft)	= 13.04
		EGL (ft)	= 2.11
Calculations			
Compute by:	Known Q		
Known Q (cfs)	= 57.39		

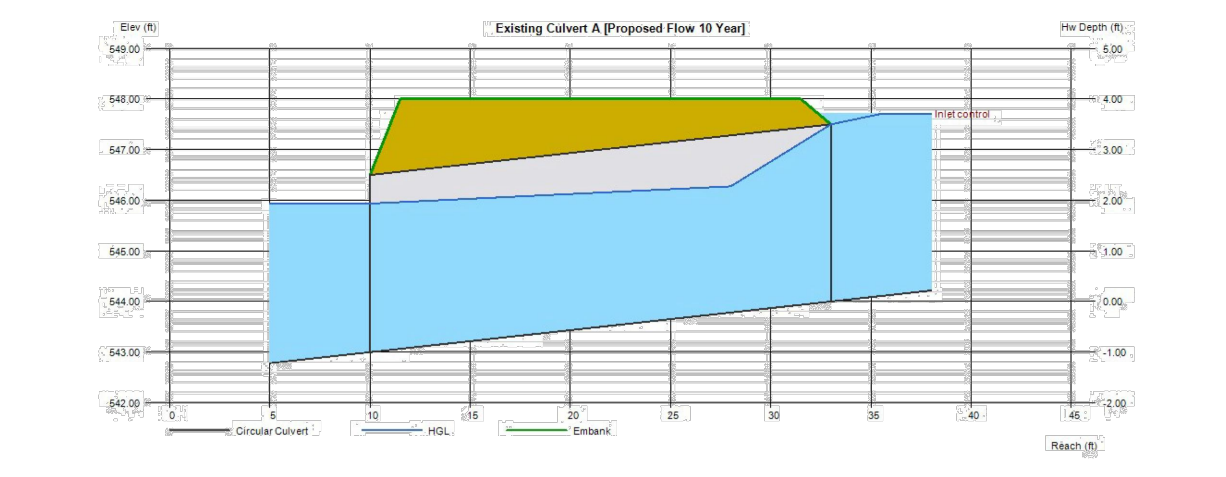


Culvert Report

Hydroflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Wednesday, Aug 30 2023

Existing Culvert A [Proposed Flow 10 Year]

Invert Elev Dn (ft)	= 543.00	Calculations	
Pipe Length (ft)	= 23.00	Qmin (cfs)	= 57.39
Slope (%)	= 4.35	Qmax (cfs)	= 57.39
Invert Elev Up (ft)	= 544.00	Tailwater Elev (ft)	= (dc+D)/2
Rise (in)	= 42.0		
Shape	= Circular	Highlighted	
Span (in)	= 42.0	Qtotal (cfs)	= 57.39
No. Barrels	= 1	Qpipe (cfs)	= 57.39
n-Value	= 0.012	Overtop (cfs)	= 0.00
Culvert Type	= Circular Concrete	Veloc Dn (ft/s)	= 6.66
Culvert Entrance	= Square edge w/headwall (C)	Veloc Up (ft/s)	= 8.27
Coeff. K,M,c,Y,k	= 0.0098, 2, 0.0398, 0.67, 0.5	HGL Dn (ft)	= 545.94
		HGL Up (ft)	= 546.37
		Hw Elev (ft)	= 547.71
		Hw/D (ft)	= 1.06
		Flow Regime	= Inlet Control
Embankment			
Top Elevation (ft)	= 548.00		
Top Width (ft)	= 20.00		
Crest Width (ft)	= 5.00		



25 YEAR FLOOD CONDITIONS

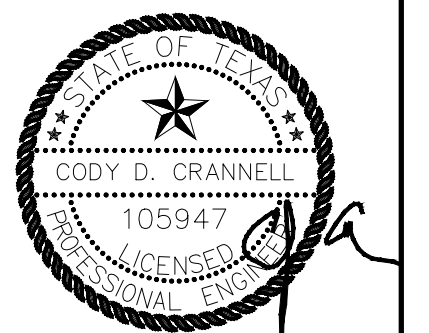
10 YEAR FLOOD CONDITIONS

CCM Engineering

2570 FM 407, Suite 209
Highland Village, Texas 75077
Ph: 972.691.6633
Fax: 972.691.6628
TBPE FIRM #605

Single Family Development
SHADY SHORES, TEXAS
DENTON COUNTY

HYDRAULIC REPORTS



10-20-2023

REVISIONS

DESIGN: CCM
DRAWN: CCM
DATE: 10/20/2023
SCALE:
NOTES:
FILE:

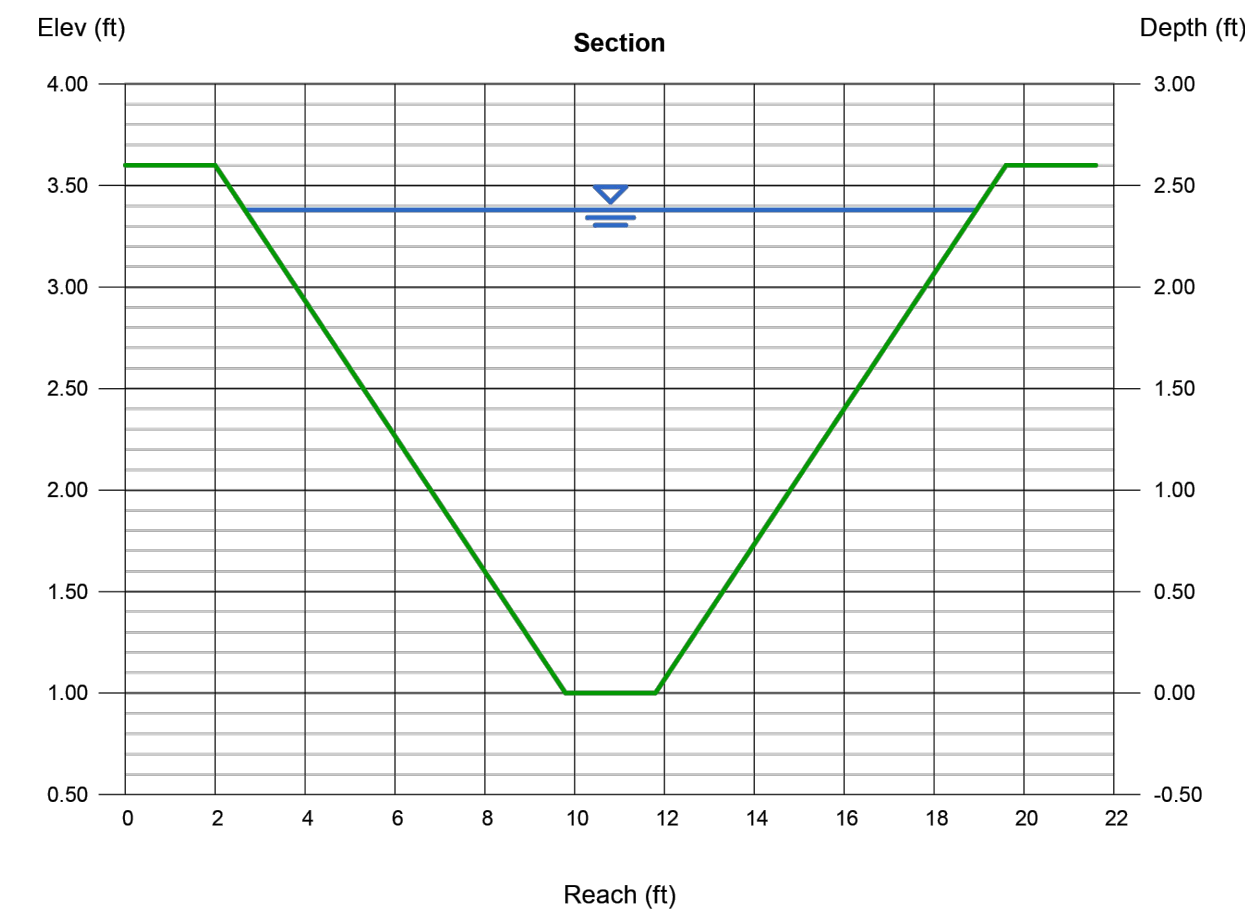
Sheet 3 of 3

Channel Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Friday, Oct 20 2023

Garza Ditch (Existing Conditions, 100 Year)

Trapezoidal		Highlighted	
Bottom Width (ft)	= 2.00	Depth (ft)	= 2.38
Side Slopes (z:1)	= 3.00, 3.00	Q (cfs)	= 105.18
Total Depth (ft)	= 2.60	Area (sqft)	= 21.75
Invert Elev (ft)	= 1.00	Velocity (ft/s)	= 4.84
Slope (%)	= 0.70	Wetted Perim (ft)	= 17.05
N-Value	= 0.030	Crit Depth, Yc (ft)	= 2.08
		Top Width (ft)	= 16.28
		EGL (ft)	= 2.74
Calculations			
Compute by:	Known Q		
Known Q (cfs)	= 105.18		

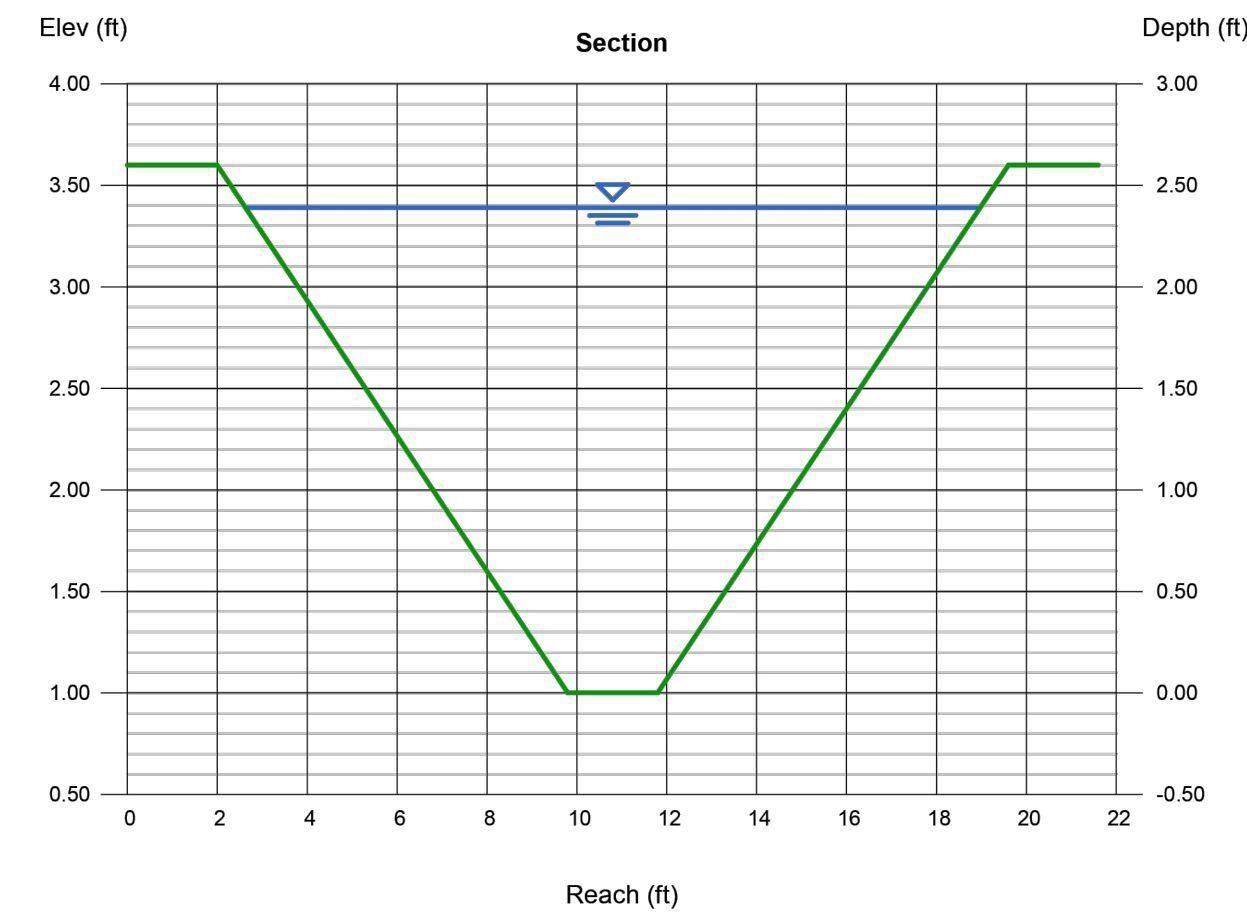


Channel Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Friday, Oct 20 2023

Garza Ditch (Proposed Conditions, 100 Year)

Trapezoidal		Highlighted	
Bottom Width (ft)	= 2.00	Depth (ft)	= 2.39
Side Slopes (z:1)	= 3.00, 3.00	Q (cfs)	= 106.90
Total Depth (ft)	= 2.60	Area (sqft)	= 21.92
Invert Elev (ft)	= 1.00	Velocity (ft/s)	= 4.88
Slope (%)	= 0.70	Wetted Perim (ft)	= 17.12
N-Value	= 0.030	Crit Depth, Yc (ft)	= 2.10
		Top Width (ft)	= 16.34
		EGL (ft)	= 2.76
Calculations			
Compute by:	Known Q		
Known Q (cfs)	= 106.90		

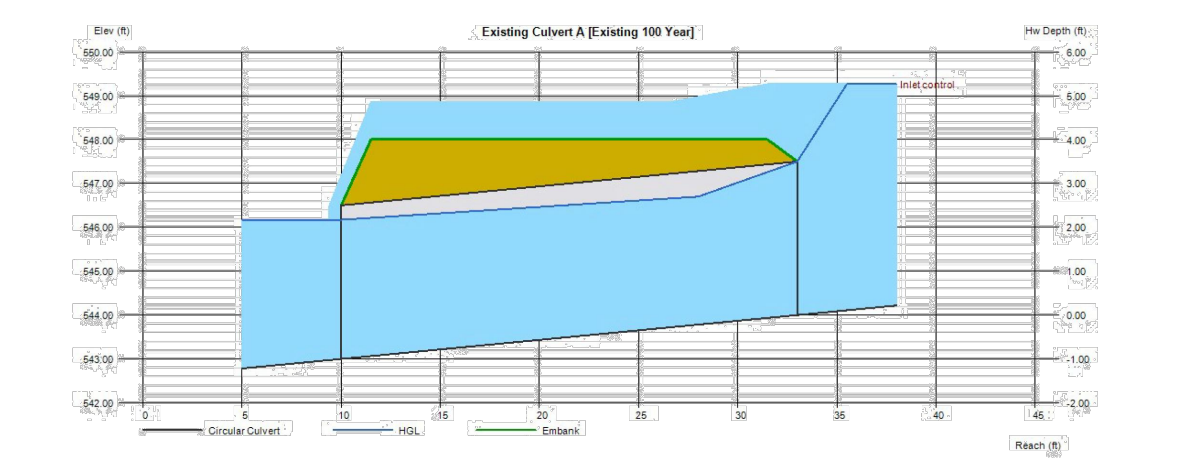


Culvert Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Friday, Oct 20 2023

Existing Culvert A [Existing 100 Year]

Invert Elev Dn (ft)	= 543.00	Calculations	
Pipe Length (ft)	= 23.00	Qmin (cfs)	= 105.18
Slope (%)	= 4.35	Qmax (cfs)	= 105.18
Invert Elev Up (ft)	= 544.00	Tailwater Elev (ft)	= (dc+D)/2
Rise (in)	= 42.0		
Shape	= Circular	Highlighted	
Span (in)	= 42.0	Qtotal (cfs)	= 105.18
No. Barrels	= 1	Qpipe (cfs)	= 83.46
n-Value	= 0.012	Qovertop (cfs)	= 21.72
Culvert Type	= Circular Concrete	Veloc Dn (ft/s)	= 9.10
Culvert Entrance	= Square edge w/headwall (C)	Veloc Up (ft/s)	= 9.96
Coeff. K,M,c,Y,k	= 0.0098, 2, 0.0398, 0.67, 0.5	HGL Dn (ft)	= 546.17
		HGL Up (ft)	= 546.86
Embankment		Hw Elev (ft)	= 549.28
Top Elevation (ft)	= 548.00	Hw/D (ft)	= 1.50
Top Width (ft)	= 20.00	Flow Regime	= Inlet Control
Crest Width (ft)	= 5.00		

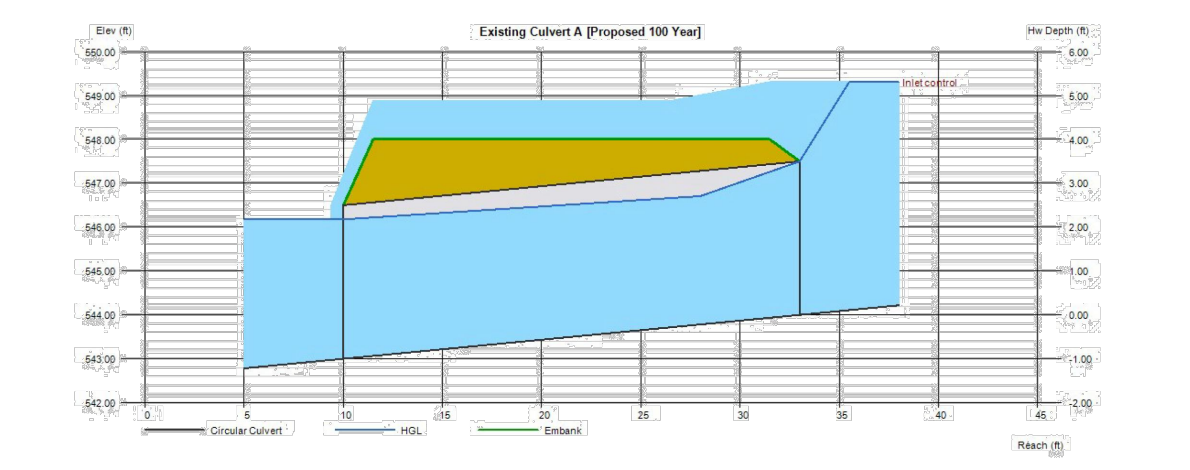


Culvert Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Friday, Oct 20 2023

Existing Culvert A [Proposed 100 Year]

Invert Elev Dn (ft)	= 543.00	Calculations	
Pipe Length (ft)	= 23.00	Qmin (cfs)	= 106.90
Slope (%)	= 4.35	Qmax (cfs)	= 106.90
Invert Elev Up (ft)	= 544.00	Tailwater Elev (ft)	= (dc+D)/2
Rise (in)	= 42.0		
Shape	= Circular	Highlighted	
Span (in)	= 42.0	Qtotal (cfs)	= 106.90
No. Barrels	= 1	Qpipe (cfs)	= 84.05
n-Value	= 0.012	Qovertop (cfs)	= 22.85
Culvert Type	= Circular Concrete	Veloc Dn (ft/s)	= 9.16
Culvert Entrance	= Square edge w/headwall (C)	Veloc Up (ft/s)	= 10.00
Coeff. K,M,c,Y,k	= 0.0098, 2, 0.0398, 0.67, 0.5	HGL Dn (ft)	= 546.18
		HGL Up (ft)	= 546.86
Embankment		Hw Elev (ft)	= 549.31
Top Elevation (ft)	= 548.00	Hw/D (ft)	= 1.52
Top Width (ft)	= 20.00	Flow Regime	= Inlet Control
Crest Width (ft)	= 5.00		

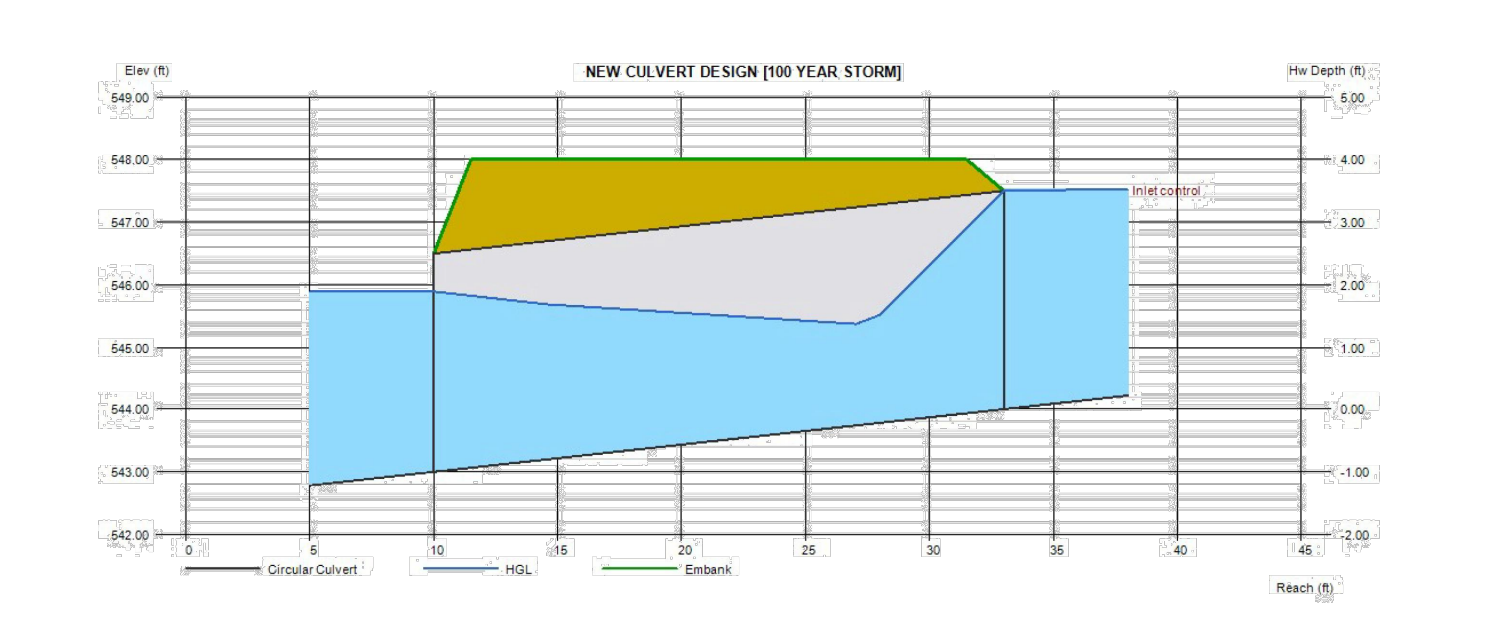


Culvert Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Friday, Oct 20 2023

NEW CULVERT DESIGN [100 YEAR STORM]

Invert Elev Dn (ft)	= 543.00	Calculations	
Pipe Length (ft)	= 23.00	Qmin (cfs)	= 106.90
Slope (%)	= 4.35	Qmax (cfs)	= 106.90
Invert Elev Up (ft)	= 544.00	Tailwater Elev (ft)	= (dc+D)/2
Rise (in)	= 42.0		
Shape	= Circular	Highlighted	
Span (in)	= 42.0	Qtotal (cfs)	= 106.90
No. Barrels	= 2	Qpipe (cfs)	= 106.90
n-Value	= 0.012	Qovertop (cfs)	= 0.00
Culvert Type	= Circular Concrete	Veloc Dn (ft/s)	= 6.28
Culvert Entrance	= Square edge w/headwall (C)	Veloc Up (ft/s)	= 8.03
Coeff. K,M,c,Y,k	= 0.0098, 2, 0.0398, 0.67, 0.5	HGL Dn (ft)	= 545.89
		HGL Up (ft)	= 546.29
Embankment		Hw Elev (ft)	= 547.51
Top Elevation (ft)	= 548.00	Hw/D (ft)	= 1.00
Top Width (ft)	= 20.00	Flow Regime	= Inlet Control
Crest Width (ft)	= 5.00		

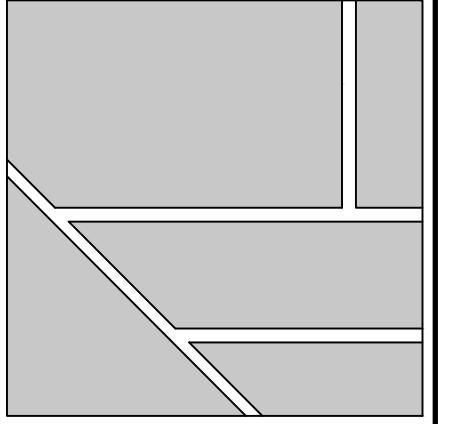


25 YEAR FLOOD CONDITIONS

EXISTING 42" CULVERT TO BE UPSIZED TO 2-36" CULVERTS

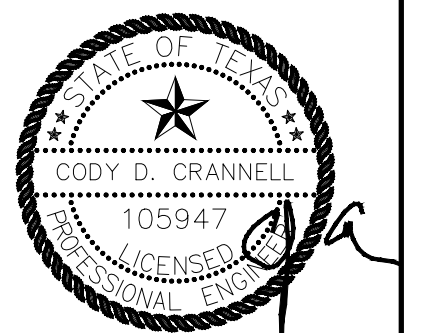
CCM Engineering

2570 FM 407, Suite 209
Highland Village, Texas 75077
Ph: 972.691.6633
Fax: 972.691.6628
TBPE FIRM #605



Single Family Development
SHADY SHORES, TEXAS
DENTON COUNTY

HYDRAULIC REPORTS & CULVERT DESIGN



10-20-2023

REVISIONS

DESIGN: CCM
DRAWN: CCM
DATE: 10/20/2023
SCALE:
NOTES:
FILE:

Sheet 3 of 3

March 18, 2024

Via: E-Mail

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

Re: Approval Request for Final Plat of SHADY OAK HILL

Honorable Mayor Cindy Aughinbaugh:

The applicant is requesting approval of the Final Plat of SHADY OAK HILL to combine two original unplatted tracts totaling 5.453 acres to become a new 5 lot residential subdivision with right-of-way dedication along Garza Road. This Final Plat with the date of February 2024 was received from CCM Engineering on behalf of property owner Heath & Leanne Zinglemann. Previous versions were reviewed, and minor revisions were requested. All outstanding comments have been addressed.

A drainage study was submitted as part of the platting process to determine any needed downstream drainage improvements necessitated by the increased runoff from the proposed development in lieu of providing on-site detention. These needed drainage improvements identified in the drainage study consist of upsizing downstream culverts and will be required to be designed as part of the subdivision plan approval and shall be constructed and accepted by the Town prior to the actual filing of the submitted plat.

Based on our review of the submitted information by CCM Engineering we recommend the Town consider approving the plat.

Regards,

Binkley & Barfield, Inc.

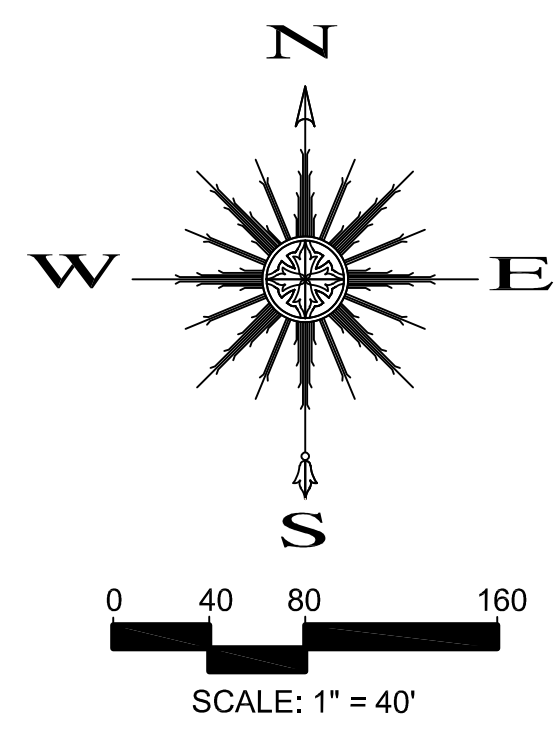
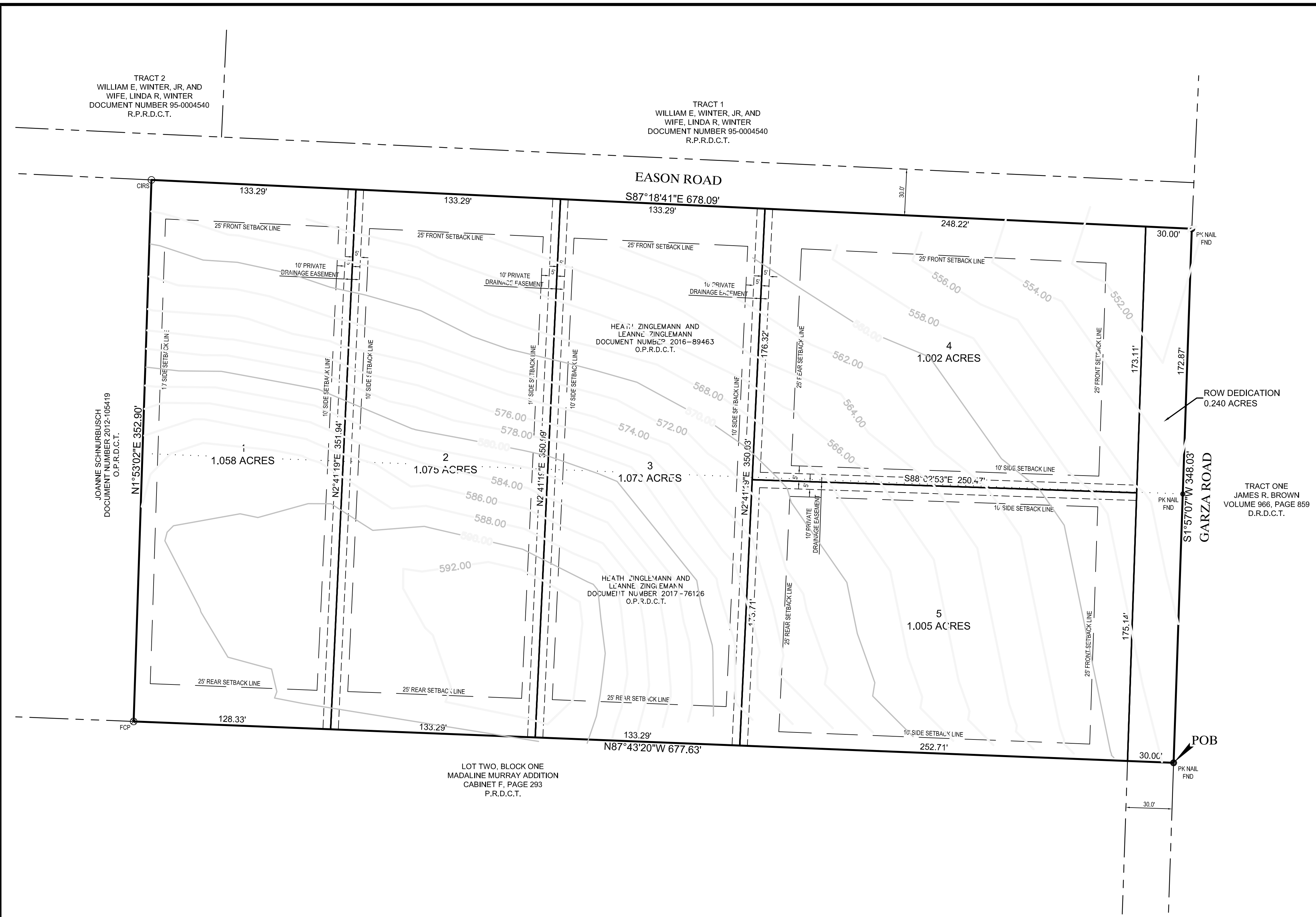


David Francis, PE
Sr Project Manager
dfrancis@binkleybarfield.com

Attachments:

- Final Plat
- Drainage Study

cc: Amber Schuler, TRMC, CCII, Court Administrator/Deputy Town Secretary
Wendy Withers, TRMC, CMC, CPM, MPA, Town Administrator
James E. Shepherd - Town Attorney



OWNER'S CERTIFICATE:
 NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
 THAT, HEATH ZINGELMANN AND LEANN ZINGELMANN, acting herein by and through his duly authorized officers, does hereby adopt this plat designating the herein above described property as ZINGELMANN ADDITION, an addition to the Town of Shady Shores, Texas, and does hereby dedicate in fee simple, to the public use forever, the streets and easements shown thereon. The streets are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the Town of Shady Shores. In addition, utility easements may be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and Town of Shady Shores's use thereof. The Town of Shady Shores and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of their respective systems in the easements. The City of Shady Shores and public utilities shall at all times have the full right of ingress and egress to and from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
 This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Shady Shores, Texas.
 WITNESS, BY MY HAND, THIS THE ____ DAY OF _____, 2024.

 Heath Zinglemann

 Leanne Zinglemann
 STATE OF TEXAS §
 COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Heath Zinglemann, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2023.
 Notary Public in and for the State of Texas

STATE OF TEXAS §
 COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Leanne Zinglemann, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2024.
 Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL
 Approved this ____ day of _____, 2024.
 BY: Planning and Zoning Commission Town of Shady Shores, Texas.

 Signature of Chairman Date _____

 Signature of Mayor Date _____
 Attest:

 City Secretary Date _____

STATE OF TEXAS §
 COUNTY OF DENTON §

THAT We, Heath Zinglemann and Leanne Zinglemann, being the owners of that certain tract of land hereinafter described as follows:

BEING that certain tract of parcel of land situated in the W.D. Durham Survey, Abstract Number 330, in Town of Shady Shores, Denton County, Texas, being all of that certain tract of land described in deed to Heath Zinglemann and Leanne Zinglemann, as recorded under Document Numbers 20160725000674 and 20170626000542 of the Official Public Records of Denton County, Texas (O.P.R.D.C.T.) and being more particularly described as follows:

BEGINNING at a "PK" nail found for the southeast corner of said Zinglemann (2017-76126) tract in the approximate center of Garza Road;

THENCE North 87 degrees 43 minutes 20 seconds West, with the south line of said Zinglemann (2017-76126) tract, passing at 30 foot the northeast corner of Lot Two, Block One of Madaline Murray Addition, an Addition the Town of Shady Shores, Denton County, Texas, according to the plat thereof recorded in Cabinet F, Page 293 of the Plat Records of Denton County, Texas, a total distance of 677.63 feet to a fence corner post found for the southwest corner of said Zinglemann (2017-76126) tract and the southeast corner of that certain tract of land conveyed to Joanne Schnurbusch, as recorded in Document Number 2012-105419, O.P.R.D.C.T.;

THENCE North 01 degrees 53 minutes 02 seconds East, with the west line of said Zinglemann tracts and the east line said Schnurbusch tract, a distance of 352.90 to a 1/2 inch iron rod set for the northwest corner of said Zinglemann (2016-89463) tract and the northeast corner of said Schnurbusch tract, said point being also being in the south right-of-way line of Eason Road;

THENCE South 87 degrees 18 minutes 41 seconds East, with the north line if said Zinglemann (2016-89463) tract and the south right-of-way line of said Eason Road, a distance of 678.09 feet to a "PK" nail found for the northeast corner of said Zinglemann (2016-89463) tract and in the approximate center of said Garza Road;

THENCE South 01 degrees 57 minutes 07 seconds West, along the east line of said Zinglemann (2016-89463) tract and approximate center of said Garza Road, a distance of 348.03 feet to the POINT OF BEGINNING and containing 5.453 acres of land.

SURVEYOR'S CERTIFICATE:
 This is to certify that I, Crystal Robertson, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corners monuments shown thereon as set were properly placed under my supervision in accordance with the Subdivision Regulations of the City of Shady Shores.

FOR REVIEW ONLY
 Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
 Crystal Robertson
 Registered Professional Land Surveyor #5447

STATE OF TEXAS §
 COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Crystal Robertson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2024.

 Notary Public in and for the State of Texas

**PLAT
 SHADY OAK HILL**

BEING LOTS 1-5, BLOCK A,
 5.453 ACRES
 SITUATED IN THE
 W.D. DURHAM SURVEY,
 ABSTRACT NO. 330
 IN THE
 TOWN OF SHADY SHORES
 DENTON COUNTY, TEXAS

FEBRUARY 2024

SHEET 1 OF 1

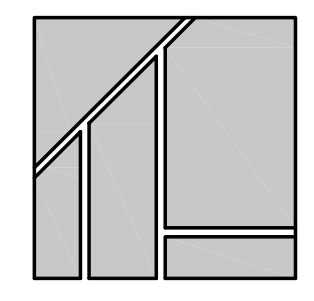


VICINITY-MAP
 NOT TO SCALE

GENERAL NOTES

- Bearings and Coordinates shown hereon are based on Texas State Plane Coordinates, North Central Zone 4202, NAD-83 Survey feet, derived from GPS observations and NGS Opus solutions. All dimensions shown are ground distances. Coordinates shown are grid coordinates.
- Selling a portion of this addition by metes and bounds is a violation of Town Ordinance and State law, and is subject to fines and/or withholding of utilities and building permits.
- Each lot corner is monumented by a 1/2" iron rod with red plastic cap stamped "CCM-ENG" unless denoted otherwise
- The property shown hereon is legally owned by applicant of this plat.
- The purpose of this plat is to create 5 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 propertyowner.

OWNER:
 HEATH ZINGELMANN and
 LEANNE ZINGELMANN
 10 HIDDEN VALLEY AIRPARK
 SHADY SHORES, TX 76208
 972-345-9484



CCM ENGINEERING
 2570 JUSTIN ROAD #209
 Shady Shores, TX 75077
 (972) 691-6633
 TBPE FIRM # 605
 TBLF FIRM # 10194794