



**TOWN OF SHADY SHORES
PLANNING AND ZONING COMMISSION
REGULAR SESSION
MAY 9, 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. Oath of Office- Deliver the Oath of Office to newly appointed members.
 - a) Allen Lea
 2. Election of Chairman- Consider and act on electing a member to serve as the Chairman of the Planning and Zoning Commission
 3. Plat Approval- Consider and act upon 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. PD Ordinance- Consider and act upon approval of an ordinance amending the Planned Development Ordinance 344-04-2021
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.

Amber Schuler, Deputy Town Secretary



AGENDA MEMORANDUM

DATE: May 9, 2024
TO: Planning and Zoning Commission
FROM: municipal.court municipal.court, Municipal Court Administrator/Deputy Town Secretary
SUBJECT: **Election of Chairman- Consider and act on electing a member to serve as the Chairman of the Planning and Zoning Commission**

BACKGROUND/INFORMATION:

FINANCIAL IMPLICATIONS:

RECOMMENDATION/ACTION DESIRED:

Welcome back Allen Lea! Allen has served the Town of Shady Shores for numerous years. He was appointed to the Planning and Zoning Commission in 2016 and served as the Chairman until June of 2021. In September of 2021 he was appointed to the Building and Standards Committee and served Shady Shores in that capacity until his most recent appointment back to the Planning and Zoning Commission.

ATTACHMENTS/SUPPORTING DOCUMENTATION:

None

REVIEWED BY:



**SHADY SHORES PLANNING AND ZONING COMMISSION
 APRIL 11, 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	Present
Nathan Abato	Commissioner	Absent
Frank Graham	Commissioner	Present
Michael Young	Commissioner- Alternate	Present-voting
Randal DuPape	Commissioner- Alternate	Absent

Staff Present: Wendy Withers, Town Administrator; Amber Schuler, Deputy Town Secretary; Katie Klein, Community Relations; Jim Shepherd, Town Attorney; David Francis, Town Engineer; Bill Emsoff, Town Council

1. CALL TO ORDER

Chairman Juve called the meeting to order at 6:30P.M.

2. ROLL CALL

Establish a quorum

Chairman Juve called the role and established a quorum.

3. REGULAR BUSINESS

1. Minutes-Consider and act upon approval of the March 14, 2024, meeting minutes.

Commissioner Brown made a motion to approve the March 14, 2024 meeting minutes. Commissioner Graham seconded the motion, and the motion was approved.

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- Staff gave a report to the commissioners.

B) Open Public Hearing- The public hearing was opened at 6:35 P.M.

C) Applicant- Leanne Zingelmann explained the project to the commissioners.

D) Those in Favor- No one spoke in favor.

E) Those Opposed- No one spoke in opposition.

F) Rebuttal - A rebuttal was not necessary.

G) Close Public Hearing- Public Hearing was closed at 6:39 P.M.

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.

Commissioner Brown made a motion to table the request. Commissioner Graham seconded the motion and it was approved 5-0.

4. WORKSESSION

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

The commissioners conducted a work session related to Future Land Use and Future Development/Re-Development throughout the Town of Shady Shores

5. FUTURE AGENDA ITEMS

No future agenda items were discussed.

6. ADJOURN

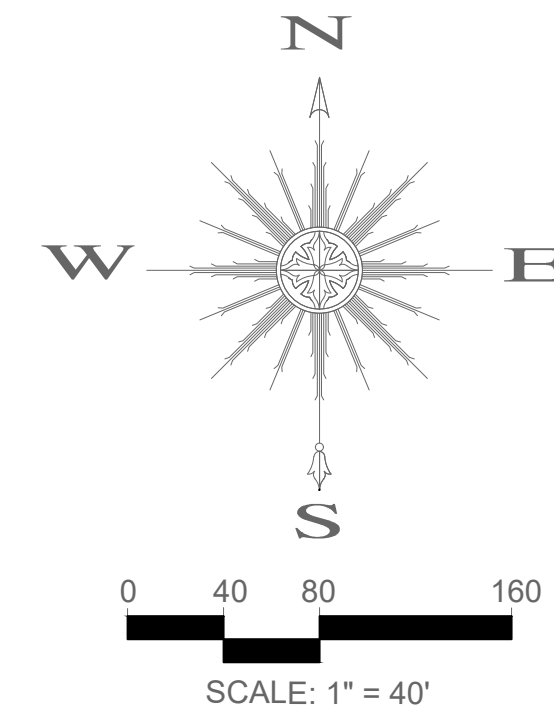
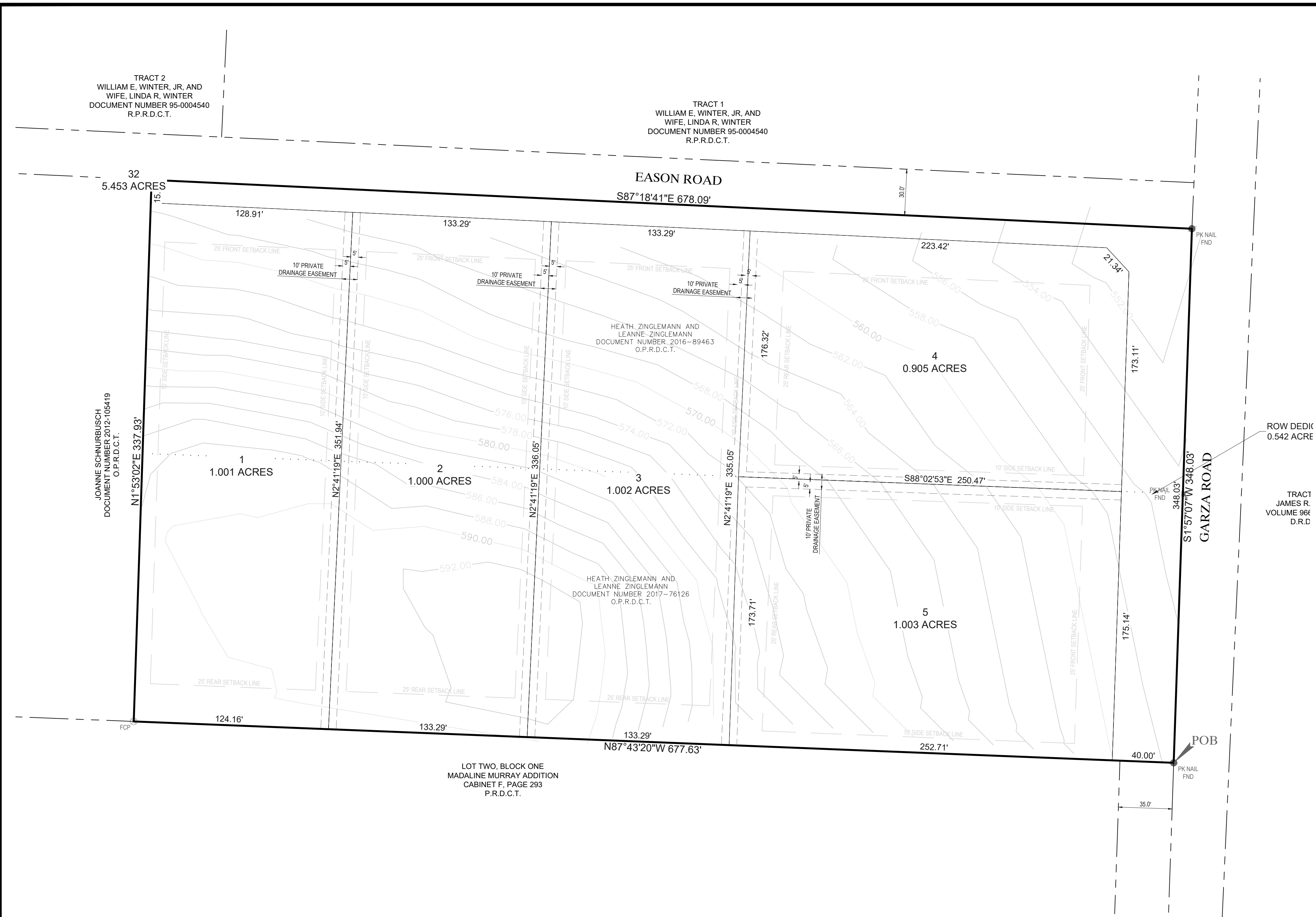
The meeting was adjourned at 7:46 P.M.

Passed and approved this ____ day of _____, 2024

Chairman

Attest:

Amber Schuler, Deputy Town Secretary



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 Zingelmann

 Leanne Zingelmann

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 Zingelmann, 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 Zingelmann, 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 Zingelmann and Leanne Zingelmann, 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 Zingelmann and Leanne Zingelmann, 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 Zingelmann (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 Zingelmann (2017-76126) tract, passing at 30 foot the northeast corner of Lot Two, Block One of Madaline Murray Addition, an Addition to 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 Zingelmann (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 Zingelmann 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 Zingelmann (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 Zingelmann (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 Zingelmann (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 Zingelmann (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.

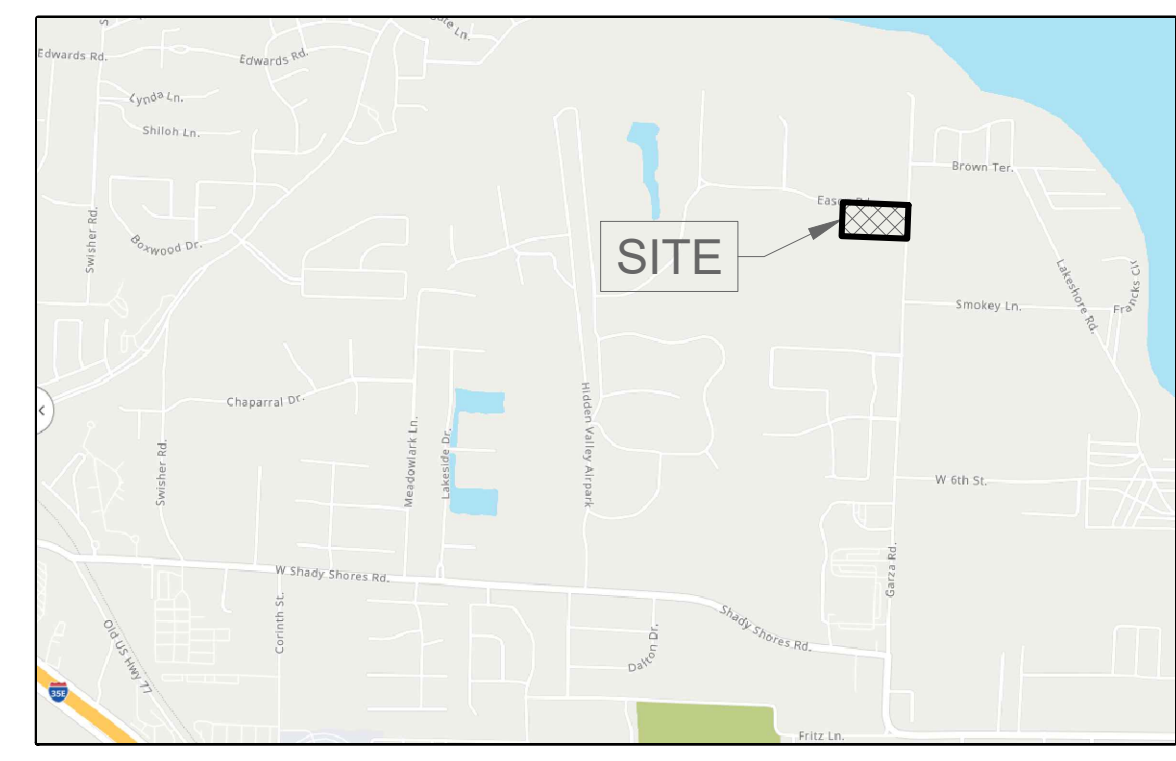
Crystal Robertson
 Registered Professional Land Surveyor #5447

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



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.

**PLAT
 SHADY OAK HILL**

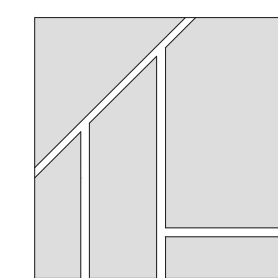
BEING LOTS 1-5, BLOCK A,

5.453 ACRES
 SITUATED IN THE
 W.D. DURHAM SURVEY,
 ABSTRACT NO. 330
 IN THE
 TOWN OF SHADY SHORES
 DENTON COUNTY, TEXAS

MAY 2024

SHEET 1 OF 1

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

May 6, 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 5 lot residential subdivision with right-of-way dedication along Eason Road & Garza Road. This Final Plat with the date of May 2024 was received May 3, 2024 from CCM Engineering on behalf of property owner Heath & Leanne Zingelmann. Previous versions were reviewed, and minor revisions were requested. All outstanding comments requested April 11, 2024 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

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



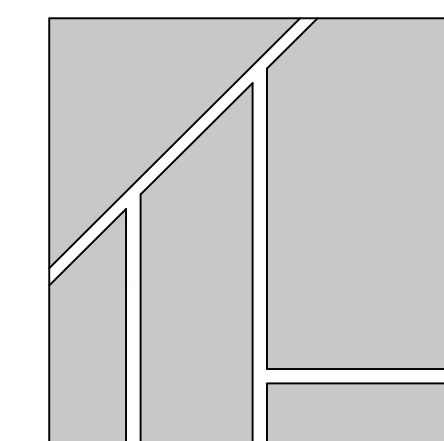
Vicinity Map
n. t. s.

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

PROJECT SITE

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

Culvert Report

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

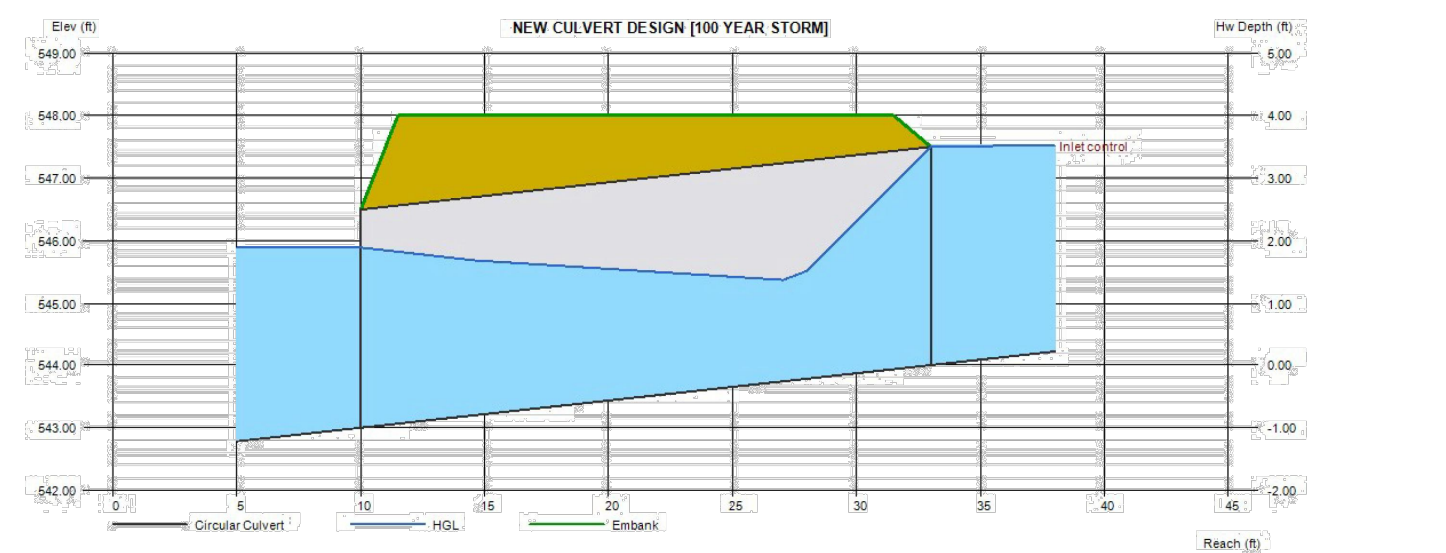
NEW CULVERT DESIGN [100 YEAR STORM]

Invert Elev Dn (ft) = 543.00
 Pipe Length (ft) = 23.00
 Slope (%) = 4.35
 Invert Elev Up (ft) = 544.00
 Rise (in) = 42.0
 Shape = Circular
 Span (in) = 42.0
 No. Barrels = 2
 n-Value = 0.012
 Culvert Type = Circular Concrete
 Culvert Entrance = Square edge w/headwall (C)
 Coeff. K.M,c,Y,k = 0.0098, 2, 0.0398, 0.67, 0.5

Calculations
 Qmin (cfs) = 106.90
 Qmax (cfs) = 106.90
 Tailwater Elev (ft) = (dc+D)/2

Highlighted
 Qtotal (cfs) = 106.90
 Qpipe (cfs) = 106.90
 Qovertop (cfs) = 0.00
 Veloc Dn (ft/s) = 6.28
 Veloc Up (ft/s) = 8.03
 HGL Dn (ft) = 545.89
 HGL Up (ft) = 546.29
 Hw Elev (ft) = 547.51
 Hw/D (ft) = 1.00
 Flow Regime = Inlet Control

Embankment
 Top Elevation (ft) = 548.00
 Top Width (ft) = 20.00
 Crest Width (ft) = 5.00



LEGEND

Area No.
 Area (Ac.)
 Q100 (cfs)

Drainage Divide
 Flow Arrows

EXISTING DRAINAGE AREA MAP [100 YEAR]

AREA	TOC	Cf	C	I	A	Q
-	min.			in/hr	ac	cfs
EX-1	60.00	1.25	0.35	3.77	63.77	105.18

PROPOSED DRAINAGE AREA MAP [100 YEAR]

AREA	TOC	Cf	C	I	A	Q
-	min.			in/hr	ac	cfs
P-1	60.00	1.25	0.36	3.77	63.77	106.90

EXISTING DRAINAGE AREA MAP [25 YEAR]

AREA	TOC	Cf	C	I	A	Q
-	min.			in/hr	ac	cfs
EX-1	60.00	1.10	0.35	2.96	63.77	72.67

PROPOSED DRAINAGE AREA MAP [25 YEAR]

AREA	TOC	Cf	C	I	A	Q
-	min.			in/hr	ac	cfs
P-1	60.00	1.10	0.36	2.96	63.77	73.86

EXISTING DRAINAGE AREA MAP [10 YEAR]

AREA	TOC	Cf	C	I	A	Q
-	min.			in/hr	ac	cfs
EX-1	60.00	1.00	0.35	2.53	63.77	56.42

PROPOSED DRAINAGE AREA MAP [10 YEAR]

AREA	TOC	Cf	C	I	A	Q
-	min.			in/hr	ac	cfs
P-1	60.00	1.00	0.36	2.53	63.77	57.39

- NOTES:**
- EXISTING AND PROPOSED REGIONAL D.A. ARE THE SAME WATERSHED AREA
 - WATERSHED AREA REPRESENTS TOTAL ZONE OF INFLUENCE FOR SITE

LIMITS OF GARZA DITCH THAT IS BEING ANALYZED PER THIS STUDY

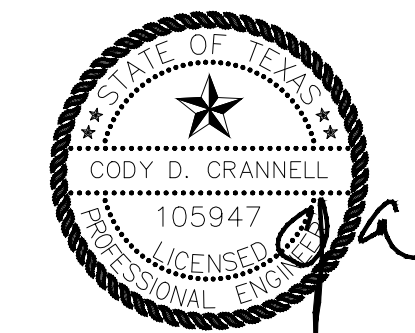
CCM Engineering

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

REGIONAL D.A.M.

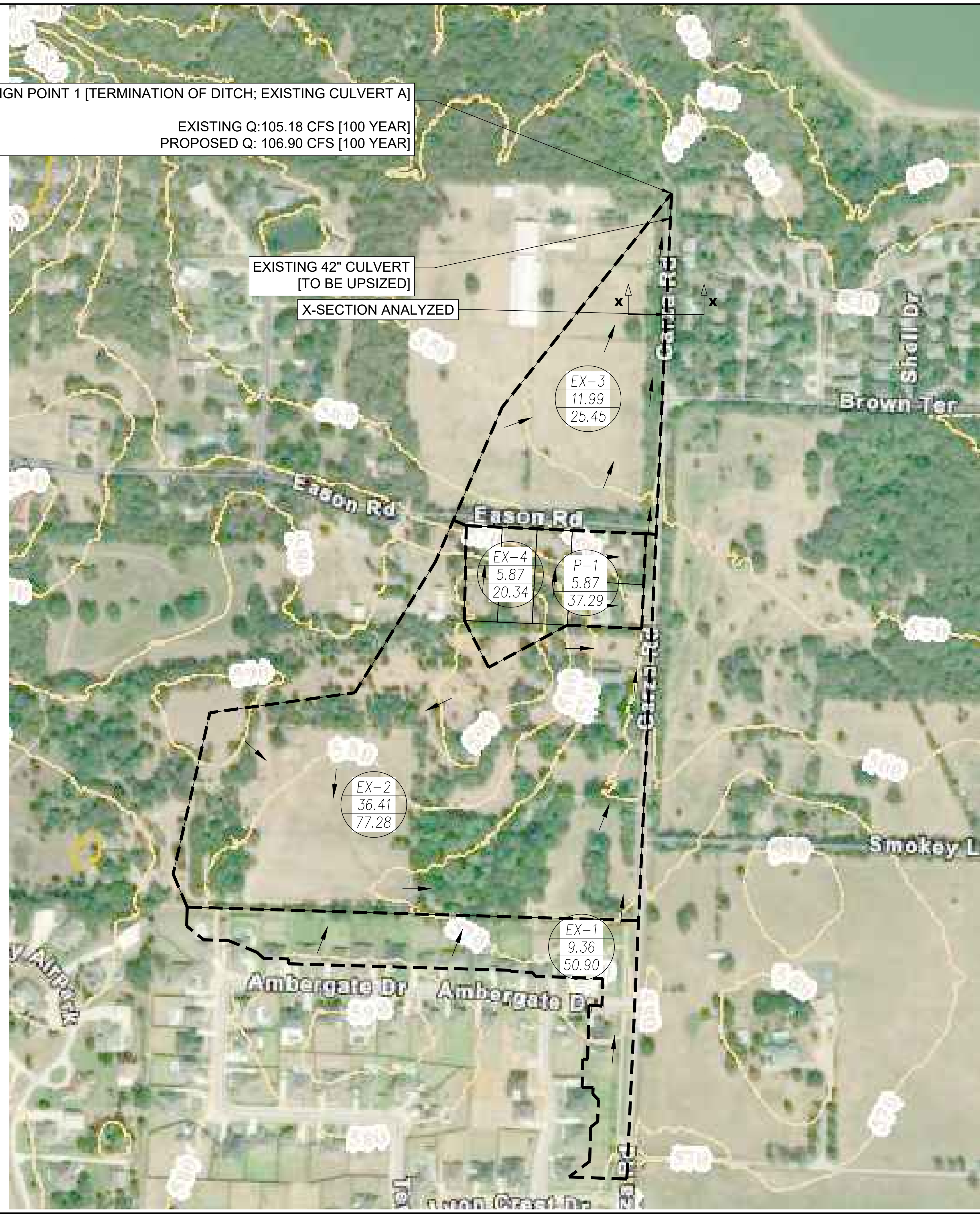


REVISIONS

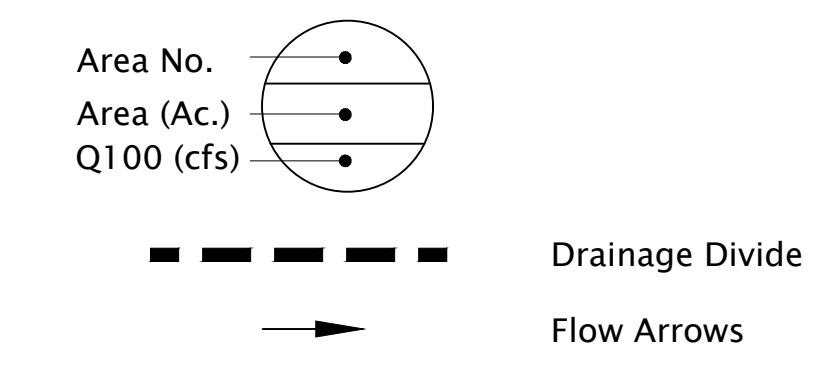
DESIGN: CCM
 DRAWN: CCM
 DATE: 10/20/2023
 SCALE:
 NOTES:
 FILE:

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

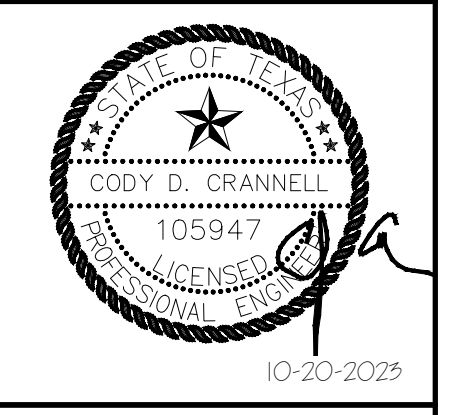
PROPOSED DRAINAGE AREA MAP [10 YEAR]

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:

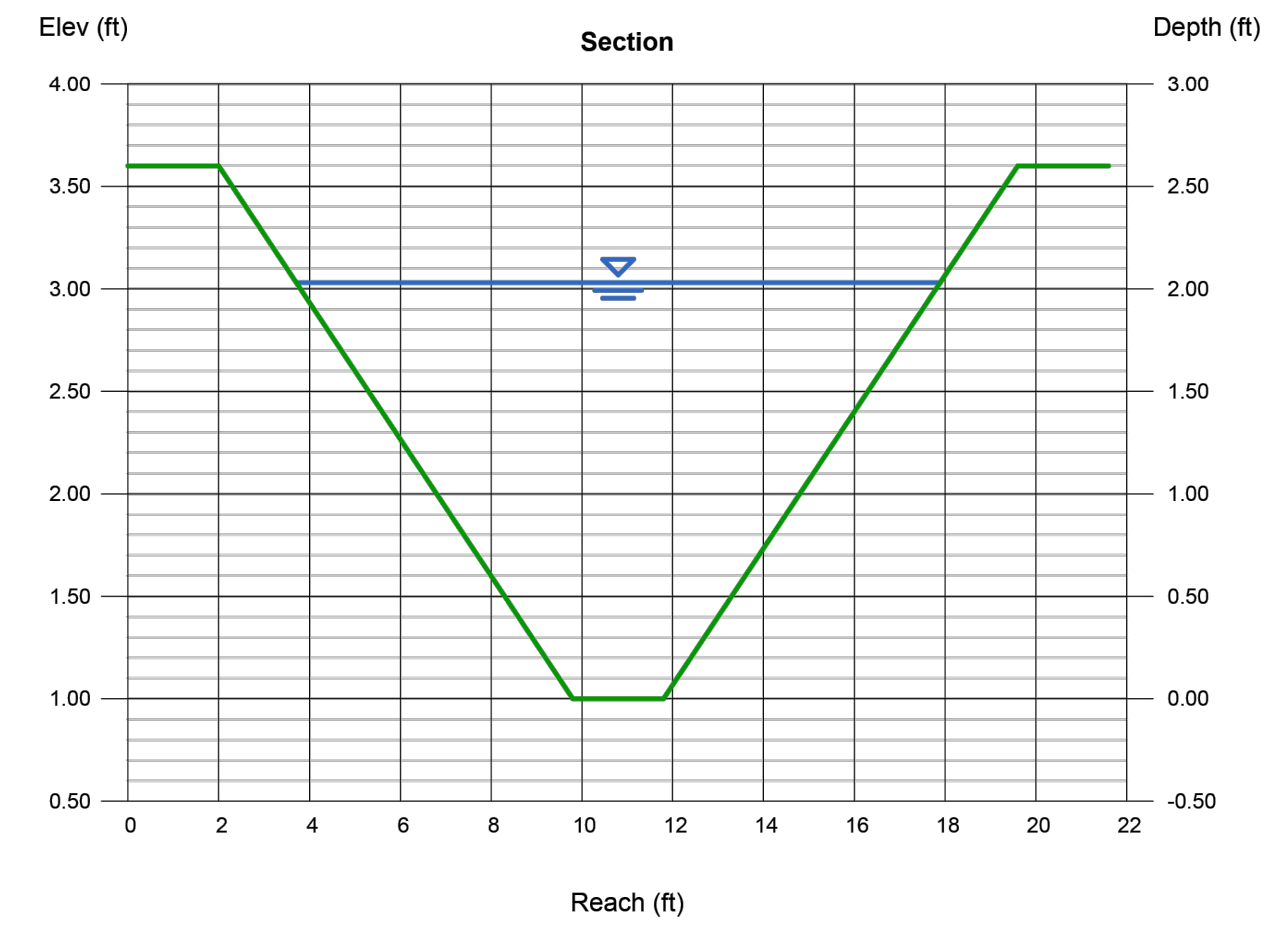
Sheet 2 of 3

Channel Report

Hydraulflow 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		

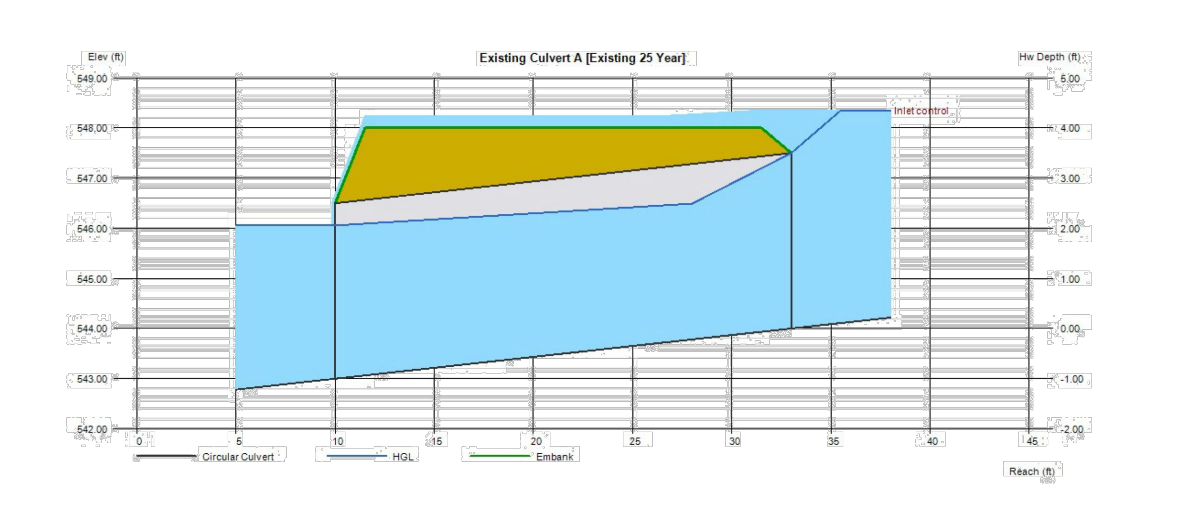


Culvert Report

Hydraulflow 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
Embankment		Hw/D (ft)	= 1.24
Top Elevation (ft)	= 548.00	Flow Regime	= Inlet Control
Top Width (ft)	= 20.00		
Crest Width (ft)	= 5.00		

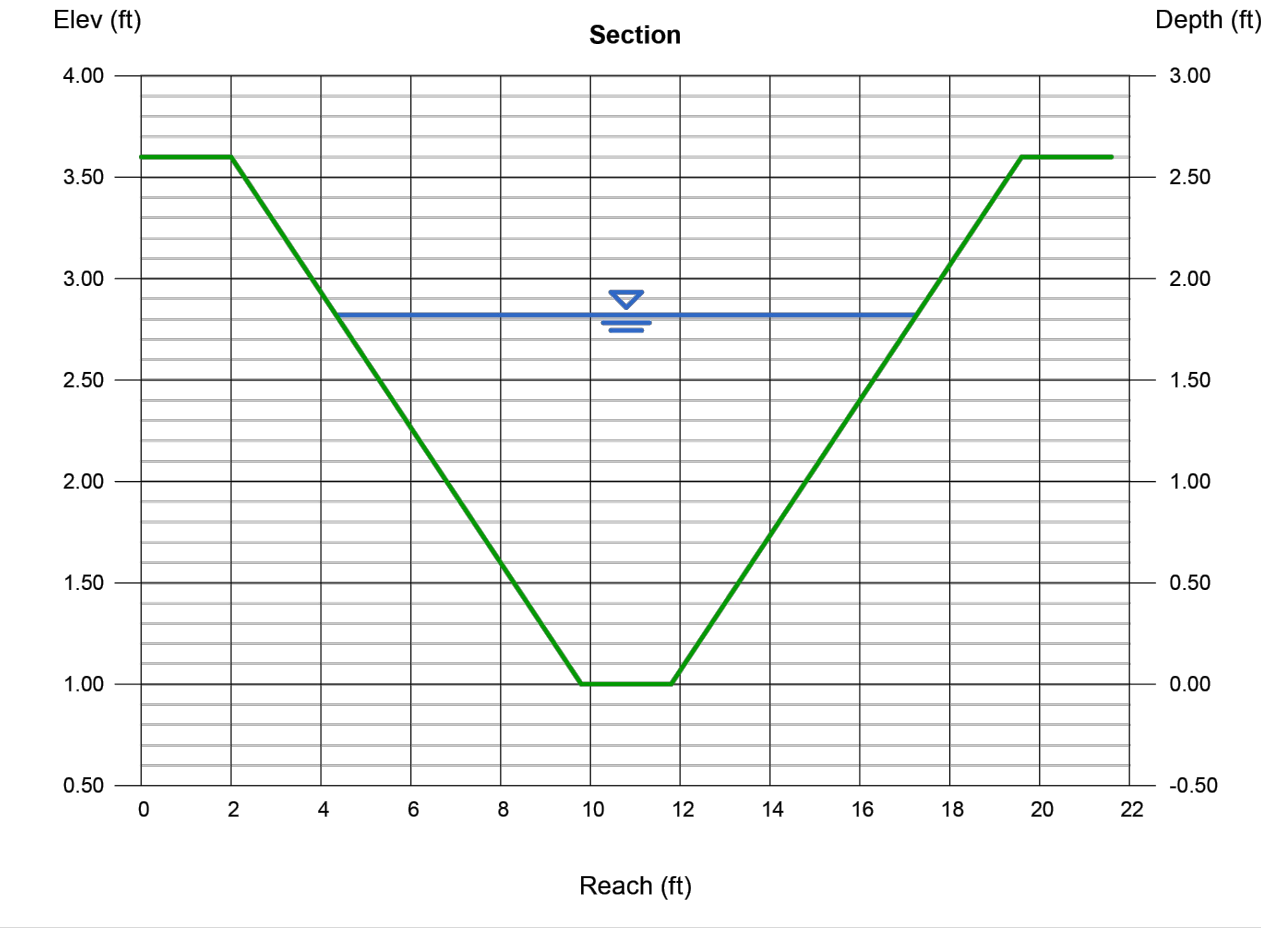


Channel Report

Hydraulflow 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		

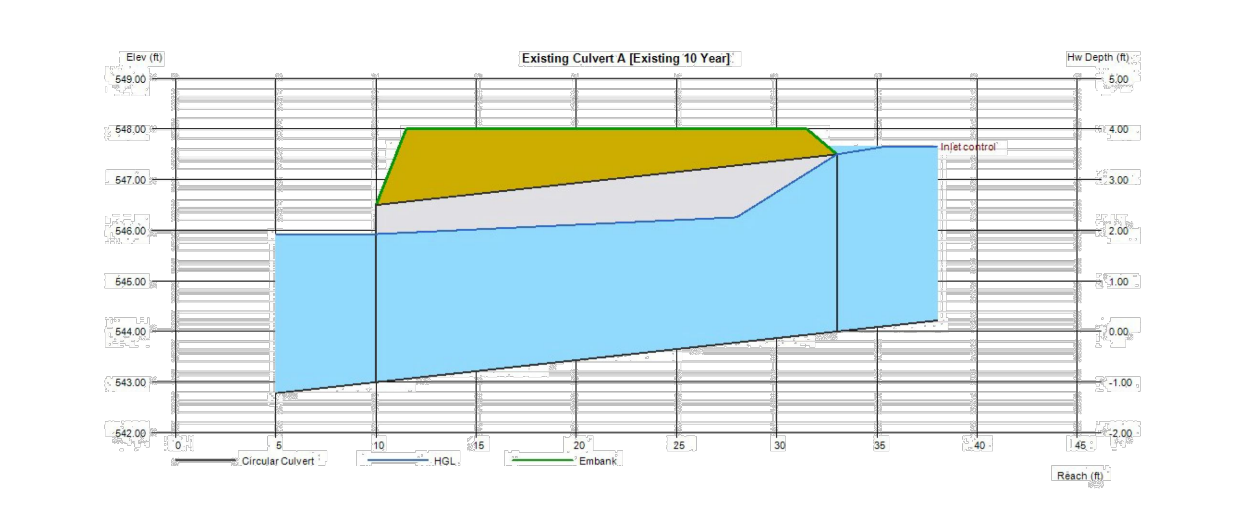


Culvert Report

Hydraulflow 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
Embankment		Hw/D (ft)	= 1.05
Top Elevation (ft)	= 548.00	Flow Regime	= Inlet Control
Top Width (ft)	= 20.00		
Crest Width (ft)	= 5.00		

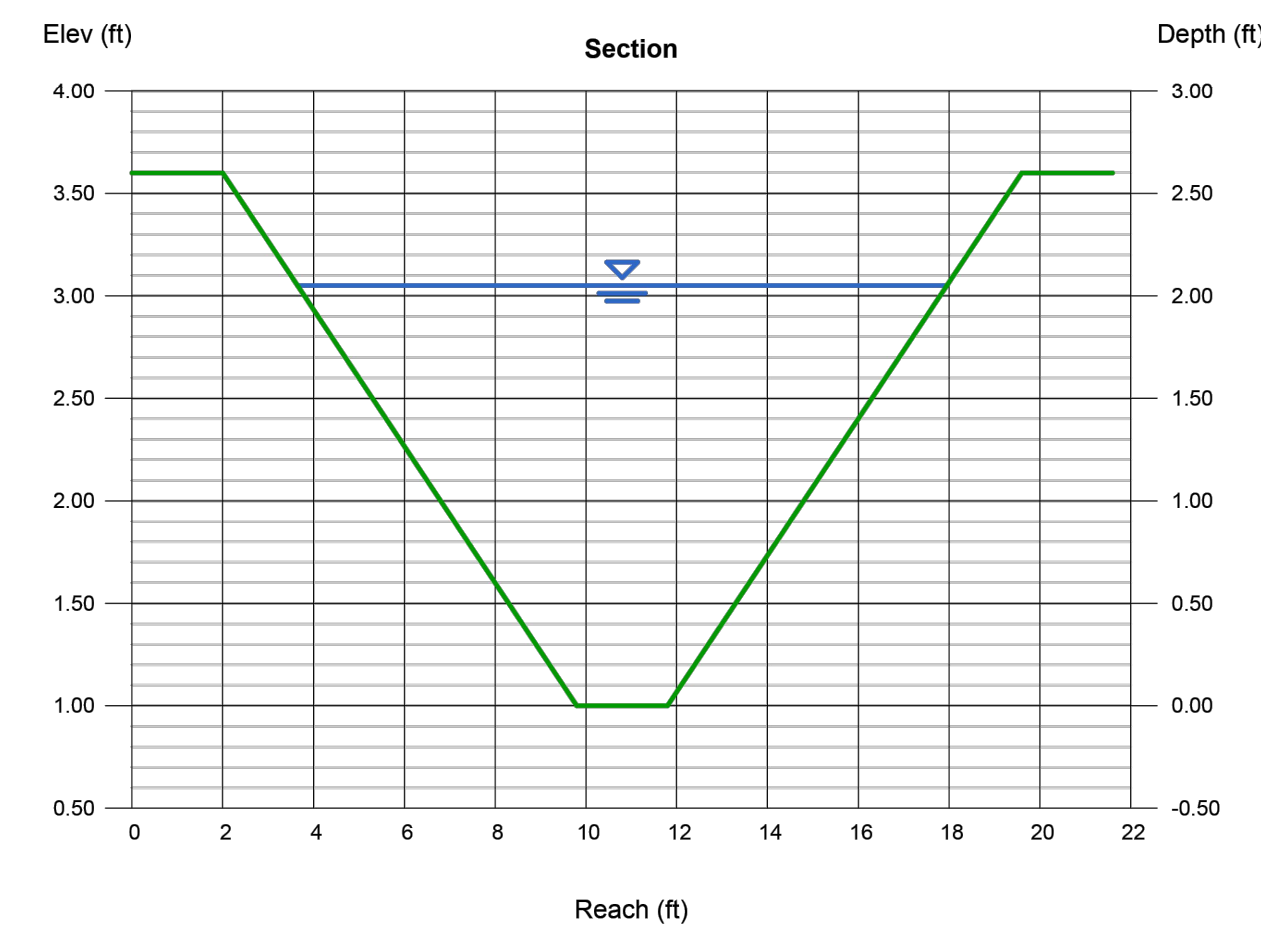


Channel Report

Hydraulflow 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		

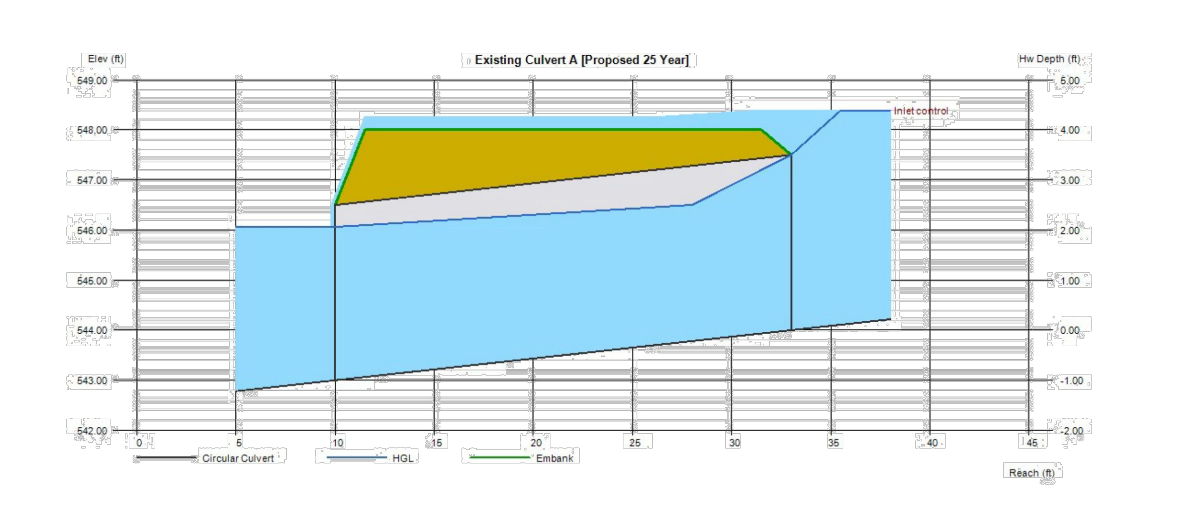


Culvert Report

Hydraulflow 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
Embankment		Hw/D (ft)	= 1.25
Top Elevation (ft)	= 548.00	Flow Regime	= Inlet Control
Top Width (ft)	= 20.00		
Crest Width (ft)	= 5.00		

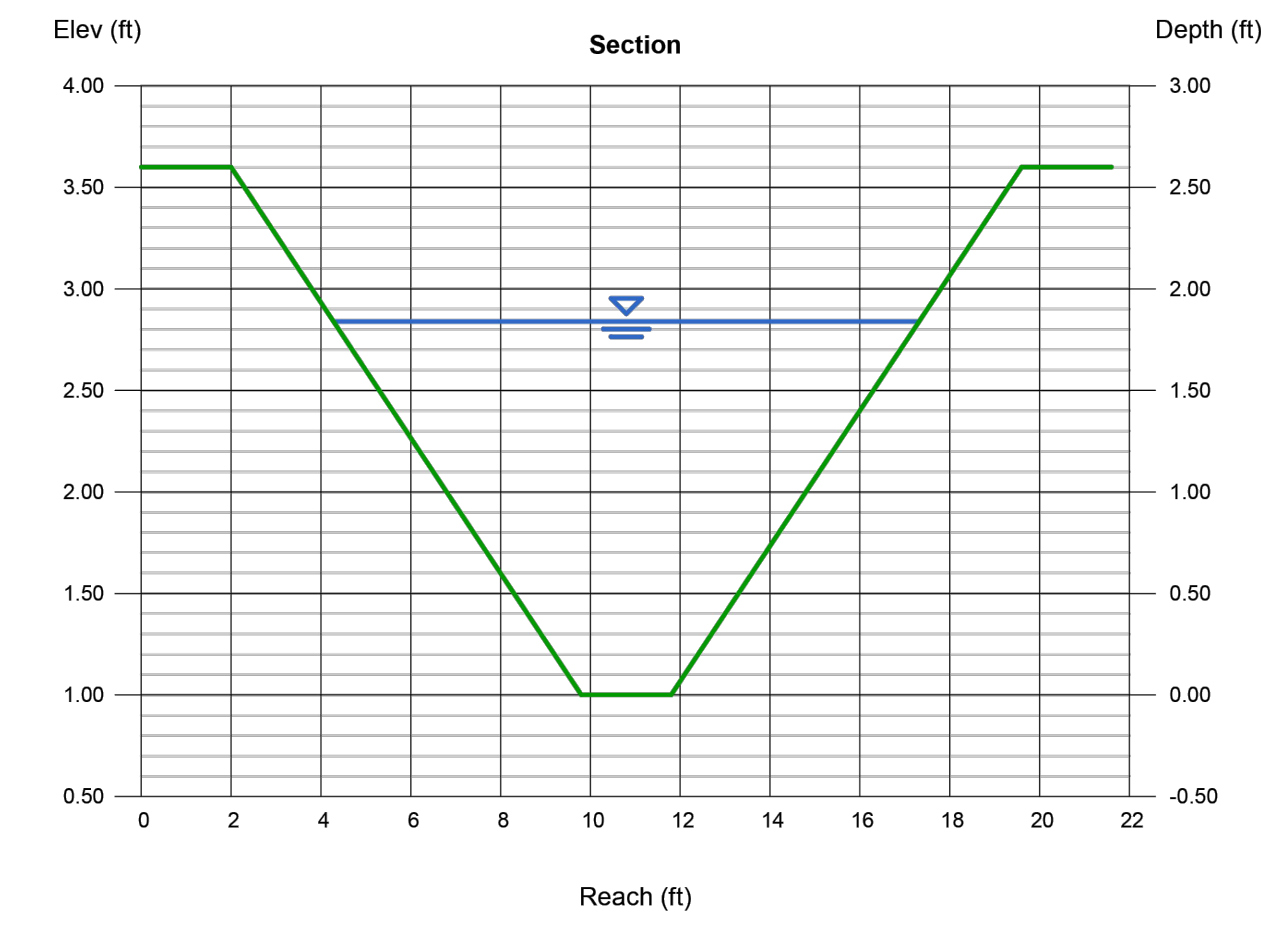


Channel Report

Hydraulflow 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		

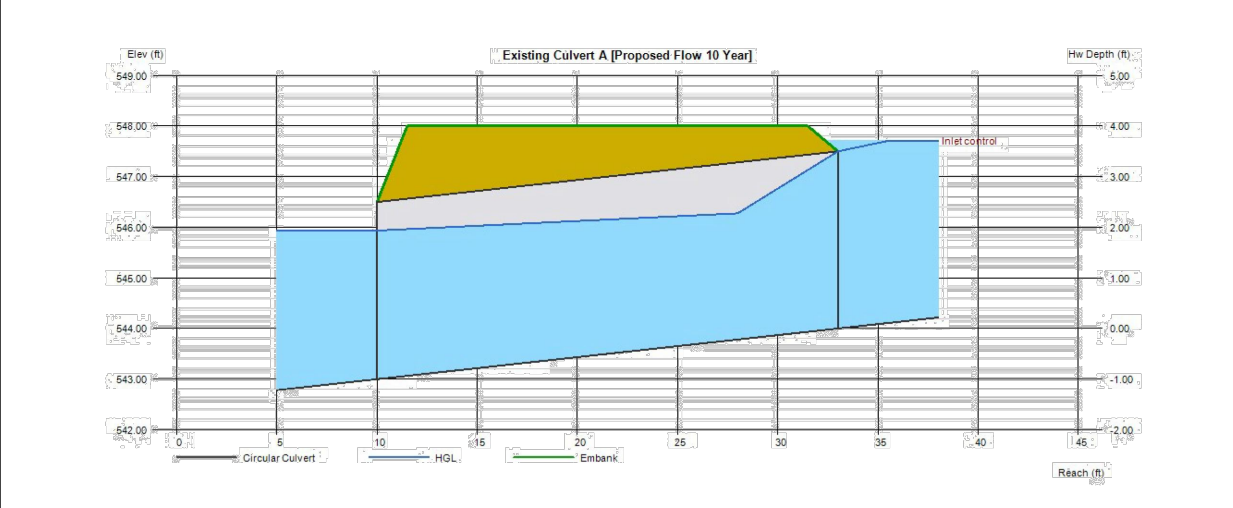


Culvert Report

Hydraulflow 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
Embankment		Hw/D (ft)	= 1.06
Top Elevation (ft)	= 548.00	Flow Regime	= Inlet Control
Top Width (ft)	= 20.00		
Crest Width (ft)	= 5.00		



25 YEAR FLOOD CONDITIONS

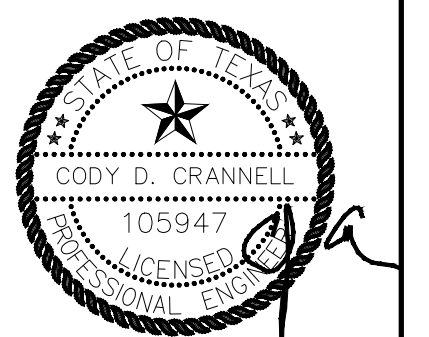
10 YEAR FLOOD CONDITIONS

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:

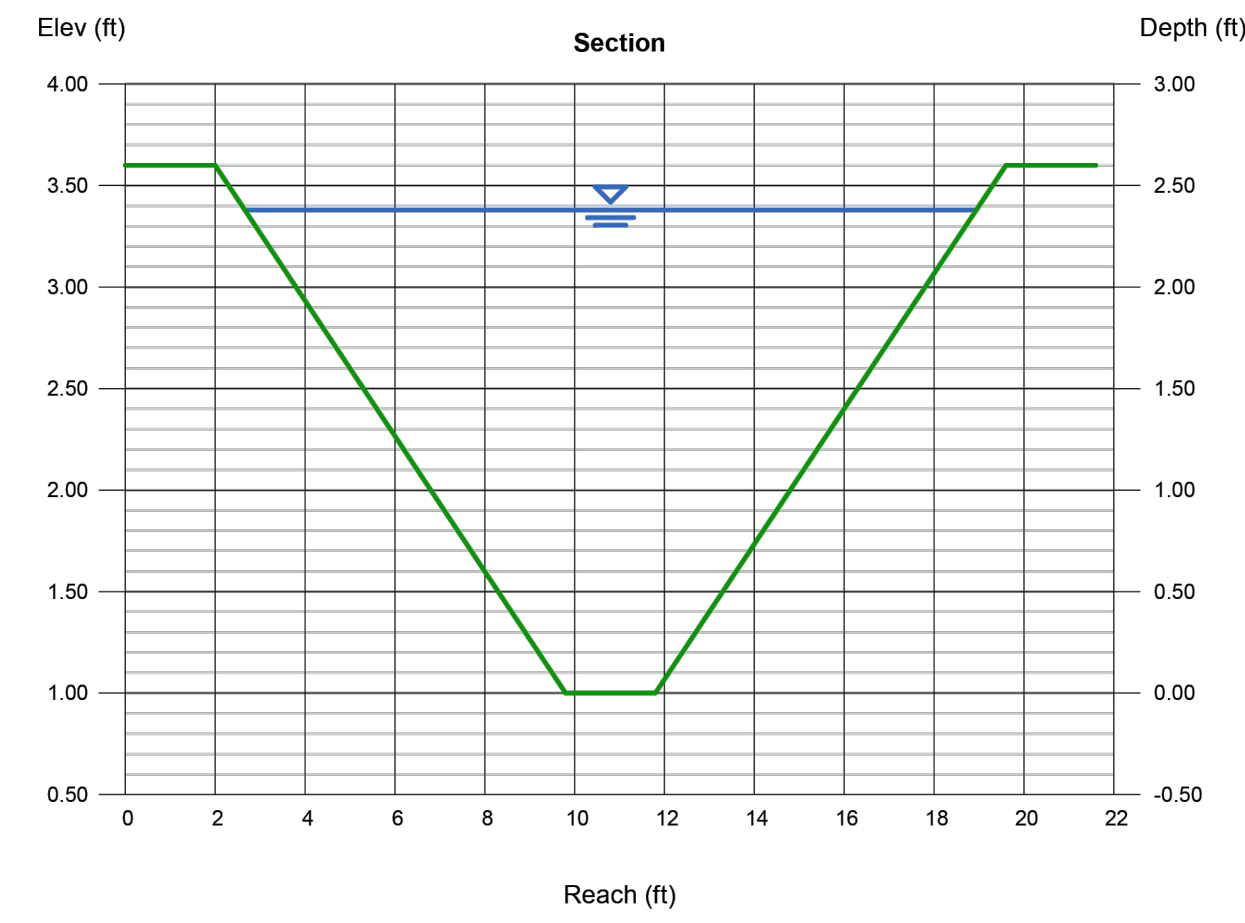
Sheet 3 of 3

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		

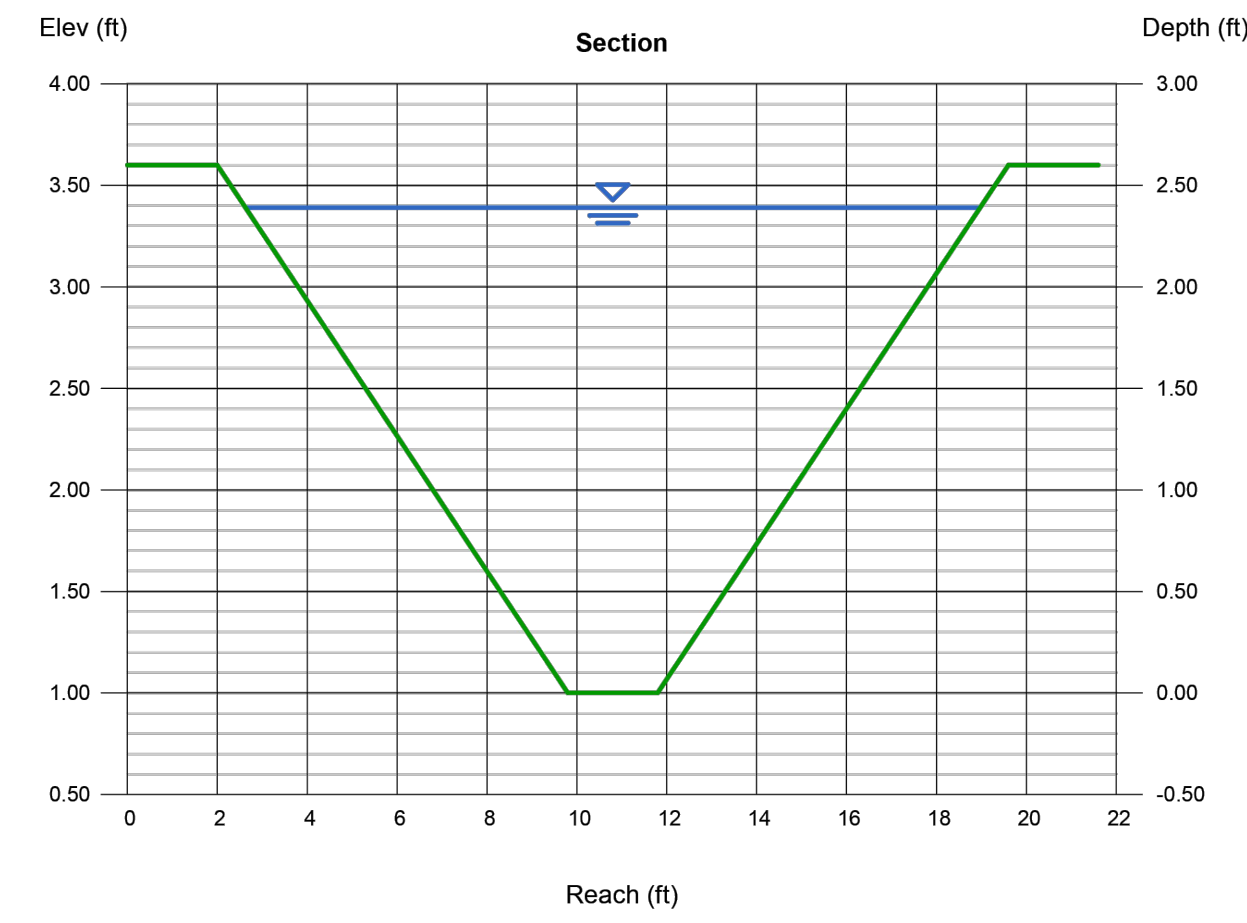


Channel Report

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		

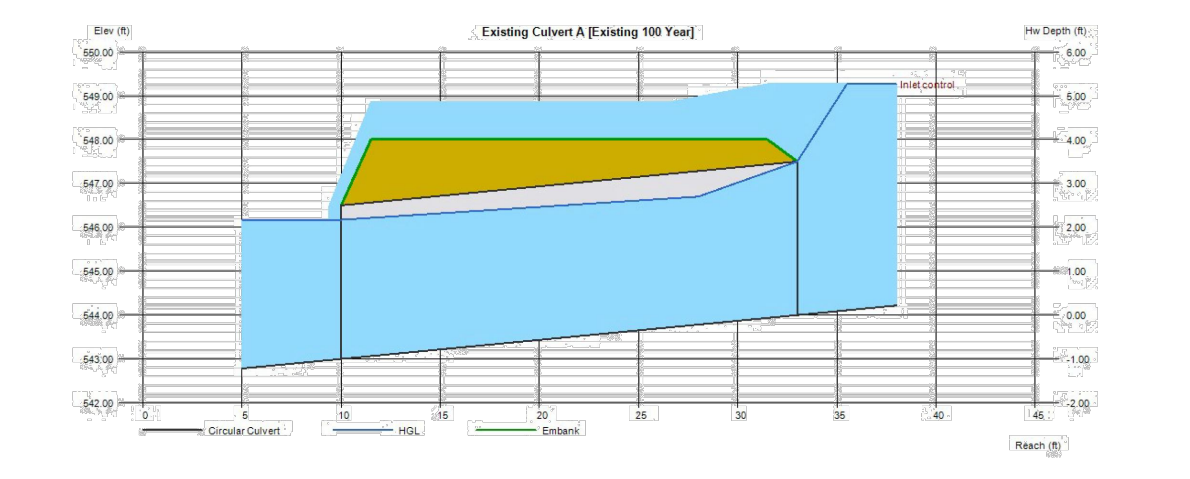


Culvert Report

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	Omin (cfs)	= 105.18
Slope (%)	= 4.35	Omax (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)	= 546.85
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		

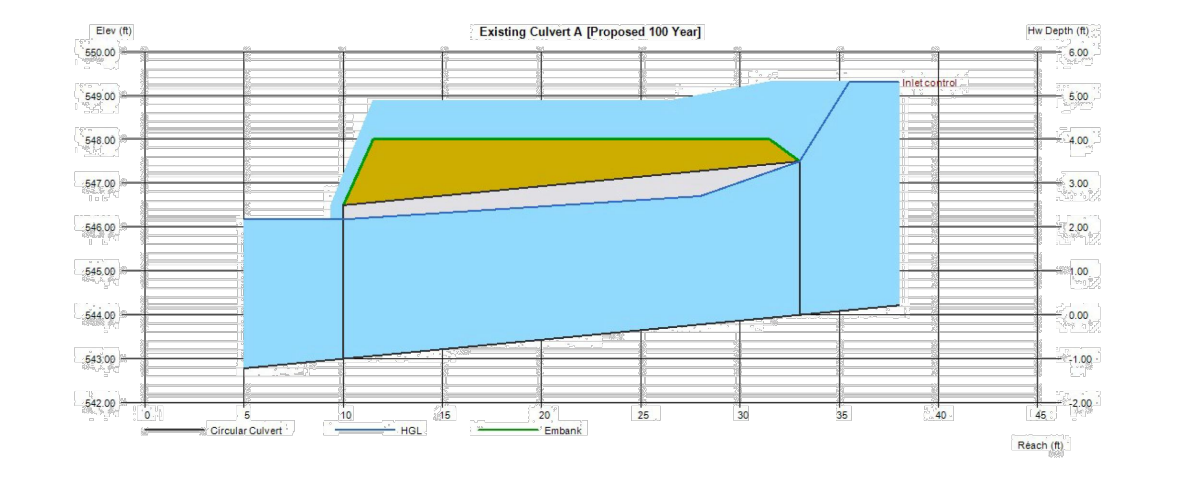


Culvert Report

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	Omin (cfs)	= 106.90
Slope (%)	= 4.35	Omax (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		



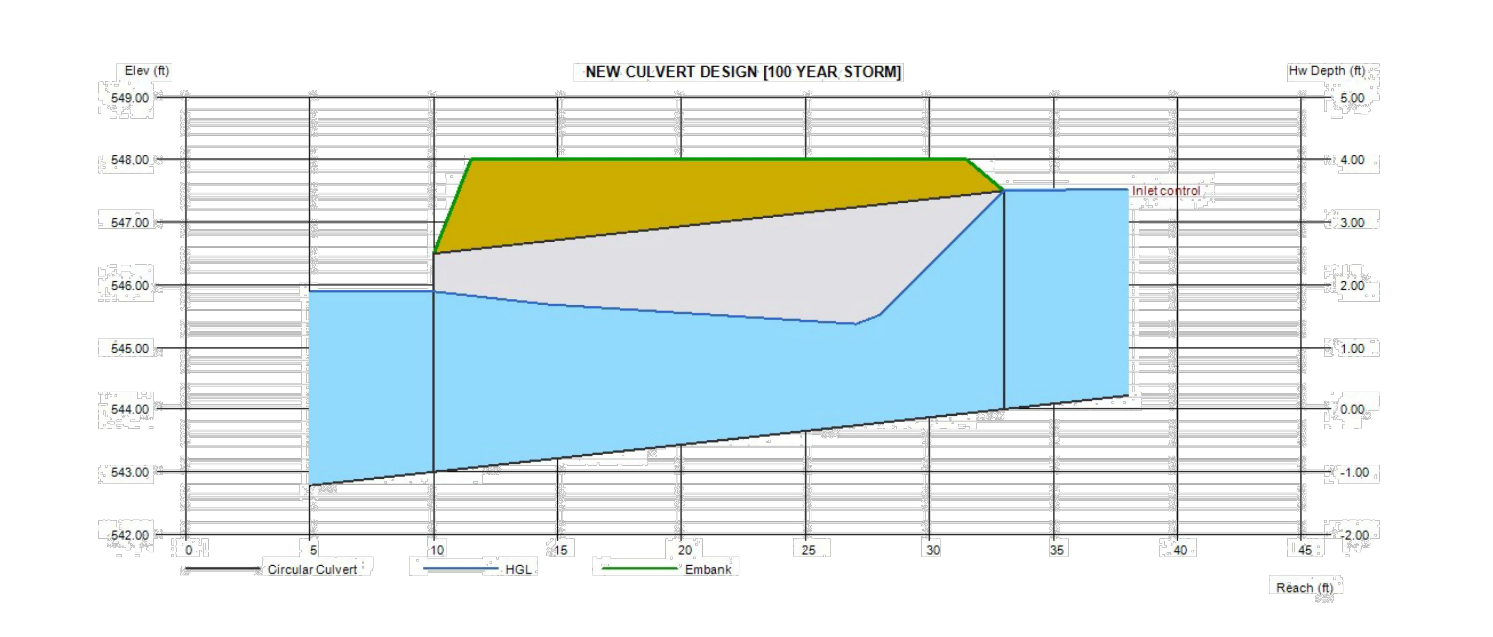
25 YEAR FLOOD CONDITIONS

Culvert Report

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

NEW CULVERT DESIGN [100 YEAR STORM]

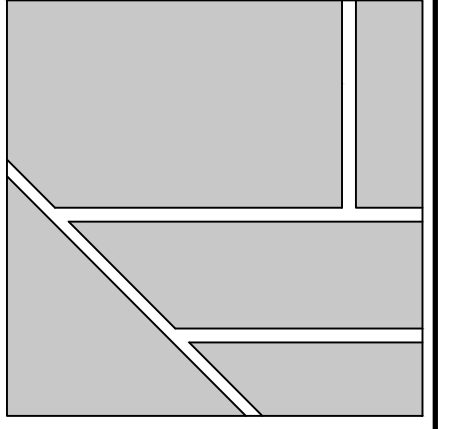
Invert Elev Dn (ft)	= 543.00	Calculations	
Pipe Length (ft)	= 23.00	Omin (cfs)	= 106.90
Slope (%)	= 4.35	Omax (cfs)	= 106.90
Invert Elev Up (ft)	= 544.00	Tailwater Elev (ft)	= (dc+D)/2
Rise (in)	= 42.0		
Shape	= Circular	Highlighted	
Span (in)	= 42.0	Qtotal (cfs)	= 106.90
No. Barrels	= 2	Qpipe (cfs)	= 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		



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

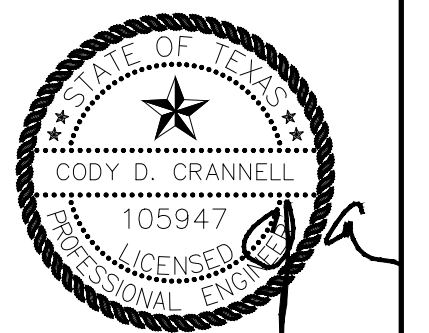
CCM Engineering

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

ORDINANCE NO. _____ 2024

(COMPREHENSIVE ZONING ORDINANCE – PLANNED DEVELOPMENT)

AN ORDINANCE OF THE TOWN OF SHADY SHORES, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE TOWN OF SHADY SHORES, BY AMENDING AND PROVIDING REGULATIONS FOR AND AMENDING THE EXISTING PLANNED DEVELOPMENT DISTRICT IN ARTICLE 2.8.001 OF THE COMPREHENSIVE ZONING ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF \$2000.00 FOR EACH OFFENSE; PROVIDING A PUBLICATION CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Shady Shores Planning and Zoning Commission and the governing body of the Town of Shady Shores, in compliance with the laws of the State of Texas and the ordinances of the Town of Shady Shores have given requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof, and in the exercise of its legislative discretion have concluded that the Comprehensive Zoning Ordinance of the Town of Shady Shores should be amended as described herein;

NOW, THEREFORE, be it ordained by the Town council of the Town of Shady Shores, Denton County, Texas:

I. Planned Development Zoning District

That Article 2.8.001 of the Town’s Comprehensive Zoning District is hereby amended in its entirety by revoking the current article 2.8.001 and replacing it in its entirety as follows:

“2. § 2.8.001 PD-Planned Development District.

- (a) *Purpose.* The (PD) Planned Development District is to encourage better development in the Town, by allowing more flexibility in the planning and development of various projects. Any combination of residential, commercial, light industrial, public or recreational uses may be requested, and may be approved or denied in accordance with the Comprehensive Plan of the Town, as determined in the discretion of the Town Council.
- (b) *Description.* After a public hearing has been convened and proper notice to all affected property owners has been made in accordance with this Subtitle and after a recommendation by the Planning and Zoning Commission has been submitted to the Town Council, the Town Council may authorize the creation of a (PD) Planned Development District as follows:
 - (1) *Planned Development* - Available uses which may be requested will be more particularly defined in a PD zoning ordinance for the property in question are listed below in 2.8.002 , and include: residential, commercial, light industrial, public or recreational comprised of one or more acres or

located in areas designated on the comprehensive planning map, or the zoning map.

- (2) Permitted Uses. The uses to be permitted in any (PD) Planned Development District shall be enumerated in the ordinance which creates such district and zones specific property with it. . Any proposed amendment to the uses permitted within a (PD) Planned Development District shall be submitted and processed in accordance with this Article 2.8.
- (3) Procedures. The steps necessary to request creation of a (PD) Planned Development District shall be as follows:
 - (a) Pre-application conference for presentation and discussion of a preliminary drawing in a form for a change of zoning with all required supporting materials.
 - (b) Every (PD) Planned Development District approved under the provisions of this Subtitle shall be considered an amendment to the Zoning Ordinance and Zoning Map and applicable only to the property described in the legal description of the property.
 - (c) In carrying out the development of a (PD) Planned Development District, compliance with the applicable development conditions and development schedule shall be required. Such conditions as are specified for the development of a (PD) Planned Development District shall not be construed as conditions precedent to the approval of the zoning amendment but shall be construed as conditions precedent to the granting of a Certificate of Occupancy by the Town of Shady Shores.
- (4) Pre-application Requirements.
 - (A) Pre-application Conference: An applicant for a (PD) Planned Development District shall schedule a pre-application conference prior to the formal submission of the application materials. At the pre-application conference, the applicant shall provide a preliminary drawing, Concept Plan that includes, but is not limited to, the following:
 - (1) A statement of completion of the Pre-Application Checklist requirements. The Pre-Application Checklist will be available from the Town Secretary's office.
 - (2) Delineation of site boundaries
 - (3) General site layout indicating relationship of the proposed land uses, parking, and street layout(s) including a scaled drawing showing any proposed public or private streets and alleys; building sites or lots and areas proposed for dedication or reserved for parks or playgrounds, easements and points of ingress from existing public streets.
 - (4) Proposed residential development densities including density per acre, the floor area ratio, regulations proposed, off street parking to be furnished, screening walls, open space or common areas and any other features as may be required by the Building Official and or the Planning and Zoning Commission.
 - (5) Approximate gross square footage of non-residential uses where applicable.
 - (6) Projected building heights.

(7) General topographic conditions.

(8) Significant environmental features, including flood plains and water course; and in addition to the Concept Plan, the applicant shall provide proposed Development Guidelines outlining design requirements and characteristics of the Planned Development District (PD). delineation of approximate acreage for each land use specified.

- (B) Development Guidelines: In addition to the Concept Plan, the applicant shall provide proposed Development Guidelines outlining design requirements and characteristics of the Planned Development District (PD).
- (C) Comments: Based on the information provided by the applicant, initial comments concerning the merits of the proposed development and provide any other information necessary to aid the applicant in the preparation of the formal application.
- (D) Application Submission: Any person, group of persons, or Corporation having a proprietary interest in any property may file an application for a (PD) Planned Development District. Such application shall be submitted and processed in accordance with Shady Shores, Texas, Zoning Ordinance.
- (E) Formal Public Hearing: The Planning and Zoning Commission shall hold an advertised public hearing in accordance with the procedures set forth herein. The Planning and Zoning Commission shall make its recommendation to the Town Council in accordance with the standard procedures for a change in zoning classification in the Town of Shady Shores. The Planning and Zoning Commission may recommend, and the Town Council may approve the request for a (PD) Planned Development District as submitted or may make any modifications thereto as may be appropriate.
- (F) Town Council discretion: In approving an ordinance establishing the (PD) Planned Development District, the Town Council shall, after recommendation of the Planning and Zoning Commission, specify such height density, site coverage, setback, landscaping, off-street parking and all other standards as are appropriate for the development which are considered necessary to protect the health, safety, and general welfare, and to create a reasonable transition to, and protection from, property adjacent to the (PD) Planned Development District.
- (G) Development Schedule.
- (1) If the applicant desires, or the Planning and Zoning Commission or the Town Council requires, a development schedule shall be submitted indicating the approximate date on which construction is expected to begin and the rate of anticipated development to completion. The development schedule shall, if adopted by the Town Council, become part of the ordinance creating such (PD) Planned Development District, and shall be adhered to by the owner, developer, and successors in interest.
- (2) If in the opinion of the Planning and Zoning Commission and /or Town Council the owner or owners of the property are failing or have failed to meet the approved schedule, the Planning and Zoning Commission and/or Town Council may initiate proceeding to amend the ordinance of the (PD) Planned Development District or remove all or part of the (PD) Planned Development District from the Official Zoning Map and place the area involved in another appropriate zoning district.

Such action shall occur in accordance with this Subtitle. Upon the recommendation of the Planning and Zoning Commission, and for good cause shown by the owner or developer, the Town Council may extend the development schedule or adopt such new development schedule as may be indicated by the facts and conditions of the case.

(H) Amendment to PD Development District.

(a) Any major amendment, supplement, deletion, or modification to the (PD) Planned Development District may be granted upon application by any person, group of persons or corporation having a proprietary interest herein. Any application for such amendment, supplement, deletion, or modification shall contain the information specified in this Subtitle and shall be processed in accordance with the procedures set forth in this Subtitle.

3. § 2.8.002 **Planned Development-available uses available for requested inclusion in PD Zoning of Property**

(a) RESIDENTIAL, including:

1. **Single-Family Homes:** homes designed for a single household and typically offer more privacy and control over the property.

2. **Townhouses:** which are multi-level attached dwellings with shared walls.

3. **Duplexes:** Duplexes are residential buildings divided into two separate dwelling units, each with its own entrance.

4. **Apartment Buildings** consist of multiple units on one or more levels. Apartment buildings can provide a greater number of housing units within a designated area.

5. **Accessory Dwelling Units (ADUs):** also known as in-law suites or granny flats. ADUs are secondary dwelling units located on the same property as the primary residence and can provide additional housing options.

(b) LIGHT INDUSTRIAL

Manufacturing; assembly, fabrication, production, and packaging. These may include industries like textiles, electronics, furniture, machinery, food processing, and many others

(c) COMMERCIAL

1. **Warehousing and Distribution:** storage hubs for products, inventory, and materials.

2. Research and Development: facilities for scientific experimentation, testing, and innovation.

3. Office Spaces: office spaces, particularly for businesses that require a combination of industrial and administrative functions. These spaces can be used for management, administrative work, sales, and customer service.

4. Storage Facilities storage facilities, including self-storage units and warehouses, boat and RV storage facilities.

(d) Service Industries: repair and maintenance shops, equipment rental services (particularly those that enhance lakeside living- boat repair sales etc), packaging and labeling services, or transportation companies.

D. Retail: a variety of retail establishments, such as clothing stores, grocery stores, electronics stores, and specialty shops.

E. Restaurants and cafes

F. Office: various professional and business offices. These can include law firms, accounting firms, real estate agencies, and consulting firms.

G. Hotels and lodging: short-term rentals; bed and breakfast establishments.

H. Entertainment venues: theaters, cinemas, concert halls, and sports arenas, golf course, or any other entertainment establishment as approved by the Planning and Zoning Commission, water sport rentals etc.

I. Service businesses: banks, insurance agencies, beauty salons, fitness centers, and repair shops.

J. Professional services including: medical and dental clinics, financial institutions, and architectural firms.

Planned Development zoning is intended to provide a wide range of employment opportunities without potential conflicts from interspersed residential uses. A full range of uses may be applied for Commercial uses are limited in size to ensure that they do not dominate the character of the area or adversely affect the intended uses of the area. The development standards in this title are the minimum necessary to assure safe, efficient, and environmentally sound development, which will have minimum adverse impacts.

(d). PUBLIC SPACES OR RECREATIONAL SPACES

1. Parks and Open Space Many cities and towns have zoning regulations that designate specific areas as parks or open space. These zones are set aside for recreational use and typically have restrictions on commercial or residential development. They may include provisions for passive parks, active sports fields, picnic areas, walking trails, and conservation areas.

2. **Sports and Recreation Zoning** designated areas for sports complexes, golf courses, swimming pools, tennis courts, or other recreational amenities.
3. **Camping and Outdoor Recreation Zoning:** These zones may permit camping grounds, RV parks, or designated areas for hiking, biking, or nature exploration.
4. **Community and Neighborhood Center Zoning:** recreational facilities and community gathering spaces. community centers, recreation centers, or multipurpose facilities. The regulations may specify the types of activities permitted, parking requirements, and noise restrictions.
5. **Historical, Cultural, and Recreational Districts** historical, cultural, and recreational uses. These districts may incorporate parks, museums, cultural centers, or historical sites, creating a unique blend of recreational and educational opportunities. The regulations may aim to preserve historical buildings, promote tourism, and encourage public access to these sites.
6. **Waterfront Zoning-** boating, fishing, swimming, or other water-based activities. Must include setback requirements, environmental impact assessments, and regulations to protect sensitive ecosystems or wildlife habitats.

2. The Mayor or designee may authorize minor amendments that:

- (a) Do not alter the basic relationship of the proposed development to adjacent property.
- (b) Do not alter the permitted uses.
- (c) Do not increase the maximum density, floor area, height, or site coverage.
- (d) Do not decrease the amount of required off-street parking; and
- (e) Do not reduce the required minimum yards or setbacks.

2.8.003 Coordination with Subdivision Ordinance.

- (1) It is the intent of this section that subdivision review under the subdivision regulation of the Town of Shady Shores is carried out simultaneously with the review of a (PD) Planned Development District under the provisions of this Subtitle.
- (2) Both this Subtitle and the Shady Shores, Texas Subdivision Regulations contain regulations which apply to the design of a Planned Development District, including such matters as streets, utilities, and open spaces. In any (PD) Planned Development District for which the provision of the two (2) ordinances are in conflict, the Mayor or Designee shall submit a recommendation to the Planning and Zoning Commission, which shall determine which standard shall prevail. Appeal from such decision shall be in accordance with this Subtitle.

Certain words used in this Ordinance are defined as follows:

Words used in the present tense include the future tense; words in the singular number include the plural number, and words in the plural number include the singular. The word "shall" is mandatory and not discretionary.

II. PENALTY FOR VIOLATIONS

- (a) **Violations:** Any person, association of persons, firm or corporation violating any of the provisions of this ordinance or failing to comply therewith, or with any of the requirements thereof, or building or altering any building or structure in violation of any detailed statement or plan submitted and approved hereunder, shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined any sum not more than Two Thousand (\$2,000.00) dollars. Each and every day any such violation continues shall constitute a separate offense.
- (b) **Persons Responsible for Violations:** The owner or owners of any building, structure or premises, or part thereof, where anything in violation of this ordinance shall be placed or shall exist, and the architect, builder, contractor, agent, person, firm, or corporation employed in connection therewith, and who assisted in the commission of any such violation, shall each be guilty of a separate offense, and upon conviction thereof, shall be fined as provided in subsection (a) of this Article.

III. SEVERABILITY CLAUSE

If for any reason any section, paragraph, subdivision, word, phrase, clause or provision of this Ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, word, phrase, clause or provision of this Ordinance. For it is the definite intent of this Town Council that every section, paragraph, subdivision, word, phrase, clause or provision of this Ordinance be given full force and effect for its purpose.

IV. REPEALING CLAUSE

All provisions of the ordinances of the Town of Shady Shores in conflict with the provisions of this ordinance are hereby, repealed and all other provisions of the ordinances of the Town of Shady Shores not in conflict with the provisions of this ordinance shall remain in full force and effect.

WHEREAS it appears that this Ordinance needs to be adopted in order to protect the public interest, comfort, and general welfare and development of the Town of Shady Shores, Texas, for the preservation of the public health, safety and welfare, and requires that this Ordinance shall take effect immediately from and after its passage and the publication of the caption of said Ordinance, as the law in such cases provides.

PASSED AND APPROVED this the _____ day of _____, 2024 A.D. by the Town Council of the Town of Shady Shores, Denton County, Texas.

Town of Shady Shores, Texas:

Cindy Auginbaugh, Mayor

ATTEST:

Wendy Withers, Town Secretary

APPROVED AS TO FORM:

James E. Shepherd, Town Attorney

DRAFT