



**TOWN OF SHADY SHORES  
PLANNING AND ZONING COMMISSION  
REGULAR SESSION  
AUGUST 8, 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 June 13, 2024 meeting minutes
  2. Zoning Change Request. Consider and act upon a request made by Quest Trust Company FBO Rudy Susantio IRA 33776-11 for a Zoning Change of the property legally known as Keating Kove Acres Lot 4. The total acreage is 0.1446 and the proposed zoning change contains one , single family homesite. The zoning request is to change the zoning of the lot to the H-1200-4300 Historical District.
  3. Replat request. Consider and act upon a request made by Quest Trust Company FBO Rudy Susantio IRA 33776-11 for a Replat of the property legally known as Keating Kove Acres Lot 4. The total acreage is 0.1446 and the proposed replat contains one , single family homesite.
4. FUTURE AGENDA ITEMS
5. 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**  
**JUNE 13, 2024; 6:30 PM**  
**SHADY SHORES COMMUNITY CENTER**  
**101 S. SHADY SHORES ROAD**  
**SHADY SHORES, TX 76208**

**MINUTES**

Allen Lea	Chair	Present
Paul Brown	Vice- Chair	Present
Don Caver	Commissioner	Present
Nathan Abato	Commissioner	Present
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;**

1. CALL TO ORDER

Chairman Lea called the meeting to order at 6:32 P.M.

2. ROLL CALL

Establish a quorum

Chairman Lea called the role and established a quorum.

3. REGULAR BUSINESS

1. Minutes-Consider and act upon approval of the April 11, 2024, meeting minutes.
2. Minutes-Consider and act upon approval of the May 9, 2024, meeting minutes.

Commissioner Brown made a motion to approve the April 11, 2024, and May 9, 2024, meeting minutes. Commissioner Young seconded and the motion was approved unopposed.

4. WORKSESSION

- 1. Conduct a work session relative to:  
Future Land Use  
Development/Redevelopment  
Thoroughfare Plan  
Comprehensive Plan

The commissioners held a work session relative to future land use and development/re-development.

5. FUTURE AGENDA ITEMS

Future agenda items included continuing to work on Future Land Use, the Comprehensive Plan and the Thoroughfare Plan.

6. ADJOURN

Chairman Lea adjourned the meeting at 7:38 P.M.

Passed and approved this \_\_\_\_ day of \_\_\_\_\_, 2024

\_\_\_\_\_

Allen Lea, Chairman

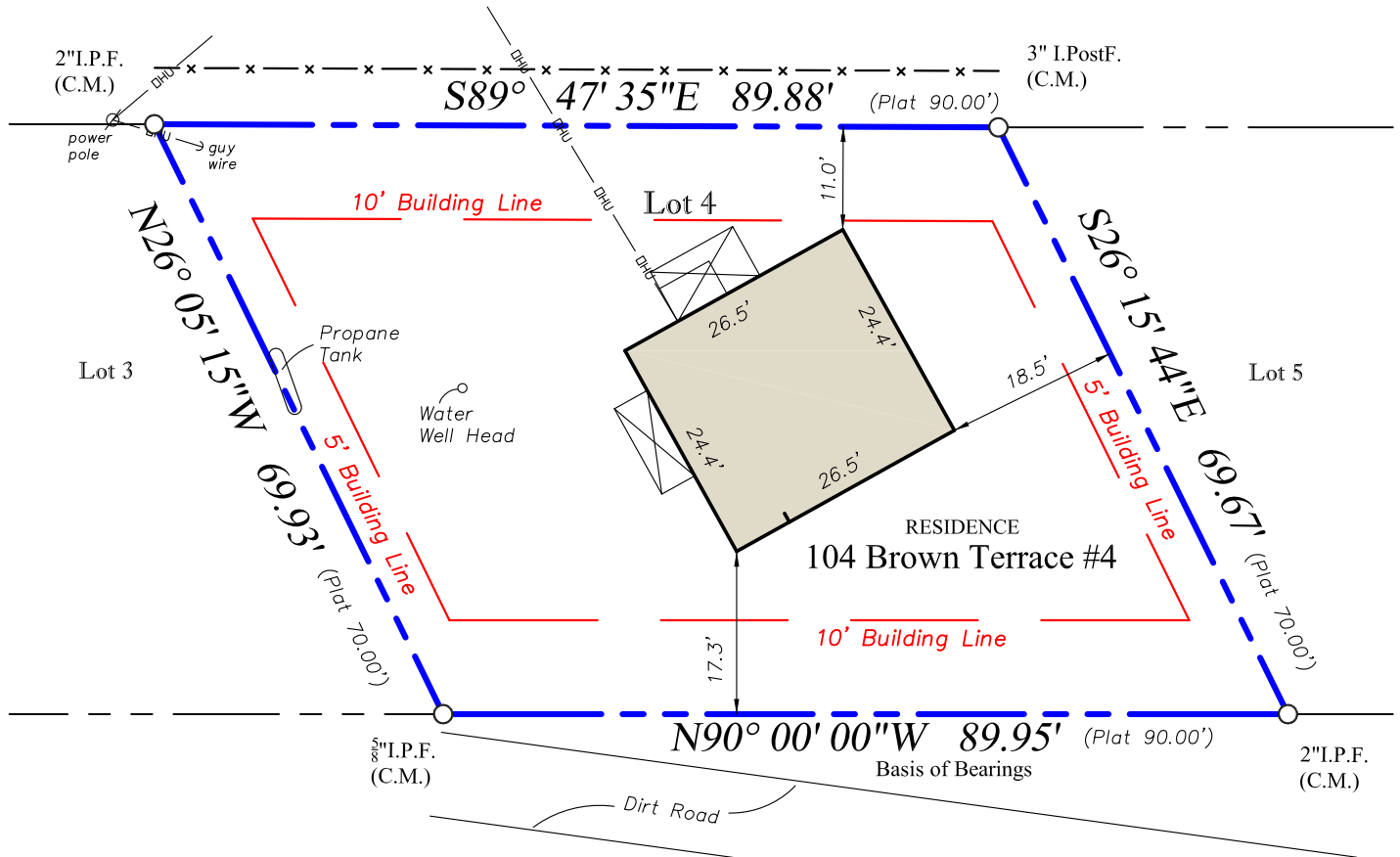
Attest:

\_\_\_\_\_

Amber Schuler, Deputy Town Secretary

# 104 Brown Terrace #4

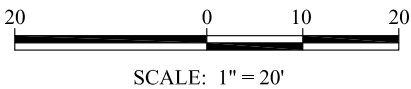
**PROPERTY DESCRIPTION:** All of Lot 4 in the Keating Kove Acres, an Addition in Denton County, Texas, as shown by a Map or Plat thereof recorded in Volume 395, Page 139, of the Deed Records of Denton County, Texas.



## BROWN TERRACE #4 (30' ROW)

Proposed Building line  
per Historical District  
Standards 2.7.001 C 1,2&3.

**Notes:**  
The following easement affects that property lying beneath elevation 537' (if any). Vol. 435. Pg. 17.  
The following easements do not affect: Vol. 1268, Pg. 471, Vol. 1268, Pg. 473; Vol. 1143, Pg. 709.



**Note:**  
Plat is illegible.

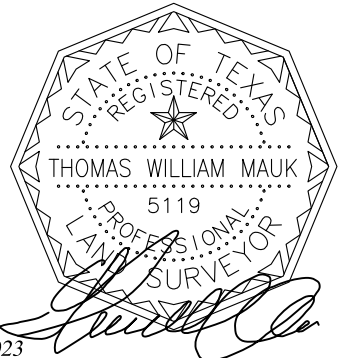
**FLOOD NOTE:** It is my opinion that the property described hereon is not within the 100-year flood zone area according to the Federal Emergency Management Agency Flood Insurance Rate Map Community-Panel No. 481135 0391H, present Effective Date of map June 19, 2020, herein property situated within Zone "X" (shaded).



mailing address:  
104 Brown Terrace #4  
Shady Shores, Texas

**SURVEYORS CERTIFICATION:**  
The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct and to the best of my knowledge there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights of way that I have been advised of except as shown hereon. Use of this document is solely intended for the transaction reflected by the G.F. Number referenced hereon. Any other use is prohibited and at user's risk.

December 20, 2021  
Revised: September 22, 2023



LEGEND:	
	~ Boundary Line
	~ Overhead Utility Line
	~ Fence Line
<b>Basis of Bearings:</b> Bearings shown hereon are based on the above mentioned record plat unless otherwise noted.	
	C.M. Controlling Monument
	I.R.F. 1/2" Iron Rod Found (unless otherwise noted)
	I.P.F. 1/2" Iron Pipe Found
	I.R.S. 1/2" Iron Rod Set
	"Old Town Surveying" (blue cap)

Alamo Title Co. G.F. No. ATD-22-6000222100848L	
Fieldwork Date: 12/17/2021	Party Chief: C.E.
Job No.: 20211295	Tech: T2

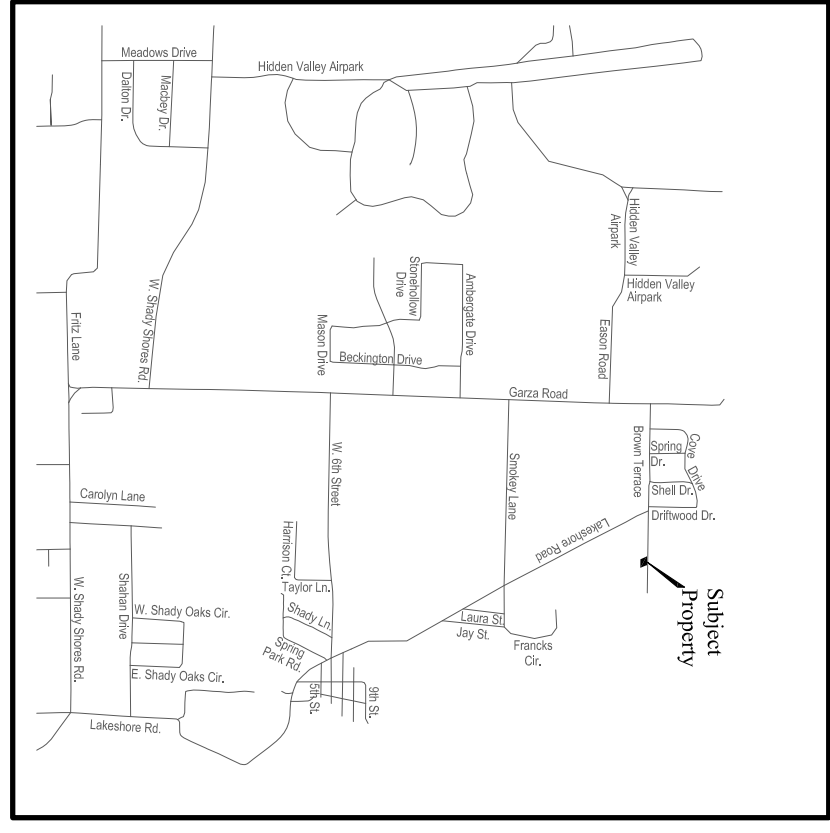
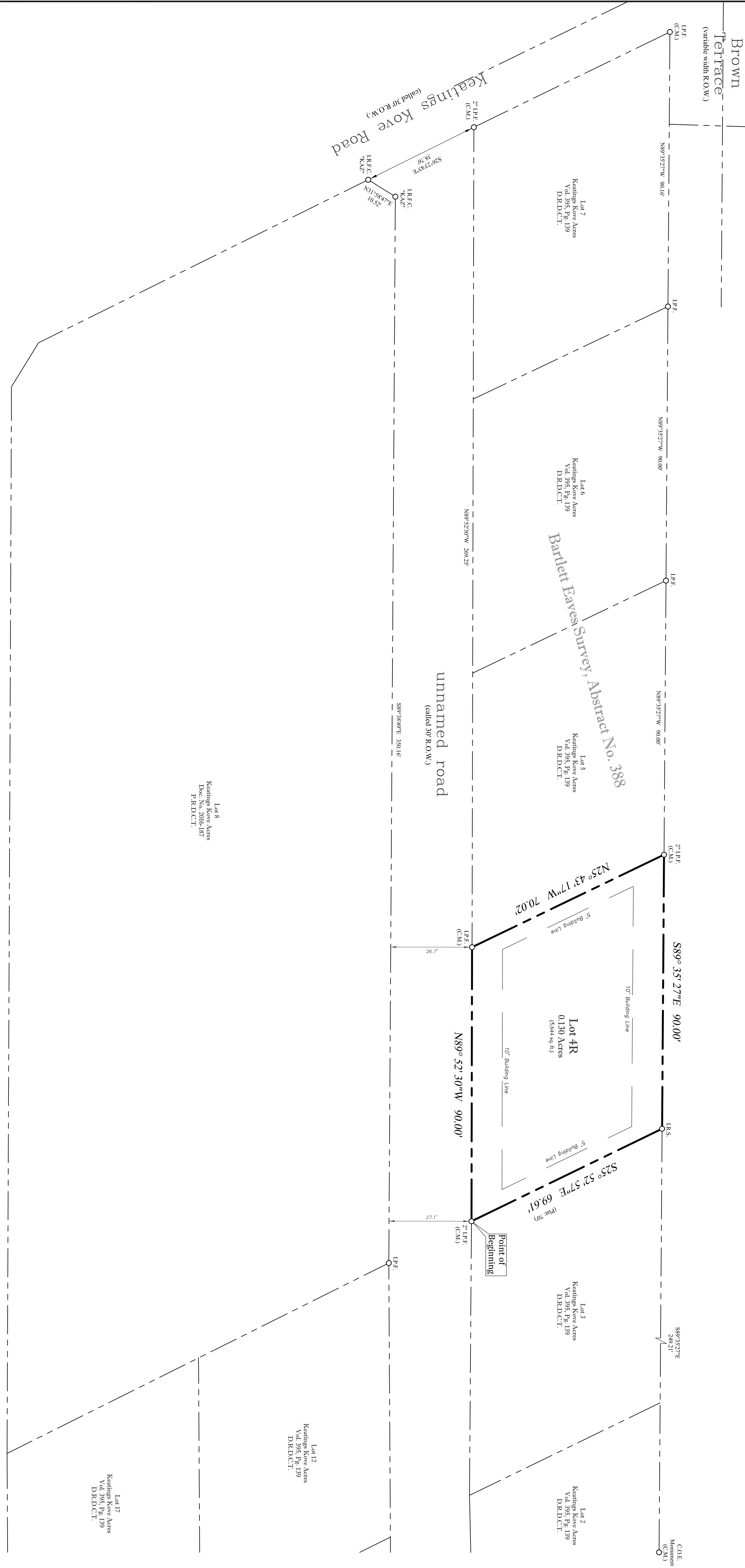


9300 John Hickman Parkway  
Suite 1202  
Frisco, TX 75035  
Ph.: 972.202.0411  
Fax.: 469.294.9444



**Old Town Surveying, LLC**  
Professional Land Surveyors

810 Office Park Circle, Ste. 130, Lewisville, Texas, 75057  
Ph. 469-293-8079 info@oldtownsurveying.com  
TFRN Number: 10194611



- LEGEND**
- I.R.E. - 1/2" Iron Rod Found
  - I.R.S. - 1/2" Iron Rod Set with blue cap stamped "OLD Town Surveying"
  - C.M.I. - Commercial Instrument
  - R.O.W. - Right-of-Way
  - C.O.L. - Corps of Engineers
  - O.F.P.D.C.T. - Official Plat, Denton County, Texas
  - D.R.D.C.T. - Deed Record, Denton County, Texas
  - P.R.D.C.T. - Plat Record, Denton County, Texas

- NOTES**
1. Bearings and coordinates shown herein are based on the Texas State Plane Coordinate System North Central Zone, the NAD83 (11-79) datum.
  2. The purpose of this plat is to add building lines to an existing plat of record.
  3. Setting a portion of this addition by means and bounds is a violation of utilities and building permits.
  4. It is my opinion that the property described herein is not within the 100-year flood zone area according to the Federal Emergency Management Agency Flood Insurance Rate Map Community Flood No. 17080C0010A, dated 07/25/2018, as shown on the attached sheet of the Flood Insurance Rate Map.
  5. This plat was prepared using the commitment provided by client (Address: Title Company File No. A113-22-00022108881).

STATE OF TEXAS §  
 COUNTY OF DENTON §  
 This is to certify that I, Thomas W. Mauk, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

**PRELIMINARY**

Thomas W. Mauk, R.P.L.S.  
 No. 5119

Date: \_\_\_\_\_

**OWNER**  
 Quest Trust Company  
 1427 Ranch Hill Drive,  
 Irving, TX 75062  
 Contact: Rudy Sasmith  
 Ph. 372.342.3774

**SURVEYOR**  
**Old Town Surveying, LLC**  
 Professional Land Surveyors  
 1970 WINDY PALM CIRCLE, SUITE 100, LEANING ROCK, TEXAS 76047  
 Ph. 817.402.7222 FAX 817.402.7223  
 TREN NUMBER: 10046421

**OWNERS ACKNOWLEDGEMENT & DEDICATION**

I, the undersigned, owner of the land shown on this plat within the area described by metes and bounds as follows:  
**BEING** all of Lot 4, Keatings Kove Acres, an addition to Denton County, Texas, according to the plat thereof recorded in Volume 395, Page 139, Deed Records, Denton County, Texas, and being more particularly described as follows:  
**BEGINNING** at a two (2) inch iron pipe found for corner being the southeast corner of said Lot 4, same point being the southwest corner of Lot 3, of said Keatings Kove Acres, and being in the north-right-of-way line of an unnamed road as shown on said plat;  
**THENCE** North 89 degrees 52 minutes 30 seconds West, a distance of 90.00 feet to a one (1) inch iron pipe found for corner being the southwest corner of Lot 5, of said Keatings Kove Acres;  
**THENCE** North 25 degrees 43 minutes 17 seconds West, a distance of 70.02 feet to a two (2) inch iron pipe found for corner being the northeast corner of said Lot 5;  
**THENCE** South 89 degrees 35 minutes 27 seconds East, a distance of 90.00 feet to a 1/2 inch iron rod with blue cap stamped "OLD TOWN SURVEYING", set for corner being the northwest corner of said Lot 3;  
**THENCE** South 25 degrees 52 minutes 57 seconds East, a distance of 69.61 feet to the **POINT OF BEGINNING** and containing 0.130 acres of land;

And being designated herein as **KEATINGS KOVE ACRES, LOT 4R**, subdivision to the Town of Shady Shores, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, ditches, easements, rights-of-way and public places thereon shown for the purpose and consideration therein expressed.

Any public utility, including the Town of Shady Shores, shall have the right to move and keep moved all or part of any buildings, fences, trees, shrubs, other growths, or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of the easements shown on the Plat. Any public utility, including the Town of Shady Shores, shall have the right at all times of ingress and egress to and from and upon said easements for the purposes of constructing, reconstructing, inspecting, joint, maintaining and adding to or removing all or part of its respective systems without the necessity of any time of procuring the permission of anyone.

Owner: \_\_\_\_\_  
 Date: \_\_\_\_\_

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 Rudy Sasmith, known to me to be the person whose name is subscribed to the foregoing acknowledgment and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GREEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

Notary Public in and for the State of Texas  
 \_\_\_\_\_

Recommended for Approval by Planning and Zoning Commission:  
 Chairman: \_\_\_\_\_  
 Approved by Town Council:  
 Mayor: \_\_\_\_\_  
 Assessed by: \_\_\_\_\_  
 Town Secretary: \_\_\_\_\_  
 Date of Town Council Approval: \_\_\_\_\_

**AMENDING PLAT**

OF  
**LOT 4R**  
**KEATINGS KOVE ACRES**  
 Being all of Lot 4, Keatings Kove Acres, an addition to the Town of Shady Shores, Denton County, Texas according to the plat recorded in Volume 395, Page 139, Deed Records, Denton County, Texas

FOR DENTON COUNTY USE ONLY  
 FOR DENTON COUNTY USE ONLY  
 FOR DENTON COUNTY USE ONLY

July 25, 2024

Via: E-Mail

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

**Re: Approval of Request for Re-Zoning & Re-Platting of Lot 4 KEATINGS KOVE ACRES**

Honorable Mayor Cindy Aughinbaugh:

It is understood the applicant is requesting to re-zone and re-plat the subject property from R-2000 zoning to H-1200-4300 Historical District zoning.

**Re-Zoning**

This property is located in an area suitable for this rezoning request. The applicant submitted a survey exhibit prepared by Old Town Surveying dated September 22, 2023. It shows the appropriate Historic District Regulation building setbacks of 10-foot front and rear yard setbacks and 5-foot side yard setbacks which meet the Historical District Zoning Area Regulations as noted on the exhibit. This exhibit shows an existing residential structure which has since been removed from the property as it was based on survey fieldwork made in December 2021, and this survey has been annotated to serve as a Zoning Exhibit.

**Re-Platting**

The applicant submitted an Amending Plat dated July 5, 2024 to add the building setback lines associated with the new Historical District Zoning requirements and will dedicate the re-platted subject property as Lot 4R. The applicant has added the requested statement regarding any private utility lines serving the subject property will be relocated or moved at the property Owner's expense should the Town determine a need to repair or replace the public roadway or make improvements to public utilities that will have priority over private utility lines in the public right-of-way that serve the subject property.

Based on our review of the submitted information prepared by old Town Surveying we recommend the Planning and Zoning Commission and Town consider approving the re-zoning and re-platting of the subject property.

Regards,

**Binkley & Barfield, Inc.**



**David Francis, PE**  
*Sr Project Manager*  
[dfrancis@binkleybarfield.com](mailto:dfrancis@binkleybarfield.com)

Attachments:

- Zoning Exhibit 9/22/23
- Amending Re-Plat 7/5/2024

cc: Amber Schuler, TRMC, CCII, Court Administrator/Deputy Town Secretary  
Wendy Withers, TRMC, CMC, CPM, MPA, Town Administrator