



**TOWN OF SHADY SHORES
PLANNING AND ZONING COMMISSION
REGULAR SESSION
APRIL 10, 2025; 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. Public Hearing- Conduct a Public Hearing relative to a request for a zoning change from R-2000 to Planned Development for the property known as THURMAN ADDN BLK 1 LOT 1RB, 9.410 ACRES, AND A0388A B EAVES, TR 98F, 7.3087 ACRES, OLD DCAD TR #23M AND A0388A B.EAVES, TR 98L, 3.464 ACRES.
 - A) Staff Report
 - B) Open Public Hearing
 - C) Applicant
 - D) Those in Favor
 - E) Those Opposed
 - F) Rebuttal if Desired
 - G) Close Public Hearing
 2. Action Regarding Public Hearing-Consider and act relative to a request for a zoning change from R-2000 to Planned Development for the property known as THURMAN ADDN BLK 1 LOT 1RB, 9.410 ACRES, AND A0388A B EAVES, TR 98F, 7.3087 ACRES, OLD DCAD TR #23M AND A0388A B.EAVES, TR 98L, 3.464 ACRES.
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



February 6, 2025

Town of Shady Shores
Planning Services Division
101 S Shady Shores Road
Shady Shores, TX 76208

RE: Garza Residential – Planned Development Application

To Whom It May Concern,

The property is 20.18 acres of a residential planned development. The proposed development will have approximately 91 detached single-family lots with 3.4 acres (148,104 square feet) of open space usable by the public and community. This property is located east of Garza Road and south of 6th Street. This development is cohesive towards the long-term vision of a Planned Development (PD) District and provides added value not only for the development but to Shady Shores as a whole.

The purpose of this development is to allow a unique housing product that provides more residential housing in Shady Shores but also connects different neighborhoods with a series of parks and trails. The area is surrounded by single family living, elementary schools, and amenities Shady Shores has become known. It is a location that fits the Town's goals of adding planned development projects in locations that make sense.

The property is currently zoned R2000-1/2. The property directly west is Public Use while the property to the east and south is zoned R200-1/2. The property to the north is a mix of R2000-1/2 and R1800-1/2.

This PD will serve as a regulatory document to guide the development of these single-family homes.

Please feel free to contact me if you have any questions or comments regarding this submittal.

Sincerely,

Adam R. Stetson
Managing Member
LYFE Residential
EML: adam@lyferesidential.com
MBL: 682.300.7067

Online Form Submittal: Town of Shady Shores Planning and Zoning-Zoning Boundary Change and Annexation Request

From noreply@civicplus.com <noreply@civicplus.com>

Date Fri 2025-02-07 8:58 AM

To Town Administrator <town.administrator@shady-shores.com>; Development-Building Permits <Development.Permits@shady-shores.com>; Amber Schuler <amber.schuler@shady-shores.com>

Town of Shady Shores Planning and Zoning-Zoning Boundary Change and Annexation Request

Step 1

Town of Shady Shores

Development Department

101 S. Shady Shores Rd.

Shady Shores, TX 76208

940-498-0044 x 110

Hours: 9:00 am- 2:00 pm; Monday-Friday

Permit Tech: Joan Davis

development.permits@shady-shores.com

**Zoning Boundary Change Application Form
Annexation Request Form**

Enter the Date and Time 2/6/2025 2:30 PM

Requesting Re-Zoning

Letter Stating nature of re-zoning request [LYFE_Shady Shores_Garza Road_Letter of Intent 2_6_25.pdf](#)

Company/Applicant LYFE Residential

Address -If different than project Address	2811 Timber Hill Drive
City	Grapevine
State	TX
Zip	76051
Phone	<i>Field not completed.</i>
Cell Phone	6823007067
Email Address	adam@lyferesidential.com
Project Address	136 N Garza Road, Shady Shores
Legal Description	THURMAN ADDN BLK 1 LOT 1RB and A0388A B. EAVES, TR 98F, 7.3087 ACRES, OLD DCAD TR #23M and A0388A B. EAVES, TR 98L, 3.464 ACRES
Location Further Described	Located East of Garza Road across from Stephens Elementary and Bettye Myers Middle School, just south of W 6th Street.

Step 2

Survey and Abstract	Garza Road Survey.pdf
Attach metes and bounds description, and photo, (Such as Google Earth)	Garza Road_Google Earth Map with Boundary.JPG
Total number of Acres	20.18
The property is:	All within the Town Limits
Attach concept plan and survey	20250206-2401-Zoning-Map.pdf

(Section Break)

Fees (Non-Refundable)

Zoning Requests -\$750 for the first lot or acre

Plus \$100 per lot or \$500 per acre for each additional lot or acre, whichever is greater.

All fees are due and payable at the time of application. No hearing will be scheduled nor will any reviews be made until payment of required filing fees has been made. Fees are non-refundable regardless of the outcome of the request.

**All Zoning Requests, Platting Variances and other Professional Services require applicant to pay all attorney review and engineering review costs + 10% Administrative Fee*

Applicants will receive an email from the Permit Department with instructions once the application has been accepted.

Acknowledgement

All the requirements and fees of this application are submitted to the Town of Shady Shores requesting a hearing date for a Public Hearing before the Planning and Zoning Commission and/or the Town Council as may be required. Hearing dates will be scheduled in accordance with provisions of the Town of Shady Shores Comprehensive Zoning Ordinance.

By entering submitter's name, you are signing the acknowledgement. Adam Stetson

Date of Acknowledgment 2/7/2025

For Office Use
Accepted by:

Date:

Email not displaying correctly? [View it in your browser.](#)

