



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, TEXAS 76208

MINUTES

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

Staff Present: Town Engineer – David Francis, Land Development Attorney – Cynthia Trevino, Deputy Town Secretary-Amber Schuler, Community Relations – Katie Klein, Permit Tech – Tammy Stevens

1. CALL TO ORDER

Chairman Lea called the meeting to order at 6:30 p.m.

2. ROLL CALL

Establish a quorum

Chairman Lea called the roll and established a quorum.

3. REGULAR BUSINESS

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 AND A0388A B EAVES, TR 98F, 7.3087 ACRES, OLD DCAD TR #23m AND A0388A B. EAVES, TR 98L, 3.464 ACRES.

Town Engineer, David Francis gave a staff report.

Adam Stetson from Lyfe made his opening presentation stating their initial plan was to have 87 detached homes, with the intent of targeting the missing middle sector and provide green spaces for walk ability. The alternative to that would be to provide 29 ½ acre lots with no green spaces. The prices point of these homes is in the \$500,000 range.

Speaking for the proposal:

Richard Crawford 138 N. Garza

Speaking against the proposal:

Corie Quillinan 211 Shahan

Linda Hawk 804 Beckington

Kevin Smith 912 Lincolnshire

Jennifer Carr 623 Stonehollow

Charles Dennis 308 S. Shady Shores Road

David Perez 105 Shahan

Dale Ewald 205 Carolyn Lane

Brian Mills 309 Cottonwood Trail

Charles Bennett 308 Cottonwood

Josh Carrol 122 E. Garza

Bridgett Turkdel 408 Ambergate

John Burgess 208 Carolyn

Tina Ogletree 306 Cottonwood

Billy Large 307 Oberman

Lindsay Large 307 Oberman

Kim Davis 302 W. Shady Shores

John Gill 201 Moonlit Path

Janis Smith 117 Dogwood Trail

Cindy Woodham 309 W. 6th St.

Brian McIntyr 609 Lyon Crest

Eydie Schneider 128 N. Garza

Tyler Adams 211 Harrison Court

The major concerns addressed were:

1. Smaller than ½ acre lots

2. Security of public spaces and trails
3. Town Infrastructure
4. School Crossing Safety
5. Potential for rental homes

Adam Stetson then addressed some of the issues by stating that they would be doing a traffic analysis to address traffic concerns, and there would also be an HOA for the development, responsible for maintaining the common areas.

The public hearing was closed at 7:50 pm.

Commissioner Abato made a motion and Commissioner Brown seconded to recommend no approval to the Town Council. Motion carried 5-0.


4. Future Agenda Items
LCMUA
Training

Meeting adjourned at 8:06 pm

Passed and approved this 14th day of August, 2025



Paul Brown, Vice Chairman

Attest: 

Amber Schuler, Deputy Town Secretary