

**CITY OF SHAVANO PARK
PLANNING & ZONING COMMISSION MEETING
CITY HALL, COUNCIL CHAMBERS
900 SADDLETREE COURT, SHAVANO PARK, TEXAS 78231
September 7, 2022**

6:30 P.M.

This notice is posted pursuant to the Texas Open Meetings Act. Notice hereby given that the Planning & Zoning Commission of the City of Shavano Park, Texas will conduct a Regular Meeting on Wednesday, September 7, 2022 6:30 p.m. at 900 Saddletree Court, Shavano Park City Council Chambers.

The meeting agenda and agenda packet are posted online at www.shavanopark.org.

Telephone Participation. The public toll-free dial-in number to participate in the telephonic meeting is 1-833-548-0282 and requires access code 891-8687-1883. The Livestream / telephone conference will be available to join at 6:00 p.m. (30 minutes prior to the meeting). If you have issues accessing Telephone Participation or Livestream, please call City Secretary Trish Nichols at 210-581-1116.

AGENDA

1. Call to order
2. Vote under Section 36-69 of the Shavano Park City Code (“Code”) concerning a finding that each of the items following item 2 on the agenda are “planning issues” or otherwise prescribed Planning & Zoning Commission duties under 36-69(l) of the Code or the severance of one or more of such items for an individual vote on such item or items.
3. The Planning and Zoning Commission welcomes “Citizens to be Heard.” If you wish to speak, you must follow these guidelines. **As a courtesy to your fellow citizens and out of respect to our fellow citizens, we request that if you wish to speak that you follow these guidelines.**
 - Pursuant to Resolution No. R-2019-011 citizens are given three minutes (3:00) to speak during “Citizens to be Heard.”
 - Members of the public may only speak once and cannot pass the individual’s time allotment to someone else
 - Direct your comments to the entire Commission, not to an individual member
 - Show the Commission members the same respect and courtesy that you expect to be shown to youThe Chairman will rule any disruptive behavior, including shouting or derogatory statements or comments, out of order. Continuation of this type of behavior could result in a request by the Mayor that the individual leave the meeting, and if refused, an order of removal. In compliance with the Texas Open Meetings Act, no member of the Commission may deliberate on citizen comments for items not on the agenda. (Attorney General Opinion – JC 0169)
4. Consent Agenda:
 - A. Approval - Planning & Zoning Commission minutes, August 3, 2022

5. Public Hearing - The purpose of the public hearing is to receive comments from members of the public regarding the City's Vision, Goals, and Strengths, Weaknesses, Opportunities and Threats analysis in the Town Plan
6. Discussion / action – Update to the City's 2018 Town Plan as the City Comprehensive Plan for 2023 and future years – City Manager
 - 6.a. Review and discussion – Vision and Goals
 - 6.b. Review and discussion - SWOT Round 2 input and consensus
 - 6.c. Review and discussion - Focus Area input and consensus
 - 6.d. Discussion/action - Schedule the focus area topic for the October 5, 2022 meeting
7. Report / update - City Council items considered at previous City Council meetings and discussion concerning the same - City Manager
8. **Chairman Announcements:**
 - A. Advise members to contact City staff to add new or old agenda items.
 - B. Advise members of pending agenda items:
 - i. October: Focus Area 1 Intro (Topic TBD'ed)
 - ii. November: Focus Area 1 Public Hearing (Topic TBD'ed)
 - iii. Ordinance to fix the mistaken 2017 B-2 PUD re-zoning of Lots 1701 & 1702 in Block 21, CB 4782E (Lynd Building / Pond Hill Restaurant) by formally re-zoning the lots back to MXD
9. **Adjournment**

Accessibility Statement:

The City of Shavano Park City Hall is wheelchair accessible. The entry ramp is located in the front of the building. Accessible parking spaces are also available in the front and sides of the building. Sign interpretative services for meetings must be made 48 hours in advance of the meeting. Call the A.D.A. Coordinator at 817-447-5400 or TDD 1-800-735-2989.

Decorum Required:

Any disruptive behavior, including shouting or derogatory statements or comments may be ruled out of order by the Presiding Officer. Continuation of this type of behavior could result in a request by the Presiding Officer that the individual leave the meeting, and if refused, an order of removal.

Action by Commission Authorized:

The Planning and Zoning Commission may vote and/or act upon any item within this Agenda. The Commission reserves the right to retire into executive session concerning any of the items listed on this Agenda, pursuant to and in accordance with Texas Government Code Section 551.071, to seek the advice of its attorney about pending or contemplated litigation, settlement offer or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas conflict with the Open Meetings Act and may invoke this right where the City Attorney, the Mayor or a majority of the Governing Body deems an executive session is necessary to allow privileged consultation between the City Attorney and the governing body, if considered necessary and legally justified under the Open Meetings Act. The City Attorney may appear in person, or appear in executive session by conference call in accordance with applicable state law.

Executive Sessions Authorized:

This agenda has been reviewed and approved by the City's legal counsel and the presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion.

Attendance by Other Elected or Appointed Officials:

It is anticipated that members of City Council or other city board, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the other boards, commissions and/or committees of the City, whose members may be in attendance. The members of the boards, commissions and/or committees may participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that board, commission or committee subject to the Texas Open Meetings Act.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the governing body of the above named Shavano Park Planning and Zoning Commission is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin boards, of the City Hall of said City Shavano Park, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on this the 2 September 2022 at 10:42 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Trish Nichols
City Secretary

1. Call to order

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

PRESENT:

Carla Laws
Lori Fanning
Shawn Fitzpatrick
Vickey Maisel
Bill Simmons
Song Tan
Cindy Teske

ABSENT:

William Stipek

2. Vote under Section 36-69 of the Shavano Park City Code (“Code”) concerning a finding that each of the items following item 2 on the agenda are “planning issues” or otherwise prescribed Planning & Zoning Commission duties under 36-69(l) of the Code or the severance of one or more of such items for an individual vote on such item or items.

Upon a motion made by Commissioner Fitzpatrick, and a second made by Commissioner Tan, the Planning & Zoning Commission voted six (6) for and none (0) opposed to approve the agenda as it was provided as Planning & Zoning Commission issues. The motion carried.

3. Citizens to be Heard.

No one in the public signed up to speak at Citizens to be Heard.

4. Consent Agenda:

Approval - Planning & Zoning Commission minutes, July 6, 2022.

Upon a motion made by Commissioner Fanning and a second made by Commissioner Teske, the Planning & Zoning Commission voted six (6) for and none (0) opposed to approve the Planning & Zoning Commission minutes of July 6, 2022 as presented. The motion carried.

5. Presentation / discussion - Shavano Park Commercial and Residential Development Semi-annual Presentation - Bitterblue, Inc. / Denton Communities

Laddie Denton and Daryl Lange from Bitterblue, Inc. / Denton Communities presented the Shavano Park Commercial and Residential Development Semi-annual Presentation.

6. Public Hearing - The purpose of the public hearing is to receive comments from members of the public regarding proposed amendments to Chapter 6 – BUILDING AND BUILDING REGULATIONS and Chapter 36 - ZONING to allow generators within building setbacks lines and require screening for certain propane tanks.

The Public Hearing opened at 6:55 p.m.

Assistant to the City Manager Curtis Leeth presented a brief overview of this agenda item.

The Public Hearing closed at 6:57 p.m.

7. Discussion / action – Proposed amendments to Chapter 6 – BUILDING AND BUILDING REGULATIONS and Chapter 36 - ZONING to allow generators within building setbacks lines and require screening for certain propane tanks - City Manager

A motion was made by Commissioner Fitzpatrick to approve the proposed amendments to Chapter 6 – building and building regulations and Chapter 36 - Zoning to allow generators within building setbacks lines and require screening for certain propane tanks.

A second made by Commissioner Fanning. The Planning & Zoning Commission voted six (6) for and none (0) opposed to approve the proposed amendments to Chapter 6 – building and building regulations and Chapter 36 - ZONING to allow generators within building setbacks lines and require screening for certain propane tanks. The motion carried.

8. Discussion / action - Proposed amendments to City Ordinances for property maintenance requirements in Commercial and Residential zoning districts - City Manager

A motion was made by Commissioner Fitzpatrick to recommend approval of proposed amendments to City Ordinances for property maintenance requirements in commercial and residential zoning districts.

A second was made by Commissioner Fanning. The Planning & Zoning Commission voted five (5) for and one (1) opposed (Commissioner Maisel to approve the proposed amendments to City Ordinances for property maintenance requirements in commercial and residential zoning districts. The motion carried.

9. Presentation / discussion – Update to the City’s 2018 Town Plan as the City Comprehensive Plan for 2023 and future years – City Manager
9.a. Review - Intro / Vision / Goals / History / Existing Conditions
9.b. Review and discussion - SWOT input

City Manager Hill and Assistant to the City Manager Leeth presented an overview plan to update the City’s 2018 Town Plan as a City Comprehensive Plan for 2023 and future years.

Assistant to the City Manager Leeth presented to the Commission the Vision / Goals / History / Existing Conditions for the City Town plan.

The Commission reviewed and discussed the SWOT input to the City Comprehensive Town Plan for 2023 and future years.

10. Report / update - City Council items considered at previous City Council meetings and discussion concerning the same - City Manager

City Manager Hill provided an overview of items considered at the previous City Council Meeting.

11. Chairman Announcements:

- A. Advise members to contact City staff to add new or old agenda items.
- B. Advise members of pending agenda items:
 - i. September: Town Plan Public Hearing: SWOTS / Vision / Goals
 - ii. September: Town Plan Topic Introduction: Residential / Commercial / Drainage / MuniTract
 - iii. Ordinance to fix the mistaken 2017 B-2 PUD re-zoning of Lots 1701 & 1702 in Block 21, CB 4782E (Lynd Building / Pond Hill Restaurant) by formally re-zoning the lots back to MXD

12. Adjournment

Upon a motion made by Commissioner Tan, and a second made by Commissioner Teske, the Planning & Zoning Commission voted six (6) for and none (0) opposed to adjourn the meeting at 9:10 p.m. The motion carried.

Carla Laws,
Chairman

Trish Nichols,
City Secretary

PLANNING & ZONING STAFF SUMMARY

Meeting Date: September 7, 2022

Agenda item: 5 / 6

Prepared by: Curtis Leeth

Reviewed by: Bill Hill

AGENDA ITEM DESCRIPTION:

5. Public Hearing - The purpose of the public hearing is to receive comments from members of the public regarding the City's Vision, Goals, and Strengths, Weaknesses, Opportunities and Threats analysis in the Town Plan
6. Discussion / action – Update to the City's 2018 Town Plan as the City Comprehensive Plan for 2023 and future years – City Manager
 - 6.a. Review and discussion – Vision and Goals
 - 6.b. Review and discussion - SWOT Round 2 input and consensus
 - 6.c. Review and discussion - Focus Area input and consensus
 - 6.d. Discussion/action - Schedule the focus area topic for the October 5, 2022 meeting

X

Attachments for Reference:

- 1) 6a Vision and Goals (current, no change)
- 2) 6b.1 Staff Draft Consensus
- 2) 6b.2 P&Z Round 2 Input
- 3) 6c Focus Area Schedule
- 3) Preliminary Draft – Intro Material

BACKGROUND / HISTORY: 2018 Town Plan is available at <https://shavanopark.org/townplan>

At the July 25, 2020 City Council meeting the Council unanimous approved the following motion: “Motion to task the Planning & Zoning Commission to review the City's current Comprehensive Plan, and after public hearings, return to Council with proposed amendments for 2023 and future years.”

At the August 3, 2022 Planning & Zoning Commission meeting staff presented an overview of the 2018 Town Plan and a possible way ahead for the 2023 Town Plan.

DISCUSSION: After last month's meeting, City staff and Chairman Laws decided to decompress the Town Plan update schedule. This month's meeting is entirely focused on the City Vision, Goals and SWOTS, and the focus areas for Town Plan moving forward. Once consensus is gained this month, staff will launch into the 3-stage review of Focus Areas (see updated schedule under attachment 6c).

City Staff need guidance on four items for the September meeting:

1. Come to consensus on City Vision and Strategic Goals (item 6.a.)
 2. Come to consensus on SWOTs and Conclusion (item 6.b.)
 3. Come to consensus on the Focus Areas for Town Plan moving forward (Item 6.c)
 4. Schedule the first Focus Area for the October 5, 2022 meeting (Item 6.d)
-
1. **Vision and Goals.** See attachment 6a. Staff propose no edits to the current City Vision Statement or Strategic Goals shown (same as 2018 Town Plan). Opportunity for P&Z members to suggest edits. **Staff needs guidance on P&Z consensus.**
 2. **SWOTS and Conclusion.** See attachment 6b.1 and 6b.2. First attachment, staff provide a draft consensus for P&Z review. 6b.2 is a compilation of the input from P&Z members for Round 2 of SWOTS. **Staff needs guidance on P&Z consensus.**
 3. **Focus Areas.** See attachment 6b.1 and 6b.2. First attachment, staff provide a draft consensus for P&Z review. 6b.2 is a compilation of the input from P&Z members for Focus Areas. **Staff needs guidance on P&Z consensus.**
 4. **Schedule October 5 Focus Area.** See attachment 6c. This is a blank new schedule with the 3-part review for 6 focus areas. At minimum staff needs the focus area for October 5 P&Z meeting to start preparation on a draft. **Staff needs first Focus Area (October 5).**

The Intro Material draft has been slightly updated from September meeting. If P&Z members have suggested edits for the introduction material that can be submitted to staff at the meeting. Remember that the final document will be reviewed at the end of the process. Intro material is not focus of this meeting. Here are additional edits from last meeting:

- Added National Wildlife Federation Certification for City in 2018 / 2021 to Awards section
- Added Super Water System rating from RCEQ to Awards section

COURSES OF ACTION: N/A; give guidance to staff.

FINANCIAL IMPACT: N/A

MOTION REQUESTED: N/A; give guidance to staff on:

1. Come to consensus on City Vision and Strategic Goals
2. Come to consensus on SWOTs and Conclusion
3. Come to consensus on the Focus Areas for Town Plan moving forward
4. Schedule the first Focus Area for the October 5, 2022 meeting

Vision

Shavano Park strives to be the premier community in Bexar County, preserving and celebrating its natural setting and small town traditions amid the surrounding area's urban growth.

This vision is an aspirational description of what the City endeavors to be in the future. It is intended to serve as an overarching guide. The City embraces two core aspirations in our vision statement:

First, Shavano Park *strives to be the premier community in Bexar County*. The City aspires to become the premier place in Bexar County to raise a family in strong neighborhoods, to be a permanent home for many generations, to provide a welcoming community for quality businesses, and provide first-class services to our community. This involves supporting community events, encouraging citizen involvement, and providing the amenities necessary to retain current residents and attract future ones.

Second, Shavano Park *preserves and celebrates its natural setting and small town traditions* amid the surrounding area's urban growth. The City embraces our past as a small rural community while recognizing the challenges of the future, especially concerning the growth and development of the surrounding San Antonio metro area. This involves maintaining large residential lot sizes, preventing the conversion of residential lots to multi-family and business uses and continuing efforts to protect the City's trees and wildlife.

City Strategic Goals

These goals are adopted by the City Council each year as a part of the City's annual budget process. During the 2023 Town Plan update process, the Planning & Zoning Commission held a public hearing and gathered input from residents. The following are the City's strategic goals:

1. Provide excellent municipal services while anticipating future requirements;
2. Provide and protect a city-wide safe and secure environment;
3. Preserve City property values, protect fiscal resources and maintain financial discipline;
4. Maintain excellent infrastructure (buildings, streets and utilities);
5. Enhance and support commercial business activities and opportunities;
6. Enhance the City's image and maintain a rural atmosphere;
7. Promote effective communications and outreach with residents; and
8. Mitigate storm water runoff.

These broad aspirational goals should guide all City actions. Each budget year the City Council, with input from City staff, determines a number of actionable objectives under each goal. The City Manager then provides in the spring of each year a report to City Council on the progress and achievements made towards each objective.

P&Z's Draft Consensus

INTERNAL

STRENGTHS

- Outstanding Municipal / Customer Services
- Location and Natural Beauty
- Sense of Community
- Quality Neighborhoods & Commercial Developments - a desirable place to live
- Security and Safety
- Fiscal Discipline & low tax rate

WEAKNESSES

- Aging infrastructure – roads and water system
- Limited future residential and commercial developments
- Limited future property tax and sales tax growth
- Increasing percentage of property under tax freeze
- Little control over crime, traffic congestion or noise pollution from San Antonio metro
- Drainage & Flooding

OPPORTUNITIES

- Shape future developments to meet City needs
- Building a consensus on long-term financing strategy of City
- Foster community engagement
- Municipal Tract facilities and City events to build sense of community
- Reasonable enforcement of property maintenance standards
- Wise use of Federal and Bond monies to renew infrastructure

THREATS

- Crime, traffic congestion and noise pollution from San Antonio metro
- Ability to retain professional City staff
- Oak Wilt
- National economy - inflation and possible recession
- Infrastructure failures
- National political division and civil unrest

EXTERNAL

P&Z's Draft Consensus

Conclusion: The City of Shavano Park is a strong community of natural beauty with exceptional municipal services and financial health but faces aging infrastructure in need of repair and renewal. The ability to fund and repair the infrastructure while retaining staff is hampered by the limited growth potential and growing percentage of properties under tax freeze. This Town Plan envisions that by shaping future development, wise use of monies, and building a consensus on long-term financing requirements the City can overcome these challenges.

The City of Shavano Park also faces what many communities across the nation face – how do we maintain a sense of community despite national and regional political division and economic uncertainty. The City also faces crime, traffic and noise pollution from San Antonio metro. All of these forces are beyond the City's control. This Town Plan envisions the City pursue community engagement and use the facilities of the Municipal Tract to build and maintain the sense of community.

Focus Areas Proposed

Using the SWOT analysis, P&Z commission input and the above conclusion, staff proposes the following Focus Areas for the Town Plan (in no particular order):

- **Long-term City Finances**
 - Vision for Debt Management, Revenues, Taxes
- **Public Infrastructure**
 - Vision for City Road, Water system, Internet and Drainage infrastructure
- **City Employee Talent Management and Retention**
 - Vision on how to attract, develop and retain top talent
- **Property Maintenance Standards and Zoning**
 - Vision for maintaining the beauty and property values of community
- **Fostering Community Engagement**
 - Vision for City events, Municipal Tract, Community Engagement Efforts
- **Commercial Development**
 - Vision for the final commercial developments of the City

SWOT Round 2 Analysis

Strengths

STRENGTHS	Who Mentioned	Tally
City services, City staff, City leadership	Simmons, Laws, Fanning, Stipek, Tan, Teske	6
Quality of Life / Neighborhoods / Great Place to Live / Trees	Simmons, Laws, Fanning, Stipek, Tan, Teske	6
Location	Simmons, Laws, Stipek, Tan, Teske	5
Low Crime Rate	Simmons, Laws, Fanning	3
Property Value Growth / Tax Base	Fanning, Stipek, Teske	3
Fiscal Discipline	Stipek, Tan	2
Willingness to plan long-term	Simmons	1
Collaborative relationship with developers	Simmons	1
Water system	Teske	1
Improve walkability of City	Teske	1
Community involvement	Fanning	1
Demographics (high income, education)	Tan	1

Weaknesses

WEAKNESSES	Who Mentioned	Tally
Aging infrastructure (roads)	Simmons, Laws, Fanning, Stipek, Tan, Teske	6
Aging infrastructure (water)	Simmons, Laws, Fanning, Stipek, Tan, Teske	6
Near built-out	Simmons, Laws, Stipek, Tan, Teske	5
CoSA Crime / Traffic	Simmons, Fanning, Teske	4
Tax Freeze	Laws, Fanning, Teske	3
Limited sales tax growth	Simmons, Teske	2
Retaining and recruiting staff	Laws, Tan	2
Community Division "us vs them"	Laws, Stipek	2
High cost of entry for younger residents	Simmons	1
Apathy of some citizens	Simmons	1
Drainage & Flooding	Fanning	1
Mosquitos	Fanning	1
Too much demand, few staff / volunteers	Stipek	1
Lack of walk/bike paths, rec facility	Tan	1
Internet infrastructure	Tan	1
Inconsistent enforcement of Ordinances	Teske	1

SWOT Round 2 Analysis

Opportunities

OPPORTUNITIES	Who Mentioned	Tally
Shaping Commercial Development	Simmons, Laws, Stipek, Tan, Teske	5
More use of Pavilion / Munitract	Fanning, Stipek, Tan, Teske	4
More community involvement	Stipek, Tan, Teske	3
Long-term planning / finances	Simmons, Laws, Tan	3
Focus on Code Enforcement / Property Maintenance	Simmons, Fanning	2
Wise use of Federal/Bond monies	Laws, Tan	2
Beautify NW Military after construction	Fanning, Stipek	2
Attract new businesses	Simmons	1
Attract new residents	Simmons	1
Partnering with other governments	Simmons	1
Sound Debt Management	Simmons	1
Fiber internet to homes	Laws	1
Redevelopment of properties	Laws	1
Help seniors needing assistance	Fanning	1
Stronger relationships with HOAs	Stipek	1

Threats

THREATS	Who Mentioned	Tally
Traffic	Simmons, Laws, Fanning, Tan, Teske	5
Crime	Simmons, Laws, Fanning, Stipek, Teske	5
Oak Wilt	Laws, Fanning, Stipek, Tan	4
Retaining Staff / succession planning	Simmons, Stipek, Teske	3
Inflation / National economy	Simmons, Laws	2
Fiscal needs vs revenues, Built-out	Simmons, Tan	2
San Antonio urban growth	Laws, Fanning	2
Lack of long-term planning	Simmons	1
Political division	Laws	1
Civil unrest	Laws	1
Mass shootings	Laws	1
Property Maintenance	Fanning	1
Noise pollution	Fanning	1
Politicization of leadership	Stipek	1
Other governments	Stipek	1
Lawsuits	Stipek	1
Vacant office buildings	Tan	1
Becoming a "sleepy retirement town"	Tan	1
Tax Freeze / Aging population	Tan	1

Focus Areas Analysis

LAWS

1. Commercial & residential development
2. Long-term city financing
3. Streets & drainage
4. Water system
5. Internet vision
6. Employee retention

SIMMONS

1. Street and Roads
2. Revenue maximization
3. Flooding and drainage
4. Attract and retain top talent
5. Code compliance – real estate
6. Crime containment

FANNING

1. Retaining top police, fire and city staff
2. Ordinances for property maintenance
3. Aging infrastructure of streets and water system
4. City budget

STIPEK

1. Tax producing commercial
2. Exploit/further development of municipal tract
3. Beautification/barriers for NW Military
4. Address need of infrastructure
5. Focus on staff development and retention

TAN

1. Connectivity for Pedestrian/Bike path
2. Long term financial stability
3. Overall assessment of City infrastructure
4. Task force to promote developing commercial property
5. Connect w/ the citizen, encourage involvement

TESKE

- None submitted

Month	SWOTS / Vision / Goals / History / Existing Conditions	FOCUS 1	FOCUS 2	FOCUS 3	FOCUS 4	FOCUS 5	FOCUS 6	Final Document Review
Aug	Intro							
Sept	Review + PH							
Oct	Final	Intro						
Nov		Review + PH	Intro					
Dec		Final	Review + PH	Intro				
Jan			Final	Review + PH	Intro			
Feb				Final	Review + PH	Intro		
Ma					Final	Review + PH	Intro	
Apr						Final	Review + PH	Intro
May							Final	Review + PH
June								PZ Final Council 1 st + PH
July								Council 2 nd

Stages for each Focus Area of Town Plan Update:

- 1. Introduction** – staff introduce draft update and draft survey; P&Z approve survey
- 2. Review + Public Hearing** – P&Z hold public hearing; Commission submit reviews and survey results are presented
- 3. Final** – Staff present updated section from P&Z review; Consensus gained for Final edits

Map of the City of Shavano Park

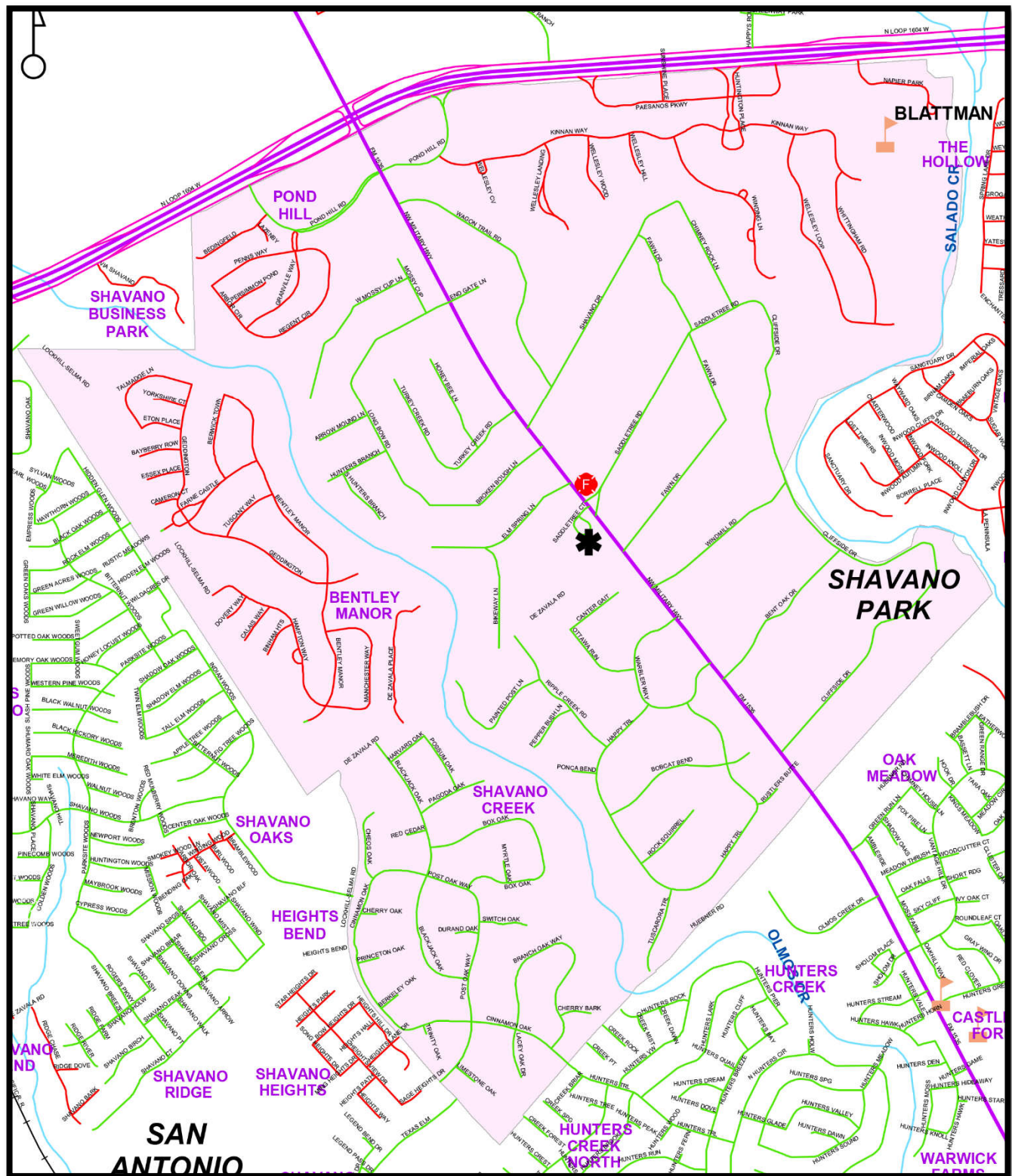




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Introduction

Purpose of Planning

Is to proactively anticipate and set the foundation for future improvements to our community for our residents and other stakeholders. Planning is a management process, concerned with defining goals for our future direction and determining the resources required to achieve those targets. Planning always has a purpose. By remembering our City's history and planning for its future, we hope to meet the long-term needs of our City's residents and businesses.

Purpose of the Town Plan

Is to present a vision that shapes our community concerning the major opportunities and challenges of our City, including: sidewalks and bike lanes; the City's residential and commercial development; addressing flooding and drainage problems; the Municipal Tract; and improving safety and drivability on NW Military Highway.

As a formal City document our Town Plan sets forth general issues and action steps stating our collective vision for the future. The Plan provides a foundation for our City's long-term growth and development with long-range public policy statements for implementation over the next five years.

This document updates the 2018 Town Plan with new resident input and the substantial progress made in planning areas identified in the previous Town Plan. This document is shaped by our residents who participated in the development of this Town Plan and it represents our collective vision for the City's future.

Public Participation and Input

Public participation in the development of this document was a top priority for the Planning & Zoning Commission, City Council, and residents. The entire community was invited to participate through online surveys and public hearings. Social media was a large part of the outreach for the 2023 Town Plan, with the City's TextMyGov texting service, Next Door, Facebook and Twitter accounts playing prominent roles in dispersing information regarding how and where residents could participate. This mix of online and face-to-face input allowed residents multiple opportunities to participate at their convenience. City staff received 631 responses to six Town Plan online surveys, and over 100 residents participated in the six Town Plan Public Hearings in the fall of 2017.

In addition, KFW Engineers & Surveying and the Texas Department of Transportation made presentations at public hearings to provide professional and technical details on some aspects of the Town Plan. These presentations ensured residents and the Planning & Zoning Commission had all the facts before them when discussing long-term planning for topics in the 2018 Town Plan.

Plan Review Process

The City's Planning & Zoning Commission will review the Plan periodically, and at such other times as requested by the City Council. We anticipate that future decisions affecting the City will be consistent with the policies established in this Plan. If City Council approves future projects which differ from the Plan's original intent, the City Council will amend the Plan to reflect those changes.

On July 25, 2022 the City Council directed the Planning & Zoning Commission to update the 2018 Town Plan, thus initiating this process. The update process was conducted by the Planning & Zoning Commission from June 2017 to August 2018.



Developing our Community Vision

The Planning & Zoning Commission together with City Staff issued an online survey of residents and hosted a public hearing to review the City's current Vision Statement. Citizen feedback was crucial to forming the new Vision Statement and amending the strategic goals previously developed by City Council.

Vision

Shavano Park strives to be the premier community in Bexar County, preserving and celebrating its natural setting and small town traditions amid the surrounding area's urban growth.

This vision is an aspirational description of what the City endeavors to be in the future. It is intended to serve as an overarching guide. The City embraces two core aspirations in our vision statement:

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Second, Shavano Park *preserves and celebrates its natural setting and small town traditions* amid the surrounding area's urban growth. The City embraces our past as a small rural community while recognizing the challenges of the future, especially concerning the growth and development of the surrounding San Antonio metro area. This involves maintaining large residential lot sizes, preventing the conversion of residential lots to multi-family and business uses and continuing efforts to protect the City's trees and wildlife.

City Strategic Goals

These goals are adopted by the City Council each year as a part of the City's annual budget process. During the 2023 Town Plan update process, the Planning & Zoning Commission held a public hearing and gathered input from residents. The following are the City's strategic goals:

1. Provide excellent municipal services while anticipating future requirements;
2. Provide and protect a city-wide safe and secure environment;
3. Preserve City property values, protect fiscal resources and maintain financial discipline;
4. Maintain excellent infrastructure (buildings, streets and utilities);
5. Enhance and support commercial business activities and opportunities;
6. Enhance the City's image and maintain a rural atmosphere;
7. Promote effective communications and outreach with residents; and
8. Mitigate storm water runoff.

These broad aspirational goals should guide all City actions. Each budget year the City Council, with input from City staff, determines a number of actionable objectives under each goal. The City Manager then provides in the spring of each year a report to City Council on the progress and achievements made towards each objective.

Official Slogan

On July 23, 2018 the City adopted *Shavano Park – City Living with Country Charm* as its official City slogan after a four-month public involvement campaign. The slogan captures the essence of living in Shavano Park for many of our residents who voted it as the best slogan of five options. Shavano living is convenient access to employment, retail and entertainment of the San Antonio metro while residing on quiet, dark streets and large spacious lots reminiscent of the Country. The slogan also points towards Shavano Park's history as a quiet country town situated on ranch land between Camp Bullis and San Antonio.



History

City History

The City of Shavano Park (originally known just as Shavano) is located in northwest Bexar County at the edge of the Texas Hill Country, approximately twelve miles north of downtown San Antonio, and along the Olmos and Salado Creeks. In the 1800's, A. De Zavala operated a general store just west of our city limits. In 1881, the U.S. Postal Service opened a post office nearby, with De Zavala as the first postmaster. In 1884, the San Antonio and Aransas Pass Railway established a small rail station and switch. During that period, Shavano was a stagecoach stop between San Antonio and Boerne. The original town had a saloon, carpenter, grocer and fifty residents. By 1896 the population grew to nearly 100 residents, before beginning a gradual decline.



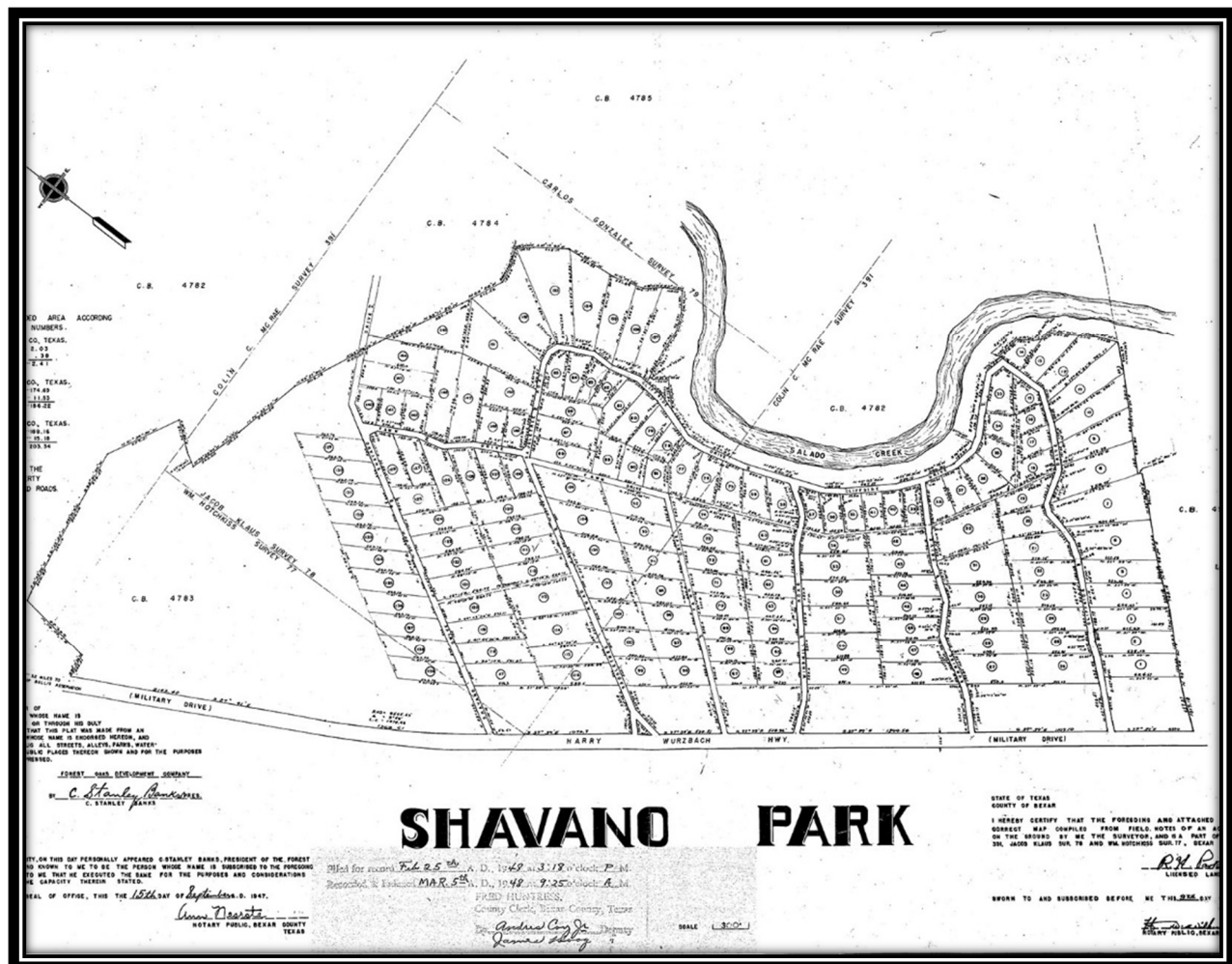
1958 Cattle Drive on NW Military Highway



Shavano Park Volunteer Fire Department in 1952

By 1903, the Postal Service closed the post office and the site of the later township of Shavano Park became part of the Stowers Ranch. George Arthur Stowers came to Texas in 1889 and opened several successful furniture stores. The land Stowers acquired was originally part of a Spanish land grant. In 1947, Wallace Rogers and Sons purchased the land with plans for additional development. At that time, the road system consisted of only NW Military Highway and De Zavala Road, and residential development had begun in the Cliffside subdivision east of NW Military Highway. On June 19, 1956, the City of Shavano Park was incorporated as a General Law City. In the mid-1960s, additional roads were added, including Loop 1604 to the north, Lockhill Selma Road to the west and Huebner Road to the south.

Today, the City of Shavano Park is completely surrounded by the City of San Antonio. The City's boundaries are generally Loop 1604 to the north, Huebner Road to the south, Lockhill Selma to the west and Salado Creek to the east. The City encompasses approximately 3.3 square miles of land and has an estimated 3,793 residents. The City has come a long way from the rural cluster of homes east of NW Military Highway, as can be seen in this 1948 property plat of the original homes.



Original Plat of Shavano Park from 1948

Digital Archives

BiblioTech, Bexar County's all-digital public library, worked with the 26 suburban cities of San Antonio, to create individual digital anthologies. Together, these anthologies reflect and preserve the rich, diverse histories found in Bexar County. The project launched in 2018 to coincide with the 300th anniversary of the founding of San Antonio. To see the rich history of Shavano Park visit <http://bexarbibliotecharchive.org/>. This project was a joint effort by City Staff and volunteer residents. It includes sections on the City's military influence, personal histories written by residents, newsletters from 1966 to present, photographs, and the Shavano Park Women's Club.



2023 Town Plan: Strengths, Weaknesses, Opportunities, and Threats

For the 2023 Town Plan the strengths, weaknesses, opportunities, and threats (SWOT) were re-evaluated by the Planning & Zoning Commission. Twenty-one independent SWOT analyses were submitted to the Commission from City Council, various Boards and Commissions members of the City and City staff.

SWOT analysis is a framework widely used in both the business and non-profit sectors to evaluate an organization's position and to develop strategic planning. SWOT analysis assesses internal and external factors, as well as current and future potential. A SWOT analysis is designed to facilitate a realistic, fact-based, data-driven look at the strengths and weaknesses of an organization, initiatives, or within its industry. The organization needs to keep the analysis accurate by avoiding pre-conceived beliefs or gray areas and instead focusing on real-life contexts. Organizations should use it as a guide and not necessarily as a prescription. This exercise helps the City identify those areas where energies and efforts should be focused in the future.

SWOT analysis results and conclusions are on the following page.



Strengths

- Outstanding Municipal / Customer Services
- Location and Natural Beauty
- Sense of Community
- Quality Neighborhoods & Commercial Developments -a desirable place to live
- Security and Safety
- Fiscal Discipline & low tax rate



Weaknesses

- Aging infrastructure – roads and water system
- Limited future residential and commercial developments
- Limited future property tax and sales tax growth
- Increasing percentage of property under tax freeze
- Little control over crime, traffic congestion or noise pollution from San Antonio metro
- Drainage & Flooding



Opportunities

- Shape future developments to meet City needs
- Building a consensus on long-term financing strategy of City
- Foster community engagement
- Municipal Tract facilities and City events to build sense of community
- Reasonable enforcement of property maintenance standards
- Wise use of Federal and Bond monies to renew infrastructure



Threats

- Crime, traffic congestion and noise pollution from San Antonio metro
- Ability to retain professional City staff
- Oak Wilt
- National economy - inflation and possible recession
- Infrastructure failures
- National political division and civil unrest

In the future the City will strive to sustain these strengths, address and correct these weaknesses, pursue new opportunities, and recognize and explore solutions to community threats.

Our Community's Conclusion is. . . The City of Shavano Park is a strong community of natural beauty with exceptional municipal services and financial health but faces aging infrastructure in need of repair and renewal. The ability to fund and repair the infrastructure while retaining staff is hampered by the limited growth potential and growing percentage of properties under tax freeze. This Town Plan envisions that by shaping future development, wise use of monies, and building a consensus on long-term financing requirements the City can overcome these challenges.

The City of Shavano Park also faces what many communities across the nation face – how do we maintain a sense of community despite national and regional political division and economic uncertainty. The City also faces crime, traffic and noise pollution from San Antonio metro. All of these forces are beyond the City's control. This Town Plan envisions the City pursue community engagement and use the facilities of the Municipal Tract to build and maintain the sense of community.



Demographics

Demographic Analysis

Residents are the most important aspect of our community. Demographic and other information regarding our City's residents provides a fundamental understanding of the nature of our community.

Population Growth

Shavano Park has experienced a 16% increase in population between the years of 2010 and 2020. Our population has grown through implementation of our annexation program adopted in 1999 and development of new neighborhoods. These new neighborhoods are nearly built out and the City is dedicated to sustaining large lots with single family homes, so the City's population is expected to remain stable in the future. The City's zoning prohibits multi-family developments.

Population, 1970-2017

Year	Population	Change	% Change
1970	881		
1980	1,448	567	64%
1990	1,708	260	18%
2000	1,754	46	3%
2010	3,035	1,281	73%
2020	3,524	489	16%

Source: United States Census Bureau

Growth factors include the City's location in the majestic and beautiful foothills of the Hill Country in northern Bexar County, proximity to three major highways (Loop 1604, IH 10, and Wurzbach Parkway), the prestigious Northside Independent School District, easy commutes to employment centers and the airport, and plentiful shopping nearby.

Demographic Characteristics

Shavano Park is a highly educated community with a strong presence of military veterans and their families.

<i>Social Characteristics</i>	Number	Percent	Texas
Population	3,524		
Median Age	52.6		
Bachelor's degree or higher	(X)	64.3%	30.7%
Military veterans	415	11.8%	6.8%

Nearly double the Texas average. Shavano truly is a community of veterans.

Source: United States Census Bureau, American Community Survey 2020 Estimates

Shavano Park is an affluent community in a prime location with easy access to nearby businesses, parks, and the highway system of the greater San Antonio metropolitan area.

<i>Economic Characteristics</i>	Shavano Park	Bexar County
Number of Businesses	186	147, 956
Median household income (in U.S. dollars)	\$198,295	\$58,288

More than triple the Texas median.

Source: United States Census Bureau, American Community Survey 2020 Estimates

Shavano Park is comprised of strong residential neighborhoods. These property values are high because the community is safe, secure, has large lots, and enjoys outstanding municipal services.

<i>Housing Characteristics</i>	Shavano Park	Bexar County
Total single family homes	1,420	542,650
Average value (in U.S. dollars)	\$800,955	\$230,697

More than triple the Bexar County average.

Source: The Bexar County Appraisal District, Certified Totals from 2021

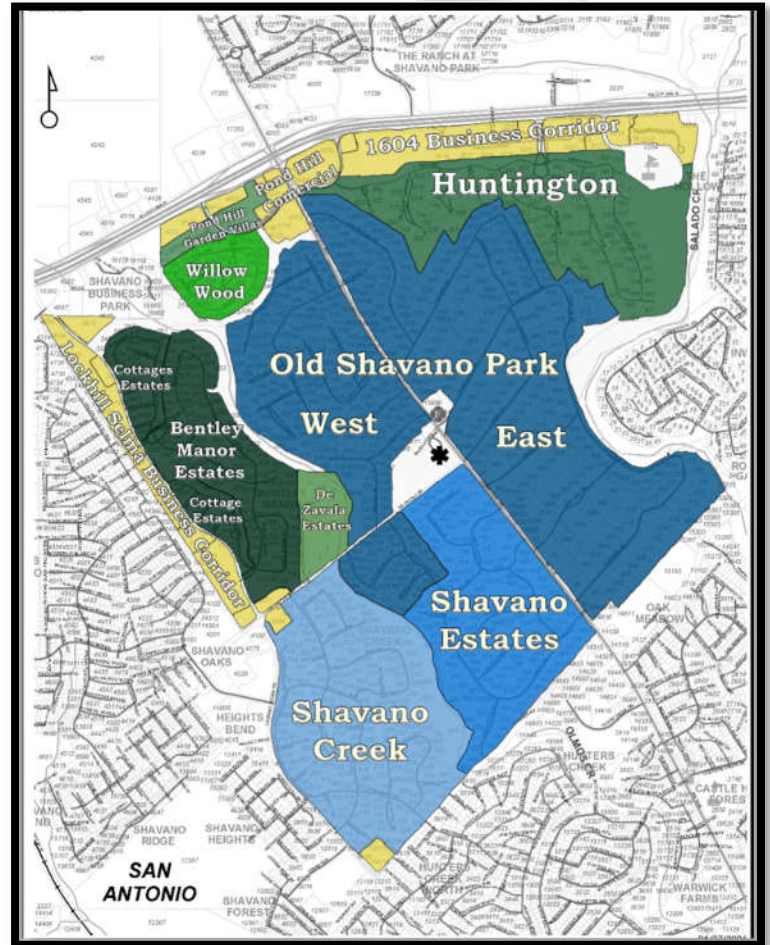


Existing Conditions

The City of Shavano Park is located in northwest Bexar County at the edge of the Texas Hill Country, approximately twelve miles north of downtown San Antonio, and along the Olmos and Salado Creeks.

The City of Shavano Park is a Type A General Law City operating under a Council/City Manager form of government consisting of five council members and a Mayor.

The City of Shavano Park is completely surrounded by the City of San Antonio. The City's boundaries are generally Loop 1604 to the north, Huebner Road to the south, Lockhill Selma to the west and Salado Creek to the east. The City encompasses approximately 3.3 square miles of land and has an estimated 3,524 residents.



City	2017 Rate
San Antonio	0.558270
Hollywood Park	0.510081
Castle Hills	0.501345
Olmos Park	0.432785
Alamo Heights	0.386439
Terrell Hills	0.347673
Fair Oaks Ranch	0.329500
<i>Shavano Park</i>	<i>0.287742</i>

Ad Valorem Tax Rate

For tax year 2023, the ad valorem tax rate in the City was **\$0.287742** per \$100 valuation. Shavano Park's ad valorem tax rate is lower than many neighbor Bexar County cities and the Texas average, but the City still offers superior services in fire, emergency medical services, police, and public works.

Source: Bexar Appraisal District

Zoning and Development

The City's zoning districts are designed so that residential and commercial developments meet the needs and desires of residents by providing for high-quality office, retail, and dining services, and single-family homes with both large and small lot configurations. Residential zoning is solely comprised of single-family residential classifications, as multi-family zoning is prohibited by City ordinance. Commercial zoning is located predominately along Lockhill Selma Road and Loop 1604, with limited additional commercial zoning located at the northeast and southeast corners of Lockhill Selma and De Zavala Roads. The City's zoning districts are as follows:

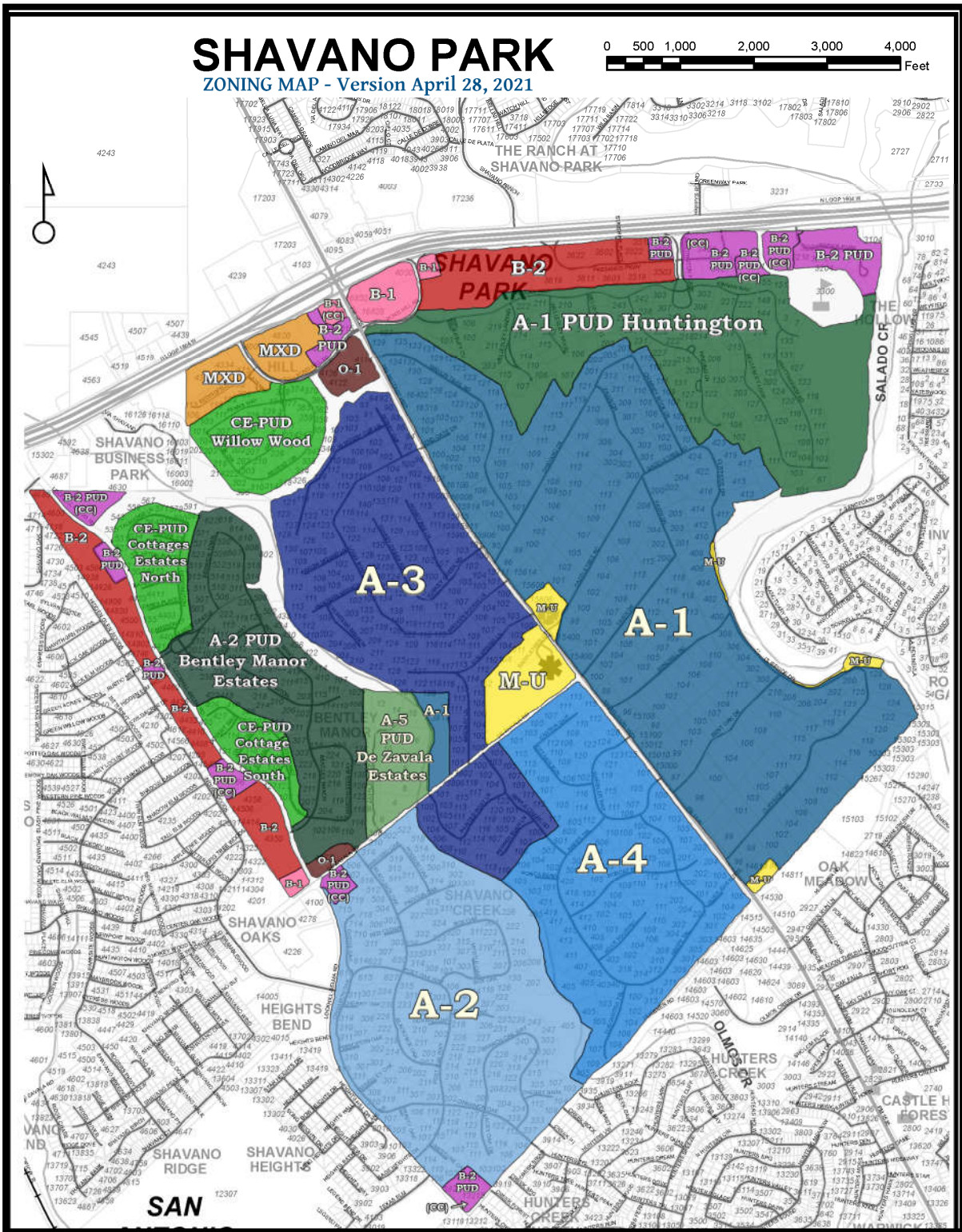
Zoning District	Zoning Use
A-1, A-2, A-3, A-4, A-5 PUD	Single Family Residential District
CE	Single Family Cottage Estate Residential District
O-1	Office District
B-1	Business District
B-2	Business District
M-U	Municipal Utility District
MXD	Mixed-Use District

The City's newer residential developments are all either Planned Unit Developments (PUDs) or are zoned as Mixed-Use zoning districts (MXD). These PUDs and MXDs give developers flexibility in designing and building quality gated communities that provide multiple home and lot configurations. The Town Plan's vision for future commercial developments is on [page 43](#).

According to the City's primary developer, as of February 2022, there are only 85 additional residential lots and approximately 44 acres of commercial land to be developed

Residential Neighborhoods	Zoning
Old Shavano	A-1, A-3
Huntington	A-1 PUD
Shavano Creek	A-2
Bentley Manor	A-2 PUD
Shavano Estates	A-4
De Zavala Estates	A-5 PUD
Bentley Manor Cottage Estates	CE PUD
Willow Wood	CE PUD
Pond Hill Garden Villas	MXD

Zoning Map



Note: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

Local Schools

Shavano Park is entirely within the Northside Independent School District (NISD), an award-winning school system and one of South Texas' premier school districts. NISD is the state's fourth largest school district, covering 355 square miles, operating 125 public schools and enrolling 101,976 children in the 2022-2023 school year. NISD provides excellence in education and is an accredited school district by the Texas Education Agency. The accreditation status is based on the academic accountability rating and financial ratings.



Shavano Park students attend Blattman Elementary School, located in the northeastern part of Shavano Park. The NISD middle school and high school serving Shavano Park's public school students are Hobby Middle School, located less than 3 miles from the City, and Tom C. Clark High School, located less than 2 miles from the City.

Shavano Park is also surrounded by a number of high quality private and charter schools. Two such schools located near Shavano Park and impacting the City are BASIS Shavano and Cornerstone Christian School.

Transportation

The City of Shavano Park is ideally located within commuting distances to major shopping centers, restaurants, banks, schools, the Medical Center, and the University of Texas at San Antonio. Additionally, the VIA Metropolitan Transit Authority provides transportation services from numerous locations within Shavano Park to locations throughout the metropolitan area of San Antonio.

The City's three major thoroughfares are NW Military Highway, Lockhill Selma Road, and De Zavala Road. According to the Texas Department of Transportation (TxDOT) Annual Average Daily Traffic, our City's traffic count on NW Military Highway was 17,104 vehicles per day in 2021. This count is low though, due to the ongoing construction on NW Military since 2021. In 2019, pre-pandemic and pre-construction traffic count on NW Military was 20,607. For comparison, in 2010, the traffic count at the intersection of NW Military Highway was 10,500 vehicles per day. This means traffic at this intersection doubled in the past decade.

The continued growth of the City of San Antonio has caused increased traffic congestion on its main thoroughfares, NW Military Highway, De Zavala Road, and Lockhill Selma Road. During the busiest times of the day, when the traffic count is at its highest, residents along NW Military

Highway often find it difficult to safely turn onto or off NW Military Highway. This safety hazard for residents was the primary motivation for the City partnering with TxDOT on a project to widen NW Military Highway and create a continuous center turn lane (see details on [page 29](#)). This project was a major focus of the 2010 and 2018 Town Plans and has been under construction since May 2021. Project is on schedule to be completed by TxDOT by December 2023.

In addition to NW Military Highway, TxDOT has been upgrading road infrastructure around the City. In 2018, TxDOT constructed a west bound turnabout for the intersection of Loop 1604 Frontage Road and NW Military Highway. Since the 2018 Town Plan, TxDOT has been actively expanding Loop 1604, IH-10 and Highway 281 - all major throughways that surround the City. These projects should improve the traffic flow in our City and our residents' daily commutes.

Dark Skies

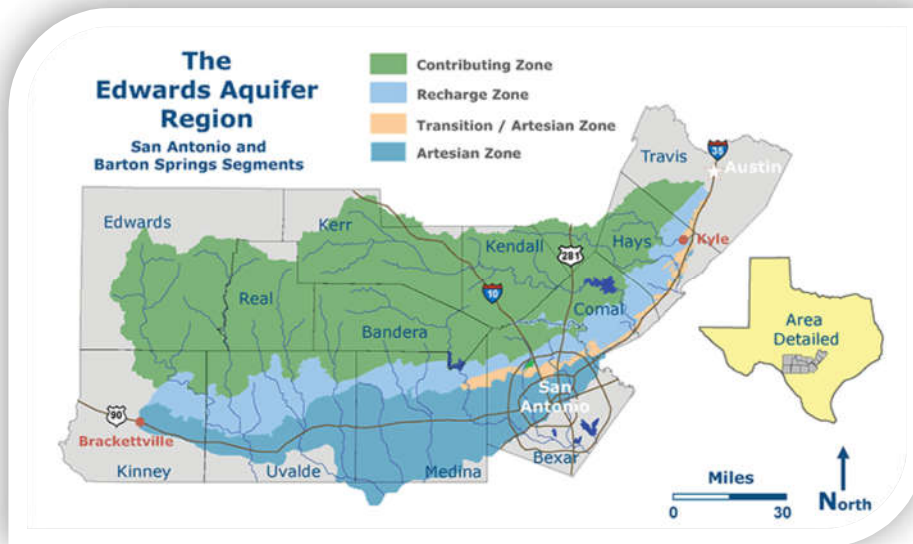
The United States Army expressed concern regarding its ability to conduct night training exercises because of excessive outdoor lighting within a five-mile perimeter of Camp Bullis. Shavano Park is located within this five-mile corridor, and in 2009, our City Council established regulations for outdoor lighting impacting Camp Bullis. These regulations support the United States Army and the community of Shavano Park benefits from the reduction of light pollution in the City.



***San Antonio
region at night.***

***Night Lights
imagery by
NASA's Earth
Observatory.***

Edwards Aquifer Recharge Zone



The Edwards Aquifer is an underground layer of porous, honeycombed, water-bearing rock that is between 300-700 feet thick. The City is located entirely over the environmentally sensitive Edwards Aquifer Recharge Zone that stretches across north Bexar County. All developments over the recharge zone are regulated by the Edwards Aquifer Authority (EAA) and require Water Pollution Abatement Plans. The City considers protecting the Aquifer a serious duty, and ensures all developments meet EAA and Texas Commission on Environmental Quality (TCEQ) standards. Towards these efforts, in 2017 and 2019 the City built a rain gardens at City Hall to collect runoff from the City Hall parking lot.

Tree Preservation

One of our City's greatest assets are our beautiful heritage trees. Trees maintain our attractive rural character, protect against soil erosion, and offer shade to homes. During the town plan process, residents made numerous comments about how our trees contributed to the allure and beauty of Shavano Park. In addition to these heritage trees, groves of "second generation trees" are found throughout the City. As a sign of City's commitment to protecting and preserving its native trees, the City has been a Tree City USA member since 2015, receiving Growth Awards in 2019 and 2020, and winning an Arbor Day of the Year in 2018.

Primarily established native trees within the City include: Live Oaks with a scattering of Burr, Red and Post Oaks, as well as Bald Cypress, Mountain Laurels, Texas Persimmons and Cedar Elms. A diversity of tree species is desirable because it not only adds to the aesthetic quality of the City, but it also helps prevent the widespread devastation caused by single species disease or

infestation. By ordinance, sixteen native trees are protected as heritage trees during commercial development. Commercial business developers are required to conduct a tree survey of the development site and identify the location and diameter of all heritage trees. During development, 25% of the collective diameter of trees must be preserved. In addition ordinance requires preserved heritage trees be protected from damage during construction. These preserved heritage trees add to the lushness and pleasantness of the City's neighborhoods and commercial areas.



In 2015 the Shavano Park Citizen's Tree Committee spearheaded the City's efforts to become a Tree City USA. This program, administered by the Arbor Day Foundation since 1976, recognizes communities committed to sound urban forestry management. Over 3,400 communities are a part of this program. A community is required to maintain a tree board, have a community tree ordinance, spend at least \$2 per capita on urban forestry and celebrate Arbor Day.



Achievements & Awards

Scenic City



The City of Shavano Park has been recognized as a Scenic City by the Scenic City Certification Program since 2016 (re-certified in 2021). Shavano Park maintains high-quality scenic standards for its roadways and public spaces. The Scenic City Certificate is a reflection of Shavano Park's excellent civic leadership, great community pride, and strong desire to maintain its rural character.

National Wildlife Federation Community Wildlife Habitat

In 2018 the City was certified a Community Wildlife Habitat by the National Wildlife Federation with 89 properties registered as safe habitats for native wildlife. Shavano Park at the time was only the 4th City in the State of Texas to receive the certification. The City re-certified in 2021. The National Wildlife Federation's Community Wildlife Habitat program partners with cities, towns, counties, neighborhoods, and communities of all kinds to become healthier, greener, and more wildlife-friendly. Community Wildlife Habitats garden and landscape with wildlife in mind, promote the use of native trees and plants, work to reduce or eliminate the use of pesticides and chemicals, and integrate wildlife-friendly practices into sustainability plans and park master plans.



Firewise USA



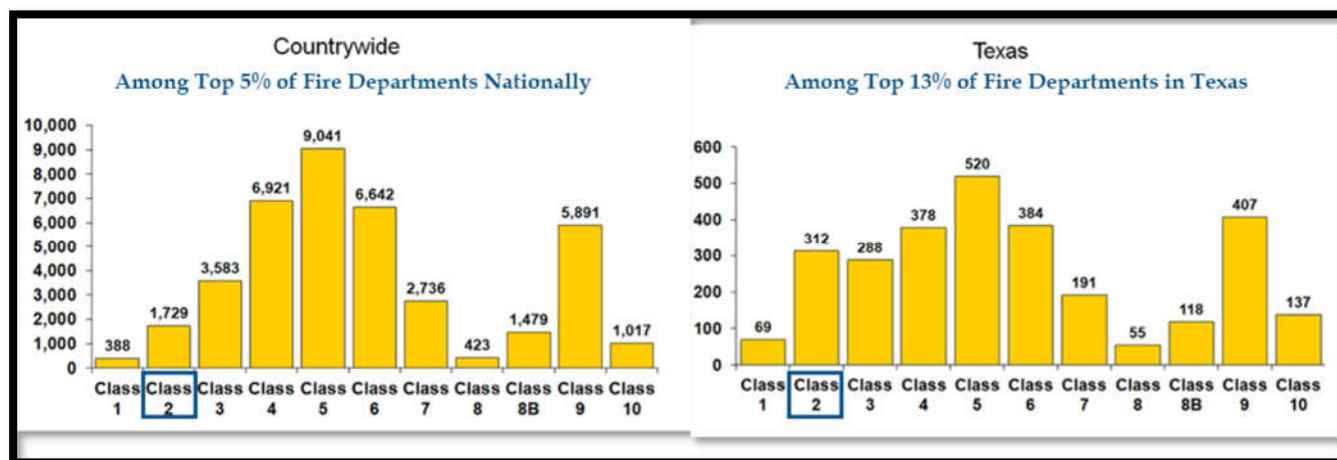
Shavano Park has been recognized as a Firewise Community by the National Fire Protection Association since 2016. The residents of Shavano Park are active participants in creating a safer community by engaging in wildfire risk reduction activities and by celebrating Firewise Day each year. Since being recognized the City completed two projects to improve wildfire safety in the City. In 2017, the City created a one-acre demonstration area of a Firewise forest on the City's Municipal Tract to show residents how to improve wildfire safety on their properties. In 2018, the City with the Texas A&M Forest Service created a Shaded Fuel Break along the borders of the Municipal Tract to reduce the likelihood that any wildfire on the tract would spread to nearby areas.

Insurance Services Office (ISO) Rating of 2

The Insurance Services Office (ISO) collects information on municipal fire protection efforts in communities and analyzes the data. ISO will then assign a Public Protection Classification ranging from 1 to 10, with 1 being the best and 10 the worst. On June 10, 2016 the City of Shavano Park Fire Department received a classification of 2. The City will strive to maintain ISO classification 2 for the next ISO review.



This classification places the Shavano Park Fire Department in elite company among the nation's fire departments. In addition, this rating entitles the residential and commercial property owners within the City of Shavano Park to receive the maximum credit on their insurance premiums. With a Class 2 ISO rate, Shavano Park property owners may realize a 10 to 15% decrease in their property insurance premiums.



Source: www.isomitigation.com

Texas Police Chiefs Association Law Enforcement Best Practices Recognition



On February 22, 2018 the City of Shavano Police Department achieved "Recognized Status" for compliance with the Texas Law Enforcement Agency Best Practices Recognition Program of the Texas Police Chiefs Association. The Department received re-accreditation in March 2020. Shavano Park Police Department is one of only the 181 of the 2,716 Law Enforcement agencies in the State of Texas to be recognized and accredited – in the top 6% of all Texas Police Departments. This recognition is based upon the policies, standards, and practices of the department following the 168 Best Practice Standards, and involved a comprehensive two year agency process culminating in a two day audit of all areas of the agency.

The men and women of the Shavano Park Police Department are commended for their hard work and dedication in obtaining this status.



Established in 2006, the Law Enforcement Recognition Program is a voluntary process where police agencies in Texas prove their compliance with 168 Texas Law Enforcement Best Practices. These Best Practices were carefully developed by Texas Law Enforcement professionals to assist agencies in the efficient and effective delivery of service, the reduction of risk and the protection of individual's rights.

Government Finance Officers Association Distinguished Budget Award

In its commitment to financial transparency, the City of Shavano Park submits its Annual Budget to the Government Finance Officers Association (GFOA) for review under its Distinguished Budget Presentation Awards Program. The City has received this award a total of 11 times, including a 7-year streak from 2015 to 2021.



This program was established to encourage and assist state and local governments to prepare budget documents of the very highest quality that reflect both the guidelines established by the National Advisory Council on State and Local Budgeting and the GFOA's best practices on budgeting and then recognize individual governments that succeed in achieving that goal. To earn recognition, budget documents must meet program criteria and excel as a policy document, financial plan, operations guide and communication tool.

Superior Public Water System Rating

Shavano Park's Water Utility that services roughly half the City (the other half is San Antonio Water System) is proud to carry the designation of Superior Public Water System from the Texas Commission on Environmental Quality. The designation is about the overall water system operation and not just the quality of the drinking water. In addition to water quality, the requirements include factors related to treatment, pumping and storage capacity. To receive or maintain recognition as a superior water system, the system must be inspected and evaluated by commission personnel as to physical facilities, appearance and operation.