

**1. Call to order**

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

**PRESENT:**

Carla Laws  
Donna Beladi  
Lori Fanning  
Shawn Fitzpatrick  
Vickey Maisel  
Bill Simmons  
William Stipek  
Song Tan  
Cindy Teske

**ABSENT:**

- 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 by Commissioner Maisel and a second made by Commissioner Fanning, the Planning & Zoning Commission voted eight (8) for and none (0) opposed to approve the agenda as it was provided to the Planning & Zoning Commission. The motion carried.

**3. Citizens to be Heard.**

No one in the public signed up to address the Planning and Zoning Commission.

**4. Consent Agenda:**

- a. Approval - Planning & Zoning Commission minutes, March 1, 2023

Upon a motion made by Commissioner Stipek and a second made by Commissioner Fitzpatrick, the Planning & Zoning Commission voted eight (8) for and none (0) opposed, to approve the Planning & Zoning Commission minutes of March 1, 2023 as presented. The motion carried.

- 5. Public Hearing - The purpose of the public hearing is to receive comments from members of the public regarding an application for a Special Use Permit for the purposes of electric vehicle charging stations at 3611 Paesanos Parkway by USIO, Inc.**

The Public Hearing opened at 6:32 p.m.

Assistant City Manager Leeth presented an overview of USIO, Inc. application for a Special Use Permit for the purposes of electric vehicle charging stations at 3611 Paesanos Parkway.

The Public Hearing closed at 6:34 p.m.

**6. Discussion / action - Application for a Special Use Permit for the purposes of electric vehicle charging stations at 3611 Paesanos Parkway by USIO, Inc. – City Manager / Assistant City Manager**

Assistant City Manager Leeth and USIO, Inc. President and CEO Louis Hoch provided an overview of the USIO, Inc. application for a Special Use Permit for the purposes of electric vehicle charging stations at 3611 Paesanos Parkway.

Commissioners asked questions and discussed the special use permit application.

Upon a motion made by Commissioner Stipek and a second by Commissioner Fitzpatrick, the Planning & Zoning Commission voted eight (8) for and none (0) opposed to recommend approval of a Special Use Permit for the purposes of electric vehicle charging stations at 3611 Paesanos Parkway by USIO, Inc. The motion carried.

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

Daryl Lange of Bitterblue, Inc. presented the Semi-Annual Commercial and Residential Development update.

Commissioners asked questions and discussed presentation. No action was taken.

**8. Public Hearing - The purpose of the public hearing is to receive comments from members of the public regarding the City's Public Infrastructure focus area of the Town Plan**

The Public Hearing opened at 7:02 p.m.

Assistant City Manager Leeth presented public survey results of the City's Public Infrastructure focus area of the Town Plan.

The Public Hearing closed at 7:09 p.m.

**9. Discussion – Third review of the Public Infrastructure focus area of the 2023 Town Plan - City Manager / Assistant City Manager**

**9.a. Review and discussion – Public Infrastructure Survey results**

**9.b. Review and discussion – Public Infrastructure Draft write-up**

City Manager Hill and Assistant City Manager Leeth, presented the third review of the draft write-ups and the public survey results on the Public Infrastructure focus area of the 2023 Town Plan.

The Commission reviewed and discussed the draft write-ups and survey results on the Public Infrastructure focus area of the 2023 Town Plan. The Commission gave guidance to staff; no action was taken.

**10. Discussion – First review of the Long-term City Finances focus area of the 2023 Town Plan - City Manager / Assistant City Manager**

**10.a. Presentation – Overview of current City long-term financial projections and analysis**

**10.b. Review and discussion – Long-term City Finances draft survey**

**10.c. Review and discussion – Long-term City Finances draft write-up**

Finance Director Morey presented current City long-term financial projections and analysis.

City Manager Hill and Assistant City Manager Leeth presented the first review of the Long-term City Finances focus area focus area of the 2023 Town Plan.

The Commission reviewed and discussed the first review of the Long-term City Finances focus area focus area of the 2023 Town Plan. The Commission gave guidance to staff; no action was taken.

**11. 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.

**12. Chairman Announcements:**

- a. Advise members to contact City staff to add new or old agenda items.
- b. Advise members of pending agenda items:
  - i. May: *Long-term City Finances* public hearing and second review
  - ii. May: *Public Infrastructure* fourth review
  - iii. May: Introduce the final Town Plan 2023 document review
  - iv. 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

### **13. Adjournment**

Upon a motion made by Commissioner Maisel, and a second made by Commissioner Stipek, the Planning & Zoning Commission voted eight (8) for and none (0) opposed to adjourn the meeting at 9:17 p.m. The motion carried.

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Carla Laws,  
Chairman

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Kristen Hetzel,  
City Secretary