

Minutes

1. **Call to order**

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

PRESENT:

ABSENT:

Albert Aleman

Carla Laws

Kerry Dike

Michael Janssen

Jason Linahan

Bill Simmons

Shawn Fitzpatrick

William Stipek

Damon Perrin

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 Linahan and a second made by Commissioner Law, the Planning & Zoning Commission voted eight (8) 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 signed up to address the Planning & Zoning Commission.

4. **Consent Agenda:**

Approval - Planning & Zoning Commission minutes, April 7, 2021.

Upon a motion made by Commissioner Fitzpatrick, and a second made by Commissioner Stipek, the Planning & Zoning Commission voted eight (8) for and none (0) opposed to approve the Planning & Zoning Commission minutes of April 7, 2021 as presented. The motion carried.

5. **Public Hearing- The purpose of the public hearing is to receive comments from members of the public regarding the proposed action of replatting Lot 1700, Block 21, C.B. 4782, originally platted as a 2.0846 acre lot with the final plat of 1604/Pond Hill Restaurant, recorded in Book 9740, Page 131 of the Official Public Records of Bexar County, Texas as a 2.765 acre lot called Lot 1724, Block 21 in the replat and subdivision plat of Pond Hill Garden Villas Unit 2.**

Public hearing opened at 6:32 p.m.

Assistant to the City Manager Curtis Leeth addressed the purpose of the proposed action of replatting Lot 1700, Block 21, C.B. 4782, originally platted as a 2.0846-acre lot with the final plat of 1604/Pond Hill Restaurant, recorded in Book 9740, Page 131 of the Official Public Records of Bexar County, Texas as a 2.765-acre lot called Lot 1724, Block 21 in the replat and subdivision plat of Pond Hill Garden Villas Unit 2.

Public hearing closed at 6:33 p.m.

6. Discussion / action – Preliminary Subdivision Plat & Replat of Pond Hill Garden Villas Unit 2 being a total of 8.641 acre tract of land out of a 46.94 acre tract described as Tract 3 in a Deed to Rogers Shavano Park Unit 18/19, LTD., and partially platted as Lot 1700, Block 21, 1604/Pond Hill Restaurant - City Manager

Assistant of the City Manager Curtis Leeth provided an overview of the Preliminary Subdivision Plat & Replat of Pond Hill Garden Villas Unit 2 being a total of 8.641-acre tract of land out of a 46.94-acre tract described as Tract 3 in a Deed to Rogers Shavano Park Unit 18/19, LTD. and partially platted as Lot 1700, Block 21, 1604/Pond Hill Restaurant.

Commissioners asked questions and discussed the plat with the developer, Bitterblue, Inc. and their engineer Caleb Chance from Pape-Dawson Engineers.

Upon a motion made by Commissioner Janssen and a second made by Commissioner Law, the Planning & Zoning Commission voted eight (8) for and none (0) opposed to approve the Preliminary Subdivision Plat & Replat of Pond Hill Garden Villas Unit 2 being a total of 8.641-acre tract of land out of a 46.94-acre tract described as Tract 3 in a Deed to Rogers Shavano Park Unit 18/19, LTD., and partially platted as Lot 1700, Block 21, 1604/Pond Hill Restaurant. The motion carried.

7. Discussion – Possible amendments to table of allowed zoning uses under Chapter 36 – Zoning, Article VI. Tables – City Manager

Assistant to the City Manager Curtis Leeth provided an overview of the possible amendments to the table of allowed zoning uses under Chapter 36 – Zoning, Article VI. Tables.

8. Discussion / action – Review of updates to the official City Zoning Map – City Manager

Assistant to the City Manager Curtis Leeth provided an overview of updates to the official City Zoning Map.

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

Assistant to the City Manager Curtis Leeth provided an overview of items considered at the previous City Council Meeting.

10. **Chairman Announcements:**

- A. Advise members to contact City staff to add new or old agenda items.
- B. Advise members of pending agenda items, as follows:
 - i. June – Possible City of Shavano Park ownership takeover of several Bitterblue owned greenbelts in the City.

11. **Adjournment**

Upon a motion made by Commissioner Dike and a second made by Commissioner Janssen, the Planning & Zoning Commission voted eight (8) for and none (0) opposed to adjourn the meeting at 7:11pm. The motion carried.

Albert Aleman Chairman

Trish Nichols City Secretary