

Minutes

1. Call to order

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

PRESENT:

Kerry Dike

Shawn Fitzpatrick

Michael Janssen

Carla Laws

Jason Linahan

Vicky Maisel

Bill Simmons

William Stipek

ABSENT:

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 Maisel, and a second made by Commissioner Janssen, 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, May 5th, 2021.

Upon a motion made by Commissioner Janssen, 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 May 5th, 2021 as presented. The motion carried.

5. Discussion / action - Nomination and appointment of Chairman & Vice-Chairman.

Upon a motion made by Commissioner Maisel to nominate Carla Laws to serve as Chairman and a second by Commissioner Janssen, the Planning & Zoning Commission voted eight (8) for and none (0) opposed to approve the appointment of Carla Laws as Chairman. The motion carried.

Upon a motion made by Commissioner Maisel to nominate Shawn Fitzpatrick to serve as Vice-Chairman and a second by Commissioner Janssen, the Planning & Zoning Commission voted eight (8) for and none (0) opposed to approve the appointment of Shawn Fitzpatrick as Vice-Chairman. The motion carried.

6. Discussion / action - Final 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

City Manager Hill presented an overview of the preliminary subdivision Plat & Replat of Pond Hill Garden Villas Unit 2. The Commissioners asked questions and discussed the plat with the developer Laddie Denton, Bitterblue, Inc. and their engineer Caleb Chance from Pape-Dawson Engineers.

Upon a motion by Commissioner Janssen, and a second by Commissioner Stipek, the Planning & Zoning Commission voted eight (8) for and none (0) opposed to approve the Final Subdivision Plat & Replat of Pond Hill Garden Villas Unit2 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 action City of Shavano Park ownership takeover of several Bitterblue owned greenbelts in the City

City Manager Hill presented an overview of the City of Shavano Park taking ownership of several Bitterblue owned greenbelts in the city. The Commissioners asked questions and discussed the Bitterblue owned greenbelts with the developer Laddie Denton, Bitterblue, Inc. The Commissioners consensus was to schedule this item for the July Planning & Zoning Commission meeting for further discussion/action.

8. Discussion / action - Possible amendments to the table of allowed zoning uses under Chapter 36 – Zoning, Article VI. Tables and amendments clarifying MXD Zoning District language in Section 36-41 - City Manager

City Manager Hill presented an overview of possible amendments to the table of zoning uses under Chapter 36 – Zoning, Article VI. Tables and amendments clarifying MXD Zoning District language in Section 36-41. The tables of allowed uses will be brought back to the July Planning & Zoning Commissioner for further discussion/action.

9. 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.

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. July – Possible City of Shavano Park ownership takeover of several Bitterblue owned greenbelts in the City
 - ii. July – Possible Zoning Table of Allowed Use Amendments

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 7:36 pm. The motion carried.

Carla Laws Chairman

Trish Nichols City Secretary