

**CITY OF SHAVANO PARK
PLANNING & ZONING COMMISSION MEETING
CITY HALL, COUNCIL CHAMBERS
900 SADDLETREE COURT, SHAVANO PARK, TEXAS 78231
February 3, 2021**

6:30 P.M.

**SUPPLEMENTAL NOTICE OF MEETING BY LIVESTREAM / TELEPHONE
CONFERENCE:**

**THIS MEETING WILL BE A LIMITED TO APPROXIMATELY 10 IN-PERSON
ATTENDEES IN ORDER TO MAINTAIN SOCIAL DISTANCING.**

In accordance with Order of the Office of the Governor issued March 16th, 2020, the governor has suspended various provisions of the Open Meetings Act pursuant to his state disaster authority, which now authorize the participation of a meeting by live-video stream or telephone. The City of Shavano Park will conduct the Regular Meeting on Wednesday, February 3, 2020 at 6:30 p.m. at 900 Saddletree Court, Shavano Park Council Chambers in part by Livestream / telephone conference in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) and slow down the spread of the Coronavirus (COVID-19).

Livestream Participation. The livestream available via the YouTube app or website from your computer, tablet or smartphone at: <https://youtu.be/l6YWHn7cpnc>

Telephone Participation. The public toll-free dial-in number to participate in the telephonic meeting is 1-833-548-0282 and requires access code 913-4733-7879. 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.

The public will be permitted to offer comments telephonically as provided by the agenda during Citizen’s to be Heard. Citizens who want to speak during this period, should sign up to speak prior to the beginning of the meeting by stating their intent and providing Name, Address, and Topic to be addressed. Follow the guidelines under agenda item 3. If unable to participate in the meeting, you may submit public comments by email to tnichols@shavanopark.org.

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

A recording of the telephonic meeting will be made, and will be available to the public in accordance with the Open Meetings Act upon written request.

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 you

The 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, December 2, 2020.
5. Presentation / discussion - Shavano Park Commercial and Residential Development Semi-annual Presentation - Bitterblue, Inc. / Denton Communities
6. Report / update - City Council items considered at previous City Council meetings and discussion concerning the same - City Manager
7. **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. Public Hearing - The purpose of the public hearing is to receive comments from members of the public regarding proposed amendments to the City of Shavano Park Code of Ordinances, Chapter 36 regarding MXD & PUD site plan approval to comply with House Bill 3167 from the 86th Texas Legislature
 - ii. Discussion / action - Amendments to Chapter 36 regarding MXD & PUD site plan approval to comply with the 30-day shot clocks from Texas Legislature - City Manager
8. **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-

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 29 of January 2021 at 12:25 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Trish Nichols
City Secretary

MINUTES

THIS MEETING WILL BE A LIMITED TO APPROXIMATELY 10 IN-PERSON ATTENDEES IN ORDER TO MAINTAIN SOCIAL DISTANCING.

In accordance with Order of the Office of the Governor issued March 16th, 2020, the governor has suspended various provisions of the Open Meetings Act pursuant to his state disaster authority, which now authorize the participation of a meeting by live-video stream or telephone. The City of Shavano Park will conduct the Regular Meeting on Wednesday, November 4, 2020 at 6:30 p.m. at 900 Saddletree Court, Shavano Park Council Chambers in part by Livestream / telephone conference in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) and slow down the spread of the Coronavirus (COVID-19).

Livestream Participation. The livestream available via the Youtube app or website from your computer, tablet or smartphone at: <https://youtu.be/tUCAVu5U--4>

Telephone Participation. The public toll-free dial-in number to participate in the telephonic meeting is 1-833-548-0282 and requires access code 979-7606-4163. 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 at 210-581-1116.

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1. **Call to order**

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

PRESENT:

Albert Aleman

Carla Laws

Kerry Dike

Michael Janssen

Bill Simmons

William Stipek

Damon Perrin

Shawn Fitzpatrick

ABSENT:

Jason Linahan

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 Dike and a second made by Commissioner Stipek, the Planning & Zoning Commission voted seven (7) 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**

Citizens Wright, Esmasizy, and Gilbert addressed the Planning & Zoning Commission regarding HOA concerns and RV parking restrictions.

4. **Consent Agenda:**

A. Approval - Planning & Zoning Commission minutes, November 4, 2020.

Upon a motion made by Commissioner Janssen and a second made by Commissioner Dike, the Planning & Zoning Commission voted seven (7) for and none (0) opposed to approve the Planning & Zoning Commission minutes of November 4, 2020 as presented. The motion carried.

5. **Public Hearing - The purpose of the public hearing is to receive comments from members of the public regarding proposed amendments to the City of Shavano Park Code of Ordinances to allow short-term temporary open storage of recreational/commercial and covered vehicles/equipment for customary loading/unloading, cleaning and maintenance.**

Public hearing opened at 6:42 p.m.

City Manager Hill addressed the purpose of the proposed amendments to the City of Shavano Park Code of Ordinances to allow short-term temporary open storage of recreational/commercial and covered vehicles/equipment for customary loading/unloading, cleaning and maintenance. Purpose was to loosen the restrictions on short / long term parking for RV's.

Citizen Resendes, Scalzi and Schonert addressed the Planning & Zoning Commission regarding concerns on the restrictions on short-term and long-term parking for RV and HOA restrictions.

Citizen Belmares addressed concerns with HOA restrictions.

Public hearing closed at 7:04 p.m.

6. **Discussion / action – Possible amendments to Chapter 36 of the City of Shavano Park Code of Ordinances to allow short-term temporary open storage of recreational/commercial and covered vehicles/equipment for customary loading/unloading, cleaning and maintenance – City Manager**

Upon a motion made by Commissioner Dike to table possible amendments to Chapter 36 of the City of Shavano Park Code of Ordinances to allow short-term temporary open storage of recreational/commercial and covered vehicles/equipment for customary loading/unloading, cleaning and maintenance. The motion died due to lack of a second.

Upon motion made by Commissioner Janssen and a second made by Commissioner Fitzpatrick, the Planning & Zoning Commission voted seven (7) for and none (0) opposed to propose possible amendments to Chapter 36 of the City of Shavano Park Code of Ordinances to allow short-term temporary open storage of recreational/commercial and covered vehicles/equipment for customary loading/unloading, cleaning and maintenance as amended as discussed. The motion carried.

7. **Discussion / action – Possible rescheduling of the January 6, 2021 Planning & Zoning Commission meeting – Chairman Aleman**

Upon a motion made by Commissioner Dike and a second made by Commissioner Laws, the Planning & Zoning Commission voted seven (7) for and none (0) opposed to a reschedule the January 2021 meeting to January 13, 2021. The motion carried.

8. **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.

9. **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. Public Hearing - The purpose of the public hearing is to receive comments from members of the public regarding proposed amendments to the City of Shavano Park Code of Ordinances, Chapter 36 regarding MXD & PUD site plan approval to comply with House Bill 3167 from the 86th Texas Legislature
 - ii. Discussion / action - Amendments to Chapter 36 regarding MXD & PUD site plan approval to comply with the 30-day shot clocks from Texas Legislature - City Manager

10. **Adjournment**

Upon a motion made by Commissioner Dike and a second made by Commissioner Simmons, the Planning & Zoning Commission voted seven (7) for and none (0) opposed to adjourn the meeting at 8:00 p.m.

Albert Aleman, Chairman

Zina Tedford, City Secretary

PLANNING & ZONING STAFF SUMMARY

Meeting Date: February 3, 2021

Agenda item: 5

Prepared by: Curtis Leeth

Reviewed by: Bill Hill

AGENDA ITEM DESCRIPTION:

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

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Attachments for Reference:

1) Semi-Annual Presentation (Presented at Mtg)

BACKGROUND / HISTORY:

Bitterblue / Denton traditionally present a semi-annual update of Residential and Commercial Development.

Bitterblue / Denton will presented the semi-annual update to the Planning & Zoning Commission at the February 3, 2021 meeting.

DISCUSSION: Presentation will be made by Mr. Lange and Mr. Denton.

COURSES OF ACTION: Not an action item.

FINANCIAL IMPACT: N/A

MOTION REQUESTED: Not an action item.

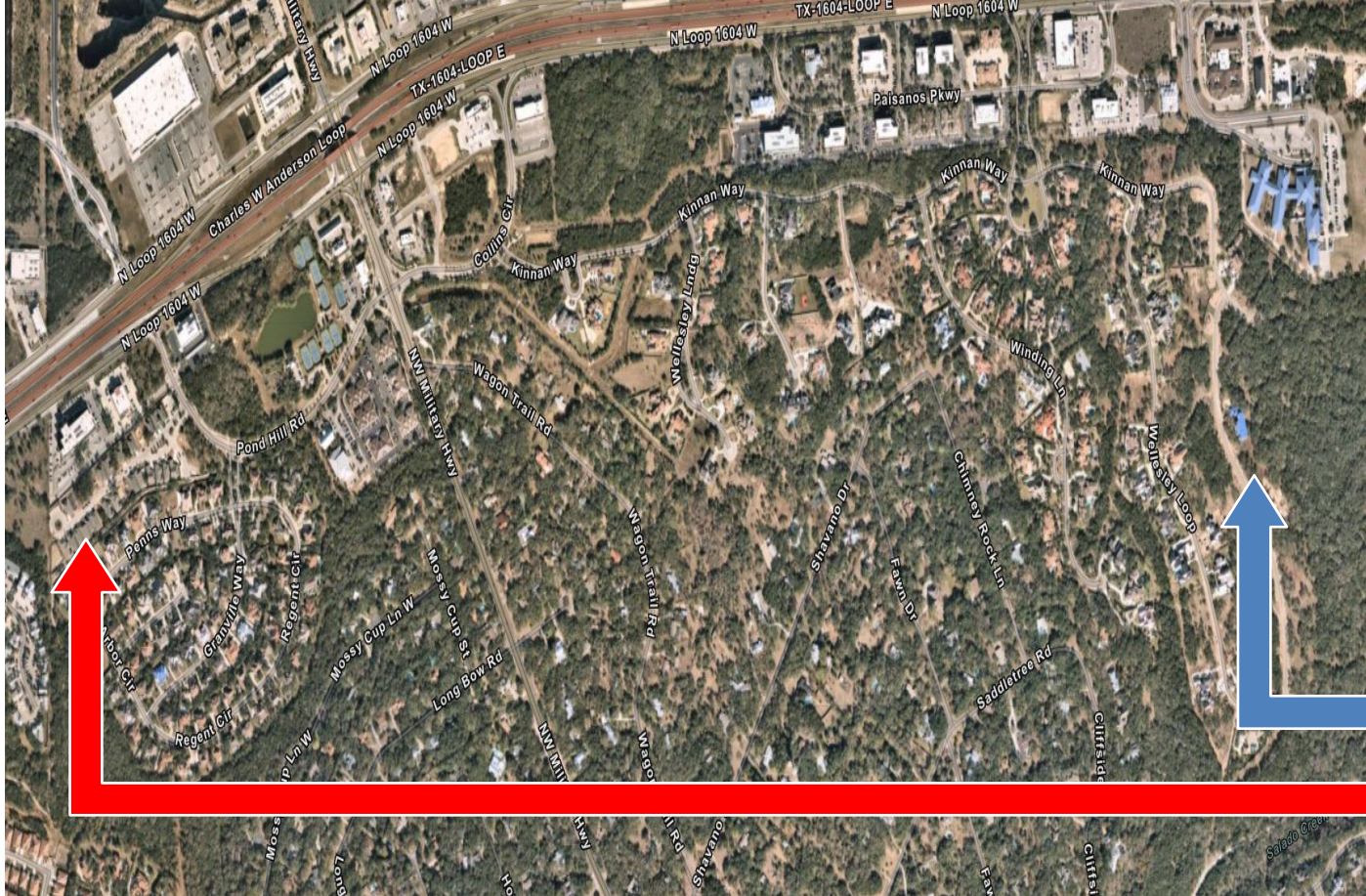


P R E S E N T A T I O N S

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

Development Presentation

Together We Can!



Shavano Park Residential Lots Report							
Community	Total Lots in Community	Lots Developed	Total Lots Closed 2020	Total Lot Sales Pending	Builder Contracted Vacant Lots	Developer Owned Vacant Lots	Total Lots in Next Unit
Huntington	155	128	19	4	2	2	27 future
Pond Hill Garden Villas	39	39	13	4	14	14 - all under contract	21 future

Notes

- **Huntington Unit 5**, the last unit, will be started in 2021.
- **Pond Hill Unit 2** will also be started in 2021.

Huntington at Shavano Park

Together We Can!



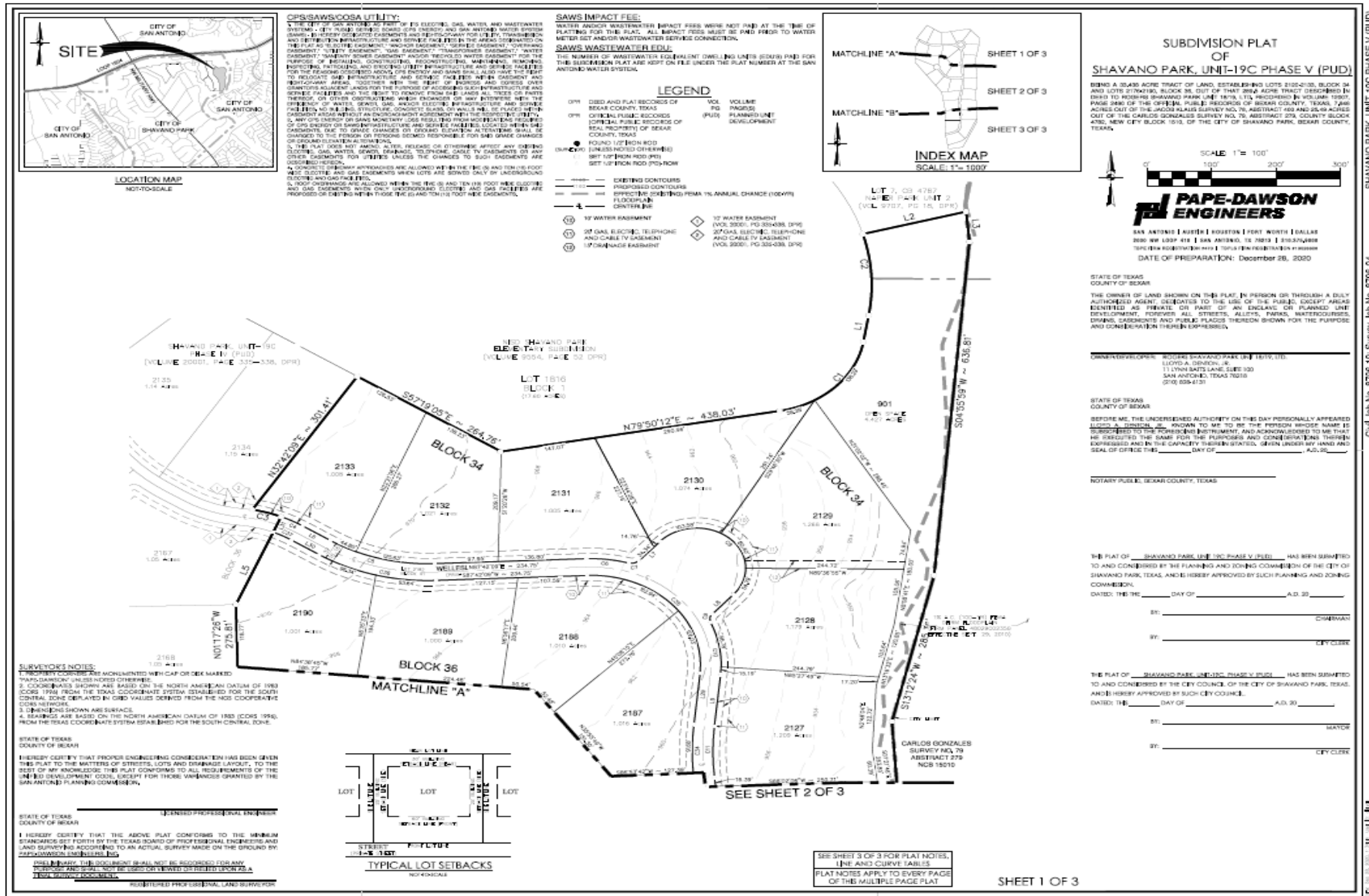
Huntington at Shavano Park

Together We Can!



Huntington at Shavano Park

Together We Can!





Pond Hill Garden Villas

Together We Can!



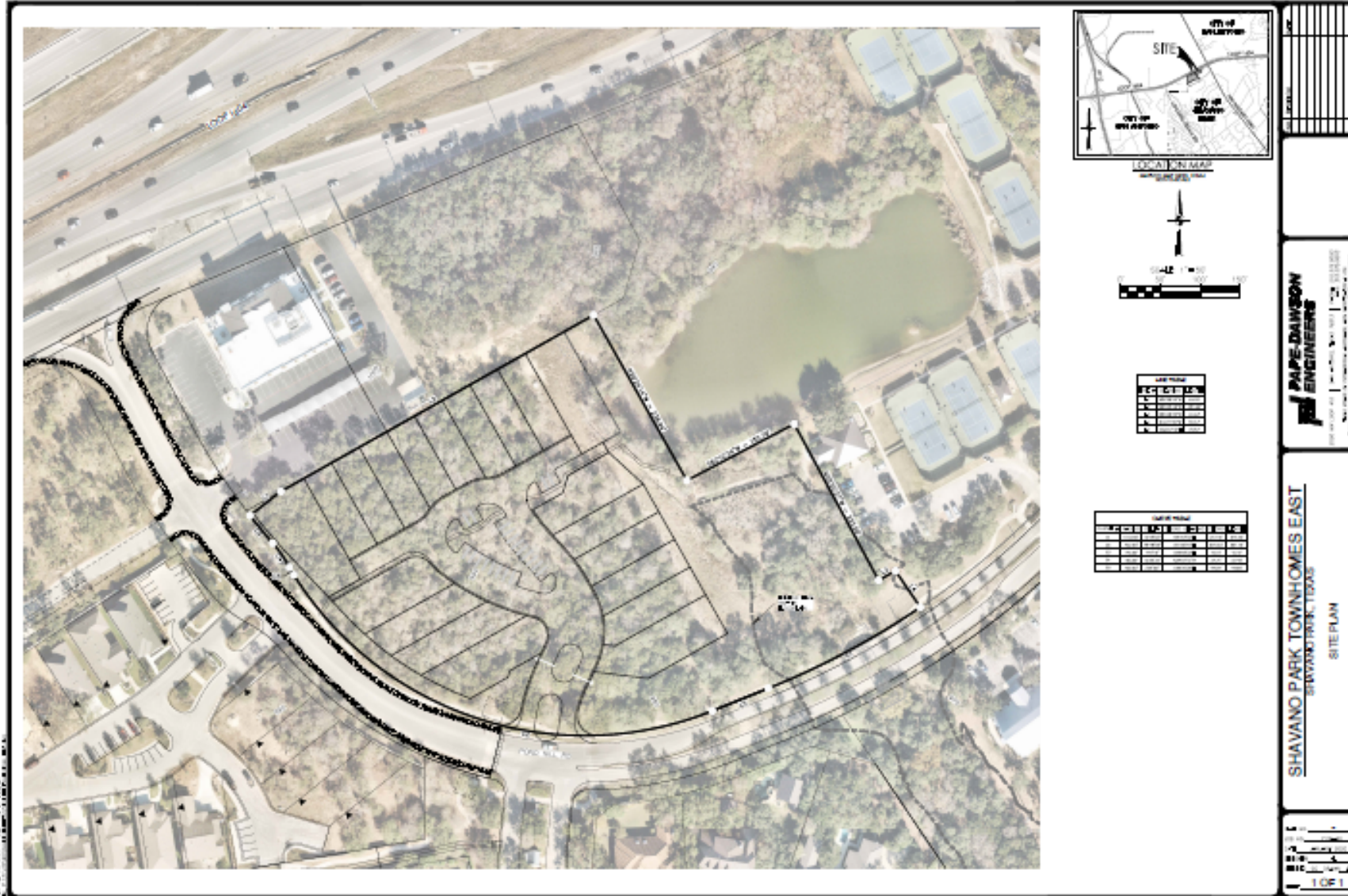
Pond Hill Garden Villas

Together We Can!



Pond Hill Garden Villas

Together We Can!





SHAVANO

COMMERCIAL

Shavano1604 Corridor
Lockhill-Selma Corridor

Lockhill / DeZavala – Shavano Ridge

Together We Can!



Pond Hill Road West

Together We Can!



Pond Hill Road West

Together We Can!



Pond Hill Road East

Together We Can!



Pond Hill East

Together We Can!





Huntington Commercial

Together We Can!



Huntington Commercial Development

Together We Can!



Napier Park

Together We Can!



Rogers Ranch - Ridgeline

Together We Can!



Rogers Ranch - Ridgeline

Together We Can!



**FUTURE COMMERCIAL /
MF DEVELOPMENT**

**+/- 3 ACRES
CONSTRUCTION UNDERWAY**

Rogers Ranch - Ridgeline

Together We Can!





**THANK YOU FOR YOUR
CONTINUED SUPPORT**



P R E S E N T A T I O N S

Semi-annual update Shavano Park Commercial and Residential
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Together We Can!



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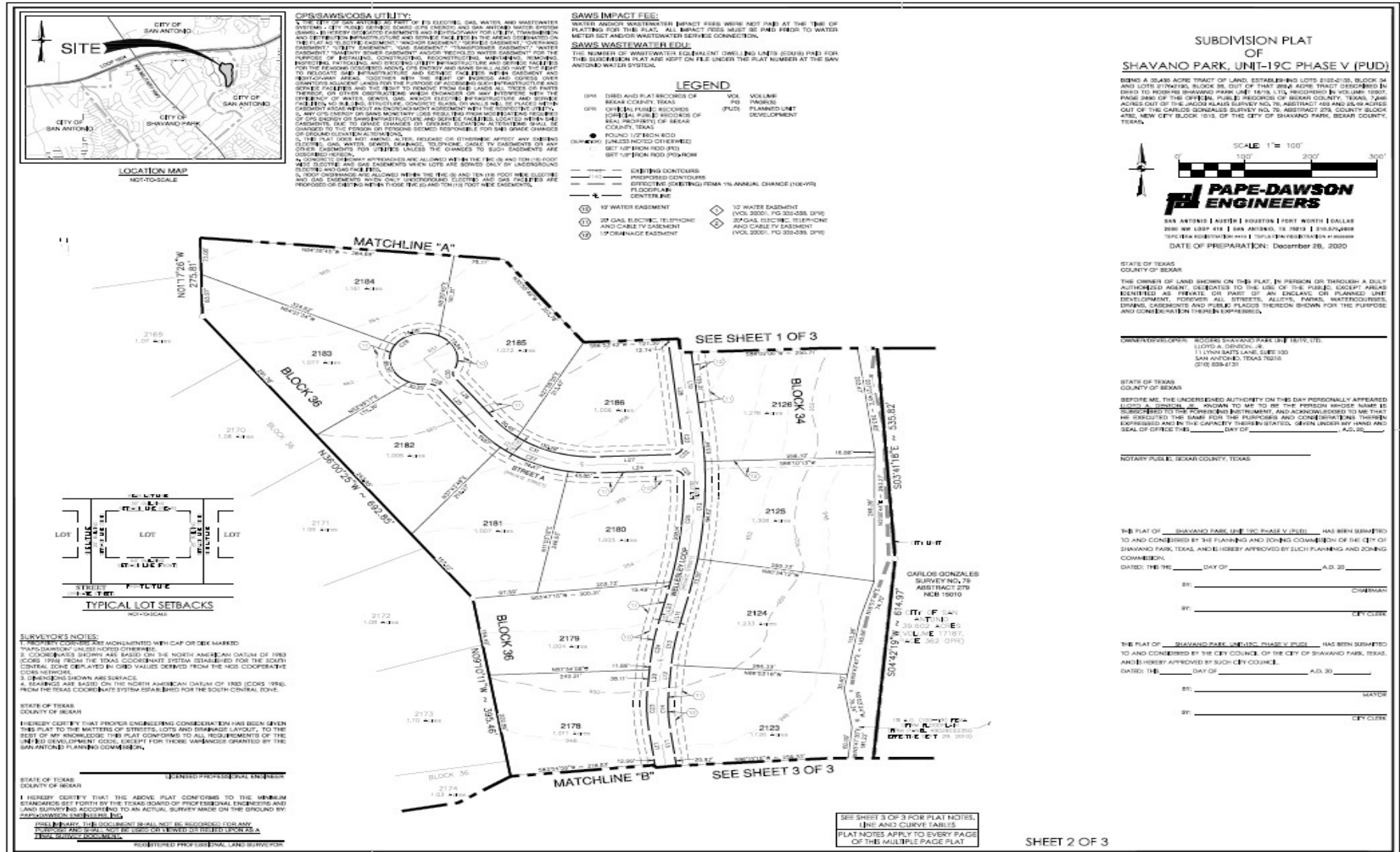
Huntington at Shavano Park

Together We Can!



Huntington at Shavano Park

Together We Can!





Pond Hill Garden Villas

Together We Can!



Pond Hill Garden Villas

Together We Can!







Development Presentation

Together We Can!



SHAVANO

COMMERCIAL

Shavano1604 Corridor
Lockhill-Selma Corridor

Lockhill / DeZavala – Shavano Ridge

Together We Can!



Pond Hill Road West

Together We Can!



Pond Hill Road West

Together We Can!



Pond Hill Road East

Together We Can!



Pond Hill East

Together We Can!





Huntington Commercial

Together We Can!



1/29/21

Huntington Commercial Development

Together We Can!



Napier Park

Together We Can!



Rogers Ranch - Ridgeline

Together We Can!



Rogers Ranch - Ridgeline

Together We Can!



Rogers Ranch - Ridgeline

Together We Can!





**THANK YOU FOR YOUR
CONTINUED SUPPORT**