

**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.

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Carla Laws,  
Chairman

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Trish Nichols,  
City Secretary