

**CITY OF SHAVANO PARK
PLANNING & ZONING COMMISSION MEETING
CITY HALL, COUNCIL CHAMBERS
900 SADDLETREE COURT, SHAVANO PARK, TEXAS 78231
March 1, 2023**

6:30 P.M.

This notice is posted pursuant to the Texas Open Meetings Act. Notice hereby given that the Planning & Zoning Commission of the City of Shavano Park, Texas will conduct a Regular Meeting on Wednesday, March 1, 2023 6:30 p.m. at 900 Saddletree Court, Shavano Park City Council Chambers.

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

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(1) 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 youThe 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, February 1, 2023
5. Public Hearing – The purpose of the public hearing is to receive comments from members of the public regarding the proposed plat and replat to combine 206 Box Oak (Lot 1516, County Block 4773A) with un-platted lot County Block 472 P-49C ABS 482
6. Discussion / action – Plat and Replat to combine 206 Box Oak (Lot 1516, County Block 4773A) with un-platted lot County Block 472 P-49C ABS 482 - City Manager / Assistant City Manager

7. Public Hearing – The purpose of the public hearing is to receive comments from members of the public regarding the proposed replat to subdivide Lot 10, County Block 4787 of Napier Park Unit-3 (PUD) subdivision into three separate lots proposed as Lots 11, 12 and 13, County Block 4787
8. Discussion / action – Replat to subdivide Lot 10, County Block 4787 of Napier Park Unit-3 (PUD) subdivision into three separate lots proposed as Lots 11, 12 and 13, County Block 4787 - City Manager / Assistant City Manager
9. Discussion – Second review of the Public Infrastructure focus area of the 2023 Town Plan - City Manager / Assistant City Manager
 - 9.a. Review and discussion – Public Infrastructure draft write-up
 - 9.b. Review and discussion – Public Infrastructure draft survey
10. Discussion – Third and final review of the Municipal Talent Management and Retention focus area focus area of the 2023 Town Plan - City Manager / Assistant City Manager
11. Report / update - City Council items considered at previous City Council meetings and discussion concerning the same - City Manager
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. April: *Public Infrastructure* Public Hearing and Third Review
 - ii. April: Introduction of *Long-term City Finances*
 - 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
13. **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 1-800-735-2989.

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 24 February 2023 at 2:06 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Trish Nichols
City Secretary

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
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, Fanning and a second made by Commissioner, Teske, the Planning & Zoning Commission voted six (6) for and one (1) opposed, (Commissioner Maisel), 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 speak at the Citizens to be Heard.

4. Consent Agenda:

A. Approval - Planning & Zoning Commission minutes, January 11, 2023

Upon a motion made by Commissioner Tan and a second made by Commissioner Fanning the Planning & Zoning Commission voted seven (7) for and none (0) opposed, to approve the Planning & Zoning Commission minutes of January 11, 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 the City’s Municipal Talent Management and Retention focus area of the Town Plan.

The Public Hearing opened at 6:33 p.m.

City Manager, Hill presented comments from members of the public regarding the City’s Municipal Talent Management and Retention focus area of the Town Plan.

The Public Hearing closed at 6:42 p.m.

6. Discussion - Second review of the Municipal Talent Management and Retention focus area of the 2023 Town Plan – City Manager, Hill / Assistant City Manager, Leeth

6.a. Review and discussion – Municipal Talent Management and Retention public survey results

6.b. Review and discussion – Municipal Talent Management and Retention draft write-up

City Manager Hill presented the second review of the Municipal Talent Management and Retention zoning focus area of the 2023 Town Plan.

The Commission reviewed and discussed the second review of the Municipal Talent Management and Retention zoning focus area of the 2023 Town Plan. The Commission gave guidance to staff; no action was taken.

7. Discussion – First review of the Public Infrastructure focus area of the 2023 Town Plan - City Manager Hill / Assistant City Manager, Leeth

7.a. Presentation – Overview of current City infrastructure projects, and future infrastructure maintenance needs

7.b. Review and discussion – Public Infrastructure draft write-up

7.c. Review and discussion – Public Infrastructure draft survey

City Manager Hill and Public Works Director, Brandon Peterson presented the first review of the draft write-ups and draft survey on the Public Infrastructure focus area of the 2023 Town Plan.

The Commission reviewed and discussed the first review of the draft write-ups and draft survey on the Public Infrastructure focus area of the 2023 Town Plan. The Commission gave guidance to staff; no action was taken. The Commission reached a consensus that the Public Infrastructure focus area would be brought back to the Planning & Zoning Commission at the March 1st, 2023 meeting as 2nd initial review

8. Discussion – Third and final review of the Property Maintenance Standards and Zoning focus area of the 2023 Town Plan - City Manager / Assistant City Manager

City Manager Hill presented the third and final review of the Property Maintenance Standards and focus area of the 2023 Town Plan.

The Commission reviewed and discussed the third and final review of the Property Maintenance Standards and Zoning focus area of the 2023 Town Plan. The Commission gave guidance to staff; no action was taken.

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:
 - i. March: *Municipal Talent Management and Retention* Final Review
 - ii. March: *Public Infrastructure* Public Hearing and Second Review
 - iii. March: Introduction of *Long-term City Finances*
 - 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

11. Adjournment

Upon a motion made by Commissioner, Simmons, and a second made by Commissioner, Fanning, the Planning & Zoning Commission voted seven (7) for and none (0) opposed to adjourn the meeting at 8:53 p.m. The motion carried.

Carla Laws,
Chairman

Trish Nichols,
City Secretary

PLANNING & ZONING STAFF SUMMARY

Meeting Date: March 1, 2023

Agenda item: 5/6

Prepared by: Curtis Leeth

Reviewed by: Bill Hill

AGENDA ITEM DESCRIPTION:

5. Public Hearing – The purpose of the public hearing is to receive comments from members of the public regarding the proposed plat and replat to combine 206 Box Oak (Lot 1516, County Block 4773A) with un-platted lot County Block 472 P-49C ABS 482

6. Discussion / action – Plat and Replat to combine 206 Box Oak (Lot 1516, County Block 4773A) with un-platted lot County Block 472 P-49C ABS 482 - City Manager / Assistant City Manager

X

Attachments for Reference:

- 1) 5a Property Owner Request Letter
- 2) 5b Plat and Replat submittal
- 3) 5c Current Plat
- 4) 5d Plat Checklist
- 5) 5e Engineer Review Letter

BACKGROUND / HISTORY: On February 7, 2023 Bendicion Engineering and City staff met to conduct the Preliminary Plat conference. At this meeting guidance was given for Amending Plat action by City staff.

The plat was submitted for City Engineer review on February 9, 2023. On February 22, 2023 the City Engineer completed their review and informed City staff that Amending plat action was not a legal course of action due to the rear vacant lot being an un-platted and un-recorded tract. The plat then became a Plat and Replat action. Bendicion was unable to provide updated plat copies in compliance with City Engineer in time for the packets.

On February 24, 2023 the plat submittal completed the City's Administrative Completeness Review and was filed to Planning & Zoning Commission.

DISCUSSION: The proposed Plat + Replat combines a un-platted tract with the lot of 206 Box Oak in Shavano Creek. The un-platted tract was purchased by the previous homeowner of 206 Box Oak in 2019 from the Shavano Creek HOA's greenbelt running between Shavano Creek and Shavano Estates. The un-platted tract is in the FEMA 100-year floodplain. The City Engineer indicates no variance or exception is required for approval so the procedures for this Replat falls under Sec. 28-46(a) and (d):

Sec. 28-46. Replatting without vacating a previous plat.

- (a) *Conditions.* A replat of a subdivision or part of a subdivision may be recorded and is controlling over the preceding plat without vacation of that plat under the following conditions:
- (1) The replat must be signed and acknowledged by only the owners of the property being replatted.
 - (2) The replat does not attempt to alter, amend or remove any covenants or restrictions.
 - (3) The replat must be approved by the Planning and Zoning Commission and accepted by the City Council.
- (b) *Additional conditions.* In addition to the provisions of subsection (a) of this section:
- (1) If during the preceding five years, any of the area to be replatted was limited by an interim or permanent zoning classification to not more than two dwelling units per lot; or
 - (2) If any lot in the preceding plat was limited by deed restrictions to residential use for not more than two dwelling units per lot, the procedures outlined in subsection (c) of this section shall be followed before the approval of the Planning and Zoning Commission and the City Council can be given.
- (c) *Administrative completeness review.*
- ...
- (d) *Procedures for replat without variance or exception.* If the proposed replat does not require a variance or exception, the following procedures and specifications in addition to those contained elsewhere in this chapter shall apply:
- (1) If it is determined during the administrative completeness review that the proposed replat does not require a variance or exception, the City Manager shall not later than the 15th day after the date the replat is approved, provide written notice by mail of the approval of the replat to each owner of a lot in the original subdivision that is within 500 feet of the lot or lots to be replatted according to the most recent municipality or county tax roll.
 - (2) If the replat is considered administratively complete, it can then be filed. A replat will require the approval of the Planning and Zoning Commission and acceptance of the City Council.
- (e) *Procedures for replat requiring a variance or exception.* If it is determined during the administrative completeness review that the proposed replat requires a variance or exception, the following procedures and specifications in addition to those contained elsewhere in this chapter shall apply:
- ...

If plat submittal is approved, City staff will accomplish the required public notice to surrounding property owners under Sec. 28-46(d)(1).

COURSES OF ACTION: (1) Approve Plat and Replat submittal as presented; (2) Conditionally approve with changes or (3) Decline entirely and give guidance to staff.

FINANCIAL IMPACT: \$650 in Plat fees collected.

MOTION REQUESTED: Approve Plat and Replat to combine 206 Box Oak (Lot 1516, County Block 4773A) with un-platted lot County Block 472 P-49C ABS 482

Mrs. Christina Steinmetz-Rodriguez
206 Box Oak
Shavano Park, Texas 78230
(210) 490-3661

February 2, 2023

Mr. Bill Hill, City Manager
City of Shavano Park
Shavano Park, Texas 78230
(210) 490-3661

Re: 206 Box Oak, Shavano Park, Texas 78230

Dear Mr. Hill:

I am submitting this letter to request an amending plat to combine 208 Box Oak (CB 4773A BLK Lot 1516 (Shavano Park UT-16C)) with vacant lot CB 472 P-49C ABS 482, under Sec. 28-47(b)(1)(e) of the City of Shavano Park Code or Ordinances.

I have engaged Bendicion Engineering, LLC to prepare and process the subject amending plat as required.

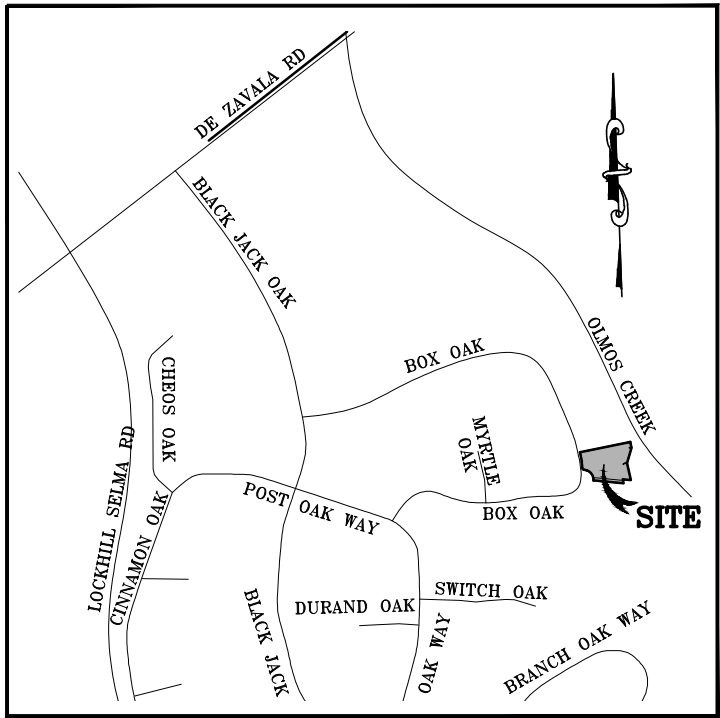
If you have any questions or require any additional information, please contact me or Bendicion Engineering, LLC at 210-392-0036 at your earliest convenience.

Thank you for your consideration.

Sincerely,

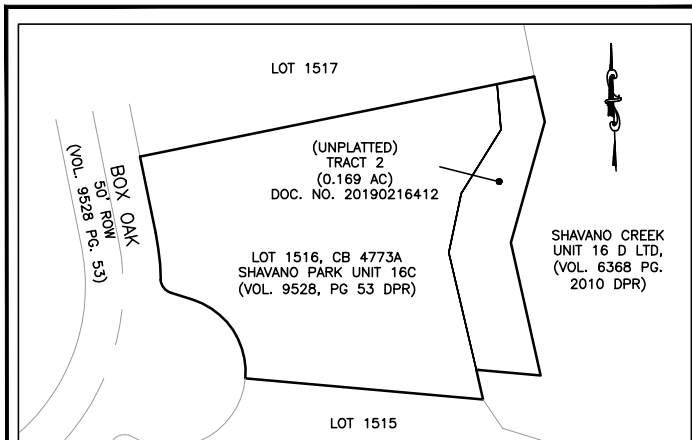


Mrs. Christina Steinmetz-Rodriguez
Property Owner



LOCATION MAP

SCALE: 1"=1000'



AREA BEING REPLATTED WITH WRITTEN NOTIFICATION

THE AREA BEING AMENDED WAS PREVIOUSLY PLATTED AS LOT 1516, CB 4773A, SHAVANO PARK UNIT 16C SUBDIVISION PLAT AS RECORDED IN VOL. 9528, PG. 53 DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND TRACT 2, A 0.169 AC TRACT OF LAND OUT OF THE COLLIN C MCRAE SURVEY NO. 391 ABSTRACT NO. 4782, CB 4782 AS DESCRIBED IN WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20190216412, IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SURVEYORS NOTES

- PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "WESTAR SURVEYORS" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE. DISPLAYED IN GRID VALUES DERIVED FROM NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS COUNTY OF BEXAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:
MARK J. EWALD, R.P.L.S. (WESTAR ALAMO LAND SURVEYORS)
FIRM No. 1011170

MARK J. EWALD, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 5095
FIRM No. 1011170

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

SALVADOR FLORES, P.E. No. 82638
LICENSED PROFESSIONAL ENGINEER

LEGEND:

- PROPERTY BOUNDARY
- EXISTING CONTOUR ELEV.
- EASEMENT
- IRON PIN FOUND
- SET 1/2" IRON ROD CAPPED "WESTAR SURVEYORS"
- ELECTRIC, GAS, TELEPHONE, CABLE TV
- EASEMENT
- VOLUME
- PAGE
- ACRES
- RIGHT-OF-WAY
- CENTERLINE
- OFFICIAL PUBLIC RECORD OF BEXAR COUNTY, TEXAS
- DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- BLOCK
- COUNTY BLOCK
- CITY OF SAN ANTONIO
- DOCUMENT
- BUILDING SETBACK LINE
- NOT TO SCALE

CPS/SAWS/COSA UTILITY NOTES:

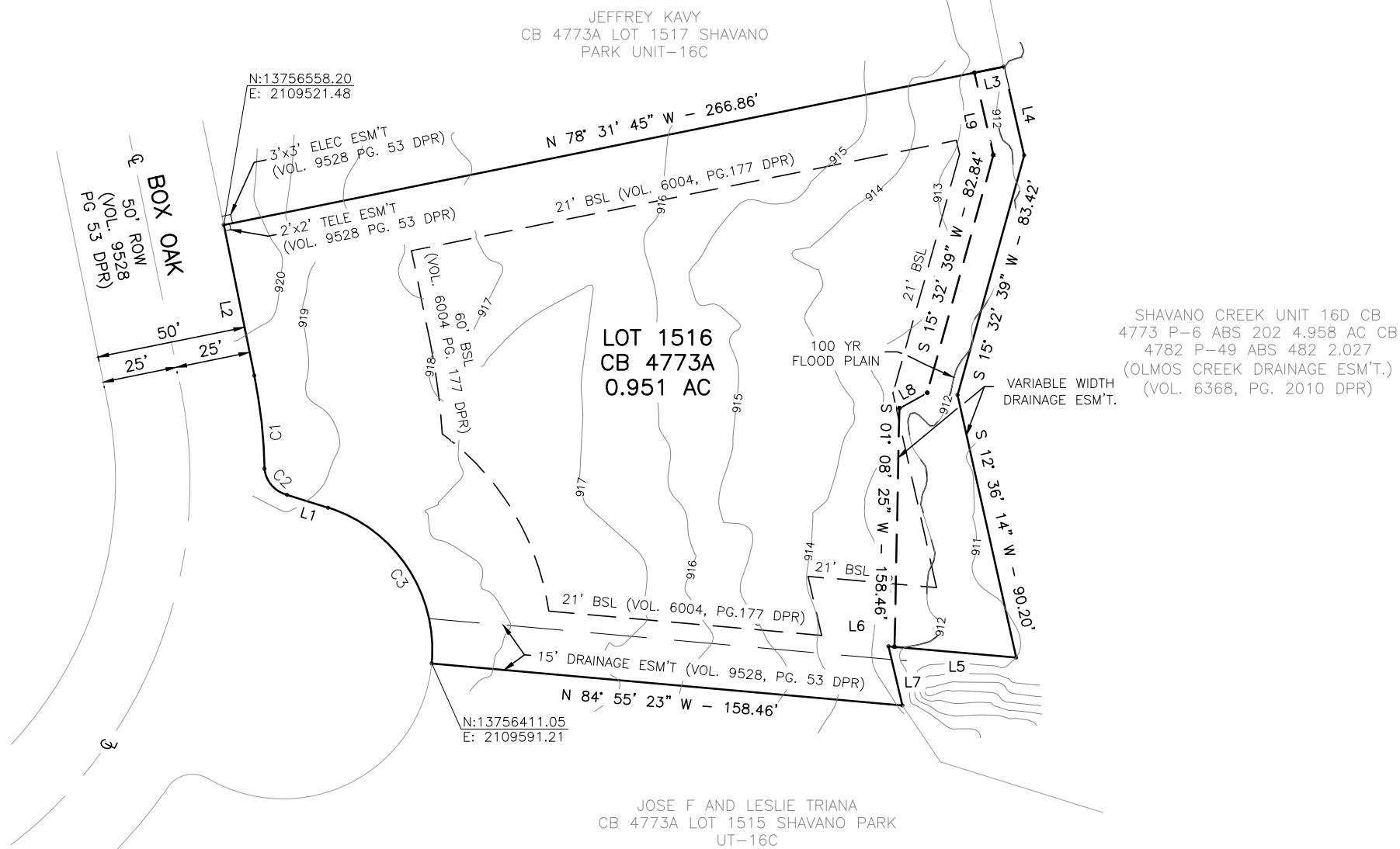
- THE CITY OF SAN ANTONIO, AS A PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS – CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) – IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", "TRANSFORMER EASEMENT", "WATER EASEMENT", "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SAWS WASTEWATER EDU

- THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNIT (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

DRAINAGE EASEMENT NOTE:

- NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER. THE CITY OF SHAVANO PARK AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	31.45'	177.87'	10.13'	N6° 22' 02"W	31.41'
C2	11.73'	10.00'	67.18'	S38° 52' 21"E	11.07'
C3	67.82'	50.00'	77.72'	N33° 37' 17"W	62.74'

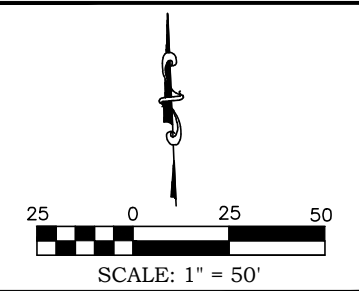
Parcel Line Table		
Line #	Length	Direction
L1	15.00'	N72° 28' 15"W
L2	51.58'	N11° 28' 15"W
L3	10.00'	N78° 31' 45"E
L4	30.55'	S12° 58' 19"E
L5	40.95'	N84° 58' 59"W
L6	20.36'	S13° 11' 17"E
L7	10.69'	S61° 08' 39"W
L8	28.27'	S12° 58' 19"E

SUBDIVISION PLAT AND REPLAT ESTABLISHING SHAVANO PARK UNIT 16C, LOT 1516

BEING A TOTAL 0.951 ACRES OF LAND, ESTABLISHING LOT 1516, CB 4773A, OUT OF THE SHAVANO PARK, UNIT 16C SUBDIVISION PLAT AS RECORDED IN VOL. 9528, PAGE 53, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



419 MARSHALL ST.
SAN ANTONIO, TEXAS 78212
PHONE: 210-392-0036
TBPELS FIRM REGISTRATION
NO. F-10402



DATE OF PREPARATION:
FEB. 06, 2023

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: ALEXANDER RODRIGUEZ III &
CHRISTINA STEINMETZ-RODRIGUEZ
206 BOX OAK
SHAVANO PARK, TEXAS 78230
(831) 818-5722

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ALEXANDER RODRIGUEZ III & CHRISTINA STEINMETZ-RODRIGUEZ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS _____ DAY OF _____ A.D., 2023

NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

THE CITY ENGINEER OF THE CITY OF SHAVANO PARK HEREBY CERTIFIES THAT SUBDIVISION PLAT CONFORMS TO ALL THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

CITY ENGINEER

THIS PLAT OF SHAVANO PARK UNIT 16C, LOT 1516 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SHAVANO PARK, TEXAS, AND IS HEREBY APPROVED BY SUCH PLANNING AND ZONING COMMISSION.

DATED: THIS THE _____ DAY OF _____ A.D. 2023

BY: _____
CHAIRMAN

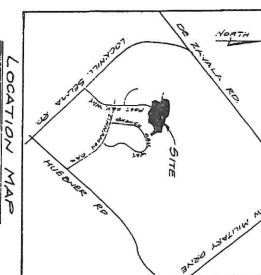
BY: _____
CITY CLERK

THIS PLAT OF SHAVANO PARK UNIT 16C, LOT 1516 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF SHAVANO PARK, TEXAS, AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.

DATED: THIS THE _____ DAY OF _____ A.D. 2023

BY: _____
MAYOR

BY: _____
CITY CLERK

[illegible]

STATE OF TEXAS
COUNTY OF BEARM
I, HENRY CANTY, JURY THIS DAY IS TRUE AND CORRECT AND WAS PREPARED AND
IN AN ACTUAL SOWING OF THE PROPERTY AND KNOWLEDGE OF THE
REQUIRE PRESSIONAL LAW AND ACTION

William Lee Cole, P.O. 5.

SIGNED TO AND SUBSCRIBED BEFORE ME THIS 20TH DAY OF April
A.D. 1935
John C. Alexander, J.
COUNTY CLERK

STATE OF TEXAS
BEARDE COUNTY, TEXAS

JOSEPH OF BEARDE
COUNTY CLERK, OF SAID COUNTY, DO HEREBY
CERTIFY THAT THE FOLLOWING RECORDS ARE OFFICE
A. O. 1947, AND ONLY RECORDS OF THE 14, AND OF
1947, AT 1947, IN THE RECORDS OF
OF SAID COUNTY, IN BOOK VOLUME 9386, ON PAGE 53.

IN TESTIMONY WHEREOF, I HAVE AFFIXED MY SEAL OF OFFICE, THIS 14
DAY OF January, 1947.

JOSEPH OF BEARDE, BEARDE COUNTY CLERK.

27'40"E	148.88'
00'46"E	196.71'
40'52"E	111.81'



LOCATION MAP

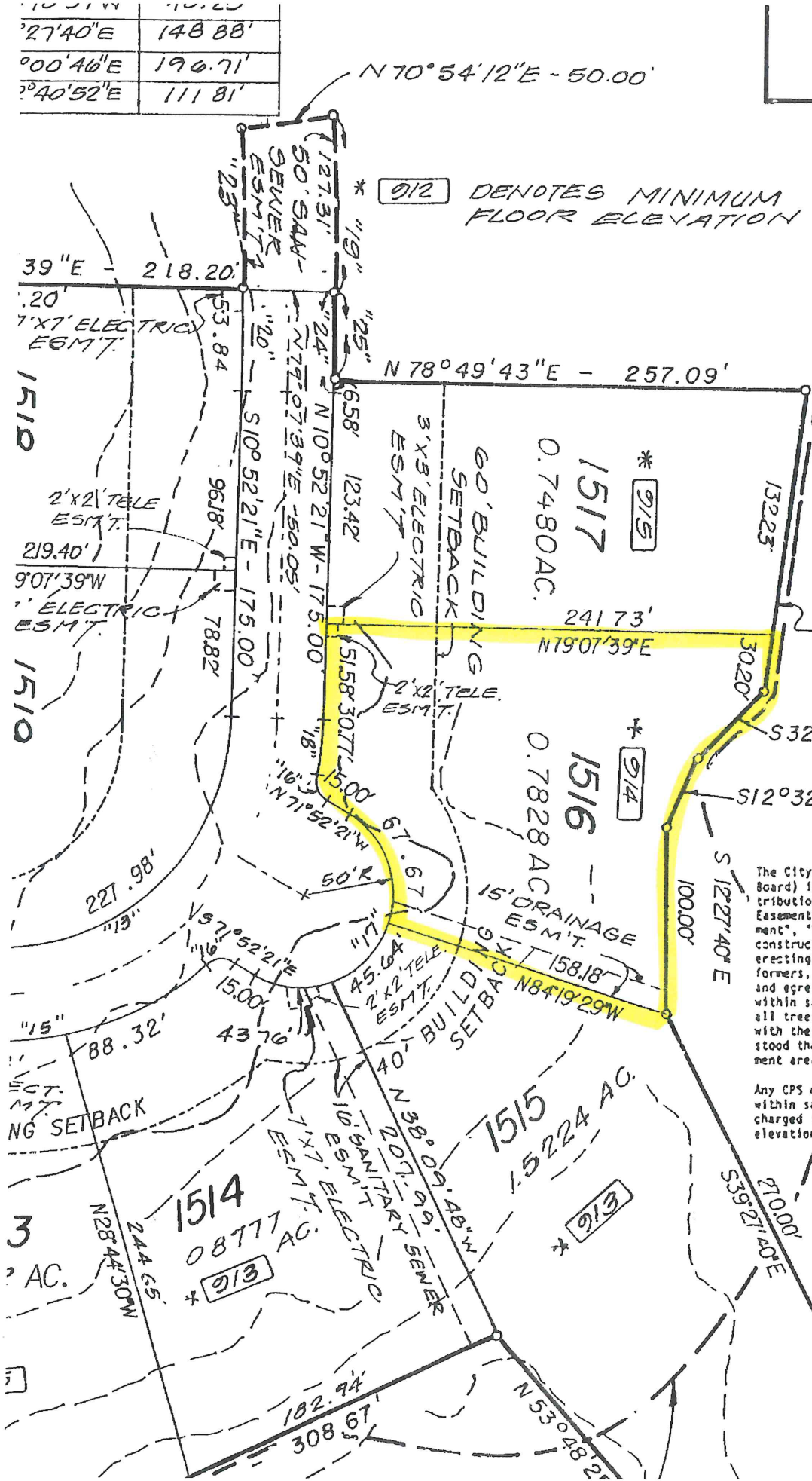
CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE, OF B. PRESIDING OFFICER OF THE COMMISSION COUNTY, DOES HEREBY CERTIFY THAT THE DULY FILED WITH THE COMMISSIONERS COURT AND THAT AFTER EXAMINATION IT IS IN CONFORMITY WITH THE STATUTES, GOVERNING SAME, AND THAT THIS PLAT IS THE SAID COMMISSIONERS COURT.

ON THIS THE 5th DAY OF Janu

ATTESTED

Cyril
COUNTY JUDGE
Rale
COUNTY CLERK



The City of San Antonio as a part of its electric and gas Board) is hereby dedicated the easements and rights-of-way for distribution and service facilities in the areas designated "Easement", "Gas Easement", "Anchor Easement", "Service Easement", "Utility Easement", and "Transformer Easement" for constructing, reconstructing, maintaining, removing, inspecting, reconstructing, hanging or burying wires, cables, conduit, transformers, each with its necessary appurtenances; together and egress over grantor's adjacent land, the right to rely within said easement and right-of-way areas, and the right to all trees or parts thereof, or other obstructions which stand with the efficiency of said lines or appurtenances there stood that no buildings, concrete slabs, or walls will be placed in said areas

Any CPS monetary loss resulting from modifications required within said easement, due to gradechanges or ground elevation charged to the person or persons deemed responsible for elevation alteration.

UNPLATTED

CITY OF SHAVANO PARK

Preliminary Plat Submittal Checklist

This checklist is to be completed by the developer or his representative and submitted with the preliminary plat and accompanying data. If any areas are incomplete, the plat will not be accepted. Any items labeled N/A must be explained in writing. Shavano Park City Council has asked that all plats be submitted to the City with a brief description of the purpose of the plat or re-plat. Also requested is that an electronic version be sent to the City Secretary at citysecretary@shavanopark.org. This checklist does not supersede the City of Shavano Park Development Ordinances.

Name of Subdivision:	Amending Plat of Shavano Park Unit 16C - Lot 1516
Proposed Use of Property:	Residential
Property Description:	Lot 1516, CB 4773A
(Lot & block, address or location)	206 Box Oak
	Shavano Park, Texas 78230

Owner		Engineer	
Name:	Christina Steinmetz-Rodriguez	Name:	Bendicion Engineering, LLC
Address:	206 Box Oak	Address:	419 Marshall St.
	Shavano Park, Texas 78230		San Antonio, Texas 78212
Phone:	(831) 818-5722	Phone:	(210) 392-0036
Fax:	None	Fax:	None
Email:	tinastein@aol.com	Email:	sflores@bendicion-companies.com

Current Zoning:	A2	Total Acreage:	0.951 Ac.
Total Platting Fees:	\$400	Developable Acreage:	0.782 Ac.
(Coordinate with Staff)		Greenbelts & Drainage Acreage:	0.169 Ac.

S.A.W.S. Sewer	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Septic System	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
S.A.W.S. Water	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Shavano Park Water	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

	Yes	No	N/A
1. This is an original plat of property	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. This is a replat of an existing plat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. If item 1 was answered "No," then:			
a. this is a vacate and replat	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. this is a replat with out vacating	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. this is an amending plat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. this is a minor plat	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. If item 1 was answered "No," a copy of the original plat is included in the submittal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. The plat is of a Planned Unit Development District (PUD)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. If item 5 was answered "Yes" then include on plat PUD development standards that differ from the base zoning district development standards and include "PUD" in the subdivision name	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

7.	Is a digital copy of plans, plat, forms, and/or letter included in the submittal?	<u>X</u>	<u> </u>	<u> </u>
The following items pertain to the proposed preliminary drawing:		Yes	No	N/A
8.	This subdivision is one phase of a larger development	<u> </u>	<u> </u>	<u>X</u>
9.	If item 5 was answered "Yes," a PUD plan is included in this submittal	<u> </u>	<u> </u>	<u>x</u>
10.	Some portion of this property is located over the Edwards Recharge Zone	<u>X</u>	<u> </u>	<u> </u>
11.	If Item 10 was answered "Yes," a Water Pollution Abatement Plan (WPAP) has been prepared for this site	<u> </u>	<u> </u>	<u>X</u>
12.	This site requires offsite drainage or utility improvements	<u> </u>	<u>X</u>	<u> </u>
13.	If item 12 was answered "Yes," 3 copies of the construction plans are included with cost estimate	<u> </u>	<u> </u>	<u>x</u>
14.	The plat is drawn on an 18"x 24" sheet (not a 24"x 36" sheet as incorrectly stated on City Code)	<u>X</u>	<u> </u>	<u> </u>
15.	15 Folded copies of the plat are included	<u>X</u>	<u> </u>	<u> </u>
16.	The plat contains the names, addresses, and Contact information of the owner and engineer	<u>X</u>	<u> </u>	<u> </u>
17.	The plat shows complete bearings and distances on all lot line and easements	<u>x</u>	<u> </u>	<u> </u>
18.	The plat shows the location of the subject property in relation to an original survey corner or public street intersection	<u>X</u>	<u> </u>	<u> </u>
19.	The plat illustrates and identifies all adjacent properties including recording information	<u>X</u>	<u> </u>	<u> </u>
20.	The plat contains the total acreage being platted and individual lot acreage	<u>X</u>	<u> </u>	<u> </u>
21.	The plat shows location, dimensions, name and description of all existing or recorded streets, alleys, reservations, easements, or other public right-of-way within the subdivision, intersecting or contiguous with its boundaries or forming such boundaries	<u>X</u>	<u> </u>	<u> </u>
22.	The plat shows location, dimensions, description and name of all existing or recorded residential lots, parks, public areas, and other sites within or contiguous with the subdivision	<u>X</u>	<u> </u>	<u> </u>
23.	The plat shows location, dimensions, description, and name of all proposed streets, alleys, parks, public areas reservations, easements or other rights-of-way, blocks, lots and other sites within the subdivision	<u>X</u>	<u> </u>	<u> </u>

The following items pertain to the proposed preliminary drawing:		Yes	No	N/A
24.	The plat shows the date of preparation, scale of plat and North arrow	<u>X</u>	<u> </u>	<u> </u>
25.	The plat shows the topographical information with contour lines on a basis of two (2) vertical feet in terrain with an average slope of five percent (5%)	<u>X</u>	<u> </u>	<u> </u>
26.	The plat shows a number or letter to identify each lot or site and each block. Said number shall be coordinated by the developer with the Clerk of Bexar County to prevent duplication	<u>X</u>	<u> </u>	<u> </u>
27.	The plat shows front building setback lines on all lots and sites. Side yard building setback lines at street intersection and crosswalk ways and rear building setback lines.	<u>X</u>	<u> </u>	<u> </u>
28.	The plat addresses the required landscape buffer in accordance with Table 6 of the Code of Ordinances	<u> </u>	<u> </u>	<u>X</u>
29.	The plat shows location map at a scale of not more than 4000 feet to an inch which shall show existing adjacent subdivisions and major streets	<u>X</u>	<u> </u>	<u> </u>
30.	The plat shows existing flood plain boundaries	<u> </u>	<u>X</u>	<u> </u>
31.	The proposed platted property is compliant with current zoning regulations	<u>X</u>	<u> </u>	<u> </u>

I certify that the above statements are true to the best of my knowledge and I further certify that I have read the City of Shavano Park Development Ordinances and this plat meets said ordinances except as notes.

Submitted by: Salvador Flores, P.E. Date: 2-6-23

Accepted by: [Signature] Date: 2/9/23

City Staff Reviewed

City Secretary: Trish Nichols Date: 2/13/23

Fire Marshal: Daniel a. Dunn Date: 2/9/23

Public Works / Water Director: Blair Date: 2/9/23

February 22, 2023

City of Shavano Park
Attn: Curtis Leeth
900 Saddletree Ct
San Antonio, Texas 78231

On behalf of the:



Re: Amending Plat Review
Shavano Park U-16C, Lot 1516

Mr. Leeth,

KFW Engineers has completed its review of the referenced amending plat as submitted by Bendicion Engineering. KFW has the following comments.

Sheet 1 of 1 –

1. Remove or show entire name of road in the location map.
2. Reference latest deed in "Area Being Amended" section. Conflicting deed info.
3. Tract 2 (0.169 AC) is not currently platted, therefore an amending plat is not applicable. This would be a replat.
4. Please explain what line tag L3 is detailing.
5. Remove the "BLK" reference form adjacent lots 1515 & 1517.
6. Add certificate of city Engineer.
7. Show 100 year flood plain if applicable. If flood plain is touching platted area indicate a min. finished floor elevation. Add drainage easement to encompass 100 year flood plain within platted area.

Our review of the plat does not relieve or release the Engineer of Record or Surveyor of Record from complying with any and all the requirements of the local, state, and federal rules and regulations or guidelines impacting this project. If you require additional information, please contact our office.

Sincerely,

Andy Carruth, P.E.
Plan Reviewer for the City of Shavano Park

PLANNING & ZONING STAFF SUMMARY

Meeting Date: March 1, 2023

Agenda item: 7/8

Prepared by: Curtis Leeth

Reviewed by: Bill Hill

AGENDA ITEM DESCRIPTION:

7. Public Hearing – Replat to subdivide Lot 10, County Block 4787 of Napier Park Unit-3 (PUD) subdivision into three separate lots proposed as Lots 11, 12 and 13, County Block 4787

8. Discussion / action – Replat to subdivide Lot 10, County Block 4787 of Napier Park Unit-3 (PUD) subdivision into three separate lots proposed as Lots 11, 12 and 13, County Block 4787 - City Manager / Assistant City Manager

X

Attachments for Reference:

- 1) 7a Property Owner Request Letter
- 2) 7b Replat submittal
- 3) 7c Current Plat (redline)
- 4) 7d Plat Checklist
- 5) 7e Engineer Review Letter
- 6) 7f Pape-Dawson Response Letter
- 7) 7g Ord O-2020-015 Napier Park PUD

BACKGROUND / HISTORY: On February 7, 2023 Pape-Dawson Engineering and City staff met to conduct the Preliminary Plat conference. The plat was submitted for City Engineer review on February 17, 2023. On February 22, 2023 the City Engineer completed their review (see attachment 7e). Pape-Dawson Engineering issued updated hardcopies for the packet and a response letter that comply with City Engineer review (attachment 7f).

On February 24, 2023 the plat submittal completed the City's Administrative Completeness Review and was filed to Planning & Zoning Commission.

DISCUSSION: The proposed replat subdivides Lot 10 of Napier Park PUD into three new lots. The proposed replat is in the Napier Park Planned Unit Development (see attachment 7f) which has particular parking and landscape buffer requirements specific to the subdivision. The City Engineer indicates no variance or exception is required for approval so the procedures for this replat falls under Sec. 28-46(a) and (d):

Sec. 28-46. Replatting without vacating a previous plat.

- (a) **Conditions.** A replat of a subdivision or part of a subdivision may be recorded and is controlling over the preceding plat without vacation of that plat under the following conditions:

- (1) The replat must be signed and acknowledged by only the owners of the property being replatted.
 - (2) The replat does not attempt to alter, amend or remove any covenants or restrictions.
 - (3) The replat must be approved by the Planning and Zoning Commission and accepted by the City Council.
- (b) *Additional conditions.* In addition to the provisions of subsection (a) of this section:
- (1) If during the preceding five years, any of the area to be replatted was limited by an interim or permanent zoning classification to not more than two dwelling units per lot; or
 - (2) If any lot in the preceding plat was limited by deed restrictions to residential use for not more than two dwelling units per lot, the procedures outlined in subsection (c) of this section shall be followed before the approval of the Planning and Zoning Commission and the City Council can be given.
- (c) *Administrative completeness review.*
- ...
- (d) *Procedures for replat without variance or exception.* If the proposed replat does not require a variance or exception, the following procedures and specifications in addition to those contained elsewhere in this chapter shall apply:
- (1) If it is determined during the administrative completeness review that the proposed replat does not require a variance or exception, the City Manager shall not later than the 15th day after the date the replat is approved, provide written notice by mail of the approval of the replat to each owner of a lot in the original subdivision that is within 500 feet of the lot or lots to be replatted according to the most recent municipality or county tax roll.
 - (2) If the replat is considered administratively complete, it can then be filed. A replat will require the approval of the Planning and Zoning Commission and acceptance of the City Council.
- (e) *Procedures for replat requiring a variance or exception.* If it is determined during the administrative completeness review that the proposed replat requires a variance or exception, the following procedures and specifications in addition to those contained elsewhere in this chapter shall apply:
- ...

If plat submittal is approved, City staff will accomplish the required public notice to surrounding property owners under Sec. 28-46(d)(1).

COURSES OF ACTION: (1) Approve replat submittal as presented; (2) Conditionally approve with changes or (3) Decline entirely and give guidance to staff.

FINANCIAL IMPACT: \$1,350 in Plat fees collected.

MOTION REQUESTED: Approve replat to subdivide Lot 10, County Block 4787 of Napier Park Unit-3 (PUD) subdivision into three separate lots proposed as Lots 11, 12 and 13, County Block 4787

February 13, 2023

Mr. Curtis Leeth
City of Shavano Park
900 Saddletree Ct.
San Antonio, Texas 78231

Re: Description of Replat
Napier Park, Unit 3 (PUD) Replat

Dear Mr. Leeth:

We are submitting this letter to inform you about a replat of Napier Park, Unit 3 (PUD). The developer is requesting to subdivide Lot 10 into three (3) separate lots proposed as Lots 11, 12 and 13, CB 4787.

If you have any questions or require any additional information, please do not hesitate to contact our office at your earliest convenience.

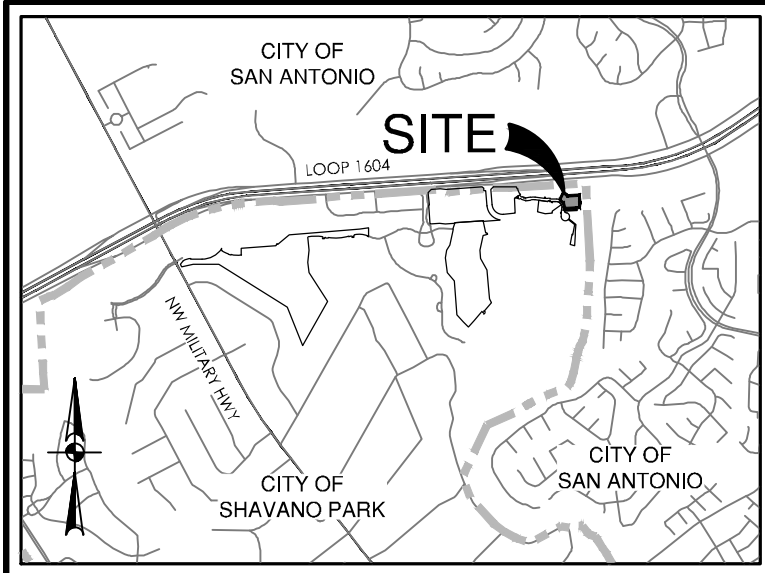
Sincerely,
Pape-Dawson Engineers, Inc.



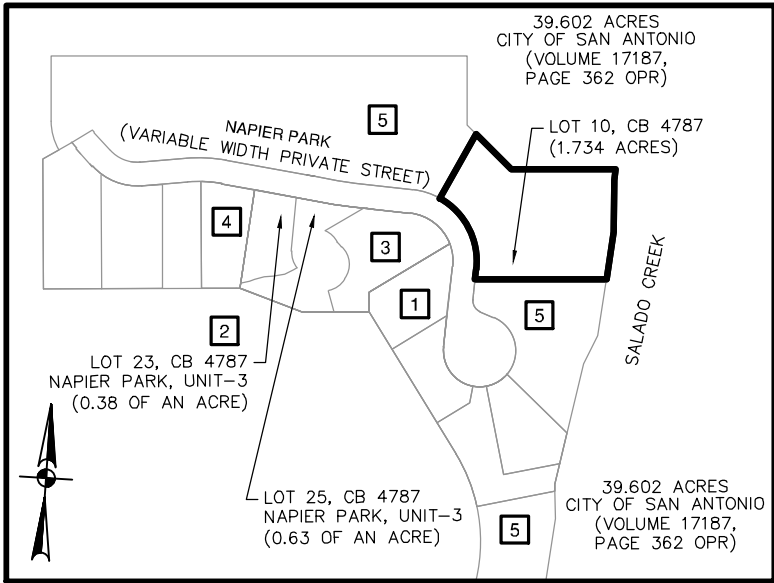
Brooke Lindholm, P.E.
Associate Vice President

Attachments

P:\71\18\69\Word\Letters\230213 Description of Replat Letter.docx



LOCATION MAP
NOT-TO-SCALE



AREA BEING REPLATTED
THROUGH PUBLIC HEARING WITH
WRITTEN NOTIFICATION

SCALE: 1"= 400'

1.730 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 10, CB 4787 OF THE NAPIER PARK, UNIT-3 (PUD) SUBDIVISION RECORDED IN VOLUME 20001, PAGE 1691-1693 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.

CERTIFICATION OF CITY'S ENGINEER

THE CITY ENGINEER OF THE CITY OF SHAVANO PARK HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

CITY ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: **PAPE-DAWSON ENGINEERS, INC.**

REGISTERED PROFESSIONAL LAND SURVEYOR

CPS NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

FLOODPLAIN VERIFICATION:

A PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0235G, EFFECTIVE DATE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

INGRESS/EGRESS:

NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT.

BASE ZONING EXCEPTION NOTE:

THIS PLAT IS PART OF A PUD AND DOES NOT MEET THE FOLLOWING REQUIREMENTS OF THE BASE ZONING DISTRICT OF B2.

1) 36-39(2)(b): OTHER USE REGULATIONS. SEE TABLE NO 6:

3. VARIABLE O-1, B-1, AND B-2 ZONING DISTRICT FRONT SETBACK.

7. REDUCED O-1, B-1, AND B-2 ZONING DISTRICT REAR SETBACK.

SAWS IMPACT FEE:

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SAWS WASTEWATER EDU:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE, US SURVEY FEET, DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

SAWS HIGH PRESSURE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

SAWS AQUIFER:

THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION" OR THE LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	150.00'	066°50'42"	N31°08'07"W	165.24'	175.00'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N02°17'14"E	21.81'
L2	S02°46'36"W	22.59'

LEGEND

DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
PR	PLAT RECORDS OF BEXAR COUNTY, TEXAS
(PUD)	PLANNED UNIT DEVELOPMENT
CB	COUNTY BLOCK
(PD)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
O	SET 1/2" IRON ROD
1140	EXISTING CONTOURS
1140	PROPOSED CONTOURS
11	10' BUILDING SETBACK LINE
1	VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE, CATV AND WATER EASEMENT (VOLUME 10010, PAGES 292-297, OPR)
2	16' WATER EASEMENT (VOLUME 9706, PAGES 45-46, DPR)
3	VARIABLE WIDTH SANITARY SEWER EASEMENT (VOLUME 9811, PAGES 1861-1872, OPR)
4	10' BUILDING SETBACK (VOLUME 20001, PAGES 1691-1693, DPR)
5	VARIABLE WIDTH SANITARY SEWER EASEMENT (VOLUME 11465, PAGE 1216-1222, OPR)
6	28' ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOLUME 20001, PAGES 1691-1693, DPR)
7	16' DRAINAGE EASEMENT (DOCUMENT NUMBER 20220288579, OPR)

- LOT 5, CB 4787
NAPIER PARK, UNIT-2
(VOL 9707, PG 18, DPR)
- LOT 1816
NISD SHAVANO PARK
ELEMENTARY SUBDIVISION
(VOL 9554, PG 52, DPR)
- LOT 24, CB 4787
NAPIER PARK, UNIT-3 (PUD)
(VOL 20001, PGS 1691-1693, DPR)
- LOT 22, CB 4787
NAPIER PARK, UNIT-1 REPLAT
(VOL 20001, PG 1176, PR)
- UNPLATTED
289.5 ACRES
OWNER: ROGERS SHAVANO PARK,
UNIT 1819 LTD.
(VOL 12007, PGS 2490-2507, OPR)

REPLAT
OF
NAPIER PARK, UNIT-3 (PUD)

A 1.734 ACRE TRACT OF LAND ESTABLISHING LOTS 11-13, COUNTY BLOCK 4787 PREVIOUSLY PLATTED AS LOT 10, COUNTY BLOCK 4787 IN THE NAPIER PARK, UNIT-3 (PUD) SUBDIVISION PLAT RECORDED IN VOLUME 20001, PAGE 1691-1693 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS IN THE CITY OF SHAVANO PARK, BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: February 23, 2023

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: JAMES JAPHET
BRANDT RANCH N8, LLC
3216 NAPIER PARK #200
SHAVANO PARK, TX 78231
(210)448-0800

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAMES JAPHET KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF _____, A.D. 20_____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF NAPIER PARK, UNIT-3 (PUD) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SHAVANO PARK, TEXAS, AND IS HEREBY APPROVED BY SUCH PLANNING AND ZONING COMMISSION.

DATED: THIS THE _____ DAY OF _____, A.D. 20_____.

BY: _____
CHAIRMAN

BY: _____
CITY CLERK

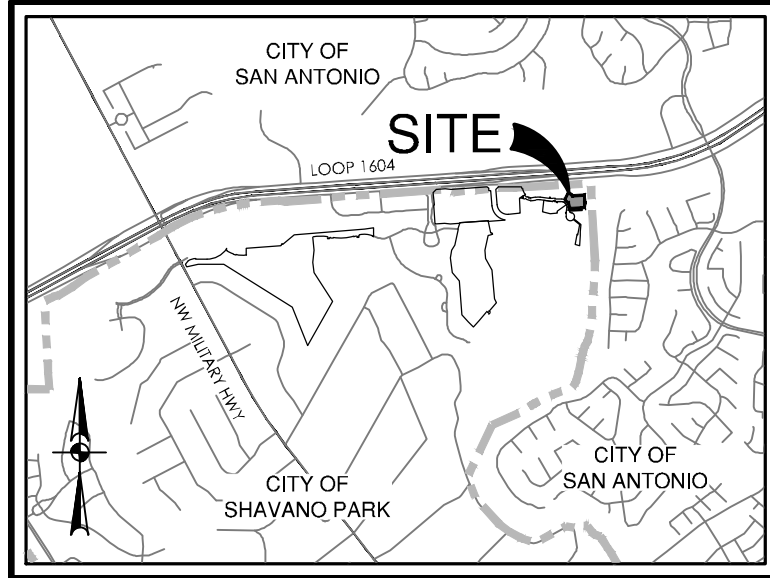
THIS PLAT OF NAPIER PARK, UNIT-3 (PUD) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF SHAVANO PARK, TEXAS, AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.

DATED: THIS _____ DAY OF _____, A.D. 20_____.

BY: _____
MAYOR

BY: _____
CITY CLERK

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT
SEE THIS SHEET FOR LEGEND, LINE
AND CURVE TABLES



LOCATION MAP
NOT-TO-SCALE

CPS NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

SAWS IMPACT FEE:

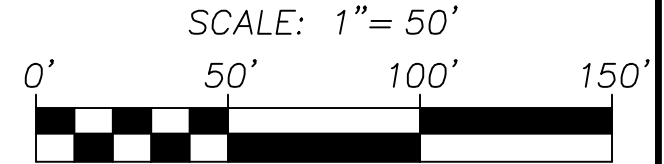
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SAWS WASTEWATER EDU:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

REPLAT OF NAPIER PARK, UNIT-3 (PUD)

A 1.734 ACRE TRACT OF LAND ESTABLISHING LOTS 11-13, COUNTY BLOCK 4787 PREVIOUSLY PLATTED AS LOT 10, COUNTY BLOCK 4787 IN THE NAPIER PARK, UNIT-3 (PUD) SUBDIVISION PLAT RECORDED IN VOLUME 20001, PAGE 1691-1693 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS IN THE CITY OF SHAVANO PARK, BEXAR COUNTY, TEXAS.



**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: February 23, 2023

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: JAMES JAPHET
BRANDT RANCH N8, LLC
3216 NAPIER PARK #200
SHAVANO PARK, TX 78231
(210)448-0800

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAMES JAPHET KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF _____, A.D. 20____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF NAPIER PARK, UNIT-3 (PUD) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SHAVANO PARK, TEXAS, AND IS HEREBY APPROVED BY SUCH PLANNING AND ZONING COMMISSION.
DATED: THIS THE _____ DAY OF _____, A.D. 20____.

BY: _____ CHAIRMAN

BY: _____ CITY CLERK

THIS PLAT OF NAPIER PARK, UNIT-3 (PUD) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF SHAVANO PARK, TEXAS, AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.

DATED: THIS _____ DAY OF _____, A.D. 20____.

BY: _____ MAYOR

BY: _____ CITY CLERK

CERTIFICATION OF CITY'S ENGINEER

THE CITY ENGINEER OF THE CITY OF SHAVANO PARK HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

CITY ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

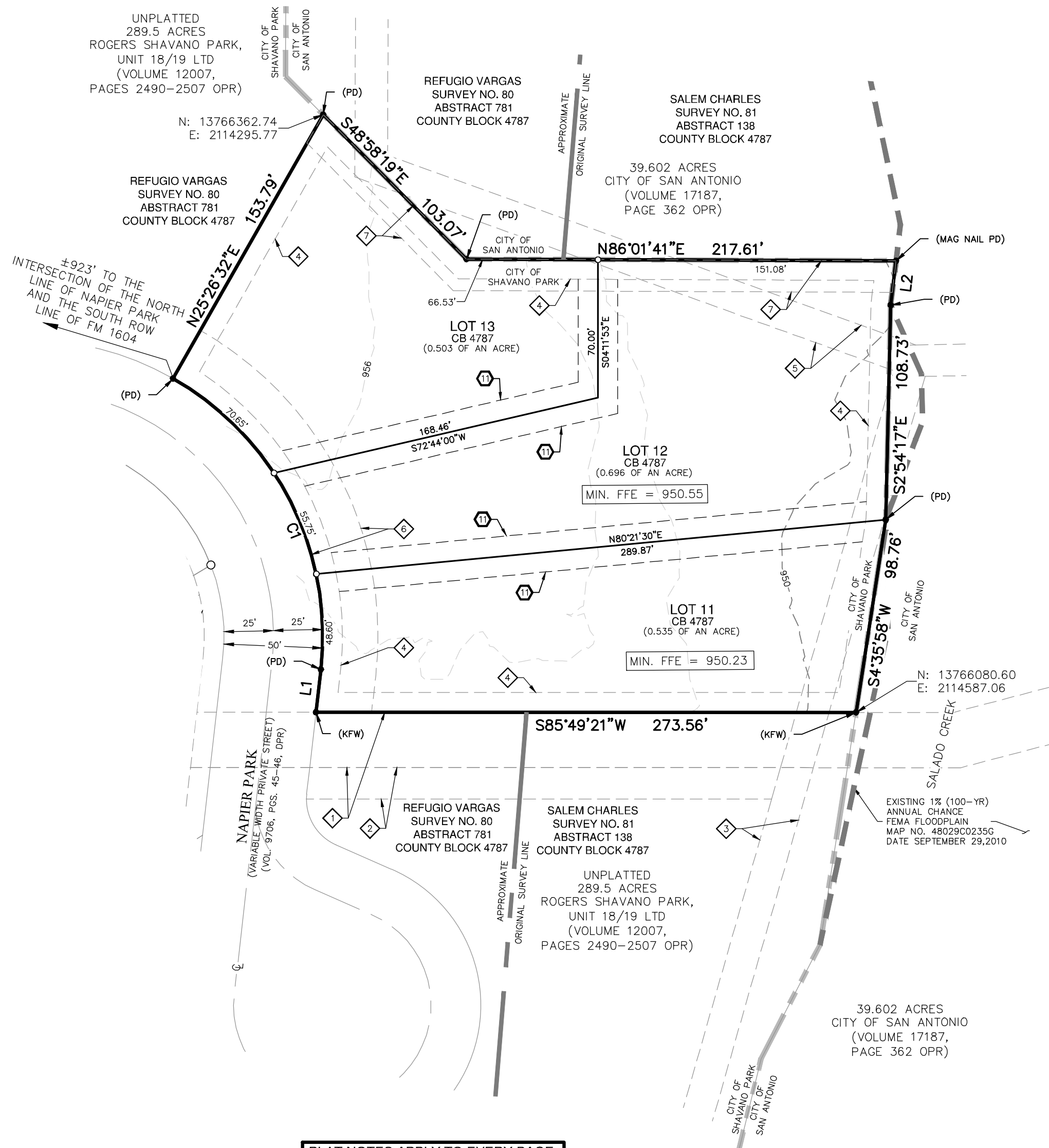
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

STATE OF TEXAS
COUNTY OF BEXAR

LICENSED PROFESSIONAL ENGINEER

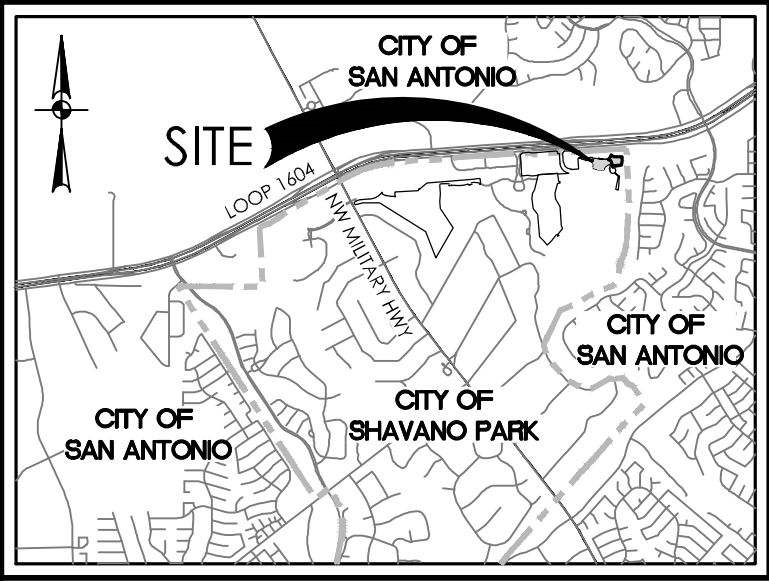
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: **PAPE-DAWSON ENGINEERS, INC.**

REGISTERED PROFESSIONAL LAND SURVEYOR



PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT
SEE SHEET 1 OF 2 FOR LEGEND, LINE
AND CURVE TABLES

SHEET 2 OF 2



LOCATION MAP

NOT-TO-SCALE

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

INGRESS/EGRESS:

NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT.

SAWS AQUIFER:

THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION" OR THE LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

SAWS HIGH PRESSURE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

SAWS IMPACT FEE:

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SAWS WASTEWATER EDU:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

CPS/SAWS/COSA UTILITY:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

BASE ZONING EXCEPTION NOTE:

THIS PLAT IS PART OF A PUD AND DOES NOT MEET THE FOLLOWING REQUIREMENTS OF THE BASE ZONING DISTRICT OF B2:
1) 36-39(2)(b); OTHER USE REGULATIONS. SEE TABLE NO 6;
3. VARIABLE O-1, B-1, AND B-2 ZONING DISTRICT FRONT SETBACK.
7. REDUCED O-1, B-1, AND B-2 ZONING DISTRICT REAR SETBACK.

CERTIFICATION OF CITY'S ENGINEER

THE CITY ENGINEER OF THE CITY OF SHAVANO PARK HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

CITY ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SHAVANO PARK CITY COUNCIL.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

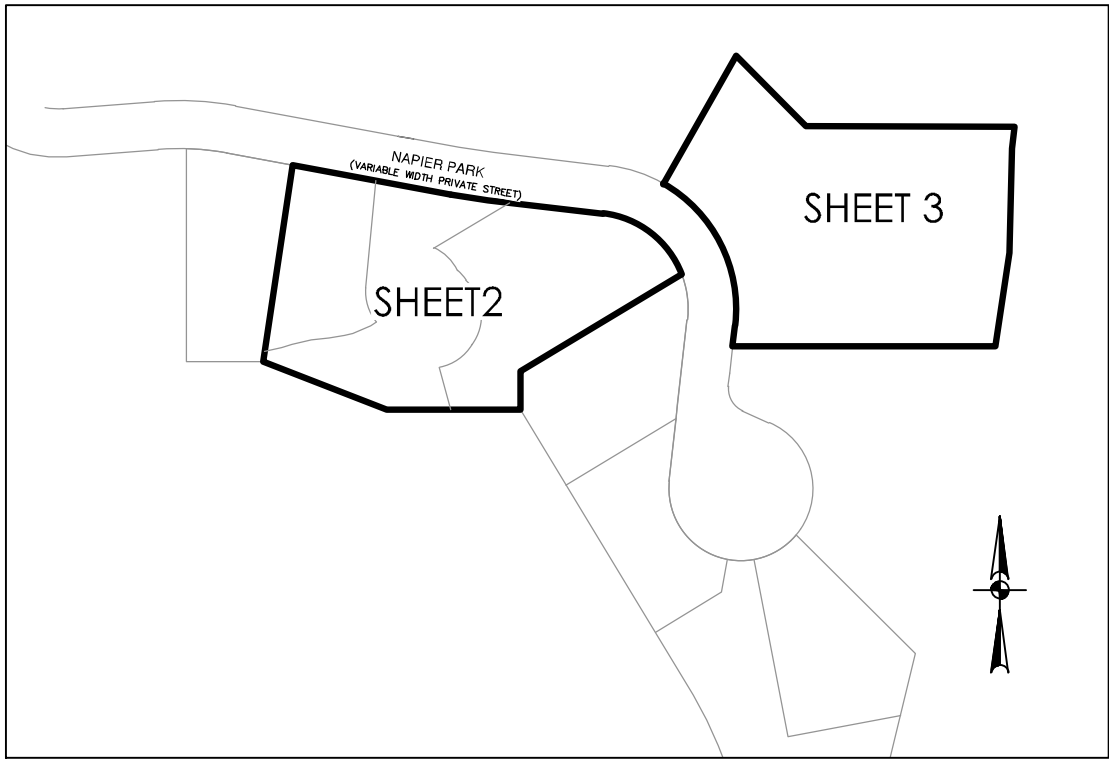
LEGEND

- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
PR PLAT RECORDS OF BEXAR COUNTY, TEXAS
(PUD) PLANNED UNIT DEVELOPMENT
CB COUNTY BLOCK
(SURVEYOR) FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
O SET 1/2" IRON ROD
1140 EXISTING CONTOURS
1140 PROPOSED CONTOURS
3 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
11 10' BUILDING SETBACK LINE
12 28' ELECTRIC, TELEPHONE AND CABLE TV EASEMENT

- 1 VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE, CATV AND WATER EASEMENT (VOLUME 10010, PAGES 292-297 OPR)
2 16' WATER EASEMENT (SHAVANO PARK, UNIT-19B PHASE V (PUD) (VOLUME 9706, PAGES 45-46 DPR)
3 VARIABLE WIDTH SANITARY SEWER EASEMENT (VOLUME 9811, PAGES 1861-1872 OPR)
4 VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE, CATV AND WATER EASEMENT (VOLUME 10010, PAGES 312-319 OPR)
5 VARIABLE WIDTH SANITARY SEWER EASEMENT (VOLUME 11465, PAGE 1216-1222 OPR)
6 16' WATER EASEMENT (SHAVANO PARK, UNIT-19B PHASE V (PUD) (VOLUME 9706, PAGES 45-46 DPR)
7 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOLUME 20001, PAGE 1176 PR)
8 10' BUILDING SETBACK LINE (VOLUME 20001, PAGES 1176 PR)
9 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOLUME 9707, PAGE 18 DPR)
10 10' BUILDING SETBACK LINE (VOLUME 9707, PAGE 18 DPR)
11 16' DRAINAGE EASEMENT (DOCUMENT NUMBER 20220288579, OPR)

LOT 25 CB 4787 NOTE:

LOT 25 CB 4787 IS CONSIDERED A VARIABLE WIDTH DRAINAGE EASEMENT AND IS NOT A BUILDABLE LOT.



SHEET INDEX

NOT-TO-SCALE

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S04°11'53"E	40.17'
L2	S51°34'36"W	7.19'
L3	S61°45'07"W	20.25'
L4	S74°22'43"W	8.93'
L5	S76°59'20"W	16.09'
L6	S79°36'00"W	18.58'
L7	S71°55'07"W	20.57'
L8	S69°19'47"W	11.12'
L9	S73°07'09"W	18.61'
L10	N04°29'37"E	10.93'
L11	S87°21'09"E	22.84'
L12	S19°13'07"E	45.83'
L13	S02°46'36"W	22.59'
L14	N02°17'14"E	21.81'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	625.00'	003°35'45"	S85°33'16"E	39.22'	39.22'
C2	100.00'	062°06'00"	S56°18'09"E	103.16'	108.38'
C3	50.00'	043°15'28"	S21°21'05"E	36.86'	37.75'
C4	50.00'	039°52'35"	S49°49'33"E	34.10'	34.80'
C5	50.00'	015°23'22"	S45°58'09"E	13.39'	13.43'
C6	50.00'	084°07'55"	S09°30'10"E	67.00'	73.42'
C7	50.00'	048°18'08"	S50°39'40"W	40.91'	42.15'
CB	150.00'	066°50'42"	N31°08'07"W	165.24'	175.00'

REDLINED SUBDIVISION PLAT

OF
NAPIER PARK, UNIT-3 (PUD)

A 3.44 ACRE TRACT OF LAND OUT OF A 289.5 ACRE TRACT DESCRIBED IN DEED TO ROGERS SHAVANO PARK UNIT 18/19, LTD, RECORDED IN VOLUME 12007, PAGE 2490, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, IN THE CITY OF SHAVANO PARK, BEXAR COUNTY, TEXAS, OUT OF THE REFUGIO VARGAS, SURVEY NUMBER 80, ABSTRACT NUMBER 781, IN COUNTY BLOCK 4787 OF BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800
DATE OF PREPARATION: February 16, 2023

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: LLOYD A. DENTON, JR.
ROGERS SHAVANO PARK UNIT 18/19, LTD.
11 LYNN BATTS LANE, SUITE 100
SAN ANTONIO, TEXAS 78218
(210) 828-6131

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **LLOYD A. DENTON, JR.**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF _____ **NAPIER PARK, UNIT-3** _____ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SHAVANO PARK, TEXAS, AND IS HEREBY APPROVED BY SUCH PLANNING AND ZONING COMMISSION.

DATED: THIS THE _____ DAY OF _____, A.D. 20____.

BY: _____
CHAIRMAN

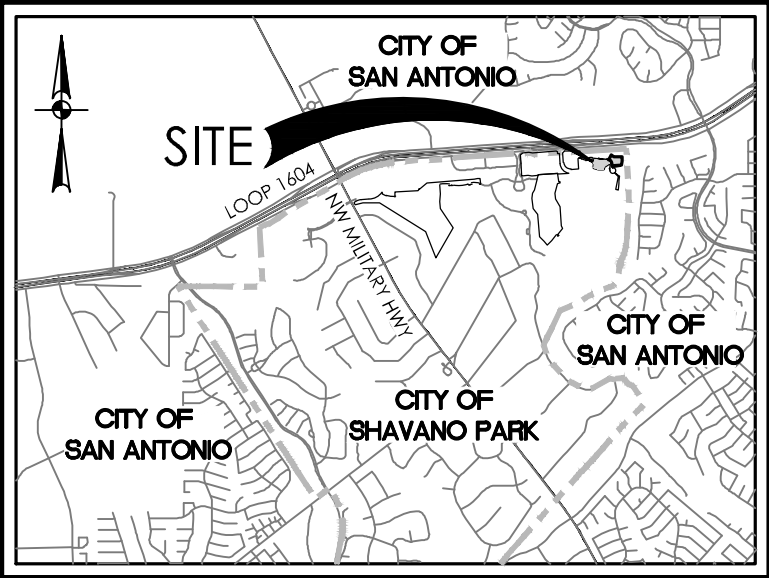
BY: _____
CITY CLERK

THIS PLAT OF _____ **NAPIER PARK, UNIT-3** _____ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF SHAVANO PARK, TEXAS, AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.

DATED: THIS _____ DAY OF _____, A.D. 20____.

BY: _____
MAYOR

BY: _____
CITY CLERK



LOCATION MAP
NOT-TO-SCALE

SAWS IMPACT FEE:

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SAWS WASTEWATER EDU:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

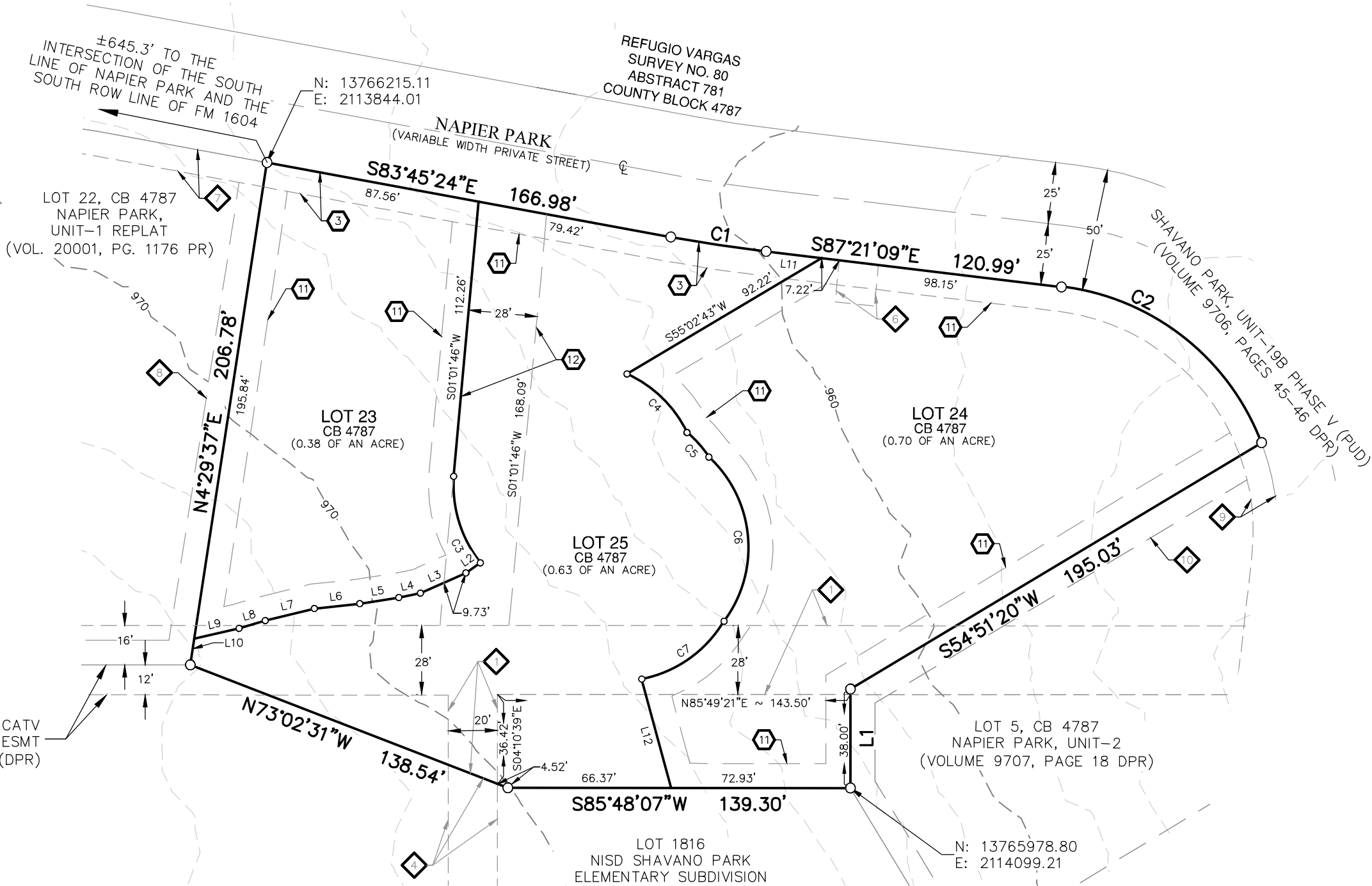
CPS/SAWS/COSA UTILITY:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

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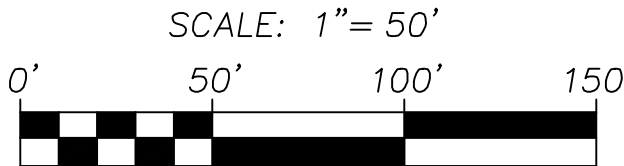
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GAS, ELEC, TEL, CATV
AND WATER ESMT
VOL. 9554, PG. 52 (DPR)



**REDLINED SUBDIVISION PLAT
OF
NAPIER PARK, UNIT-3 (PUD)**

A 3.44 ACRE TRACT OF LAND OUT OF A 289.5 ACRE TRACT DESCRIBED IN DEED TO ROGERS SHAVANO PARK UNIT 18/19, LTD, RECORDED IN VOLUME 12007, PAGE 2490, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, IN THE CITY OF SHAVANO PARK, BEXAR COUNTY, TEXAS, OUT OF THE REFUGIO VARGAS, SURVEY NUMBER 80, ABSTRACT NUMBER 781, IN COUNTY BLOCK 4787 OF BEXAR COUNTY, TEXAS.



**PAPE-DAWSON
ENGINEERS**

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2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800
DATE OF PREPARATION: February 16, 2023

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: LLOYD A. DENTON, JR.
ROGERS SHAVANO PARK UNIT 18/19, LTD.
11 LYNN BATTIS LANE, SUITE 100
SAN ANTONIO, TEXAS 78218
(210) 828-6131

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LLOYD A. DENTON, JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 20_____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF NAPIER PARK, UNIT-3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SHAVANO PARK, TEXAS, AND IS HEREBY APPROVED BY SUCH PLANNING AND ZONING COMMISSION.
DATED: THIS THE _____ DAY OF _____, A.D. 20_____.

BY: _____ CHAIRMAN

BY: _____ CITY CLERK

THIS PLAT OF NAPIER PARK, UNIT-3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF SHAVANO PARK, TEXAS, AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.
DATED: THIS _____ DAY OF _____, A.D. 20_____.

BY: _____ MAYOR

BY: _____ CITY CLERK

CERTIFICATION OF CITY'S ENGINEER

THE CITY ENGINEER OF THE CITY OF SHAVANO PARK HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

CITY ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

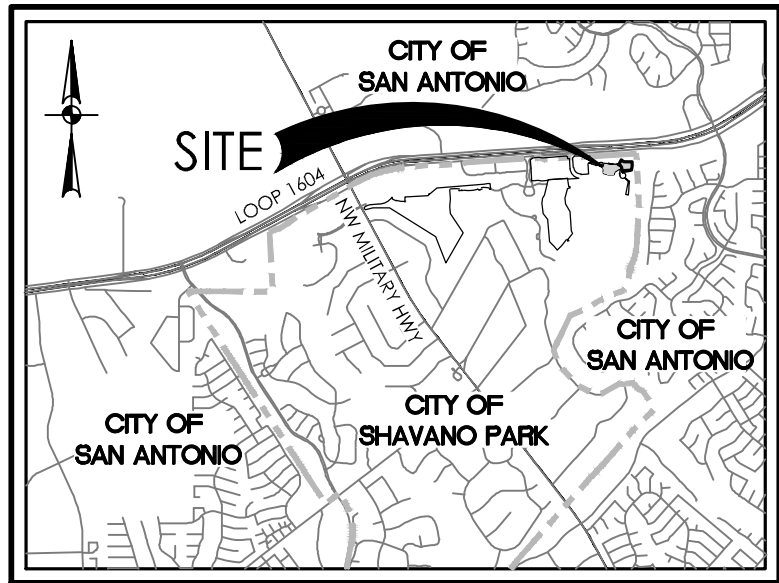
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SHAVANO PARK CITY COUNCIL.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR



SAWS IMPACT FEE:

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SAWS WASTEWATER EDU:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

CPS/SAWS/COSA UTILITY:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

CERTIFICATION OF CITY'S ENGINEER

THE CITY ENGINEER OF THE CITY OF SHAVANO PARK HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

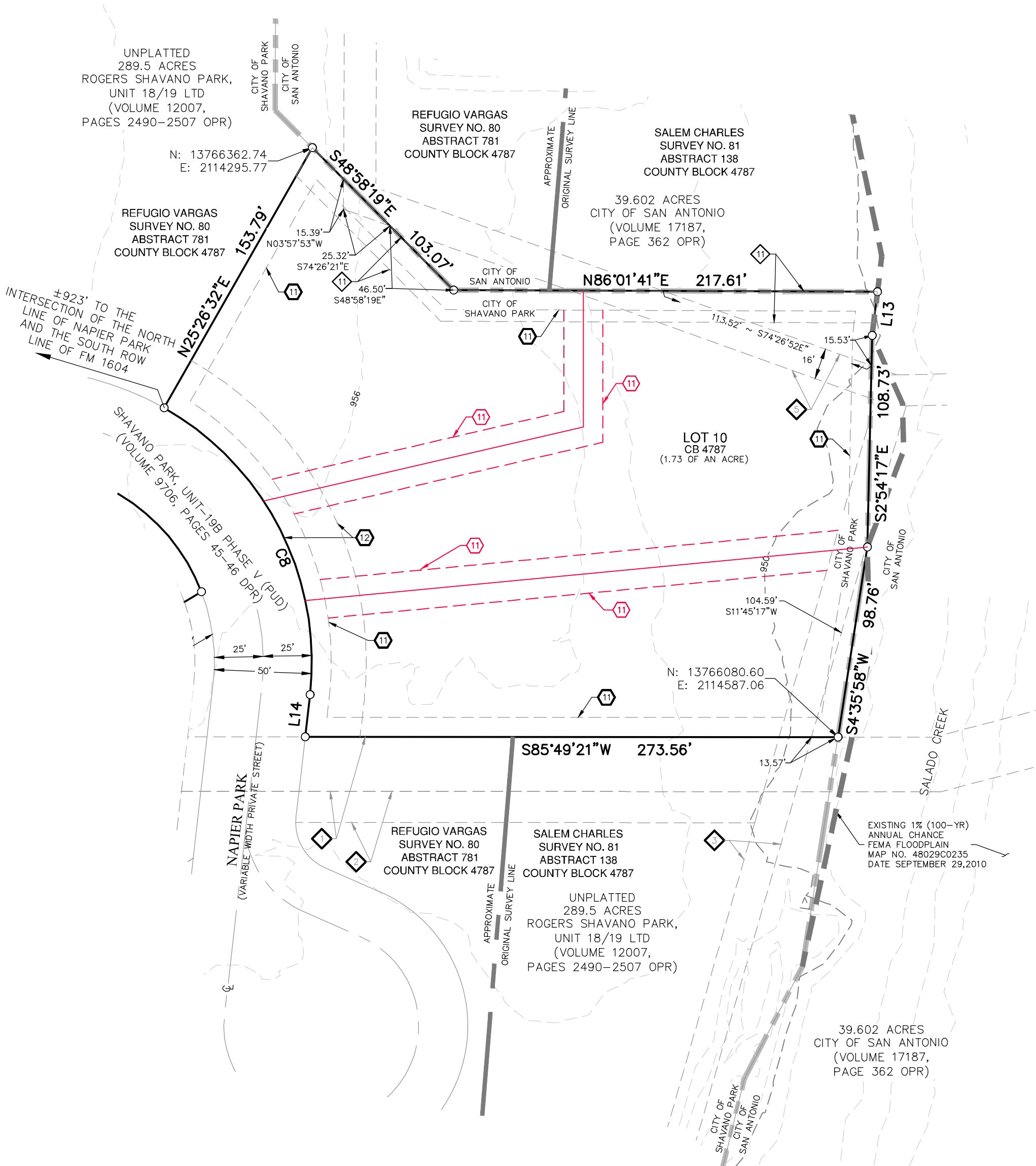
STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SHAVANO PARK CITY COUNCIL.

STATE OF TEXAS
COUNTY OF BEXAR

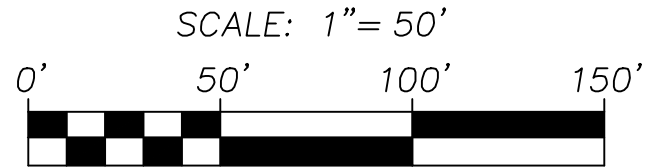
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR



REDLINED SUBDIVISION PLAT OF NAPIER PARK, UNIT-3 (PUD)

A 3.44 ACRE TRACT OF LAND OUT OF A 289.5 ACRE TRACT DESCRIBED IN DEED TO ROGERS SHAVANO PARK UNIT 18/19, LTD, RECORDED IN VOLUME 12007, PAGE 2490, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, IN THE CITY OF SHAVANO PARK, BEXAR COUNTY, TEXAS, OUT OF THE REFUGIO VARGAS, SURVEY NUMBER 80, ABSTRACT NUMBER 781, IN COUNTY BLOCK 4787 OF BEXAR COUNTY, TEXAS.



**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TDE FIRM REGISTRATION #470 | TDEPLS FIRM REGISTRATION #10028800
DATE OF PREPARATION: February 21, 2023

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: LLOYD A. DENTON, JR.
ROGERS SHAVANO PARK UNIT 18/19, LTD.
11 LYNN BATTS LANE, SUITE 100
SAN ANTONIO, TEXAS 78218
(210) 828-6131

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LLOYD A. DENTON, JR. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF NAPIER PARK, UNIT-3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SHAVANO PARK, TEXAS, AND IS HEREBY APPROVED BY SUCH PLANNING AND ZONING COMMISSION.

DATED: THIS THE _____ DAY OF _____, A.D. 20____.

BY: _____ CHAIRMAN

BY: _____ CITY CLERK

THIS PLAT OF NAPIER PARK, UNIT-3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF SHAVANO PARK, TEXAS, AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.

DATED: THIS _____ DAY OF _____, A.D. 20____.

BY: _____ MAYOR

BY: _____ CITY CLERK

CITY OF SHAVANO PARK

Preliminary Plat Submittal Checklist

This checklist is to be completed by the developer or his representative and submitted with the preliminary plat and accompanying data. If any areas are incomplete, the plat will not be accepted. Any items labeled N/A must be explained in writing. Shavano Park City Council has asked that all plats be submitted to the City with a brief description of the purpose of the plat or re-plat. Also requested is that an electronic version be sent to the City Secretary at citysecretary@shavanopark.org. This checklist does not supersede the City of Shavano Park Development Ordinances.

Name of Subdivision:	<u>Napier Park Unit 3 - (PUD)</u>
Proposed Use of Property:	<u>Commercial</u>
Property Description:	<u>3117 Napier Park</u>
(Lot & block, address or location)	<u>Shavano Park, Texas 78231</u>

Owner		Engineer	
Name:	<u>Brandt Ranch NB, LLC</u>	Name:	<u>Pape-Dawson Engineers, Inc.</u>
Address:	<u>3216 Napier Park #200</u>	Address:	<u>2000 NW Loop 410</u>
	<u>Shavano Park, Texas 78231</u>		<u>San Antonio, Texas 78213</u>
Phone:	<u>210-448-0800</u>	Phone:	<u>210-375-9000</u>
Fax:	<u></u>	Fax:	<u></u>
Email:	<u>jhjaphet@yahoo.com</u>	Email:	<u>BLindholm@pape-dawson.com</u>

Current Zoning:	<u>PUD</u>	Total Acreage:	<u>1.734</u>
Total Platting Fees:	<u>\$1,350</u>	Developable Acreage:	<u>1.734</u>
(Coordinate with Staff)		Greenbelts & Drainage Acreage:	<u>-</u>

S.A.W.S. Sewer	<u>X</u> Yes <u> </u> No	Septic System	<u> </u> Yes <u>X</u> No
S.A.W.S. Water	<u>X</u> Yes <u> </u> No	Shavano Park Water	<u> </u> Yes <u>X</u> No

- | | Yes | No | N/A |
|--|-----------|-----------|-----------|
| 1. This is an original plat of property | <u> </u> | <u>X</u> | <u> </u> |
| 2. This is a replat of an existing plat | <u>X</u> | <u> </u> | <u> </u> |
| 3. If item 1 was answered "No," then: | <u> </u> | <u>X</u> | <u> </u> |
| a. this is a vacate and replat | <u> </u> | <u>X</u> | <u> </u> |
| b. this is a replat with out vacating | <u>X</u> | <u> </u> | <u> </u> |
| c. this is an amending plat | <u> </u> | <u>X</u> | <u> </u> |
| d. this is a minor plat | <u>X</u> | <u> </u> | <u> </u> |
| 4. If item 1 was answered "No," a copy of the original plat is included in the submittal | <u>X</u> | <u> </u> | <u> </u> |
| 5. The plat is of a Planned Unit Development District (PUD) | <u>X</u> | <u> </u> | <u> </u> |
| 6. If item 5 was answered "Yes" then include on plat PUD development standards that differ from the base zoning district development standards and include "PUD" in the subdivision name | <u> </u> | <u> </u> | <u>X</u> |

7.	Is a digital copy of plans, plat, forms, and/or letter included in the submittal?	<u>X</u>	<u> </u>	<u> </u>
The following items pertain to the proposed preliminary drawing:				
		Yes	No	N/A
8.	This subdivision is one phase of a larger development	<u>X</u>	<u> </u>	<u> </u>
9.	If item 5 was answered "Yes," a PUD plan is included in this submittal	<u> </u>	<u> </u>	<u>x</u>
10.	Some portion of this property is located over the Edwards Recharge Zone	<u>X</u>	<u> </u>	<u> </u>
11.	If Item 10 was answered "Yes," a Water Pollution Abatement Plan (WPAP) has been prepared for this site	<u>X</u>	<u> </u>	<u> </u>
12.	This site requires offsite drainage or utility improvements	<u> </u>	<u>X</u>	<u> </u>
13.	If item 12 was answered "Yes," 3 copies of the construction plans are included with cost estimate	<u> </u>	<u> </u>	<u> </u>
14.	The plat is drawn on an 18"x 24" sheet (not a 24"x 36" sheet as incorrectly stated on City Code)	<u>X</u>	<u> </u>	<u> </u>
15.	15 Folded copies of the plat are included	<u>X</u>	<u> </u>	<u> </u>
16.	The plat contains the names, addresses, and Contact information of the owner and engineer	<u>X</u>	<u> </u>	<u> </u>
17.	The plat shows complete bearings and distances on all lot line and easements	<u>x</u>	<u> </u>	<u> </u>
18.	The plat shows the location of the subject property in relation to an original survey corner or public street intersection	<u>X</u>	<u> </u>	<u> </u>
19.	The plat illustrates and identifies all adjacent properties including recording information	<u>X</u>	<u> </u>	<u> </u>
20.	The plat contains the total acreage being platted and individual lot acreage	<u>X</u>	<u> </u>	<u> </u>
21.	The plat shows location, dimensions, name and description of all existing or recorded streets, alleys, reservations, easements, or other public right-of-way within the subdivision, intersecting or contiguous with its boundaries or forming such boundaries	<u>X</u>	<u> </u>	<u> </u>
22.	The plat shows location, dimensions, description and name of all existing or recorded residential lots, parks, public areas, and other sites within or contiguous with the subdivision	<u>X</u>	<u> </u>	<u> </u>
23.	The plat shows location, dimensions, description, and name of all proposed streets, alleys, parks, public areas reservations, easements or other rights-of-way, blocks, lots and other sites within the subdivision	<u>X</u>	<u> </u>	<u> </u>

The following items pertain to the proposed preliminary drawing: Yes No N/A

- | | | | | |
|-----|--|----------|-------------|-------------|
| 24. | The plat shows the date of preparation, scale of plat and North arrow | <u>X</u> | <u> </u> | <u> </u> |
| 25. | The plat shows the topographical information with contour lines on a basis of two (2) vertical feet in terrain with an average slope of five percent (5%) | <u>X</u> | <u> </u> | <u> </u> |
| 26. | The plat shows a number or letter to identify each lot or site and each block. Said number shall be coordinated by the developer with the Clerk of Bexar County to prevent duplication | <u>X</u> | <u> </u> | <u> </u> |
| 27. | The plat shows front building setback lines on all lots and sites. Side yard building setback lines at street intersection and crosswalk ways and rear building setback lines. | <u>X</u> | <u> </u> | <u> </u> |
| 28. | The plat addresses the required landscape buffer in accordance with Table 6 of the Code of Ordinances | <u>X</u> | <u> </u> | <u> </u> |
| 29. | The plat shows location map at a scale of not more than 4000 feet to an inch which shall show existing adjacent subdivisions and major streets | <u>X</u> | <u> </u> | <u> </u> |
| 30. | The plat shows existing flood plain boundaries | <u>X</u> | <u> </u> | <u> </u> |
| 31. | The proposed platted property is compliant with current zoning regulations | <u>x</u> | <u> </u> | <u> </u> |

I certify that the above statements are true to the best of my knowledge and I further certify that I have read the City of Shavano Park Development Ordinances and this plat meets said ordinances except as notes.

Submitted by: Birt Lait Date: 2/17/22

Accepted by: [Signature] Date: 2/17/23

City Staff Reviewed

City Secretary: [Signature] Date: 02/21/2023

Fire Marshal: [Signature] Date: 2/17/23

Public Works / Water Director: [Signature] Date: 2-17-23

February 22, 2023

City of Shavano Park
Attn: Curtis Leeth
900 Saddletree Ct
San Antonio, Texas 78231

On behalf of the:



Re: Replat Review
Napier Park U-3, PUD

Mr. Leeth,

KFW Engineers has completed its review of the referenced plat as submitted by Pape Dawson Engineers. KFW has the following comments.

Sheet 1 of 2 –

1. Update acreage for lot 10 in area being replatted view port.
2. Update Lot 23 & 25 to reference Unit 3 in the area being replatted view port.
3. Duplicate owner signature blocks in sheet 1. One can be removed.

Sheet 2 of 2 –

1. Add the minimum finished floor elevation for lots adjacent to floodplain.
2. Add City Engineers signature block.
3. Update FEMA floodplain map ref. in main view port to match all other FEMA references.

Our review of the plat does not relieve or release the Engineer of Record or Surveyor of Record from complying with any and all the requirements of the local, state, and federal rules and regulations or guidelines impacting this project. If you require additional information, please contact our office.

Sincerely,

Andy Carruth, P.E.
Plan Reviewer for the City of Shavano Park

February 22, 2023

Mr. Curtis Leeth
City of Shavano Park
900 Saddletree Ct.
San Antonio, Texas 78231

Re: Napier Park Unit 3 Replat, PUD
Replat Review

Dear Mr. Leeth:

We have reviewed your replat comments dated February 22, 2023 for the above-referenced project and offer the following responses.

Sheet 1 of 2:

1. Update acreage for lot 10 in area being replatted view port.
Response: *The requested revisions has been made.*
2. Update Lot 23 & 25 to reference Unit 3 in the area being replatted view port.
Response: *The requested revisions has been made.*
3. Duplicate owner signature blocks in sheet 1. One can be removed.
Response: *The requested revisions has been made.*

Sheet 2 of 2:

4. Add the minimum finished floor elevation for lots adjacent to floodplain.
Response: *The requested revisions has been made.*
5. Add City Engineers signature block.
Response: *The requested revisions has been made.*
6. Update FEMA floodplain map ref. in main view port to match all other FEMA references.
Response: *The requested revisions has been made.*

Mr. Curtis Leeth, P.E.
Napier Park U-E, PUD
February 22, 2023
Page 2 of 2

We hope this material adequately responds to your questions and comments. If you have any questions or require additional information, please do not hesitate to contact our office at your earliest convenience.

Sincerely,
Pape-Dawson Engineers, Inc.



Brooke Lindholm, P.E.
Associate Vice President

Attachments

P:\71\18\69\Word\Letters\230222 KFW-City of Shavano Park Replat CR Letter (Carruth).docx

ORDINANCE NO. O-2020-015

AN ORDINANCE AMENDING ORDINANCE O-2015-006 (NAPIER PARK PLANNED UNIT DEVELOPMENT) TO ADD THE FOLLOWING DEVELOPMENT EXCEPTIONS: MINIMUM PARKING REQUIREMENT, MINIMUM FRONT YARD AND REAR YARD LANDSCAPE BUFFER REQUIREMENTS, AND REDUCED TREE PRESERVATION WITH INCREASE TREE MITIGATION REQUIREMENTS WHILE REMOVING UNNEEDED EXCEPTIONS TO THE CITY CODE; PROVIDING INDEMNITY FOR THE CITY; PROVIDING REPEALING AND SAVINGS CLAUSES; PROVING A TEXAS OPEN MEETINGS ACT CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapter 211 of Texas Local Government Code empowers the City Council of the City of Shavano Park to enact zoning regulations and provides for their administration, enforcement and amendment; and

WHEREAS, Chapter 36 Section 40 of the City's Code of Ordinances provides that the City Council of the City of Shavano Park may, after compliance with the requirements of said chapter, authorize the creation of a planned unit development ("PUD"); and

WHEREAS, the City Council of the City of Shavano Park has complied with all notice of a public hearing as required by the Code of Ordinances of the City of Shavano Park; and

WHEREAS, in keeping with the spirit and objectives of the area, the City Council has given due consideration to all components of said proposed zoning change and the recommendations of the Planning and Zoning Commission concerning recommended requirements, conditions and safeguards necessary to protect adjoining property; and

WHEREAS, the City Council specifically finds that the requirements specified herein are rationally related to protecting the public purposes of lessening congestion in the streets, securing the safety of its citizens from fire, panic, and other dangers, promoting the health and the general welfare of its citizens; preventing the overcrowding of land, and avoiding undue concentration of population.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SHAVANO PARK, TEXAS:

SECTION I

Section I of Ordinance O-2015-005 is hereby amended to add the following:

THAT Napier Park planned unit development (Shavano Park Unit 19B Phase V) shall adopt the following development standard exceptions:

1. Minimum 1604 Setback:
 - a. No standard in City Code
 - b. Allow a 35'-0" 1604 setback.
2. Minimum Front Setback:
 - a. Exception from Chapter 36, Article VI, Table No. 6, item 3's B-2 zoning front setback requirement.
 - b. Allow a 10'-0" front setback.
3. Minimum Side Setback:
 - a. Exception from Chapter 36, Article VI, Table No. 6, item 3's B-2 zoning side setback requirement.
 - b. Allow a 10'-0" side setback.
4. Minimum Rear Setback:
 - a. Exception from Chapter 36, Article VI, Table No. 6, item 3's B-2 zoning rear setback requirement.
 - b. Allow a 10'-0" rear setback.
5. Front Yard Landscape Buffer:
 - a. Exception from Chapter 36, Article VI, Table No. 6, item 8's B-2 zoning Front Yard Landscape Buffer requirement.
 - b. Allow to vary by lot, with a minimum of 10'-0" front yard landscape buffer.
6. Rear Yard Landscape Buffer:
 - a. Exception from Chapter 36, Article VI, Table No. 6, item 8's B-2 zoning Rear Yard Landscape Buffer requirement.
 - b. Allow to vary by lot, with a minimum of 5'-0" rear yard landscape buffer unless waived by the City Manager on Fire Marshal recommendation.
7. Parking Ratio:
 - a. Exception from Chapter 36, Article VI, Table No. 6, item 8's B-2 zoning Parking Stall Ratio requirement.
 - b. Allow up to 1:250 square feet parking stall ratio.
8. Tree Preservation & Mitigation:
 - a. Exception from Section 14-152's Tree Preservation and Tree Mitigation requirements.
 - b. Allow less than 10% preservation of existing protected trees if and only if 38% of the existing protected trees are mitigated.

THAT The continued development of the property shall comply with the impervious cover requirements within the approved WPAP which is on file at the City of Shavano Park. Individual building permits shall provide impervious calculations ensuring the City of Shavano Park, as the MS4, can confirm compliance with the overall WPAP.

SECTION II REPEAL

Exhibit "B" of Ordinance O-2015-006 is hereby repealed in its entirety.

SECTION III REPLACE

The attached Exhibit is hereby adopted in its entirety as Exhibit "B" in Ordinance O-2015-006.

SECTION IV CUMULATIVE CLAUSE

That this ordinance shall be cumulative of all provisions of the City of Shavano Park, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such Ordinance, in which event the conflicting provisions of such Ordinance are hereby repealed.

SECTION V SEVERABILITY

That it is hereby declared to be the intention of the City Council of the City of Shavano Park that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance should be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinances, since the same would have been enacted by the City Council without incorporation in this ordinance of any such unconstitutional phrases, clause, sentence, paragraph or section.

**SECTION VI
PROPER NOTICE AND MEETING**

It is hereby officially found and determined that the meeting at which this Ordinance was adopted was open to the public and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government

**SECTION VII
EFFECTIVE DATE**

This ordinance shall be effective upon passage and publication as required by State and Local law.

PASSED AND APPROVED on the first reading by the City Council of the City of Shavano Park this the 24th day of August, 2020.

PASSED AND APPROVED on the second reading by the City Council of the City of Shavano Park this the 21st day of September, 2020.



ROBERT WERNER, MAYOR

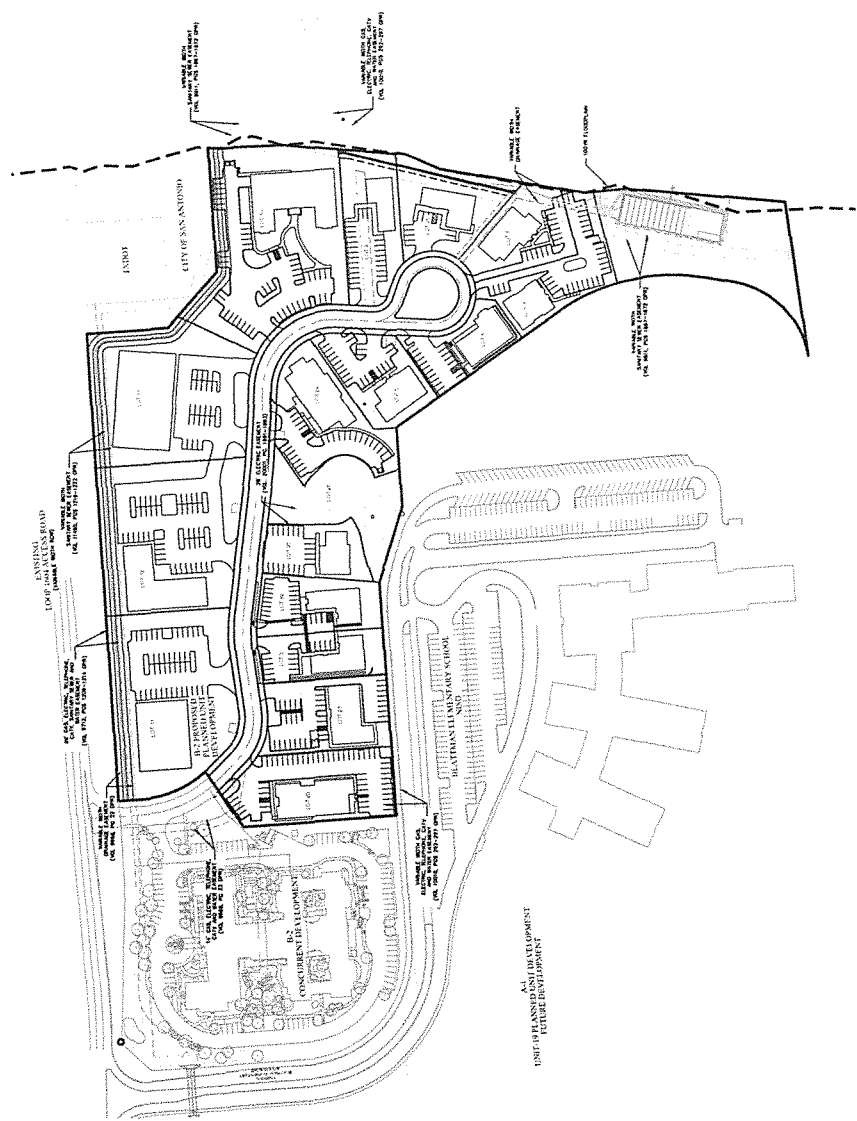
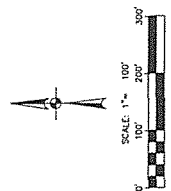
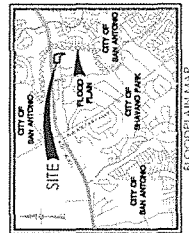
Attest:



ZINA TEDFORD, City Secretary

Approved as to Form:

ALESSANDRA GAD, City Attorney



DEVELOPMENT STANDARDS:

[illegible]

DETAIL PLAN REQUIREMENTS FOR
PROPOSED PLANNED UNIT DEVELOPMENT

RELOCATION TO MASTER PLAN:
THE PROPOSED PLANNED UNIT DEVELOPMENT RELATES TO THE CITY OF CHICAGO'S MASTER PLAN IN THAT IT IS CONSISTENT WITH THE CITY'S MASTER PLAN AND THE PROPOSED BASE ZONING DISTRICT.

ACREAGE:

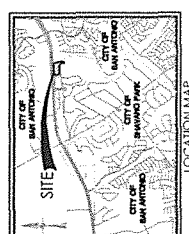
SURVEY LEGAL DESCRIPTION:
 ONE ACRES TRACT OF LAND OUT OF A SEVENTY ACRES TRACT AND A 289.9 ACRES TRACT OF LAND AS DESCRIBED IN CERTAIN RECORDS TO ROGERS, THOMAS W. AND WIFE, LINDA ANN ROGERS, OF BEAR CREEK COUNTY, TEXAS, THE CITY OF SHAWANO PARK OF BEAR CREEK COUNTY, TEXAS, AND THE WILLOW MOTOWATERS, SURVEY NUMBER 77, ABSTRACT NUMBER 4783, JACOB PLANS SURVEY NUMBER 77, ABSTRACT 33A, COUNTY CO. COUNTY BLOCK 478A, THE NEGRO WATERS SURVEY NUMBER 80, ABSTRACT 781, COUNTY BLOCK 4787 OF BEAR CREEK COUNTY, TEXAS.

AND USE:

AL AND ORGANIZATIONAL CLASSIFICATION: BUSINESS GROUP 02

NOTES: NOV 14 1994

the continued development of the property shall comply with the approved cover requirement when the approved map is shown on file at the City of Shawano Park Approval Reading Room. All project improvements shall conform with the City of Shawano Park Approval Map, as the NPS, can confirm compliance with the overall map.



PLANNING & ZONING STAFF SUMMARY

Meeting Date: March 1, 2023

Agenda item: 9

Prepared by: Curtis Leeth

Reviewed by: Bill Hill

AGENDA ITEM DESCRIPTION:

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

9.a. Review and discussion – Public Infrastructure draft write-up

9.b. Review and discussion – Public Infrastructure draft survey

X

Attachments for Reference:

1) 9a Draft write-up CLEAN

2) 9b Draft writeup TRACK CHANGES

2) 9c Draft Public Survey

BACKGROUND / HISTORY: At the November 2, 2022 Planning & Zoning Meeting, the Commission selected Public Infrastructure for the 5th focus area of the Town Plan.

At the February 1, 2023 Planning & Zoning meeting the *Public Infrastructure* writeup and survey was introduced. Due to short time to draft the packet combined with the size and detail of the focus area and survey it was decided to re-introduce the focus area at March 1, 2023 meeting.

DISCUSSION: This is the still the first review of the *Public Infrastructure* focus area of the Town Plan 2023.

City Staff need guidance on two items:

1. Give initial feedback on draft focus area write-up (item 9a)
2. Come to consensus for the public survey (item 9b)

Month	Public Infrastructure
Feb & March	Intro
April	Review + PH
June	Final

Write-up is considerably changed after a sequential review by Commissioners Laws, Beladi, and Fitzpatrick. Due to this there is both a “clean” version (9a) with no track changes for easy reading and a track changes version (9b) showing all changes. Here is a brief summary of major edits:

- Added Issues and Action Steps
- Consistent use of streets rather than streets/roads mix
- Added Water Utility average annual pumpage stat
- Major wordsmithing edits to improve consistency, readability and grammar

The survey is also updated substantially since February, brief summary of major edits:

- Consistent use of street rather than road/street mix
- Deleted one of the internet questions, focused the remaining question on willingness to pay more for fiber internet
- Deleted the gas service question (only small of residents benefited by gas main extensions in Old Shavano)
- Clear statement parking not allowed near Cliffside trail
- Images slightly smaller
- Tightened up several questions' write-ups
- Numerous wordsmithing edits from Chairman Laws

COURSES OF ACTION: N/A; give guidance to staff.

FINANCIAL IMPACT: N/A

MOTION REQUESTED: N/A; give guidance to staff on:

1. Give feedback on focus area write-up (item 9a)
2. Come to consensus for the public survey (item 9b)



Public Infrastructure

Public Infrastructure describes the facilities, systems, and structures that often are taken for granted but are essential to quality of life in a community. Although most Shavano Park public infrastructure is owned and operated by the City, other systems are provided by private or outside agencies. Shavano Park furnishes and maintains public buildings, streets, drainage, greenbelts, and the water system. In the past, the City rarely had the necessary funds available to provide an infrastructure of the highest quality. With the City's growth into a premier City of Bexar County, the residents and businesses now expect premier infrastructure. Because much of the City's infrastructure was constructed in the 1950s to the 1970s, the City likely will face significant infrastructure maintenance requirements in the next five to ten years. This Town Plan encourages future City Councils to pursue grant funding and responsible budgeting for these challenges, but it also acknowledges the role debt financing will play in the future renewal of the City's public infrastructure.

This Town Plan identifies the following Issues and Action Steps in Public Infrastructure:

Issues:

- Residents and businesses demand quality infrastructure yet funds are limited
- Deteriorating streets and water service lines nearing expected end-of-life
- No comprehensive street assessment for Phases 2, 3, or 4 of the City's Street Maintenance Plan
- City will have little to no street or water fund reserves after completion of Bond/Federal projects in 2024/2025
- Two remaining pre-planned drainage projects (Elm Springs and Turkey Creek) will cost more than \$4 million

Action Steps:

- Successfully complete the \$10M Bond project and \$4M Federal projects to build resident trust in City's capability to tackle large infrastructure projects
- Conduct a comprehensive street assessment with projected costs and timelines for Phases 2, 3, and 4
- Complete a comprehensive water model to better anticipate future capital requirements
- Prioritize and sequence infrastructure maintenance and replacement
- Long-term financial planning to ensure the City's debt burden remains manageable

Issues (Continued):

- Residents desire bike and pedestrian connectivity
- Preference to keep the Muni-tract natural and support wildlife while providing amenities for citizens
- Not all residences have natural gas or fiber internet service available
- Some drainage problems exceed the City's ability to pay

Action Steps (Continued):

- Consider pedestrian and bicycle improvements including Cliffside Dr. trailhead access
- Pursue grant funding options at State and Federal level for street, drainage, and water system renewal
- Consider Capital Replacement / Sinking Funds for future water infrastructure replacement
- City must explore new means to fund large drainage projects

Public Infrastructure Table of Contents

This focus area of the Town Plan covers a multitude of topics; here is the table of contents with links to each section for ease of navigation:

1. **City Streets** page X
2. **NW Military** page X
3. **Bike and Pedestrian Pathways** page X
4. **Water System** page X
5. **Drainage** page X
6. **Municipal Tract** page X
7. **Fiber Internet Service** page X
8. **Natural Gas Service** page X

City Streets

Shavano Park, like all cities, is responsible for maintaining and reconstructing its 20 miles of public streets. The average street lifespan is 20 to 30 years, and with good maintenance, 40 to 50 years. Most of the streets were built before 1980 (with some dating back to the original development) and are deteriorating. As of 2022, the City had only \$1.3M dollars saved toward maintaining and restoring its streets, but the total cost to maintain and repair them was in the millions. Street reconstruction and maintenance are anticipated to be the largest expense challenges facing Shavano Park over the next 20 to 30 years.

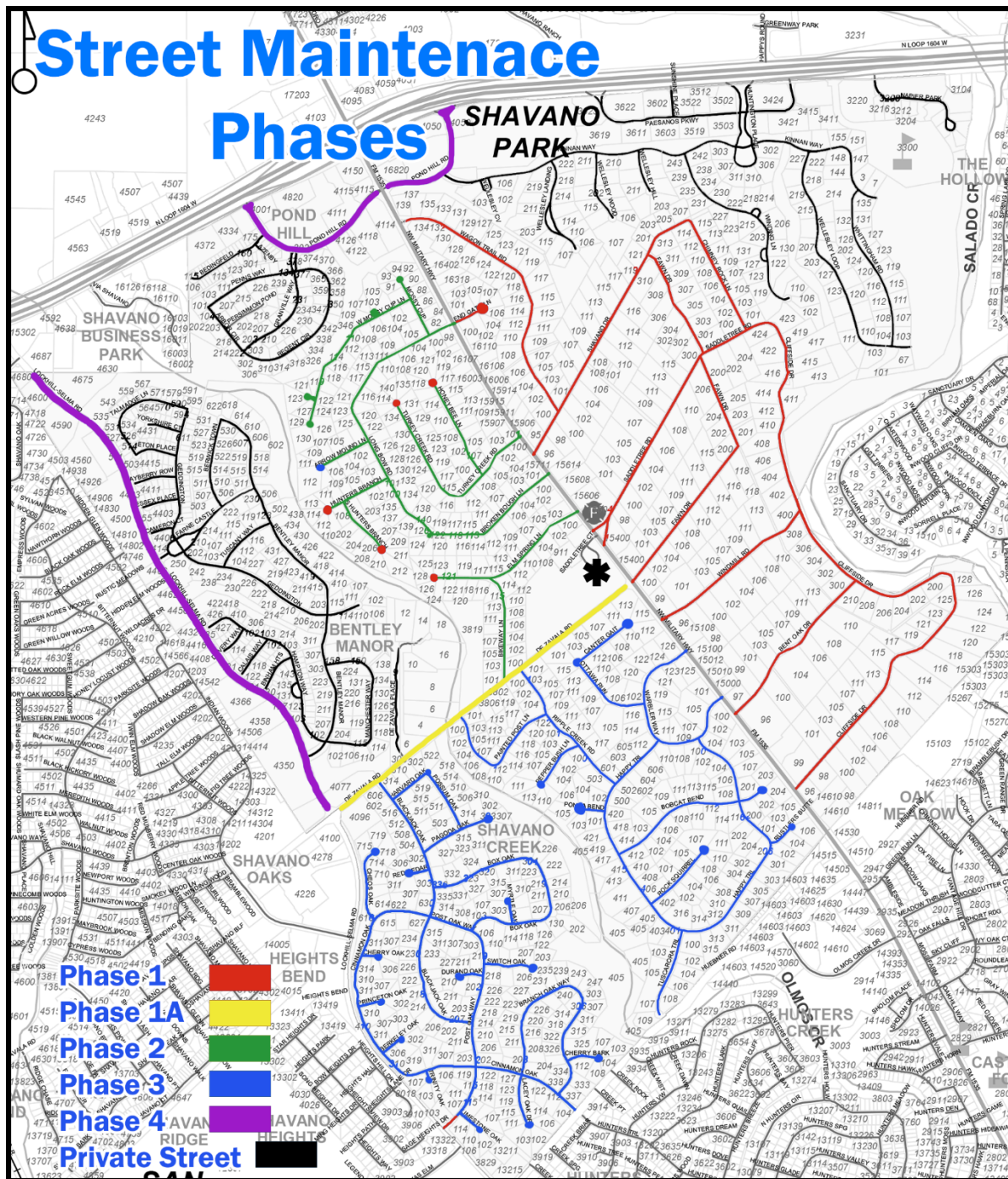
The City will prioritize street repair in the worst areas, while simultaneously implementing a maintenance

Failing City Streets in Old Shavano Park



program for other areas. Once those problem areas are completed, the next worst streets may be planned and repaired. In 2022 the City developed a phased-in approach for street repair to be implemented over the next 20 years to afford the work with a minimum impact on the budget and property tax rate (see map on next page).

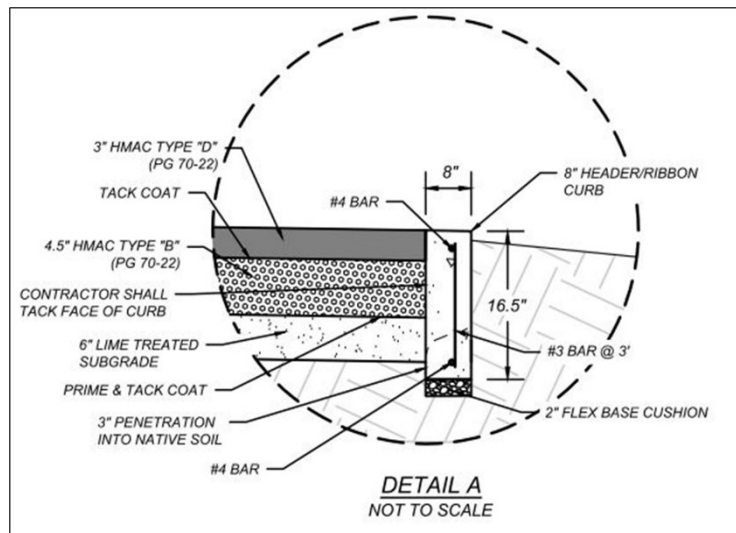
A comprehensive assessment measured the pavement condition indexes of street sections throughout Old Shavano Park and confirmed the streets in many areas of the City are near failure. In 2022, the City took action to address the deteriorating streets by initiating the first major street maintenance project since 2004. Voters approved a \$10M Bond to fully reconstruct six miles of streets in Old Shavano Park (Phase 1 – Red on map). In the same year, the City also secured \$4M via a federally-funded Community Project Funding Request in the 2023 Federal Budget from the office of Congressman Tony Gonzales (TX-23) and the United States Congress. The City will use these funds on De Zavala Road to improve drainage facilities, add bike lanes and sidewalks, and re-pave the surface. The drainage and accessibility improvements of this project will be discussed in subsequent section.



PHASE 1A – Prioritizing the urgent need. The 2022 Bond Project (Phase 1) is for the complete reconstruction of the streets in the worst condition and includes 3 components: (1) complete reconstruction of Bent Oak, Chimney Rock, Cliffside, End Gate, Fawn, Saddletree, Shavano,

Wagon Trail, Windmill; (2) repaving of the Post Oak Way entrance (from Lockhill-Selma); and (3) complete reconstruction of the cul-de-sacs of Elm Spring, Honey Bee, Hunters Branch, Hunters Branch South, and Turkey Creek. All existing street material will be removed and new street material installed. The new streets will feature a new 8- “ribbon curb” flush with the street (not raised – see Exhibit 1). This curb reduces roadway edge failures and adds significant life to the street.

Exhibit 1 – Bond Project Street Reconstruction



In order to afford the annual debt payments for the 2022 voter-approved Bond, the City increased the ad valorem property tax rate by \$0.01. In addition, the City added its \$1.3M dollar street maintenance fund to keep the tax rate increase to just \$0.01. See page X for the Long-term City Finances focus area of this Town Plan for more information. Once Phase 1 and Phase 1A of the Street Maintenance Plan are complete in 2024-2025, the City is forecast to have exhausted its street maintenance fund, meaning all future street maintenance costs must be borne by grant funding or debt financing.

PHASE 1B – De Zavala Road. This phase will accomplish the re-paving of De Zavala Road with the addition of dedicated bike lanes, sidewalks, and raised curbs, and improve the drainage. This project will compete for federal funding. See page X for De Zavala Road drainage improvements and page X for De Zavala bike and accessibility improvements.

PHASE 2 - Old Shavano Park West neighborhood. The streets in this area were built in the 1970s and are in decent condition largely because of their curbs. The most deteriorated areas of Old Shavano Park West are proposed to be repaired in the \$10M Bond Election. The City already repaired the Arrow Mound cul-de-sac in the fall of 2021 because of its severe deterioration. Cul-de-sacs in Old Shavano Park West are in worse shape than the streets because of turning stress from larger vehicles like trash and delivery trucks. The cul-de-sacs of Turkey Creek, Honey Bee, Elm Spring, Hunters Branch, and Hunters Branch South are all included in the Bond Election for Phase 1.

PHASE 3 - Shavano Creek and Shavano Estates. These streets were built in the late 1970s through the 1980s and are in good to decent condition. These streets all have curbs that help extend the life of the street. Shavano Creek’s main entrance at Post Oak Way and Lockhill Selma is included in the Bond because it has significant street cracking from heavy traffic flow than other parts of the neighborhood. The residential streets further into the subdivision experience less traffic and

are therefore in better condition. The City anticipates with regular maintenance like seal coating and crack sealing, these streets will endure for many more years.

PHASE 4 - Lockhill-Selma and Pond Hill. These two major thorough ways were constructed in the early to mid-2000s and are still in excellent condition. The City anticipates with regular maintenance like seal coating and crack sealing, these streets will endure for many more years. Future replacement of these streets will be significant and quite costly as they must be built to sustain heavy traffic and heavy vehicles like tractor-trailers.

While the City staff has an intuitive understanding of the condition of the streets, the streets in Phases 2, 3, and 4 have not been comprehensively assessed for their pavement condition. Long-term planning and forecasting will be necessary to ensure the street maintenance responsibilities of the City for its 20 miles of public streets do not become overly burdensome to the taxpayers. This Town Plan encourages the City to complete comprehensive assessments of the streets in Phases 2, 3, and 4 to create a more refined and detailed schedule for maintenance and repair.

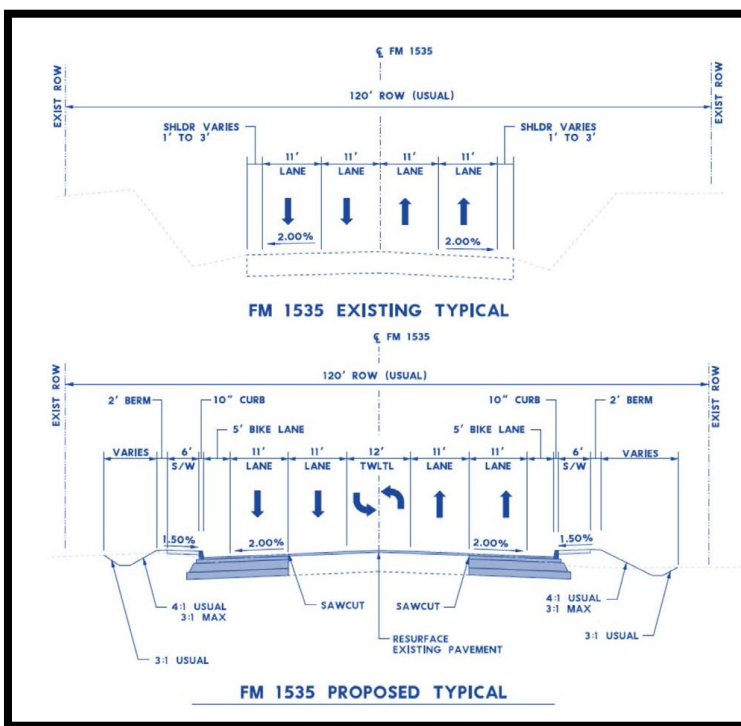
NW Military Highway

NW Military Highway has been under major construction with the Texas Department of Transportation (TxDOT) since the summer of 2021. This project was a major focus of the 2010 and 2018 Town Plans and these plans' vision drove the City's coordination with TxDOT to secure \$15.5M in Federal and State funding through the Alamo Area Municipal Planning Organization. The City was responsible for relocating its water utilities in the State right-of-way, which cost approximately \$925,000.

The project is slated for completion by December 2023 and includes the following improvements to NW Military Highway in the City of Shavano Park (see Exhibit 2):

- Adding a continuous center-turn lane
- Adding dedicated sidewalks and bicycle lanes
- Adding a traffic signal at the Pond Hill Road intersection
- Installing raised medians between Loop 1604 and Wagon Trail Road (improving safety)

Exhibit 2 – NW Military Improvement Project



- Multiple drainage improvements to prevent increased stormwater runoff (storm sewer, expanded culverts)
- Partial reconstruction of residential driveways to safely tie into the expanded highway
- VIA covered bus stop installed near Pond Hill Road and NW Military Highway

This project, while making many accessibility and safety improvements to the highway, is also distressing to many residents because of the removal of so many trees in the right-of-way to make way for the movement of utilities, installation of the storm sewer, and pavement expansion. The City worked closely with TxDOT during the engineering planning and initial construction phases to save as many trees as possible, but the reality of the construction project meant few were saved. In response, the 2021 City Council established the NW Military Highway Beautification Committee.

Many residents who participated in the Town Plan process spoke about the loss of trees on NW Military as damaging to the beauty of the City and also expressed concern about a large strip of concrete and asphalt dividing the City in two. Planting trees near the highway is not possible under TxDOT regulations nor is planting trees over the utilities next to the highway allowable. This limits the areas the City can plant trees. The NW Military Beautification Committee has also considered beautification alternatives to planting trees such as native wildflower gardens, bushes and decorative features. The City will work with TxDOT to determine what is possible in beautifying NW Military after construction and identify possible funding sources. The Governor's Community Achievement Awards is one such potential funding vehicle for NW Military Highway beautification.



Keep Texas Beautiful, in partnership with the Texas Department of Transportation (TxDOT), has awarded the prestigious Governor's Community Achievement Awards (GCAA) to Texas communities for their outstanding overall efforts to keep their communities beautiful since 1969.

In 2023, ten winning communities will share \$2 million in landscaping awards from TxDOT, with the amount based on population size. If selected, the Keep Texas Beautiful program would award Shavano Park a \$110,000 grant. The funds may be used for landscaping projects in state rights-of-way. City staff and the NW Military Highway Beautification Committee will pursue this grant process and coordinate with TxDOT to achieve an actionable vision for landscaping and beautification of NW Military. The Town Plan supports and encourages these efforts to beautify NW Military.

The 2010 and 2018 Town Plans called for the creation of a network of sidewalks, bike lanes, and pathways to connect the City and provide access to nearby San Antonio trails and parks. Since 2018, significant progress has been made in creating this network but much work remains.

By 2024, it is anticipated the new sidewalks and bike lanes on NW Military will be complete and provide immense improvement to the City's connectivity. In 2024 or 2025 the construction of dedicated bike lanes and sidewalks with the federally-funded De Zavala project will likewise drastically improve accessibility.

Exhibit 3 – Map of Current Sidewalk and Bike Lane Network

1. The City of San Antonio installed sidewalks from Basis School to De Zavala in 2022. Although this area is not located in Shavano Park, the City will continue to encourage the City of San Antonio to complete the sidewalks fully from Huebner to De Zavala.
2. The gap (in green) is currently on undeveloped land. Bitterblue, the City's primary developer is currently in pre-planning for the development of the lot. Hike/Bike paths will be constructed on the lot when it is developed.

Water System

In 2009 during a severe state-wide drought, the City drilled into the Trinity Aquifer to diversify the City's water supply, establishing Well #9. Complications with the water from Trinity Aquifer required additional improvements and maintenance to the well and water system over the life of the well. In 2019, Trinity Well #9 was capped and mothballed due to ongoing maintenance costs and low water pumpage rates.

sites. The system is funded by a separate Water Fund and maintained by eight employees, four of which split workload and pay 50/50 with Public Works and the City-wide General Fund. Much of the water infrastructure of the City dates to the original development of the neighborhoods. In Old Shavano Park east of NW Military, that means most water lines date to the 1950s and 1960s. In Old Shavano Park west of NW Military, water lines date to the 1960s and 1970s. Shavano Estates' water lines generally date to the late 1980s through the early 1990s.

Since 2018, the Shavano Park Water Utility has performed numerous upgrades to the system necessitated by street projects in the City – specifically the TxDOT NW Military Highway project, and the City's 2022 Street Bond Project. In both instances, the water lines must be lowered or relocated to remove conflicts with street reconstruction or other utility work. Along NW Military the Water Utility has replaced 3,000 linear feet of water lines and five major crossings. All new pipe replaces aging Asbestos Cement (AC) water lines. The installation and manufacturing of AC water lines ceased in North America in the late 1970s due to health concerns associated with the manufacturing process of AC pipes and the possible release of asbestos fibers from deteriorated pipes.

In preparation for the Street Reconstruction Bond Project that commences in 2023, the Water Utility has been replacing all long water service lines that cross under the street plus ten water main crossings. These water lines were shallow and in conflict with the street reconstruction. It made the most sense to replace the aging lines now before reconstructing streets (see page X for discussion on the 2022 Street Reconstruction Bond Project).

The lack of a full and proper assessment of the water system is the greatest challenge to predicting the City's future water capital and debt financing needs. Such an assessment combined with a water model of the system would enable the Water Utility to:

- Plan capital replacements by identifying the age and material of water mains to determine their usable life
- Determine the appropriate water main size for future installation based on the number of home service connections
- Ascertain whether additional booster pumps are needed for improved fire suppression capability
- Improve the City's ISO Rating; the water system accounts for 40% of the total points and a model could help identify actions to improve the score (see page X for more information on the City's ISO Rating)
- Determine whether additional water capacity (i.e. storage tanks) is needed

Drainage

Shavano Park is situated between the Texas Hill Country to the north and the lower-lying areas of San Antonio proper to the south and has long experienced drainage challenges. These challenges intensified during the 1990s and 2000s with the rapid development within and around Shavano Park. Drainage was a focus area of the 2010 and 2018 Town Plans and a significant focus of the City from 2016-2021 after the completion of a Master Drainage Plan in 2017. Between 2017 and 2021 the City spent \$1,104,798 on drainage projects utilizing the City's drainage reserves in the Capital Fund.

Big Picture - Drainage Reserves	
City Drainage Reserves when started	\$ 1,320,746
Total Expenses 2017 - 2021	\$ (1,104,798)
Transfer to Street Fund for Bond Project (FY23)	\$ (215,948)
Remaining Drainage Reserves January 1, 2023	\$ (0)

This \$1.1M allowed the City to build three low water crossings on Chimney Rock, Bent Oak, and Windmill, clear multiple drainage pathways, and install a pump in a natural depression north of Wagon Trail. Exhibit 4 on the following page reflects a cost breakdown by project.

Exhibit 4 – Breakdown of Drainage Project Expenditures from 2017-2021

Drainage Costs Breakdown (2016 - 2021)		
Engineer Planning	Anticipated Costs	Actual Expenses
KFW Engineering Task Order 4 (Chimney Rock)	\$ 60,307.00	\$ 60,252.39
KFW Engineering Task Order 5 (Bent Oak/Windmill)	\$ 58,800.00	\$ 56,807.76
KFW Engineering Task Order 6 (PER)	\$ 118,000.00	\$ 118,000.00
Engineering costs	\$ 237,107.00	\$ 235,060.15
Construction / Project		
Bent Oak Clearing	\$ 15,000.00	\$ 10,000.00
Windmill Culvert	\$ 280,746.64	\$ 322,550.00
Bent Oak Culvert	\$ 251,493.17	\$ 233,824.00
Chimney Rock Culvert	\$ 292,847.46	\$ 303,364.00
Wagon Trail Depression Pump	\$ -	Bitterblue
Kinnan Way Berm Clearing	\$ -	Bitterblue
Construction costs	\$ 840,087.27	\$ 869,738.00
Totals	\$ 1,077,194.27	\$ 1,104,798.15

[CAPTIALIZE "CULVERT" 3 TIMES IN THE ABOVE TABLE FOR CONSISTENCY]

There remain only three drainage projects identified in the 2017 Master Drainage Plan left to complete. Of the three, one is being accomplished with Federal Funding in the De Zavala improvement project. The remaining two are well beyond current City funding and require unanimous buy-in from property owners to secure drainage easement agreements.

De Zavala Storm Water Culvert

The Federally-funded De Zavala project will capture water run-off from NW Military Highway and the Municipal Tract before it spills across De Zavala and into the yards along Painted Post and Ripple Creek (see Exhibit 5). The project will upgrade the existing culverts that convey water under De Zavala near the Municipal Tract. A 54-inch drain pipe running the length of De Zavala will capture the water and convey it to Olmos Creek.

This pipe (in red in Exhibit 5) will provide considerable relief to properties along Ripple Creek and Painted Post that flood during storm events. In early 2023, the De Zavala project is in the middle of the Engineering process and is anticipated to start construction in 2024.

Exhibit 5 – Drainage near De Zavala



Turkey Creek and Elm Spring Drainage Projects

These drainage projects were studied in the 2020 Preliminary Engineering Report and the estimated cost at that time was \$4.4M, an amount well beyond City reserves. Both projects propose installing storm sewers to capture water flowing through the Turkey Creek/Honey Bee neighborhood and along Elm Spring to carry the water underground to the Olmos Creek basin. The Turkey Creek/Honey Bee project would remove all the homes located north of Long Bow Road from the existing floodplain. The Elm Spring project would prevent roadway flooding in small rain events as it does today. Aside from being costly, both projects will require homeowners to sign drainage easement agreements. Securing buy-in from all homeowners in the vicinity of the projects will be especially challenging.

The decision point to pursue these projects will be part of the scheduled Street Maintenance in Phase 2. These drainage projects could be packaged with street reconstruction in a future bond or grant-funded project.

Exhibit 6 – Remaining two drainage projects



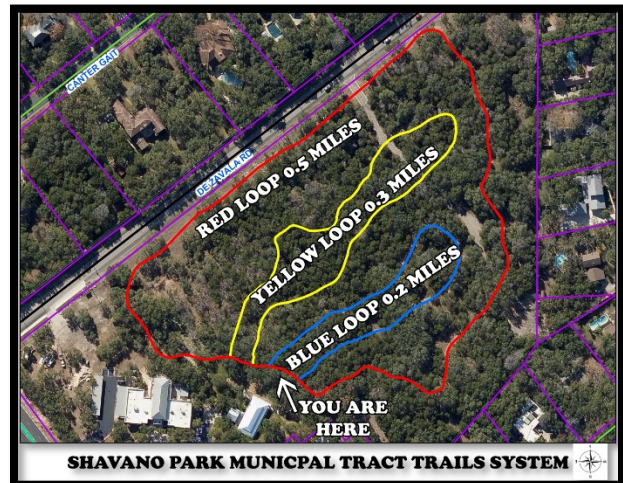
Project	Project Cost Estimate (2020)	
Turkey Creek	\$	3,069,770.96
Elm Spring	\$	1,321,174.11
Total	\$	4,390,945.07

Municipal Tract

The Municipal Tract consists of approximately 22 acres of land located in the center of the City northwest of the intersection of De Zavala Road and NW Military Highway. Rogers Shavano Ranch Inc. deeded the Municipal Tract to the City in 2000 to be used exclusively for "general municipal, municipal recreational, or other community-orientated purposes and/or facilities." This language prohibits development of the tract for residential or commercial purposes. The Municipal Tract was a major focus of the 2010 and 2018 Town Plans. Since the 2018 Town Plan, the City has constructed numerous Community facilities on the Municipal Tract:

- A 1-mile nature trail was constructed in 2019
- A large outdoor pavilion and playgrounds were constructed near City Hall in 2020-2021
- A KIA (killed-in-action) Veterans Memorial honoring three Shavano Park residents who died in combat was constructed in front of the pavilion in 2022.

Additionally, a farmer's market with 20-30 vendors began operating in the parking lot every Sundays



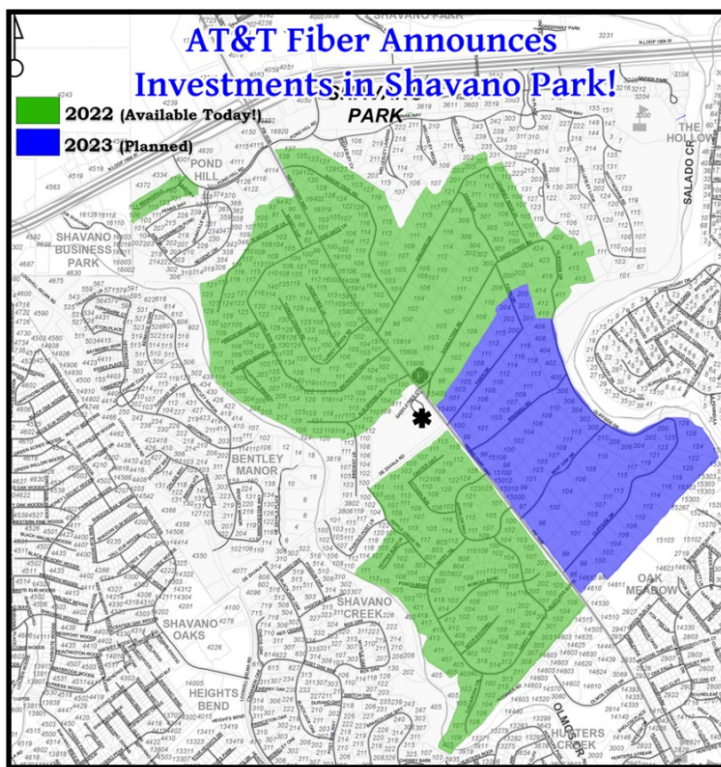
Incremental improvements to the Municipal Tract continue in 2023 with the construction of a shade structure over the playground equipment and the implementation of a trail improvement project funded by a \$10,000 donation from the Starr Family. See page X for the role the Municipal Tract plays in Community Engagement. Residents who participated in the Town Plan process stated a desire to preserve the existing natural habitat of the Municipal Tract.

This Town Plan encourages the City's future leaders to maintain and incrementally improve the Municipal Tract. Feedback from residents should assist in prioritizing the improvements. Possible considerations include additional parking, improvements to the nature trail, additional playgrounds, and recreational facilities.

Fiber Internet Service

The City has limited influence over the private investment decisions of Internet Service Providers (ISPs), but in recent years many residents, City Councilpersons, and City staff began to wonder why Shavano Park did not have fiber direct to home like other surrounding neighborhoods in north Bexar County. In 2022, the City Council articulated a vision and formed a resident-volunteer Internet working group to work with ISPs to bring fiber internet to Shavano Park. City Council's vision was to have fiber internet directly into the homes and businesses across the City to meet the digital demands of the future.

Fiber internet is using glass instead of copper to transmit internet data. The speed and reliability of glass are far higher than copper but glass is more expensive to produce and install. A glass line directly feeding into a home (fiber to the premises, or "FTTP") is relatively rare in the United States. When an ISP advertises High-Speed Internet, they are actually advertising that the backbone internet service in the subdivision or street is glass, but copper lines still feed into your home and generally maxes out at 300 megabits per second (fiber to the curb, or "FTTC"). FTTC increases the internet speed in the area but does not provide the 1+ Gigabit per second speeds and reliability of direct fiber or FTTP (Note: there are 1000 megabits in a single gigabit). Before the working group, only City business areas had access to fiber internet. The majority of the City had FTTC and some areas had only one FTTC provider (no competition).



During discussions with ISPs, the City learned of the challenges that have prevented fiber internet investments to date:

- 1) The amount of rock subsurface makes the final trenching to the home more expensive
- 2) The number of wide-spaced lots limits profitability
- 3) Investing in established neighborhoods is more expensive in general
- 4) Number of gated communities/homes and City solicitation rules make door-to-door sales difficult

In 2022, the Internet Working Group engaged all area ISPs to explore the feasibility of bringing fiber internet direct to homes in Shavano Park. The Working Group saw success with AT&T announcing direct-to-home fiber availability to over 400 homes with expansion plans for 2023 (see map). As of January 25, 2023, 268 residents have signed up for AT&T fiber internet service. The Internet Working Group continues to work to encourage and champion ISP investments in the digital infrastructure of the City. The Town Plan encourages the efforts of City Council and the Internet Working Group to bring fiber internet to all the homes and businesses of Shavano Park.



Public Infrastructure

Public Infrastructure is the physical structures and facilities that act as a basis for quality of life and are essential for movement and business. ~~describes the facilities, systems, and structures made available by the City government for public use that often are taken for granted but are essential to quality of life in a community. This equates to public streets, roads, parking, drainage, greenbelts, electric, gas, water service, lighting, and internet service.~~ Although most Shavano Park of these vital services public infrastructure is are owned and operated by the City. ~~Some of these basic services other systems~~ are provided by private or outside agencies. Shavano Park's ~~Park~~ responsibility primarily falls on ~~deals with~~ furnishes and maintains public buildings, streets, drainage, greenbelts, and the water system. ~~Much of the City's infrastructure was constructed in the 1950s to the 1970s and is approaching presently requires maintenance or replacement requirements. The~~ In the past, the City in the past rarely had the necessary funds available to provide ~~premier-an~~ infrastructure of the highest quality. With the City's growth into a premier City of Bexar County, the residents and businesses ~~es~~ now expect quality-premier infrastructure. ~~Because much of the City's infrastructure was constructed in the 1950s to the 1970s, in the next 5-10 five to ten years, it is anticipated the City likely will face significant infrastructure maintenance requirements in the next five to ten years.~~ This Town Plan encourages future City Councils to pursue grant funding and responsible budgeting for these challenges, but ~~it~~ also acknowledges the role debt financing will play in ~~the~~ future renewal of the City's public infrastructure.

Commented [s1]: Do we need this sentence?

This Town Plan identifies the following Issues and Action Steps in Public Infrastructure:

Issues:

- Residents and businesses demand quality infrastructure; yet funds are limited
- Deteriorating roadstreets and water service lines nearing expected end-of-life
- No comprehensive street assessment for Phases 2, 3, or 4 streets in of the City's Street RoadStreet Maintenance Plan
- City will have little to no street roadstreet or water fund reserves after the completion of Bond/Federal projects are complete in 2024/2025
- Two remaining pre-planned drainage projects (Elm Springs and Turkey Creek) are will cost more than excess

Action Steps:

- Successfully complete the \$10M Bond project and \$4M Federal projects to build resident trust in City's capability to tackle large infrastructure projects
- Complete-Conduct a comprehensive street roadstreet assessment with projected costs and timelines for Phases 2, 3, and 4 streets
- Complete a comprehensive water model to better anticipate future capital requirements
- Prioritize and sequence infrastructure maintenance and replacement competing requirements to be fiscally manageable
- Long-term financial planning to ensure the City's debt burden to City staysremains manageable

Issues (Continued):

- No model of water system exists
- Residents desire bike and pedestrian connectivity
- Keeping Preference to keep the Muni-tract natural and supporting wildlife while providing amenities for citizens
- Not all residences have natural gas or fiber internet service available
- Some drainage problems exceed the City's ability to pay

Action Steps (Continued):

- Consider pedestrian and bicycle improvements including Cliffside Dr. trailhead access
- Pursue grant funding options at State and Federal level for roadstreets, drainage, and water system renewal
- Consider Capital Replacement / Sinking Funds for future water infrastructure replacement
- City must explore new means to fund large drainage projects

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Public Infrastructure Table of Contents

This focus area of the Town Plan covers a multitude of topics; here is the table of contents with links to each section for ease of navigation:

1. City RoadStreets page X
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3. Bike and Pedestrian ~~pathways~~Pathways. page X
4. Water System. page X
5. Drainage. page X
6. Municipal Tract. page X
7. Fiber Internet Service. page X
8. Natural Gas Service page X

City ~~RoadStreets~~ [HOW ARE STREETS DIFFERENT FROM ROADS?]

Shavano Park, like all cities, is responsible ~~to maintain for~~ maintaining public roads and reconstructing all its 20 miles of public streets ~~roadstreets and~~ faces deteriorating roads that date original development in major sections of City. The average ~~roadstreet~~ lifespan is 20 ~~to~~ 30 years, and with good maintenance, 40 ~~to~~ 50 years. Most of the ~~roadstreets~~streets the City is responsible for were built before 1980 (with some dating back to the original development) and are deteriorating. The City is responsible ~~bears the responsibility to maintain 20 miles of public streets roads and in~~ As of 2022, the City had only \$1.3M dollars saved ~~toward this endeavor~~ maintaining and restoring its ~~roadstreets~~. ~~T, but~~ the total cost to maintain and repair the ~~m wasse streets roads is~~ in the millions and well above City savings. This required street ~~rRoadStreet~~ reconstruction and maintenance ~~isare~~ anticipated to be the ~~biggest largest expenses costexpense~~ challenges facing Shavano Park ~~over~~ the next 20 ~~to~~ 30 years.

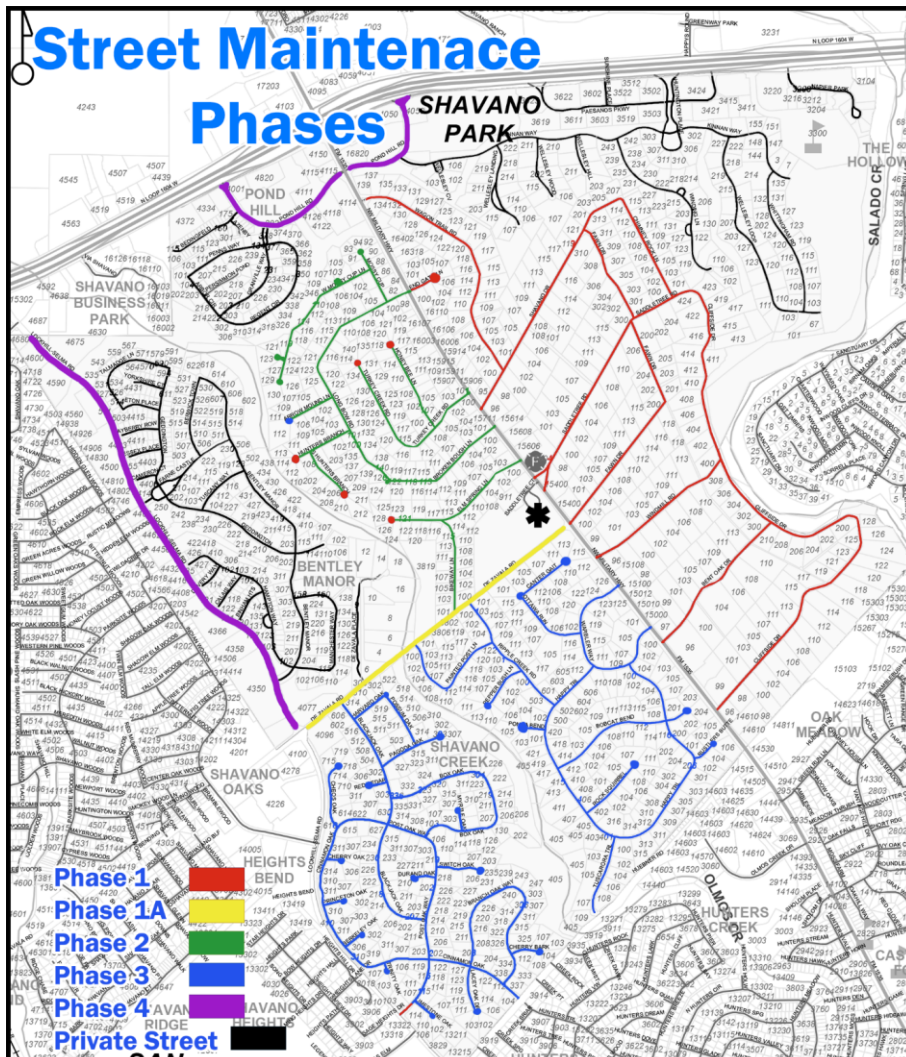
Failing City ~~StreetRoads~~ in Old Shavano



The City will prioritize ~~street roadstreet~~ repair ~~on in~~ the worst areas, while simultaneously implementing a maintenance program for ~~other areas not being repaired~~. Once those problem areas are completed, the next worst ~~streets roadstreets can may~~ be planned and repaired. In 2022 the City ~~in 2022~~ developed a phased-in approach ~~to for street roadstreet~~ repair to be implemented over the next 20 years to ~~be able to~~ afford the work with a minimum ~~effect impact~~ on the budget and property tax rate (see map on next page).

A comprehensive assessment measured the pavement condition indexes of ~~roadstreet~~ sections throughout Old Shavano Park and confirmed the ~~roadstreets in many areas of the City are near failure~~. In 2022, the City ~~took first~~ action to address the deteriorating ~~streets roadstreets and by~~ initiating the first major ~~street roadstreet~~ maintenance project since 2004. In May ~~voters approved was taken with~~ a \$10M ~~voter approved~~ Bond to fully reconstruct six miles of ~~roadstreets~~ in Old Shavano Park (Phase 1 – Red on map). These roads were confirmed to be in near failing state in many areas with a ~~A~~ comprehensive street assessment that measured the

~~pavement condition indexes of road sections throughout Old Shavano Park and confirmed the roads in many areas of the City are near failure.~~ In ~~2022 the same year,~~ the City also secured \$4M ~~via~~ a federally-funded Community Project Funding Request in the 2023 Federal Budget from the office of Congressman Tony Gonzales (TX-23) and the United States Congress. ~~The City will use these funds on to improve~~ De Zavala Road ~~to improve with~~ drainage facilities, ~~added~~ bike lanes and sidewalks, ~~along with re-paving and re-pave~~ the ~~road~~ surface. The drainage and accessibility improvements of this project will be discussed in ~~respective subsequent~~ sections.
~~[I HAVE CHANGED "STREET" TO "ROAD" TO BE CONSISTENT THROUGHOUT; YOUR PREFERENCE]~~

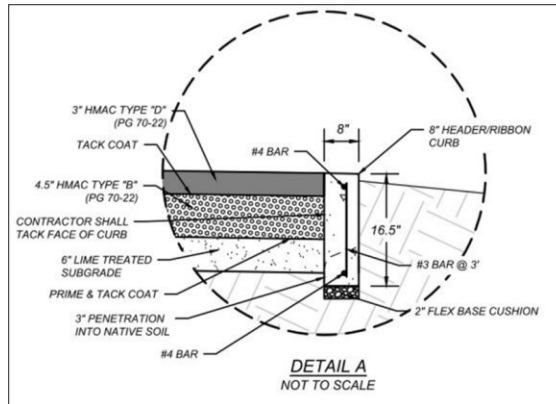


PHASE 1A — Prioritizing the urgent need. The 2022 Bond Project (Phase 1) is for the complete ~~road~~-reconstruction of the roadstreets in the worst condition ~~roads~~ and includes 3 components: (1) complete ~~street~~-reconstruction of Bent Oak, Chimney Rock, Cliffside, End Gate, Fawn,

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Saddletree, Shavano, Wagon Trail, Windmill; (2) ~~r~~Repaving of ~~the~~ Post Oak Way entrance (from Lockhill-Selma); and (3) complete ~~street~~ reconstruction of the cul-de-sacs of Elm Spring, Honey Bee, Hunters Branch, Hunters Branch South, and Turkey Creek. All existing ~~roadstreet~~ material will be removed and new ~~roadstreet~~ material installed. The new ~~roadstreets~~ will ~~come with feature~~ a new 8-inch curb ~~is called a~~ "ribbon curb" ~~and is~~ flush with ~~the~~ ~~roadstreet~~ (not raised – see Exhibit 1). This curb reduces roadway edge failures and adds significant life to ~~the roadstreet~~.

Exhibit 1 – Bond Project ~~Street RoadStreet~~



In order to afford the annual debt payments ~~on for~~ the 2022 voter-approved Bond, the City's ~~increased the~~ ad valorem property tax ~~rate was increased~~ by \$0.01. In addition, the City ~~added its used its the entire~~ \$1.3M dollar ~~street roadstreet~~ maintenance ~~fundsavings in order to~~ keep the tax rate increase to just \$0.01. See page X for the Long-term City Finances focus area of this Town Plan for more ~~discussion information~~. ~~It is important to note here though that once Once~~ Phase 1 and Phase 1A of the ~~Street RoadStreet~~ Maintenance Plan are complete in 2024-2025, the City is ~~forecast predicted~~ to have exhausted its ~~street roadstreet~~ maintenance ~~fundsavings, meaning and~~ all future ~~street roadstreet~~ maintenance costs ~~will have to must be~~ borne by grant funding or debt financing.

PHASE 1B – ~~De Zavala Road~~. ~~The This phase will accomplish the~~ re-paving of De Zavala Road with ~~the~~ addition of dedicated bike lanes, sidewalks, ~~with and~~ raised curbs, and ~~improve the~~ drainage ~~improvements~~. This project will ~~be~~ competed for federal funding. See page X for De Zavala Road ~~driange drainage~~ improvements and page X for De Zavala bike and accessibility improvements.

PHASE 2 - Old Shavano Park West neighborhood. The ~~streets roadstreets~~ in this area were built in the 1970s and are in decent condition largely because of their curbs ~~and newer age than Old Shavano Park East~~. The ~~worst most~~ deteriorated areas of Old Shavano Park West ~~neighborhoods is are~~ proposed to be repaired in the \$10M Bond Election. ~~In fact t~~ The City already repaired ~~the~~ Arrow Mound cul-de-sac in ~~the~~ fall ~~of~~ 2021 because of its severe deterioration. Cul-de-sacs in Old Shavano Park West are in ~~the~~ worse shape than the ~~roadstreets~~ because of ~~the regular~~ turning ~~of stress from~~ larger vehicles like trash and delivery trucks ~~as they turn around in a cul-de-sac~~. The cul-de-sacs of Turkey Creek, Honey Bee, Elm Spring, Hunters Branch, and Hunters Branch South are all included in the Bond Election for Phase 1.

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PHASE 3 - Shavano Creek and Shavano Estates. These ~~streets roadstreets~~ were built in the late 1970s ~~through the-~~ 1980s and are in good to decent condition. These ~~streets roadstreets also~~ all have curbs that help extend ~~the~~ life of the ~~roadstreet~~. ~~Shavano Creek's main The Lockhill-Selma entrance of at Post Oak Way and Lockhill Selma in Shavano Creek~~ is included in the Bond because it has significant ~~roadstreet~~ cracking ~~due to much heavier from heavy~~ traffic flow ~~due to being the main entrance to the subdivision from Lockhill-Selma than other parts of the neighborhood~~. The residential ~~s roadstreets~~ further into the subdivision ~~see experience~~ less traffic and are therefore in better condition. The City anticipates with regular maintenance ~~such as like~~ seal coating and crack sealing, these ~~roadstreets can will~~ endure for many more years. ~~Due to these roads better pavement conditions these neighborhoods are put in Phase 3.~~

PHASE 4 - Lockhill-Selma and Pond Hill. These two major thorough ways were constructed in the early to mid-2000s and are still in excellent condition. The City anticipates with regular maintenance ~~such as like~~ seal coating and crack sealing, these ~~roadstreets can will~~ endure for many more years. ~~Future replacement of these roadstreets These~~ will be significant and quite costly ~~road projects in the future~~ as they must be built to sustain heavy traffic and heavy vehicles like ~~trailer truck tractor-trailers. This is why these streets are placed in Phase 4.~~

While the City ~~staff~~ has an intuitive understanding of the condition of the ~~roadstreets~~, the ~~roadstreets~~ in Phases 2, 3, and 4 have not been comprehensively assessed for their pavement condition. Long-term planning and forecasting will be necessary to ensure the ~~street roadstreet~~ maintenance responsibilities of the City for its 20 miles of public ~~roadstreets~~ do not become overly burdensome to the ~~tax payer taxpayers of the City~~. This Town Plan encourages the City to complete comprehensive ~~street assessments assessments~~ of the streets in Phases 2, 3, and 4 to create ~~a~~ more refined and ~~detailed accurate~~ schedule for maintenance and repair.

NW Military Highway

~~Since the summer of 2021,~~ NW Military Highway has been under major construction with the Texas Department of Transportation (TxDOT) since the summer of 2021. This ~~improvement of NW Military project~~ was a major focus of the 2010 and 2018 Town Plans and these plans' vision drove the City's coordination with TxDOT to secure \$15.5M in Federal and State funding through the Alamo Area Municipal Planning Organization. The City was responsible ~~to relocate for relocating~~ its water utilities in the State right-of-way, which cost approximately \$925,000.

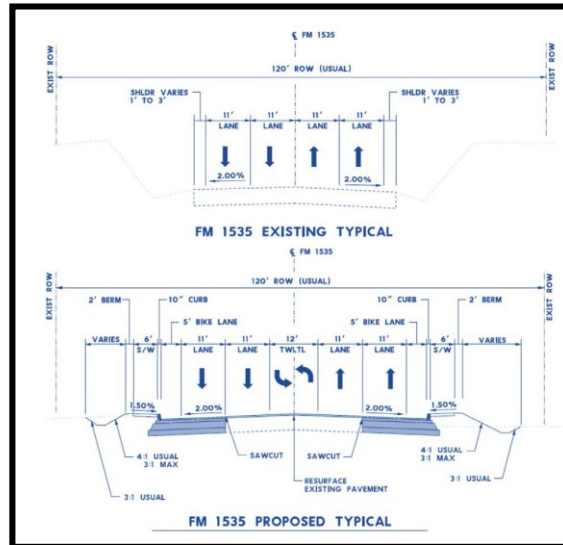
The project is slated ~~to complete for completion~~ by December 2023 and includes the following improvements to NW Military Highway in the City of Shavano Park (see Exhibit 2):

- Adding a continuous center-turn lane
- Adding dedicated sidewalks and bicycles lanes
- Adding a traffic signal at the Pond Hill Road intersection
- Installing raised medians between Loop 1604 and Wagon Trail Road (improving safety)
- Multiple drainage improvements to prevent increased ~~storm water~~ stormwater runoff (storm sewer, expanded culverts)
- Partial reconstruction of residential driveways to safely tie into the expanded ~~road~~ highway
- VIA covered bus stop installed near Pond Hill Road ~~and~~ NW Military Highway

~~This Town Plan looks to the future with what NW Military Highway will look like after December 2023 and the completion of the project.~~

This project, while making many accessibility and safety improvements to the highway, is also distressing to many residents because of the ~~cutting down~~ removal of so many trees in the right-of-way. ~~These trees being cut down was necessary~~ to make way for the movement of utilities, installation of the storm sewer, and pavement expansion. The City ~~coordinated worked~~ closely with TxDOT ~~in~~ during the engineering planning and initial construction phases to save as many trees as possible, but the reality of the construction project meant few were saved. In response,

Exhibit 2 – NW Military Improvement Project



the 2021 City Council ~~in 2021~~ established the NW Military Highway Beautification Committee. Many residents who ~~participated~~participated throughout in the Town Plan process spoke ~~about~~to the loss of trees on NW Military as damaging to the beauty of the City and also ~~spoke~~expressed concern about a sense of a large stripe of concrete and asphalt dividing the City in two. Planting trees near the highway is not possible under TxDOT regulations nor is planting trees over the utilities next to the highway allowable. This limits the areas the City can plant trees. The NW Military Beautification Committee has also considered beautification alternatives to planting trees such as native wildflower gardens, bushes and decorative features. The City will work with TxDOT to determine what is possible in beautifying NW Military after construction and identify possible funding sources. The Governor's Community Achievement Awards is one such potential funding vehicle for NW Military Highway beautification. ~~(NEED A BIG FINISH HERE; TALK ABOUT THE DESIRE/INTENTION TO BEAUTIFY NM MILITARY AND HOW WE WILL PURSUE CREATIVE WAYS TO FUND THE IMPROVEMENTS.)~~



~~The Governor's Community Achievement Awards is a potential funding vehicle for NW Military Highway beautification.~~ Keep Texas Beautiful, in partnership with the Texas Department of Transportation (TxDOT), has awarded the prestigious Governor's Community Achievement Awards (GCAA) to Texas communities for their outstanding overall efforts to keep their communities beautiful since 1969.

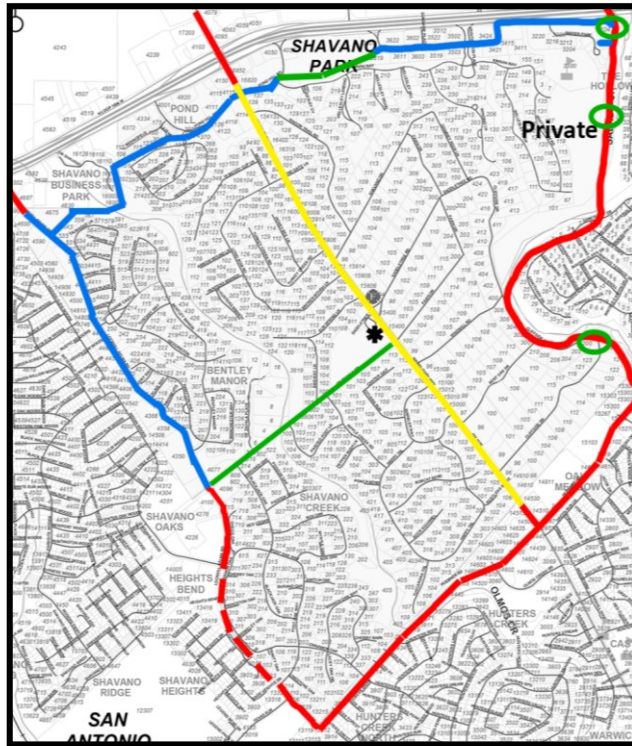
In 2023, ten winning communities will share \$2 million in landscaping awards from TxDOT, with the amount based on population size. ~~City~~If selected, the Keep Texas Beautiful program would awardreceive Shavano Park a \$110,000 grant if awarded by the Keep Texas Beautiful program. The funds ~~can~~may be used for landscaping projects in state rights-of-way. City staff and the NW Military Highway Beautification Committee will pursue this grant process and coordinate with TxDOT to achieve an actionable vision for landscaping and beautification ~~for the road of NW Military.~~ The Town Plan supports and encourages these efforts to ~~achieve beautification improvements for~~beautify NW Military.

Bike and Pedestrian Pathways

The 2010 and 2018 Town Plans called for ~~athe~~ creation of a network of sidewalks, bike lanes, and ~~trailheads-pathways~~ to ~~interconnect~~ the City and provide access to nearby San Antonio ~~pathways-trails~~ and parks. Since 2018, significant progress has been made ~~on-in~~ creating this network but much work remains ~~to-be-completed~~.

By 2024, it is anticipated the new sidewalks and bike lanes on NW Military will be complete and provide immense improvement to the City's ~~accessibilityconnectivity~~. In 2024 ~~or-~~ 2025 the construction of dedicated bike lanes and sidewalks with the federally-funded De Zavala project will likewise ~~be-drastic-drastically~~ improve ~~ment-to~~ accessibility.

After these projects, there remains two portions of trails – one in San Antonio jurisdiction between De Zavala Road and Huebner Road (see dashes red in Exhibit 3) and a portion connecting NW Military to the north Salado Creek Greenway trailhead (green line near 1604).



- Constructed
- Planned
- Salado Creek Trailhead
- San Antonio Constructed
- - San Antonio Future
- TxDoT Project

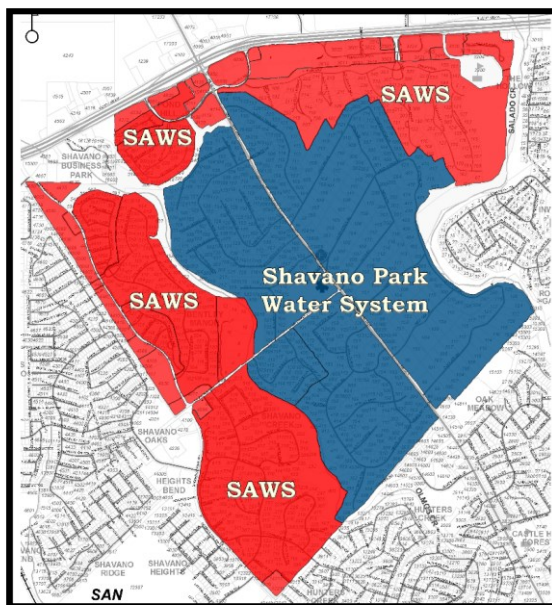
Exhibit 3 – Map of Current Sidewalk and Bike Lane Network

[MAKE “TRAIL HEAD” ONE WORD TO THE LEFT]

1. The City of San Antonio ~~in-2022~~ installed sidewalks from Basis School to De Zavala in 2022. Although this area is not located in Shavano Park, The City ~~of Shavano Park~~ will continue to encourage the City of San Antonio to complete the sidewalks fully from Huebner to De Zavala.

- The final ~~hike / bike~~[hike/bike](#) accessibility ~~topic location to discuss~~ is the southern Cliffside ~~trialhead~~[trailhead](#) access to Salado Creek Greenway. The City has made some improvements to the pathway since the 2018 Town Plan but has preserved a natural footpath. Residents who participated in the Town Plan process expressed [a](#) desire for improved accessibility on the trail similar to the paved and gated access Inwood HOA has [constructed](#) across Salado Creek Greenway in [the](#) City of San Antonio. ~~There are difficulties c~~[re](#)creating a similar trailhead [would be difficult because](#)~~due to limited, there is no room for a~~ parking area, challenges re-grading the path, and limited ability for [the](#) City of Shavano Park to ~~put up a gate to install and~~ monitor ~~and a~~ [controlled](#) access [gate](#). This Town Plan encourages future City Councils to ~~monitor~~[keep an eye on](#) developments near the Cliffside trail access point, but also to remember the trailhead is near existing homes and further improvements will require [considerable funds](#), careful consideration, and [meticulous](#) planning.

Shavano Park Water Utility was created in 1972 after the **transfer-conveyance** of the existing water infrastructure from the Forest Oaks Development Company to the City of Shavano Park. After the development of the Ripple Creek/Painted Post neighborhood south of De Zavala concluded, further development ceased for a number of years primarily due to a lack of water; the Edwards Aquifer wells in the original City were all limited-capacity wells. The Shavano Park Water Utility was the only water provider in the City until the annexation and development of land in the early 2000s. Those annexed areas annexed in the early 2000s became the neighborhoods of Bentley Manor, De Zavala Estates, Huntington, Pond Hill, and Shavano Estates. All tThose neighborhoods and are serviced by the San Antonio Water System (SAWS). In fact, after the development of the Ripple Creek/Painted Post neighborhood south of De Zavala, further development ceased for a number of years primarily due to a lack



of water. ~~The Edwards Aquifer wells in the original City were all limited capacity~~ limited-capacity wells.

In 2009 during a severe state-wide drought, the City drilled into the Trinity ~~Acquifer~~ Aquifer to diversify the City's water supply, ~~creating~~ establishing Well #9. Complications with the water from Trinity ~~Acquifer~~ Aquifer required additional improvements and maintenance to the well and water system over the life of the well. In 2019, ~~the~~ Trinity Well #9 was capped and ~~mothballed~~ mothballed due to ongoing maintenance costs and low water pumpage rates.

Today the Shavano Park water utility serves 713 customers in an area covering roughly half the City (see map) using Edwards ~~Acquifer~~ Aquifer Water. Over the last three years, the Shavano Park Water Utility pumped on average ~~200,580,413~~ 200,580,413 gallons ~~or 615 acre-feet of water~~ per year ~~or 615 acre-feet of water.~~ The system maintains four well sites and pumps water through two distribution sites. The system is ~~maintained by eight employees and~~ maintained by eight employees and funded by a separate Water Fund ~~and maintained by eight employees.~~ (four of which employees split at 50% both workload and pay 50/50 with Public Works and the City-wide General Fund). Much of the water infrastructure of the City dates to the original development of the neighborhoods. In Old Shavano Park east of NW Military, that means most water lines date to the 1950s and 1960s. In Old Shavano Park west of NW Military, water lines date to the 1960s and 1970s. Shavano Estates' water lines generally date to the late 1980s through the early 1990s.

Since ~~the~~ 2018 ~~Town Plan~~ the Shavano Park Water Utility has ~~been performing~~ been performing numerous upgrades to the system ~~due to necessitated by road/street~~ due to necessitated by road/street projects in the City – ~~both specifically~~ both specifically the TxDOT NW Military Highway project, ~~but also and~~ but also and the City's 2022 ~~Street Road~~ Street Road Street Bond Project. In both instances, the ~~lowering or moving of water lines is necessary~~ water lines must be lowered or relocated to remove conflicts with road/street reconstruction or other utility work. Along NW Military the Water Utility has replaced 3,000 linear feet of water lines and ~~5-five~~ 5-five major crossings. All new pipe ~~replaced-replaces~~ replaced-replaces aging Asbestos Cement (AC) water lines. ~~The~~ The installation and manufacturing of AC water lines ~~largely ceased~~ discontinued in North America in the late 1970s due to health concerns associated with the manufacturing process of AC pipes and the possible release of asbestos ~~fibres~~ fibers from deteriorated pipes.

In preparation for the ~~Street Road~~ Street Road Street Reconstruction Bond Project that commences in 2023, the Water Utility has been replacing all long water service lines that cross under the ~~road/street~~ road/street ~~as well as plus ten~~ 10-water main crossings. These water lines were shallow and in conflict with the road/street reconstruction. ~~In addition, the replacement of these aging lines~~ It made the most sense to ~~do so~~ replace the aging lines now before ~~newly~~ newly reconstructing ~~road/streets were installed~~ road/streets were installed (see page X for discussion on the 2022 Street Reconstruction Bond Project).

The lack of a full and proper assessment of the water system is the biggest-greatest challenge to predicting the City's future water capital needs and debt financing needs. ~~the lack of a full and proper assessment of the water system.~~ As of early 2023, the City has only partial age and

~~material of the water mains from the recent projects. Such an assessment combined with a water model of the system would enable the Water system Utility to:~~

~~The age of each water main within the distribution~~

- ~~• Capital pPlan capital replacements water main replacements by identifying knowing the age and material types of water mains and when they to determine their usable life-need replacement due to material deterioration~~
- ~~• Building and understanding a water model. Water models can help determine:~~
 - ~~• To determineTheDetermine the future best appropriate water main size for future installation based on the number of houseshome service connections-~~
 - ~~• Material types and when they need replaced due to material deterioration~~
 - ~~• If Ascertain whether additional booster pumps in the system are needed added to the system for improved fire suppression-suppression capability~~
 - ~~• Improve the City's ISO Rating; the water system accounts for 40% of the total points and a A model will help could help determine many thingsidentify -actions to -help-improve the score-City's ISO-rating, since the water system is 40 points of the 100 (see page X for more information on the City's ISO Rating)-~~
 - ~~• DetermineIf whether additional water capacity (i.e. storage tanks) is needed~~

Drainage

Shavano Park is situated between the Texas Hill Country to the north and the ~~lower-lyinglower-~~ lying areas of San Antonio proper to the south and has long experienced drainage challenges. These challenges intensified during the 1990s and 2000s with the rapid development within and around Shavano Park. Drainage was a focus area of the 2010 and 2018 Town Plans and a significant focus of the City from 2016-2021 after the completion of a Master Drainage Plan in 2017. Between 2017 and 2021 the City spent \$1,104,798 on drainage projects ~~from~~ utilizing the City's drainage reserves in the Capital Fund.

Big Picture - Drainage Reserves	
City Drainage Reserves when started	\$ 1,320,746
Total Expenses 2017 - 2021	\$ (1,104,798)
Transfer to Street Fund for Bond Project (FY23)	\$ (215,948)
Remaining Drainage Reserves January 1, 2023	\$ (0)

This \$1.1M ~~spent built~~ allowed the City to build three low water crossings on Chimney Rock, Bent Oak, and Windmill, cleared multiple drainage pathways, and installed a pump in a natural depression north of Wagon Trail. Exhibit 4 on the following page reflects Aa cost breakdown of the cost by project-is on the following page in Exhibit 4.

Exhibit 4 – Breakdown of Drainage Project Expenditures from 2017-2021

Drainage Costs Breakdown (2016 - 2021)		
Engineer Planning	Anticipated Costs	Actual Expenses
KFW Engineering Task Order 4 (Chimney Rock)	\$ 60,307.00	\$ 60,252.39
KFW Engineering Task Order 5 (Bent Oak/Windmill)	\$ 58,800.00	\$ 56,807.76
KFW Engineering Task Order 6 (PER)	\$ 118,000.00	\$ 118,000.00
Engineering costs	\$ 237,107.00	\$ 235,060.15
Construction / Project		
Bent Oak Clearing	\$ 15,000.00	\$ 10,000.00
Windmill Culvert	\$ 280,746.64	\$ 322,550.00
Bent Oak Culvert	\$ 251,493.17	\$ 233,824.00
Chimney Rock Culvert	\$ 292,847.46	\$ 303,364.00
Wagon Trail Depression Pump	\$ -	Bitterblue
Kinnan Way Berm Clearing	\$ -	Bitterblue
Construction costs	\$ 840,087.27	\$ 869,738.00
Totals	\$ 1,077,194.27	\$ 1,104,798.15

[CAPTIALIZE "CULVERT" 3 TIMES IN THE ABOVE TABLE FOR CONSISTENCY]

There remains only three drainage projects identified in the 2017 Master Drainage Plan left ~~incomplete~~to complete. Of the three, one is being accomplished with ~~the~~ Federal Funding in the De Zavala improvement project. The remaining two are well beyond current City funding and require unanimous buy-in from property owners ~~buy-in~~ to secure drainage easement agreements.

De Zavala Storm Water Culvert.

The Federally-funded De Zavala project will capture water ~~running-run-off~~ from NW Military Highway and the Municipal Tract and NW Military Highway before it spills across De Zavala and into the ~~homes-yards~~ along Painted Post and Ripple Creek ~~towards De Zavala~~ (see Exhibit 5). The project will upgrade the existing culverts that convey water under De Zavala near the Municipal Tract. A 54-inch drain pipe running the length of De Zavala will capture the water. This water will be captured by a 54-inch drain pipe that will run the length of De Zavala and convey it to the Olmos Creek.

This pipe (in red in Exhibit 5) will provide considerable relief to properties along Ripple Creek and Painted Post that flood during storm events. In early 2023, the De Zavala project, in early 2023, is in the middle of the Engineering process and is anticipated to start construction in 2024.

Exhibit 5 – Drainage near De Zavala



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Turkey Creek and Elm Spring Drainage Projects

~~Both of these~~ These drainage projects were studied in the 2020 Preliminary Engineering Report and ~~total the estimated cost at that time was~~ \$4.4M ~~to achieve, an amount~~ well beyond City reserves. Both projects propose ~~install—installing~~ storm sewers to capture water flowing through the Turkey Creek/Honey Bee neighborhood and along Elm Spring ~~and—to~~ carry the water underground to the Olmos Creek basin. The Turkey Creek/Honey Bee project would remove all the homes located north of Long Bow Road from the existing floodplain. The Elm Spring project would prevent ~~the~~ roadway ~~becoming flooded~~ flooding in ~~even~~ small rain events as it ~~is—does~~ today. ~~Aside from~~ Both projects, in addition to being costly, both projects will require homeowners to sign drainage easement agreements ~~with private property owners to convey the water to the Olmos as well. This~~ Securing buy-in from all homeowners in the vicinity of the projects will be especially challenging. Property owner buy-in will be another challenge to these projects.

The decision point to pursue these projects will be ~~with part of~~ the scheduled ~~Road~~ Street Maintenance in Phase 2. These drainage projects could be packaged with ~~the road~~ street reconstruction in a future bond or grant-funded project.

Municipal Tract

The Municipal Tract consists of approximately 22 acres of land ~~and is~~ located in the center of the City ~~at the~~ northwest ~~of the~~ intersection of De Zavala Road and NW Military Highway. Rogers Shavano Ranch Inc. deeded ~~The Municipal Tract was deeded to the City by Rogers Shavano Ranch Inc. in 2000 to be used exclusively for "general municipal, municipal recreational, or other community-orientated purposes and/or facilities." This restriction language ensures the tract is designated—prohibits development of the tract for residential or commercial purposes solely for~~

Exhibit 6 – Remaining two ~~big~~ drainage projects



Project	Project Cost Estimate (2020)
Turkey Creek	\$ 3,069,770.96
Elm Spring	\$ 1,321,174.11
Total	\$ 4,390,945.07

municipal and community use and will not be developed for any residential or commercial uses. The Municipal Tract was a major focus of the 2010 and 2018 Town ~~Plan~~Plans. Since the 2018 Town Plan, the City has constructed numerous Community facilities ~~have been constructed on the Municipal Tract~~;

- In 2019, a 1-mile ~~Nature nature~~ Trail trail was constructed on the Municipal Tract in 2019
- In 2020-2021, a large outdoor pavilion and playgrounds were constructed near City Hall in 2020-2021-
- In 2022, a KIA (killed-in-action) Veterans Memorial honoring to three Shavano Park residents who died in combat was constructed in front of the Outdoor Pavilion in 2022-
- In 2022, the Municipal Tract began hosting a Farmer's Market with 20-30 vendors



Incremental improvements to the Municipal Tract continue in 2023 with the construction of a shade structure over the playgrounds



participating began operating at the pavilion on every Sundays-



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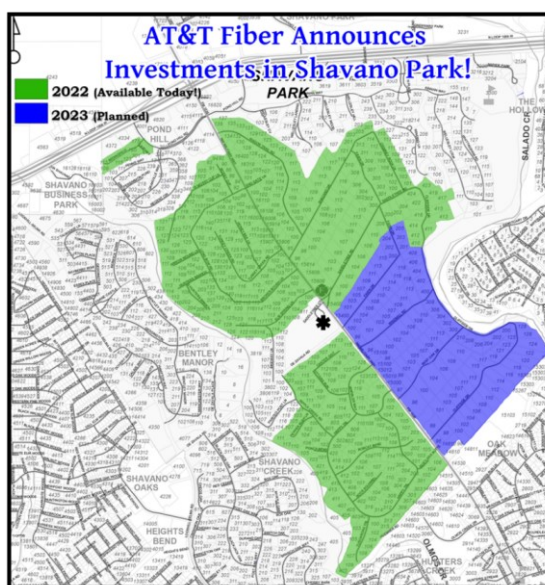
~~equipment~~ and ~~the implementaton~~ implementation of a ~~Starr Family Tr~~ Starr Family Trail improvement project funded by a \$10,000 donation from the Starr Family, ~~long time residents of the City~~. See page X for the role the Municipal Tract plays in Community Engagement. Residents who participated in the Town Plan process stated a desire to preserve the existing natural habitat of the Municipal Tract.

This Town Plan encourages the City's future leaders to maintain and incrementally improve the Municipal Tract. Feedback from residents should assist in prioritizing the improvements. Possible considerations include: additional parking; ~~improvements to the nature trail;~~ improvements to the nature trail; additional playgrounds ~~or, and~~ and recreational facilities.

Fiber Internet Service

The City has limited influence over the private investment decisions of Internet Service Providers (-ISPs), but in recent years many residents, City Council persons, and City staff began to wonder why Shavano Park did not have fiber direct to home like other surrounding neighborhoods in north Bexar County. In 2022, the City Council ~~created~~ articulated a vision ~~along with~~ and formed a resident-volunteer Internet working group to work with internet service providers (ISPs) to bring fiber internet to Shavano Park. ~~This City Council's~~ This City Council's vision was to have fiber internet directly into the homes and businesses ~~of Shavano Park~~ across the City to meet the digital demands of the future.

Fiber internet is using glass ~~instead of copper~~ to transmit internet data ~~rather than copper~~. The speed and reliability of glass ~~is~~ are far higher than copper but glass is more expensive to produce and install. A glass line directly feeding into a home (fiber to the premises, or "FTTP") is relatively rare in the United States. When an ISP advertises High-Speed Internet, ~~what~~ they are actually advertising ~~is that~~ the backbone internet service in the subdivision or street is glass, but copper lines ~~still feeds~~ into your home and generally maxes out at 300 megabits per second (fiber to the curb, or "FTTC") ~~(generally maxed-out at 300 megabit per second)~~. ~~This FTTC~~ increases the internet speed in the area but does not provide the 1+ Gigabit per second speeds and reliability of direct fiber or FTTP. (Note: there are 1000 megabits ~~is~~ in a single gigabit). Before the working group ~~began~~, only City business areas had



access to fiber internet. The majority of the City had FTTC and some areas had only one FTTC provider (no competition).

During discussions with ISPs, the City learned ~~these of the~~ challenges that have prevented fiber internet investments to date:

- 1) The amount of rock subsurface makes the final trenching to the home more expensive.
- 2) The number of ~~wide-spaced~~ wide-spaced lots ~~hurts~~ limits profitability.
- 3) Investing in ~~to~~ established neighborhoods is more expensive in general.
- 4) Number of gated ~~communities / homes~~ communities/homes and City solicitation rules make door-to-door sales difficult.

~~AT&T advised the Internet Working Group they are presently expanding their fiber internet service only to areas with above ground utilities on electric poles and to newly built subdivisions. All the areas AT&T is expanding fiber internet service in today are either have utilities that are above-ground on electrical poles are newly built subdivisions. The Internet Working Group and City staff will continue to engage ISPs to encourage investment in the City and to see what can may be done to overcome the above challenges.~~

In 2022, the Internet Working Group engaged all area ~~internet service providers~~ ISPs to explore the feasibility of bringing fiber internet direct to homes in Shavano Park. The Working Group saw success with AT&T announcing ~~direct-to-home~~ direct-to-home fiber ~~availability~~ availability to over 400 homes with expansion plans for 2023 (see map). As of January 25, 2023, 268 residents have signed up for AT&T ~~f~~ fiber internet service. The Internet Working Group continues to work to encourage and champion ISP investments in the digital infrastructure of the City. The Town Plan encourages the efforts of City Council and the Internet Working Group to bring ~~f~~ fiber internet to all the homes and businesses of Shavano Park. [THE LAST 2 PARAGRAPHS CONFLICT WITH EACH OTHER; CONSIDER DELETING THE 2ND TO LAST ONE]



Shavano Park Town Plan - Public Infrastructure

It's time to update the City's Town Plan and we need your input! This is the fifth survey of six town plan focus areas. To ensure we reach the widest cross-section of citizens, the City will use a range of tools and approaches to encourage participation from a place and at a time convenient to you. The fourth focus area is PUBLIC INFRASTRUCTURE.

WRITE IN

Complete the survey below. Alternatively, you may provide feedback by texting "Town Plan" to 210.853.2003 or emailing to contact@shavanopark.org.

SHOW UP

Attend the public hearing during the Planning & Zoning Commission meeting at 6:30pm on Wednesday, March 1, 2023 at 900 Saddletree Court.

DIAL IN

Participate in the public hearing remotely. Dial in on Wednesday, March 1, 2023 at 6:30pm. Zoom phone is (xxx) xxx-xxxx and use meeting ID: xxx-xxxx-xxxx.

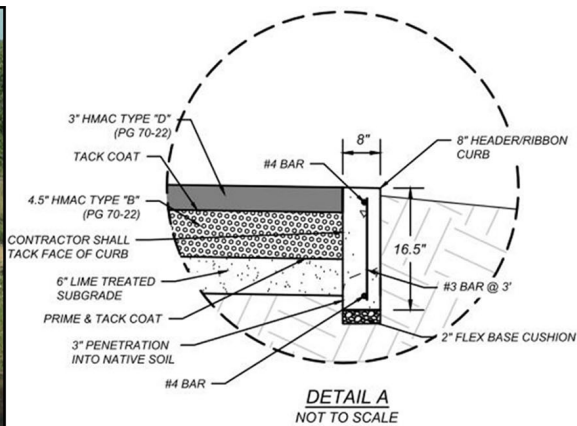
Visit <https://www.shavanopark.org/townplan> for historical information, updates and more.

* 1. **First and Last Name**

* 2. **Street Address**

3. Immediate Challenge: Street Reconstruction Bond Project

The \$10M 2022 Bond Project allows the City to completely reconstruct the streets in worst condition. It includes 2 components: (1) complete reconstruction of the streets of Bent Oak, Chimney Rock, Cliffside, End Gate, Fawn, Saddletree, Shavano, Wagon Trail, Windmill and (2) complete reconstruction of the cul-de-sacs of Elm Spring, Honey Bee, Hunters Branch, Hunters Branch South, and Turkey Creek. See the image below for the reconstruction standard. To learn more about this project visit <https://www.shavanopark.org/streetbond>



This project will reconstruct 6 miles of streets. In addition, gas service lines and many water service lines will be upgraded in Old Shavano Park east of NW Military. This will be the largest construction project in the City's history.

What do you like about this project and what are your greatest concerns?

4. **Immediate Challenge: De Zavala Federally Funded Project**

De Zavala Road will be improved in 2024 using Federal funds. The four goals of the project are: (1) install 54 inch drain pipe under the street to convey all water currently spilling from the Municipal Tract towards homes on Ripple Creek/Painted Post, (2) re-pave the street, (3) add raised sidewalks, bike lanes and 2 feet of buffer between the bike lane and car lane, (4) reduce the height of the hill near Bikeway by about 2.25 feet to improve sight lines. The project is still in engineering and plans are not yet finalized.



What do you like about this project or what are your basic concerns regarding the De Zavala project plans?

5. **Long-term Challenge: Phasing the Maintenance of City Streets**

The phasing and prioritization of street maintenance will be key to ensure financing remains feasible and manageable. City Staff has put together this long-term plan to meet the

challenge of maintaining the City's streets as follows:

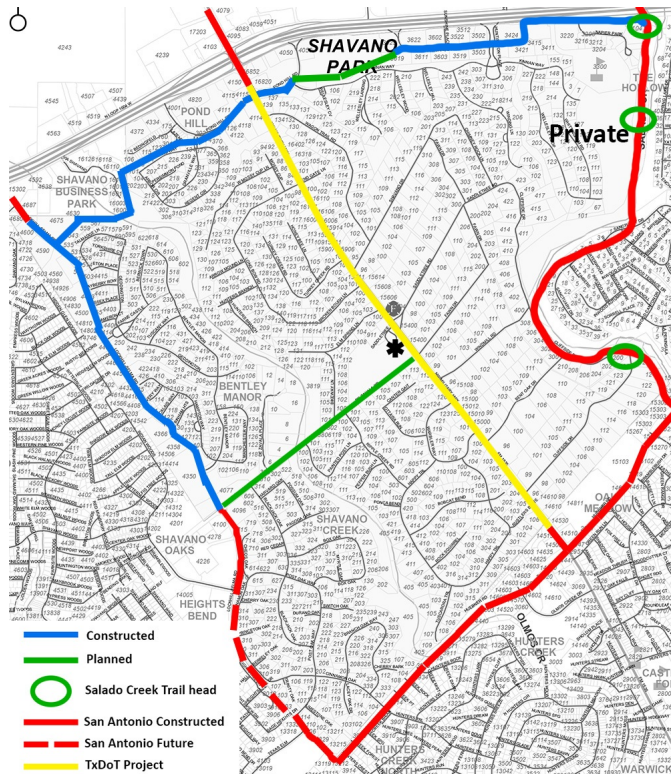
PHASE 2 - Old Shavano Park West neighborhood

(neighborhood north of City Hall)

The streets in this area were built in the 1970s and are in decent condition largely because of their curbs and newer age than Old Shavano Park East. Estimated timeline to address: in 5 years.

PHASE 3 - Shavano Creek and Shavano Estates. These streets were built in the late 1970s - 1980s and are in good to decent condition. Estimated timeline to address: in 10 years.

PHASE 4 - Lockhill-Selma and Pond Hill. These two major thorough ways were constructed in the early to mid 2000s and are still in excellent condition. The City anticipates with regular maintenance such as seal coating and crack sealing these streets can endure for many more years. Estimated timeline to address: in 15 years.



San Antonio has created a public trail access near 1604 and Blattman Elementary. Huntington HOA is constructing a private gated access trail to the Salado as well. The only other access point to San Antonio's Salado Creek Greenway in Shavano Park is the southern Cliffsides natural trail.

The City has made some improvements to the Cliffsides pathway but has sought to preserve a natural footpath. The existing path is difficult for bicyclists and has several rough spots. There is also no available space for parking and street parking is not allowed. Some residents who participated in the Town Plan process so far expressed desire for improved accessibility on the trail similar to the paved and gated access like Inwood HOA in San Antonio. There are difficulties creating a similar trail due to challenges funding and re-grading the path and limited ability for the City to put up a gate to monitor and control access.

What would you like Shavano Park to do with the Cliffsides Trail

access to Salado Creek Greenway?

- ☐ Fund improvements for the trail to be paved and made accessible for all
- ☐ Explore options to create a gated/controlled access and to work with City of San Antonio to design and construct an improved surface path to the trail
- ☐ Keep the current natural walking path; provide only limited improvements
- ☐ Other (please specify)

7. **Drainage Plans for Future**

From 2017 - 2022, the City spent \$1.1M on drainage projects and exhausted its capital reserves for drainage. Two remaining identified projects total \$4.4M to achieve and are beyond City reserves. Both projects propose to install storm sewer to capture water currently above ground and carry it underground to the Olmos Creek basin (see map - blue is proposed underground storm sewer to run alongside the street). The Turkey Creek/Honey Bee project would remove all the homes located north of Long Bow Road from the existing floodplain. The Elm Spring project would prevent the roadway becoming flooded in even small rain events as it is today. Both projects are likely to require agreement with property owners to construct improvements on private property to reach the Olmos Creek basin.



Do you feel these drainage projects should be prioritized?
Select one of the options below. You may also leave a
comment explaining your answer.

- ☐ High priority - City should issue debt to accomplish these projects as soon as possible
- ☐ Medium priority - The City should wait and package these drainage projects when the streets are reconstructed in a single project in the future
- ☐ Low priority - The City should pursue grant funding from State or Federal, even if that means years until funded

You may leave a comment:

**8. Shavano Park Water Utility Long-term challenges
(Not for SAWS customers in Shavano Creek,
Huntington, Bentley Manor, Willow Wood, Pond Hill
Garden Villas or De Zavala Estates)**

The Shavano Park Water Utility has performed numerous upgrades to the system in recent years due necessitated by the TxDOT NW Military Highway project and the City's 2022 Street Bond Project. In both instances, the lowering or moving of water lines is necessary to remove conflicts with street reconstruction or other utility work.

The Water Utility has replaced 3,000 linear feet of water lines and 5 major crossings along NW Military. Most pipe replaced aging water lines dating to the 1970s or older.

To be able to prioritize and properly assess the replacement of aging pipe, the Shavano Park Water system needs to assess the age of each water main within the distribution and map them in a comprehensive water model. Water models can help determine water line material types and when they need replaced due to material deterioration.

Do you have concerns or input regarding the long-term challenges to the Shavano Park Water Utility?

9. **City's Digital Infrastructure: Home Internet Speed**

The City has limited influence over the private investment decisions of internet service providers (ISPs), but in recent years many residents and staff and even Council members began to wonder why Shavano Park did not have fiber direct to home like other surrounding neighborhoods. In 2022, the City Council created a resident-volunteer Internet working group to work with ISPs to encourage bringing fiber internet to Shavano Park. This vision was to have fiber internet directly into the homes and businesses of Shavano Park across the City to meet the digital demands of the future.

Fiber internet allows 1+ Gigabit per second speeds and greater internet reliability.

If you don't have fiber internet today, would you be willing to pay more in your monthly internet bill to get fiber internet? You may also tell us your experience with fiber internet if you have it today.

- ☐ Yes, I'm willing to pay more for fiber internet
- ☐ No, fiber internet is not important enough to me to pay more

You may leave a comment here:

PLANNING & ZONING STAFF SUMMARY

Meeting Date: March 1, 2023

Agenda item: 10

Prepared by: Curtis Leeth

Reviewed by: Bill Hill

AGENDA ITEM DESCRIPTION:

Discussion – Third and final review of the Municipal Talent Management and Retention focus area focus area of the 2023 Town Plan - City Manager / Assistant City Manager

X

Attachments for Reference:

- 1) 10a Draft write-up v6
- 2) 10b Survey Results (as of Feb 24 @ 8AM)

BACKGROUND / HISTORY: At the November 2, 2022 Planning & Zoning Meeting, the Commission selected Property Maintenance Standards and Zoning for the 4th focus area of the Town Plan.

At the January 11, 2023 Planning & Zoning Meeting, the Commission conducted first review of the draft write-up and gave guidance to staff on public survey after a staff presentation on the topic. Survey was released on January 13th. Between January 13th and February 24th, 40 responses were received (see attachment 10b). This is 2 more than at February P&Z.

DISCUSSION: This is the **third and final** review of the *Municipal Talent Management and Retention* focus area of the Town Plan 2023.

City Staff need guidance on:

1. Give feedback on focus area write-up (item 10a)

Draft write-up has track changes from January meeting.

Major changes:

- Updated inflation CPI to from 6.2% to 6.4%
- Fixed Wage Index figure is from 2021 not 2022
- Wordsmithing edits from Commissioner Beladi and Fitzpatrick (listened to audio recording and reviewed returned packets)

Month	MUNICIPAL TALENT MANAGEMENT AND RETENTION
Jan	Intro
Feb	Review + PH
March	Final

Public engagement efforts thus far include: multiple social media posts on Nextdoor/Facebook; multiple TextMyGov alerts sent out to over 200 residents; Roadrunner article in January/February Roadrunner. Commissioner Fanning shared survey links to Womens' Club, Commissioner Beladi shared with a resident luncheon group.

COURSES OF ACTION: N/A; give guidance to staff.

FINANCIAL IMPACT: N/A

MOTION REQUESTED: N/A; give guidance to staff on:

1. Give feedback on focus area write-up (item 10a)



Municipal Talent Management and Retention

Shavano Park's development into a premier community of Bexar County in the last ten to twenty years owes much to the leadership and talent of the City's paid professional staff.

While the City presently has high-performing and professional Police, Fire, Public Works/Water and Administration departments led by a City Manager, this was not always the case. Staff is a significant budgetary cost to the City, a cost that is anticipated to grow in future years due to inflation, labor market competition, and rising healthcare costs. These challenges can be compounded by the fact that Shavano Park is a small and quiet town that, while desirable to live in, is professionally unattractive to some Police and Fire candidates, making recruitment more difficult. This Town Plan encourages future City Councils to make **enabling** fiscally prudent decisions necessary to hire and retain the professional staff of the City.

This Town Plan identifies the following Issues and Action Steps for the City in future regulating of Municipal Talent Management and Retention:

Issues:

- Small cities struggle to keep up with labor market competition from larger cities
- City has limited control over Inflation rates, health insurance costs or labor competition
- High expectations of customer service by community
- Small city size limits promotion opportunities within departments
- Employees and candidates desire working with up to date and functional equipment
- Many Police & Fire candidates prefer careers in communities with more crime and fires
- Administrative staff required to perform multiple job tasks and roles
- Budget requirements and constraints compete for any projected revenue increase

Action Steps:

- Make fiscally prudent decisions necessary to hire and retain a professional City staff
- Annually identify positions and job skills with most difficulty filling vacancies and focus resources on those positions
- Maintain City website as digital face of the City for potential applicants
- Offer increased training opportunities and hiring incentives
- Maintain annual compensation study / reviews and periodic employee surveys
- Put a premium on developing and retaining key leadership positions in City departments
- Focus on team-building and consider offering **affordable~~low-cost~~** work perks
- **Encouragenable** Directors to propose innovative incentives and to stress work/life balance

Development of a Professional City Staff

Hiring and retaining high quality employees is one of the hardest, but most important aspects of operating a high-performing organization. Incorporated as a municipality in 1956 with little annual revenue, the City was formed and operated by volunteers for many years. In addition to the elected officials, positions such as the Fire Chief, Town Marshal, City Clerk, Building Inspector, Tax Assessor Collector, and Water Board were filled by residents. As responsibilities increased, part-time and full-time staff were incrementally added. In 1971, the City hired its first police officer, yet the Fire Department remained an all-volunteer force. A part-time municipal Court Clerk and Public Works Director was added in subsequent years. The first full-time Fire Chief was hired in 1991 and the first City Manager in 1997.



Shavano Park Volunteer Fire Department in 1952

Since the 1990's, the full-time staff has increased to 51 positions, which are supported by qualified contracted specialists (Attorney, Engineer, Building Inspector, Health Inspector, Judge, Prosecutor). For Shavano Park, municipal talent management and retention are influenced by a few broad factors: compensation; professional development, growth opportunities and job satisfaction.



Shavano Park Fire Department in 2023

Compensation. Throughout the evolution of Shavano Park, it has been a constant challenge to hire and retain professional staff while balancing competing demands and limited revenues. Often, the Fire and Police Departments have become a training ground for other agencies as some of our best

leave for greener pastures. Nevertheless, over the years highly talented staff have contributed significantly to the City's growth into a premier community within Bexar County. The City has built a high-performing and professional Police, Fire, Public Works and Administrative

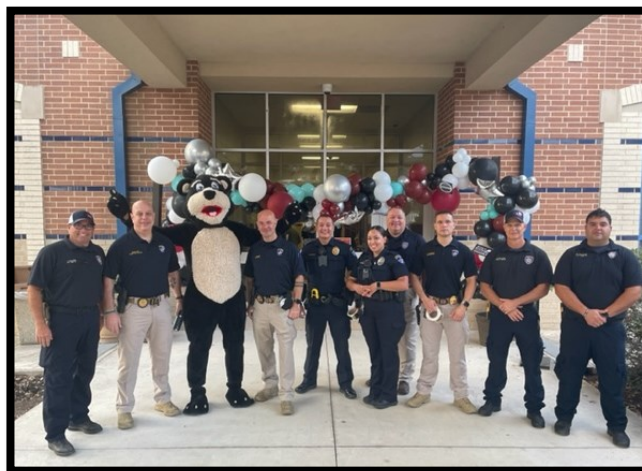
departments led by the City Manager and Directors. Resourcing the staff's compensation is the most significant expense the City has and represents about 75% of the annual General Fund Budget or 49.4% of all combined annual funding.



The City conducted extensive compensation Studies in 2012, 2016, and again in 2021. In each case, the city's compensation levels were generally in the bottom 1/3 range (with some exceptions). After each study, Council approved measures to move the compensation level to at least the 50% level, which was made possible by revenue from the increasing residential and commercial

development. In 2023, the City's compensation remains competitive, but will continue to be challenged by factors such as recent above normal inflation, rising healthcare costs, and local hiring demand.

Professional Development. An advantage of being a small organization is that a single employee usually has complete responsibility for a function or job (e.g. the Court Clerk facilitates all facets of the court office responsibilities as opposed to four or five clerks working various tasks). This affords an employee an excellent opportunity to fully develop skill sets in functional areas. Additionally, most employees are assigned secondary or backup responsibilities and roles. Again, this broadens their development and skill sets. A disadvantage to the small organization is that some of the responsibilities may not be as complex as those of larger municipalities.



Police and Fire employees at Blattman Elementary

Growth Opportunities. Another disadvantage to a small organization is that there are limited opportunities for promotion or movement to lateral jobs. Fire, Police, and Public Works do have several layers of supervision within a single department, but only within that department.

Job Satisfaction. This aspect is an intangible measure that, for the most part, is individually based. Factors likely include: a challenging work atmosphere; work-life balance; recognition and rewards; the culture of the department; and having responsibility.

The Impact of Inflation, Labor Competition and Healthcare Costs

In the last decade, inflation, wages and healthcare costs remained fairly steady and manageable for many organizations. These metrics drastically changed in 2022.

- For the last decade, the average annual rate of inflation was only 2.42% according to the Bureau of Labor Statistics' Consumer Price Index. In 2022, however, the inflation rate spiked to 6.42%.
- Likewise, the average annual wage increase for the last decade was only 3.30% according to the Social Security Administration's Average Wage Index. In 2021, however, the average annual wage increase was 8.89%.
 - Specific trends seen regionally in the labor market is the growing difficulty to hire and retain paramedics and law enforcement officers.
- The same upward trend is also seen in healthcare costs; for the last decade the average annual cost increased by 3.1% according to the Bureau of Labor Statistics' Medical Care Consumer Price Index, but in 2022, the rate spiked to 4.98% over the last half of 2022.

These fiscal challenges have been afforded without property tax rate increases due to steady City growth and property value accumulation. From 2017 – 2023 the City property tax assessments increased by 6.8% annually. Between 2013-2023 the only City property taxes increase was by \$0.01 cent in 2022 to pay for the debt associated with the voter-approved \$10M street reconstruction project bond (see page X for the Public Infrastructure section of the Town Plan).

Challenges of Meeting Compensation Without City Development and Growth

Annual personnel cost will become challenging to fund as the City becomes built-out over the next five years (see page X for the ~~of~~-long-term City finances focus area of this Town Plan). Without new properties being developed, all the funding for a professional City staff will be borne by existing properties and sales tax generation. Here are examples of recent trends in inflation, labor competition and healthcare and their impact on City finances:



Shavano Park Public Works Department in 2023

- The impact of inflation in 2022 on City budget was mostly felt in gasoline fuel costs to run City vehicles and items with micro-chips. For example, the Police Department spent \$72,154 on fuel costs in 2022 compared to \$39,426 in 2021. In 2022, two new police cars were unable to be deployed for ten months due to supply chain shortages related to police packages (lights, radar other equipment with microchips). The City has seen price increases on all networking and computer equipment since mid-2021 ranging from 20% to 50%.

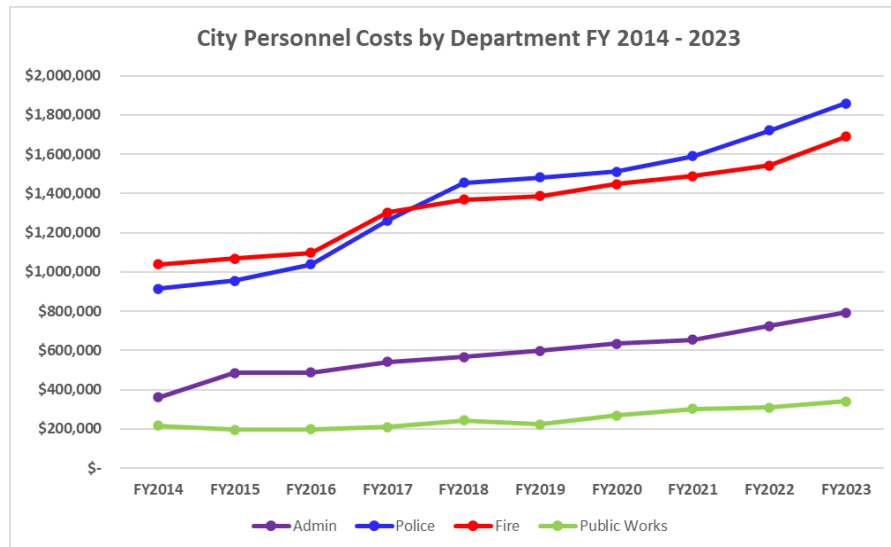


Table 1. Note: Analysis does not include Water employees funded by the Water Utility that is used by only a portion of the City.

- The City's total personnel cost (including salaries, healthcare, retirement and benefits) have increased on average 4.5% each year for the past decade from 2014 to 2023 (see Table 1). Recent labor market pressures are being felt most acutely in the City's Police and Fire Departments. As previously discussed, the City Council in 2022 authorized a 6.5% wage increase for all employees with an additional .5% increase for lower-wage employees to address inflation across all departments. In addition to these wage increases, paramedics received increased certification pay in 2022. In 2022, the Fire Department had three open paramedic positions for the majority of the year. In response, the Fire Department started offering part-time paramedic positions for the first time to offset the shortage and developed a plan to hire paramedic-only applicants and pay for their fire certification training. In early 2023, the City Manager is considering further hiring incentives as it anticipated that this market competition for a limited pool of qualified individuals will continue in Police and Fire Departments.
- In 2022, the City's health insurance provider issued an 18% rate increase for existing employee healthcare plans. City Council approved an 11.3% increase to the monthly

contribution of the City to employee healthcare plans in the Fiscal Year 2022-2023 Budget to help cover the rate increase.

This Town Plan encourages future City Councils to make fiscally prudent decisions necessary to hire and retain a professional City staff. Financial resources are not unlimited, however, so future City Councils and City Managers should annually identify positions and job skills which are hard to hire and retain for ~~with most difficulty filling vacancies~~ and focus resources on those positions.

Town Plan 2023: Property Maintenance and Zoning Survey

Summary (as of Fri, Feb 24, 2023 @ 8AM)

- **Responses:** 40 respondents
- Respondents were not required to answer every question, so total answers by question vary.
- Survey used IP-filtering for security. A manual check for irregularities (like fake addresses) did not spot any fake submissions.

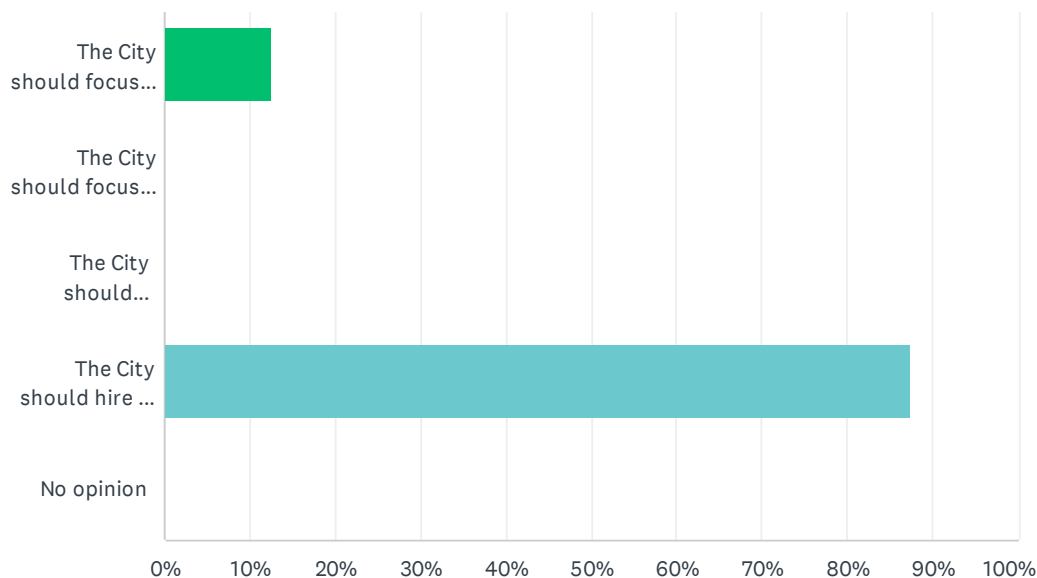
Question 3 Summary

What statement represents your belief concerning the City Staff Key Leaders?

- 87.50% of respondents selected "Hire best person for the job regardless of internal or external"
- 11 comments submitted

Q3 City Staff Leadership Achieving and maintaining a high performing organization is directly related to the quality of the leaders and employees within. The hiring and retention of high-quality employees is one of the hardest tasks to achieve because it must be balanced with competing requirements, limited revenues, and external factors. Resourcing the staff's compensation is the most significant expense the City has and represents about 75% of the annual General Fund operating budget, or 49.4% of all combined annual funding. Additionally, the staff must be equipped with the appropriate equipment, vehicles and tools as well as continued training and education. What statement represents your belief concerning the City Staff Key Leaders (City Manager, Assistant City Manager, City Secretary, Finance Director, Public Works Director, Police Chief and Fire Chief)?

Answered: 40 Skipped: 0



ANSWER CHOICES	RESPONSES	
The City should focus on growing and developing leaders from within	12.50%	5
The City should focus on hiring "qualified" leaders at acceptable compensation from outside the organization	0.00%	0
The City should intentionally hire "highly qualified" leaders even at a market premium from outside the organization	0.00%	0
The City should hire the best person for the job regardless of internal or external	87.50%	35
No opinion	0.00%	0
TOTAL		40

#	YOU MAY EXPLAIN YOUR ANSWER OR GIVE YOUR OWN ANSWER BY LEAVING A COMMENT:	DATE
1	Sometimes its best to go outside to get a fresher opinion or a better way of doing things. At times if things are running smoothly staying internal is the way to go. Its all about ebb and flow and no one specific policy should be the hard and fast rule but it should always depend on all the variables involved.	1/25/2023 5:59 PM
2	I think its a mix of hiring from outside while mentoring high potential internal candidates	1/21/2023 11:17 AM
3	Developing from within shows professional development is possible. But hiring qualified leaders at acceptable compensation from outside is also acceptable.	1/20/2023 9:50 PM
4	The best person for the job should not be a family member or even a cousin...we should give internal folks the chance to move up in position, if they are qualified.	1/20/2023 2:29 PM
5	The current City leaders are well-qualified and each are doing a tremendous job. Best City leaders I have ever known.	1/18/2023 9:17 AM
6	After reading these 6 lines of thought, I must say I am surprised you are asking residents their thoughts about employment issues and rate their importance. This seems like an internal issue to me. While I responded, I didn't feel "qualified" to tell you how to choose your employees especially as there may be differences in who you are seeking, depending on which department.	1/17/2023 1:16 PM
7	The city should hire the best qualified person but emphasize growing and developing leaders from within	1/14/2023 5:44 PM
8	Small city staffs require that all employees must be extremely skilled, engaged and customer-focused.	1/13/2023 8:38 PM
9	The best way to grow leader ship in leader ship auxiliary is the grow the team from within	1/13/2023 5:53 PM
10	I believe in promoting from within but if an outside qualified person submits an application for a published position we should consider them.	1/13/2023 4:12 PM
11	Although I agree with the statement, you should always promote from within, sometimes you need to hire externally to get the most qualified candidate. Because Shavano Park has a relatively small staff (51 employees), sometimes it is difficult to hire from within. The key objective in the replacement of any position is to ensure that the city can deliver top quality services.	1/13/2023 2:09 PM

Question 4 Summary

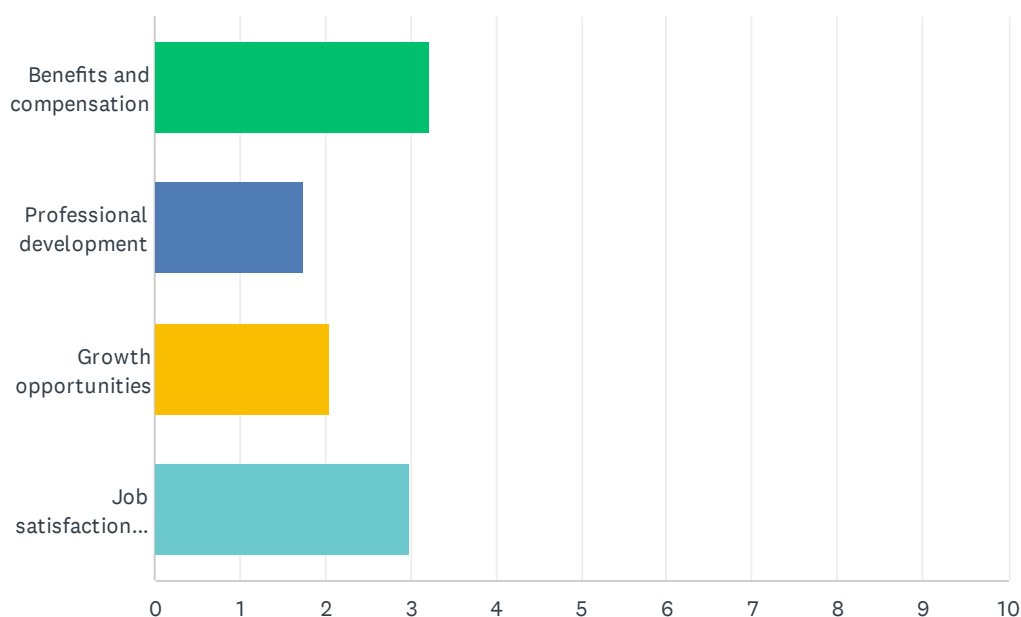
Which do you believe is the most important aspect in hiring high quality staff?

- This was a ranking question, so the top ranked questions by average were:
 1. Benefits and Compensation at 3.23
 2. Job satisfaction / Work Environment at 2.98
 3. Growth Opportunities at 2.05
 4. Professional Development at 1.75

Comments not available in ranking question in survey monkey.

Q4 Recent labor market pressures are being felt most in the City's Police and Fire Departments. In 2022, the Fire Department had three paramedic vacancies for the majority of the year. In response, the Fire Department hired part-time paramedic positions for the first time to offset the shortage and developed a plan to hire paramedic-only applicants and City pay for their fire certification training. There are currently 5 vacancies in the Police Department. The Police Department in response moved from 12-hour to 8-hour shifts to ensure manning of all shifts. Police Chief reports that agencies locally are offering signing bonuses to new hires and recruiting officers directly from academy with promises of employment after graduation. These types of hiring incentives are unusual to see in government employment. Which do you believe is the most important aspect in hiring high quality staff? Rank your selections 1 - 4.

Answered: 40 Skipped: 0



	1	2	3	4	TOTAL	SCORE
Benefits and compensation	50.00% 20	30.00% 12	12.50% 5	7.50% 3	40	3.23
Professional development	10.00% 4	12.50% 5	20.00% 8	57.50% 23	40	1.75
Growth opportunities	7.50% 3	17.50% 7	47.50% 19	27.50% 11	40	2.05
Job satisfaction / Work environment	32.50% 13	40.00% 16	20.00% 8	7.50% 3	40	2.98

Question 5 Summary

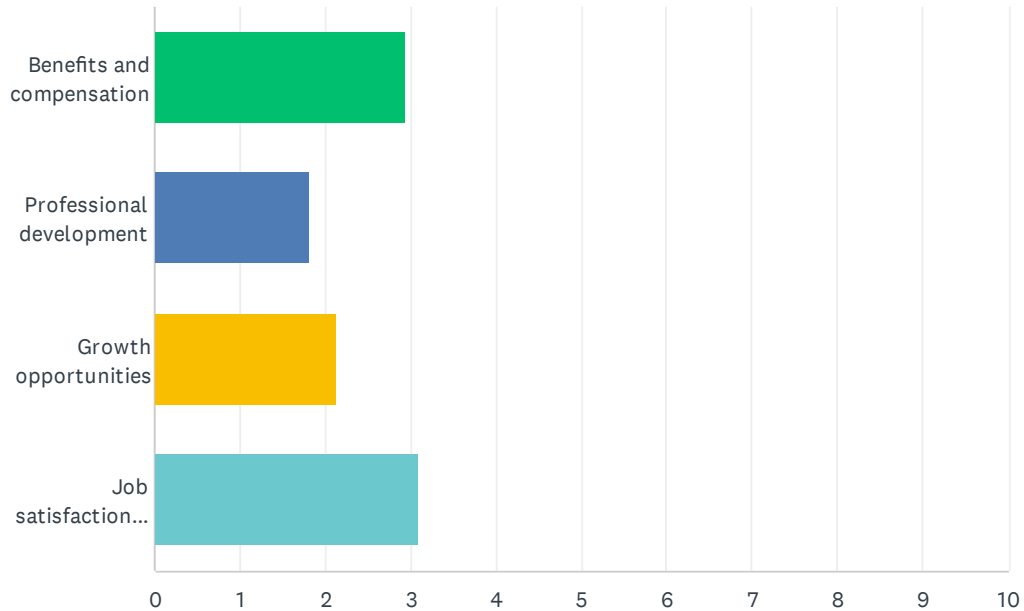
**Which do you believe is the most important aspect
in retaining high quality staff?**

- This was a ranking question, so the top ranked questions by average were:
 1. Job satisfaction / Work Environment at 3.10
 2. Benefits and Compensation at 2.95
 3. Growth Opportunities at 2.13
 4. Professional Development at 1.82

Comments not available in ranking question in survey monkey.

Q5 Which do you believe is the most important aspect in retaining high quality staff? Rank your selections 1-4.

Answered: 40 Skipped: 0



	1	2	3	4	TOTAL	SCORE
Benefits and compensation	37.50% 15	30.00% 12	22.50% 9	10.00% 4	40	2.95
Professional development	10.00% 4	15.00% 6	22.50% 9	52.50% 21	40	1.82
Growth opportunities	12.50% 5	12.50% 5	50.00% 20	25.00% 10	40	2.13
Job satisfaction / Work environment	40.00% 16	42.50% 17	5.00% 2	12.50% 5	40	3.10

Question 6 Summary

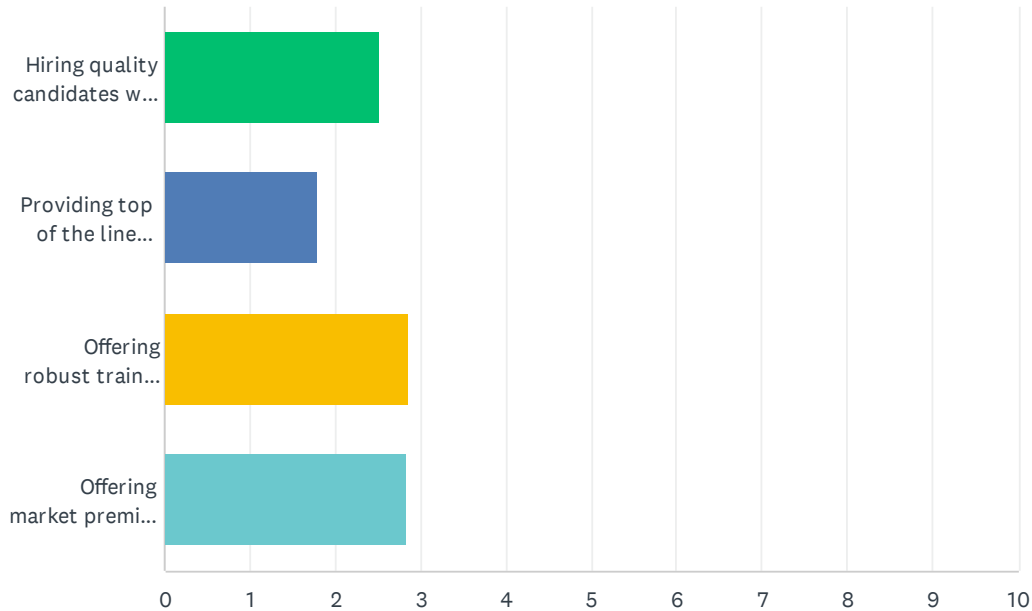
**What priority do you believe to be the most important
in sustaining a high performing organization?**

- This was a ranking question, so the top ranked questions by average were:
 - Offering robust training and professional development opportunities at **2.85**
 - Offering market premium benefits and compensation at **2.83**
 - Hiring quality candidates with higher education degrees and/or professional certifications at **2.52**
 - Providing top of the line vehicles and equipment at **1.80**

Comments not available in ranking question in survey monkey.

Q6 What priority do you believe to be the most important in sustaining a high performing organization? Rank your selections 1-4.

Answered: 40 Skipped: 0



	1	2	3	4	TOTAL	SCORE
Hiring quality candidates with higher education degrees and/or professional certifications	32.50% 13	15.00% 6	25.00% 10	27.50% 11	40	2.52
Providing top of the line vehicles and equipment	5.00% 2	17.50% 7	30.00% 12	47.50% 19	40	1.80
Offering robust training and professional development opportunities	35.00% 14	32.50% 13	15.00% 6	17.50% 7	40	2.85
Offering market premium benefits and compensation	27.50% 11	35.00% 14	30.00% 12	7.50% 3	40	2.83

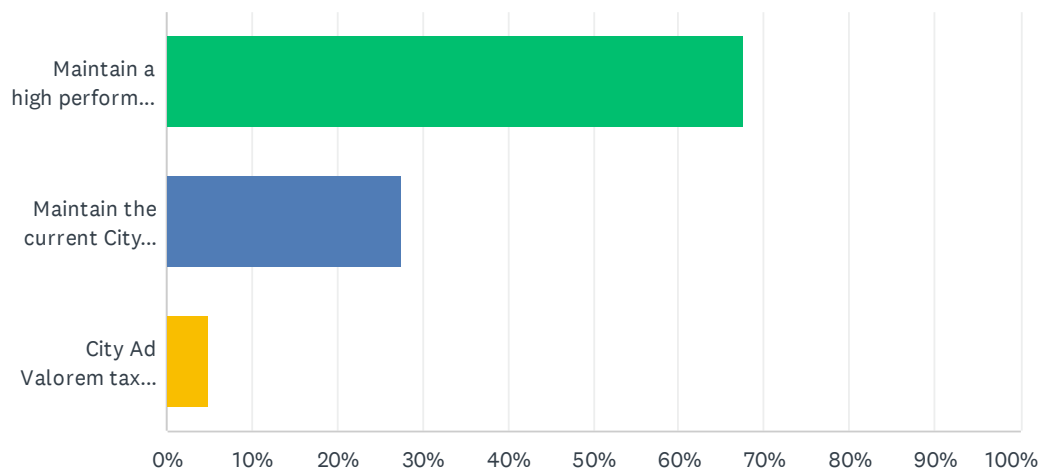
Question 7 Summary

If the City enters into a future fiscally constrained environment where current tax rate does not meet requirements to maintain existing levels of service (think Police, Fire, EMS, road maintenance, city events), which do you believe is most important?

- 67.50% responded supported maintain robust staff and services as a priority, even if it meant small increases in City ad valorem tax rate
- 27.50% responded Maintain the current City ad valorem tax rate as a priority, City staff and services must live within its means
- 5% responded Ad valorem rates are too high already and City should drop less essential services in order to make small reductions in the rate
- 9 Comments submitted

Q7 City's total personnel cost (including salaries, healthcare, retirement and benefits) have increased on average 4.5% each year for the past decade from 2014 to 2023. Annual personnel cost will become challenging to fund as the City becomes built-out over the next five years. Without new properties being developed, all the funding for a professional City staff and services it provides will be borne by existing properties and sales tax generation. Like all organizations, the City faces cost pressures from general inflation, labor market competition and rising healthcare costs. If the City enters into a future fiscally constrained environment where current tax rate does not meet requirements to maintain existing levels of service (think Police, Fire, EMS, road maintenance, city events), which do you believe is most important?

Answered: 40 Skipped: 0



ANSWER CHOICES		RESPONSES	
Maintain a high performing City staff and robust services as a priority, even if it means small increases in City Ad Valorem tax rates		67.50%	27
Maintain the current City Ad Valorem tax rates as a priority, the City staff and its services must live within its means		27.50%	11
City Ad Valorem tax rates are too high, City should prioritize essential City services and drop less essential services in order to make small reductions in the tax rate		5.00%	2
TOTAL			40

#	YOU MAY EXPLAIN YOUR ANSWER OR GIVE FEEDBACK BY LEAVING A COMMENT:	DATE
1	We offer a premier suite of lifestyle services and that comes at a cost	1/21/2023 11:17 AM
2	As a resident that is currently receiving a tax freeze, my position may be over generous but I do believe that our PD, Fire and EMS are a main reason for the popularity of our city to new residents	1/20/2023 3:30 PM

3	As our property assessment increases, so do the taxes, even if the rate does not go up. So we must live within our means.	1/20/2023 2:29 PM
4	ENCOURAGE ADDITIONAL SALES TAX GENERATING COMMERCIAL DEVELOPMENT	1/19/2023 6:38 PM
5	The cost of living is increasing daily. It's tough to focus on your job if you are worried about paying your pmortgage.	1/18/2023 9:17 AM
6	It is these wonderful services and staff that make Shavano Park a great place to live. Maintaining that environment should be a priority.	1/13/2023 8:38 PM
7	Do not put cap on our ability to remain first class by being cheap	1/13/2023 5:47 PM
8	Of course the increase will have to be within reason....	1/13/2023 4:12 PM
9	The City's Ad Valorem Taxes are some of the lowest in Bexar County (almost half of those in San Antonio), yet we have one of the most affluent resident population bases. Although our tax rate needs to be managed, we shouldn't be "penny wise and dollar foolish" when providing quality city services.	1/13/2023 2:09 PM

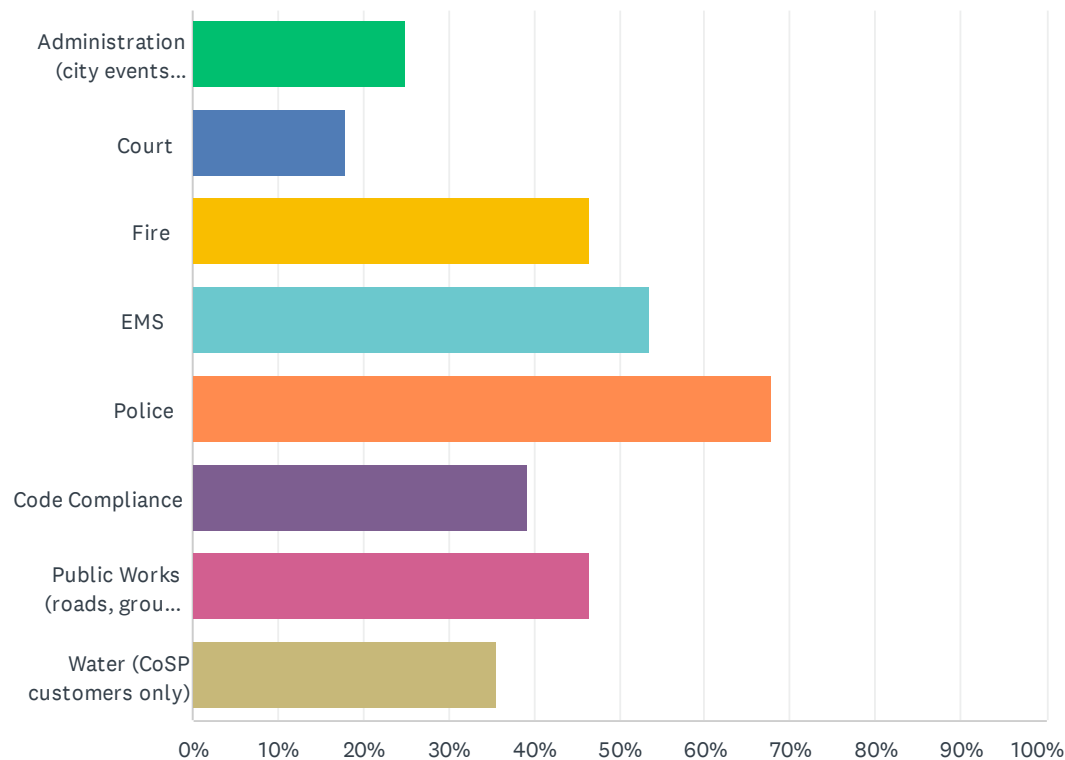
Question 8 Summary

What are your thoughts on City Services?

- Top services residents prioritized are: (1) Police at 66.67%, (2) EMS at 51.85%, (3)/(4) Fire and Public Works tied at 44.44% and (5) Code Compliance at 37.04%
- Comment box with 22 responses.
- Many interesting specific comments submitted; here are a few highlighted:
 - Some said question was confusing or poorly focused
 - Some said didn't know enough to answer properly
 - Many expressed satisfactions with current City services
 - Some brought up current economic conditions impacting the City are also impacting residents as well

Q8 What are your thoughts on City Services? To which City Services would you like to see additional resources? Or is the City providing an unnecessary service that should be eliminated? Select as many City Services as you wish or none at all. You may explain your thoughts in comment box below.

Answered: 28 Skipped: 12



ANSWER CHOICES	RESPONSES	
Administration (city events, permitting, leadership)	25.00%	7
Court	17.86%	5
Fire	46.43%	13
EMS	53.57%	15
Police	67.86%	19
Code Compliance	39.29%	11
Public Works (roads, grounds maintenance)	46.43%	13
Water (CoSP customers only)	35.71%	10
Total Respondents: 28		

#	YOU MAY EXPLAIN YOUR THOUGHTS IN THE COMMENT BOX BELOW.	DATE
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1	I have been satisfied with all services in Shavano Park. We are very fortunate to be living in this community.	1/28/2023 5:44 PM
2	End of day, the public works and water are the most crucial as those are the things that are most noticable from day to day. On that front, I think the city needs to be constantly evolving and focusing on ensuring our public works and water is at the forefront in terms of ease of use and sustainability level. This will keep property values high, and keep drawing in people generation after generation which should continue to see gradual rises in property values. Attracting the right types of commercial business should ideally help to sustain the tax revenues, but as a city fully promoting the businesses here in Shavano Park is just as crucial. Supporting Shavano Park business, only helps Shavano Park residents in the end! Police/EMS/Fire would be next in line as they are the services we need but dont always realize they need (until they are needed). Admin next to keep all of those things above running smoothly. I would put code compliance in the same category as administration. Courts are a necessary evil, which need to exist but we wish didnt have to exist basically.	1/25/2023 5:59 PM
3	I think we are doing a good job but i dont understand if that is a stretch on current staff or not	1/21/2023 11:17 AM
4	We've in the past year seen a large police response to a very minor issue, and the administration sometimes seems above and beyond as well. Unfortunately with this small city, the current economic situation cannot justify above and beyond. We'd prefer a small but quality force to allow tax relief. The city needs to serve the people, not draw an increasing fraction of blood from a populace that is bearing the weight of inflation, widening layoffs, stock market downturn, and signs of recession to sustain or expand itself.	1/20/2023 9:50 PM
5	Our PD and fire when at full employment is IMO quite adequate and superior as is. But I have always fell we were slightly understaffed and under budgeted in public works snd water. We need some definite modernization and attention to compensation in these areas	1/20/2023 3:30 PM
6	Really, it would be lovely to give more and more \$\$\$ to every department. If we want to live within our means, then we must leave it to the City Council and the Mayor plus the City Manager, who have the benefit of seeing all of the financial records regularly, to make sound decisions on our behalf. This survey listed all important departments, who can short change any one area?	1/20/2023 2:29 PM
7	I believe to work at a high level, we should always look for resources for each department. This can be even for personal Development	1/20/2023 2:13 PM
8	we believe the level of fire and police services are good and should be maintained and supported as is. As you discussed above the key is securing good employees and retention.	1/19/2023 9:44 PM
9	Like to see police actually looking at areas as they drive around.	1/19/2023 6:38 PM
10	How would I know how to answer that? As a resident, not an employee, and without glaring issues I have experienced or witnessed, I have no knowledge of internal operations or resources needed or unnecessary, so am not in the position of telling you what each dept. needs or doesn't need. That being said, I did have an experience with PD missing evidence of my home being broken into. Chief Fox made policy and training changes as a result. Other than that personal experience, I trust management of all depts. to adequately address these issues.	1/17/2023 1:16 PM
11	All of these city services work together to keep our city safe and running smoothly and efficiently! The City Events bring residents together and provide a real sense of community which is getting harder to find these days.	1/16/2023 11:21 AM
12	I think the city is providing excellent services.	1/16/2023 6:27 AM
13	Safety first. Everything else can be negotiated	1/15/2023 10:02 PM
14	Think these are the unsung hero's of our city. They work in the cold and heat keeping the roads in good condition. They mow and clean the municipal areas. They come all hours to fix the water system if needed.	1/14/2023 5:44 PM
15	I am not sure what the 8th question is asking - what additional resources or what resources to eliminate. I choose not to select anything due to this confusion. Questions 4, 5, & 6 - my opinion on these items doesn't attract or maintain employees. These questions should be directed to the employees. Understanding their priorities would be beneficial in making decisions.	1/14/2023 8:12 AM

16	I think the City is providing all the right services.	1/13/2023 8:38 PM
17	Less code compliance. Owners rights	1/13/2023 5:53 PM
18	Keep the quality living conditions we desire	1/13/2023 5:47 PM
19	We should focus on the essential items citizens cannot provide for themselves. We are not currently doing this.	1/13/2023 4:48 PM
20	Don't know enough to answer	1/13/2023 4:25 PM
21	We need to maintain the current services that the city offers but as we improve the streets with the bond money we need to continuously repair the roads the bond money doesn't cover. After the NW Military construction we should keep it looking well kept and maintained with plants, trees and flowers.	1/13/2023 4:12 PM
22	THIS IS A POORLY FOCUSED AND WRITTEN SURVEY QUESTION! Because of our aging demographic population base in Shavano Park (42% over the age of 65), we should ensure that our EMS services are the best throughout Bexar County. I would like to see that our EMS salaries are some of the highest in the county to be able to attract and retain the best EMS personnel. If I need EMS services, I want the most qualified individuals showing up at my front door!	1/13/2023 2:09 PM
23	Appears we are over staffed as to # of officers in relation to population. Outsource code compliance.	1/13/2023 11:22 AM



Planning and Zoning Meeting – March 1, 2023

Entrance to De Zavala Estates





Planning and Zoning Meeting

Together We Can!



1. CALL MEETING 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. CITIZENS TO BE HEARD



4. Consent Agenda:

**Approval - Planning & Zoning
Commission minutes, February 1, 2023**



5. Public Hearing –

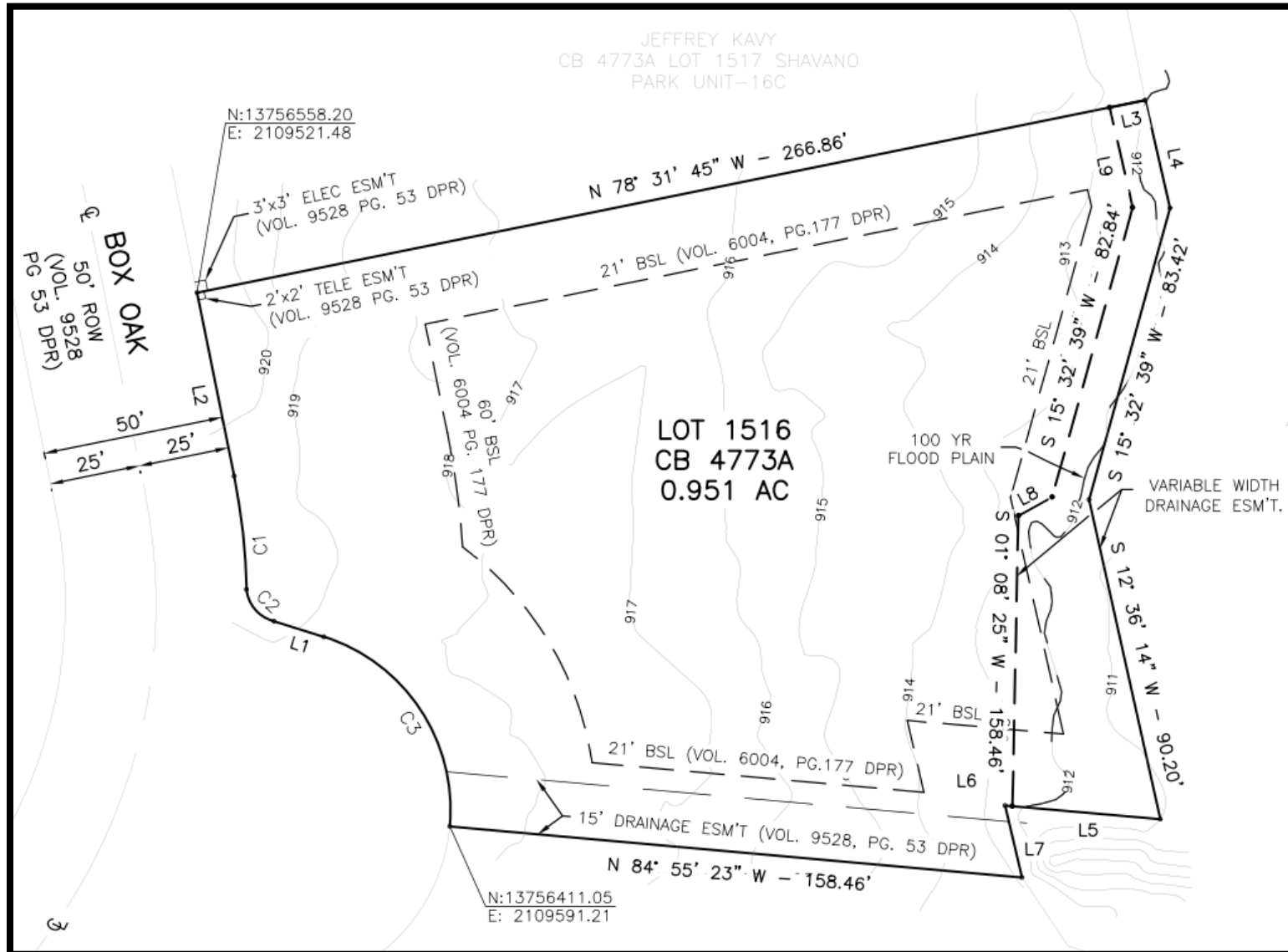
The purpose of the public hearing is to receive comments from members of the public regarding the proposed plat and replat to combine 206 Box Oak (Lot 1516, County Block 4773A) with un-platted lot County Block 472 P-49C ABS 482



**6. Discussion / action –
Plat and Replat to combine 206 Box Oak (Lot
1516, County Block 4773A) with un-platted
lot County Block 472 P-49C ABS 482
- City Manager / Assistant City Manager**

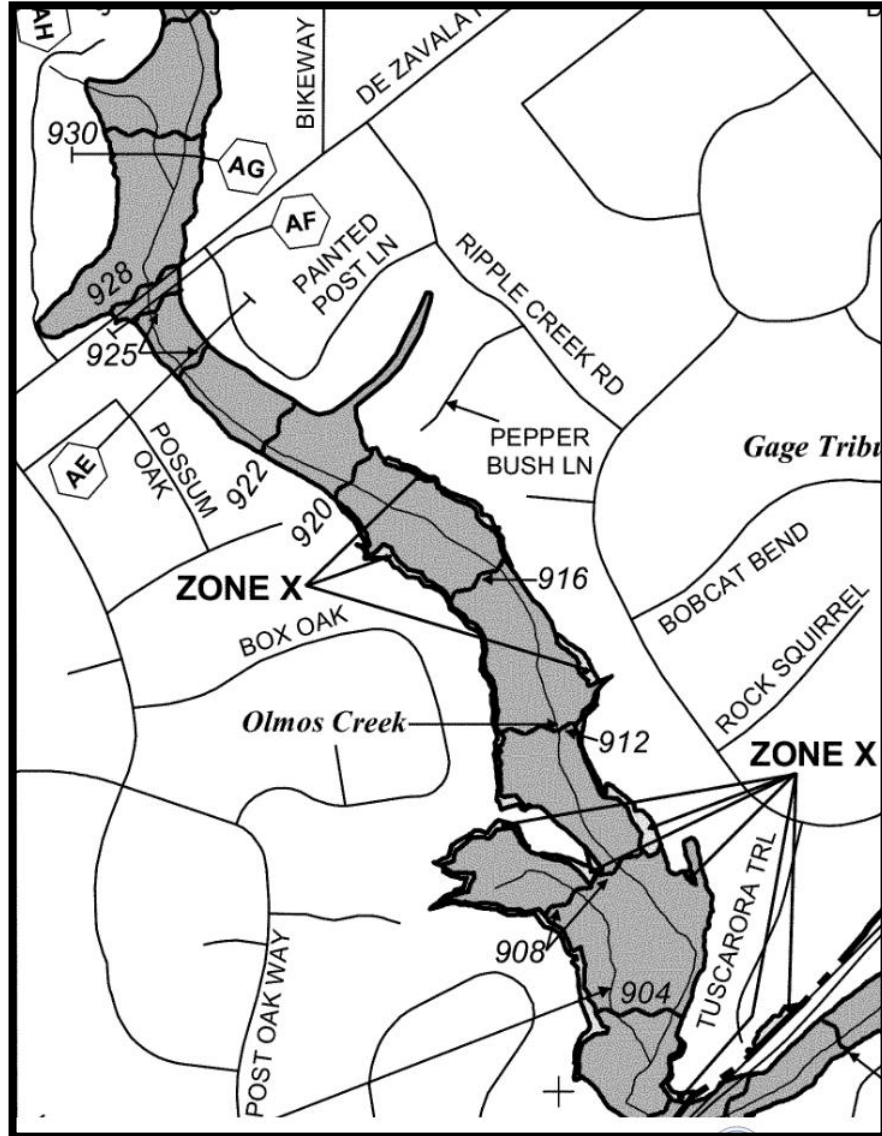
206 Box Oak Plat & Replat

Together We Can!



206 Box Oak Plat & Replat

Together We Can!



City Engineer in addition required the following Drainage note added to the replat to govern the conditions on the drainage easement matching current FEMA 100 year floodplain that covers majority of the un-platted greenbelt lot.

DRAINAGE EASEMENT NOTE:

1) NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER. THE CITY OF SHAVANO PARK AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

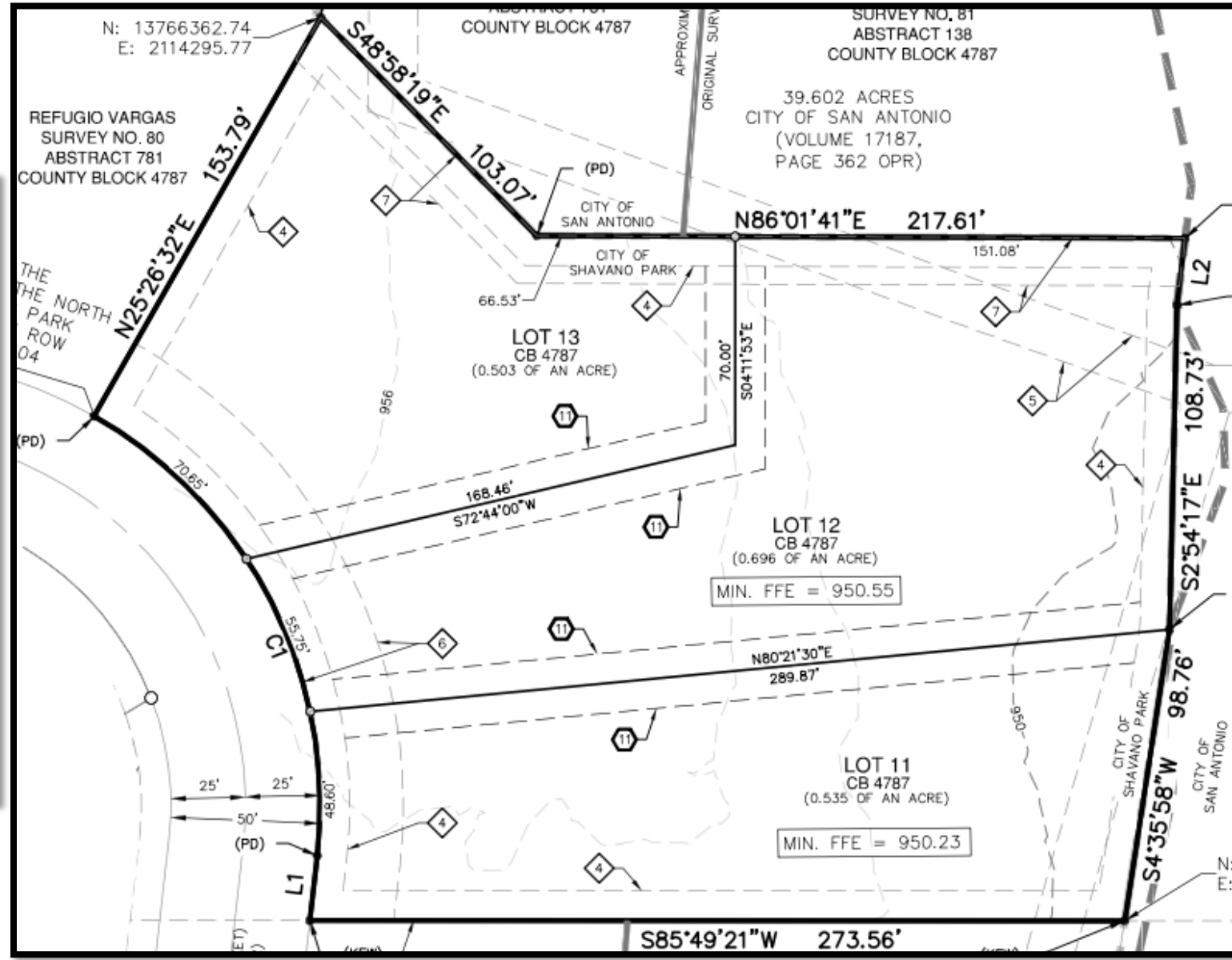
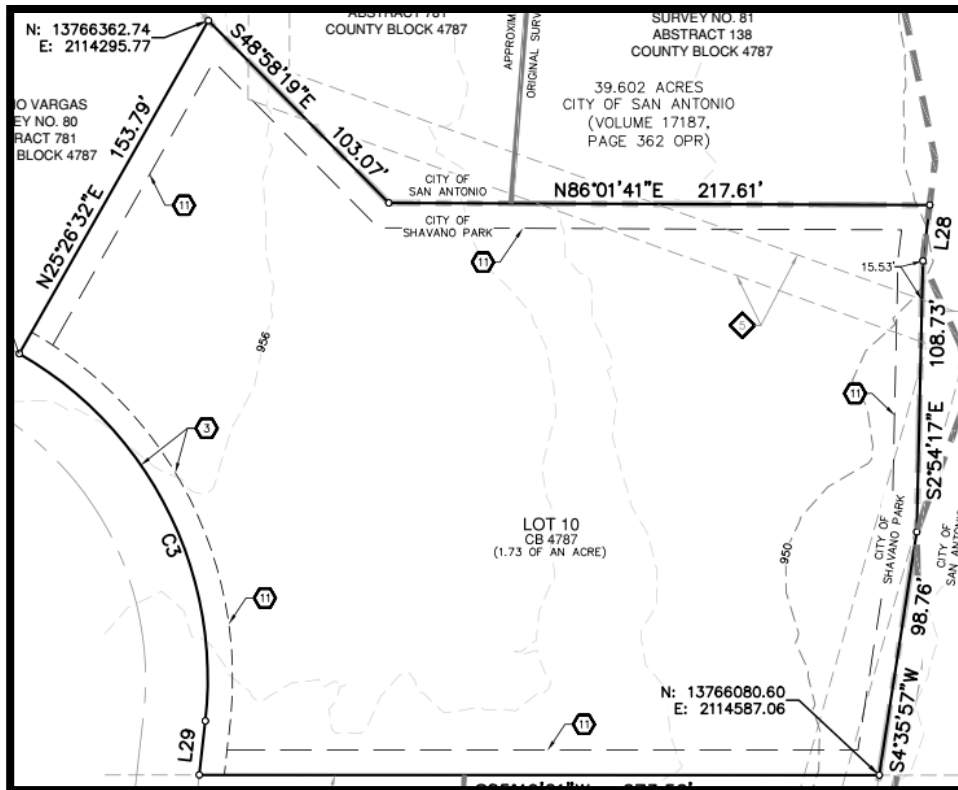


7. Public Hearing –

The purpose of the public hearing is to receive comments from members of the public regarding the proposed replat to subdivide Lot 10, County Block 4787 of Napier Park Unit-3 (PUD) subdivision into three separate lots proposed as Lots 11, 12 and 13, County Block 4787

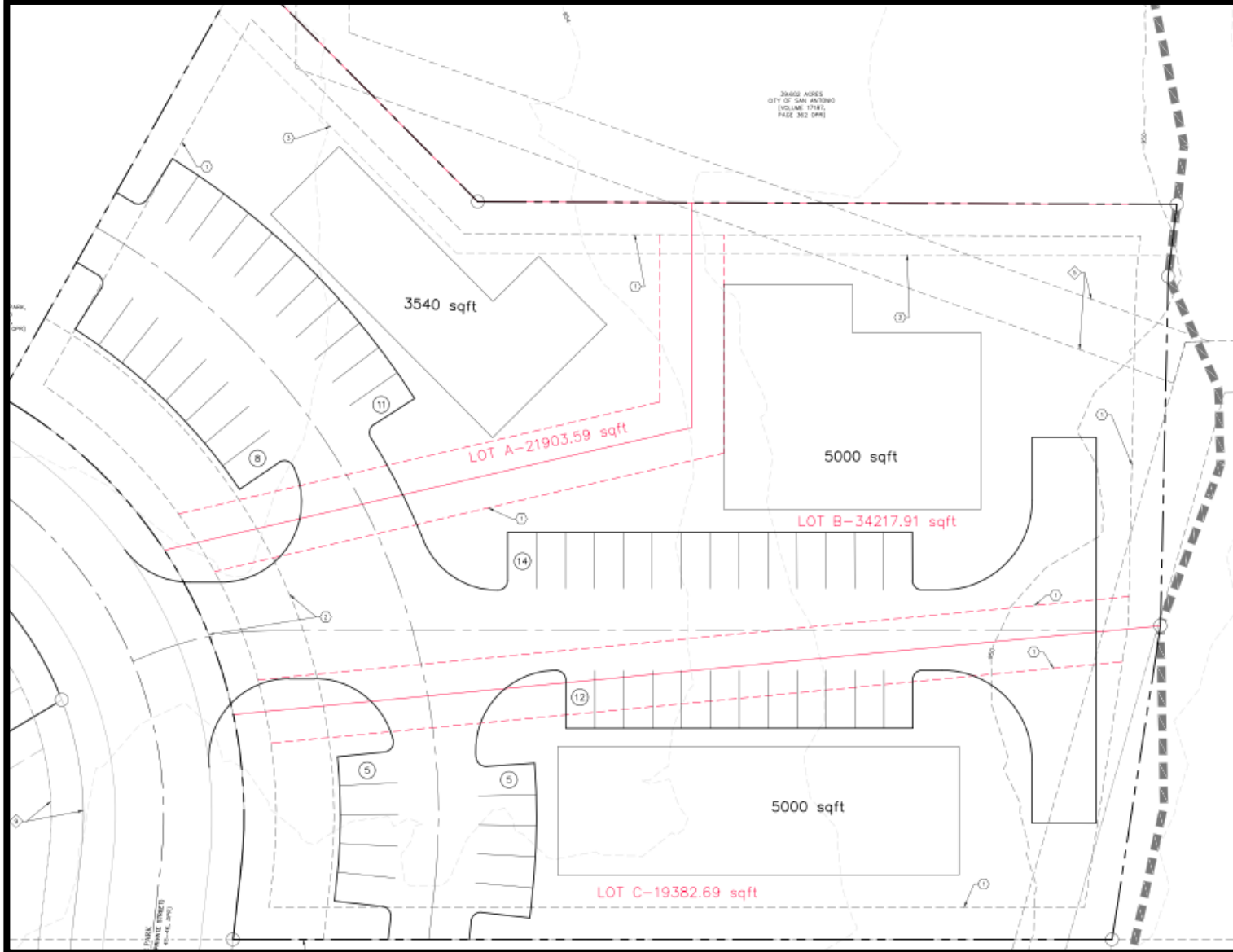


Together We Can!



Napier Park Unit-3 PUD Replat

Together We Can!



Possible Parking configuration.

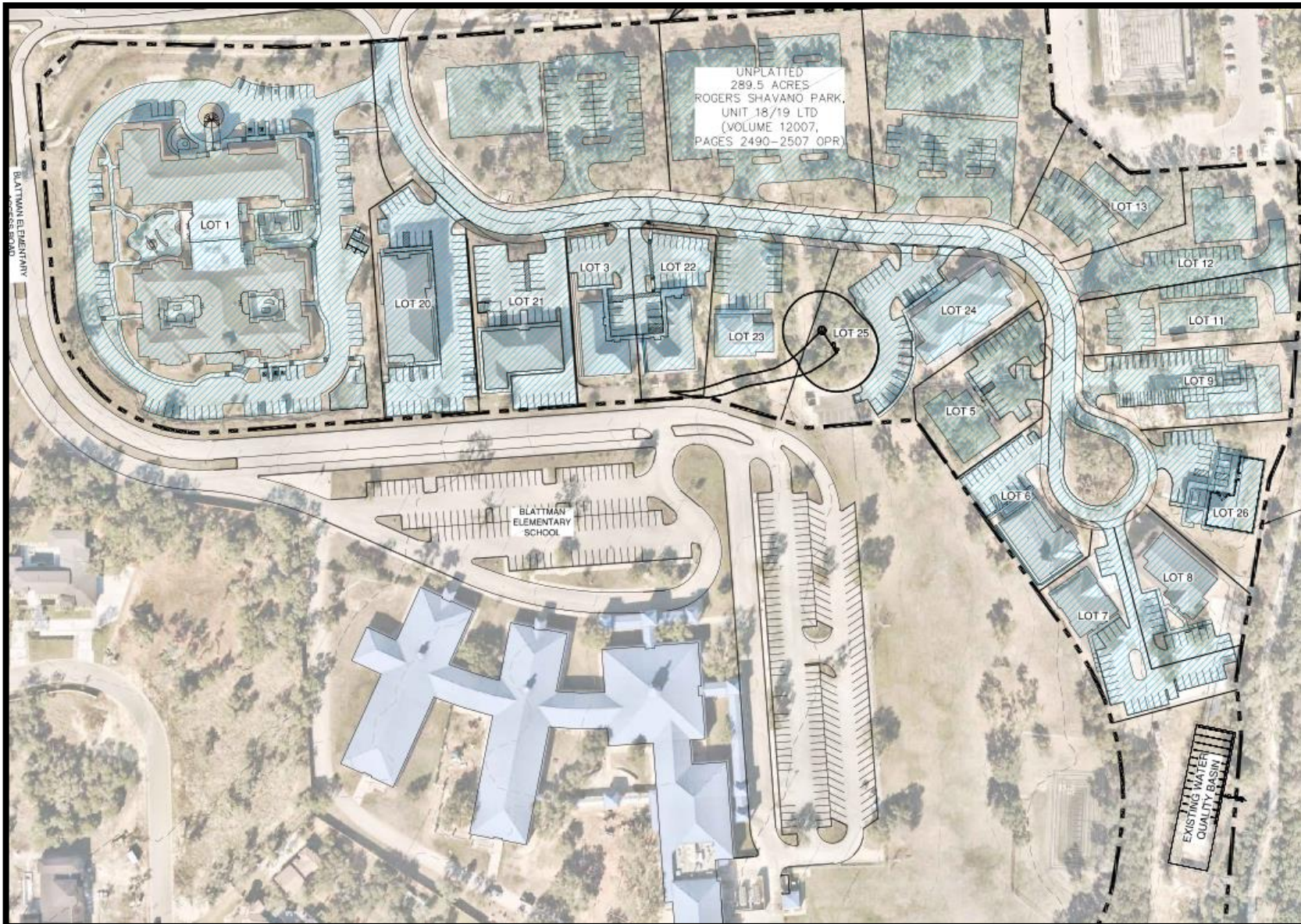
PARKING SUMMARY

USE	SIZE	MIN. PARKING (REQUIRED)
NAPIER PARK, UNIT-3 REPLAT 13,540 S.F. 1/250 SF		
REQUIRED PARKING		= 55
TOTAL PARKING PROVIDED		= 55

Note: Parking is not a part of Plat review but Building Permit review. Pape-Dawson agreed to provide this exhibit as helpful aid.

Napier Park Unit-3 PUD Replat

Together We Can!

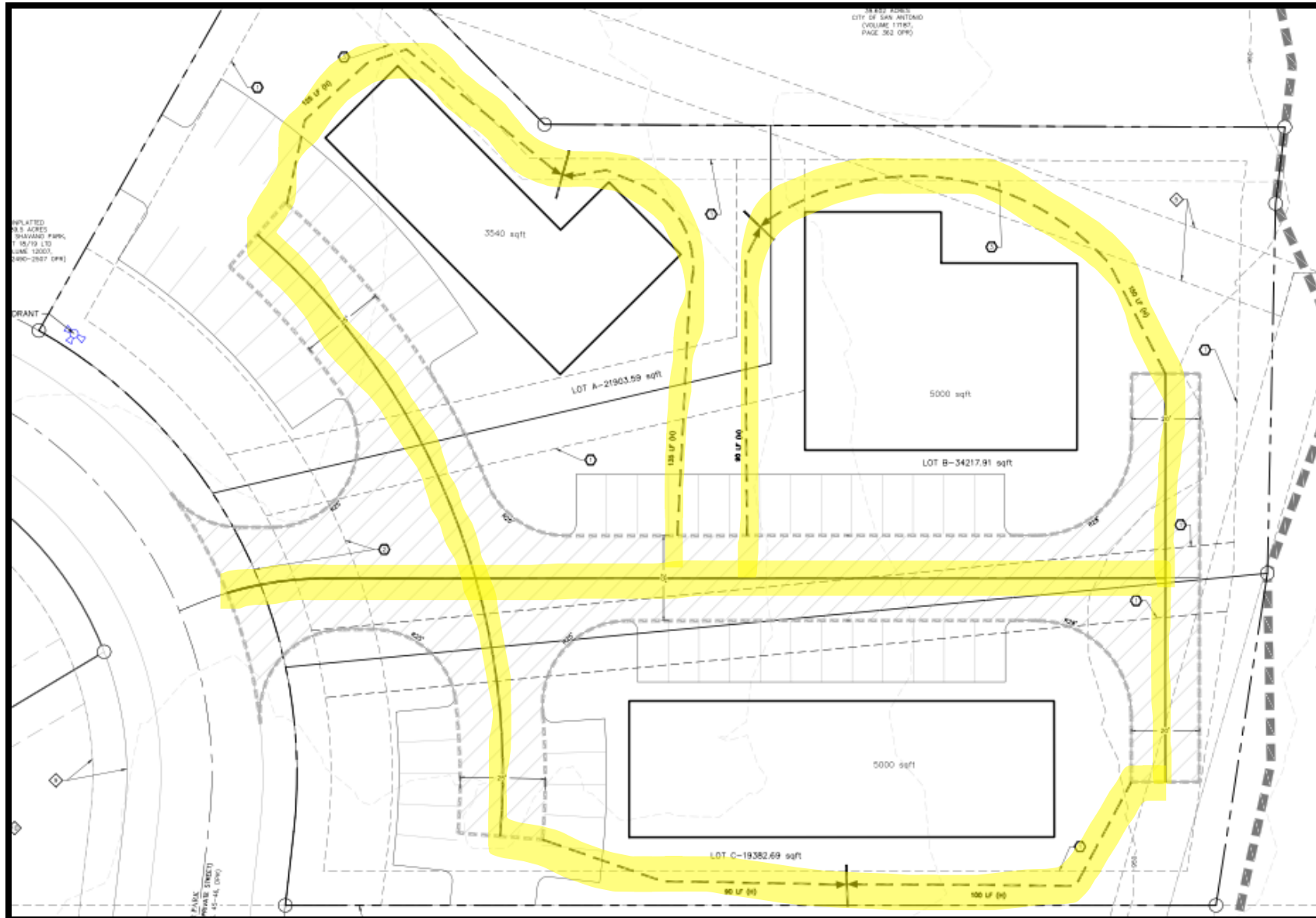


*Possible impervious cover
for final subdivision
development allowed
under Water Pollution
Abatement Plan (WPAP).*

Note: Impervious cover is
not a part of Plat review
but Building Permit review.
Pape-Dawson agreed to
provide this exhibit as
helpful aid.

Napier Park Unit-3 PUD Replat

Together We Can!



Possible Fire Protection Plan.

Yellow is clear access path for fire engine / ambulances in event of emergency.

Note: Fire Protection Plans are not a part of Plat review but Building Permit review. Pape-Dawson agreed to provide this exhibit as helpful aid.



- 8. Discussion / action –**
- Replat to subdivide Lot 10, County Block 4787
of Napier Park Unit-3 (PUD) subdivision into
three separate lots proposed as Lots 11, 12
and 13, County Block 4787**
- City Manager / Assistant City Manager**



9. Discussion –

Second review of the Public Infrastructure focus area of the 2023 Town Plan

- City Manager / Assistant City Manager**

**9.a. Review and discussion – Public Infrastructure draft
write-up**

**9.b. Review and discussion – Public Infrastructure draft
survey**



DISCUSSION



10. Discussion – Third and final review of the Municipal Talent Management and Retention focus area focus area of the 2023 Town Plan - City Manager / Assistant City Manager



DISCUSSION



**11. Report/update –
City Council items considered at previous City
Council meetings and discussion concerning
the same
– City Manager**



12. Chairman Announcements



13. Adjournment



BACKUP



Town Plan 2023: Municipal Talent Management and Retention Survey

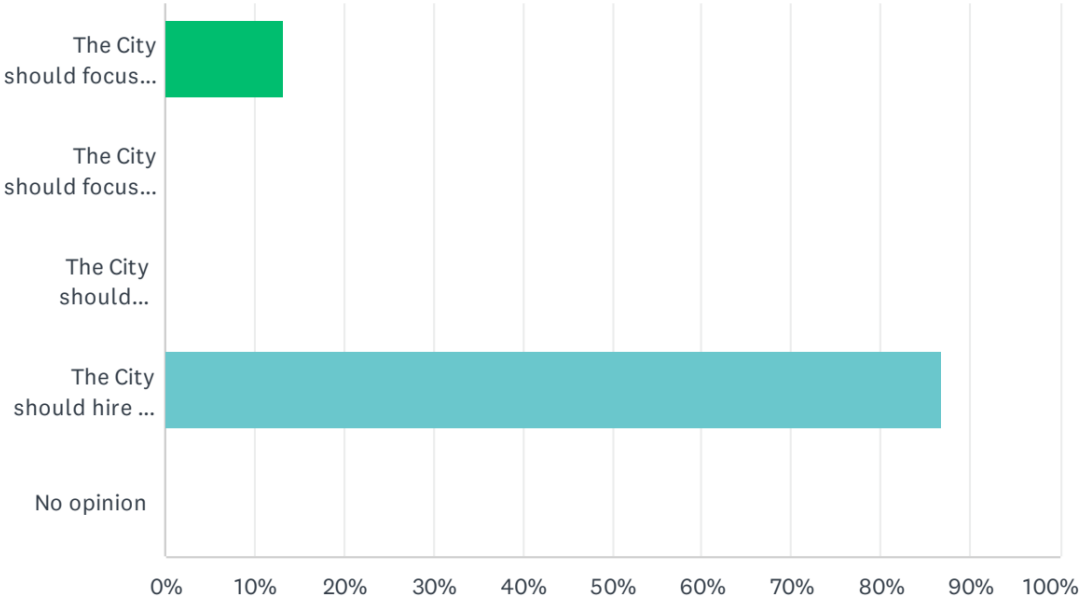
Summary (as of Fri, Jan 27, 2023 @ 8AM)

- **Responses:** 38 respondents
- Respondents were not required to answer every question, so total answers by question vary.
- Survey used IP-filtering for security. A manual check for irregularities (like fake addresses) did not spot any fake submissions.



Question 3

What statement represents your belief concerning the City Staff Key Leaders?

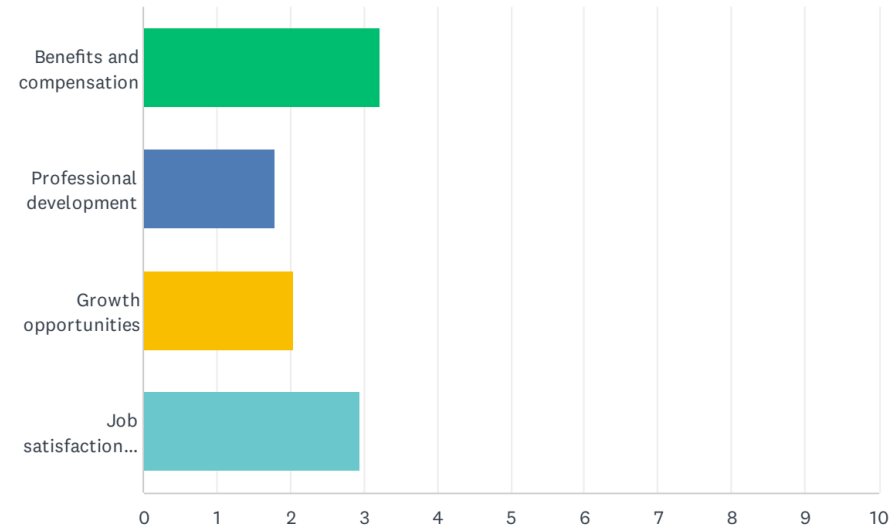


ANSWER CHOICES	RESPONSES	
The City should focus on growing and developing leaders from within	13.16%	5
The City should focus on hiring “qualified” leaders at acceptable compensation from outside the organization	0.00%	0
The City should intentionally hire “highly qualified” leaders even at a market premium from outside the organization	0.00%	0
The City should hire the best person for the job regardless of internal or external	86.84%	33
No opinion	0.00%	0
TOTAL		38



Question 4

Which do you believe is the most important aspect inhering high quality staff?

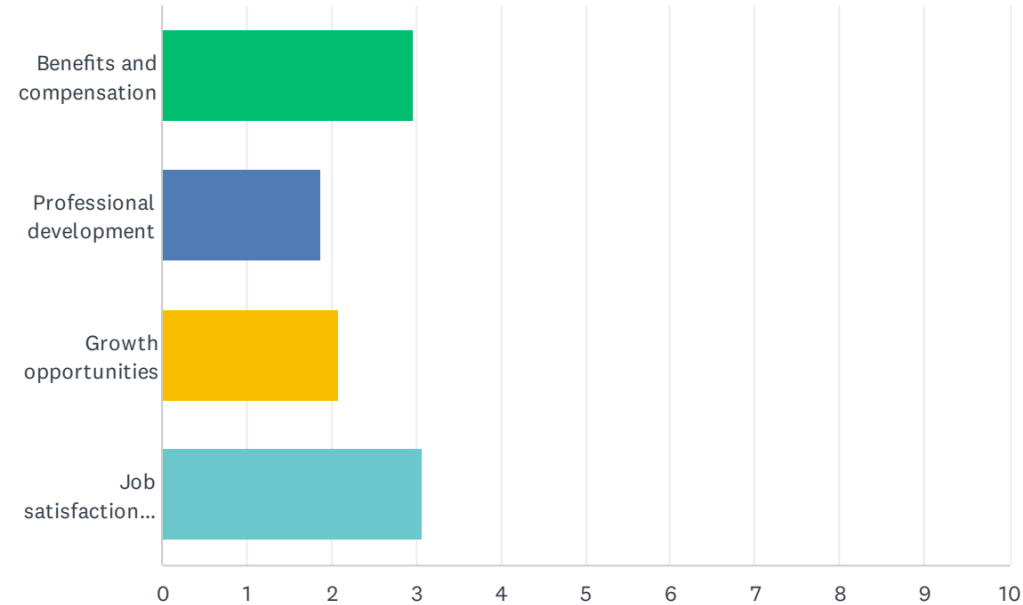


	1	2	3	4	TOTAL	SCORE
Benefits and compensation	50.00% 19	28.95% 11	13.16% 5	7.89% 3	38	3.21
Professional development	10.53% 4	13.16% 5	21.05% 8	55.26% 21	38	1.79
Growth opportunities	7.89% 3	18.42% 7	44.74% 17	28.95% 11	38	2.05
Job satisfaction / Work environment	31.58% 12	39.47% 15	21.05% 8	7.89% 3	38	2.95



Question 5

Which do you believe is the most important aspect in retaining high quality staff?

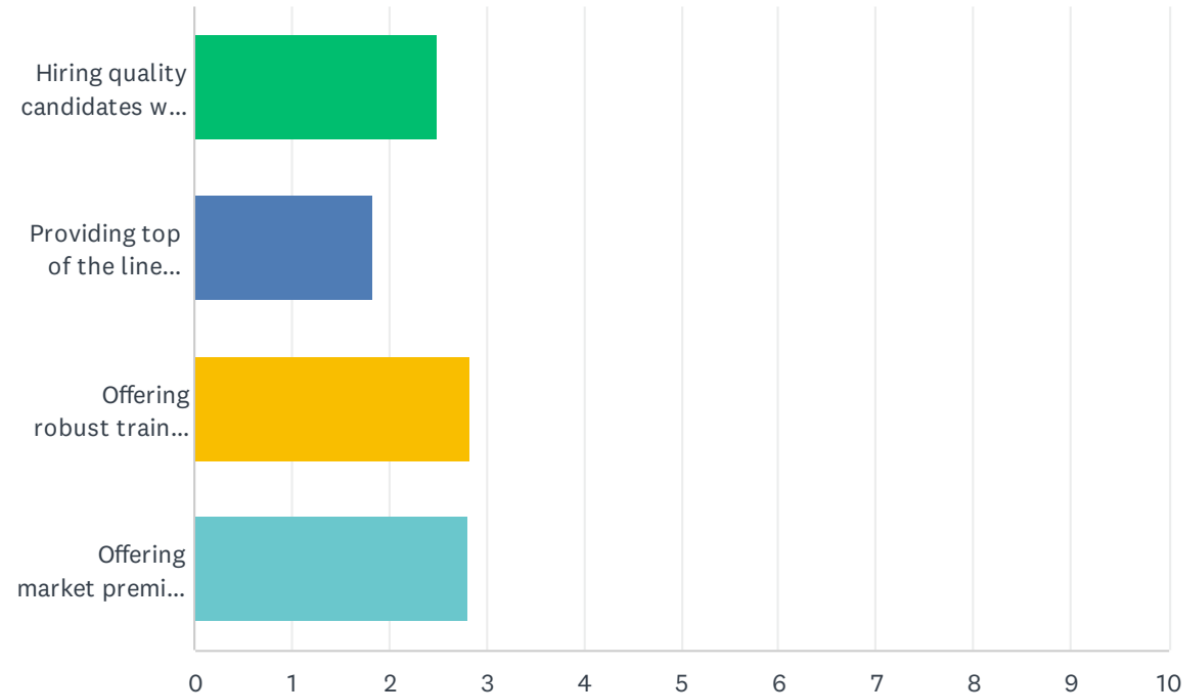


	1	2	3	4	TOTAL	SCORE
Benefits and compensation	39.47% 15	28.95% 11	21.05% 8	10.53% 4	38	2.97
Professional development	10.53% 4	15.79% 6	23.68% 9	50.00% 19	38	1.87
Growth opportunities	10.53% 4	13.16% 5	50.00% 19	26.32% 10	38	2.08
Job satisfaction / Work environment	39.47% 15	42.11% 16	5.26% 2	13.16% 5	38	3.08



Question 6

What priority do you believe to be the most important in sustaining a high performing organization?

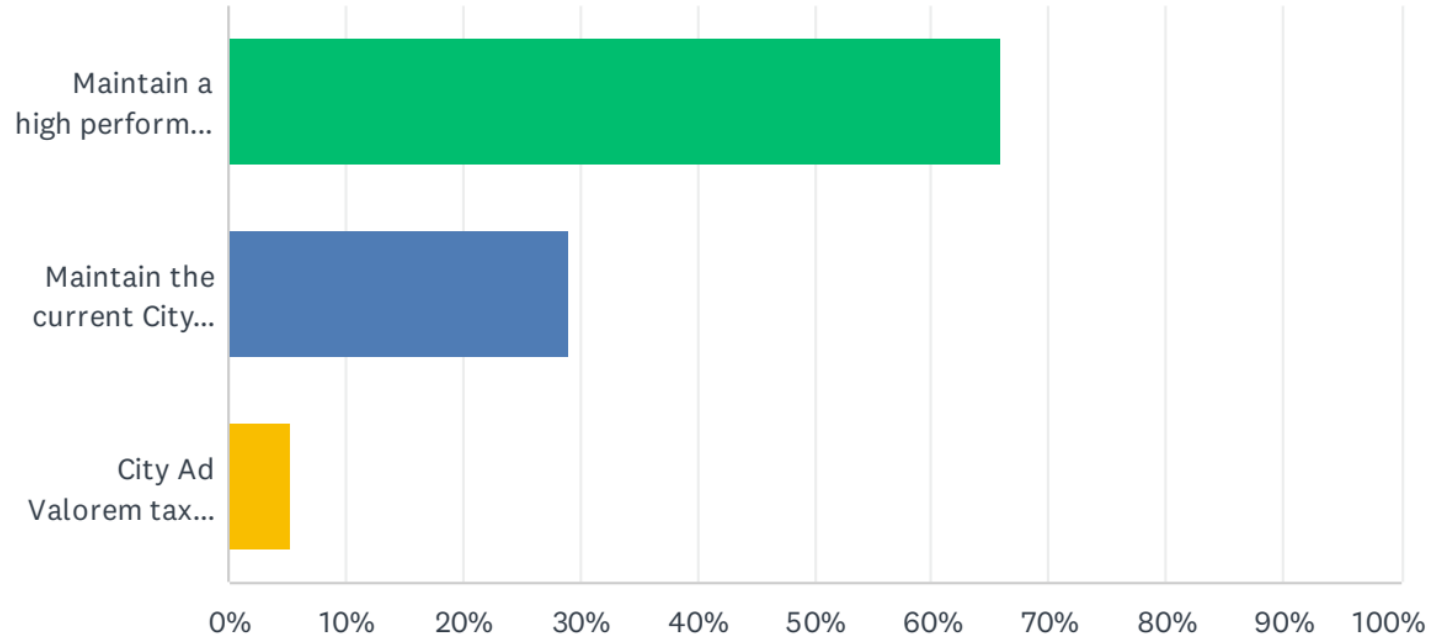


	1	2	3	4	TOTAL	SCORE
Hiring quality candidates with higher education degrees and/or professional certifications	31.58% 12	15.79% 6	23.68% 9	28.95% 11	38	2.50
Providing top of the line vehicles and equipment	5.26% 2	18.42% 7	31.58% 12	44.74% 17	38	1.84
Offering robust training and professional development opportunities	34.21% 13	34.21% 13	13.16% 5	18.42% 7	38	2.84
Offering market premium benefits and compensation	28.95% 11	31.58% 12	31.58% 12	7.89% 3	38	2.82



Question 7

If the City enters into a future fiscally constrained environment where current tax rate does not meet requirements to maintain existing levels of service...

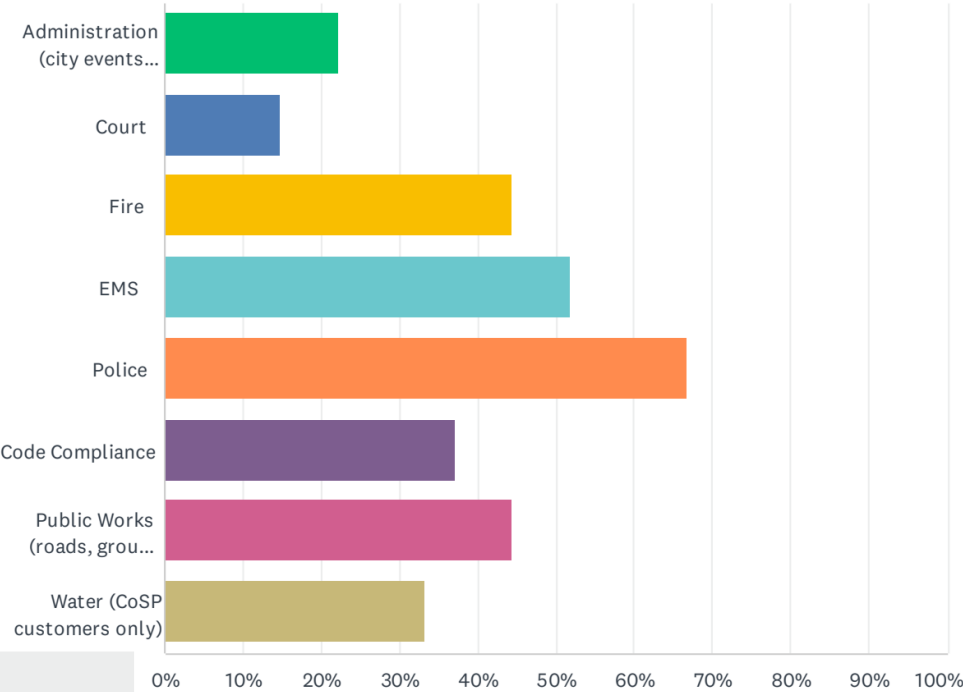


ANSWER CHOICES	RESPONSES	
Maintain a high performing City staff and robust services as a priority, even if it means small increases in City Ad Valorem tax rates	65.79%	25
Maintain the current City Ad Valorem tax rates as a priority, the City staff and its services must live within its means	28.95%	11
City Ad Valorem tax rates are too high, City should prioritize essential City services and drop less essential services in order to make small reductions in the tax rate	5.26%	2
TOTAL		38



Question 8

What are your thoughts on City Services?



ANSWER CHOICES	RESPONSES	
Administration (city events, permitting, leadership)	22.22%	6
Court	14.81%	4
Fire	44.44%	12
EMS	51.85%	14
Police	66.67%	18
Code Compliance	37.04%	10
Public Works (roads, grounds maintenance)	44.44%	12
Water (CoSP customers only)	33.33%	9
Total Respondents: 27		