

**CITY OF SHAVANO PARK  
PLANNING & ZONING COMMISSION MEETING  
CITY HALL, COUNCIL CHAMBERS  
900 SADDLETREE COURT, SHAVANO PARK, TEXAS 78231  
November 2, 2022**

**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, November 2, 2022 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](http://www.shavanopark.org).

**Telephone Participation.** The public toll-free dial-in number to participate in the telephonic meeting is 1-833-548-0276 and requires access code 847 6578 1016. The Livestream / telephone conference will be available to join at 6:00 p.m. (30 minutes prior to the meeting). If you have issues accessing Telephone Participation or Livestream, please call City Secretary Trish Nichols at 210-581-1116.

**AGENDA**

1. Call to order
2. Vote under Section 36-69 of the Shavano Park City Code (“Code”) concerning a finding that each of the items following item 2 on the agenda are “planning issues” or otherwise prescribed Planning & Zoning Commission duties under 36-69(l) of the Code or the severance of one or more of such items for an individual vote on such item or items.
3. The Planning and Zoning Commission welcomes “Citizens to be Heard.” If you wish to speak, you must follow these guidelines. **As a courtesy to your fellow citizens and out of respect to our fellow citizens, we request that if you wish to speak that you follow these guidelines.**
  - Pursuant to Resolution No. R-2019-011 citizens are given three minutes (3:00) to speak during “Citizens to be Heard.”
  - Members of the public may only speak once and cannot pass the individual’s time allotment to someone else
  - Direct your comments to the entire Commission, not to an individual member
  - Show the Commission members the same respect and courtesy that you expect to be shown to 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, October 5, 2022

5. Discussion / action – Amending plat adjusting lot lines between Lot 2190 and Lot 2184 to line up with corner Lot 2168 in Block 36 of Shavano Park Unit 19C, Phase V (PUD) – City Manager / Assistant City Manager
6. Public Hearing - The purpose of the public hearing is to receive comments from members of the public regarding the City’s Commercial Development focus area of the Town Plan
7. Discussion – Second review of the Commercial Development focus area of the 2023 Town Plan – City Manager / Assistant City Manager
  - 7.a. Review and discussion – Commercial Development public survey results
  - 7.b. Review and discussion – Commercial Development write-up
8. Presentation / discussion – First review of the Community Engagement and Policing focus area of the 2023 Town Plan – City Manager / Assistant City Manager
  - 8.a. Presentation and discussion – Police Chief Fox presentation on Community Policing
  - 8.b. Review and discussion – Community Engagement and Policing draft write-up
  - 8.c. Review and discussion – Community Engagement and Policing draft survey
9. Discussion - Select the focus area topic for the December 4, 2022 Planning & Zoning Commission meeting – City Manager / Assistant City Manager
10. Report / update - City Council items considered at previous City Council meetings and discussion concerning the same - City Manager
11. **Chairman Announcements:**
  - A. Advise members to contact City staff to add new or old agenda items.
  - B. Advise members of pending agenda items:
    - i. December: Commercial Development Final Review
    - ii. December: Community Engagement and Policing Public Hearing and Second Review
    - iii. December: Introduction of next focus area (Topic TBD’ed)
    - 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

## 12. **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 28 October 2022 at 9:11 a.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

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Trish Nichols  
City Secretary

**1. Call to order**

Chairman Laws called the meeting to order at 6:34 p.m.

**PRESENT:**

Carla Laws  
Donna Beladi  
Shawn Fitzpatrick  
Vickey Maisel  
Bill Simmons  
William Stipek  
Song Tan

**ABSENT:**

Lori Fanning  
Cindy Teske

**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 Tan, and a second made by Commissioner Fitzpatrick, the Planning & Zoning Commission voted six (6) for and none (0) opposed to approve the agenda as it was provided as Planning & Zoning Commission issues. The motion carried.

**3. Citizens to be Heard.**

No one in the public signed up to speak at Citizens to be Heard.

**4. Nomination and appointment of Chairman and Vice-chairman**

Upon a motion made by Commissioner Fitzpatrick to nominate Carla Laws to serve as Chairman and a second by Commissioner Simmons, the Planning & Zoning Commission voted seven (6) for and none (0) opposed to approve the appointment of Carla Laws as Chairman. The motion carried.

Upon a motion made by Commissioner Tan to nominate Shawn Fitzpatrick to serve as Vice-Chairman and a second by Commissioner Stipek, the Planning & Zoning Commission voted seven (6) for and none (0) opposed to approve the appointment of Shawn Fitzpatrick as Vice-Chairman. The motion carried.

**5. Discussion - Welcome new members, thanks to departing members with information on open meeting and open records training – Chairman**

Chairman Laws welcomed new commissioner Donna Beladi to the Planning & Zoning Board.

**6. Consent Agenda:**

Approval - Planning & Zoning Commission minutes, September 7, 2022.

Upon a motion made by Commissioner Fitzpatrick and a second made by Commissioner Maisel, the Planning & Zoning Commission voted six (6) for and none (0) opposed to approve the Planning & Zoning Commission minutes of September 7, 2022 as presented. The motion carried.

7. **Discussion – Third and final review of the Intro Material (Vision and Goals, SWOT and Focus Areas) of the Town Plan 2023 – City Manager / Assistant City Manager**
  - 7.a. Review and discussion – Vision and Goals
  - 7.b. Review and discussion - SWOT Round 2 input and consensus
  - 7.c. Review and discussion - Focus Area input and consensus

Assistant City Manager Leeth presented the third and final review of the intro material (vision and goals, SWOT and focus areas) of the Town Plan 2023.

The Commission reviewed and discussed the third and final review of the intro material (vision and goals, SWOT and focus areas) input to the City Comprehensive Town Plan for 2023. Commission gave guidance to staff; no action was taken.

- 8 **Discussion – First review of the Commercial Development focus area of the 2023 Town Plan – City Manager / Assistant City Manager**
  - 8.a. Review and discussion – Commercial Development draft write-up
  - 8.b. Review and discussion – Commercial Development draft public survey

Assistant City Manager Leeth presented the first review of the commercial development focus area of the 2023 Town Plan.

The Commission reviewed and discussed the commercial development draft write-up and the draft Commission Developed public survey. Commission gave guidance to staff;no action was taken.

9. **Discussion - Select the focus area topic for the November 2, 2022 Planning & Zoning Commission meeting – City Manager / Assistant City Manager**

Assistant City Manager Leeth reviewed the scheduling of focus area topics for the November 2,2022 and future meetings. The commission gave guidance to staff to schedule community engagement and public safety focus area for November 2, 2022 Planning & Zoning Commission meeting; no action was taken.

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

Assistant City Manager Leeth provided an overview of items considered at the previous City Council meeting

11. **Chairman Announcements:**
  - A. Advise members to contact City staff to add new or old agenda items.

- B. Advise members of pending agenda items:
  - i. November: Commercial Development Public Hearing + Survey Results
  - ii. November: Introduction of Focus Area 2 topic (Topic TBD'ed)
  - iii. Ordinance to fix the mistaken 2017 B-2 PUD re-zoning of Lots 1701 & 1702 in Block 21, CB 4782E (Lynd Building / Pond Hill Restaurant) by formally re-zoning the lots back to MXD

12. **Adjournment**

Upon a motion made by Commissioner Stipek, and a second made by Commissioner Simmons, the Planning & Zoning Commission voted seven (6) for and none (0) opposed to adjourn the meeting at 8:41 p.m. The motion carried.

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Carla Laws,  
Chairman

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Trish Nichols,  
City Secretary

## PLANNING & ZONING STAFF SUMMARY

Meeting Date: November 2, 2022

Agenda item: 5

Prepared by: Curtis Leeth

Reviewed by: Bill Hill

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### **AGENDA ITEM DESCRIPTION:**

Discussion / action – Amending plat adjusting lot lines between Lot 2190 and Lot 2184 to line up with corner Lot 2168 in Block 36 of Shavano Park Unit 19C, Phase V (PUD) – City Manager / Assistant City Manager

X

#### **Attachments for Reference:**

- 1) 5a Submission Letter
- 2) 5b Amending Plat
- 3) 5c Redline Plat
- 4) 5d Plat Checklist
- 4) 5e City Engineering Letter

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**BACKGROUND / HISTORY:** On Friday, October 21, KFW Engineering and City Staff held a Preliminary Plat conference for proposed Amending Plat action in Huntington to adjust lot line between Lots 2190 and 2184 to the corner of Lot 2168.

On October 25 the Amending Plat was formally submitted by KFW. City Engineer and Administrative review concluded on October 28.

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**DISCUSSION:** Bitterblue, Inc. is the owner of both lots and provided a submittal letter (attachment 5a) requesting the approval under Sec. 28-47(a)(2)(7) (which is City Manager approval authority). City Manager determined that the amending Plat should review was best addressed under Sec. 28-47(b)(1)(c) as highlighted below: (Planning and Zoning and City Council review)

#### **Sec. 28-47. Amending a plat.**

- (a) ...
- (b) Other amended plats. Subject to the following requirements, the Planning and Zoning Commission and the City Council may approve and issue an amending plat which may be recorded and is controlling over the preceding or final plat without vacation of that plat if the amending plat is signed by the applicants only and if the amending plat is for one or more of the purposes set forth in this subsection.
  - (1) The procedures for amending plats shall apply only if the sole purpose of the amending plat is to:
    - a. Amend a plat described in subsection (a)(2)a.;

- b. Relocate a lot line to eliminate an inadvertent encroachment of a building or other improvement on a lot line or easement;
- c. Relocate one or more lot lines between one or more adjacent lots if:
  - 1. The owners of all those lots join in the application for amending the plat;
  - 2. The amendment does not attempt to remove or modify recorded covenants or restrictions or easements; and
  - 3. The amendment does not increase the number of lots;

City Engineer review letter directed two changes to the Plat that are administrative in nature, see attachment 5e.

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**COURSES OF ACTION:** Recommend approval of plat; recommend approval with additional conditions; or decline entirely and give guidance to staff.

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**FINANCIAL IMPACT:** \$400 in platting fees assessed.

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**MOTION REQUESTED:** Recommend approval of amending plat adjusting lot lines between Lot 2190 and Lot 2184 to line up with corner Lot 2168 in Block 36 of Shavano Park Unit 19C, Phase V (PUD) in compliance with City Engineer Review.



# Bitterblue, Inc.

*...developing a difference.*

October 7, 2022

Mr. Bill Hill  
City of Shavano Park  
Shavano, TX 78231

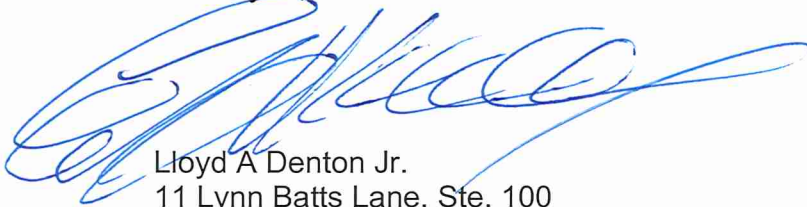
Re: Shavano Park Unit -19C  
Phase V (PUD)

Dear Bill,

I, Lloyd A. Denton, Jr., the owner of Rogers Shavano Park Unit 18/19, LTD, present this letter to formally request consideration of the Amending Plat for Shavano Park Unit -19C Phase V (PUD). The lots are recorded in Volume 20002, Page 1913 & Volume 20002, Page 1914. The reason for the amending this plat is consistent with Section 28-47 (a)(2)(7) of the Shavano Park Unified Development Code. We are adjusting the rear lot line of lots 2190, and 2184 to line up with the lot corner of lot 2168.

If you have any questions or require any additional information, please contact me at your earliest convenience. You can reach me at 210-828-6131.

Thank you,

A handwritten signature in blue ink, appearing to read 'Lloyd A. Denton Jr.', with a stylized, flowing script.

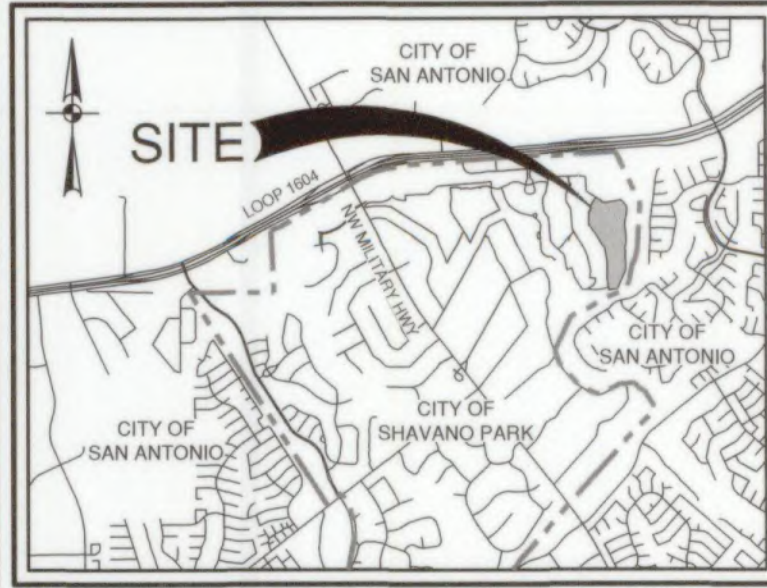
Lloyd A Denton Jr.  
11 Lynn Batts Lane, Ste. 100  
San Antonio, TX 78218



RECORDING MEMORANDUM  
AT THE TIME OF RECORDATION, THIS  
INSTRUMENT WAS FOUND TO BE A  
CORRECT COPY OF THE INSTRUMENT  
FOR THE BEST PHOTOGRAPHIC COPY OR PHOTO  
COPY, DISCLOSED PAPER ETC.



DOC. NUMBER: 20220144738



LOCATION MAP  
NOT-TO-SCALE

#### 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.

4. 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.

5. ROOF OVERHANGS ARE ALLOWED WITHIN THE 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 IMPACT FEE:

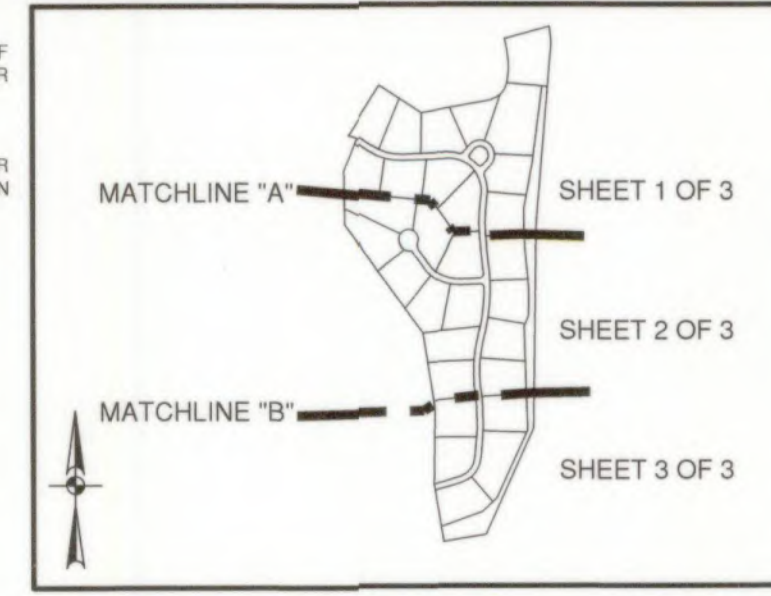
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

#### SAWS WASTEWATER EDU:

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

#### LEGEND

DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	VOL PG (PUD)	VOLUME PAGE(S) PLANNED UNIT DEVELOPMENT
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	1234.56	MINIMUM FINISHED FLOOR ELEVATION
●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)		
○	SET 1/2" IRON ROD (PD)		
○	SET 1/2" IRON ROD (PD)-ROW		
---	EXISTING CONTOURS		
---	EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN CENTERLINE		
10	10' WATER AND DRAINAGE EASEMENT		
11	20' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT		
1	10' WATER EASEMENT (VOL 20001, PG 335-338, DPR)		
2	20' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 20001, PG 335-338, DPR)		
3	VARIABLE WIDTH DRAINAGE EASEMENT (VOL 7906 PG 45-46, DPR)		



INDEX MAP  
SCALE: 1" = 100'

#### CERTIFICATION OF CITY'S ENGINEER

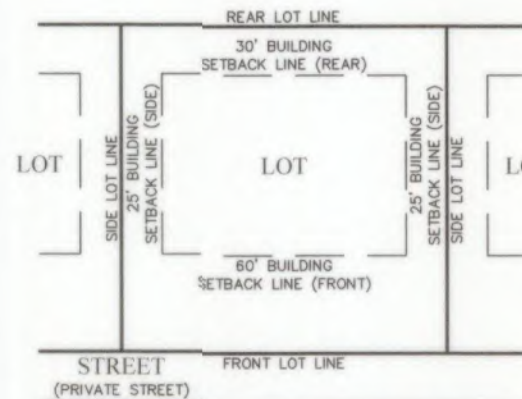
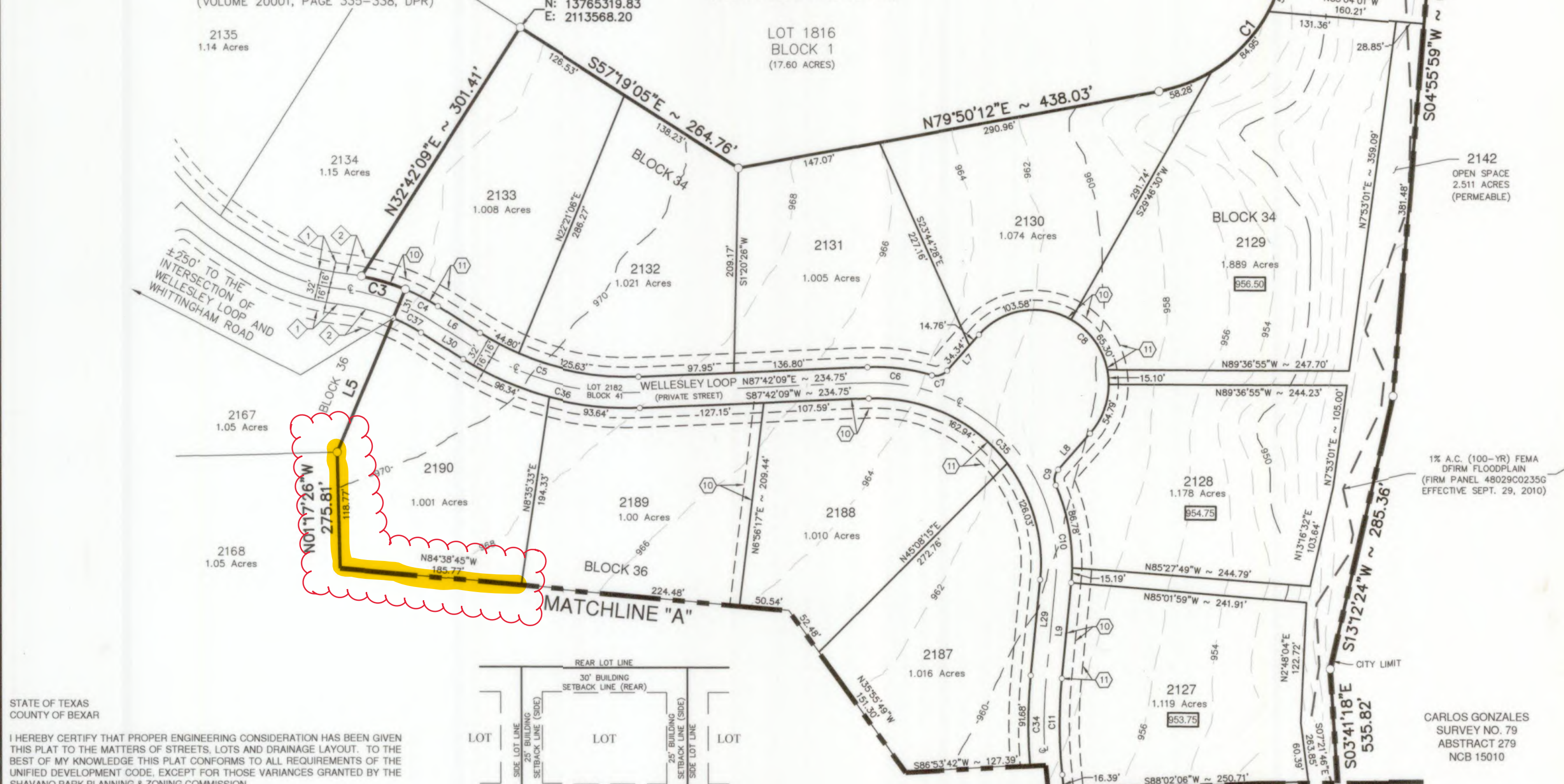
THE CITY ENGINEER OF THE CITY OF SHAVANO PARK HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

The City Engineer's signature below only indicates that they have reviewed the plat for compliance and does not indicate they can attest to the accuracy of any information provided hereon.

*Christopher A. Otto*  
CITY ENGINEER  
6/9/22

SHAVANO PARK, UNIT-19C  
PHASE IV (PUD)  
(VOLUME 20001, PAGE 335-338, DPR)

NISD SHAVANO PARK  
ELEMENTARY SUBDIVISION  
(VOLUME 9554, PAGE 52 DPR)



TYPICAL LOT SETBACKS  
NOT-TO-SCALE  
(SEE BASE ZONING EXCEPTION NOTE ON SHEET 3 OF 3)

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 PLANNING & ZONING COMMISSION.

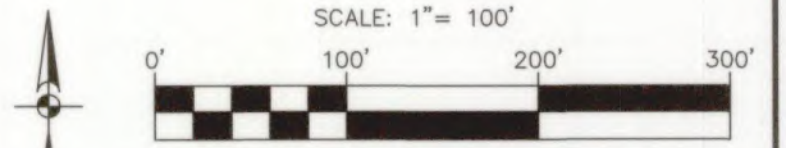
STATE OF TEXAS  
COUNTY OF BEXAR

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

*G.E. Buchanan*  
REGISTERED PROFESSIONAL LAND SURVEYOR  
06/03/2022

## SUBDIVISION PLAT OF SHAVANO PARK, UNIT-19C PHASE V (PUD)

BEING A 38.668 ACRE TRACT OF LAND, ESTABLISHING LOTS 2120-2133 & 2142-2143, BLOCK 34 AND LOTS 2176-2190, BLOCK 36, OUT OF THAT 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, OUT OF THE JACOB KLAUS SURVEY NO. 79, ABSTRACT 400 AND OUT OF THE CARLOS GONZALES SURVEY NO. 79, ABSTRACT 279, 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  
TBP# FIRM REGISTRATION #470 | TBP# FIRM REGISTRATION #10028800

DATE OF PREPARATION: June 03, 2022

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: ROGERS SHAVANO PARK UNIT 18/19, LTD.  
LLOYD A. DENTON, JR.  
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 3 DAY OF June, A.D. 2022.

*Meghan Jane Grace*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



THIS PLAT OF SHAVANO PARK, UNIT-19C, PHASE V (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 8th DAY OF JUNE, A.D. 2022

BY: *Carla Laws* CHAIRMAN

BY: *Josh Nichols* CITY CLERK

THIS PLAT OF SHAVANO PARK, UNIT-19C, PHASE V (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 8th DAY OF June, A.D. 2022

BY: *Jeff Brubaker* MAYOR

BY: *Josh Nichols* CITY CLERK

STATE OF TEXAS, COUNTY OF BEXAR  
I, LUCY ADAME-CLARK, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AND DULY RECORDED IN THE PLAT RECORDS OF BEXAR COUNTY ON: 6/9/2022 3:25:35 PM  
PLAT VOLUME: 20002 PAGE: 1913  
AMOUNT: \$82.00  
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE.  
COUNTY CLERK, BEXAR COUNTY, TEXAS



BY: *Carina Montemayor* DEPUTY

SEE SHEET 3 OF 3 FOR PLAT NOTES, LINE AND CURVE TABLES  
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SHEET 1 OF 3

SHAVANO PARK, UNIT-19C PHASE V (PUD)  
Civil Job No. 8796-19; Survey Job No. 8796-04 & 9270-14

Date: Jun 03, 2022, 9:23am User ID: bmcclanahan  
File: P:\8796\19\Design\Civil\Plat\220602 - PL879615.dwg

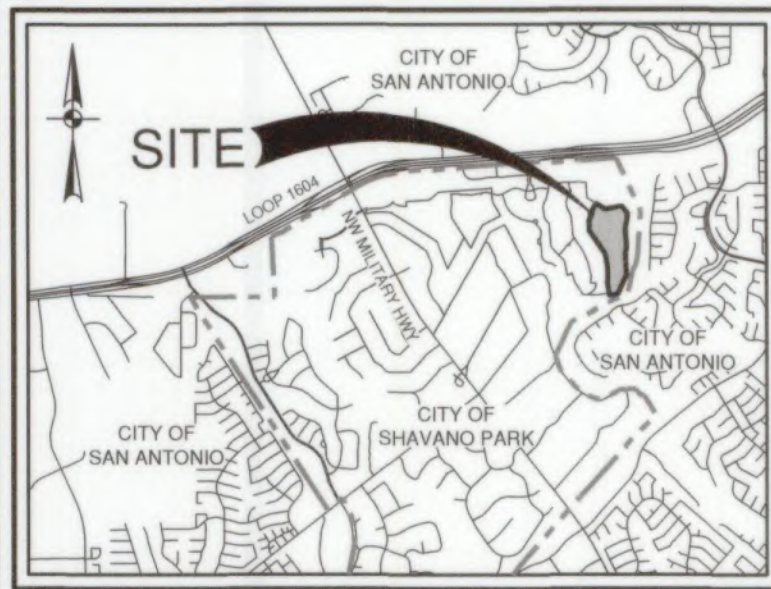






RECORDING MEMORANDUM  
THE TIME OF RECORDING THIS  
INSTRUMENT WAS FOUND TO BE INADEQUATE  
FOR THE BEST PHOTOGRAPHIC REPRODUCTION  
BECAUSE OF ILLUMINATION, CARBON OR PHOTO  
COPY, DISCOLORED PAPER ETC.

DOC. NUMBER: 20220144740



#### LOCATION MAP

NOT-TO-SCALE

#### LEGEND

- DPR DEED AND PLAT RECORDS OF  
BEXAR COUNTY, TEXAS  
OPR OFFICIAL PUBLIC RECORDS  
(OFFICIAL PUBLIC RECORDS OF  
REAL PROPERTY) OF BEXAR  
COUNTY, TEXAS
- VOL VOLUME  
PG PAGE(S)  
(PUD) PLANNED UNIT  
DEVELOPMENT  
1234.56 MINIMUM FINISHED  
FLOOR ELEVATION
- FOUND 1/2" IRON ROD  
(UNLESS NOTED OTHERWISE)  
○ SET 1/2" IRON ROD (PD)  
○ SET 1/2" IRON ROD (PD)-ROW

- +---+--- EXISTING CONTOURS  
---E---E---E--- EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR)  
FLOODPLAIN  
---C---C---C--- CENTERLINE

- 10' WATER AND DRAINAGE  
EASEMENT  
20' GAS, ELECTRIC, TELEPHONE  
AND CABLE TV EASEMENT
- 10' WATER EASEMENT  
(VOL 2001, PG 335-338, DPR)  
20' GAS, ELECTRIC, TELEPHONE  
AND CABLE TV EASEMENT  
(VOL 2001, PG 335-338, DPR)  
VARIABLE WIDTH DRAINAGE  
EASEMENT  
(VOL 7906 PG 45-46, DPR)

#### BASE ZONING EXCEPTION NOTE:

THIS PLAT IS PART OF THE "SHAVANO PARK UNIT 19C PUD" AND HAS BEEN GRANTED  
THE FOLLOWING EXCEPTIONS FROM THE BASE ZONING DISTRICT OF A-1.  
SETBACK LINES FOR A-1 PUD (HUNTINGTON) SINGLE FAMILY DWELLING PLANNED  
UNIT DEVELOPMENT DISTRICT (ESTABLISHED BY ORDINANCE 100-03-02):

- A. FRONT SETBACKS - 60 FEET. THE FRONT SETBACK ON CORNER LOTS SHALL  
BE MEASURED FROM AND APPLY ONLY TO THE STREET FROM WHICH THE  
RESIDENCE ADDRESS IS ASSIGNED.  
B. SIDE SETBACKS - 25 FEET.  
C. REAR SETBACKS - 30 FEET.

DEVELOPMENT STANDARDS	A-1	PROVIDED
TYPE		
MINIMUM FRONT SETBACK	80'-0"	60'-0"
MINIMUM SIDE SETBACK	30'-0"	25'-0"
MINIMUM REAR SETBACK	30'-0"	30'-0"

#### 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.

#### SURVEYOR'S NOTES:

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY  
OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH  
1/2" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK  
MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND  
STREET CONSTRUCTION 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 THE NGS  
COOPERATIVE CORDS 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 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 PLANNING & ZONING 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 SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:  
PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR  
26/03/2022

#### 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.  
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.  
4. 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.  
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE 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.

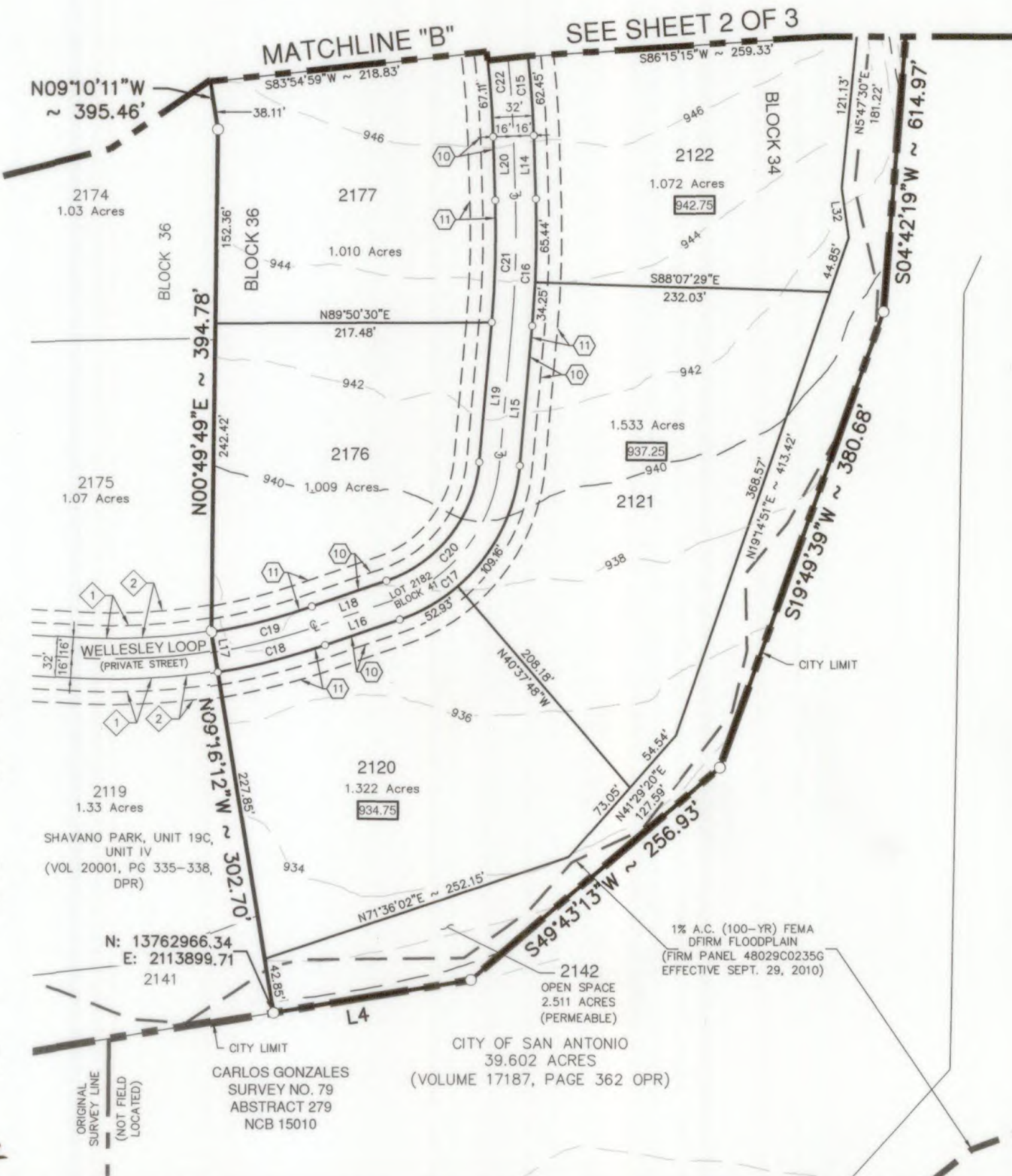
#### OPEN SPACE NOTE:

LOT 2142, (2.338 ACRES) & LOT 2143, (0.979 ACRE), BLOCK 34, (PERMEABLE) ARE  
DESIGNATED AS OPEN SPACE AND AS A COMMON AREA/GREENSPACE (PERMEABLE) AND  
A ACCESS, DRAINAGE, ELECTRIC, GAS, TELEPHONE, CABLE TV, SANITARY SEWER  
AND WATER EASEMENT.



#### TYPICAL LOT SETBACKS

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 (EDUS) PAID FOR  
THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN  
ANTONIO WATER SYSTEM.

#### SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 985 FEET WHERE THE  
STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE  
DEVELOPER 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.

#### AQUIFER NOTE:

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 AND SHAVANO PARK CITY CODE ENTITLED "AQUIFER RECHARGE ZONE  
AND WATERSHED PROTECTION", OR LATEST REVISIONS THEREOF. ANY REGULATED  
ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS  
RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

#### PUBLIC WORKS STORM WATER:

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN  
OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE  
BASE FLOOD ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN. NON-RESIDENTIAL  
STRUCTURES SHALL BE ELEVATED OR FLOOD PROOFED TO NO LESS THAN ONE FOOT  
ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.

#### FIRE FLOW DEMAND NOTE (SAWS NOTE):

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR  
THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS  
BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1750 GPM AT 25 PSI  
RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL  
BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE  
PROCEDURES SET FORTH BY THE CITY OF SHAVANO PARK PERMIT OFFICE AND THE  
SHAVANO PARK FIRE DEPARTMENT FIRE MARSHAL.

#### PRIVATE STREET NOTE:

LOT 2182, BLOCK 41, (WELLESLEY LOOP & WELLESLEY KEY) ARE PRIVATE STREETS AND  
ARE ALSO DESIGNATED AS AN UNDERGROUND ELECTRIC, GAS, TELEPHONE, CABLE  
TV, DRAINAGE, WATER, PEDESTRIAN AND/OR SANITARY SEWER EASEMENT, THEREFORE,  
SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH  
EASEMENTS AND PRIVATE STREETS.

#### SAWS DEDICATION:

THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN  
ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND  
ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

#### CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	160.00'	70°23'25"	N44°38'29"E	184.44'	196.57'
C2	350.00'	25°33'34"	N3°20'01"W	154.84'	156.13'
C3	216.00'	12°24'23"	N73°27'55"W	46.68'	46.77'
C4	216.00'	9°57'52"	S62°16'47"E	37.52'	37.57'
C5	279.00'	35°00'00"	S74°47'51"E	167.79'	170.43'
C6	201.00'	19°04'05"	S82°45'48"E	66.58'	66.89'
C7	15.00'	65°05'01"	N74°13'44"E	16.14'	17.04'
C8	76.00'	180°00'00"	S48°18'47"E	152.00'	238.76'
C9	15.00'	65°05'01"	S9°08'43"W	16.14'	17.04'
C10	201.00'	29°04'05"	S8°51'45"E	100.88'	101.97'
C11	484.00'	11°35'42"	S0°07'34"E	97.78'	97.95'
C12	1016.00'	18°43'03"	S3°26'07"W	330.43'	331.91'
C13	484.00'	8°27'37"	S8°33'50"W	71.40'	71.47'
C14	384.00'	11°59'47"	S1°39'53"E	80.25'	80.40'
C15	816.00'	5°51'14"	S4°44'09"E	83.34'	83.37'
C16	816.00'	7°00'00"	S1°41'28"W	99.63'	99.69'
C17	141.00'	65°52'00"	S38°07'28"W	153.31'	162.09'
C18	516.00'	9°40'21"	S75°53'37"W	87.01'	87.11'
C19	484.00'	9°40'21"	N75°53'37"E	81.61'	81.71'
C20	109.00'	65°52'00"	N38°07'28"E	118.52'	125.31'
C21	784.00'	7°00'00"	N1°41'28"E	95.72'	95.78'
C22	784.00'	5°51'14"	N4°44'09"W	80.07'	80.10'
C23	416.00'	11°59'47"	N1°39'53"W	86.94'	87.10'
C24	516.00'	8°27'37"	N8°33'50"E	76.12'	76.19'
C25	984.00'	1°35'15"	N6°10'01"E	227.12'	227.63'
C26	15.00'	91°50'00"	N46°22'37"W	21.55'	24.04'
C27	216.00'	56°17'12"	N64°09'01"W	203.77'	212.20'
C28	15.00'	61°59'07"	N66°59'58"W	15.45'	16.23'
C29	51.00'	303°58'15"	N53°59'35"E	47.91'	270.57'
C30	15.00'	61°59'07"	S5°00'51"E	15.45'	16.23'
C31	184.00'	56°17'12"	S64°09'01"E	173.58'	180.76'
C32	15.00'	91°50'00"	N41°47'23"E	21.55'	24.04'
C33	984.00'	1°47'48"	N5°01'31"W	30.86'	30.86'
C34	516.00'	11°35'42"	N0°07'34"W	104.25'	104.42'
C35	169.00'	97°58'08"	N43°18'47"W	255.03'	288.97'
C36	311.00'	35°00'00"	N74°47'51"W	187.04'	189.98'
C37	184.00'	9°57'52"	N62°16'47"W	31.96'	32.00'

#### LINE TABLE

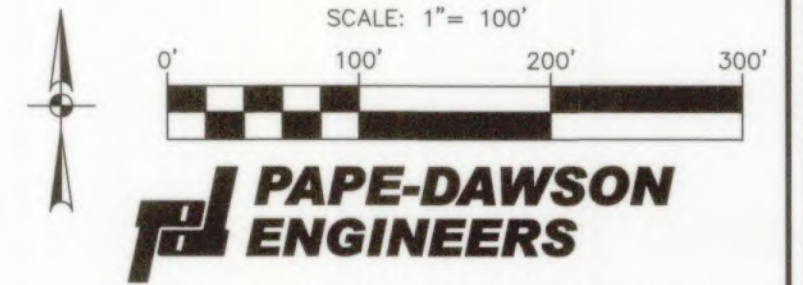
LINE #	BEARING	LENGTH
L1	N9°26'46"E	51.13'
L2	N75°02'56"E	165.38'
L3	S5°07'00"E	57.51'
L4	S80°34'35"W	157.39'
L5	N22°44'17"E	180.92'
L6	S57°17'51"E	51.15'
L7	N41°41'13"E	49.10'
L8	S41°41'13"W	49.10'
L9	S5°40'17"W	98.40'
L10	S5°55'25"E	171.70'
L11	S12°47'38"W	70.31'
L12	S4°20'01"W	50.00'
L13	S7°39'46"E	50.00'
L14	S1°48'32"E	50.00'
L15	S5°11'28"W	110.17'
L16	S71°03'28"W	62.06'
L17	N9°16'12"W	32.00'
L18	N71°03'28"E	62.06'
L19	N5°11'28"E	110.17'
L20	N1°48'32"W	50.00'
L21	N7°39'46"W	50.00'
L22	N4°20'01"E	50.00'
L23	N12°47'38"E	70.31'
L24	S87°42'23"W	113.34'
L25	N36°00'25"W	100.42'
L26	S36°00'25"E	100.42'
L27	N87°42'23"E	113.34'
L28	N5°55'25"W	171.70'
L29	N5°40'17"E	98.40'
L30	N57°17'51"W	51.15'
L31	N22°44'17"E	32.00'
L32	N7°58'36"W	39.74'
L33	N0°08'44"E	16.88'

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

SHEET 3 OF 3

## SUBDIVISION PLAT OF SHAVANO PARK, UNIT-19C PHASE V (PUD)

BEING A 38.668 ACRE TRACT OF LAND, ESTABLISHING LOTS 2120-2133 & 2142-2143,  
BLOCK 34 AND LOTS 2176-2190, BLOCK 36, OUT OF THAT 289.5 ACRE TRACT  
DESCRIBED IN DEED TO ROGERS SHAVANO PARK UNIT 18/19, LTD. RECORDED IN  
VOLUME 12007, PAGE 2480 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY,  
TEXAS, OUT OF THE JACOB KLAUS SURVEY NO. 79, ABSTRACT 400 AND OUT OF THE  
CARLOS GONZALES SURVEY NO. 79, ABSTRACT 279, 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: June 03, 2022

STATE OF TEXAS  
COUNTY OF BEXAR

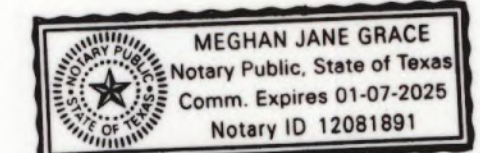
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY  
AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS  
IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT  
DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES,  
DRAINS, EASEMENTS AND PUBLIC PLACES THEREON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

OWNER/DEVELOPER: ROGERS SHAVANO PARK UNIT 18/19, LTD.  
LLOYD A. DENTON, JR.  
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 3 DAY OF June, A.D. 20 22

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



THIS PLAT OF SHAVANO PARK, UNIT 19C PHASE V (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 8th DAY OF JUNE, A.D. 20 22

BY: Carla Pava CHAIRMAN

BY: Trish Nichols CITY CLERK

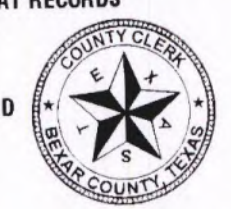
THIS PLAT OF SHAVANO PARK, UNIT-19C, PHASE V (PUD) HAS BEEN SUBMITTED  
TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF SHAVANO PARK, TEXAS,  
AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.

DATED: THIS 8th DAY OF June, A.D. 20 22

BY: Mayor Mayor

BY: Trish Nichols CITY CLERK

STATE OF TEXAS, COUNTY OF BEXAR  
I, LUCY ADAME-CLARK, COUNTY CLERK OF BEXAR COUNTY,  
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN  
MY OFFICE AND DULY RECORDED IN THE PLAT RECORDS  
OF BEXAR COUNTY ON: 6/9/2022 3:25:35 PM  
PLAT VOLUME: 20002 PAGE: 1915  
AMOUNT: \$82.00  
IN TESTIMONY WHEREOF, WITNESS MY HAND  
AND OFFICIAL SEAL OF OFFICE,  
COUNTY CLERK, BEXAR COUNTY, TEXAS



BY: Carina Marten DEPUTY

SHAVANO PARK, UNIT-19C PHASE V (PUD)  
Civil Job No. 8796-19; Survey Job No. 8796-04 & 9270-14

Date: Jun 03, 2022, 9:26am User: G:\bmcadams  
File: P:\Shavano Park\Shavano Park Unit 18/19.dwg Plot: 1879619.dwg



## 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](mailto:citysecretary@shavanopark.org). This checklist does not supersede the City of Shavano Park Development Ordinances.

Name of Subdivision:	Shavano Park Unit- 19C Phase V (PUD)
Proposed Use of Property:	Residential
Property Description:	Lot 2190B & Lot 2184B, Block 36
(Lot & block, address or location)	

Owner		Engineer	
Name:	Lloyd A Denton	Name:	KFW Engineers
Address:	111 Lynn Batts Lane, Ste 100	Address:	3421 Paesanos Pkwy, Ste 200
	San Antonio, TX 78218		San Antonio, TX 78231
Phone:	210-526-6889	Phone:	210-979-8444 x126
Fax:		Fax:	
Email:	scott@bitterblue.com	Email:	rrodriguez@kfwengineers.com

Current Zoning:	A-1 PUD	Total Acreage:	2.229
Total Platting Fees:	400.00	Developable Acreage:	2.229
(Coordinate with Staff)		Greenbelts & Drainage Acreage:	0

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:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a. this is a vacate and replat	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. this is a replat with out vacating	<input type="checkbox"/>	<input checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input 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 checked="" 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>X</u>	<u>    </u>	<u>    </u>
9.	If item 5 was answered "Yes," a PUD plan is included in this submittal	<u>x</u>	<u>    </u>	<u>    </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>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

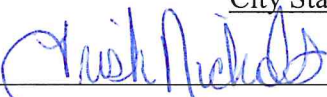
- |     |                                                                                                                                                                                        |             |             |             |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------------|-------------|
| 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>    </u> | <u>X</u>    | <u>    </u> |
| 28. | The plat addresses the required landscape buffer in accordance with Table 6 of the Code of Ordinances                                                                                  | <u>    </u> | <u>X</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>    </u> | <u>    </u> | <u>X</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: Eric Warford Date: 10/25/22

Accepted by:  Date: 10/25/22

City Staff Reviewed

City Secretary:  Date: 10/27/2020

Fire Marshal:  Date: 10/26/22

Public Works / Water Director:  Date: 10-25-22

October 28, 2022

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-19C Phase V Subdivision

Mr. Leeth,

KFW Engineers has completed its review of the referenced subdivision and find that the development is in conformance with the City of Shavano Park Unified Development Code and flood ordinances. If the two minor comments below are addressed, we have no further comments.

**Plat:**

Sheet 1 of 1 –

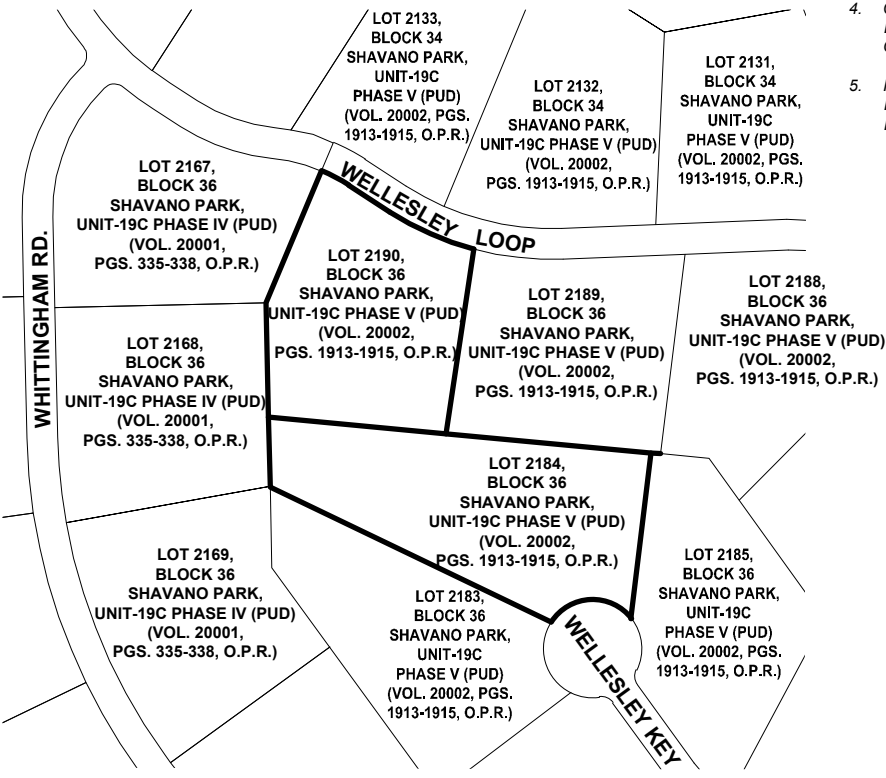
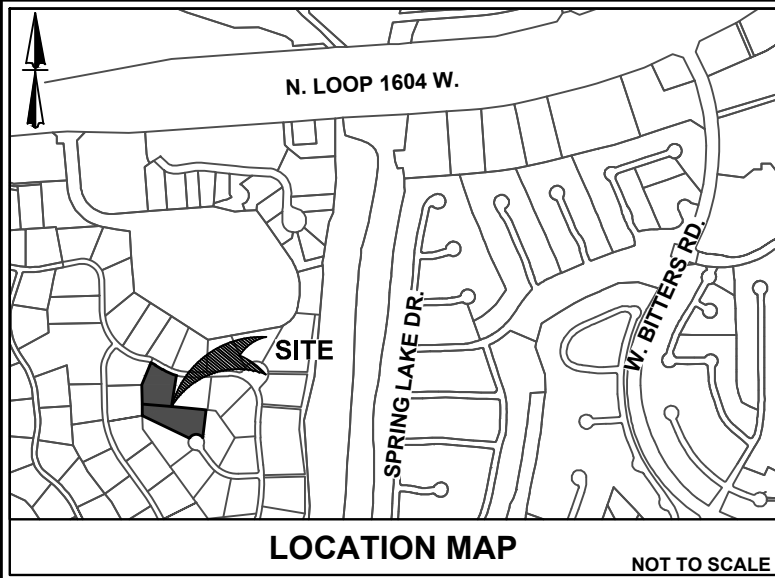
1. Provide reason for amendment and section of UDC that allows amendment.
2. Remove text from the top right of plat.

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





SCALE: 1" = 200'  
AREA BEING AMENDED

THE AREA BEING AMENDED WAS PREVIOUSLY PLATTED AS LOTS 2184 AND 2190, BLOCK 36 AS SHOWN IN THE SUBDIVISION PLAT ESTABLISHING SHAVANO PARK, UNIT-19C PHASE V (PUD) SUBDIVISION RECORDED IN VOLUME 20002, PAGE(S) 1913-1915, FROM THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

1. Provide reason for amendment and section of UDC that allows amendment.

- 10' WATER AND DRAINAGE EASEMENT (VOL. 20002, PAGES 1913-1915, D.P.R.)
- 20' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 20002, PAGES 1913-1915, D.P.R.)
- 10' WATER AND DRAINAGE EASEMENT (VOL. 20001, PAGES 335-338, D.P.R.)
- 20' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 20001, PAGES 335-338, D.P.R.)

**SURVEYOR NOTES:**

- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID12A).
- ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC 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 SHAVANO PARK PLANNING COMMISSION.

STEVEN D. KRAUSKOPF  
LICENSED PROFESSIONAL ENGINEER NO. 96525  
KFW ENGINEERS, LLC  
3421 PAESANOS PKWY, SUITE 200  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

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:

TERESA A. SEIDEL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672  
KFW SURVEYING, LLC  
3421 PAESANOS PKWY, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

**CPS/SAWS/COSA/UTILITY NOTES:**

- 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 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 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.
- 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 THE 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.

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	TANGENT
C1	32.00	184.00	9°57'52"	31.96	N62° 16' 47"W	16.04
C2	96.34	311.00	17°44'56"	95.96	S66° 10' 18"E	48.56
C3	97.39	61.00	109°24'29"	83.25	S87° 39' 00"W	72.04

**SAWS IMPACT FEE NOTE:**

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 NOTE:**

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.

**SAWS HIGH PRESSURE NOTE:**

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.

**AQUIFER NOTE:**

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 AND SHAVANO PARK CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION", OR LATEST REVISION THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

**PUBLIC WORKS STORM WATER NOTE:**

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN. NONRESIDENTIAL STRUCTURES SHALL BE ELEVATED OR FLOOD PROOFED TO NO LESS THAN ONE FOOT ABOVE THE BFE OR THE REGULATORY FLOODPLAIN.

**FIRE FLOW DEMAND NOTE:**

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1750 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SHAVANO PARK PERMIT OFFICE AND THE SHAVANO PARK FIRE DEPARTMENT FIRE MARSHAL.

**PRIVATE STREET NOTE:**

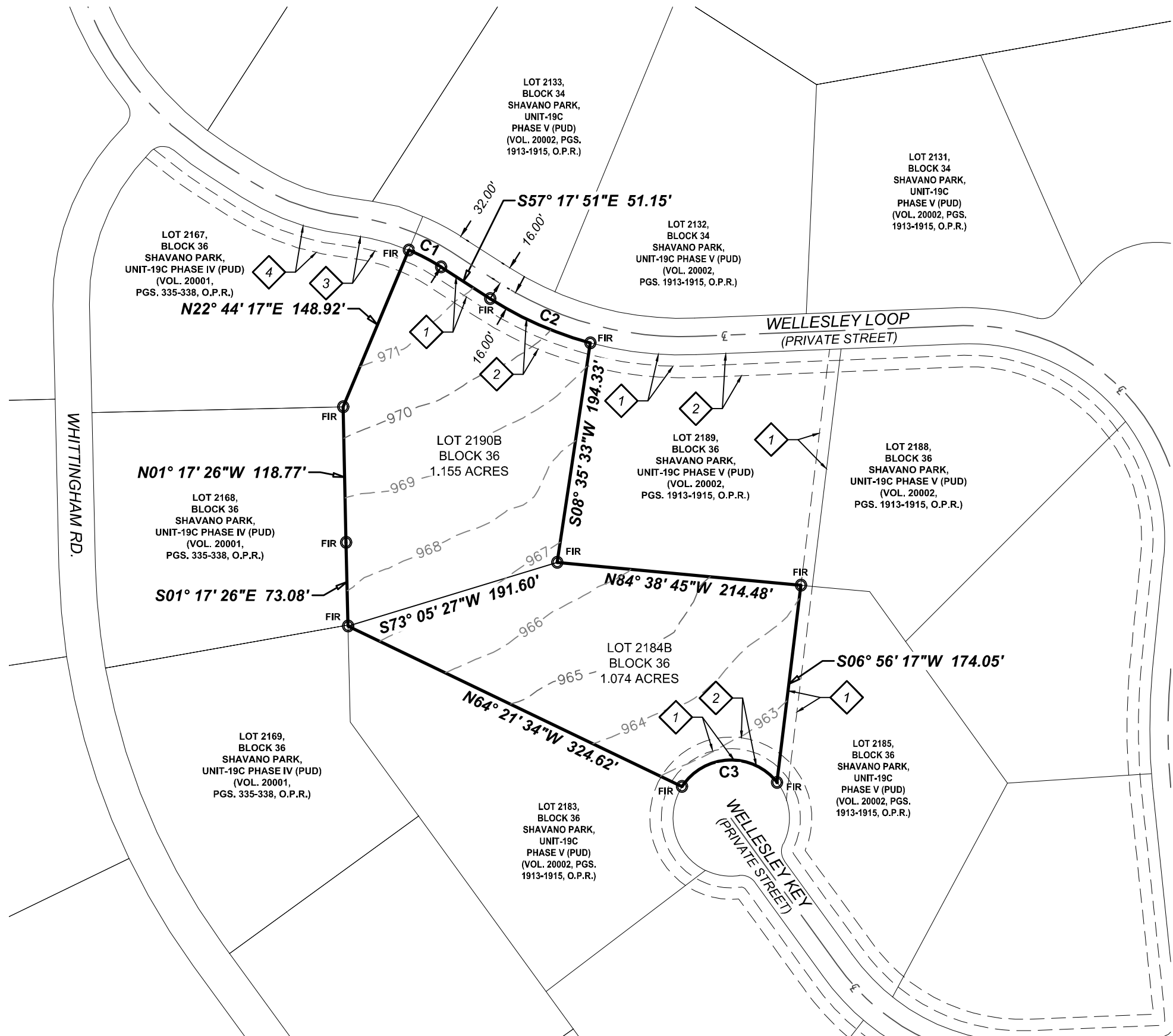
LOT 2182, BLOCK 41, (WELLESLEY LOOP & WELLESLEY KEY) ARE PRIVATE STREETS AND ARE ALSO DESIGNATED AS AN UNDERGROUND ELECTRIC, GAS, TELEPHONE, CABLE TV, DRAINAGE, WATER, PEDESTRIAN AND/OR SANITARY SEWER EASEMENT, THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.

**SAWS DEDICATION NOTE:**

THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

## LEGEND

- F.I.R. = FOUND "x" IRON ROD
- FXC = FOUND "x" IN CONCRETE
- VOL. = VOLUME
- PG. = PAGE
- R.O.W. = RIGHT-OF-WAY
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- C.L. = CENTER LINE
- N.C.B. = NEW CITY BLOCK
- 900' --- = CONTOURS
- ◇ = EXISTING EASEMENT

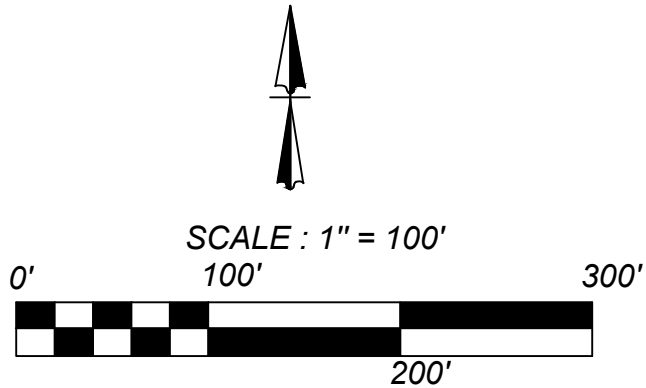


PLAT NO. 22-XXXXXXX

AMENDING PLAT ESTABLISHING

## SHAVANO PARK UNIT-19C PHASE V (PUD)

BEING A 2.229 ACRE TRACT OF LAND ESTABLISHING LOTS 2184B AND 2190B, BLOCK 36 AND BEING ALL OF LOTS 2184 AND 2190, BLOCK 36 OF THE SHAVANO PARK, UNIT 19C PHASE V (PUD) OF RECORD IN PLAT VOLUME 20002 PAGE 1913 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS. SAID 2.229 ACRES OF LAND BEING OUT OF THE JACOB KLAUS SURVEY NO. 78, ABSTRACT 400, IN THE CITY OF SHAVANO PARK, BEXAR COUNTY, TEXAS



**KFW**  
ENGINEERS + SURVEYING  
3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231  
Phone #: (210) 979-8444 • Fax #: (210) 979-8441  
TBP Firm #: 9513 • TBPLS Firm #: 10122300

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:  
ROGERS SHAVANO PARK UNIT 18/19, LTD.  
LLOYD A. DENTON, JR.  
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 SHAVANO PARK, UNIT-19C PHASE V (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 \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ CITY CLERK

THIS PLAT OF SHAVANO PARK, UNIT-19C PHASE V (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

## PLANNING & ZONING STAFF SUMMARY

Meeting Date: November 2, 2022

Agenda item: 6 / 7

Prepared by: Curtis Leeth

Reviewed by: Bill Hill

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### **AGENDA ITEM DESCRIPTION:**

6. Public Hearing - The purpose of the public hearing is to receive comments from members of the public regarding the City's Commercial Development focus area of the Town Plan
7. Discussion – Second review of the Commercial Development focus area of the 2023 Town Plan – City Manager / Assistant City Manager
  - 7.a. Review and discussion – Commercial Development public survey results
  - 7.b. Review and discussion – Commercial Development write-up

X

#### **Attachments for Reference:**

- 1) 7a Public Survey Results
- 2) 7b Draft Writeup – Commercial Development

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### **BACKGROUND / HISTORY:**

At the September 7, 2022 Planning & Zoning Meeting, the Commission came to consensus for six focus areas and selected Commercial Development for the 1<sup>st</sup> topic for the October Planning & Zoning Commission Meeting.

At the October 5, 2022 Planning & Zoning Meeting, the Commission considered the draft public survey and draft focus area write-up and gave guidance to staff. On October 6, 2022 the public survey for Commercial Development was issued. 55 submissions were received as of this packet from October 6th – October 28th and collated as attachment 7a.

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**DISCUSSION:** This is the Second review and public hearing of the Commercial Development focus area of the Town Plan 2023.

#### **Schedule for Commercial Development**

#### **City Staff need guidance on two items:**

1. Give initial feedback on draft focus area write-up (item 7a.)
2. Come to consensus for the public survey (item 7b)

Month	COMMERCIAL DEVELOPMENT
Oct	Intro
Nov	Review + PH
Dec	Final

Commission should review the survey results and come to the meeting with proposed edits to the Commercial Development focus area. Suggested edits can be submitted to Chairman Laws

and/or City staff before the meeting as well. The only change in draft from October meeting is a new survey write-up highlighted in yellow on page 2.

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

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**FINANCIAL IMPACT:** N/A

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

1. Give initial feedback on draft focus area write-up (item 7a.)
2. Come to consensus for the public survey (item 7b)

## **Town Plan 2023: Commercial Development Survey**

Summary (as of Friday, October 28 @ 9AM)

- **Responses:** 55 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.

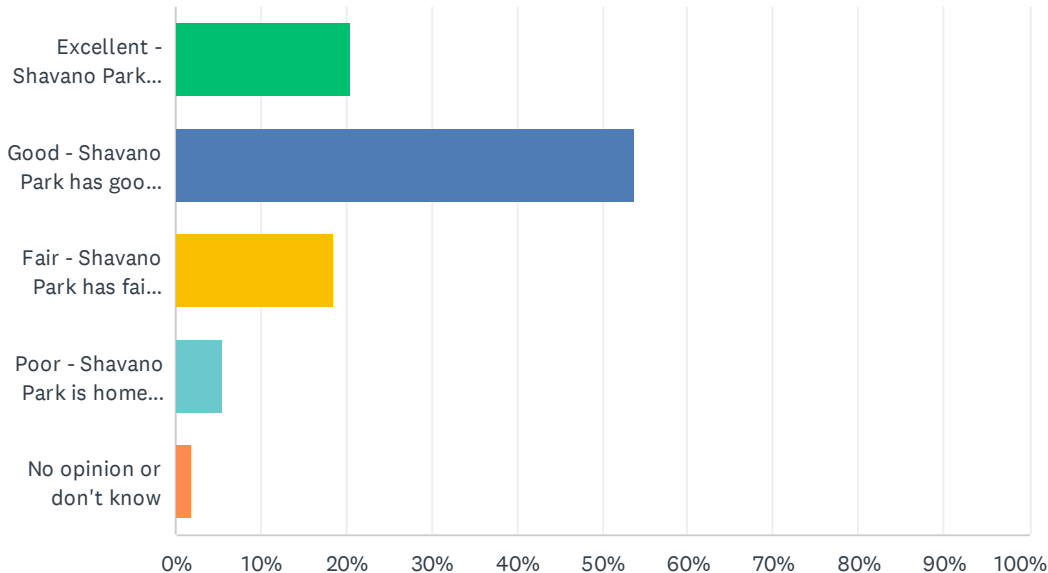
### Question 3 Summary

#### **Quality of Commercial Development**

- 74.07% of respondents responded that Shavano Park's business community is good or excellent.
- Top selection was "Good" at 53.7%
- Many comments mentioned traffic, local restaurant options that are not fast food, and bike / pedestrian access.

## Q3 Current Quality of Shavano Park Commercial DevelopmentHow would you rate the current quality of Shavano Park commercial development?

Answered: 54 Skipped: 3



ANSWER CHOICES	RESPONSES	
Excellent - Shavano Park has excellent commercial developments	20.37%	11
Good - Shavano Park has good commercial developments but with a few concerns	53.70%	29
Fair - Shavano Park has fair commercial developments but with some problems	18.52%	10
Poor - Shavano Park is home to poor commercial developments with many problems	5.56%	3
No opinion or don't know	1.85%	1
<b>TOTAL</b>		<b>54</b>

#	YOU MAY EXPLAIN YOUR ANSWER BELOW:	DATE
1	I would like more walkable/bike able food options—restaurants, a deli, brewery. A hardware store would be great. And access to the Salado Creek Greenway to allow strollers, bikes and people of all fitness and mobility levels to safely enjoy this amazing feature is my absolute top priority!	10/28/2022 12:49 AM
2	would like more sales tax businesses	10/27/2022 2:38 PM
3	The existing open retail space is a concern. It shows a lack of demand especially for the area by Whataburger. That building has been 20%+ occupied since it was completed.	10/27/2022 8:33 AM
4	I feel sorry for the people who have a big gas station sign in their backyard. The traffic on Lockhill Selma because of the development has ruined it for the Bentley Manor folks. While I haven't left yet, I certainly wouldn't move here again. The crime that has come in, the traffic noise, it's hard to tell the difference between San Antonio and Shavano Park. Property values near developed areas reflect the problem.	10/27/2022 6:01 AM
5	Concerns are at NW Military and 1604. Numerous accidents with cars going in and out of Starbucks in the morning and crossing traffic into 7-11. The road dividers helped, but they are	10/26/2022 9:20 PM



	gone with the construction. Hopefully they will be replaced. The traffic light at Pond Hill/NW Military should help.	
6	It has been kept to 1604 and Lockhill Selma	10/26/2022 4:41 PM
7	Beware of businesses that create a lot of traffic. Things are going to be mightily congested with all of the road improvements and these need to be considered in relation to what businesses are permitted to operate in our city. For an example, look no further than the intersection at Pond Hill and NW. Military Highway. Just wait until the property behind the Starbucks and McAllisters on NW. Military Highway adjacent to the Whataburger is fully developed. Place a bunch of high-volume retail businesses in this area and wait to hear the howls from the people living in Huntington, traffic signal or no traffic signal at Pond Hill and NW Military.	10/26/2022 12:13 PM
8	Enough of fast food establishments	10/26/2022 11:38 AM
9	As a bedroom community Shavano Park could use more family eateries.	10/20/2022 8:56 AM
10	Starbucks and the gas station create more traffic issues which we don't need. Traffic has already diminished our country atmosphere. However Professional buildings are welcome.	10/20/2022 8:30 AM
11	I think we don't need to add any more fast food restaurants in Shavano Park. It would be nice to have some higher and restaurants like on the par of paisanos, Silo, Friedrich's... Some thing that would distinguish our neighborhood. Whatever his bill needs to have a certain building code "look" That is high class and would be in keeping with the classiness of Shavano Park.	10/19/2022 7:38 PM
12	Limited parking at times. Hard to get back on NWMil at times. Assure turn lanes at new light CLEARLY MARKED!	10/19/2022 6:12 PM
13	Could use a few more shops. Maybe some boutiques.	10/19/2022 5:59 PM
14	Commercial development is necessary, I would like to see us maintain a high level of integrity with the developers on the last 48 acres.	10/19/2022 3:14 PM
15	In my opinion, the current commercial developments are architecturally aligned with Shavano Park's ambience and are visually pleasing. My desire is that there would be more retail & restaurant developments that are more convenient to Shavano Park residents.	10/19/2022 2:35 PM
16	I think we need more commercial development. Especially restaurants, etc. I hope the 1604 Frontage Rd will be used for that.	10/19/2022 2:24 PM
17	We could use more developments	10/19/2022 2:18 PM
18	I think we have very good commercial development at this point but have concerns that some existing properties and future properties will not keep up their surroundings to reflect the lovely landscaping and visual quality expected in Shavano Park.	10/17/2022 4:30 PM
19	Need more restaurants with easy bike and walking access Need access to the Salado Creek Greenway	10/11/2022 11:54 AM
20	I would like to see a paved path to the Salado Creek Greenway from Cliffside. I would also like a small grocery store, more restaurants, and a brewery. I would like safe bike-able access to Merit Coffee and Paesano's from Military and from Salado Creek Greenway. Thank you for your consideration! Abby 210-859-9912	10/9/2022 12:13 PM
21	Need more healthy food options, brewery, and paved path from cliffside to greenway	10/9/2022 12:11 PM
22	Any development to lower property taxes.	10/9/2022 11:49 AM
23	I feel all businesses should be in line with our city as a NWF and Tree city. Pet Land, as the most glaring example, does not belong.	10/8/2022 9:40 AM
24	Leave more green. Consider green sustainable building.	10/7/2022 8:21 PM
25	The wildlife have fewer safe places to live with increased traffic and development	10/7/2022 10:22 AM
26	Walk ability is beyond poor. No side walks for pedestrians. Not enough law enforcement in speed/school zones. Terrible businesses I.e. ugly car wash businesses in the area leave too much to be desired. Constant long term construction projects in the area.	10/7/2022 12:41 AM
27	The development of Pond Hill and the areas across NW Military have worsened our traffic flow	10/6/2022 11:42 PM

	and lessened our natural barriers of trees between our beautiful city and the highway.	
28	One of the main attractions of our city is the privacy and nature. Commercial Developments contracts should include requirements to maintain a certain level of vegetation to preserve the city's slogan of a country feel.	10/6/2022 4:45 PM
29	We need better access to and from commercial development along 1604. A street is needed to allow driving from Paesanos Restaurant and commercial buildings west back to NW Military. We need additional fine dining and no more fast food.	10/6/2022 4:41 PM
30	Future land use plan 1604/Pond Hill	10/6/2022 4:21 PM
31	I am happy with the style and cohesive look of buildings along Lockehill Selma.	10/6/2022 4:02 PM
32	I have agreed to all the commercial development with the exception of the gas station at the corner of Huebner and Lockhill Selma. Too large and unattractive	10/6/2022 3:54 PM



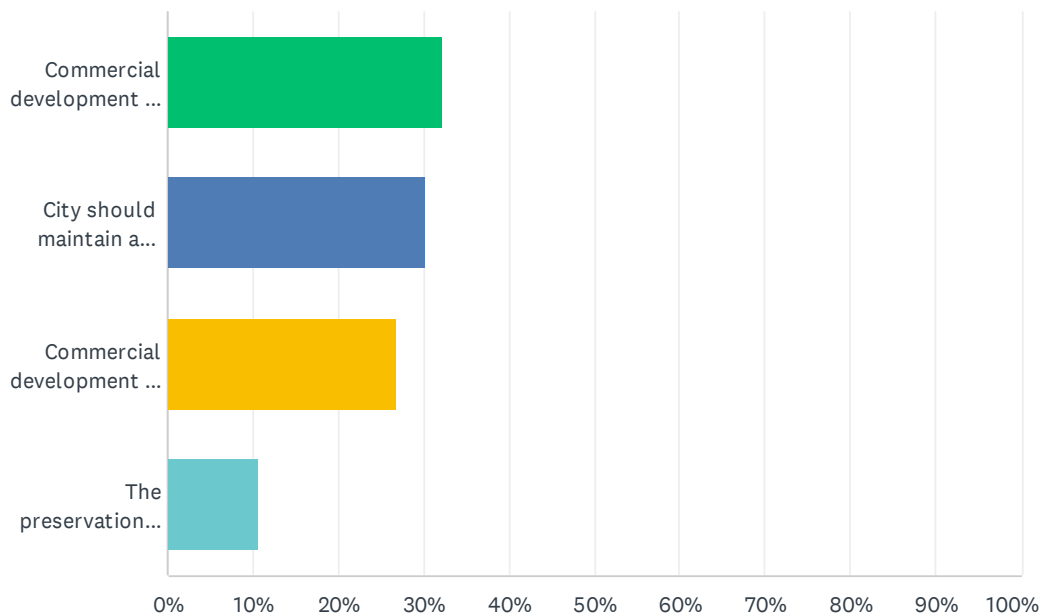
#### Question 4 Summary

#### **Balancing Future Commercial Development**

- Responses are fairly evenly distributed across answer choices. A Majority though at 62.5% selected either “maintain the balance” or “aggressively work to attract sales tax” rather than the more limited business development answer choices.
- Many comments mentioned concerns with high rise / high density businesses and possible decreasing quality of life from business developments.

**Q4 Future Commercial Development** There are only 48 acres of undeveloped commercial land in Shavano Park. These 48 acres are important to the City's future as they are the final opportunities to add sales tax generating businesses. Sales tax revenues are an important funding source to maintain City infrastructure while also affording equipment and incentives necessary to retain a professional City staff. At the same time the City must protect our residential neighborhoods' peaceful and quiet quality of life. Which statement most accurately expresses your views on future commercial development in Shavano Park?

Answered: 56 Skipped: 1



ANSWER CHOICES		RESPONSES	
Commercial development is extremely important to Shavano Park's future for sales tax revenue to minimize property tax increases. City should aggressively work to attract sales tax revenue businesses into our City.		32.14%	18
City should maintain a balance between commercial and residential development and continue to encourage high quality businesses.		30.36%	17
Commercial development is acceptable if it remains in restricted areas along Loop 1604 and Lockhill Selma Road and only includes low impact / low-density commercial uses.		26.79%	15
The preservation of Shavano Park's peaceful and quiet atmosphere should take precedence over any commercial development.		10.71%	6
TOTAL			56

#	YOU MAY EXPLAIN YOUR ANSWER BELOW:	DATE
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1	Our property backs up to NW Military with significant noise even without construction. Mixed development would diminish quality of life and property values. It is already diminished value for these properties.	10/27/2022 1:11 PM
2	It is important to have commercial tax revenue but anything over two stories should be banned. The type of development is important. If we look at the area across 1604 we see 4 bars with regular shootings, noise issues at night and questionable activities. I had a retail space there for several years and witnessed all of this first hand. We want to avoid bringing any of that to the Shavano side of 1604.	10/27/2022 8:33 AM
3	If you make Shavano Park less "Shavano Park-like", property values will suffer because people won't want to live here. It's bad enough we will be dealing with road construction for years to keep up with the traffic you are bringing in. It's not going to feel different/special when you drive up NW Military anymore. And tax rate was lower before the existing development so development doesn't help to lower the tax rate.	10/27/2022 6:01 AM
4	Lower density, but high quality businesses. I would not want the traffic that would occur with a Target, Walmart or big box store.	10/26/2022 9:20 PM
5	Commercial stay on the putter perimeter of the City.	10/26/2022 4:41 PM
6	SP stills needs to be respectful of residential properties as they plan for commercial entities.also balance the law enforcement and fire responsibility.	10/26/2022 4:32 PM
7	As a former city councilman someplace else, I am aware that there is always a tension between the desires of council people to relieve the tax burden by permitting high-volume retail businesses, on the one hand, and the desires of residents for quiet, uncongested streets and a "small town feel," on the other. If there is to be a "lean," towards one end of the spectrum or the other, I would urge us to be circumspect about high density and high volume businesses. Shavano Park is a residential community, first and foremost, and not a commercial community. As such, the residential character must be placed first when making decisions about development. We've managed for almost 75 years without undue development and we can continue to do so.	10/26/2022 12:13 PM
8	Be careful about high density businesses - they create traffic and can bring in unsavory types.	10/26/2022 11:38 AM
9	Your argument about increased infrastructure seems weak. If theses funds support our city why did we have to vote in a 10 million (?) bond this year which increased our city taxes?	10/20/2022 8:30 AM
10	I don't feel like I have adequate knowledge to answer this very well. I just wouldn't be in a hurry to fill all the available acres. I think it should be carefully selected businesses and voted on	10/19/2022 7:38 PM
11	We would like to see more restaurants added.	10/19/2022 7:32 PM
12	No tall signs. No loud or brightly lit businesses that operate at night or increase traffic at night. No DWI's.	10/19/2022 6:12 PM
13	Balance of preserving nature yet allowing business to grow.	10/19/2022 5:59 PM
14	I agree with the preservation of peaceful and quiet Shavano Park. The commercial opportunities are on the 1604 Frontage Rd. and possibly a couple of other spots. I think it will continue to have a great mix of both.	10/19/2022 2:24 PM
15	There is no more opportunity to grow once the 48 acres are developed. It is important that the remaining acreage hold appropriate commercial enterprises that will reflect the same qualities of our neighborhoods as well as provide Maximum sales tax revenue to meet the ongoing budgetary needs of our city.	10/17/2022 4:30 PM
16	See above comment	10/8/2022 9:40 AM
17	A liitle quality business is fine, but I moved here because of the trees, the quiet, the homes, the wildlife, the birds. Build a natural bridge over military.	10/7/2022 8:21 PM
18	Taking a holistic approach to what the community needs rather than who can pay the development fees is crucial in this area. We value a peaceful and quiet atmosphere over sales tax revenue.	10/7/2022 12:41 AM
19	See above.	10/6/2022 11:42 PM

20	A balance is important. I want to continue having a peaceful community, it is the reason we moved to Shavano. It is also important to progress with the times.	10/6/2022 4:45 PM
21	The city should focus on attracting high end retail and fine dining	10/6/2022 4:41 PM
22	Mixed use retail / Office in keeping with Class A Developments in keeping with adjacent residential. Height / use restrictions - walkable, restaurants, landscape.	10/6/2022 4:21 PM
23	Best and highest use for the 1604 stretch is a mix off office and retail. No multi family development desired	10/6/2022 3:54 PM
24	I want to see trees and not high rises. This is vital to me continuing to live in Shavano Park.	10/6/2022 3:44 PM

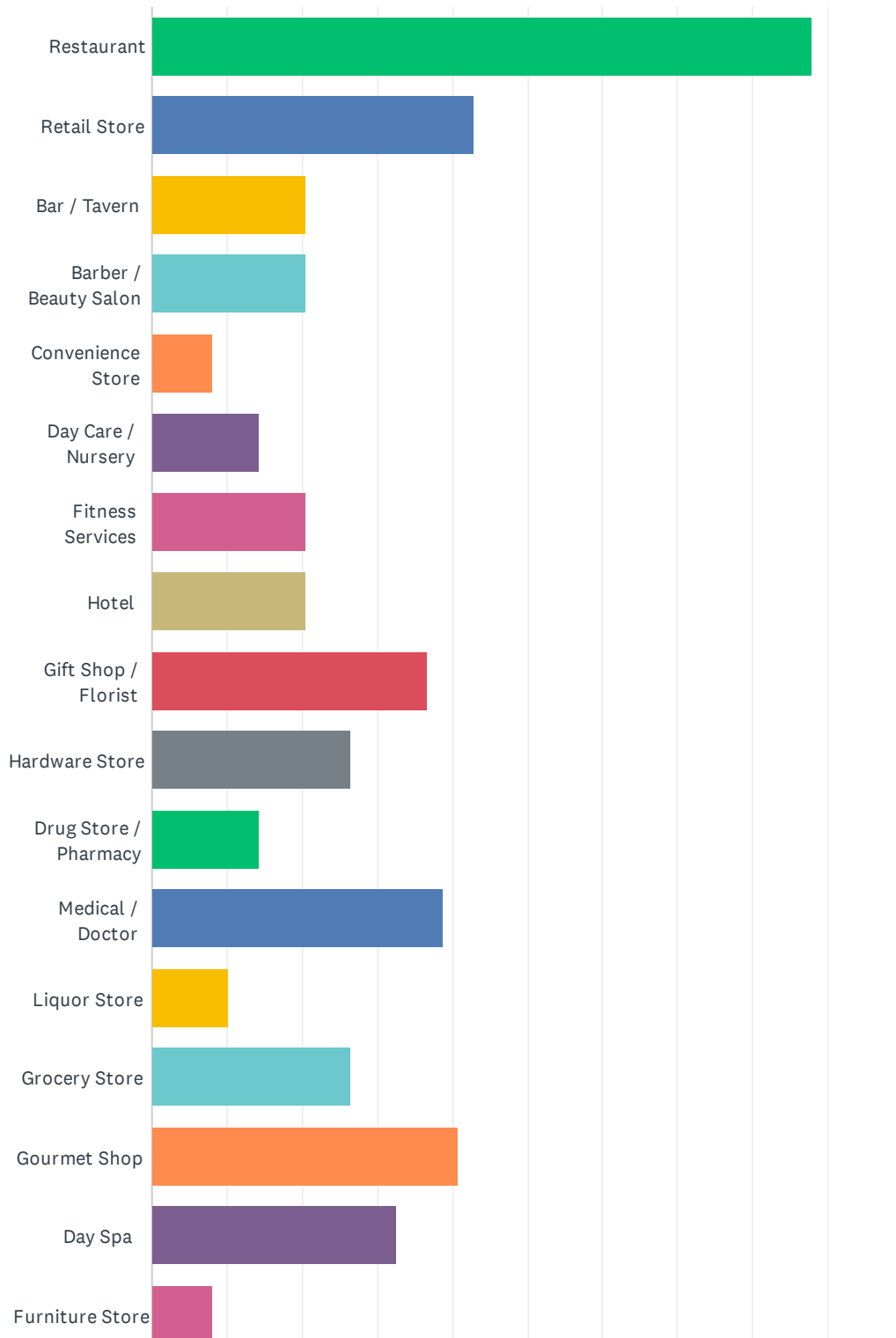
### Question 5 Summary

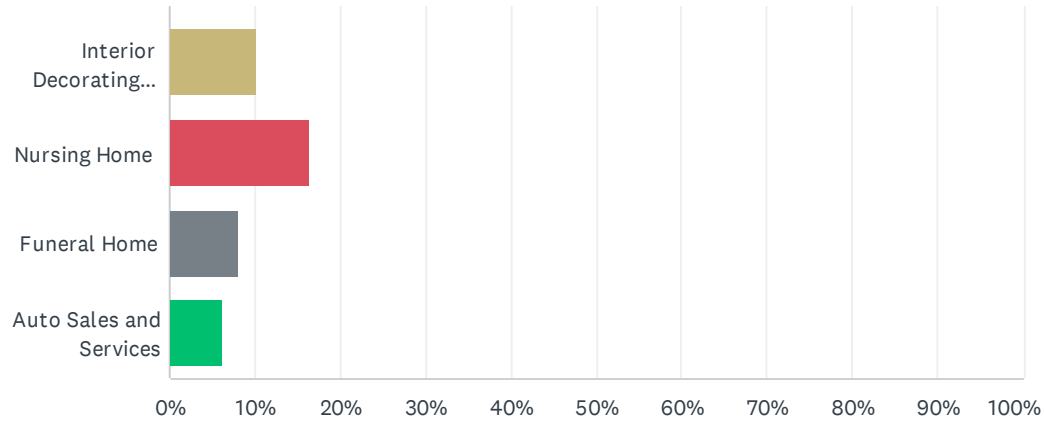
#### **Businesses you want to see in Shavano Park**

- Top 5 selections:
  1. Restaurant (87.76% of respondents)
  2. Retail store (42.86% of respondents)
  3. Gourmet shop (40.82% of respondents)
  4. Medical / doctor (38.78% of respondents)
  5. Gift shop / Florist (36.73% of respondents)
- Specific businesses mentioned in comments: Chik-Fil-A, Bubby's Jewish Delicatessen, Shades of Green, Gardenville.

Q5 Businesses you want to see in Shavano Park Properties zoned for commercial use are restricted by type of business activity. What are some business developments you would like to see come to Shavano Park? You may select as many as you want or none at all.

Answered: 49 Skipped: 8





ANSWER CHOICES	RESPONSES	
Restaurant	87.76%	43
Retail Store	42.86%	21
Bar / Tavern	20.41%	10
Barber / Beauty Salon	20.41%	10
Convenience Store	8.16%	4
Day Care / Nursery	14.29%	7
Fitness Services	20.41%	10
Hotel	20.41%	10
Gift Shop / Florist	36.73%	18
Hardware Store	26.53%	13
Drug Store / Pharmacy	14.29%	7
Medical / Doctor	38.78%	19
Liquor Store	10.20%	5
Grocery Store	26.53%	13
Gourmet Shop	40.82%	20
Day Spa	32.65%	16
Furniture Store	8.16%	4
Interior Decorating Services	10.20%	5
Nursing Home	16.33%	8
Funeral Home	8.16%	4
Auto Sales and Services	6.12%	3
Total Respondents: 49		

#	YOU MAY ALSO NAME A BUSINESS YOU WOULD LIKE TO SEE COME TO SHAVANO	DATE
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	PARK:	
1	Bakery, specialty small retail.	10/27/2022 8:33 AM
2	Just leave it and start focusing on city expenses as a way to lower property taxes. If you stop bringing crime in with the commercial development, you won't have to keep increasing that expense.	10/27/2022 6:01 AM
3	Not large retail stores. Hotels might provide more revenue, but would need to be along 1604.	10/26/2022 9:20 PM
4	No chain restaurants or shops!	10/26/2022 9:13 PM
5	We only want businesses that do not encourage crime.	10/26/2022 4:32 PM
6	If you insist on adding mor commercial properties consider low traffic volume	10/20/2022 8:30 AM
7	Chick-fil-A	10/19/2022 7:32 PM
8	Restaurants and gas station.	10/19/2022 2:44 PM
9	I would like to see a quality restaurant, not fast food or franchise type. One that serves alcohol or has open bar to enhance ST revenue. I visualize a boutique type hotel (not Motel 6 etc) with a bar or restaurant on top, overlooking the nice scenery in SP, but not where patrons could look into nearby residential areas. A gourmet shop would reflect the culinary needs of the area while also serving high-end snacks (sandwiches, etc.) and alcoholic drinks. Maybe an expansion and upgrade of Bubby's Jewish Delicatessen from NW Military & Wurzbach.	10/17/2022 4:30 PM
10	It doesn't matter as long as it is nice	10/10/2022 10:25 AM
11	Plant nursery with organic and environmental emphasis ie. Shades of Green or Gardenville	10/8/2022 9:40 AM
12	Please NO fast food!!!! No bars. Quaint small business that serves residents, not tourists	10/7/2022 8:21 PM
13	Our City's focus should be on high-end business that bring long-term stability.	10/7/2022 3:45 AM
14	None	10/6/2022 11:42 PM
15	Fine dining Upscale boutique hotel	10/6/2022 4:41 PM
16	Higher end retail / dining found in Dallas & Houston	10/6/2022 4:21 PM
17	Independent coffee shop or bakery or restaurant would be ideal.	10/6/2022 3:44 PM



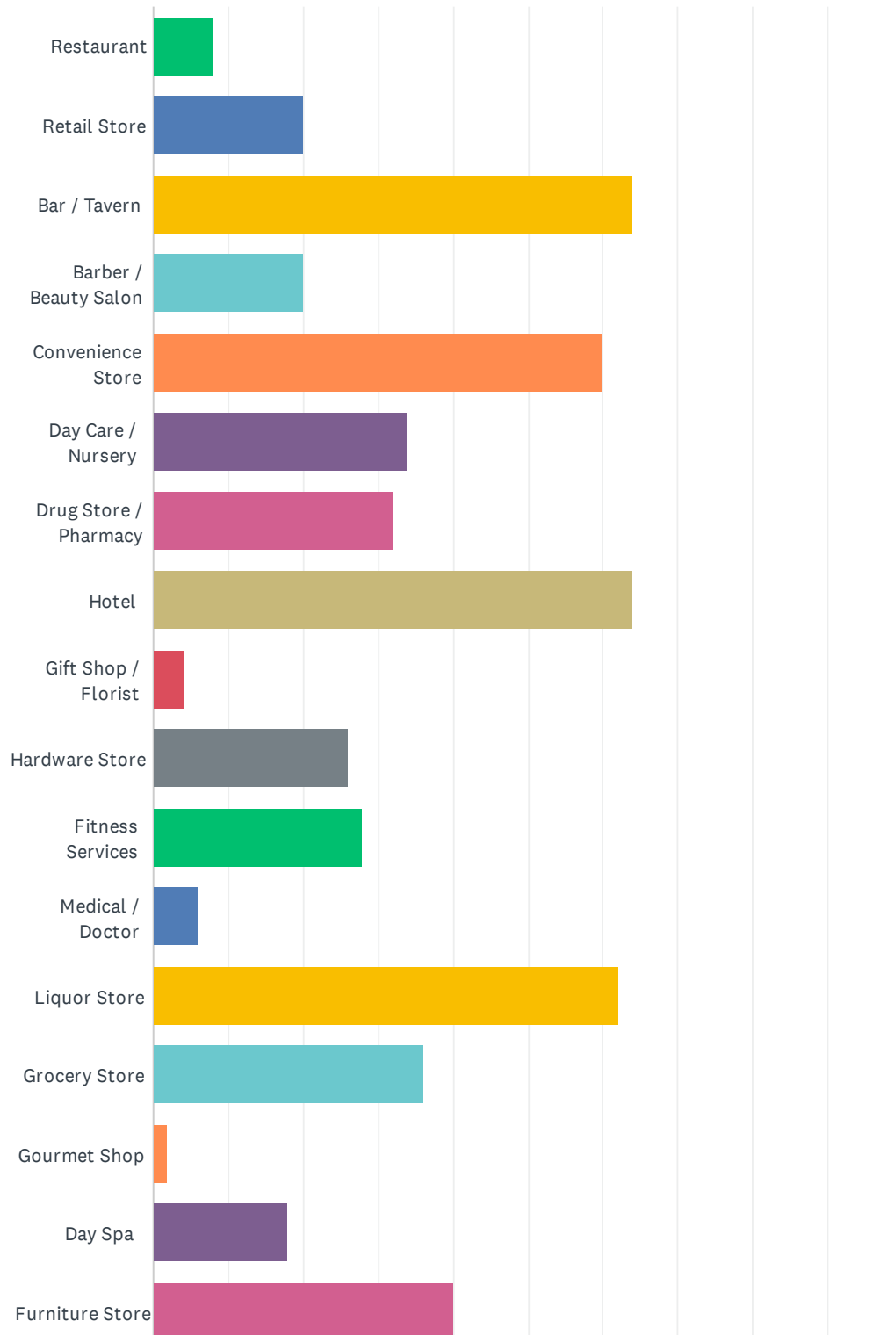
### Question 6 Summary

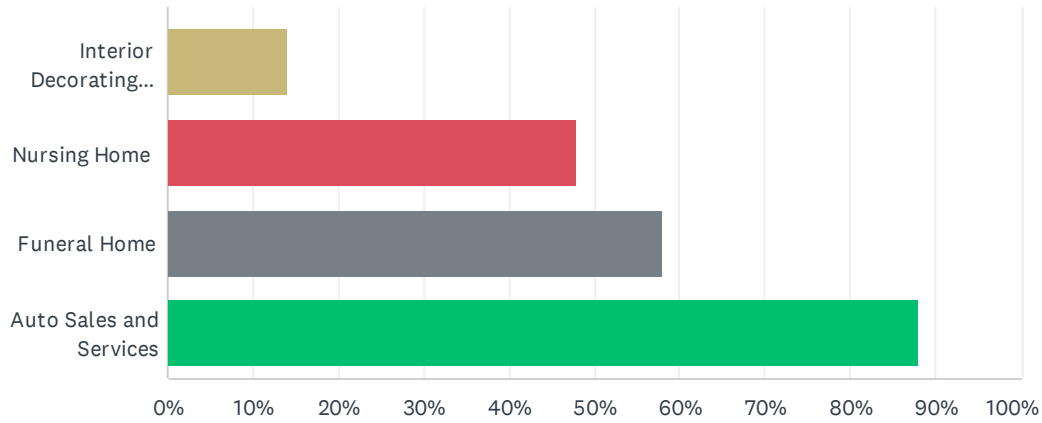
#### **Businesses you do not want to see in Shavano Park**

- Top 5 selections:
  1. Auto Sales and Services (88% of respondents)
  2. Bar / Tavern (64% of respondents)
  3. Hotel (64% of respondents)
  4. Liquor Store (62% of respondents)
  5. Convenience Store (60% of respondents)
- Only 9 comments submitted.

Q6 Businesses you do not want to see in Shavano Park Properties zoned for commercial use are restricted by type of business activity. What are some business developments you do not want to see come to Shavano Park? You may select as many as you do not want or none at all.

Answered: 50 Skipped: 7





ANSWER CHOICES	RESPONSES	
Restaurant	8.00%	4
Retail Store	20.00%	10
Bar / Tavern	64.00%	32
Barber / Beauty Salon	20.00%	10
Convenience Store	60.00%	30
Day Care / Nursery	34.00%	17
Drug Store / Pharmacy	32.00%	16
Hotel	64.00%	32
Gift Shop / Florist	4.00%	2
Hardware Store	26.00%	13
Fitness Services	28.00%	14
Medical / Doctor	6.00%	3
Liquor Store	62.00%	31
Grocery Store	36.00%	18
Gourmet Shop	2.00%	1
Day Spa	18.00%	9
Furniture Store	40.00%	20
Interior Decorating Services	14.00%	7
Nursing Home	48.00%	24
Funeral Home	58.00%	29
Auto Sales and Services	88.00%	44
Total Respondents: 50		

#	YOU MAY ALSO NAME A BUSINESS YOU DO NOT WANT TO COME TO SHAVANO PARK:	DATE
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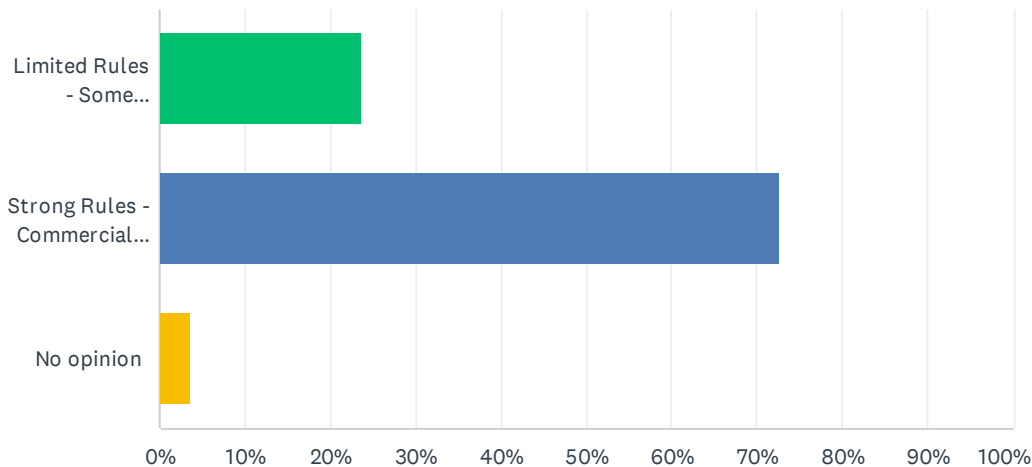
1	Would like to see Petland leave. Believe it has tarnished our city's reputation No smoke shops or spirit shops. Would not want businesses seen as high risk where police resources would be additionally tasked.	10/27/2022 1:11 PM
2	We already have several nursing homes. Car Dealerships bring a lot of light pollution and are unattractive. Liquor Stores and bars could add to the need for more police.	10/26/2022 9:20 PM
3	Don't want any more late night LOUD music and heavy traffic	10/26/2022 5:35 PM
4	No resale stores	10/26/2022 4:41 PM
5	No adult content either	10/19/2022 2:18 PM
6	No apartments!	10/10/2022 10:25 AM
7	When selecting the types of business that come to our City, thought should be given to those businesses that have a long-term stability and enhance the "country charm" of our city.	10/7/2022 3:45 AM
8	Bill Miller BBQ Any fast food	10/6/2022 4:41 PM
9	No more multi story buildings please. Surface level restaurants or coffee shops are ideal.	10/6/2022 3:44 PM

Question 7 Summary  
**Commercial Property Maintenance**

- 72.73% of respondents supported “Strong Rules” for commercial property maintenance.
- Comments mentioned concerns with decline in business quality; number of individual suggestions.

**Q7 Commercial Property Maintenance** Most of the City's commercial properties were built after 2000 and are relatively new. As commercial properties age and change hands the physical condition of the properties will degrade without proactive and consistent maintenance standards. Which statement do you feel should guide the City in establishing maintenance standards for commercial properties?

Answered: 55 Skipped: 2



ANSWER CHOICES	RESPONSES	
Limited Rules - Some commercial property maintenance rules should be established but be limited in nature	23.64%	13
Strong Rules - Commercial properties should be regulated to ensure they remain upscale in appearance and well-maintained	72.73%	40
No opinion	3.64%	2
TOTAL		55

#	YOU MAY EXPLAIN YOUR ANSWER BELOW:	DATE
1	This is critical but tough to grandfather into existing older businesses. Enforcement with commercial property owners and especially those that are owned within REIT is tough.	10/27/2022 8:33 AM
2	On Lockhill Selma, a company was allowed to paint a large call center building a bright obnoxious blue color. I feel so bad for the neighbors that have to look at it all the time. Every time I walk in that area, it behooves me how that happened. Not that we should ever want a call center building around here. But bright blue. And dogs barking early every morning? Did no one think or care about the impact to those neighbors? Just ruins outdoor living. That's why I'm building a house away from here.	10/27/2022 6:01 AM
3	To keep our home property values climbing, we need high standards for commercial properties.	10/26/2022 9:20 PM
4	No big box stores	10/26/2022 7:01 PM
5	Do not issue higher taxes or fees for well maintained properties but tax and fine properties for poor up keep.	10/26/2022 4:32 PM
6	We have all watched as commercial developments have aged, particularly shopping centers.	10/26/2022 12:13 PM

They start out as vibrant and respectable, then, as they deteriorate, they attract second and third rate businesses like one dollar movie theaters, thrift shops, etc. Thereafter, in the final stage, they end up largely abandoned or with businesses that are "the lowest of the low," such as tattoo parlors, tire and wheel garages, etc. If anyone at City Hall needs an example, I suggest a drive south on San Pedro on any given day. This we must avoid at all costs.

7	Too many rules cause more problems than they solve. Add rules only when we encounter an issue that really requires them.	10/19/2022 7:32 PM
8	In order to maintain the integrity of Shavano Park and the eclectic nature of the residential areas my feeling is that the commercial portion of our community should be able to tie a standard.	10/19/2022 3:14 PM
9	Limited rules are the same as no rules. Strong rules must be established to that those who join us know what to expect before they get here. Our area is very desirable, and rules should not be a problem and would probably be expected.	10/17/2022 4:30 PM
10	See original comment above	10/8/2022 9:40 AM
11	Shavano Park's maintenance standards for Commercial use should be similar (or maybe slightly higher) than those for Cities our size and makeup.	10/7/2022 3:45 AM
12	Must maintain more of the natural foliage when building also.	10/6/2022 11:42 PM
13	I prefer a moderate rule enforcement, Not an option the survey. It is important for business to maintain their upscale appearance in order to keep our community at the standards we are accustomed too. However, it is important to be realistic with the cost of maintenance. It is important to keep the commercial spaces occupied in order to bring in the revenue to our city.	10/6/2022 4:45 PM
14	Upscale landscaping around businesses. Street level low signs (not towering signage)	10/6/2022 4:41 PM
15	I would focus on the exterior look and landscaping.	10/6/2022 4:02 PM

### Question 8 Summary

#### **Ideas on Commercial Development**

- Open-ended comment box – 31 comments received
- No consistent themes in comments, but plenty of interesting individual comments.



## Q8 Tell us any ideas you have on commercial developmentTell us any ideas or comments on commercial development you have in the comment box below.

Answered: 31 Skipped: 26

#	RESPONSES	DATE
1	Access to the Salado Creek Greenway is essential for the safety of Shavano Park residents. Direct access to the Greenway is available to only a few neighborhoods and we are very blessed to have that option. We should definitely capitalize on this opportunity.	10/28/2022 12:49 AM
2	Keep it small and carefully selected. The type of center will determine future use. Developers build buildings that are designed to be mixed use and that type of use is hard to control without strict zoning and use rules. Many developers will try to stretch the rules. The size and building type will hep determine these uses.	10/27/2022 8:33 AM
3	Look at the correlation between commercial development and crime. This causes you to increase the city budget to keep up. Look at your tax rate now compared to the tax rate before the development came in. It was lower. So don't tell me that we need more commercial development when the impact has been just the opposite.	10/27/2022 6:01 AM
4	Nothing that would bring larger volumes of non citizens into our neighborhoods like big box stores. Nothing that could cause greater potential for drunk drivers/intoxication issues draining our police force. Maintaining our low crime rate keeps our property values strong.	10/26/2022 9:20 PM
5	Save the trees! Any development should focus on tree preservation and fitting in with the landscaping and ambience. Small, locally owned, boutique style businesses. No more chains! No more car washes!	10/26/2022 9:13 PM
6	No more commercial development on or facing N. W. Military Highway.	10/26/2022 4:41 PM
7	Please keep SP a wonderful place to live. We do not want businesses that attract crime. Some businesses do attract a criminal elements. A liquor store is one example.	10/26/2022 4:32 PM
8	The commercial development that most people, as residents, envision are office buildings, medical offices and corporate headquarters. Sadly, none of these generate sales tax revenue. As a result, the temptation for elected officials desirous of keeping property taxes low, is to grab for high-volume retail businesses that generate lots of sales tax. Yet, it is exactly these businesses that create congestion, strangers to the community coming and going, and noise and trash for the adjacent neighbors. I urge the City Council to keep in mind that Shavano park is, was, and should remain, a residential community first rather than a commercial one.	10/26/2022 12:13 PM
9	Part of the appeal of Shavano Park is that it has maintained a small town feel with the first responders really caring about their residents. Let's keep this.	10/26/2022 11:38 AM
10	If we must have them I'd ask for the following: Follow Hilton head model Exterior must blend with surroundings ( soft fawn, gray, green colors) Must plant TREES at every location (as many as possible) No higher than 2 stories Limit height of signage Low profile signage	10/20/2022 8:30 AM
11	They should match the feel and look of the neighborhood. I think paisanos area buildings have a very nice look - it's high class, attracts a certain kind of clientele. I don't want to see just strip centers with no design and anything goes kind of look. It should be places that have stone, stucco- high end look. We have a beautiful community and let's not attract businesses that will look tacky. Like the strip center on the north west corner of military and George Road.	10/19/2022 7:38 PM
12	We need a Chick-fil-A!	10/19/2022 7:32 PM
13	One or two stories with possible tasteful exceptions on 1604. Architectural styles that blend into SP.	10/19/2022 6:12 PM
14	Continue to require trees to be replanted when developers tear them down.	10/19/2022 5:59 PM

15	It appears on the periphery of Shavano Park example west of Black Hills Selma north of 1604 we have established businesses, nursing homes, retail, restaurants. We should focus on high-end business and recruit those types of companies.	10/19/2022 3:14 PM
16	NW military needs trees, landscaping. It is and will be an eye sore. Many were taken down and we are a tree city. They help with sound, beauty, etc. need for further police to keep speeders in check when this project is done. Easily 10-20 tickets a day. Will pay for a cops salary and other improvements needed by city.	10/19/2022 3:05 PM
17	I would love to see more restaurants develop in Shavano.	10/19/2022 2:24 PM
18	I look forward to supporting the high-end merchants/ businesses which will be completing our nice city.	10/17/2022 4:30 PM
19	No buildings over 4 stories tall!	10/10/2022 10:25 AM
20	Paved path to greenway from cliffside please	10/9/2022 12:11 PM
21	Minimum tree destruction and maximal signage restriction. Minimum light pollution and green construction.	10/8/2022 9:40 AM
22	Few, very very few	10/7/2022 8:21 PM
23	Some thought should be given to re-zone certain residential sections for commercial use along N.W. Military and 1604.	10/7/2022 3:45 AM
24	We don't need ugly car wash establishments or anymore bars in this areas. We need business that serve the community which is a school, church and family oriented neighborhood.	10/7/2022 12:41 AM
25	Enough already. We should have plenty to invest in our little city and continue more community events, maintained walking paths, etc.	10/6/2022 11:42 PM
26	Thank you for the multiple forms of providing feedback! We appreciate your work for our community. To me, moderation is key. I would like to maintain a quiet, nature focused, safe community. Being inclusive of business to help maintain our taxes from increasing and to provide quality services near to us is important. Child and adult care or communities are important support resources for families. Crime has increased with the openings of big business such as Those across 1604. Our safe, quiet, star gazing country charm has diminished. I prefer the smaller, quaint business that provide convenient services - dining, education, healthcare - services that help our community maintain a convenient & balanced healthy lifestyle. Please have business keep as many trees as possible. Thank you!!!	10/6/2022 4:45 PM
27	New street south of Paesanos and office buildings that allows access westbound and eastbound with NW Military	10/6/2022 4:41 PM
28	Always ensure that the business building is 1st class and reflective of an upscale community.	10/6/2022 4:21 PM
29	I am a commercial real estate broker and feel we should strive for an upscale market not found in San Antonio - examples UpTown Houston, River Oaks, Highland Park - that look not necessarily those particular retailers (demographics have to make sense)	10/6/2022 4:21 PM
30	No more bars or restaurants such as Paesanos that sell alcohol. Seems that most of the thefts and illegal activities occur in their parking lot. We are a small community and we should not cannibalize from the existing business that service our community such as the CVS, Walgreens, neighborhood Walmart, Starbucks Academy. I realize some of these are not in Shavano park which in some cases is good. A direction towards general office would give us the tax base and does not invite criminal activity that businesses open late into the evening invite.	10/6/2022 3:54 PM
31	Black Rifle Coffee, or more food options.	10/6/2022 3:33 PM



## Commercial Development

**The City has only 48 acres remaining of land zoned for future commercial development. Annexation of more land is not a possibility because the City is surrounded by the jurisdiction of the City of San Antonio. These 48 acres are important to the City's future as they are the final opportunities to add sales tax generating businesses. Sales tax revenues are an important funding source to repair City infrastructure, cover annual operating expenses and provide incentives necessary to retain a professional City staff. Residents also desire more local access to commercial services such as restaurants and retail. The City's vision for future commercial development is to work with the City developer to create business developments that add sales tax revenue and local services while preserving residential neighborhoods' quality of life.**

**This Town Plan identifies the following Issues and Action Steps for the City in future Commercial Development:**

### **Issues:**

- Residents want more local access to commercial services – restaurants, retail, office space, entertainment and healthcare.
- Ensuring business uses remain compatible with Shavano Park.
- Ensuring business community maintains high standards.
- Sales tax revenues are a critical funding source to repair infrastructure and cover annual operating expenses.
- Residents support the City encouraging sustainable development without additional cost to the City.
- Residents want to extend the usable life, physical condition and curb appeal of commercial properties.

### **Action Steps:**

- Maintain strict restrictions on business signage.
- Maintain restricted allowable business uses while monitoring market changes for necessary additions.
- Maintain up-to-date building codes while being responsive to local developers during code adoption.
- Explore possible actions by City to encourage environmentally friendly developments.
- Maintain commercial property maintenance standards that are reasonable and enforceable
- Explore possible commercial developments for the 22-acre tract

## **Current Business Community**

The existing commercial areas of Shavano Park are located primarily along the Loop 1604 frontage road and Lockhill Selma Road in the prime north central area of metropolitan San Antonio. Shavano Park is surrounded by the City of San Antonio and a variety of shopping centers, restaurants and medical facilities are within close proximity to the City.



Most undeveloped commercial land is owned by one developer, Bitterblue, Inc., who works closely with the City to develop upscale commercial buildings and properties. The majority of the City's commercial developments are office, medical and assisted living facility uses. Other developments include convenience stores, upscale restaurants, coffee shops and a private tennis club. Most businesses in the City were developed after 2000.



The City maintains relatively strict building standards and zoning rules to ensure the City's business developments positively impact our community. The City has adopted Property Maintenance Standards for commercial (and residential) properties to ensure the existing business properties maintain high standards while preserving our residential neighborhoods' quality of life.

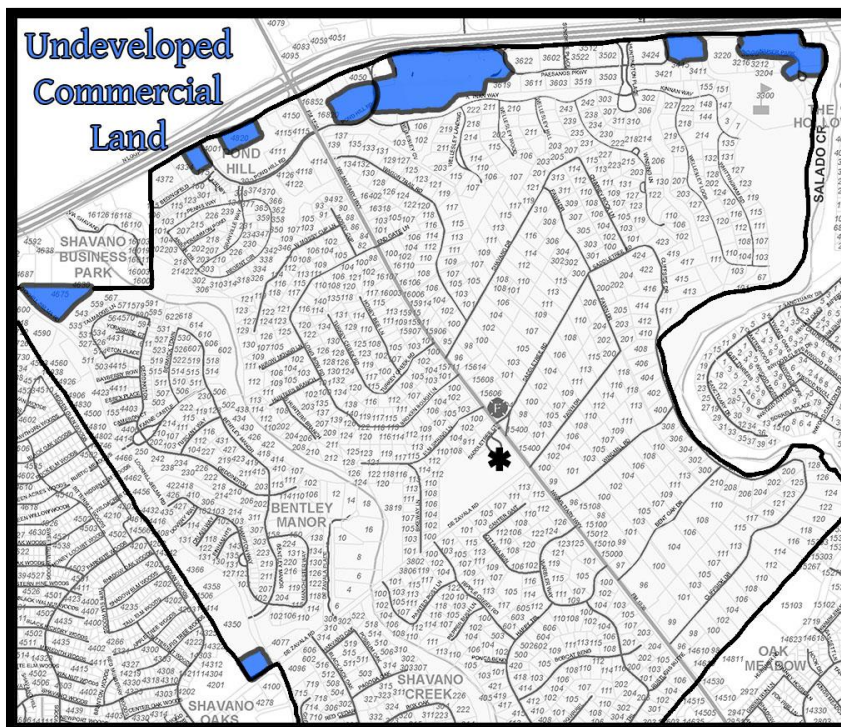
In the Town Plan update process, residents stated their desire for more local access to commercial services including: restaurants, retail, gourmet shops and medical services. Residents did not support auto sales and services, hotels, liquor stores, bar / taverns and funeral homes as local businesses. Residents expressed support for commercial property maintenance standards that ensure commercial properties remain upscale in appearance and are well-maintained. A majority of residents supported continued commercial development, by agreeing to statements that the City should maintain a balance between commercial and residential development or the City should work aggressively to attract sales tax revenue.



## Future Development

There remains only a small amount of land for future commercial development in Shavano Park. The few tracts that are undeveloped include (ordered by acreage):

- A.** 22-acre tract near Huntington, in early planning stages for a possible hotel development (zoned B-2)
- B.** 6.85 acres in Napier Park Office complex east of Blattman Elementary, pre-planned for small office (zoned B-2 PUD)
- C.** 5.08-acre tract at north end of Lockhill-Selma, pre-planned for medical (zoned B-2 PUD)
- D.** 4.45-acre tract in the Pond Hill east commercial, pre-planned for a mix of restaurant / retail (zoned B-1)
- E.** 2.85-acre tract near Pond Hill west and 1604 frontage (East Bound), pre-planned for a restaurant (zoned B-2 PUD)
- F.** 2.52-acre tract near Huntington West Office Building on 1604 frontage (east bound), pre-planned for future commercial (zoned B-2 PUD)
- G.** 2.2-acre tract on the northeast corner of Lockhill Selma and De Zavala Road, pre-planned for retail / medical (zoned B-1)
- H.** Two 1-acre tracts on Pond Hill east near Huntington, pre-planned for retail/medical (zoned B-2)
- I.** 1.27-acre tract near Pond Hill west and 1604 frontage (East Bound), pre-planned for office (zoned Mixed Use District)



*Undeveloped commercial lots are in blue.*

*Note: all but one of these lots are on the edges of Shavano Park along 1604 frontage road.*

*Developments A and H: 1604 frontage near Huntington*



*Development B: 1604 frontage in Napier Park Offices*





Development C: North end of Lockhill-Selma Road



Development D: Pond Hill east Commercial



*Developments E and I: Pond Hill West Office & Restaurant*



*Development F: 1604 frontage near Huntington West Office*





*Development G: Northwest corner of Lockhill Selma Road & De Zavala Road*



## PLANNING & ZONING STAFF SUMMARY

Meeting Date: November 2, 2022

Agenda item: 8

Prepared by: Curtis Leeth

Reviewed by: Bill Hill

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### **AGENDA ITEM DESCRIPTION:**

8. Presentation / discussion – First review of the Community Engagement and Policing focus area of the 2023 Town Plan – City Manager / Assistant City Manager

8.a. Presentation and discussion – Police Chief Fox presentation on Community Policing

8.b. Review and discussion – Community Engagement and Policing draft write-up

8.c. Review and discussion – Community Engagement and Policing draft survey

X

#### **Attachments for Reference:**

1) 8b Draft write-up

2) 8c Draft Survey

---

**BACKGROUND / HISTORY:** At the October 5, 2022 Planning & Zoning Meeting, the Commission selected Community Engagement and Policing for the 2<sup>nd</sup> focus area. Staff changed the title from “Public Safety” to “Policing” to focus the topic on Police and community crime-prevention efforts rather than fire safety or road safety efforts that are aspects of broader public safety term.

---

**DISCUSSION:** This is the First introduction and review of the Community Engagement and Policing focus area of the Town Plan 2023.

#### **Schedule for Community Engagement and Policing**

##### **City Staff need guidance on two items:**

1. Give initial feedback on draft focus area write-up (item 8b)
2. Come to consensus for the public survey (item 8c)

Month	COMMUNITY ENGAGEMENT AND POLICING
Nov	Intro
Dec	Review + PH
Jan	Final

After this meeting, the public survey will be released and input gathered. Responses will be delivered to P&Z as a part of the public hearing at the December 7 meeting. Staff ask P&Z take the community engagement and policing write-up and come prepared with initial feedback – remember the write-up will be reviewed twice more being finalized at the January meeting.

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

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**FINANCIAL IMPACT:** N/A

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

1. Give initial feedback on draft focus area write-up (item 8b.)
2. Come to consensus for the public survey (item 8c)



## Community Engagement and Policing

**Community engagement and policing play key roles in keeping City government close to the people it serves. Shavano Park enjoys a small-town sense of community fostered through City events and festivities, the use of Municipal Tract facilities and resident volunteerism. The City depends on input from well-qualified volunteers serving on boards, commissions, and committees. Resident participation in Police programs like Neighborhood Watch helps the City maintain low crime rates. This Town Plan envisions that the City Council and our Police prioritize community policing, continue efforts to grow the sense of community and preserve the strong tradition of volunteerism. By maintaining this vision, Shavano Park will ensure it retains its safe and secure neighborhoods and the small-town sense of community so beloved by residents.**

**This Town Plan identifies the following Issues and Action Steps for the City in future Community Engagement and Policing:**

### **Issues:**

- Protect and foster Shavano Park's sense of community
- City depends on volunteers serving on City boards and commissions
- Preserve Shavano Park's low crime rate
- Important role of residents and businesses in preventing and investigating crimes
- Sustain the growing scope of City events and festivities
- Maintenance of the Municipal Tract's facilities
- Effective communications to all residents and businesses
- Increase awareness, interest and participation of residents

### **Action Steps:**

- Encourage residents to sign up to receive City communications
- Maintain and grow the City Neighborhood Watch program
- Enhance Police engagement with residents and business community
- Continue neighborhood patrol as a Police priority
- Explore parking improvements to accommodate growing scope of City events
- Use City events to engage and inform residents
- Maintain and incrementally improve Municipal Tract facilities based upon feedback from residents
- Recruit well-qualified volunteers for citizen-appointed Boards and Commissions

## Community Engagement



*Residents enjoying a magic show during City event*

Shavano Park enjoys a small-town sense of community fostered through City events and festivities, the use of Municipal Tract facilities and resident volunteerism. The City of Shavano Park has a long tradition of community engagement. In 1952, four years before incorporation, residents of Shavano Park founded the Shavano Park Garden Club. This organization still exists today, 70 years later, as the Shavano Park Women Club. Shavano Park fire safety was ensured by only a volunteer Fire Department comprised of community volunteers for many decades after its founding in 1956.

## Resident Volunteerism

Shavano Park is blessed to have a large number of talented residents with considerable professional experience in their private lives. The City Council maintains a multitude of formal standing committees and informal project-specific working groups composed of resident volunteers. Formal standing committees are integral to the transparent and open government of the City. Residents serve on boards that advise on zoning authority and development (Planning and Zoning), hear and grant zoning variances (Board of Adjustment) and advise on the City's water system (Water Advisory Committee) to name a few.

The City Council also has a long tradition of asking talented residents to volunteer to serve in informal groups to assist the City on specific projects. Recent examples include the 2018-2019 Pavilion Committee that delivered recommendations on construction of the Municipal Tract Pavilion, N.W. Military Highway Beautification Committee formed in 2018 to help the City design landscaping proposals to beautify N.W. Military Highway after completion of the TxDOT project, Internet Working Group formed in 2022 to encourage internet service providers to install fiber direct to homes, and the Street Advisory Board formed in 2022 to provide expertise and recommendations on the City's

**In Memoriam – Michael  
“Mike” Lynn Janssen  
P&Z Commissioner  
2007 –2022**



*September 1, 1951 –  
May 20, 2022*

*An example of a resident volunteer with a big impact on the City's development. Mike Janssen was on Planning and Zoning Commission during 2010 and 2018 Town Plans.*

\$10M bond street projects. These committees and boards, while informal, give the City valuable input on specific projects and help ensure these projects are successful. This Town Plan encourages City Council maintain and promote opportunities for citizen-appointed Boards and Commissions

## **Municipal Tract**



*Playground & Pavilion on  
Municipal Tract*

The Municipal Tract consists of approximately 22 acres of land and is located in the center of the City at the northwest intersection of DeZavala Road and NW Military Highway. The Municipal Tract was deeded to the City by Rogers Shavano Ranch, Inc. (the Roger’s Family) in 2000 to be used exclusively for “general municipal, municipal recreation, and other community-oriented purposes and/or facilities”.

The 1999 Proposed 20-Year Master Plan envisioned improvements to the municipal tract in phases. In Phase 1, it identified the building of “a new City Hall / Police Department facility, jogging/walking/biking paths/trails, minimal restroom facilities, picnic area and at least one medium sized pavilion”. Subsequent phases were not defined in detail but included considerations for recreational fields, sports courts and a civic center. After the

City Hall / Police Department facility was built along with the Bexar Metro 911 Center, no immediate improvements were implemented.

The 2010 Town Plan envisioned improvements that would create a “Town Center” where “neighbors could meet neighbors and children could safely play outdoors”. Possible elements of the proposed City Center included: a “community center building to host City group functions, and other social and professional meetings; an outdoor area; a wellness area; and a natural buffer of trees”. Beginning in 2015, incremental efforts were made to reduce fire hazards within the unimproved area, which was mostly overgrown with cedar trees. Improvements also included clearing an area parallel to DeZavala Road, installation of an access road to water Well #6, and the construction of a rain garden.





The 2018 Town Plan acknowledged that residents were divided regarding changes to the Municipal Tract, but that “any improvements should be based upon amenities desired by both current residents and those amenities that may be necessary to attract future residents”. The Town Plan provided that City Council will make decisions regarding any changes to the Municipal Tract. In 2019, a Citizen’s Amenities Committee was created and after receiving resident input the committee made recommendations for improvements that included a large pavilion, playscapes, a one-mile nature trail, and a restroom facility, which were soon after constructed.

Since 2020, the Municipal Tract has become the heart and center of Shavano Park. The pavilion is used for all city-sponsored events, is open to the public and takes reservations for private events. Families gather daily to play on the playgrounds and enjoy the pavilion and walking trails. In 2022, the Municipal Tract began hosting a Farmer’s Market with 20-30 vendors participating every Sunday.

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 or recreational facilities.

### **City-sponsored Events**

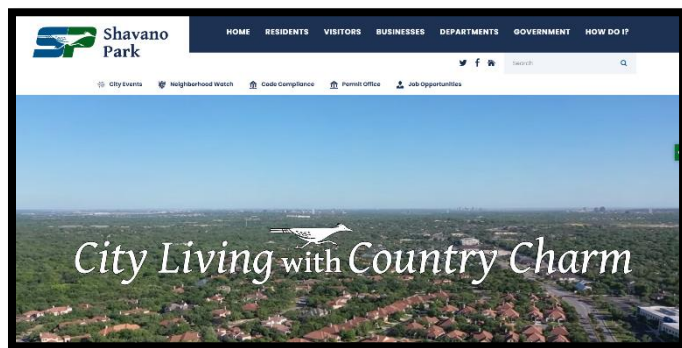
The City Council approves and schedules annual City-sponsored events. These events are family-fun activities that encourage residents to gather on the Municipal Tract for seasonal festivities. Over the years these events have grown steadily in scale and scope, attracting 200 – 500 residents depending on the event. City-sponsored events have traditionally included the following: Arbor / Earth Day in mid-April, Independence Day Celebration around Fourth of July, National Night Out on the first Tuesday of October, Trunk or Treat near Halloween and the Holiday Festival in early December. These events also serve as key community engagement opportunities for City staff. The growing scope and scale of these events is likely to continue. As many of these events take place at least partially in the main City Hall parking lot, parking can quickly become a challenge with many vehicles parked unsafely along



*Blattman Elementary Choir at City Hall Event*

N.W. Military Highway and DeZavala Road. This Town Plan encourages City Council to explore parking improvements to accommodate the growing scope of City events.

## City Communications



*City's Website ([www.shavanopark.org](http://www.shavanopark.org))*

tools as of this writing include: Roadrunner community newsletter, City website ([www.shavanopark.org](http://www.shavanopark.org)), City social accounts of [Facebook](#), [Twitter](#) and [Nextdoor](#), [TextMyGov texting service](#) and [I-INFO email service](#). Many residents are not aware of these multitude of communication services. This Town Plan encourages City staff to increase citizen awareness of these communication tools. Encouraging residents to sign-up will help improve the effectiveness of City communications and boost efforts to build a sense of community.

Communicating timely, accurate and relevant information to residents is both an important duty of City staff and a major role in building a sense of community. To accomplish this, the City utilizes a number a communication tools, ranging from face-to-face engagement to digital communications like text messaging services. The primary City communication

## Community Policing



*2022 National Night Out  
Poster Contest Winners*

Community policing not only preserves and protects Shavano Park's small-town sense of community but is key to maintaining the City's low crime rate. The Shavano Park Police Department recognizes the importance of interacting with the community and maintains a number of community policing efforts. The Police Department focuses on neighborhood patrols so that officers are frequently visible in residential neighborhoods. Additionally, the department offers patrol-by and out-of-town home security check services for residents. Police are also active in hosting numerous free community training and information events such as C.R.A.S.E. (Citizen



Response to Active Shooter Events) / Stop the Bleed response training and female self-defense courses. The annual National Night Out event is a key opportunity for residents and our first responders to have personal interaction. These continuous efforts give residents timely, accurate and relevant information from the Police Department, promote transparency, and build trust within the community.



*Grinch is arrested at local Elementary  
by Shavano Police during Winter  
Holidays*

Residents and businesses working together with our police department under the Neighborhood Watch program is vital to preventing and investigating crime:

- Preventing Crime. Residents and businesses play key roles in preventing crimes through reporting suspicious activities and by posting security warning signs (such as 'Under Surveillance', 'Security Alarms', or 'Neighborhood Watch' signs) on their property. Additionally, many residents actively participate in Neighborhood Watch email program, providing a formal way for neighbors to watch out for each other and report suspicious activity. The Neighborhood Watch program allows the Police Department to be able to notify hundreds of residents of neighborhood criminal activity occurring nearby, when warranted, through email and text messages. All of these efforts demonstrate community vigilance and therefore discourages criminals from committing crimes in Shavano Park.
- Investigating Crime. Residents and businesses also play a key role in investigating crimes after they occur. Many properties have security cameras monitoring the exterior of their property and may record criminal activity. These recordings are valuable evidence in investigating and prosecuting criminal cases. Residents and Businesses with security cameras are encouraged to join the Police Department's Community Security Camera program to help the Police save valuable time during criminal investigations. The Neighborhood Watch program also plays a role in investigating crimes as the Police Department may quickly solicit crime tips through email and text messages to hundreds of Neighborhood Watch members. These collaborative efforts facilitate the prompt investigation and prosecution of criminal activities in the City.
- Neighborhood Watch. The Shavano Park Neighborhood Watch is a city sponsored and managed program established by City Council in 2020. The program currently exists

mostly as an email and text messaging service to about 200 residents. This program has immense potential to grow over time and become a key community engagement tool for the Police Department. Possibilities for growing the Neighborhood Watch include establishing neighborhood block captains, creating Neighborhood Watch specific events, and expanding the existing email and text messaging services to include more residents.

This Town Plan encourages City Council and the Police Department to continue to grow their community policing efforts through engagement with our residents and business partners to build relationships and to prevent and investigate crimes.



## Shavano Park Town Plan - Community Engagement and Policing

It's time to update the City's Town Plan and we need your input! This is the second 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 second focus area is **COMMUNITY ENGAGEMENT AND POLICING**.

### **WRITE IN**

Complete the survey below regarding the Town Plan focus area of Community Engagement and Policing. Alternatively, you may provide feedback by texting "Town Plan" to 210.853.2003 or emailing to [contact@shavanopark.org](mailto:contact@shavanopark.org).

### **SHOW UP**

Attend the public hearing regarding the Town Plan focus area of Community Engagement and Policing during the Planning & Zoning Commission meeting at 6:30pm on Wednesday, December 7, 2022 at 900 Saddletree Court.

### **DIAL IN**

Participate in the public hearing remotely. Dial in on Wednesday, December 7, 2022 at 6:30pm. Zoom phone is XXXXXXXX and use meeting ID: XXXXXXXX.

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

\* 1. **First and Last Name**

## \* 2. **Street Address**

## 3. **City Communications**

Communicating timely, accurate and relevant information to residents is both an important duty of City staff and a major part of building a sense of community. To accomplish this, the City utilizes a number of communication tools. The primary City communication tools as of this writing include: community newsletter "The Roadrunner", City website ([www.shavanopark.org](http://www.shavanopark.org)), City social accounts on Facebook, Twitter and Nextdoor, TextMyGov texting service and I-INFO email service.

How do you currently receive City information? Select all that apply.

☐ Word of mouth (neighbors, friends)

☐ At City events

☐ Facebook

☐ Nextdoor

☐ Twitter

☐ City Hall's digital marquee sign

☐ TextMyGov texting service

☐ I-INFO email service

☐ Community newsletter "The Roadrunner"

☐ City website ([www.shavanopark.org](http://www.shavanopark.org))

Is there a way the City could better communicate to you? Leave a comment:

#### 4. **Volunteer Service on City Boards and Commissions**

Shavano Park is blessed to have a large number of talented residents with considerable professional experience in their private lives. The City Council maintains a multitude of formal standing committees and informal project-specific working groups composed of resident volunteers.

What motivates you to volunteer to serve on a City board or commission?

#### 5. **Neighborhood Watch**

The Shavano Park Neighborhood Watch is a city sponsored and police managed program established by City Council in 2020. The program currently exists mostly as an email and text messaging service to about 200 residents. This program has immense potential to grow over time and become a key community engagement effort for the Police Department.

Would you be interested in a Neighborhood Watch that had more in-person engagement; including local block captains and Neighborhood Watch specific events?

- ☐ Yes - grow the Neighborhood Watch program to include in-person engagement, block captains and events
- ☐ No - current scope of the Neighborhood Watch is fine
- ☐ I didn't know Shavano had a Neighborhood Watch program
- ☐ No opinion

You may explain your answer below or provide other ideas:

## 6. **Community Policing**

The Shavano Park Police Department recognizes the importance of the community working with police and maintains a number of community policing efforts. The Police Department focuses on neighborhood patrols so that officers are frequently visible in residential neighborhoods. The department, in addition, offers patrol-by and out-of-town home security check services for residents. Police are also active in hosting numerous free community training and information events such as C.R.A.S.E. (Citizen Response to Active Shooter Events) / Stop the Bleed response training and female self-defense courses.

Would you like a new Police service or community engagement effort? Is there another Police service important to you? Tell us in the comment box:

## 7. City-sponsored Events

Shavano Park hosts City-sponsored events. These events are family-fun activities that encourage residents to gather on the Municipal Tract for seasonal festivities. City-sponsored events have traditionally been the following: City-wide Garage Sale, Arbor / Earth Day in mid-April, Independence Day Celebration around Fourth of July, National Night Out on the first Tuesday of October, Trunk or Treat near Halloween and the Holiday Festival in early December.

Would you like to see the City continue to support City events as currently scoped?

- ☐ City should increase the size and scope of City events
- ☐ City should maintain current size and scope of City events
- ☐ City should reduce the size and scope of City events
- ☐ No opinion

You may explain your answer below:

## 8. Attending City Events

Which City events have you attended or participated in? Select all that apply.

- |                                                                            |                                                             |
|----------------------------------------------------------------------------|-------------------------------------------------------------|
| <input type="checkbox"/> City-Wide Garage Sale                             | <input type="checkbox"/> Trunk-or-Treat                     |
| <input type="checkbox"/> Arbor / Earth Day Celebration                     | <input type="checkbox"/> Holiday Festival                   |
| <input type="checkbox"/> Independence Day / Picnic-in-the-Park Celebration | <input type="checkbox"/> I've attended none of these events |
| <input type="checkbox"/> National Night Out                                |                                                             |

You may explain your answer below:

## 9. Ideas for City Events

What new activities at City events or entirely new City events would you like the City to consider?

## 10. Municipal Tract

The Municipal Tract is the center of Shavano Park and home to City Hall and police station, pavilion, playgrounds, walking trails and other amenities. The pavilion is used for all city-sponsored events, is open to the public and takes reservations for private events. Families gather daily to play on the playgrounds and enjoy the pavilion and walking trails. In 2022, the Municipal Tract began hosting a Farmer's Market with 20-30 vendors participating every Sunday. In 2023 the City is planning to add playground shade covers.

What improvements would you like to see to the Municipal Tract? Select any or none of the options below and then add your own thoughts in suggestion box.

☐ Additional parking for City events

☐ Public Wi-Fi around pavilion and playgrounds

☐ Improve the walking trail

☐ Electric car charging stations

☐ Playground improvements or expansion

☐ I don't want any of these on Municipal Tract

☐ Splash pad

You may explain your answers below:



**11. Tell us any ideas you have on how to improve community engagement and policing**

Tell us any ideas or comments on community engagement and policing you have in the comment box below.

## PLANNING & ZONING STAFF SUMMARY

Meeting Date: November 2, 2022

Agenda item: 9

Prepared by: Curtis Leeth

Reviewed by: Bill Hill

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**AGENDA ITEM DESCRIPTION:** Discussion - Select the focus area topic for the December 4, 2022 Planning & Zoning Commission meeting – City Manager / Assistant City Manager

X

**Attachments for Reference:** 1) 9a Town Plan Schedule

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**BACKGROUND / HISTORY:** At the September 7, 2022 Planning & Zoning Meeting, the Commission came to consensus for six focus areas and selected Commercial Development for the 1<sup>st</sup> topic for the October Meeting. Community Engagement and Policing was the 2<sup>nd</sup> topic for November meeting.

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**DISCUSSION:** P&Z September 7<sup>th</sup> meeting consensus for the Focus Areas for the Town Plan:

- **Long-term City Finances**
  - Vision for Debt Management, Revenues, Taxes
- **Public Infrastructure**
  - Vision for City Roads, NW Military Highway, Hike & Bike paths, Water system, Internet and Drainage infrastructure
- **Municipal Talent Management and Retention**
  - Vision on how to attract, develop and retain top talent
- **Property Maintenance Standards and Zoning**
  - Vision for maintaining the beauty and property values of community
- **Community Engagement and Policing – STARTED – 1<sup>st</sup> Review**
  - Vision for City events, Municipal Tract, Neighborhood Watch, citizen volunteers and other Community Engagement Efforts
- **Commercial Development – STARTED – 2<sup>nd</sup> Review**
  - Vision for the final commercial developments of the City

Staff need P&Z guidance to select topic 3 for introduction at the December P&Z meeting. Staff also request that P&Z agree on topic schedule moving forward to assist staff in scheduling presentations to the Commission. See attachment 8a for the schedule and 3-step review process for each focus area.

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

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**FINANCIAL IMPACT:** N/A

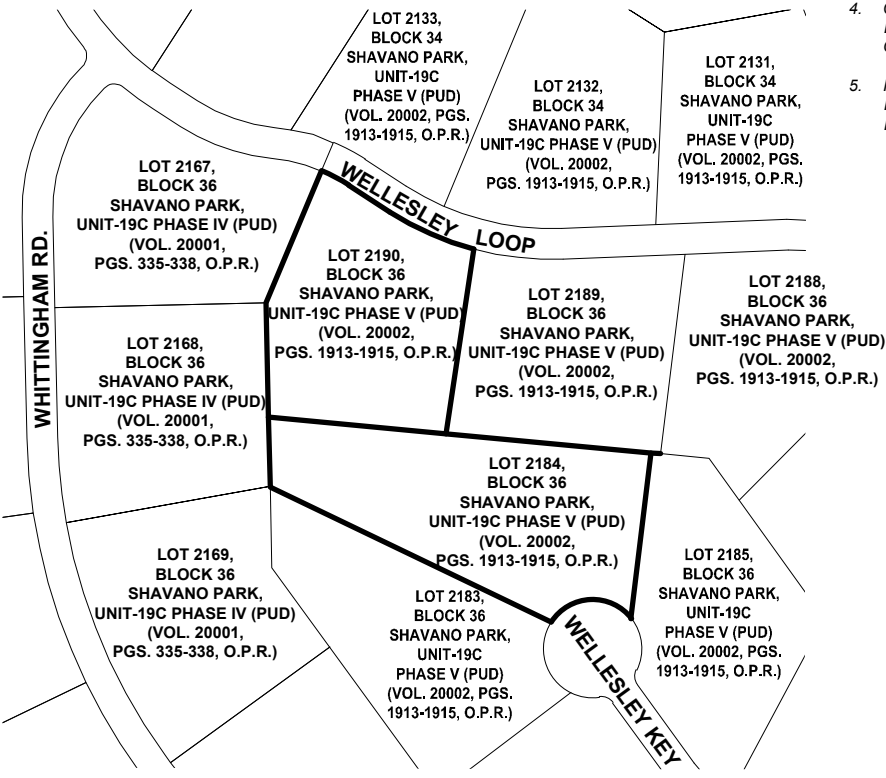
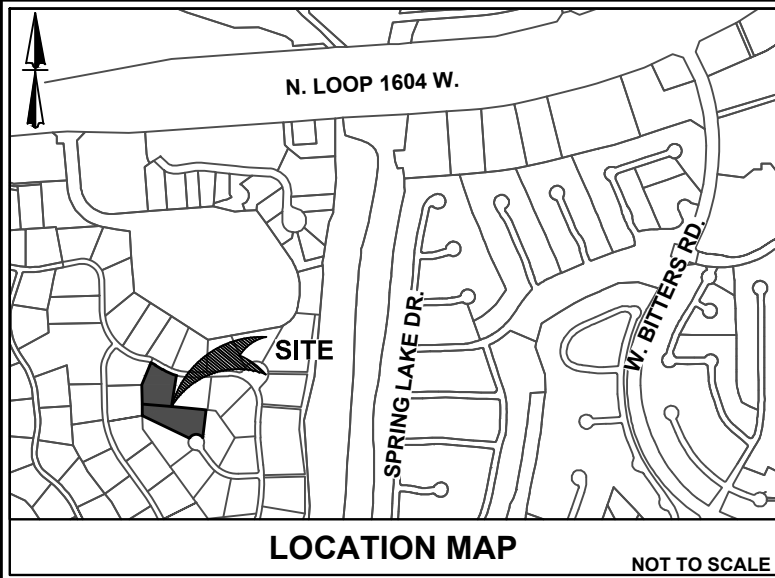
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**MOTION REQUESTED:** N/A; give guidance to staff on the Focus Area to introduce at the December 7, 2022 Planning and Zoning Commission meeting; gain consensus on schedule moving forward. See draft schedule for option 1 order.

Month	SWOTS / Vision / Goals / History / Existing Conditions	COMMERCIAL DEVELOPMENT	COMMUNITY ENGAGEMENT AND POLICING	PROPERTY MAINTENANCE STANDARDS AND ZONING	MUNICIPAL TALENT MANAGEMENT AND RETENTION	PUBLIC INFRA- STRUCTURE	LONG- TERM CITY FINANCES	FINAL DOCUMENT REVIEW
Aug	Intro							
Sept	Review + PH							
Oct	Final	Intro						
Nov		Review + PH	Intro					
Dec		Final	Review + PH	Intro				
Jan			Final	Review + PH	Intro			
Feb				Final	Review + PH	Intro		
Ma					Final	Review + PH	Intro	
Apr						Final	Review + PH	Intro
May							Final	Review + PH
June								PZ Final Council 1 <sup>st</sup> + PH
July								Council 2 <sup>nd</sup>

Stages for each Focus Area of Town Plan Update:

- 1. Introduction** – staff introduce draft update and draft survey; P&Z approve survey
- 2. Review + Public Hearing** – P&Z hold public hearing; Commission submit reviews and survey results are presented
- 3. Final** – Staff present updated section from P&Z review; Consensus gained for Final edits



SCALE: 1" = 200'  
AREA BEING AMENDED

THE AREA BEING AMENDED WAS PREVIOUSLY PLATTED AS LOTS 2184 AND 2190, BLOCK 36 AS SHOWN IN THE SUBDIVISION PLAT ESTABLISHING SHAVANO PARK, UNIT-19C PHASE V (PUD) SUBDIVISION RECORDED IN VOLUME 20002, PAGE(S) 1913-1915, FROM THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

1. Provide reason for amendment and section of UDC that allows amendment.

- 10' WATER AND DRAINAGE EASEMENT (VOL. 20002, PAGES 1913-1915, D.P.R.)
- 20' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 20002, PAGES 1913-1915, D.P.R.)
- 10' WATER AND DRAINAGE EASEMENT (VOL. 20001, PAGES 335-338, D.P.R.)
- 20' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL. 20001, PAGES 335-338, D.P.R.)

#### SURVEYOR NOTES:

- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID12A).
- ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC 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 SHAVANO PARK PLANNING COMMISSION.

STEVEN D. KRAUSKOPF  
LICENSED PROFESSIONAL ENGINEER NO. 96525  
KFW ENGINEERS, LLC  
3421 PAESANOS PKWY, SUITE 200  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

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:

TERESA A. SEIDEL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672  
KFW SURVEYING, LLC  
3421 PAESANOS PKWY, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

#### CPS/SAWS/COSA/UTILITY NOTES:

- 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 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 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.
- 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 THE 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.

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	TANGENT
C1	32.00	184.00	9°57'52"	31.96	N62° 16' 47"W	16.04
C2	96.34	311.00	17°44'56"	95.96	S66° 10' 18"E	48.56
C3	97.39	61.00	109°24'29"	83.25	S87° 39' 00"W	72.04

#### SAWS IMPACT FEE NOTE:

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 NOTE:

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.

#### SAWS HIGH PRESSURE NOTE:

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.

#### AQUIFER NOTE:

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 AND SHAVANO PARK CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION", OR LATEST REVISION THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

#### PUBLIC WORKS STORM WATER NOTE:

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN. NONRESIDENTIAL STRUCTURES SHALL BE ELEVATED OR FLOOD PROOFED TO NO LESS THAN ONE FOOT ABOVE THE BFE OR THE REGULATORY FLOODPLAIN.

#### FIRE FLOW DEMAND NOTE:

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1750 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SHAVANO PARK PERMIT OFFICE AND THE SHAVANO PARK FIRE DEPARTMENT FIRE MARSHAL.

#### PRIVATE STREET NOTE:

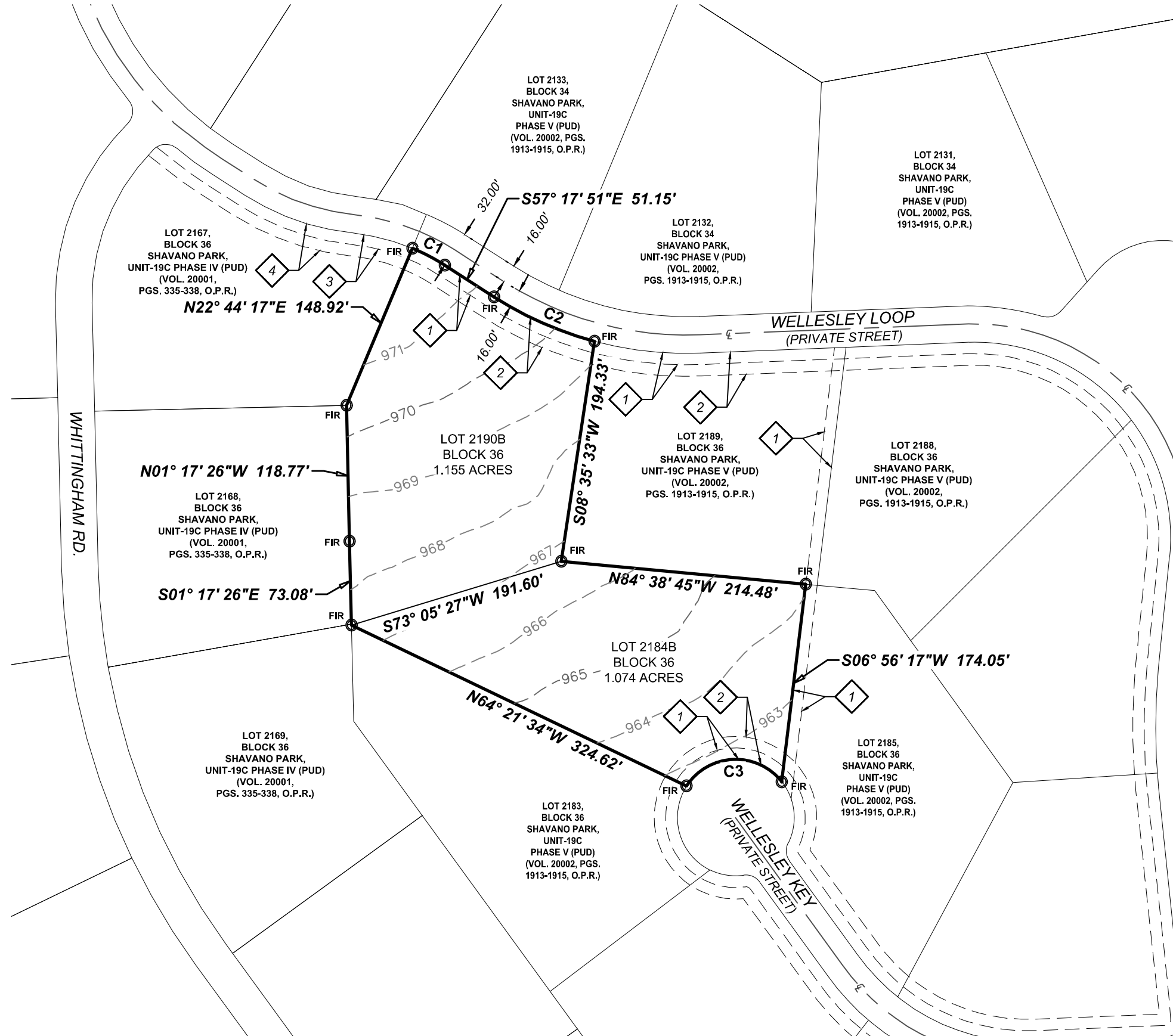
LOT 2182, BLOCK 41, (WELLESLEY LOOP & WELLESLEY KEY) ARE PRIVATE STREETS AND ARE ALSO DESIGNATED AS AN UNDERGROUND ELECTRIC, GAS, TELEPHONE, CABLE TV, DRAINAGE, WATER, PEDESTRIAN AND/OR SANITARY SEWER EASEMENT, THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.

#### SAWS DEDICATION NOTE:

THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

#### LEGEND

- F.I.R. = FOUND "x" IRON ROD
- FXC = FOUND "x" IN CONCRETE
- VOL. = VOLUME
- PG. = PAGE
- R.O.W. = RIGHT-OF-WAY
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- C.L. = CENTER LINE
- N.C.B. = NEW CITY BLOCK
- 900' --- = CONTOURS
- ◇ = EXISTING EASEMENT

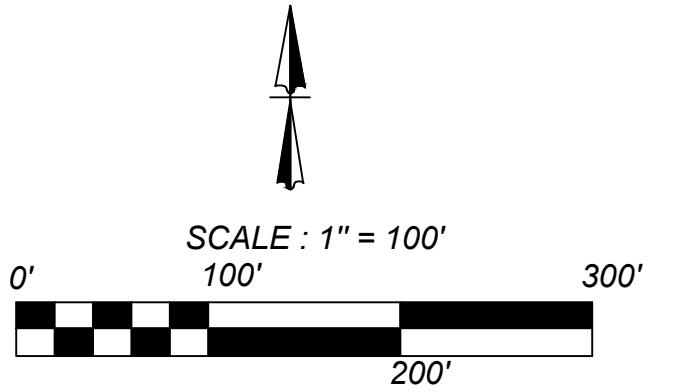


PLAT NO. 22-XXXXXXX

AMENDING PLAT ESTABLISHING

SHAVANO PARK UNIT-19C  
PHASE V (PUD)

BEING A 2.229 ACRE TRACT OF LAND ESTABLISHING LOTS 2184B AND 2190B, BLOCK 36 AND BEING ALL OF LOTS 2184 AND 2190, BLOCK 36 OF THE SHAVANO PARK, UNIT 19C PHASE V (PUD) OF RECORD IN PLAT VOLUME 20002 PAGE 1913 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS. SAID 2.229 ACRES OF LAND BEING OUT OF THE JACOB KLAUS SURVEY NO. 78, ABSTRACT 400, IN THE CITY OF SHAVANO PARK, BEXAR COUNTY, TEXAS



KFW  
ENGINEERS + SURVEYING  
3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231  
Phone #: (210) 979-8444 • Fax #: (210) 979-8441  
TBP Firm #: 9513 • TBPLS Firm #: 10122300

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:

ROGERS SHAVANO PARK UNIT 18/19, LTD.  
LLOYD A. DENTON, JR.  
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 SHAVANO PARK, UNIT-19C PHASE V (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 \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ CITY CLERK

THIS PLAT OF SHAVANO PARK, UNIT-19C PHASE V (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

October 28, 2022

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-19C Phase V Subdivision

Mr. Leeth,

KFW Engineers has completed its review of the referenced subdivision and find that the development is in conformance with the City of Shavano Park Unified Development Code and flood ordinances. If the two minor comments below are addressed, we have no further comments.

**Plat:**

Sheet 1 of 1 –

1. Provide reason for amendment and section of UDC that allows amendment.
2. Remove text from the top right of plat.

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