

Town Plan 2023: Commercial Development Survey

Summary (as of Aug 18, 2023)

- **Responses:** 63 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

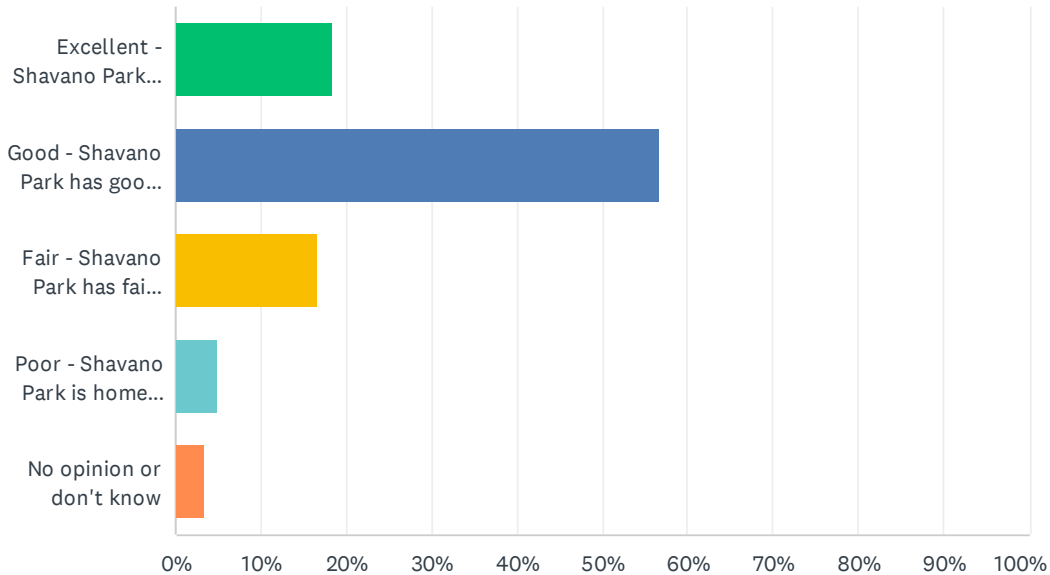
Quality of Commercial Development

- 75% of respondents responded that Shavano Park's business community is good or excellent.
- Top selection was "Good" at 56.67%
- Many comments mentioned traffic, local restaurant options that are not fast food, and bike / pedestrian access.

Q3 Current Quality of Shavano Park Commercial Development

How would you rate the current quality of Shavano Park commercial development?

Answered: 60 Skipped: 3



ANSWER CHOICES	RESPONSES	
Excellent - Shavano Park has excellent commercial developments	18.33%	11
Good - Shavano Park has good commercial developments but with a few concerns	56.67%	34
Fair - Shavano Park has fair commercial developments but with some problems	16.67%	10
Poor - Shavano Park is home to poor commercial developments with many problems	5.00%	3
No opinion or don't know	3.33%	2
TOTAL		60

#	YOU MAY EXPLAIN YOUR ANSWER BELOW:	DATE
1	The survey mentions the importance of sales tax revenue. I am wondering whether our current mix of businesses generate significant sales tax revenue.	1/1/2023 11:39 AM
2	Would like to see more high end restaurants	12/21/2022 9:02 PM
3	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
4	would like more sales tax businesses	10/27/2022 2:38 PM
5	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
6	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	10/27/2022 6:01 AM

noise, it's hard to tell the difference between San Antonio and Shavano Park. Property values near developed areas reflect the problem.

7	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 gone with the construction. Hopefully they will be replaced. The traffic light at Pond Hill/NW Military should help.	10/26/2022 9:20 PM
8	It has been kept to 1604 and Lockhill Selma	10/26/2022 4:41 PM
9	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
10	Enough of fast food establishments	10/26/2022 11:38 AM
11	As a bedroom community Shavano Park could use more family eateries.	10/20/2022 8:56 AM
12	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
13	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
14	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
15	Could use a few more shops. Maybe some boutiques.	10/19/2022 5:59 PM
16	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
17	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
18	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
19	We could use more developments	10/19/2022 2:18 PM
20	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
21	Need more restaurants with easy bike and walking access Need access to the Salado Creek Greenway	10/11/2022 11:54 AM
22	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
23	Need more healthy food options, brewery, and paved path from cliffside to greenway	10/9/2022 12:11 PM
24	Any development to lower property taxes.	10/9/2022 11:49 AM
25	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
26	Leave more green. Consider green sustainable building.	10/7/2022 8:21 PM
27	The wildlife have fewer safe places to live with increased traffic and development	10/7/2022 10:22 AM

28	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
29	The development of Pond Hill and the areas across NW Military have worsened our traffic flow and lessened our natural barriers of trees between our beautiful city and the highway.	10/6/2022 11:42 PM
30	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
31	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
32	Future land use plan 1604/Pond Hill	10/6/2022 4:21 PM
33	I am happy with the style and cohesive look of buildings along Lockehill Selma.	10/6/2022 4:02 PM
34	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

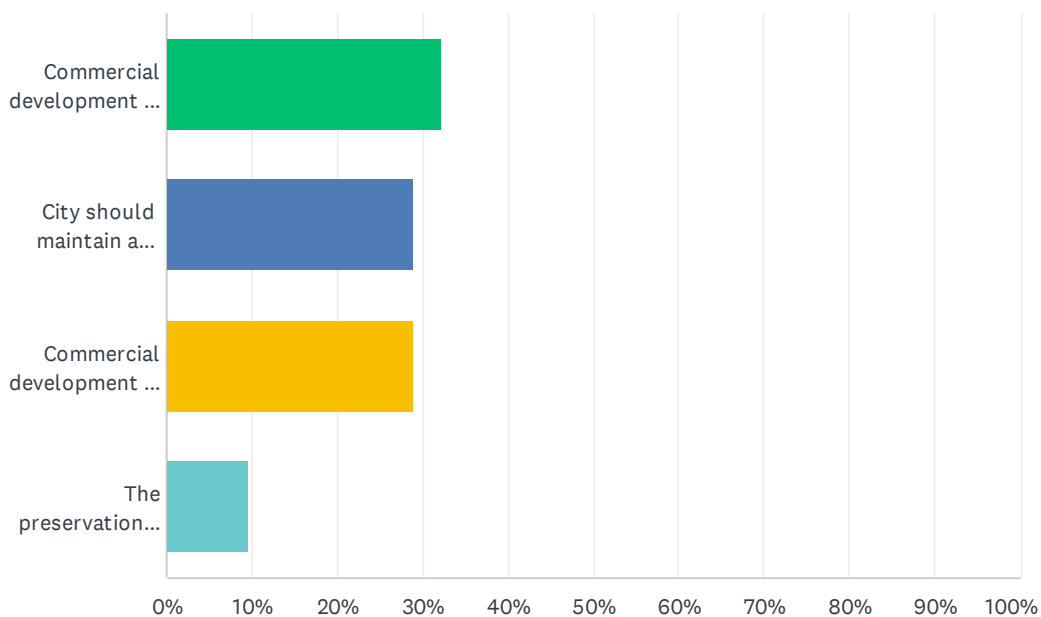
Question 4 Summary

Balancing Future Commercial Development

- Responses are fairly evenly distributed across answer choices. A Majority though at 61.29% 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: 62 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.	32.26% 20
City should maintain a balance between commercial and residential development and continue to encourage high quality businesses.	29.03% 18
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.	29.03% 18
The preservation of Shavano Park's peaceful and quiet atmosphere should take precedence over any commercial development.	9.68% 6
TOTAL	62

#	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 little 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

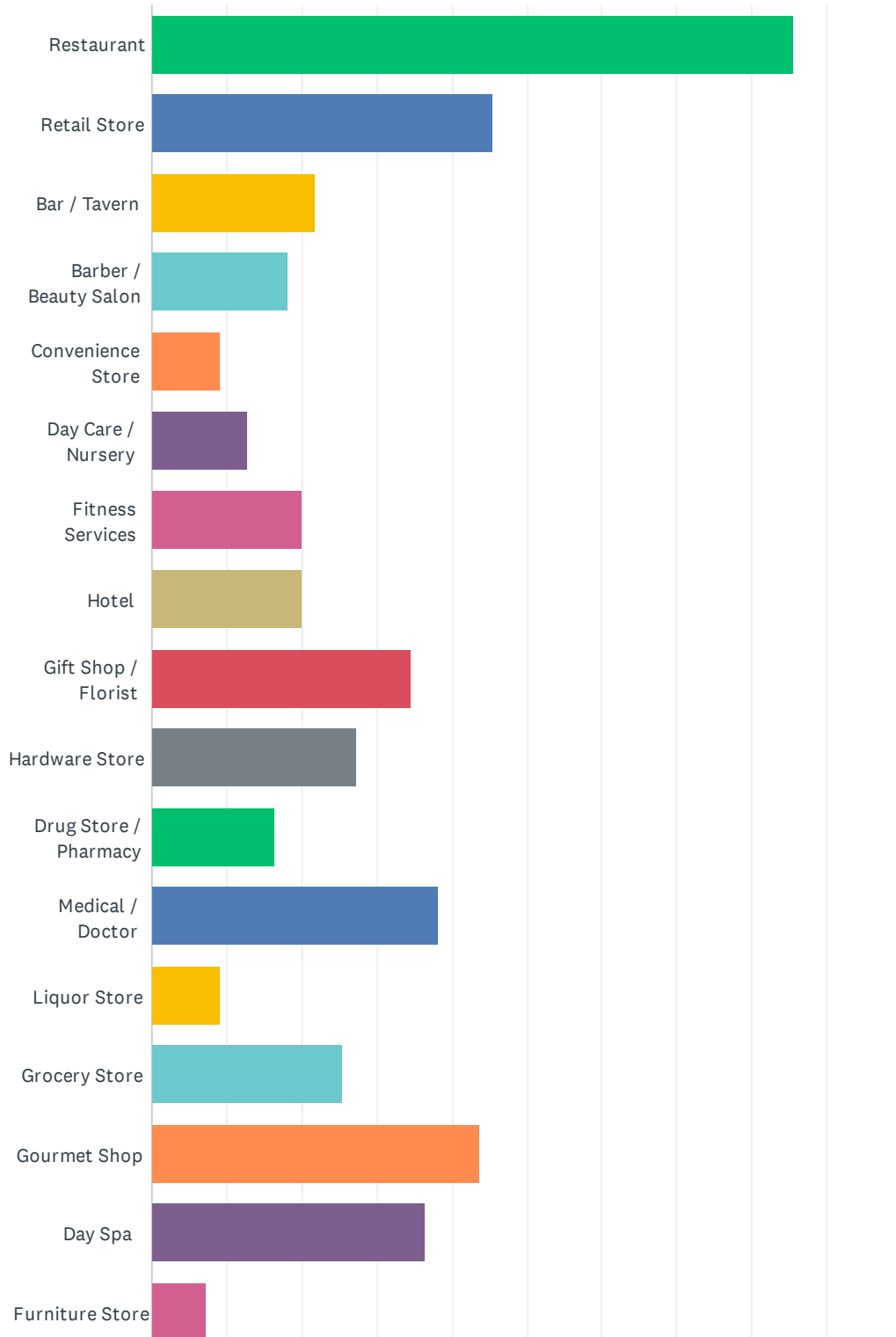
Question 5 Summary

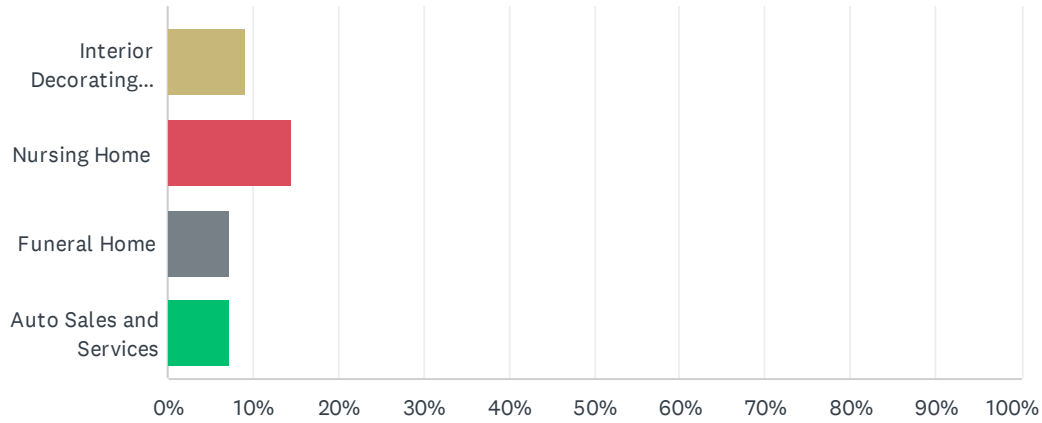
Businesses you want to see in Shavano Park

- Top 5 selections:
 1. Restaurant (85.45% of respondents)
 2. Retail store (45.45% of respondents)
 3. Gourmet shop (43.64% of respondents)
 4. Medical / doctor (40.38% of respondents)
 5. Day Spa (36.36% 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: 55 Skipped: 8





ANSWER CHOICES	RESPONSES	
Restaurant	85.45%	47
Retail Store	45.45%	25
Bar / Tavern	21.82%	12
Barber / Beauty Salon	18.18%	10
Convenience Store	9.09%	5
Day Care / Nursery	12.73%	7
Fitness Services	20.00%	11
Hotel	20.00%	11
Gift Shop / Florist	34.55%	19
Hardware Store	27.27%	15
Drug Store / Pharmacy	16.36%	9
Medical / Doctor	38.18%	21
Liquor Store	9.09%	5
Grocery Store	25.45%	14
Gourmet Shop	43.64%	24
Day Spa	36.36%	20
Furniture Store	7.27%	4
Interior Decorating Services	9.09%	5
Nursing Home	14.55%	8
Funeral Home	7.27%	4
Auto Sales and Services	7.27%	4
Total Respondents: 55		

#	YOU MAY ALSO NAME A BUSINESS YOU WOULD LIKE TO SEE COME TO SHAVANO PARK:	DATE
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1	Mixed-use developments (i.e., developments that bring retail and office and possibly high-end residential).	1/1/2023 11:39 AM
2	Bakery, specialty small retail.	10/27/2022 8:33 AM
3	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
4	Not large retail stores. Hotels might provide more revenue, but would need to be along 1604.	10/26/2022 9:20 PM
5	No chain restaurants or shops!	10/26/2022 9:13 PM
6	We only want businesses that do not encourage crime.	10/26/2022 4:32 PM
7	If you insist on adding mor commercial properties consider low traffic volume	10/20/2022 8:30 AM
8	Chick-fil-A	10/19/2022 7:32 PM
9	Restaurants and gas station.	10/19/2022 2:44 PM
10	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
11	It doesn't matter as long as it is nice	10/10/2022 10:25 AM
12	Plant nursery with organic and environmental emphasis ie. Shades of Green or Gardenville	10/8/2022 9:40 AM
13	Please NO fast food!!!! No bars. Quaint small business that serves residents, not tourists	10/7/2022 8:21 PM
14	Our City's focus should be on high-end business that bring long-term stability.	10/7/2022 3:45 AM
15	None	10/6/2022 11:42 PM
16	Fine dining Upscale boutique hotel	10/6/2022 4:41 PM
17	Higher end retail / dining found in Dallas & Houston	10/6/2022 4:21 PM
18	Independent coffee shop or bakery or restaurant would be ideal.	10/6/2022 3:44 PM

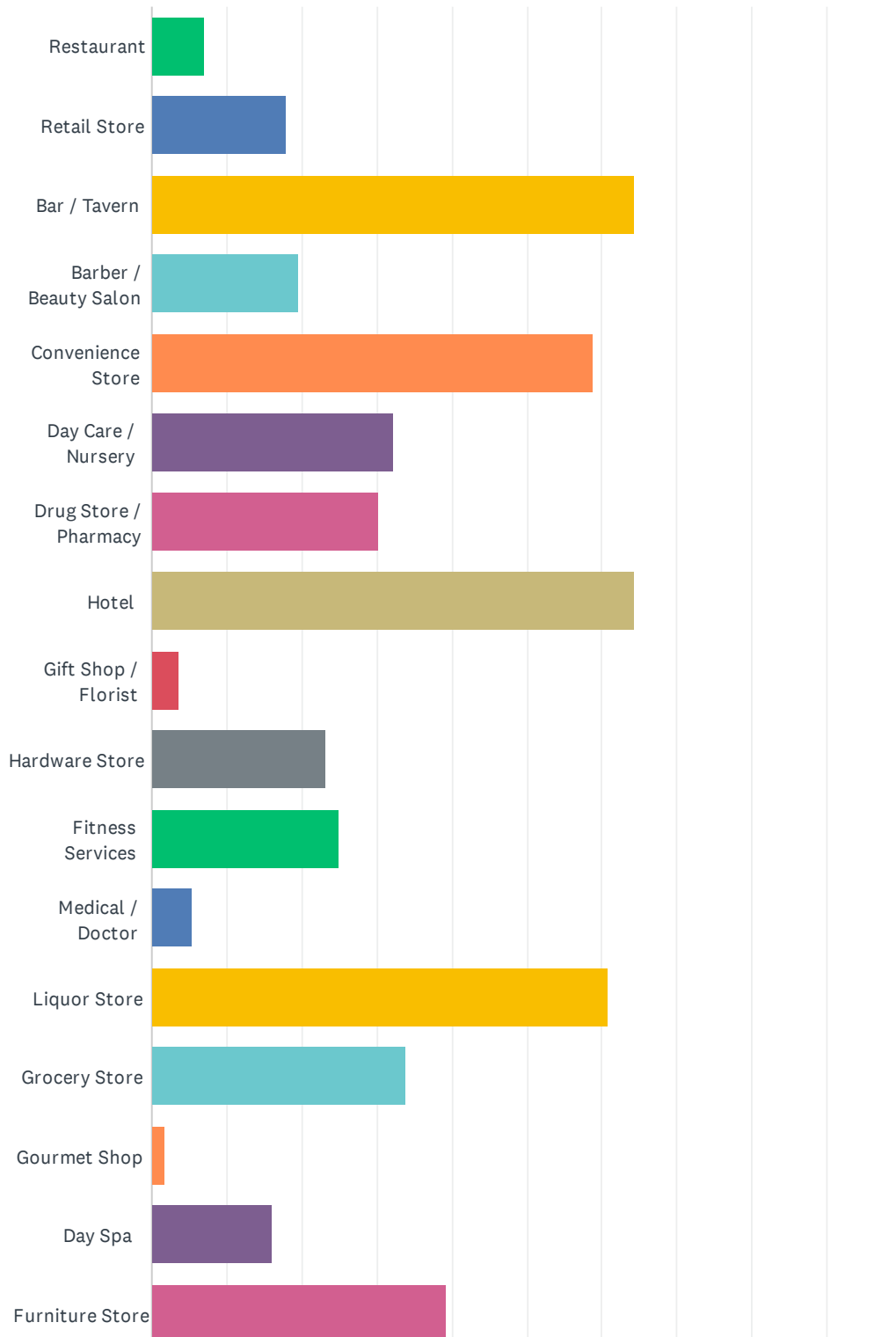
Question 6 Summary

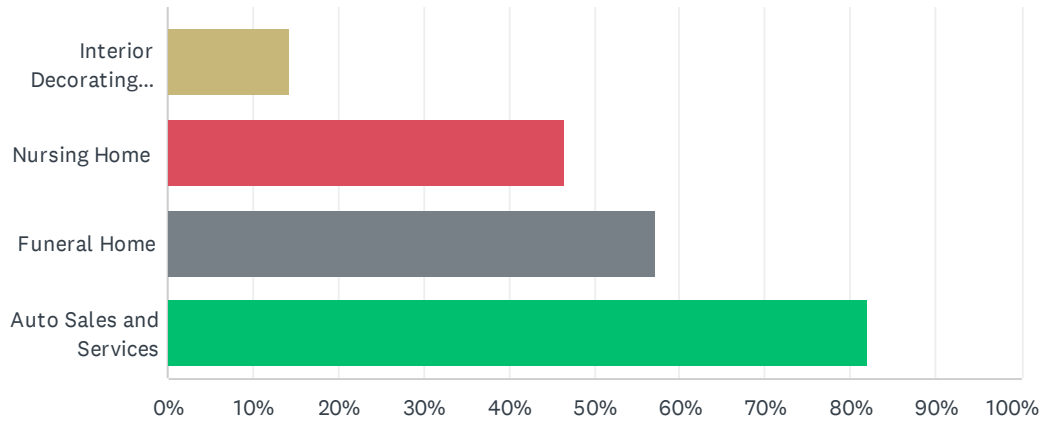
Businesses you do not want to see in Shavano Park

- Top 5 selections:
 1. Auto Sales and Services (82.14% of respondents)
 2. Bar / Tavern (64.29% of respondents)
 3. Hotel (64.29% of respondents)
 4. Liquor Store (60.71% of respondents)
 5. Convenience Store (58.93% of respondents)
- Only 10 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: 56 Skipped: 7





ANSWER CHOICES	RESPONSES	
Restaurant	7.14%	4
Retail Store	17.86%	10
Bar / Tavern	64.29%	36
Barber / Beauty Salon	19.64%	11
Convenience Store	58.93%	33
Day Care / Nursery	32.14%	18
Drug Store / Pharmacy	30.36%	17
Hotel	64.29%	36
Gift Shop / Florist	3.57%	2
Hardware Store	23.21%	13
Fitness Services	25.00%	14
Medical / Doctor	5.36%	3
Liquor Store	60.71%	34
Grocery Store	33.93%	19
Gourmet Shop	1.79%	1
Day Spa	16.07%	9
Furniture Store	39.29%	22
Interior Decorating Services	14.29%	8
Nursing Home	46.43%	26
Funeral Home	57.14%	32
Auto Sales and Services	82.14%	46
Total Respondents: 56		

#	YOU MAY ALSO NAME A BUSINESS YOU DO NOT WANT TO COME TO SHAVANO PARK:	DATE
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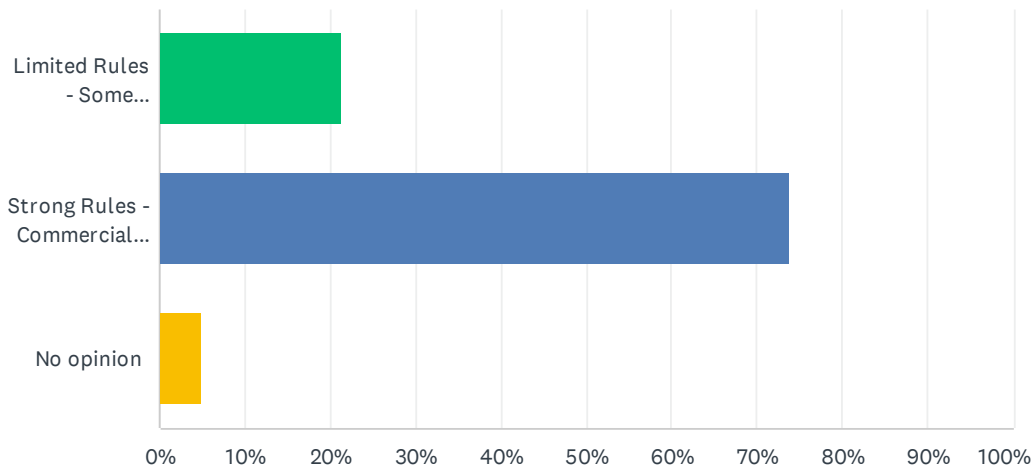
1	The bars across 1604 generate a lot of noise and we should not allow additional taverns or bars or clubs.	10/30/2022 7:38 AM
2	Would like to see Petland leave. Believe it has tarnished our city's reputation No smoke shops or spirit shops. Would not want businesses seen as high risk where police resources would be additionally tasked.	10/27/2022 1:11 PM
3	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
4	Don't want any more late night LOUD music and heavy traffic	10/26/2022 5:35 PM
5	No resale stores	10/26/2022 4:41 PM
6	No adult content either	10/19/2022 2:18 PM
7	No apartments!	10/10/2022 10:25 AM
8	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
9	Bill Miller BBQ Any fast food	10/6/2022 4:41 PM
10	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

- 73.77% 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: 61 Skipped: 2



ANSWER CHOICES	RESPONSES
Limited Rules - Some commercial property maintenance rules should be established but be limited in nature	21.31% 13
Strong Rules - Commercial properties should be regulated to ensure they remain upscale in appearance and well-maintained	73.77% 45
No opinion	4.92% 3
TOTAL	61

#	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: 32

#	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