

Town Plan 2023: Property Maintenance and Zoning Survey

Summary (as of August 18, 2023)

- **Responses:** 85 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.

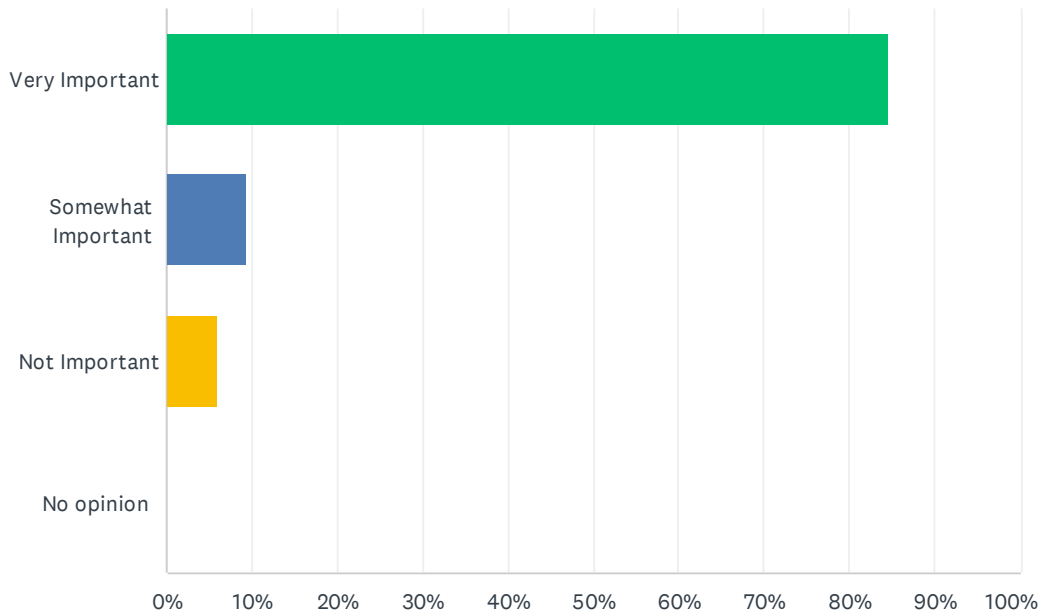
Question 3 Summary

How important is Single-Family Use in Residential Areas?

- 84.71% of respondents selected "Very Important"
- 20 comments submitted

Q3 Single-Family CharacterThe distinguishing feature of Shavano Park’s residential neighborhoods is its single-family character, best described as "one lot, one home, one family." No residential area of the City currently allows multi-family which would be options like duplexes, townhomes and condominiums, or renting of a guest house or rooms within a home to more than one unrelated person.How important is preserving the Single-Family use in residential areas?

Answered: 85 Skipped: 0



ANSWER CHOICES	RESPONSES
Very Important	84.71% 72
Somewhat Important	9.41% 8
Not Important	5.88% 5
No opinion	0.00% 0
TOTAL	85

#	YOU MAY EXPLAIN YOUR ANSWER BY LEAVING A COMMENT:	DATE
1	There are plenty of options outside of Shavano Park where these types of accommodations can be found. In many cases, developers benefit from the creation of multi family housing then move on, with no long term commitment to the surrounding area. Shavano Park provides value to homeowners due to its "country" and community atmosphere.	4/11/2023 6:31 AM
2	There is a definite, peaceful uncrowded feel in Shavano Park. I saw that and felt it back in 1980 when I first came into the area. I loved it then, and I still love it now, it would be great to preserve the spread out open feeling in the city.	3/25/2023 7:17 PM

3	I would not like to see our neighborhood have air B&Bs. It brings in crime and you lose the community neighborly feel. Of course, it's nice to have income from such a venture, but it comes with disadvantages. I think it's better to just not open the door to it.	3/18/2023 2:06 PM
4	Traditional for the community	3/18/2023 9:53 AM
5	should allow multi family/commercial	2/28/2023 3:30 PM
6	The preservation of single family homes is what will be a driver in Shavano Park being a premier community.	1/13/2023 10:03 PM
7	I believe the homes facing NW Military will not sell due to the road improvement. They will eventually fall into disrepair and become an eyesore. I think the PNZ should work with urban planners to turn NW Military into a planned townhome/commercial area. Being proactive rather than reactive to urban blight.	1/5/2023 11:56 AM
8	Property values and security will plummet if you change this policy	1/4/2023 12:18 PM
9	More than one building on a lot/property of appropriate size it desirable for those resident with proper space and actually appreciated for larger properties, but should be an augmentation of a family's homestead - whether for living/working/parking space; not necessarily for rentals, like condos, other.	1/3/2023 11:10 PM
10	Keep our neighborhood unique	1/3/2023 9:12 PM
11	Exceptions could only be to adult children or older family members (couple). The key is if they pay rent. Or care givers of same. Any arrangements outside the ordinance would require the approval of a variance.	1/3/2023 7:59 PM
12	The city should consider townhomes as long as there are stringent deed restrictions akin to those in Alamo Heights or at the Pearl.	1/3/2023 6:21 PM
13	This is and has been a well-established single home community for years with individual families vitally involved in this residential area	12/21/2022 10:38 AM
14	Depends on where. I can see it if along a major roadway like 1604 or even NWM though pushback from homeowners probable. It could also be opening up issues with bad tenants and more police/fire intervention. Would need to higher-end; gated.	12/20/2022 3:23 PM
15	Not in favor of duplexes or condos, but I am in favor of renting rooms if the homeowner is also an occupant	12/19/2022 2:21 PM
16	I purchased my home to live in a single family residential neighborhood and I hope it will remain that way. I definitely don't want to see duplexes or townhomes or condominiums. I feel they will reduce the value of our neighborhood.	12/16/2022 2:46 PM
17	I think a guest house rental would be ok.	12/14/2022 5:32 PM
18	High-density housing of any kind would take away from the single-family feel of our city.	12/14/2022 5:21 PM
19	Stability	12/14/2022 3:05 PM
20	Already very congested traffic with the highway expanding, multifamily would just worsen this situation.	12/12/2022 10:05 PM

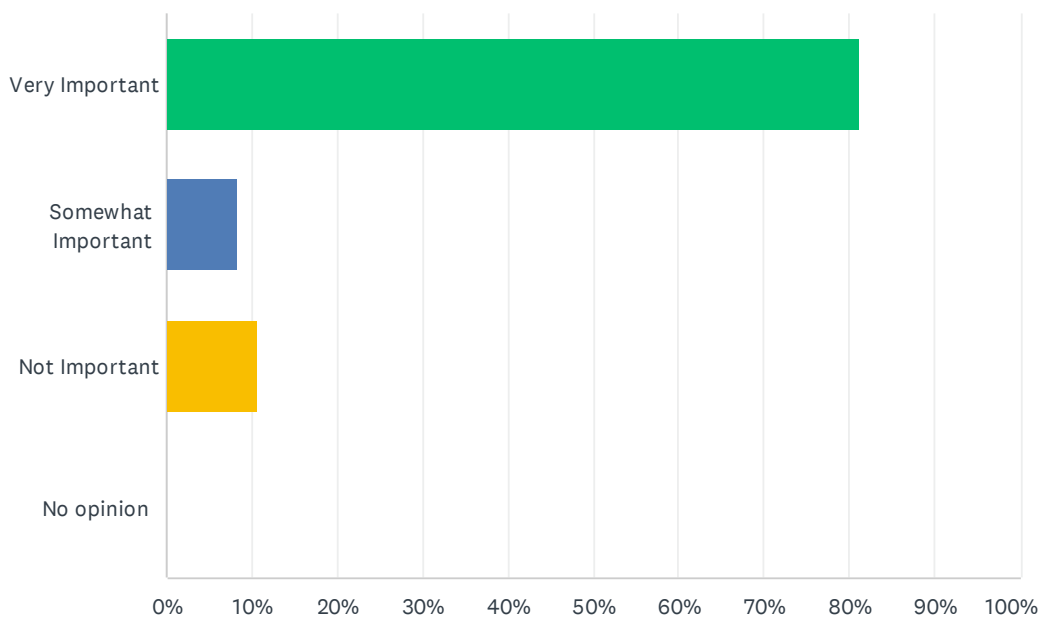
Question 4 Summary

How important is prohibition of Short-term Rentals in Residential Areas?

- 81.18% of respondents selected "Very Important"
- 20 comments submitted

Q4 Short-term Rentals in Residential AreasA key aspect of Shavano Park's single-family character is each lot is designated for the use of one owner and their family or a long-term rental tenant of 90 days or more. Short term rentals of less than 90 days are prohibited City-wide by zoning rule. Short-term rentals are a growing trend nationally, with homes being offered for rental by online companies such as HomeAway, Airbnb, and many others. How important to you is the City's prohibition of short-term rentals in residential areas?

Answered: 85 Skipped: 0



ANSWER CHOICES	RESPONSES
Very Important	81.18% 69
Somewhat Important	8.24% 7
Not Important	10.59% 9
No opinion	0.00% 0
TOTAL	85

#	YOU MAY EXPLAIN YOUR ANSWER BY LEAVING A COMMENT:	DATE
1	Short term rentals create default "hotels" in residential areas. Dropping a Commerical enterprise onto a residential street may be commonplace in either rural or densely populated areas, but feel very out of place in suburban areas such as Shavano Park.	4/11/2023 6:31 AM
2	I have found that AirBNB renters are more respectful of the home and neighborhood than long term renters.	4/6/2023 7:31 PM

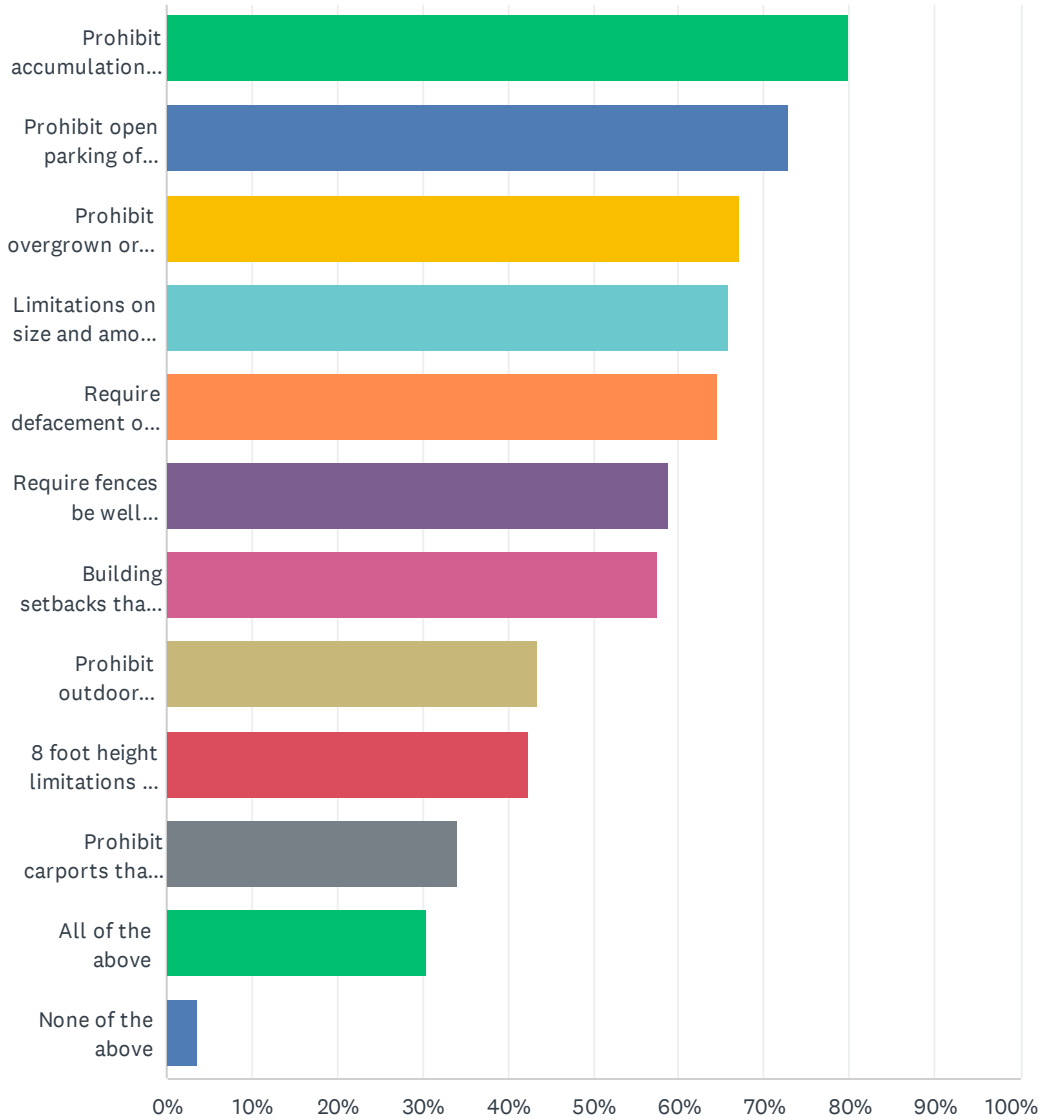
3	I think renting out a room or a home apartment to one person that is not related to the family is very reasonable. This should not be felt as a threat to the neighborhood. But I agree with the view that if we turn especially the larger lots into multiple housing units, it will immediately change the character of the city. The zoning will start to look very haphazard, and I doubt that the property values will hold up the same way. Also, the number of people living in one lot could grow so much that it's not going to feel Like a regular neighborhood again indefinitely we can't go to the Airbnb or similar route in Shavano Park. I have stayed in Airbnb's even in Los Angeles, where it is, caused a lot of friction between the neighbors. I'd hate to divide the unity of the neighborhood over an issue like that. Also, somebody who is living in that way temporary Lee won't have the same respect for the properties of the neighbors, and for the rights of the neighbors who live there. It could bring a lot of repeated problems to the police department, and complaints from neighbors to City Hall, and become a general irritation.	3/25/2023 7:17 PM
4	Out of character for the community	3/18/2023 9:53 AM
5	should allow commercial/short term rentals at least along high ways	2/28/2023 3:30 PM
6	Short term rentals are the interest of the investor and not the community. Short term rentals typically cause problems for neighborhoods and will a detractor for premier community vision.	1/13/2023 10:03 PM
7	There's a lot of other nearby areas to have a short-term rental.	1/4/2023 9:46 PM
8	We are a community. We don't want strangers moving in and out constantly	1/3/2023 9:12 PM
9	Short term rentals are not concerned with keeping the neighborhood rules and expectations. Just passing through. I would be happy with a 6 month requirement for a rental.	1/3/2023 7:59 PM
10	Allowing short term rentals is a security issue. Too many people without invested interest in the community, area and neighbors will/ can be a nuisance. These issue will likely depreciate this area over time as residents will move away.	1/3/2023 6:07 PM
11	I do NOT want short term tea talks in my neighborhood. Which bring multiple unknown people and more traffic to our neighborhood.	1/3/2023 5:59 PM
12	Presently, existing residents take great pride in maintaining their individual homes on a "regular" on- going basis..I have observed that long-term rental families do not have the same interests to maintain their rental properties. It would,thus,be, a true disadvantage if short- term rental families were allowed access to this beautiful neighborhood for the same aforementioned reasons	12/21/2022 10:38 AM
13	I'm biased on this one as having property elsewhere rented out short term and had horrible experiences with partying, destruction of property. It's a slippery slope. And difficult to monitor/control.	12/20/2022 3:23 PM
14	It is impossible to know the character of individuals who stay in these rentals. Some might be respectful while others may not. I have encountered this problem when we rent at the beachsometimes everything is fine...other times our trip is negatively affected.	12/16/2022 2:46 PM
15	I think there are few options for this and it will not likely be a problem.	12/14/2022 9:46 PM
16	My experience has been that short-term rentals such as AirBNB detract from the single family environment. The homes are not typically maintained as well, noise levels increase and out-of-the-area residents do not care about the neighborhood.	12/14/2022 5:21 PM
17	There have been too many examples of bad behavior when short term rentals exist in nice neighborhoods.	12/14/2022 3:11 PM
18	Safety	12/14/2022 3:05 PM
19	I absolutely do not want to be stuck near any short term rentals. They don't create a family atmosphere and we want neighbors who live here all the time.	12/12/2022 5:10 PM
20	It has been proven that short term rentals are kept up better by their owner and the renters compared to long term rentals.	12/12/2022 3:32 PM

Question 5 Summary
Regulations on Residential Properties

- Residents could select “All of the Above” or “None of the Above” and select individual regulations they supported.
- 30.59% responded “All of the Above” only 3.53% responded “None of the Above”
- Top 4 supported individually: (1) Prohibit Trash at 80%; (2) Prohibit junk vehicles at 72.94%; and (3) Prohibit overgrown properties at 67.06%; and (4) Require repair/clean after defacement of property at 64.71%
- Note: The only regulation not currently in Ordinance for Residential areas is a regulation requiring fences be well-maintained. That option received 60.27% support.
- 18 comments submitted

Q5 Regulations for Residential Properties What City regulations on residential properties do you support? Select as many options as you want, or none at all.

Answered: 85 Skipped: 0



ANSWER CHOICES	RESPONSES
Prohibit accumulation of trash or junk on properties	80.00% 68
Prohibit open parking of inoperable/junk vehicles on properties	72.94% 62
Prohibit overgrown or unmowed property yards	67.06% 57
Limitations on size and amount of signage on a property	65.88% 56
Require defacement of properties be repaired/cleaned	64.71% 55
Require fences be well maintained	58.82% 50
Building setbacks that limit structures near property lines	57.65% 49
Prohibit outdoor lighting at night that shines outward/upward	43.53% 37
8 foot height limitations of fences and small portable buildings near property lines	42.35% 36
Prohibit carports that face the street	34.12% 29
All of the above	30.59% 26
None of the above	3.53% 3
Total Respondents: 85	

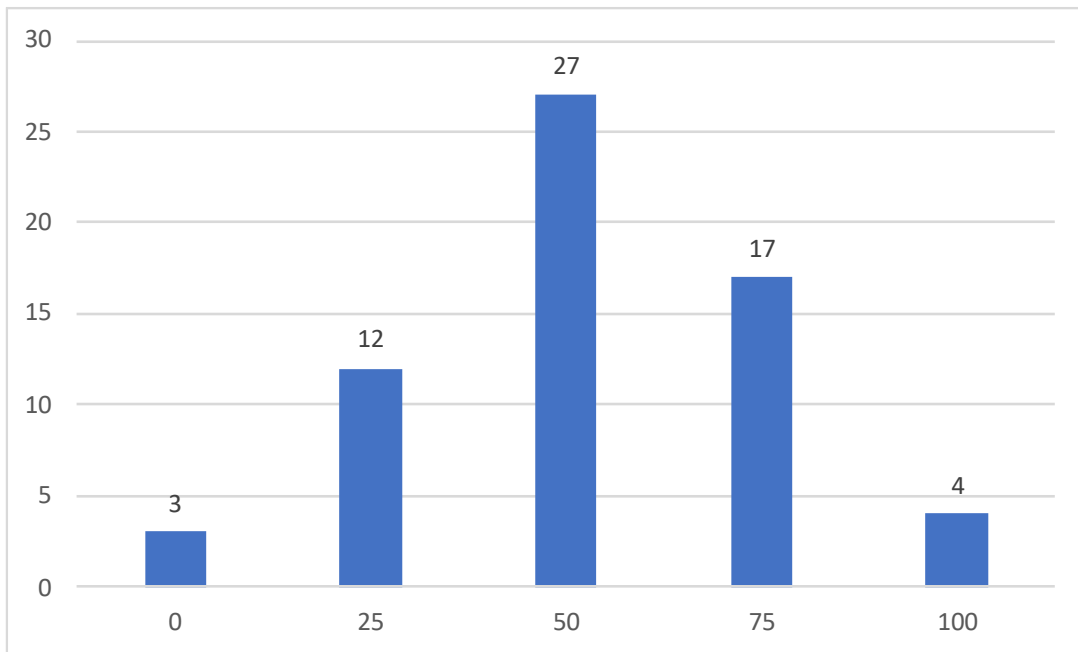
#	IS A THERE A REGULATION NOT LISTED ABOVE YOU WOULD LIKE CITY TO ENFORCE? TELL US IN THE COMMENT BOX.	DATE
1	Noise level, higher in the day and much lower at night. Parties need to really tone it down after 10 or 11 at night.	3/25/2023 7:17 PM
2	Take down political signs immediately after elections. And do not allow them earlier than 60 days before the election. It can be a very divisive aspect of our neighborhood. Also, no barking dogs at night outside. Definitely don't want to see an HOA in place for our neighborhood.	3/18/2023 2:06 PM
3	I strongly dislike HOA's and would never live in an area governed by a neighborhood HOA. I don't wish to be governed by a committee. That being said, regulations are necessary so that people are respectful of their neighbors' right to happiness. I wouldn't want someone to start raising pigs next to me. On the other hand if the pigs are already there and I move in next door, I better be ok with it since they were there first. It's a delicate balance.	1/21/2023 7:42 AM
4	The building setback should be reconsidered regarding pools or anything that cannot be seen by neighbors. My understanding is that most cities do not include unground pools in the building setback rules. It limits the use of one's property. I agree with the setbacks in regard to buildings, though I think 30 ft is too much for the smaller properties in SP. 20 feet would make more sense to me.	1/19/2023 7:27 AM
5	Length of time property can be uninhabited and under construction (Ripple Creek)	1/5/2023 7:49 PM
6	Please realize we have multiple distinct neighborhoods within Shavano Park. On the east side of NW Military Hwy it is appropriate to have natural vegetation. That may look like tall weeds for those on the west side of the Hwy.	1/5/2023 3:11 PM
7	If you're going to do something keep it neat looking.	1/4/2023 9:46 PM
8	accumulation of trash/jjunk/vehicles not cited by city just because "it can't be seen from the street" is not acceptable. It can be seen by neighbors on all sides and it is disgusting	1/4/2023 5:51 PM
9	One of the great things about SP is no HOA - that is overly restrictive.	1/3/2023 11:10 PM
10	Inoperable vehicles must also have current tags and inspection stickers.	1/3/2023 7:59 PM
11	Owners property rights, leave owners alone	12/24/2022 1:55 PM
12	While often difficult to enforce some regulations, they keep the integrity of our neighborhoods.	12/20/2022 3:23 PM

Please consider discussing with our hoa mgmt co's not only for insight but for any conflicting cc&r issues.

13	dogs must be on a leash	12/19/2022 5:34 PM
14	Tennis court lights should be turned off by 10pm.	12/14/2022 9:46 PM
15	Noise - barking dogs	12/14/2022 9:20 PM
16	Take down political signs after elections and enforce the banner/sign regulations pertaining to graduations, etc.	12/14/2022 5:21 PM
17	Prohibit political signage	12/14/2022 3:39 PM
18	Street Parking	12/14/2022 3:05 PM

Question 6 Summary

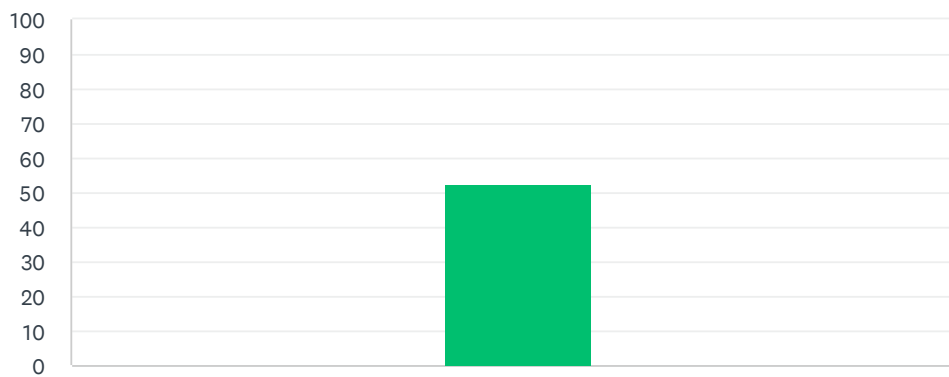
Balancing Property Rights vs Community Interest in Maintaining Properties



- This was a slider question with 4 points residents could select.
 - 100 was Property Rights at max;
 - 75 is middle point between Balance and Property Rights;
 - 50 is Balance between the two
 - 25 is middle point between Balance and Community Interest
 - 0 is Community Interest at max
- The average "score" of 64 respondents was 53 – so exactly in the middle between Property Rights and Community Interest. The balance of answers is almost perfect distribution (see chart above).
- No comment box available with slider questions in SurveyMonkey

Q6 Balancing Individual Property Rights vs Community's Interest in Maintaining Properties Any regulations placed on homes are an area of controversy as it deals with the balancing between the interest of the community in maintaining properties vs individual property rights. Different residents fall on different sides of the balance between these two interests. Where do you fall in the balance between the community's interest in maintaining properties vs individual property rights? If you want to maintain the balance just click the slider button, otherwise drag the slider to where you stand.

Answered: 64 Skipped: 21



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	53	3,375	64
Total Respondents: 64			

BASIC STATISTICS					
	MINIMUM	MAXIMUM	MEDIAN	MEAN	STANDARD DEVIATION
	0.00	100.00	50.00	52.73	23.43

#		DATE
1	50	6/4/2023 1:26 PM
2	25	4/11/2023 6:31 AM
3	50	3/25/2023 7:17 PM
4	75	3/20/2023 7:46 AM
5	50	3/18/2023 2:06 PM
6	75	3/18/2023 9:53 AM
7	75	3/17/2023 10:05 PM
8	75	3/13/2023 6:24 PM

9	75	2/28/2023 3:30 PM
10	50	1/21/2023 4:20 PM
11	75	1/21/2023 7:42 AM
12	50	1/19/2023 5:58 PM
13	75	1/18/2023 5:25 PM
14	25	1/5/2023 7:49 PM
15	75	1/5/2023 3:11 PM
16	50	1/5/2023 11:56 AM
17	75	1/4/2023 9:46 PM
18	50	1/4/2023 5:51 PM
19	75	1/4/2023 2:18 PM
20	50	1/3/2023 11:21 PM
21	50	1/3/2023 11:16 PM
22	75	1/3/2023 11:10 PM
23	100	1/3/2023 10:46 PM
24	50	1/3/2023 7:59 PM
25	75	1/3/2023 6:48 PM
26	0	1/3/2023 6:21 PM
27	75	1/3/2023 6:07 PM
28	50	1/3/2023 5:04 PM
29	50	1/3/2023 4:40 PM
30	100	1/3/2023 4:39 PM
31	100	12/24/2022 1:55 PM
32	25	12/23/2022 3:10 PM
33	25	12/21/2022 10:38 AM
34	25	12/19/2022 5:34 PM
35	100	12/19/2022 2:21 PM
36	50	12/19/2022 11:41 AM
37	50	12/18/2022 8:07 PM
38	50	12/17/2022 4:31 PM
39	50	12/16/2022 2:46 PM
40	50	12/15/2022 2:16 PM
41	0	12/15/2022 9:31 AM
42	50	12/14/2022 9:46 PM
43	25	12/14/2022 9:26 PM
44	25	12/14/2022 9:20 PM
45	50	12/14/2022 5:32 PM
46	0	12/14/2022 5:25 PM

47	25	12/14/2022 5:21 PM
48	25	12/14/2022 4:39 PM
49	50	12/14/2022 4:26 PM
50	50	12/14/2022 3:39 PM
51	25	12/14/2022 3:15 PM
52	50	12/14/2022 3:14 PM
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55	75	12/12/2022 10:05 PM
56	25	12/12/2022 9:23 PM
57	50	12/12/2022 7:35 PM
58	50	12/12/2022 6:35 PM
59	75	12/12/2022 5:39 PM
60	50	12/12/2022 5:10 PM
61	50	12/12/2022 3:37 PM
62	50	12/12/2022 3:32 PM
63	75	12/12/2022 3:28 PM
64	75	12/12/2022 3:13 PM

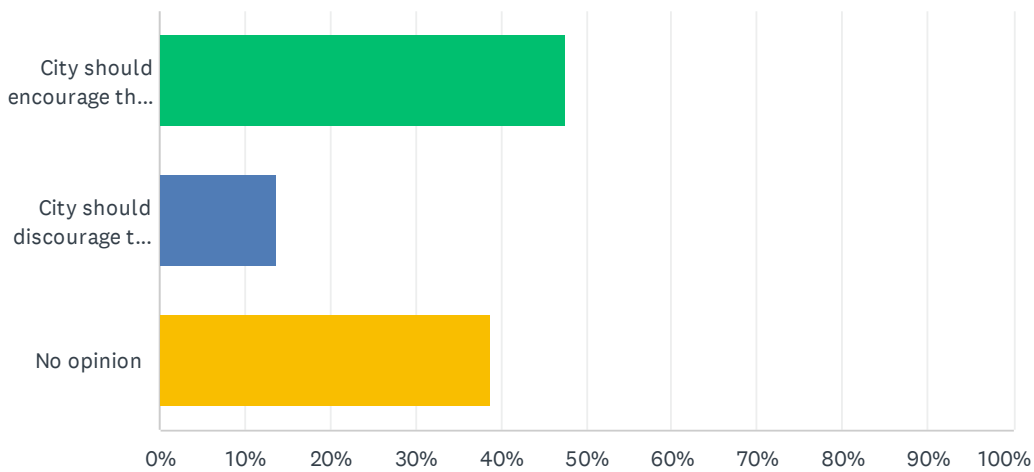
Question 7 Summary

Should City encourage or discourage Tear Down + Rebuild projects?

- 47.50% responded City should encourage trend
- 38.75% responded they had no opinion
- 13.75% responded City should discourage trend
- 25 Comments submitted

Q7 Tear Down and Rebuild of Older HomesAs homes age, the land they sit on accumulates value. There is a growing trend of demolishing an older home and building a new one in its place. Some home buyers want to take advantage of the beautiful existing lots to construct a modern home meeting their desired amenities and tastes. When this new home is constructed, it is treated as a new build and must meet the current City zoning and technical code standards. The City currently charges no fee for a demolition permit to tear down a building, lowering the overall costs of a tear down and rebuild project. Should the City encourage or discourage this trend?

Answered: 80 Skipped: 5



ANSWER CHOICES	RESPONSES	
City should encourage this trend	47.50%	38
City should discourage this trend	13.75%	11
No opinion	38.75%	31
TOTAL		80

#	YOU MAY EXPLAIN YOUR ANSWER BY LEAVING A COMMENT:	DATE
1	It's a shame that many older homes are replaced, but the 60s,70s, and 80s weren't exactly the best years for building quality and design (in my opinion.) As long as tree preservation is applied and the lots keep their somewhat rural feel, newly designed homes will add value to the area.	4/11/2023 6:31 AM
2	Most (but not all) the tear downs and rebuilds have brought beautiful houses that are something inviting to look at, and they beautify the whole neighborhood. I realize the feel of the old Shavano Park could gradually be lost, but the home styles on many homes are not something incredible to celebrate forever. And economically it's not very often feasible to build	3/25/2023 7:17 PM

the old houses up to code and also make them very comfortable and up-to-date on the inside and outside in many cases it's a whole lot less expensive to just start over.

3	Case by case basis	3/18/2023 9:53 AM
4	City should neither encourage or discourage this trend	3/17/2023 10:05 PM
5	I grew up overseas so I am used to seeing old buildings that are reused, repurposed and renovated. I think it's a shame that here in the states a 20 year old building is considered suitable for demolition. On the other hand there is something to be said for having a new building that's up to current codes. I think as difficult as this may be, it should be a case-by-case decision based on the condition of the building. Is it just a rectangular box with no distinguishing features or does it have architectural value- that would be the determining factor in my mind.	1/21/2023 7:42 AM
6	Neither. As long as the new homes have the same building requirements regarding size, garages, and exterior materials as the older homes.	1/19/2023 7:27 AM
7	City should get some type of demolition fee. We should also have some restrictions on types of new builds. We don't want anything that's too out of character.	1/18/2023 5:25 PM
8	Although many homes are approaching historic in years, even renovated homes are not as desirable as the brand new custom homes. The large lots, location and reputation of Shavano Park are desirable for this trend.	1/13/2023 10:03 PM
9	Curious what Alamo Heights and Olmos Park do in this respect.	1/5/2023 7:49 PM
10	Keep regulations to a minimum. However I believe setback requirements are mandatory to continue the private atmosphere	1/3/2023 10:46 PM
11	Would need more information on problems caused by charging or not charging for a rebuild permit.	1/3/2023 7:59 PM
12	Unless a structure is unsound and dangerous, we should not encourage demolishing older homes.	1/3/2023 6:07 PM
13	Keep a closer check on those homes being either	12/21/2022 10:38 AM
14	Neither. Tear down is up to homeowner and City should allow the facilitation as long as City zoning and codes are met.	12/20/2022 3:23 PM
15	So many of these older homes are better off demolished than left sitting on a lot.	12/16/2022 2:46 PM
16	This could increase property values but there needs to be architectural standards followed for the new build so the home enhances Shavano Park and is not an eyesore,	12/15/2022 9:31 AM
17	Land owner rights to do as they see fit within the deed and planning and zoning restrictions.	12/14/2022 9:46 PM
18	The city should charge a demolition fee	12/14/2022 5:32 PM
19	The city should encourage the tear-down of older homes that are not well maintained.	12/14/2022 5:21 PM
20	The homes in Shavano Park are not generally "Historic" in either their architectural design or age. The generous size of the lots allows for single floor plans which appeals to both younger and older home buyers. This keeps the market values high as well as allowing for varying generations to live in the city.	12/14/2022 3:26 PM
21	Some of the 50s and 60s houses are just plain ugly. Tear downs in some cases are justified.	12/14/2022 3:15 PM
22	The creation of newer and larger homes will support the vision of a premier community. It increases the value of all homes in the city, which generates more tax revenue and also revenue from the new builds.	12/13/2022 4:56 PM
23	Why charge for this, building a new home is expensive enough. It will beautify the area, we should offer more perks to draw in people wanting to update properties.	12/12/2022 10:05 PM
24	From scratch rebuilds will add more to the quality and viability of single family units going forward	12/12/2022 7:35 PM
25	Don't allow McMansions that eliminate yards, remove trees and decrease privacy	12/12/2022 5:26 PM

Question 8 Summary

What should City do to maintain or enhance its Vision as premier community?

- Open-ended comment box with 60 responses.
- Many interesting specific comments submitted; here are a few highlighted:
 - Christmas garlands over NW Military during Holidays
 - Roadside artwork on retaining wall on NW Military
 - City partner with arborists on tree planting recommendations / reduced pricing of native trees for residents
 - LED solar lights on trees in Lockhill-Selma median
 - University student art competition for new Roadrunner design
 - Victorian lamp posts along City sidewalks
 - Improvements to Salado Creek Trail access
 - Difficulty getting special exceptions to setback regulations

Q8 Shavano Park's Vision as a Premier CommunityThe City of Shavano Park aspires to be the Premier community in Bexar County. The City wants to preserve its natural beauty and offer a variety of upscale housing options in both its rural and modern neighborhoods. Zoning regulations do shape what a City looks like. What do you believe the City should do to maintain and enhance its vision to be that Premier Community? Tell us in the comment box below.

Answered: 60 Skipped: 25

#	RESPONSES	DATE
1	Preserve heritage trees. Enforce "junk" regulations on signage, auxiliary vehicles, portable buildings, etc. Continue to maintain an active and effective neighborhood law enforcement presence. Promote community events.	4/11/2023 6:31 AM
2	We can all agree the construction up and down NW Military has been disruptive, but it's so necessary for our little city to function well, so I think most people have been patient knowing that big improvement is on the way. I strongly suggest that we set off Shavano Park as an important and classy area (but not formal) by having a nice entrance monument/sign on NW Military from the south side and from the north side, and a smaller more appropriate entrance to the side areas. Something that's "classy country" like. Also, we need to put some green grass and some sort of landscape up and down NW Military to distinguish the area, and add value. Please don't go for street lights. I know it can make things perhaps a little bit more safe, but landscape lighting around people's yards and outdoor lighting seems to have worked for a very, very long time. And our police department is doing a super job of patrolling the area. I suggest a more secure gate going into the green space at the end of Cliffside, and at the north end of Shavano Park. In future years security could be a real risk at those entrances. Maybe an electronic pass key could work in this situation? I would also favor grading and paving the trail down to the Salado Creek main concrete runway for our bike riders, strollers, and people with handicap access. But not trying to make this a grand entrance like Inwood has. Wow that looks very nice, but it would be expensive and too enticing for perhaps the wrong people to come up. We need to keep the whole area secure for residents. Thank you!	3/25/2023 7:17 PM
3	We moved here for the "in the country" feel. Let's not get to the crazy HOA style of unrealistic government interference of owners property rights	3/20/2023 7:46 AM
4	Beautify the corner of NW Military and Dezavala. Put in a drip system and some nice landscaping with rocks and plants that are very classic but also reflect the natural beauty of our neighborhood. Having a bunch of gravel and only zero landscape plants don't really draw a person in. Other entrances to their neighborhoods have more flowering, beautiful plants here around. I think it would be worth our taxpayer dollars to invest in a beautiful corner because it reflects our beautiful neighborhood. I think it's too basic right now. I would like to have seen a green island go down the middle of NW Military. I know it's too late for that. But on the sidewalks to either side of military, let's make the areas surrounding the sidewalk look very nice! Maybe run a drip water down and plant some, kind of grass along side the sidewalks or landscaping plants that make it attractive. Otherwise, our NW Military will look like any other parts of northwest military that looks very industrial. When the streets on the outside of Shavano Park, are repaved it would be nice to run the utilities underground. Develop a more aggressive, welcome committee to the new residents, who moved into Shavano Park to help them get connected and be part of the community. Fix the pathway at the end of Cliffside Drive, down to salotto Creek to be smooth enough for a stroller and bicycles to go down. It doesn't have to be paved, but young mothers, who want to take their babies down there have a very, very difficult time getting a stroller down there. It forces them to drive up to 1604 to use that entrance. I do not want to see any parking areas near the Cliffside entrance however	3/18/2023 2:06 PM
5	Maintain historical concepts while embracing creative developments benefitting residents. For	3/18/2023 9:53 AM

	example, solar power street lighting in discreet locations.	
6	Improve infrastructure, ie. High speed internet, to keep up with technological advances.	3/17/2023 9:49 AM
7	Use common sense when enacting new regulations.	3/16/2023 7:08 PM
8	Maintain the look of neighborhoods and trees. Limit business expansion	3/13/2023 6:24 PM
9	need to move into a trend of rich and modern than ancient and poor	2/28/2023 3:30 PM
10	Keep commercial off Military Hwy!! Maintain these as single family homes only	1/21/2023 4:20 PM
11	Trees and vegetation!! Sidewalks to encourage people to walk! Garages on the back or sides of houses.	1/21/2023 7:42 AM
12	We would like the option to add on to our home AND build an in ground pool. Due to the setback regulations being applied to our pool, we won't have room to do both. This limits the size of our residence, but unfortunately is a trade we'll have to make. We were told it would be a waste of time and money to try to get an exception. I find this to be a problem, but I'm not willing to fight for an exception.	1/19/2023 7:27 AM
13	Encourage green spaces, law and order, clean roadways and encouragement of our city traditions.	1/18/2023 5:25 PM
14	The protections of zoning regulations in this community have afforded shavano park to remain one of the most desirable communities in Bexar county.	1/13/2023 10:03 PM
15	Christmas garland over the NW Military street between the telephone poles or at stop lights. I would love for this community to be entirely walkable/bikable, so I support sidewalks throughout. I also believe some municipalities have a community pool, which collects membership dues that could help families know one another better. We love the park and walking path. The special events have been wonderful for the holidays and represent what I understand a premiere community would or should have. Our community magazine is wonderful and helps me feel a part of what is going on, as well as the newsletter that I read monthly. I really wish there was something to be done about the issue of dead front lawns- but with the drought and water restrictions there is very little to be done to make that more appealing.	1/5/2023 7:49 PM
16	Please try to maintain the current personalities of each distinct neighborhood in SP. No, sidewalks, no street lamps, no halfway houses, no Airbnb 's on the Eastside of NW Military.	1/5/2023 3:11 PM
17	Work with Urban Planners to design a premier solution to the eventual urban decay that will happen along NW Military.	1/5/2023 11:56 AM
18	By doing what other cities don't do, guide, coordinate, encourage residents who want to take advantage of the beautiful existing lots. Reduce red tape and regulations.	1/4/2023 9:46 PM
19	don't believe Sp should become entirely an "upscale housing" community -- there is a value to the "rural" natural beauty. Upscale is probably ok but don't destroy the rural, original SP	1/4/2023 5:51 PM
20	Safe access to greenway trails for all residents including those with age and mobility issues. Access to Salado Creek Greenway from Cliffside. And access to Salado Creek 1604 car park from NW Military. Please make the developers do what they promised and get this 1604 access done. Lower water rates so that homeowners can maintain green spaces to improve air quality for all.	1/4/2023 2:18 PM
21	I think overall that the City currently has good property maintenance standards with good enforcement and I can't think of any improvements in this area. In regards to being a premier community, I think we need to maintain regular, frequent Police patrols. Our Police Dept has been doing a great job and we need to make sure they have the adequate personnel and equipment to dissuade and apprehend any criminals. Also, I think we need to put a 35 mph limit on NW Military to suppress throughtraffic and reduce traffic noise and nuisance.	1/3/2023 11:21 PM
22	I would like you to keep Shavano Park as naturally beautiful as possible.	1/3/2023 11:16 PM
23	1) improve convenient and safe access to Salido Creek Greenway (such as along Cliffside Drive); 2) repair, improve and maintain the roads; 3) continue to maintain brush and overgrowth along some of the streets	1/3/2023 11:10 PM
24	Tree city should have trees. Do everything possible to preserve the trees we have. Expansion	1/3/2023 10:46 PM

of military hwy has destroyed our beautiful country feel. Encourage new tree planting. Partner with arborists and tree farms to provide affordable prices for new trees and their installation that will encourage residents to use their services to improve their property. This partnership could also include tree trimmers. Reduce or eliminate tree trimmer permit fees which might encourage residents to take better care of their trees. Tree trimming prices have become outrageous. May be the city could buy their own tree trimming service and offer its services to residents at a reasonable price.

25	Continue with high expectations for community. Anything less breaks the continuity and expectstions belonging to a premier community. Those not wanting to live in a premier community can live elsewhere.	1/3/2023 7:59 PM
26	Strong, responsive police presence, well maintained streets and curbs.	1/3/2023 6:48 PM
27	It would have been nice if the city council stood up to TXDOT and insisted on the original vision for NW Military. At a minimum, the city should insist that the temp 40 mph speed limit on NW Military is made permanent.	1/3/2023 6:21 PM
28	Maintain large plots of land for one at most two homes. Prohibit selling properties to create subdivisions of garden homes! We don't need any more apartment buildings in this area either.	1/3/2023 6:07 PM
29	Continue with excellent city services. Maintain and keep as many trees as possible. This is what separates us from other communities.	1/3/2023 4:43 PM
30	Keep the HOA active and limit commercial expansion	1/3/2023 4:40 PM
31	We need a few more rules on maintaining property. There are quite a few in old Shavano that are not being maintained and it makes the city look bad.	12/23/2022 3:10 PM
32	Consider NWM roadside plantings and retaining wall improvements when roadwork complete. This road, along with Lockhill Selma, are the main entrances to our beautiful city and should reflect that.	12/20/2022 3:23 PM
33	Carefull assessment of any new development to assure that beauty is maintained and standards of new builds are maintained.	12/19/2022 5:34 PM
34	Zoning should not allow residences to become professional buildings, offices or businesses	12/18/2022 8:07 PM
35	Define standards such as minimum square footage, building materials, landscaping and, if possible, approved builders.	12/17/2022 4:31 PM
36	The one thing I hope Shavano Park is able to maintain is some natural green space in and around our community. Residents move here because of the beautiful landscape. Just like our city motto says, "City Living with Country Charm!"	12/16/2022 2:46 PM
37	Enforce all zoning laws & discourage commercial building	12/15/2022 2:16 PM
38	Maintain proper zoning regulations and a high standard of architectural control. The tear down and construction of a new home on Ripple Creek seems to be abandoned and has become an eye sore. What is being done by the city?	12/15/2022 9:31 AM
39	Sidewalks around all areas of the city. Add Community pool and clubhouse.	12/14/2022 9:46 PM
40	Follow present rules and regulations	12/14/2022 9:26 PM
41	The city should preserve as much of nature, trees & wildlife as possible to keep the country charm & feel of the area.	12/14/2022 5:32 PM
42	Tickets for trucks on no truck marked roads!	12/14/2022 5:25 PM
43	Discourage further commercial development that would increase traffic and detract from the residential ambiance of our community.	12/14/2022 5:21 PM
44	The majority of residents in the last City Town Plan voiced overwhelmingly to "keep the country look of Shavano Park within the City". The decision to widen NW Military Highway did not support the country look of Shavano Park and will greatly increase the transient traffic flow through our City. To maintain and enhance the Shavano Park vision, further commercial development should be curtailed as it encroaches on the residential theme of all our neighborhoods (gated and rural).	12/14/2022 4:39 PM
45	Continue with our extraordinary services Fire Police Community Events Wildlife Preservation	12/14/2022 4:26 PM

46	To our city leaders...keep up the excellent work and thank you for listening to your residents.	12/14/2022 3:39 PM
47	I would suggest a tree planting program. Far too many homeowners are using cedar trees - which are not indigenous - to remain. Planting native trees which will survive in our climate would add to the city's value.	12/14/2022 3:26 PM
48	Prohibit cutting of trees. Enhance our park areas around the city hall. The walking trails as now exist are unusable due to the trail surface. Not sure how to make the trails more interesting. Have a minimum required dollar value of new construction. Do not subdivide large lots.	12/14/2022 3:15 PM
49	Keep doing what you're doing	12/14/2022 3:14 PM
50	Continue to not allow retail businesses or restaurants to exist on NW Military.	12/14/2022 3:11 PM
51	5-7 year plan to create aesthetics of a premier city: - LED solar lights in trees on Lockhill Selma median - drought tolerant plants along one side of NW Military from Huebner to 1604 - LED solar lighting on NW Military - planted area in center of city hall parking area turned into a plaza with large fountain and benches with solar lighting - use modernized version of a roadrunner as art in the city - using university students in a contest to create and provide the art. May result in multiple great pieces of art for the city. Cash/recognition to winners of the contest. - remainder of 22 acres near the pavilion turned into a peaceful communal park with eco friendly gardens, benches and art. Create various distinct sections within that park. It fits those who want more amenities and those who want natural.	12/13/2022 4:56 PM
52	Keep engaging with the community/our neighbors.	12/13/2022 10:07 AM
53	Limit the through traffic on the new highway. Place Victorian lamp post along new walkway areas. Limit multi family housing	12/12/2022 10:05 PM
54	Clean up blvd at lockhill and all entrances into Shavano. Don't rely on state. Enforce regulations including signage. Focus on cleaning up what we have vs adding more to city.	12/12/2022 9:23 PM
55	The city needs to strictly enforce any and all maintenance regulations and rules.	12/12/2022 7:35 PM
56	Trees are an integral part of the beauty of the city. Tree care and unauthorized removal and incentives for planting could help encourage people	12/12/2022 6:43 PM
57	Prohibit excessive signage, don't over-regulate	12/12/2022 6:35 PM
58	Keep the trees!!!! Keep the yards!! Limit businesses Control traffic	12/12/2022 5:26 PM
59	Keep the vegetation and older trees. Continue to build community spaces like the playground and pavilion to encountered a community feel.	12/12/2022 5:10 PM
60	Paved access from cliffside to the Salado creek greenway is important. Other neighborhoods, such as Inwood, have paved access. We can have paved access and still prohibit parking on cliffside, if parking is the concern that is keeping us from getting paved access.	12/12/2022 3:13 PM