

**CITY OF SHAVANO PARK
PLANNING & ZONING COMMISSION MEETING
CITY HALL, COUNCIL CHAMBERS
900 SADDLETREE COURT, SHAVANO PARK, TEXAS 78231
September 2, 2020**

6:30 P.M.

**SUPPLEMENTAL NOTICE OF MEETING BY LIVESTREAM / TELEPHONE
CONFERENCE:**

**THIS MEETING WILL BE CLOSED TO IN-PERSON ATTENDANCE BY THE
PUBLIC IN ORDER TO MAINTAIN SOCIAL DISTANCING**

In accordance with Order of the Office of the Governor issued March 16th, 2020, the governor has suspended various provisions of the Open Meetings Act pursuant to his state disaster authority, which now authorize the participation of a meeting by live-video stream or telephone. The City of Shavano Park Planning & Zoning Commission will conduct the Regular Meeting on Wednesday, September 2, 2020 at 6:30 p.m. at 900 Saddletree Court, Shavano Park Council Chambers by Livestream / telephone conference in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) and slow down the spread of the Coronavirus (COVID-19).

Livestream Participation. The livestream available via Youtube from your computer, tablet or smartphone at: <https://youtu.be/6tTyAnthc38>

Telephone Participation. The public toll-free dial-in number to participate in the telephonic meeting is 1-833-548-0282 and use Meeting ID 953 4269 8943. Participants should mute their phone when not speaking. If you have issues accessing Telephone Participation or Livestream, please call City Secretary Zina Tedford at 210-787-0366.

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 Zina Tedford at 210-787-0366.

The public will be permitted to offer comments telephonically as provided by the agenda during Citizen’s to be Heard. Citizens who want to speak during this period, should sign up to speak prior to the beginning of the meeting by stating their intent and providing Name, Address, and Topic to be addressed. Follow the guidelines under agenda item 3. If unable to participate in the meeting, you may submit public comments by email to ztedford@shavanopark.org.

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

A recording of the meeting will be made, and will be available to the public in accordance with the Open Meetings Act upon written request.

AGENDA

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

The 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, August 5, 2020
5. Presentation / discussion - Shavano Park Commercial and Residential Development Semi-annual Presentation - Bitterblue, Inc. / Denton Communities
6. Discussion / action – Final Plat of Napier Park, Unit-4 (PUD), a 1.157 acre tract of land out of a 289.5 acre tract described in deed to Rogers Shavano Park Unit 18/19, LTD. – City Manager
7. Report / update - City Council items considered at previous City Council meetings and discussion concerning the same - City Manager
8. **Chairman Announcements:**
 - A. Advise members to contact City staff to add new or old agenda items.
 - B. Advise members of pending agenda items, as follows:
 - i. Public Hearing - The purpose of the public hearing is to receive comments from members of the public regarding proposed amendments to the City of Shavano Park Code of Ordinances, Chapter 36 regarding MXD & PUD site plan approval to comply with House Bill 3167 from the 86th Texas Legislature
 - ii. Discussion / action - Amendments to Chapter 36 regarding MXD & PUD site plan approval to comply with the 30-day shot clocks from Texas Legislature - City Manager
9. **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 28th of August 2020 at 1:00 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Zina Tedford, City Secretary

**SUPPLEMENTAL NOTICE OF MEETING BY LIVESTREAM / TELEPHONE
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Livestream Participation. The livestream available via the GoToMeeting website from your computer, tablet or smartphone at: <https://youtu.be/C9LCFx9Uqwxw>

Telephone Participation. The public toll-free dial-in number to participate in the telephonic meeting is 1-877-568-4106 and requires access code 901-198-941. Participants should mute their phone when not speaking. If you have issues accessing Telephone Participation or Livestream, please call City Secretary Zina Tedford at 210-787-0366.

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 Zina Tedford at 210-787-0366.

The public will be permitted to offer comments telephonically as provided by the agenda during Citizen’s to be Heard. Citizens who want to speak during this period, should sign up to speak prior to the beginning of the meeting by stating their intent and providing Name, Address, and Topic to be addressed. Follow the guidelines under agenda item 3. If unable to participate in the meeting, you may submit public comments by email to ztedford@shavanopark.org.

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A recording of the meeting will be made, and will be available to the public in accordance with the Open Meetings Act upon written request.

1. **Call to order**

Chairman Aleman called the meeting to order at 6:30 p.m.

PRESENT:

ABSENT:

Albert Aleman

Carla Laws

Kerry Dike

Michael Janssen

Jason Linahan

Bill Simmons

Shawn Fitzpatrick

William Stipek

Damon Perrin

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 Stipek and a second made by Commissioner Linahan, the Planning & Zoning Commission voted eight (8) 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 signed up to address the Planning & Zoning Commission.

4. **Consent Agenda:**

A. Approval - Planning & Zoning Commission minutes, July 8, 2020

Upon a motion made by Commissioner Dike and a second made by Commissioner Stipek, the Planning Zoning Commission voted eight (8) for and none (0) opposed to approve the Planning & Zoning Commission July 8, 2020 minutes. The motion carried.

5. **Public Hearing - Public Hearing - The purpose of the public hearing is to receive comments from members of the public regarding proposed amendments to the City of Shavano Park Code of Ordinances to allow front solid fencing for homes who front yards face NW Military Highway and De Zavala Road and to clarify existing fence regulations generally.**

Public hearing opened at 6:35 p.m.

City Manager Hill presented an overview of the proposed amendments to the City of Shavano Park Code of Ordinances to allow front solid fencing for homes who front yards face NW Military Highway and De Zavala Road and defining solid or open fence.

Citizens Goldman, Bradley and Navarette addressed the need for fences on NW Military Highway due to increase in noise, traffic, and construction.

Public hearing closed at 6:52 p.m.

6. **Discussion / action – Possible amendments to the City of Shavano Park Code of Ordinances to allow front solid fencing for homes who front yards face NW Military Highway and De Zavala Road and to clarify existing fence regulations generally – City Manager**

Upon a motion made by Commissioner Janssen and a second made by Commissioner Dike, the Planning & Zoning Commission voted eight (8) for and none (0) opposed to approve amendments to the City of Shavano Park Code of Ordinances to allow front solid fencing for homes who front yards face NW Military Highway and De Zavala Road based on modifications to the amendments as discussed. The motion carried.

7. **Public Hearing - The purpose of the public hearing is to receive comments from members of the public regarding amendments to Ordinance O-2015-006 (Shavano Park Unit 19B, Phase V - Napier Park Planned Unit Development) to revise minimum parking requirements, minimum front yard landscape buffer, minimum rear yard landscape buffer and reduced tree preservation requirements on Lot 20, CB 4787 while removing unneeded exceptions to the City Code.**

Public hearing opened at 7:32 p.m.

City Manager Hill presented an overview of the amendments to Ordinance O-2015-006 (Shavano Park Unit 19B, Phase V - Napier Park Planned Unit Development) to revise minimum parking requirements, minimum front yard landscape buffer, minimum rear yard landscape buffer and reduced tree preservation requirements on Lot 20, CB 4787 while removing unneeded exceptions to the City Code.

Public hearing closed at 7:39 p.m.

8. **Discussion / action – Possible amendments to Ordinance O-2015-006 (Shavano Park Unit 19B, Phase V - Napier Park Planned Unit Development) to revise minimum parking requirements, minimum front yard landscape buffer, minimum rear yard landscape buffer and reduced tree preservation requirements on Lot 20, CB 4787 while removing unneeded exceptions to the City Code – City Manager**

Upon a motion made by Commissioner Janssen and a second made by Commissioner Simmons, the Planning Zoning Commission voted eight (8) for and none (0) opposed to approve amendments to Ordinance O-2015-006 (Shavano Park Unit 19B, Phase V - Napier Park Planned Unit Development) to revise minimum parking requirements, minimum front yard landscape buffer, minimum rear yard landscape buffer and reduced tree preservation requirements on Lot 20, CB 4787 with the stipulations that the updates plat will list the exceptions and all City Engineer questions are addressed. The motion carried.

9. **Discussion / action – Preliminary Plat of Napier Park, Unit-4 (PUD), a 1.157-acre tract of land out of a 289.5-acre tract described in deed to Rogers Shavano Park Unit 18/19, LTD. – City Manager**

Upon a motion made by Commissioner Perrin and a second made by Commissioner Simmons, the Planning Zoning Commission voted eight (8) for and none (0) opposed to approve the preliminary plat of Napier Park, Unit-4 (PUD), a 1.157-acre tract of land out of a 289.5-acre tract described in deed to Rogers Shavano Park Unit 18/19, LTD with the stipulations that the updates plat will list the exceptions and all City Engineer comments are addressed. The motion carried.

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

City Manager Hill provided an overview of items considered at the previous City Council Meeting.

11. **Chairman Announcements:**

- A. Advise members to contact City staff to add new or old agenda items.
- B. Advise members of pending agenda items, as follows:
 - i. Public Hearing – proposed ed amendments to the City of Shavano Park Code of Ordinances, Chapter 36 regarding MXD & PUD site plan approval to comply with House Bill 3167 from the 86th Texas Legislature
 - ii. Amendments to Chapter 36 regarding MXD & PUD site plan approval to comply with the 30-day shot clocks from Texas Legislature - City Manager

12. **Adjournment**

Upon a motion made by Commissioner Dike and a second made by Commissioner Janssen, the Planning & Zoning Commission voted eight (8) for and none (0) opposed to adjourn the meeting at 8:19 p.m.

Albert Aleman
Chairman

Zina Tedford
City Secretary

PLANNING & ZONING STAFF SUMMARY

Meeting Date: September 2, 2020

Agenda item: 5

Prepared by: Curtis Leeth

Reviewed by: Bill Hill

AGENDA ITEM DESCRIPTION:

Presentation / discussion - Shavano Park Commercial and Residential Development Semi-annual Presentation - Bitterblue, Inc. / Denton Communities

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Attachments for Reference:

1) Semi-Annual Presentation (Presented at Mtg)

BACKGROUND / HISTORY:

Bitterblue / Denton traditionally present a semi-annual update of Residential and Commercial Development.

Bitterblue / Denton will presented the semi-annual update to the Planning & Zoning Commission at the September 2, 2020 meeting.

DISCUSSION: Presentation will be made by Mr. Lange and Mr. Denton.

COURSES OF ACTION: Not an action item.

FINANCIAL IMPACT: N/A

MOTION REQUESTED: Not an action item.

PLANNING AND ZONING STAFF SUMMARY

Meeting Date: September 2, 2020

Agenda item: 6

Prepared by: Curtis Leeth

Reviewed by: Bill Hill

AGENDA ITEM DESCRIPTION:

Discussion / action – Final Plat of Napier Park, Unit-4 (PUD), a 1.157 acre tract of land out of a 289.5 acre tract described in deed to Rogers Shavano Park Unit 18/19, LTD. – City Manager

X

Attachments for Reference:

- 1) 6a Final Plat
- 2) 6b Final Plat Checklist
- 4) 6c Engineer Review Letter

BACKGROUND / HISTORY: On July 17, 2020 City Staff met with Pape-Dawson Engineering and Bitterblue, Inc. for a plat conference to kick-off the City staff and City Engineer *Administrative Completeness Review*.

On July 30, 2020 the City Engineer completed their administrative completeness review of the preliminary plat and provided 5 comments to be addressed before review by the Planning & Zoning Commission. On July 22, 2020 the City staff completed their administrative completeness review of the preliminary plat with no comments.

On July 30, 2020 the Preliminary Plat was officially filed.

At the August 5, 2020 Planning & Zoning Commission the Preliminary Plat was conditionally approved if (1) PUD exceptions were added to the plat and (2) Plat was updated to conform to City Engineer Review. On August 13, 2020 Pape-Dawson re-submitted the Preliminary Plat that meet the conditional approval of P&Z.

At the August 24, 2020 City Council meeting the Council accepted the Preliminary Plat as presented.

On August 24, 2020 Pape-Dawson submitted the Final Plat for review by the City Engineer.

On August 28, 2020 KFW completed their review with only 1 requested change: an update to the Aquifer Note to remove City of San Antonio Code reference. Pape-Dawson will update and provide a fresh digital plat for P&Z on Wednesday.

DISCUSSION: This plat is the fourth plat in the Napier Park Planned Unit Development (PUD) subdivision. The property is currently zoned a PUD with a B-2 base zoning district. This preliminary plat would establish 2 new lots in Napier Park totaling 1.157 acres.

Note that Staff and City Engineer concerns regarding the Unit-1, Unit-2 and Unit-3 plats and their compliance with the approved PUD site map lead to the City staff and City Engineer requiring an update of the PUD be submitted before Napier Park Unit-4 Plat is submitted. The previous agenda item covered the PUD amendments.

The developer has an existing WPAP approved by TCEQ and has submitted an amended WPAP to address drainage.

COURSES OF ACTION: Approve Final Plat as submitted, approve conditionally or decline approval and provide further guidance to City Staff.

REMINDER: The Planning & Zoning Commission is the final approval authority for all plats in the City of Shavano Park per Ordinance O-2019-012 approved by City Council at the September 23, 2019 meeting. The plat is presented to City Council for review and comment.

FINANCIAL IMPACT: N/A

MOTION REQUESTED: Approve Final Plat of Napier Park, Unit-4 (PUD), a 1.157 acre tract of land out of a 289.5 acre tract described in deed to Rogers Shavano Park Unit 18/19, LTD.

SUBDIVISION PLAT
OF
NAPIER PARK, UNIT-4 (PUD)

A 1.157 ACRE TRACT OF LAND OUT OF A 289.5 ACRE TRACT DESCRIBED IN DEED TO ROGERS SHAVANO PARK UNIT 18/19, LTD, RECORDED IN VOL 12007, PAGE 2490, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, IN THE CITY OF SHAVANO PARK, BEXAR COUNTY, TEXAS, OUT OF THE REFUGIO VARGAS, SURVEY NUMBER 80, ABSTRACT NUMBER 781, IN COUNTY BLOCK 4787 OF BEXAR COUNTY, TEXAS.



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

DATE OF PREPARATION: August 28, 2020

STATE OF TEXAS
COUNTY OF BEXAR

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

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

STATE OF TEXAS
COUNTY OF BEXAR

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF NAPIER PARK, UNIT-4 (PUD) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SHAVANO PARK, TEXAS, AND IS HEREBY APPROVED BY SUCH PLANNING AND ZONING COMMISSION.
DATED: THIS THE _____ DAY OF _____, A.D. 20 _____.

BY: _____ CHAIRMAN

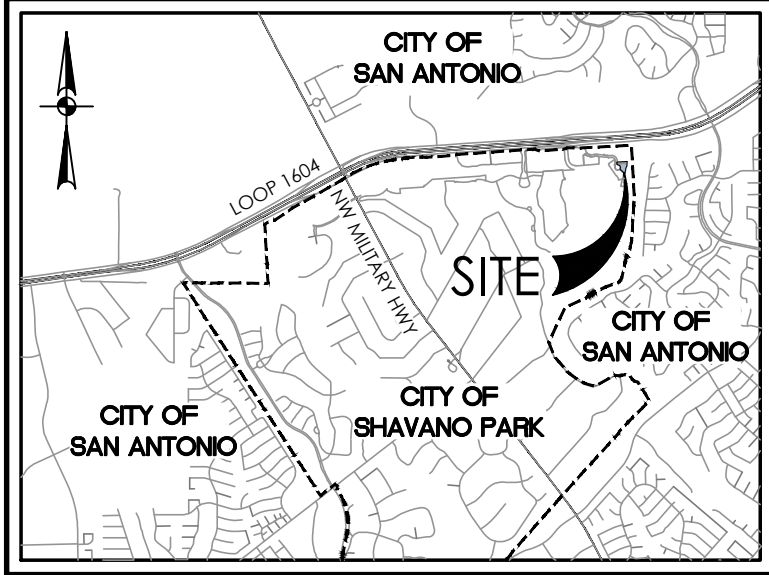
BY: _____ CITY CLERK

THIS PLAT OF NAPIER PARK, UNIT-4 (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



LOCATION MAP

NOT-TO-SCALE

LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
CB	COUNTY BLOCK	VAR WID	VARIABLE WIDTH
DOC	DOCUMENT NUMBER		FOUND 1/2" IRON ROD (UNLESS
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	(SURVEYOR)	NOTED OTHERWISE)
ESMT	EASEMENT		SET 1/2" IRON ROD (PD)
OPR	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS		SET 1/2" IRON ROD (PD)-ROW

— 1140 —	EXISTING CONTOURS
— 1140 —	PROPOSED CONTOURS
— — — — —	EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN
— — — — —	CENTERLINE

⑤	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	④	VARIABLE WIDTH DRAINAGE EASEMENT (SHAVANO PARK, UNIT-19B PHASE V (PUD) (VOL 9706, PG 45-46 DPR)
⑪	10' BUILDING SETBACK LINE	⑤	16' WATER EASEMENT (SHAVANO PARK, UNIT-19B PHASE V (PUD) (VOL 9706, PG 45-46 DPR)
⑫	VARIABLE WIDTH DRAINAGE EASMENT (0.159 AC)	⑥	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9707, PG 18, DPR)
④	VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE, CATV AND WATER EASEMENT (VOL 10010, PG 292-297 OPR)	⑦	10' BUILDING SETBACK LINE (VOL 9707, PG 18, DPR)
②	16' SANITARY SEWER EASEMENT (SHAVANO PARK, UNIT-19B PHASE V (PUD) (VOL 9706, PG 45-46 DPR)	⑧	10' BUILDING SETBACK LINE (VOL 20001, PG 1691-1693, DPR)
③	VARIABLE WIDTH SANITARY SEWER EASEMENT (VOL 9811, PG 1867-1872 OPR)	⑨	28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 2001, PG 1691-1693, DPR)
		①	NAPIER PARK, UNIT 2 (PUD) (VOL 9707, PG 18, DPR)
		②	NAPIER PARK, UNIT 3 (PUD) (VOL 20001, PG 1691-1693, DPR)

BASE ZONING EXCEPTION NOTE:

THIS PLAT IS PART OF THE "NAPIER PARK" PUD AND HAS BEEN GRANTED THE FOLLOWING EXCEPTIONS FROM THE BASE ZONING DISTRICT OF B2.
1) 36-39(2)(b): OTHER USE REGULATIONS. SEE TABLE NO 6:
3. VARIABLE O-1, B-1, AND B-2 ZONING DISTRICT FRONT SETBACK.
7. REDUCED O-1, B-1, AND B-2 ZONING DISTRICT REAR SETBACK.

DEVELOPMENT STANDARDS	TYPE	STANDARD	PROVIDED
MINIMUM 1804 SETBACK			35'-0"
MINIMUM FRONT SETBACK		MINIMUM 25'-0"; VARIES BY LOT CONFIGURATION	10'-0"
MINIMUM SIDE SETBACK		15'-0"	10'-0"
MINIMUM REAR SETBACK		15'-0"	10'-0"
MINIMUM FRONT YARD LANDSCAPE BUFFER		40'-0", LOWER BASED UPON LOT CONFIGURATION	VARIES BY LOT, MINIMUM OF 10'-0"
MINIMUM REAR YARD LANDSCAPE BUFFER		15'-0"	VARIES BY LOT, MINIMUM OF 5'-0"
MINIMUM PARKING REQUIRED		1 SPACE PER 200 FT ² OF BUILDING	1 SPACE PER 250 FT ² OF BUILDING
TREE PRESERVATION REQUIREMENT		10% PRESERVATION, 25% MITIGATION OF PROTECTED TREES	0% PRESERVATION, 38% MITIGATION OF PROTECTED TREES

SURVEYOR'S NOTES:

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

CERTIFICATION OF CITY'S ENGINEER

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

CITY ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

REGISTERED PROFESSIONAL LAND SURVEYOR

CPS/SAWS/COSA UTILITY:

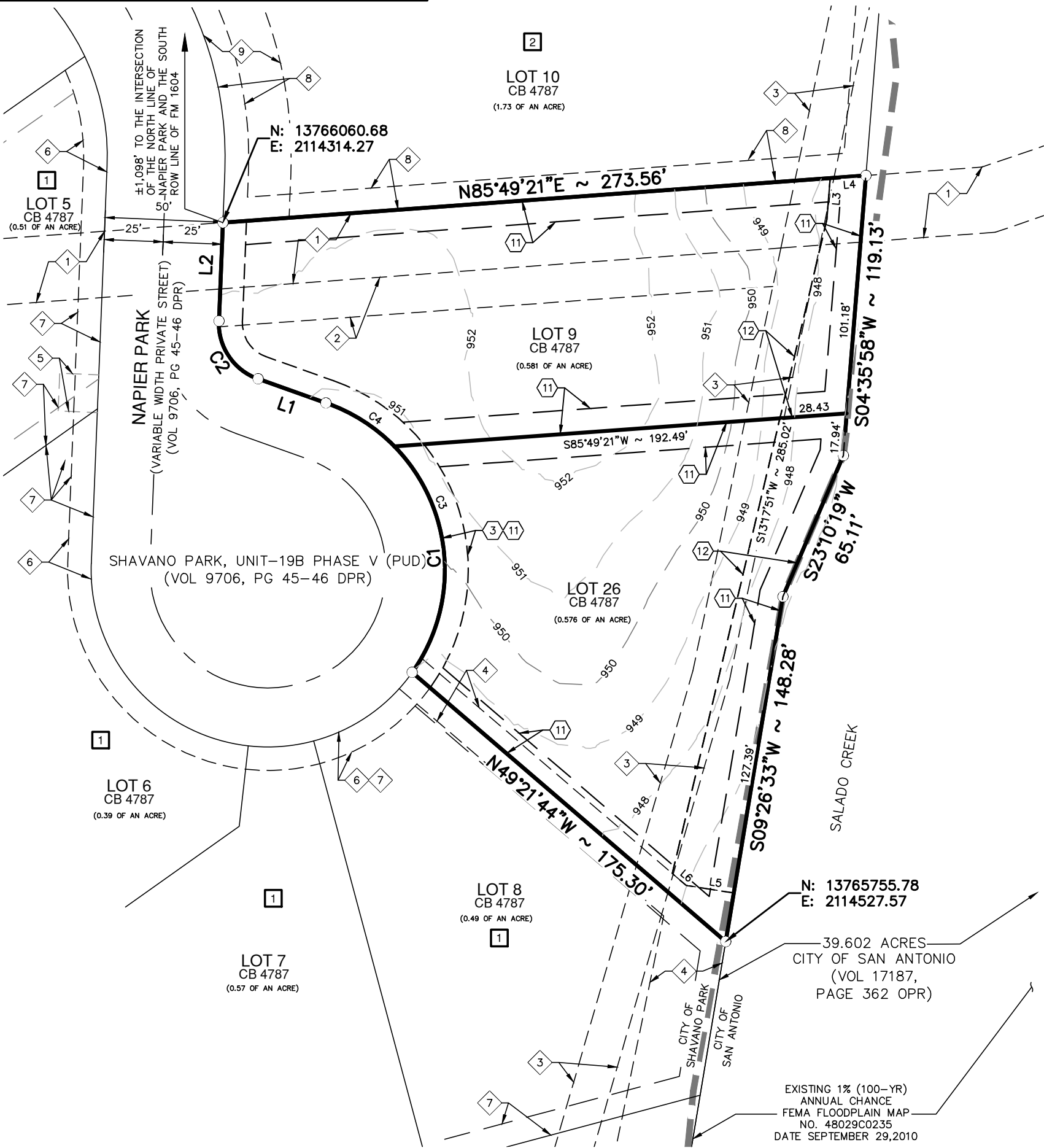
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE 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.

AQUIFER NOTE:

THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

LINE #	BEARING	LENGTH
L1	N70°24'02"W	30.55'
L2	N21°17'14"E	41.77'
L3	S4°35'58"W	17.60'
L4	S85°49'21"W	15.18'
L5	S81°00'50"E	20.39'
L6	S49°21'44"E	7.76'

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	75.00'	106°12'59"	N17°45'55"W	119.97'	139.04'
C2	25.00'	72°41'16"	N34°03'24"W	29.63'	31.72'
C3	75.00'	79°42'36"	N4°30'43"W	96.13'	104.34'
C4	75.00'	26°30'24"	N57°37'13"W	34.39'	34.70'



SAWS IMPACT FEE:

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

SAWS WASTEWATER EDU:

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

INGRESS/EGRESS:

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

INGRESS/EGRESS SEWER:

THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT

INGRESS/EGRESS WATER:

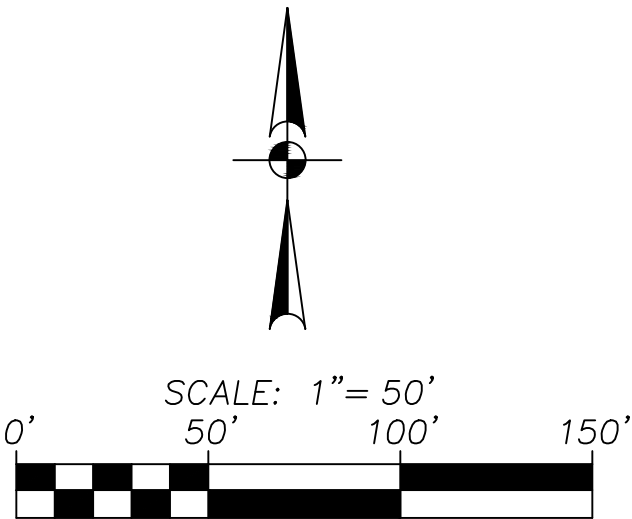
THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN ON THIS PLAT

DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS:

THE DEVELOPER 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.

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.



CITY OF SHAVANO PARK

Final Plat Submittal Checklist

This checklist is to be completed by the developer or his representative and submitted with the final 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 ztedford@shavanopark.org. This checklist does not supersede the City of Shavano Park Development Ordinances.

Name of Subdivision:	Napier Park, Unit-4 (PUD)
Proposed Use of Property:	Commercial
Property Description:	Lots 9 & 26, CB 4787
(Lot & block, address or location)	0.2 miles south of Loop 1640 and Napier Park intersection

Owner		Engineer	
Name:	Rogers Shavano Park Unit 18/19, LTD	Name:	Pape-Dawson Engineers, Inc
Address:	11 Lynn Batts Lane, Suite 100	Address:	2000 NW Loop 410
	San Antonio, TX 78218		San Antonio, TX 78213
Phone:	(210) 828-6131	Phone:	(210) 375-9000
Fax:		Fax:	
Email:	laddiedenton@bitterblue.com	Email:	alowry@pape-dawson.com

Current Zoning:	C-2	Total Acreage:	1.157
Total Platting Fees:		Developable Acreage:	1.157
(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. The preliminary plat was approved by the City of Shavano Park less than one year ago	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. The final plat has not been altered in any way from the preliminary plat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. If item 2 was answered "No" indicating that the plat has been altered, a redline plat is attached showing every change made since preliminary plat approval	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. 15 folded copies of the final plat are attached	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. The plat is drawn on an 18"x 24" sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. The preliminary plat checklist is attached	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. The final plat shows all acknowledgements and certifications as required by Article 2, Section 3 of the City's Subdivision Ordinance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

8. Is a digital copy of plans, plat, forms, or letters included in the submittal? ☒ ☐ ☐

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

9.	Included with this submittal are three copies of the following plans:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a.	Streets, alleys, sidewalks, crosswalks, and other public improvement plans	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Sanitary sewer collection system plans	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c.	Septic system plans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d.	Water Pollution Abatement Plan (WPAP)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e.	Water line and hydrant plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f.	Storm Drainage plans	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g.	Site plan (commercial only)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h.	Grading plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10.	Tax certificate from the City, County, and School District are attached	pending	<input type="checkbox"/>	<input type="checkbox"/>
11.	S.A.W.S. letter of certification is attached	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12.	County Septic approval letter is attached	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13.	C.P.S. letter certification is attached	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14.	Water Pollution Abatement Plan (WPAP) approval from TCEQ is attached	pending	<input type="checkbox"/>	<input type="checkbox"/>
15.	Sewage Collection System approval from TCEQ is attached	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16.	TxDOT letter of approval is attached	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17.	Cable Television letter approval attached	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18.	The proposed platted property is compliant with current zoning regulations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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: Andrew Lowry, P.E.  Date: 8/24/2020

Accepted by: _____ Date: _____

City Staff Reviewed

City Secretary: _____ Date: _____

Fire Marshal: _____ Date: _____

Public Works / Water Director: _____ Date: _____

August 28, 2020

City of Shavano Park
Permitting Department
Attn: Marisa Knuffke
900 Saddletree Court
San Antonio, Texas 78231

Re: Napier Park Unit 4 PUD - Review Comments



On behalf of the:



Staff;

We have completed our review of the submittal for the Napier Park Unit 4 PUD Final Plat as submitted by Mr. Andrew Lowry, P.E. of Pape-Dawson Engineers. We have the following comments:

1. In accordance with Section 28-42 (g)(1)(c) a general drainage plan is required.
2. The Aquifer note should be modified per the marked-up Plat as attached removing the City of San Antonio and the City of Shavano Park, this is a State of Texas requirement.

The building permit for either of these lots will not be approved/released without a formal drainage plan. We have no other comments concerning the plat.

Our review of the plat does not relieve or release the Engineer, Architect or Surveyor of Record or 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,

A handwritten signature in blue ink, appearing to read 'Rick Gray', is written over a circular blue stamp.

Rick Gray, P.E., CFM
Plan Reviewer for the City of Shavano Park

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