

**THE AGENDAS OF THE SHAVANO PARK BOARD OF  
ADJUSTMENT MEETINGS OF 2012**

- Regular meetings
- Special meetings
  - Workshops

MONDAY, MARCH 12, 2012 – 6:30 P.M.

MONDAY, MARCH 12, 2012 – AMENDING AGENDA

MONDAY, MAY 07, 2012 – 6:30 P.M.

MONDAY, JULY 02, 2012 – 6:30 P.M.

WEDNESDAY, NOVEMBER 28, 2012 – 5:00 P.M.

WEDNESDAY, NOVEMBER 28, 2012 – AMENDING AGENDA

**CITY OF SHAVANO PARK  
BOARD OF ADJUSTMENT MEETING  
AT SHAVANO PARK CITY HALL,  
900 SADDLETREE COURT, SHAVANO PARK, TEXAS 78231  
MARCH 12, 2012  
6:30 P.M.**

**AGENDA**

1. Call to Order.
2. Chairman Announcements.
3. Nomination and appointment of Chairman.
4. Consent Agenda:
  - a. Approval of minutes from November 21, 2011
5. 214 Winding Lane -- Request by Sandy Chandrahasan - Applicant is petitioning the City of Shavano Park Board of Adjustment to grant a rear set back variance of eighteen feet (18') into a thirty foot (30') building setback and a twenty-five for a swimming pool.
  1. Applicant Presentation
  2. Staff Presentation
  3. Comments by Proponents and Opponents
  4. Applicant Rebuttal
  5. Question and comments by Board Members
  6. Deliberation and Board findings
6. 4126 Pond Hill – Request by SP Offices I, Ltd. – Applicant is petitioning the City of Shavano Park Board of Adjustment to grant a variance of twenty-five feet (25') into the rear setback on Lot 2312.
  1. Applicant Presentation
  2. Staff Presentation
  3. Comments by Proponents and Opponents
  4. Applicant Rebuttal
  5. Question and comments by Board Members
  6. Deliberation and Board findings
7. 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.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the governing body of the above named Shavano Park Board of Adjustment 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 February 28, 2012 at 4:40 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Dated the 28<sup>th</sup> day of February, 2012.

**SAUNDRA PASSAILAIGUE, TRMC**  
City Clerk

**CITY OF SHAVANO PARK  
BOARD OF ADJUSTMENT MEETING  
AT SHAVANO PARK CITY HALL,  
900 SADDLETREE COURT, SHAVANO PARK, TEXAS 78231  
MARCH 12, 2012  
6:30 P.M.**

**AGENDA AMENDMENT**

**THE FOLLOWING ITEM HAS BEEN REMOVED FROM THE AGENDA:**

5. 214 Winding Lane -- Request by Sandy Chandrahasan - Applicant is petitioning the City of Shavano Park Board of Adjustment to grant a rear set back variance of eighteen feet (18') into a thirty foot (30') building setback and a twenty-five for a swimming pool.
  1. Applicant Presentation
  2. Staff Presentation
  3. Comments by Proponents and Opponents
  4. Applicant Rebuttal
  5. Question and comments by Board Members
  6. Deliberation and Board findings

**THE FOLLOWING ITEM HAS BEEN ADDED TO THE AGENDA:**

5. 214 Winding Lane -- Request by Sandy Chandrahasan - Applicant is petitioning the City of Shavano Park Board of Adjustment to grant a rear set back variance of eighteen feet (18') into a thirty foot (30') rear building setback and a variance of twenty-five feet (25') into a thirty foot (30') side setback for a tennis court.
  1. Applicant Presentation
  2. Staff Presentation
  3. Comments by Proponents and Opponents
  4. Applicant Rebuttal
  5. Question and comments by Board Members
  6. Deliberation and Board findings

**Accessibility Statement**

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I, the undersigned authority, do hereby certify that the above Notice of Meeting of the governing body of the above named Shavano Park Board of Adjustment 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 February 29, 2012 at 8:55 a.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Dated the 29<sup>th</sup> day of February, 2012.

**SAUNDRA PASSAILAIGUE, TRMC**  
City Clerk

**CITY OF SHAVANO PARK  
BOARD OF ADJUSTMENT MEETING  
AT SHAVANO PARK CITY HALL,  
900 SADDLETREE COURT, SHAVANO PARK, TEXAS 78231  
MAY 07, 2012  
6:30 P.M.**

**AGENDA**

1. Call to Order
2. Roll Call
3. Chairman Announcements
4. Consent Agenda:
  - a. Approval of minutes from March 12, 2012
5. 15108 NW Military Highway -- Request by Eric Breish - Applicant is petitioning the City of Shavano Park Board of Adjustment to grant a variance of seven feet (7') into a thirty foot (30') side set back to extend an existing building.
  1. Applicant Presentation
  2. Staff Presentation
  3. Comments by Proponents and Opponents
  4. Applicant Rebuttal
  5. Question and comments by Board Members
  6. Deliberation and Board findings
6. City Attorney presentation on the roles and duties of the Board of Adjustment.
7. Discussion on the roles, responsibilities and participation of the Alternate Members.
8. Adjournment

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I, the undersigned authority, do hereby certify that the above Notice of Meeting of the governing body of the above named Shavano Park Board of Adjustment 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 April 20, 2012 at 3:14 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Dated the 20th day of April, 2012.

**SAUNDRA PASSAILAIGUE, TRMC**  
City Clerk

**CITY OF SHAVANO PARK  
BOARD OF ADJUSTMENT MEETING  
AT SHAVANO PARK CITY HALL,  
900 SADDLETREE COURT, SHAVANO PARK, TEXAS 78231  
JULY 02, 2012  
6:30 P.M.**

**AGENDA**

1. Call to Order
2. Roll Call
3. Chairman Announcements
4. Consent Agenda:
  - a. Approval of minutes from May 07, 2012
5. 96 Windmill -- Request by Nick Dinneen - Applicant is petitioning the City of Shavano Park Board of Adjustment to grant a variance of four feet (4') into a thirty foot (30') rear building setback for a garage.
  1. Applicant Presentation
  2. Staff Presentation
  3. Comments by Proponents and Opponents
  4. Applicant Rebuttal
  5. Question and comments by Board Members
  6. Deliberation and Board findings
6. Discuss and consider action on meeting date and time for the Board of Adjustment.
7. Adjournment

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I, the undersigned authority, do hereby certify that the above Notice of Meeting of the governing body of the above named Shavano Park Board of Adjustment 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 June 25, 2012 at 3:30 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Dated the 25<sup>th</sup> day of June, 2012.

**SAUNDRA PASSAILAIGUE, TRMC**  
City Clerk

**CITY OF SHAVANO PARK  
BOARD OF ADJUSTMENT MEETING  
AT SHAVANO PARK CITY HALL,  
900 SADDLETREE COURT, SHAVANO PARK, TEXAS 78231  
NOVEMBER 28, 2012  
5:00 P.M.**

**AGENDA**

1. Call to Order
2. Roll Call
3. Chairman Announcements
4. Nomination and appointment of Chairman.
5. Consent Agenda:
  - a. Approval of minutes from July 02, 2012
6. 230 Granville -- Request by Dan Kossl for Monticello Homes - Deliberation and action on a request by Applicant Dan Kossl, on behalf of Monticello Homes, for a variance to reduce the minimum side yard setback from 30 feet to 18 feet for property located at 230 Granville, Shavano Park, Bexar County, Texas.
  1. Applicant Presentation
  2. Staff Presentation
  3. Comments by Proponents and Opponents
  4. Applicant Rebuttal
  5. Question and comments by Board Members
  6. Deliberation and Board findings
7. Adjournment

**Accessibility Statement:**

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**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 Board of Adjustment may vote and/or act upon any item within this Agenda. The Board 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 the Shavano Park Board of Adjustment 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 November 16, 2012 at 11:35 A.M. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.**

Dated the 16<sup>th</sup> day of November, 2012.

**SAUNDRA PASSAILAIGUE, TRMC**  
City Secretary

**CITY OF SHAVANO PARK  
BOARD OF ADJUSTMENT MEETING  
AT SHAVANO PARK CITY HALL,  
900 SADDLETREE COURT, SHAVANO PARK, TEXAS 78231  
NOVEMBER 28, 2012  
5:00 P.M.**

**AMENDED AGENDA**

**THE FOLLOWING ITEM WAS REMOVED:**

6. 230 Granville -- Request by Dan Kossl for Monticello Homes - Deliberation and action on a request by Applicant Dan Kossl, on behalf of Monticello Homes, for a variance to reduce the minimum side yard setback from 30 feet to 18 feet for property located at 230 Granville, Shavano Park, Bexar County, Texas.
  1. Applicant Presentation
  2. Staff Presentation
  3. Comments by Proponents and Opponents
  4. Applicant Rebuttal
  5. Question and comments by Board Members
  6. Deliberation and Board findings

**THE FOLLOWING ITEM WAS ADDED:**

6. 239 Granville -- Request by Dan Kossl for Monticello Homes - Deliberation and action on a request by Applicant Dan Kossl, on behalf of Monticello Homes, for a variance to reduce the minimum side yard setback from 30 feet to 18 feet for property located at 230 Granville, Shavano Park, Bexar County, Texas.
  1. Applicant Presentation
  2. Staff Presentation
  3. Comments by Proponents and Opponents
  4. Applicant Rebuttal
  5. Question and comments by Board Members
  6. Deliberation and Board findings

**Accessibility Statement:**

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**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 Board of Adjustment may vote and/or act upon any item within this Agenda. The Board 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 the Shavano Park Board of Adjustment 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 November 19, 2012 at 12:16 P.M. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.**

Dated the 19<sup>th</sup> day of November, 2012.

**SAUNDRA PASSAILAIGUE, TRMC**  
City Secretary