

**CITY OF SHAVANO PARK  
PLANNING & ZONING COMMISSION MEETING  
CITY HALL, COUNCIL CHAMBERS  
900 SADDLETREE COURT, SHAVANO PARK, TEXAS 78231  
March 7, 2018**

**6:30 P.M.**

**AGENDA**

1. Call to order
2. Vote under Section 36-69 of the Shavano Park City Code (“Code”) concerning a finding that each of the items following item 2 on the agenda are “planning issues” or otherwise prescribed Planning & Zoning Commission duties under 36-69(l) of the Code or the severance of one or more of such items for an individual vote on such item or items.
3. Citizens to be heard – Rules for Citizen’s Comments: The Planning & Zoning Commission welcomes citizen participation and comments at all of their meetings. As a courtesy to your fellow citizens and out of respect to Board members; we request that if you wish to speak that you follow these guidelines.
  - A. Direct your comments to the entire Board, not to an individual member;
  - B. Limit your discussion to one or two issues that you wish to address rather than a generalized statement; and
  - C. Show the Board the same respect and courtesy that you expect to be shown to you.
  - D. As stated in Resolution No. 04-11, residents are given three (3) minutes to speak during Citizens to be heard. Residents are only allowed to speak once and cannot pass their time allotment to someone else.

The Presiding Officer 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 Presiding Officer that the individual leave the meeting, and if refused, an order of removal.

**Note:** The Commission may not debate any non-agenda issue, nor may any action be taken on any non-agenda issue at this time; however, the Board may present any factual response to items brought up by citizens [Attorney General Opinion – JC 0169].

4. Consent Agenda:
  - A. Approval – Planning & Zoning Commission minutes, February 7, 2018
5. Discussion – Update on the implementation of the drainage and storm water runoff plan as approved by the City Council – City Manager Hill.
6. Discussion - Review the final survey results relating to the 2018 Town Plan Introduction and Community Vision as well as the drainage and storm water runoff – Assistant to City Manager Leeth.
7. Discussion / action – Proposed changes and updates to the Introduction and Background sections of the City’s 2010 Town Plan – City Manager Hill and Commissioner Janssen.

8. Discussion / action – Review of the City’s ordinances regarding the minimum allowable sizing of parking spaces in non-residential zoning districts – Assistant to City Manager Leeth.
9. Report / update – City Council items considered at previous City Council meetings and discussion concerning the same – City Manager Hill.
10. 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. April, 2018 – Discussion / action regarding possible updates and amendments to the City’s 2010 Town Plan.
    - ii. May, 2018 – Discussion / action regarding possible updates and amendments to the City’s 2010 Town Plan.
    - iii. August, 2018 – Semiannual presentation by Denton Communities regarding residential and commercial development in Shavano Park and surrounding areas and discussion concerning the same.
11. 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 March 2, 2018 at 1:30 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

ZINA TEDFORD  
City Secretary

1. **Call to order**

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

PRESENT:

ABSENT:

Carla Laws

Konrad Kuykendall

Bill Simmons

Kerry Dike

Carlos Ortiz

Albert Aleman

Jason Linahan

Shawn Fitzpatrick

Michael Janssen

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 Ortiz and a second made by Commissioner Laws, the Planning & Zoning Commission vote 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 at this time.

4. **Consent Agenda:**

**A. Approval – Planning & Zoning Commission minutes, January 11, 2018**

Upon a motion made by Commissioner Dikes and a second made by Commissioner Aleman, the Planning & Zoning Commission voted eight (8) for and none (0) opposed to approve the Planning & Zoning Commission January 11, 2018 minutes as presented. The motion carried.

5. **Discussion / action – Re-approval of Final Plat establishing Shavano Park, Unit 19C Phase IV (Huntington), a 32.86 acre tract of land out of that 289.5 acre tract described in deed to Rogers Shavano Park Unit 18/19, LTD.**

Upon a motion made by Commissioner Laws and a second made by Commissioner Ortiz, the Planning & Zoning Commission voted eight for and none (0) opposed to approve Re-approval of Final Plat establishing Shavano Park, Unit 19C Phase IV (Huntington), a 32.86 acre tract of land out of that 289.5 acre tract described in deed to Rogers Shavano Park Unit 18/19, LTD. The motion carried.

6. **Discussion / action – Re-approval of Final Plat establishing Pond Hill East Commercial Subdivision, a 5.48 acre tract of land out of an 86.94 acre tract of land as conveyed to Rogers Shavano Park Unit 18/19, LTD.**

Upon a motion made by Commissioner Linahan and a second made by Commissioner Aleman, the Planning & Zoning Commission voted eight (8) for and none (0) opposed to re-approval of Final Plat establishing Pond Hill East Commercial Subdivision, a 5.48 acre tract of land out of an 86.94 acre tract of land as conveyed to Rogers Shavano Park Unit 18/19, LTD, such re-approval subject to receiving final approval from the Texas Department of Transportation for the release of the drainage easement. The motion carried.



7. Discussion – Semiannual presentation by Denton Communities regarding residential and commercial development in Shavano Park and surrounding areas and discussion concerning the same – Denton Communities and City Manager Hill.

Laddie Denton/ Darryl Lange presented an update of the residential and commercial development in Shavano Park and surrounding areas

8. **Discussion – Presentation by the City Attorney regarding the Open Meetings Act, Public Information Requirements and discussion regarding the same – City Attorney and City Manager Hill.**

City Attorney Zech made a presentation regarding the Open Meetings Act and Public Information Requirements for Texas government officials.

9. **Report / update – City Council items considered at previous City Council meetings and discussion concerning the same – City Manager Hill.**

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

10. **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. March, 2018 – Discussion and action regarding possible updates and amendments to the City’s 2010 Town Plan.
- ii. March, 2018 – Review of the City’s zoning ordinances to correct a conflict between Chapters 32 and 36 regarding the minimum allowable sizing of parking spaces.
- iii. April, 2018 – Discussion / action regarding possible updates and amendments to the City’s 2010 Town Plan.
- iv. May, 2018 – Discussion / action regarding possible updates and amendments to the City’s 2010 Town Plan.
- v. August, 2018 – Semiannual presentation by Denton Communities regarding residential and commercial development in Shavano Park and surrounding areas and discussion concerning the same.

11. **Adjournment**

Upon a motion made by Commissioner Dike and a second made by Commissioner Laws, the Planning and Zoning Commission voted eight (8) for and none (0) opposed to adjourn the meeting. The meeting adjourned.

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MICHAEL JANSSEN  
Chairman

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ZINA TEDFORD  
City Secretary

## PLANNING AND ZONING STAFF SUMMARY

Meeting Date: March 7, 2018

Agenda item: 5

Prepared by: Curtis Leeth

Reviewed by: Bill Hill

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**AGENDA ITEM DESCRIPTION:** Discussion – Update on the implementation of the drainage and storm water runoff plan as approved by the City Council – City Manager Hill.

X

**Attachments for Reference:**

- 1) 5a KFW Task Order 4
- 2) 5b KFW Task Order 5
- 3) 5c KFW Task Order 6

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**BACKGROUND / HISTORY:** Staff intends to provide timely updates to Planning and Zoning during implementation of Master Drainage Plan.

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**DISCUSSION:** At the February 26, 2018 City Council meeting, Council approved drainage funding of **\$564,188** to complete Phase 1 of Option 1 and engineering costs for Phases 2 and 3 of Option 1. The following costs were reviewed by City Council and approved:

**Engineer Planning**

KFW Engineering Task Order 4* / **	\$63,307
KFW Engineering Task Order 5*	\$78,700
KFW Engineering Task Order 6*	\$118,000
Phase 1 & 2 Engineering costs	<b>\$260,007</b>

**Construction**

Drainage Area 1 – Wagon Trail Depression	\$10,000
Drainage Area 2 – Kinnan Way Berm	\$21,400
Drainage Area 5 – Bent Oak Clearing	\$15,000
Drainage Area 12 – Chimney Rock	\$143,610
Drainage Area 12 – Fawn Drive	\$114,171
Phase 1 Execution costs	<b>\$304,181</b>

Total Drainage Transfer	<b>\$564,188</b>
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\* Note 1: Engineering planning costs normally cost 15% of construction costs and include surveys, hydraulic analysis, construction documents, bidding, construction oversight, and geo-tech engineering.

\*\* Note 2: Task Order 4 also includes the Geo-tech engineering (\$15,507 test boring) for three sites in Task Order 5 in effort to complete tasks at the same time Task Order 4 is conducted in order to save money.

Task Order 4 is the full engineering costs (\$63,307) associated to 100% complete the Chimney Rock and Fawn Drive low water crossing projects in Phase 1 of Option 1 as presented to Council in January. Goal is to complete these projects this fiscal year (by October).

Task Order 5 is the engineering design costs (\$78,700) associated with the three low water crossings on Windmill, Bent Oak and Cliffside that is required to execute these drainage improvement projects in FY 2018-19 (next year). Goal is to have these projects shovel ready for next year.

Task Order 6 is engineering costs (\$118,000) of surveying and further analysis by KFW of the three largest projects in the Drainage Plan:

- 1) Turkey Creek storm sewer;
- 2) Elm Spring storm sewer; and
- 3) Municipal Tract / Ripple Creek area improvements.

Upon completion of this Task Order the City will have enough data and information to determine the pros and cons and cost-benefit of completing any of the three projects. The survey data and preliminary work associated with this Task Order could be applied to detailed engineering later if the City Council elects to fund and pursue completion of the projects. NOTE: Additional Engineering costs will be required for each project.

The Phase 1 execution figures are for actual construction costs of all projects in Phase 1.

Staff is in the midst of coordinating the pump installation in the Wagon Trail Depression with Bitterblue and Mr. Antonio Domit who owns the land on which the pump facility easement is located.

Staff have performed reconnaissance and analysis of the Kinnan Way Berm project and determined that engineering design or survey is not needed. The project will be coordinated in house by the Public Works Director and contractors hired to a) clear the spillway of debris and vegetation while b) extending berm roughly 100 yards. Material for the berm will be provided by Bitterblue from construction activity in Huntington.

Staff is packaging the contractor work for the Kinnan Way Berm with the Bent Oak clearing together to complete the two projects at once since both are similar in scope (clearing vegetation & debris).

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**COURSES OF ACTION:** N/A; Update from staff on status of implementation of Master Drainage Plan.

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**FINANCIAL IMPACT:** N/A for this update. Drainage improvement costs as presented.

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**MOTION REQUESTED:** N/A

February 27, 2018

City of Shavano Park  
Attn: William Hill, City Manager  
900 Saddletree Court  
Shavano Park, TX 78231

RE: Proposal for Task Order #4  
Drainage Area 1, Area 2, and Area 12  
Design, Bidding, and Construction Observation

We appreciate this opportunity to provide you with a proposal for Professional Civil Engineering and Surveying Services for Area 1, Area 2 and Area 12 as identified in the Shavano Park Master Drainage Plan, dated November 2017. Our proposed scope of services for the project is outlined below (the "Scope of Services"):

**AREA 12 - Fawn Drive LWC**

**Area 12 Fawn Drive Survey (\$5,400)**

KFW will provide a topographic survey of the existing site conditions for use in the design preparation. The Survey will include a 50-foot grid plus grade breaks for the existing ROW, and all hard improvements and landscaping.

**Area 12 Fawn Drive Hydraulic Analysis (\$2,000)**

Using the survey data collected above, we will prepare a hydraulic analysis for existing and proposed conditions to verify that the proposed improvements do not cause an increase in flooding to neighboring properties. This analysis is necessary to properly size the proposed culvert crossing.

**Area 12 Fawn Drive 40% Construction Documents (\$5,000)**

KFW will provide plan and profile construction documents for the proposed culvert crossing and associated roadway improvements to a 40% design. At 40% design the plans will be submitted to stakeholders for review and comment. Stakeholders will include the City, utility companies, etc.

**Area 12 Fawn Drive 95% Construction Documents (\$3,000)**

KFW will continue refining the plan and profile construction documents and address comments received for the 40% submittal. Additional KFW will prepare special specifications as needed. The 95% plans will be submitted to the stakeholders for one final review before bidding.

### **AREA 12 – Chimney Rock LWC**

#### **Area 12 Chimney Rock Survey (\$5,400)**

KFW will provide topographic survey of the existing site conditions for use in the design preparation. The Survey will include a 50' grid plus grade breaks for the existing ROW and all hard improvements and landscaping.

#### **Area 12 Chimney Rock Hydraulic Analysis (\$2,000)**

Using the survey data collected above we will prepare a hydraulic analysis for existing and proposed conditions to verify that the proposed improvements do not cause an increase in flooding to neighboring properties. This analysis is necessary to properly size the proposed culvert crossing.

#### **Area 12 Chimney Rock 40% Construction Documents (\$6,000)**

KFW will provide plan and profile construction documents for the proposed culvert crossing and associated roadway improvements to a 40% design. At 40% design the plans will be submitted to stakeholders for review and comment. Stakeholders will include the City, utility companies, etc.

#### **Area 12 Chimney Rock 95% Construction Documents (\$3,500)**

KFW will continue refining the plan and profile construction documents and address comments received for the 40% submittal. Additionally, KFW will prepare special project specifications as needed. The 95% plans will be submitted to the stakeholders for one final review before bidding.

### **AREA 12 – Bidding & Construction**

#### **Area 12 Construction Bidding (\$6,000)**

To reduce cost and maximize economy of scale the Fawn Drive and Chimney Rock crossings, will be bid as a single project. KFW will finalize the construction documents and specification book and assist the City in advertising the project for bidding. KFW will answer questions from contractors and attend the bid opening. Upon bid opening KFW will review all submitted bids, prepare a bid tabulation, and make a recommendation for award to the lowest qualified bidder.

#### **Area 12 Fawn Drive Construction Phase Services (\$6,500)**

KFW will attend monthly project meetings and conduct site visits two times per month. We will prepare site observation reports at each site visit. We will also review material submittals, monthly pay apps, answer RFI's, attend a punch walk at substantial completion and final walk through. We have assumed 4 months of total construction for both crossings.

### **Geotechnical Engineering (\$15,507)**

This task will be subcontracted. The proposed investigation of the site will involve one site visit to the subject site and five (5) points of exploration. The five (5) points of exploration will involve two (2) explanatory test borings, advanced to depths of 10-feet in the area of the proposed culverts. Subcontractor will also prepare proposed pavement sections for the roadway reconstruction.

### **EXCLUSIONS**

This proposal is specifically limited to the Scope of Services, with any and all other services or matters being expressly excluded. Without limiting the generality of the foregoing sentence, and by way of example only, the following items are assumed and/or excluded from this proposal:

- Environmental Reports
- Structural design, including retaining walls
- Landscape, Lighting, and Irrigation Plans
- Tree ordinance compliance
- Platting services
- Storm drain detention design
- Preparation of As-Built Drawings
- Design of a fire sprinkler system, hydraulic calculations, or a fire flow test
- Submittal for a SAWS Utility Service Agreement
- Flood Study
- Construction staking services
- Fire flow tests and hydraulic calculations will be billed as a direct expense.
- All agency review and impact fees are to be provided by the client.
- Additional services requested by the client will be compensated by a negotiated lump sum fee. Additional services shall include, but are not limited to, any revisions to plans to accommodate site plan revisions after computations are complete.

**Fee Summary:**

**AREA 12 – Fawn Drive LWC**

Area 12 Fawn Drive Survey	\$5,400
Area 12 Fawn Drive Hydraulic Analysis	\$2,000
Area 12 Fawn Drive 40% Construction Documents	\$5,000
Area 12 Fawn Drive 95% Construction Documents	\$6,000

**AREA 12 – Chimney Rock LWC**

Area 12 Chimney Rock Survey	\$5,400
Area 12 Chimney Rock Hydraulic Analysis	\$2,000
Area 12 Chimney Rock 40% Construction Documents	\$6,000
Area 12 Chimney Rock 95% Construction Documents	\$3,500

**AREA 12 – Bidding & Construction**

Area 12 Construction Bidding	\$6,000
Area 12 Fawn Drive Construction Phase Services	\$6,500
Geotechnical Engineering	<b><u>\$15,507</u></b>

**Total Lump Sum Fee: \$63,307**



### PROFESSIONAL SERVICES AGREEMENT

The basis of compensation for the Scope of Services will be a lump sum fee invoiced monthly by percentage of completeness of each task. A fee of **\$63,307** is the cost of the Scope of Services. This budget does not include any other services or matters, including, without limitation, applicable tax or direct expenses for reprographics, travel, express mail, courier services, or any required sub-consultant services not covered under the Scope of Services. Direct expenses will be invoiced monthly with a 10% markup. Any and all other terms and conditions related to this proposal will be included in the Professional Services Agreement for Engineering & Surveying Services attached hereto and incorporated for all purposes herein.

We appreciate the opportunity to provide this proposal and work with you on the Project. If this proposal meets with your approval, please sign and return an executed copy of the attached Professional Services Agreement for Engineering & Surveying Services.

Sincerely,  
KFW Engineers



Chris Otto, P.E., CFM  
Director of Infrastructure Services

I hereby accept this proposal and authorize the execution of the scope of services presented herein under the terms of the current Professional Service Agreement between The City of Shavano Park and KFW Engineers, and all medication hereto.

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TASK ORDER APPROVAL  
Bill Hill, City Manager

DATE

February 27, 2018

City of Shavano Park  
Attn: William Hill, City Manager  
900 Saddletree Court  
Shavano Park, TX 78231



RE: Proposal for Task Order #5  
Drainage Area 5 Design

We appreciate this opportunity to provide you with a proposal for Professional Civil Engineering and Surveying Services for Area 5 as identified in the Shavano Park Master Drainage Plan, dated November 2017. Our proposed scope of services for the project is outlined below (the "Scope of Services"):

### **AREA 5 - Cliffside LWC**

#### **Area 5 Cliffside Survey (\$5,400)**

KFW will provide a topographic survey of the existing site conditions for use in the design preparation. The Survey will include a 50-foot grid plus grade breaks for the existing ROW, and all hard improvements and landscaping.

#### **Area 5 Cliffside Hydraulic Analysis (\$3,000)**

Using the survey data collected above, we will prepare a hydraulic analysis for existing and proposed conditions to verify that the proposed improvements do not cause an increase in flooding to neighboring properties. This analysis is necessary to properly size the proposed culvert crossing.

#### **Area 5 Cliffside Drive 40% Construction Documents (\$8,500)**

KFW will provide plan and profile construction documents for the proposed culvert crossing and associated roadway improvements to a 40% design. At 40% design the plans will be submitted to stakeholders for review and comment. Stakeholders will include the City, utility companies, etc.

#### **Area 5 Cliffside 95% Construction Documents (\$6,000)**

KFW will continue refining the plan and profile construction documents and address comments received for the 40% submittal. Additional KFW will prepare special specifications as needed. The 95% plans will be submitted to the stakeholders for one final review.

### **AREA 5 Windmill LWC**

#### **Area 5 Windmill Survey (\$5,400)**

KFW will provide a topographic survey of the existing site conditions for use in the design preparation. The Survey will include a 50-foot grid plus grade breaks for the existing ROW, and all hard improvements and landscaping.

**Area 5 Windmill Hydraulic Analysis (\$3,000)**

Using the survey data collected above, we will prepare a hydraulic analysis for existing and proposed conditions to verify that the proposed improvements do not cause an increase in flooding to neighboring properties. This analysis is necessary to properly size the proposed culvert crossing.

**Area 5 Windmill Drive 40% Construction Documents (\$10,000)**

KFW will provide plan and profile construction documents for the proposed culvert crossing and associated roadway improvements to a 40% design. At 40% design the plans will be submitted to stakeholders for review and comment. Stakeholders will include the City, utility companies, etc.

**Area 5 Windmill 95% Construction Documents (\$8,000)**

KFW will continue refining the plan and profile construction documents and address comments received for the 40% submittal. Additional KFW will prepare special specifications as needed. The 95% plans will be submitted to the stakeholders for one final review.

**AREA 5 Bent Oak LWC**

**Area 5 Bent Oak Survey (\$5,400)**

KFW will provide a topographic survey of the existing site conditions for use in the design preparation. The Survey will include a 50-foot grid plus grade breaks for the existing ROW, and all hard improvements and landscaping.

**Area 5 Bent Oak Hydraulic Analysis (\$3,000)**

Using the survey data collected above, we will prepare a hydraulic analysis for existing and proposed conditions to verify that the proposed improvements do not cause an increase in flooding to neighboring properties. This analysis is necessary to properly size the proposed culvert crossing.

**Area 5 Bent Oak 40% Construction Documents (\$11,500)**

KFW will provide plan and profile construction documents for the proposed culvert crossing and associated roadway improvements to a 40% design. At 40% design the plans will be submitted to stakeholders for review and comment. Stakeholders will include the City, utility companies, etc.

**Area 5 Bent Oak 95% Construction Documents (\$9,500)**

KFW will continue refining the plan and profile construction documents and address comments received for the 40% submittal. Additional KFW will prepare special specifications as needed. The 95% plans will be submitted to the stakeholders for one final review.

## **EXCLUSIONS**

This proposal is specifically limited to the Scope of Services, with any and all other services or matters being expressly excluded. Without limiting the generality of the foregoing sentence, and by way of example only, the following items are assumed and/or excluded from this proposal:

- Environmental Reports
- Structural design, including retaining walls
- Landscape, Lighting, and Irrigation Plans
- Tree ordinance compliance
- Platting services
- Storm drain detention design
- Preparation of As-Built Drawings
- Bidding & construction services
- Design of a fire sprinkler system, hydraulic calculations, or a fire flow test
- Submittal for a SAWS Utility Service Agreement
- Flood Study
- Construction staking services
- Fire flow tests and hydraulic calculations will be billed as a direct expense.
- All agency review and impact fees are to be provided by the client.
- Additional services requested by the client will be compensated by a negotiated lump sum fee. Additional services shall include, but are not limited to, any revisions to plans to accommodate site plan revisions after computations are complete.

**Fee Summary:**

**AREA 5 – Cliffside Drive LWC**

Area 5 Cliffside Drive Survey	\$5,400
Area 5 Cliffside Drive Hydraulic Analysis	\$3,000
Area 5 Cliffside Drive 40% Construction Documents	\$8,500
Area 5 Cliffside Drive 95% Construction Documents	\$6,000

**AREA 5 – Windmill LWC**

Area 5 Windmill Survey	\$5,400
Area 5 Windmill Hydraulic Analysis	\$3,000
Area 5 Windmill 40% Construction Documents	\$10,000
Area 5 Windmill 95% Construction Documents	\$8,000

**AREA 5 – Bent Oak LWC**

Area 5 Bent Oak Survey	\$5,400
Area 5 Bent Oak Hydraulic Analysis	\$3,000
Area 5 Bent Oak 40% Construction Documents	\$11,500
Area 5 Bent Oak 95% Construction Documents	<u>\$9,500</u>

**Total Lump Sum Fee:** **\$78,700**

### PROFESSIONAL SERVICES AGREEMENT

The basis of compensation for the Scope of Services will be a lump sum fee invoiced monthly by percentage of completeness of each task. A fee of **\$78,700** is the cost of the Scope of Services. This budget does not include any other services or matters, including, without limitation, applicable tax or direct expenses for reprographics, travel, express mail, courier services, or any required sub-consultant services not covered under the Scope of Services. Direct expenses will be invoiced monthly with a 10% markup. Any and all other terms and conditions related to this proposal will be included in the Professional Services Agreement for Engineering & Surveying Services attached hereto and incorporated for all purposes herein.

We appreciate the opportunity to provide this proposal and work with you on the Project. If this proposal meets with your approval, please sign and return an executed copy of the attached Professional Services Agreement for Engineering & Surveying Services.

Sincerely,  
KFW Engineers



Chris Otto, P.E., CFM  
Director of Infrastructure Services

I hereby accept this proposal and authorize the execution of the scope of services presented herein under the terms of the current Professional Service Agreement between The City of Shavano Park and KFW Engineers, and all medication hereto.

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TASK ORDER APPROVAL  
Bill Hill, City Manager

DATE

**From:** [Christopher Otto](#)  
**To:** [Bill Hill](#); [Curtis Leeth](#); [Rick Gray](#)  
**Cc:** [Brandon Peterson](#); [Zina Tedford](#)  
**Subject:** RE: Updates to Task Order 4  
**Date:** Friday, February 16, 2018 11:47:13 AM  
**Attachments:** [180209 - Proposal for Task Order #4.pdf](#)

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Bill,

As we discussed I have removed Area 1 and Area 2 from the Task Order #4. See Attached.

Also as discussed, we will reduce the scope of survey and engineering for the PER budgets so that:

Area 3 – Turkey Creek	PER and Partial Survey	\$67,000
Area 4 – Elm Spring	PER and Partial Survey	\$27,000
Area 4.2 – Munitract/Ripple Creek	PER and Partial Survey	\$24,000

These revised scopes will basically be a ground truthing of the LiDAR based models, and refinement of the alternatives with more detailed Opinion of Probable Construction Cost.

### **Chris Otto, P.E., CFM**

#### **Director of Infrastructure Services**

KFW Engineers & Surveying  
3421 Paesanos Pkwy, Suite 200  
San Antonio, TX 78231  
O: (210) 979-8444 x830  
C: (210) 897-9645

Firm #9513 Firm #101223-00



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**From:** Bill Hill [mailto:citymanager@shavanopark.org]

## PLANNING AND ZONING STAFF SUMMARY

Meeting Date: March 7, 2018

Agenda item: 6

Prepared by: Curtis Leeth

Reviewed by: Bill Hill

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**AGENDA ITEM DESCRIPTION:** Discussion - Review the final survey results relating to the 2018 Town Plan Introduction and Community Vision as well as the drainage and storm water runoff – Assistant to City Manager Leeth

X

**Attachments for Reference:**

- 1) 6a Community Vision Final Survey Results
- 2) 6b Flooding & Drainage Final Survey Results

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**BACKGROUND / HISTORY:** On February 14 City staff, upon request from the Chairman of Planning & Zoning, closed all Town Plan surveys. The staff choose the Community Vision and & Flooding & Drainage surveys to review this month. Staff proposes additional final survey results be reviewed in tandem with the draft chapters of the town plan in future meetings.

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**DISCUSSION:**

**The Town Plan - Community Vision Survey** was open to the public from July 6, 2017 to February 14, 2018. The survey received **98 total responses**. When last reviewed by Planning & Zoning at the July 12, 2017 meeting, there was a total of 43 responses. Some notable changes:

- Support for the vision statement declined by almost 4% (from 81.4% to 77.55%)
- Many more comments and suggestions from residents results in staff adding several frequent responses in summary.

**The Town Plan - Flooding & Drainage Survey** was open to the public from September 29, 2017 to February 14, 2018. The survey received **40 total responses**. When last received by Planning & Zoning at the October 10, 2017 meeting, there was a total of 30 responses.

- There are not notable changes in survey results from October meeting, but additional feedback is available for review.

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**COURSES OF ACTION:** Discussion only item.

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**FINANCIAL IMPACT:** N/A

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**MOTION REQUESTED:** Discussion only item.

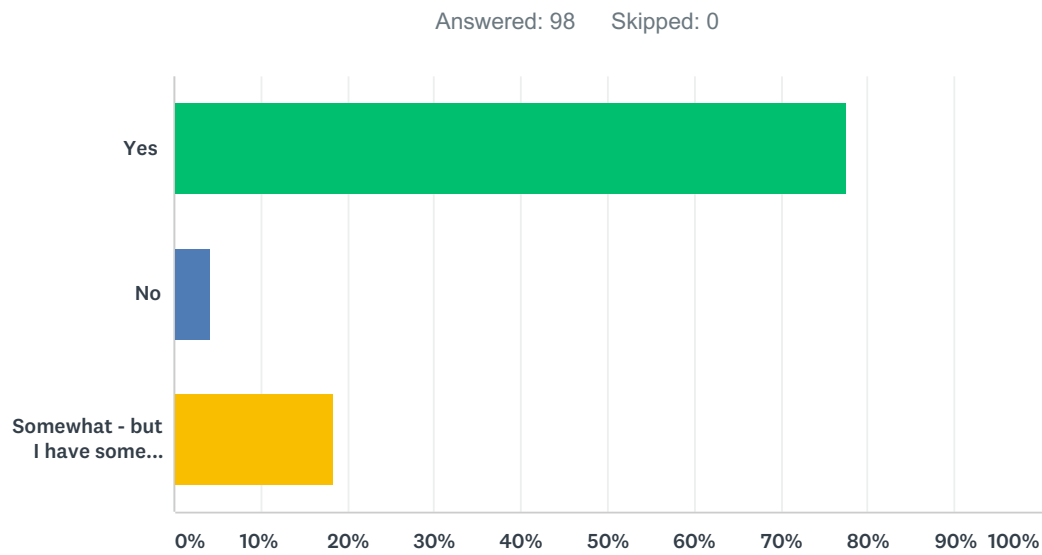


## Shavano Park Community Vision Survey

Summary (as of February 14, 2018 @ 2:20 PM)

- **Responses:** 98 respondents
- Survey used IP-filtering for security. A manual check for irregularities (like fake addresses) did not spot any fake submissions
- **77.55% of respondents support** the vision statement, 4.08% did not support and 18.37% somewhat supported with suggestions
- **60.82% of respondents support** the City Strategic Goals, 4.12% did not support and 35.05% somewhat supported with suggestions

Q3 Current Vision Statement:Shavano Park is a premier, diverse and welcoming community that celebrates our small town character, multigenerational heritage, urban energy, and natural habitat.Do you agree with this vision for Shavano Park?



ANSWER CHOICES	RESPONSES	
Yes	77.55%	76
No	4.08%	4
Somewhat - but I have some suggestions	18.37%	18
TOTAL		98

#### Question 4 Summary

**Tell us how you would improve the vision statement.**

Frequent responses: (in no particular order)

- Remove "urban energy"
- Support for natural habitat
- Mention small-town character

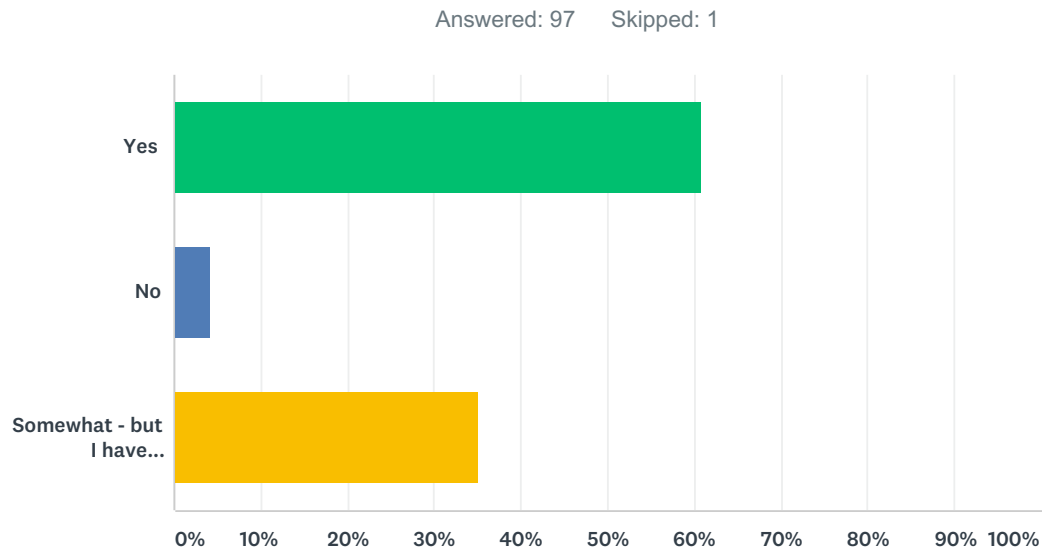
## Q4 If you have some suggestions, great! Tell us how you would improve the vision statement.

Answered: 30 Skipped: 68

#	RESPONSES	DATE
1	SELF DESCRIBED "DIVERSITY" IS NARROWLY ACCURATE AT BEST	10/27/2017 7:00 PM
2	Leave Shavano Park alone is perfection it feels like we are living in the country just keep the street and drainage up and leave everything else alone pay are police fire and city employees more and start saving are tax dollars so we can lower taxes for are seniors	10/22/2017 4:59 PM
3	Strive to keep the rural feel is most important and the reason we purchased our home in Shavano Park twenty years ago.	10/18/2017 9:43 PM
4	It isn't all that diverse or urban in energy. Shavano Park is a welcoming community that celebrates our small town character, multigenerational heritage, suburban energy, and natural habitat.	10/17/2017 3:15 PM
5	Common Community area would help the sense of community.	10/16/2017 10:51 AM
6	Drop the word "premier"; I am not sure what exactly it means. Insert a hyphen in the compound modifier "small-town."	10/6/2017 5:02 PM
7	Get rid of the urban energy part.	10/6/2017 8:32 AM
8	habitat is more important than "multigenerational heritage"	9/5/2017 6:05 AM
9	We're not urban. Natural habitat does not seem like something city leadership values going forward.	9/1/2017 8:51 AM
10	natural habitat should be listed behind small town character as being a large contributor to the "small town character" more than any of the other listings	8/5/2017 9:08 AM
11	Diverse seems to be the catch-all word which is supposed to be good. This isn't necessarily so, and explains nothing and is vague. It seems the Vision Statement should be more detailed.	8/1/2017 7:43 AM
12	More bike paths and sidewalks- connect SP with the bike/walking trails at Hardberger Park and I-10 and 1604.	7/29/2017 4:24 PM
13	What is urban energy? I don't think it gibes with our desire to celebrate a small town character and natural habitat.	7/28/2017 2:36 PM
14	Plans for the park?	7/28/2017 2:24 PM
15	Welcoming. But the criminals have found us also	7/28/2017 7:10 AM
16	I am not sure if small town character and urban energy are compatible.	7/26/2017 5:29 AM
17	Don't know what "urban energy" means. If it relates to business growth, perhaps something like "...natural habitat while embracing appropriate and limited commercial growth." Something that acknowledges our desire to stay current/relevant with modern times and economic growth w/o compromising our values.	7/19/2017 1:55 PM
18	I'm thankful the vision includes the word "diverse" since the city does have a diverse citizenship. However, the current state of the city seems to only observe / include some "diversity" but fails to include other perspectives. E.g. The City only represents a the Christian Religion during their opening prayer at every council meeting (why this takes place I have no idea... It seems counter intuitive to a secular government). In addition, The City only observes Hannakka and Christmas, and at the most recent "National Day of Prayer" only included Christian perspectives. The city has also failed to recognize June as LGBT pride month year after year. In addition the city fails to recognize free speech and bullies residents by sending the Chief of Police to homes when The City deosn't like what political signs say (The City means the staff of The City of Shavano Park). I'm happy to see that the vision includes changing these things and allows for diverse perspectives to be cherished. After all, the best way to improve anything is to embrace all thoughts.	7/17/2017 12:22 PM
19	The word "urban" seems to take away from our rural environment. Would the word " modern" suffice?	7/16/2017 8:48 PM

20	drop the words urban energy...our community is rural to suburban at best, which is how the citizens desire their community.	7/12/2017 12:35 PM
21	delete "urban energy". What does that mean, anyway?	7/10/2017 2:55 PM
22	I prefer to see the muni-tract left alone. Please leave the green areas alone. I would refer to the original city survey.	7/8/2017 9:49 PM
23	Safety (Fire, police, water). High quality of life.	7/8/2017 11:11 AM
24	Keep as natural as possible .	7/7/2017 12:27 PM
25	Drop "urban energy". I like that we have a slower pace here. It is restful.	7/7/2017 5:42 AM
26	Make it happen and stay true to the vision. Enhance the infrastructure to support growth.	7/6/2017 8:21 PM
27	Not so sure how welcoming and diverse it really is.	7/6/2017 7:32 PM
28	What does "urban energy" even mean? How can it be celebrated if it isn't being defined? Additionally, there are many newcomers to SP, not sure "multigenerational heritage" is something that can be shared by all who reside here...seems as though that would only apply to a limited number of households who fall within that category. While I would love for SP to continue to have a "natural habitat", the rapid pace of development within the city in the past few years, does NOT seem to support this item within the vision statement.	7/6/2017 1:25 PM
29	....natural habitat, and park-like environment.	7/6/2017 1:00 PM
30	We need to attract more young families! A park with a playground and walking trails would help greatly.	7/6/2017 9:02 AM

Q5 The City's eight (8) Strategic Goals are: Provide excellent municipal services while anticipating future requirements Protect and provide a city-wide safe environment Protect City property values, enhance resources and maintain fiscal discipline Maintain excellent infrastructure (buildings, streets and utilities) Enhance and support commercial business activities and opportunities Enhance the City image and maintain a rural atmosphere Promote effective communications and outreach with citizens Mitigate storm water runoff Do you agree with these strategic goals? Note that strategic goals are broad aspirations that an organization strives to achieve. For each goal, a number of measurable objectives are developed each year.



ANSWER CHOICES		RESPONSES	
Yes		60.82%	59
No		4.12%	4
Somewhat - but I have suggestions		35.05%	34
TOTAL			97

### Question 6 Summary

**Tell us how you would improve the any of the goals. Please reference the goal number.**

Frequent responses: (in no particular order)

- Beautification / landscaping / "enhance the ambiance of the community"
- Goal 5 (commercial activity) referenced – either in support or against
- Improve pedestrian access – more sidewalks & trails
- Keep the area natural / environmental concerns

Other Take-Aways:

- 46 responses

## Q6 If you have some suggestions, great! Tell us how you would improve the any of the goals. Please reference the goal number.

Answered: 46 Skipped: 52

#	RESPONSES	DATE
1	SELF DESCRIBED "RURAL" IS OUTDATED AND OUTSTRIPPED BY REALITY. LET'S TRY BEING "SUBURBAN" AND ATTRACTIVE TO TRULY DIVERSE CONSTITUENCIES	10/27/2017 7:00 PM
2	Drain the swamp ! people who are comming up with these 8 ideas have nothing better to do stay home attend to you husbands and wife and for those who have children any normal human being wants to see there community go up but Shavano is One place that does not need changes	10/22/2017 4:59 PM
3	Enforce homeowner association rules	10/20/2017 1:17 PM
4	Although it is important to enhance and support commercial businesses and opportunities, we need to protect our green belt and undeveloped areas or Shavano Park will be an extension of "a big city" and lose the uniqueness and feel of our city	10/18/2017 9:43 PM
5	Avoid property values from increasing each year for the purpose of collecting property taxes.	10/18/2017 4:33 PM
6	I would change maintain a rural atmosphere in #6. Enhance the City's reputation as a welcoming community that values its natural landscape.	10/17/2017 3:15 PM
7	I would urge us to do everything possible to retain "a rural atmosphere."	10/6/2017 9:19 PM
8	Enhancing commercial business activities seems inconsistent with maintaining rural atmosphere.	10/6/2017 5:02 PM
9	I would like to see commercial development integrate more effectively with maintenance of a rural atmosphere by bringing developers and citizens to the same table to discuss mutually beneficial development that brings businesses and services without commercializing or overbuilding on the available spaces.	10/6/2017 8:32 AM
10	maintain wildlife habitat that not has increased importance because of the sea of development surrounding the town.	9/5/2017 6:05 AM
11	Some of these goals are at cross purposes. The commercial components should be fostered to support the residential ones -- i.e., the commercial dev should exist to make the Shav Pk residential experience better, not simply for the sake of having business in the City And again, some of these goals appear to be at cross purposes, but that's OK because we have a healthy viewpoint distribution.	9/1/2017 8:51 AM
12	I found out about the past surveys from reading the "LOCAL Community News." These surveys should be better announced to the citizen.	8/22/2017 1:40 PM
13	Maintaining the healthy, native environment that Shavano Park has historically been the norm is not listed and should be.	8/5/2017 9:08 AM
14	I think the preservation of the rural character of the community is very important and we have to be careful that the other elements ("enhance and support business activities") are less important. I - and I would suspect many - chose Shavano Park as my home due to the feeling of being in the country - without the long drive. I would favor leaving the municipal tract wild. Perhaps a walking train may be acceptable. Another idea for a walking trail might be opening access off lower Cliffside to the Salado.	8/1/2017 9:30 PM
15	If you want to protect property values, enforce codes. Officer Kerr, should not be the only officer responsible. The rest should have a basic understanding.	8/1/2017 7:43 AM
16	This is a beautiful natural area and the neighborhood streets do not live up to that. For example my wife has tripped on Warbler Way from the uneven rut running down the street and sustained a black eye from the fall	7/30/2017 8:55 PM
17	In these goals, where does expanding safe walking and biking accessibility community-wide fit?	7/30/2017 11:41 AM
18	Focus on the small town feel and protecting the natural habitat by some concrete official action.	7/28/2017 2:36 PM



19	Delete enhancing commercial activity. Keep what we have contained and restrained (areas), but keep them viable, safe, and pleasing image..	7/28/2017 1:53 PM
20	why is #5 a priority? Shavano used to be a RESIDENTIAL community. Its bad enough all the tree clearing that has happened / is happening on 1604. if we wanted commercial development, it would have been nice to do it in a way that sets us apart from other areas of town.	7/26/2017 5:29 AM
21	#5 We should target commercial business aligned with our vision, goals and strengths i.e. Small town community, rural character, quality development	7/20/2017 9:06 PM
22	Address water access issues not just drainage	7/19/2017 1:55 PM
23	I think the goals are fine. They must be broad as written. I worked on the original plan so understand the struggle with the wording.	7/16/2017 8:48 PM
24	In goal #6, the phrase "rural atmosphere" seems to conflict the phrase "urban energy" from the Vision Stmt. Trying to be "urban" and "rural" at the same time means we're guaranteed to fail at one or the other. How about "small town atmosphere"?	7/13/2017 3:16 AM
25	Not totally sure how #8 fits with the other 7 goals. Is there a storm water runoff problem??	7/12/2017 8:37 PM
26	Like the Woodlands outside of Houston, we should require that businesses keep landscaping in good condition.	7/10/2017 3:45 PM
27	I'd like to see some goals with regard to protecting the environment. Enhance recycling efforts including glass; provide a bin for grass clippings/natural waste	7/10/2017 3:02 PM
28	First job of government is to provide security. That should be the first goal - provide a secure community with excellent community services. Maintain a rural atmosphere should be before enhance the City image.	7/10/2017 2:55 PM
29	Goals # 2 and 7: Much could be done to bring citizens and staff together as a family. Being a small town we have that opportunity instead of trying to adopt a big city attitude with the typical "us versus them" thinking.	7/9/2017 7:37 PM
30	I would like to see the commercial activity carefully selected so we dont lose the rustic atmosphere of Shavano Park.	7/8/2017 9:49 PM
31	Agree with all expect Num. 5	7/8/2017 10:13 AM
32	Am not in favor of goal #5 It certainly contradicts goal #6. Very much in favor of a small town atmosphere	7/7/2017 4:43 PM
33	Leave municipal tract as is, natural. Improve drainage . Maintain streets.	7/7/2017 12:27 PM
34	In reference to number 6, I would suggest that a so called rural atmosphere must be subordinated to projects which might improve the overall natural beauty and well-maintained look of our city.	7/7/2017 11:38 AM
35	Goals 1,3, and 4 all could be supported by the addition of a pavilion/ playcape/walking trails on the Municipal Tract. Having a community park would enhance a sense of community, be an enhancement of city services, increase the desirability of living in SP, thereby protecting home values, and add to the infrastructure of our city. Many citizens agree with me that a community pool would add to exceptionalism of life in SP.	7/7/2017 11:17 AM
36	Increase home values through innovative municipal policies and acts.	7/7/2017 9:33 AM
37	What is meant by "enhance the City image and maintain a rural atmosphere"?	7/7/2017 7:28 AM
38	Improve the water system and add bike lanes on NW Military for safety.	7/6/2017 8:21 PM
39	Not excited about enhancing commercial business. I don't like trees being cut down.	7/6/2017 7:32 PM
40	5 & 6 - increase frequency of community activities. For example, do something on the 1st Friday of each month or every Friday in the fall at city hall...music, bounce houses, food trucks, hula hoop contests, booths for local vendors.	7/6/2017 1:48 PM

41	<p>1. I would not consider all of our city services to be "excellent". Our garbage service could offer more in the way of recycling, composting, etc. Would like the city to provide dumpsters for large boxes or extra recycling that won't fit in our current bins (or else change pick-up schedule). Also would like to see the city offer compost/mulch for pick-up from city hall grounds at certain times during the year....what happens with all of the brush that is picked up during the year? 2. The city is NOT safe for walking, running or biking along Military Hwy since there are no bike lanes or sidewalks along this long stretch of land. Additionally, there needs to be some type of stop sign or light at Pond Hill and Military to help cars turn in/out of the newer commercial properties since there is much more congestion here now. 3. While I appreciate the city wanting to help ensure that our property values are maintained, I don't want to see large valuation hikes year after year. Rolling back the tax rate is merely symbolic when the increased valuations result in higher taxes being paid. I believe the addNot sure how resources are being "enhanced" within the city. "Maintain fiscal discipline" does not indicate that the city will strive to identify areas of savings or achieve greater efficiencies. Seems to accept the status quo as being good enough with regard to fiscal discipline. There is ALWAYS waste in government and the city should look to mitigate unnecessary expenditures. 4. Similar to response to #3....what is "excellent". Would rather see the city maintain "high quality, cost effective and efficient" infrastructure. 6. If the goal is to maintain a rural atmosphere, how are the wildlife being protected with all of the new development along the 1604 corridor that is displacing them from their longstanding homes? Additionally, green space is not being preserved in commercial developments as the builders are clear cutting all trees and putting in large parking areas surrounding their buildings.</p>	7/6/2017 1:25 PM
42	Move #6 to #3 because of the citizen responses in the Core Survey responses. # 5- Enhance and guide commercial business activities and opportunities (responsibility of P&Z vs developers).	7/6/2017 1:00 PM
43	Enhance the ambiance of the community with walking trails and other conveniences to allow citizens to enjoy the natural habitat and wildlife	7/6/2017 9:51 AM
44	2. Proceed to notify Texas DoT that Shavano Park will be 35 mph on NW Military Highway.	7/6/2017 8:54 AM
45	Quality of Life issues should be addressed and included in written/stated Strategic Goals, to include Parks/Playgrounds/Community Events/Meeting Place/Etc.	7/6/2017 8:17 AM
46	More beautification (landscaping and classy subdivision "Shavano Park" signs) at the entry to the older sections of the neighborhood. This will help retain high property values and is not too expensive.	7/6/2017 7:41 AM

### Question 7 Summary

#### **What are some strengths of our community?**

Frequent responses: (in no particular order)

- Excellent Police / Fire or mentions privacy / security of community
- Trees / natural environment / rural atmosphere
- Sense of community / tightknit, small community
- Community Events
- Location/ Access

## Q7 What are some strengths of our community? Try brainstorming a few. In 2010 the Town Plan listed: Rural Character, Financially Sound, Location/Access, Municipal Services and Quality Development.

Answered: 74 Skipped: 24

#	RESPONSES	DATE
1	Water system, ambiance	11/2/2017 7:51 AM
2	MUNICIPAL SERVICES, NEIGHBORHOOD COHESIVENESS	10/27/2017 7:00 PM
3	Quit wasting tax payer money for for surveys when it's not your money you don't have trouble spending	10/22/2017 4:59 PM
4	Police Services are definitely a strength. I am guessing that falls under Municipal.	10/20/2017 1:17 PM
5	The greatest threat to this city is the destruction of the unique feeling of living in the country while in the madness of the surrounding area.	10/19/2017 3:01 PM
6	Location/Access; Quality Development; Public Safety; Financially Sound; Rural Character	10/19/2017 8:52 AM
7	Urban and MODERN. NOT 'Rural'.	10/18/2017 4:33 PM
8	Location, rural setting	10/18/2017 10:24 AM
9	I don't think it is rural but more of a natural landscape. Natural landscape with easy access to modern conveniences. Quick access to major San Antonio highways. small town feel	10/17/2017 3:15 PM
10	Natural environment.	10/6/2017 5:02 PM
11	A strength of Shavano Park is the preservation of lots of natural and green spaces	10/6/2017 8:32 AM
12	Easy commute to just about anywhere. Stable. Quiet. Hands-off, mostly. Good police and convenient fire departments. Staff are outstanding.	9/1/2017 8:51 AM
13	Exceptional city services, Exceptional access to major road networks leading in every direction (i.e., location, location, location!)	8/21/2017 3:22 PM
14	Location/Access	8/21/2017 2:39 PM
15	A sense of community.	8/6/2017 3:24 PM
16	the people who live in SP	8/6/2017 2:57 PM
17	Stop the slow destruction of the natural environment that is the town's heritage	8/5/2017 9:08 AM
18	Small town feel with Community organizations and events	8/3/2017 11:39 AM
19	general sense of security	8/3/2017 10:21 AM
20	Agreed! All reasons why we moved here.	8/2/2017 12:23 PM
21	Unfortunately the Rural Character is going away. It's not the Cities job to make it pleasant for non SP citizens to speed through our community. It's come to my attention that fewer traffic citations are being issued. This makes SP less safe for our citizens.	8/1/2017 7:43 AM
22	Allowing businesses that do not severely impact the beauty of the area	7/30/2017 8:55 PM
23	No additions	7/30/2017 11:41 AM
24	Park like atmosphere as our name connotes	7/29/2017 8:07 PM
25	Location/Access. We are a gem, an oasis in the middle of some serious "urban energy" and it'd be nice to keep it that way.	7/28/2017 2:36 PM
26	Good	7/28/2017 2:24 PM
27	Number One is Rural Character. Two is Financially Sound. Three is Municipal Services.	7/28/2017 1:53 PM
28	Rural character and diverse properties	7/28/2017 12:16 PM

29	Great location, good quality fire and police, solid city management, local voting location	7/24/2017 1:41 PM
30	Access to nature	7/20/2017 9:06 PM
31	community activities	7/19/2017 1:55 PM
32	High rate of tax collection, increasing business presence, well zoned community.	7/17/2017 12:22 PM
33	Strong community atmosphere of working together. (mostly)	7/16/2017 8:48 PM
34	SP is an beautiful hill country like oasis in the middle of ugly urban sprawl. We love it :-)	7/12/2017 8:37 PM
35	Can't think of any better than the above	7/12/2017 6:20 PM
36	rural character, fiscal position, property values	7/12/2017 12:35 PM
37	Geography is a huge strength. The combination of large, lush landscape inside loop 1604 is not something that can be recreated today.	7/12/2017 12:16 PM
38	Initiated community activities Ability to attract young families to keep the community vibrant Ability to attract sound businesses to the tax base	7/12/2017 12:14 PM
39	Main strength is that we still have the Municipal Tract intact to help retain our Rural Character.	7/11/2017 9:07 PM
40	Lower property taxes, small community feel with exemplary police and fire services.	7/11/2017 6:32 PM
41	Family atmosphere,Community Events	7/11/2017 7:41 AM
42	The strengths are broad and encompass the specific details that make our community a great place to live.	7/11/2017 7:18 AM
43	Local, trees, tax-base, city services.	7/10/2017 3:45 PM
44	Quiet; centrally located; convenience to airport; regular police presence patrolling Shavano Park	7/10/2017 3:02 PM
45	Small, tightknit community. Safe place to raise families and grow old.	7/10/2017 2:55 PM
46	Safe community	7/10/2017 2:33 PM
47	Small town feel - your voice can be heard if you care to make an effort. Police/fire services nearby and quickly accessible.	7/10/2017 2:32 PM
48	Being a small town can be a strength if we use it to our advantage - see above, see below also.	7/9/2017 7:37 PM
49	Agree	7/8/2017 9:49 PM
50	Our quality services (police, Fire and Maintenance) a safe and high quality of living within our community.	7/8/2017 11:11 AM
51	Need more of Municipal area for parking. For community events. Deer are begging to multiply, too many.hy	7/8/2017 10:13 AM
52	These are great strengths	7/7/2017 4:43 PM
53	Friendly, neighborly, forward thinking, environmentally aware	7/7/2017 11:38 AM
54	Unique homes, large lots, lots of trees, proximity to hike and bike trails.	7/7/2017 11:17 AM
55	Demographics Security	7/7/2017 9:33 AM
56	Change is inevitable. However, there has been so much "change" that now we cannot even safely get on to NW Military to drive to a destination.	7/7/2017 7:28 AM
57	I love our trees and the undeveloped municipal tract. I always begin to relax when I enter Shavano Park, because it feels so different from the surrounding area. It's actually cooler here by a few degrees because of the trees! And undeveloped property in the middle of town makes it feel like there is "breathing room" here.	7/7/2017 5:42 AM
58	Privacy, security and safety	7/6/2017 8:21 PM
59	Sense of Community City Designations (Tree City USA, Fire Safe City) Good Planners	7/6/2017 6:03 PM
60	County feel in the city. Large lots with great highway access.	7/6/2017 1:51 PM
61	Police and fire dept, beautiful natural areas	7/6/2017 1:48 PM

62	Some quality commercial businesses have opened in our community bringing much desired services closer to home as well as the addition to new sales tax revenue. We have a diverse population within our city. Friendly and competent police/fire who actively engage with citizens within the community.	7/6/2017 1:25 PM
63	The undeveloped natural habitat of the Municipal tract is a strength - leave it alone was the response of most respondents in the CORE citizen survey. The "park" atmosphere of SP is a strength.	7/6/2017 1:00 PM
64	All above and the community activities	7/6/2017 12:25 PM
65	Trees, property values, schools, booming economy (businesses opening).	7/6/2017 11:12 AM
66	good balance of municipal codes to maintain property values and freedom of property use	7/6/2017 9:51 AM
67	Close to the med center. Lot's of old growth foliage.	7/6/2017 9:02 AM
68	Do Not install a light for safety at Starbucks while allowing the residents of NW Military Highway to suffer this high speed in our front yards. Traffic already slows down there for the 1604 traffic light.	7/6/2017 8:54 AM
69	Diversity of Citizens	7/6/2017 8:48 AM
70	Excellent police and fire department.	7/6/2017 8:20 AM
71	Sounds Great.	7/6/2017 8:17 AM
72	homes that retain their value	7/6/2017 7:57 AM
73	Limited commercial development is a strength, not a weakness. There is plenty of commercial development just outside of the neighborhood.	7/6/2017 7:41 AM
74	Sense of community - especially through events at City Hall, Meet your neighbor	7/6/2017 7:41 AM

### Question 8 Summary

#### **What are some weaknesses of this community?**

Frequent responses: (in no particular order)

- Road maintenance
- Drainage problems / concerns
- Lack of pedestrian mobility (sidewalks & trails)
- Commercial development
- Lack of family events / young family attraction

## Q8 What are some weaknesses of this community? Try brainstorming a few. In 2010 the Town Plan listed: NW Military Highway congestion, Limited Commercial Development, Future Budget Issues, Pedestrian Accessibility, Drainage and Sense of Community

Answered: 79 Skipped: 19

#	RESPONSES	DATE
1	Lack of use of muni tract for citizen enjoyment and to build better sense of overall community	11/2/2017 7:51 AM
2	COMPLACENCY, UNWILLINGNESS TO INVEST IN FUTURE ATTRACTIVENESS TO YOUNGER INHABITANTS, SELFISHNESS AMONG LEADERS	10/27/2017 7:00 PM
3	This is all ready a perfect place to call Home stop with you thinking out loud what you would think this community will need 10 20 30 years from now some of us will probably be dead and speaking for me it's perfect if it's not broken dont fix it	10/22/2017 4:59 PM
4	I have live in SP for 41 years and the drainage problem has never been resolved. May surveys have been done but little follow through was done.	10/19/2017 3:01 PM
5	Needs turning lanes on Military	10/19/2017 11:37 AM
6	Speed control on Lockhill Selma Rd. Lack of personnel to maintain roadways.	10/18/2017 4:52 PM
7	Lack of small businesses that have a 'cool character' that attract local area residents to hang out. PUB/Bar's, restaurants, etc	10/18/2017 4:33 PM
8	We need sidewalks. We need more cross walks across NW Military. We have a divide between more established residents and newer residents in goals for town.	10/17/2017 3:15 PM
9	the town feels very spread out and unconnected, lack of community feeling	10/16/2017 10:51 AM
10	Limited commercial development is an asset if we want to maintain our rural character. Noise and light pollution.	10/6/2017 5:02 PM
11	A pedestrian mobility plan that would allow more limited use of cars would enhance the environment. We want to encourage walking and biking.	10/6/2017 8:32 AM
12	Loss of wildlife habitat	9/5/2017 6:05 AM
13	Sewer/septic. Not walkable (although there's little to be done about that; plus it could be considered a feature since it's the product of large lots. And a product of gates, which some consider desirable). Uncertainty re goals. Middle school (probably our own fault with because we tend to send our children elsewhere, which arguably hurts the schools, if representative student population can be considered a quality of the school).	9/1/2017 8:51 AM
14	The Shavano Roadrunner should be used to more effectively	8/22/2017 1:40 PM
15	Major highway dividing city, encroachment of apartments and major San Antonio commercial development.	8/21/2017 3:22 PM
16	Pedestrian accessibility	8/21/2017 2:39 PM
17	Pedestrian accessibility and poor bike acessibility are my two biggest complaints. You can't both get commercial development and keep rural character....	8/12/2017 1:18 PM
18	No grocery shopping within city limits. No farmers market	8/6/2017 5:39 PM
19	Security..... so close to 1604	8/6/2017 3:24 PM
20	mosquitoes remain prevalent in yards backing up to creek areas. Plan for promotion of Water Catchment needed as a city wide campaign (not just a rain barrel). Plan for promotion of Solar Power needed as a city wide campaign, and leveraging the community buying power to get the install pricing dramatically reduced. Would like retail development that is not strip center aesthetic, but more like a small town, Main St experience	8/6/2017 2:57 PM



21	1.not coping with all the development nearby better, that includes traffic, storm runoff, and light pollution; 2. too much light pollution within SP	8/5/2017 9:08 AM
22	Not certain budget issues are still a problem nor sense of community	8/3/2017 11:39 AM
23	Agree the listed are still accurate brush - this could be a fire hazard and affect flooding. We should have more brush pick up opportunities in the neighborhood, particularly after storms or heavy rains. In addition, the city should clean our greenbelt. It is currently a huge fire hazard with lots of fallen trees, debris, etc. We take hikes and try to pick up trash our neighbors do the same, but the brush is too much.	8/2/2017 12:23 PM
24	NW Military is not an issue for SP residents. We are home. We don't need anymore "Corner Stores". They bring noise, trash, and undesirable activity	8/1/2017 7:43 AM
25	NW Military construction needs to begin soon. Well overdue.	7/31/2017 2:53 PM
26	The arguing among the politically acute in the city. The unsigned letters at election time are disgusting. If there's an unsigned letter I do everything I can when I vote to vote against what they're proposing	7/30/2017 8:55 PM
27	No additions	7/30/2017 11:41 AM
28	Lack of ability to get around without a car- cannot walk/run/bike to small restaurants, stores, libraries, sports facilities.	7/29/2017 4:24 PM
29	The same few people have been calling the shots in this city for 20+ years and if you don't absolutely 100% agree with them on issues you are automatically seen as an outsider. I think the term used by some Council members to refer to residents and neighbors as CAVES is abhorrent and shameful (like Hilary Clinton calling people deplorables). That is divisive and certainly not very neighborly, much less Christian. If the city wants real community buy-off on city events and more people stepping up to get involved in city leadership, that must stop. City leaders must be able to work together like reasonable people, hear disapproval, tough questions, and outright opposition without making it personal and calling people names. It's shameful. You're not up there to rubber stamp and be in total agreement. You have to be able to get along even in disagreement without getting all butt hurt. It's called adulting. Speaking of community events, it's clear the same few people are running the show on this too and it's so obvious the effort put into making a few small events "successful." Do one large event, like a Shavano Park Fiesta event every year. Create a medal. Have a parade. Allow all the neighborhoods to create a Fiesta event (like Night in Old Shavano, Esplanade in the Estates, Walk in Willowood etc). Host a fun run/walk and create a program where residents can raise money for a scholarship and one SP graduating youth can benefit from it (maybe they write an essay or name drawn or, do community volunteer projects...?). Just. One. Event and hype the heck out of it. But involve ALL residents, even the ones you do not like and let go of this "control" and "us v them" mindset. You will see this community change.	7/28/2017 2:36 PM
30	Good	7/28/2017 2:24 PM
31	Limited Commercial Development is NOT a weakness. It is its strength! There is ample commercialism and marketing facilities around our community. If FM 1563 congestion is a weakness, why in God's name would we increase commercial activity?	7/28/2017 1:53 PM
32	Limited restaurants, often council does not appear to really hear private citizens and their concerns over the councils own wishes.	7/28/2017 12:16 PM
33	Too many people just driving through	7/28/2017 7:10 AM
34	1. Drivers on NW Mil are becoming more aggressive. I was rear ended twice trying to turn onto bent oak. We need more turn lanes and maybe traffic lights. Or perhaps the speed limit should be reduced. 2. We need to be very careful about the retail commercial development, which is changing our small town character. I favor single tenant buildings (like starbucks) over strip centers. Strip centers invite turnover and tacky signage.	7/26/2017 5:29 AM
35	Bickering of some residents, walking along NW Military	7/24/2017 1:41 PM
36	Limited public/community gathering spaces, lack of local, quality commercial development in line with city character and image	7/20/2017 9:06 PM
37	Lack of parking during busy times (events, meetings, voting)	7/19/2017 1:55 PM
38	No public outdoor spaces, barbed wire restricting access to public space (cliff side drive), no sidewalks, ugly Main Street (Military Highway), Poor access to Via routes that citizens could actually use.	7/17/2017 12:22 PM

39	I disagree the a weakness is a Sense of Community. This occurs only in a small population of the community, which can be disruptive. However, overall I think there is a strong source of pride and sense of community in Shavano Park.	7/16/2017 8:48 PM
40	safe routes for biking and walking	7/13/2017 3:16 AM
41	Accessibility to Salado Creek Greenway Safe Walking/running term limits for aldermen/mayor needed	7/12/2017 6:20 PM
42	drainage, flooding and mosquitos in Old Shavano Park. reactionary code enforcement of ordinances in the books. Political conflict esp. during elections by a select few. Need to further embrace new, younger families moving to our community.	7/12/2017 12:35 PM
43	There is a definite lack of sense of community. As someone with a relatively young family, I find it difficult to encourage other young families to choose Shavano Park over places like Alamo Heights or Boerne. When asked about community pools, activity spaces, ball fields, and trails I have to admit that we have none.	7/12/2017 12:16 PM
44	Lack of community initiatives for families	7/12/2017 12:14 PM
45	Need to work more on Rural Character. With the latest commercial growth at corner of 1604 & Military (and large apt. complexes just outside city on both north & south borders)... plus the planned expansion of that intersection by TxDOT... we're becoming much less rural and more congested.	7/11/2017 9:07 PM
46	None! Love our small town.	7/11/2017 6:32 PM
47	I agree with these. Commercial development has improved. Pedestrian accessibility would bring our resident walkers, joggers, bikers, etc. out of their homes to enjoy their town.	7/11/2017 7:18 AM
48	We need more bulk trash pick up. De Ze Vala should be studied, however more lanes to accommodate more traffic may simply bring more traffic.	7/10/2017 3:45 PM
49	traffic congestion at NW Military & 1604	7/10/2017 3:02 PM
50	Proliferation of gated neighborhoods isolates residents from each other; poorly planned commercial development; poorly managed traffic; a lack of community involvement in the governing of the City.	7/10/2017 2:55 PM
51	We need a traffic light at the intersection of NW Military Highway and Pond Hill--there have been too many accidents at that location. We need direct connectivity with City of San Antonio network of hike and bike trails. We need google fiber.	7/10/2017 2:33 PM
52	We are divided by gates. Not just the newer communities; even the police department has a locked gate. City Hall operates behind locked doors. Fosters a proud big city feel rather than a community feel.	7/9/2017 7:37 PM
53	Deal with the drainage problems. Have a plan, a budget and a timeline. Also, I prefer limiting commercial development. The rustic feel of the community cannot coexist with numerous commercial buildings popping up.	7/8/2017 9:49 PM
54	Road maintenance. In 2003 I went bed having good streets and woke up finding I lived on a gravel road. I was expected to drive on it during the hot summer to make a bumpy is paved road.	7/8/2017 11:11 AM
55	Agree all.	7/8/2017 10:13 AM
56	"limited commercial ----" is not a weakness - it should be a strength	7/7/2017 4:43 PM
57	Drainage. The same group tries run everything and exclude new ideas and opinions and energy.	7/7/2017 12:27 PM
58	We need a plan for the municipal tract that addresses drainage issues and community use.	7/7/2017 11:38 AM
59	The sense of community has been enhanced through the direct efforts of few people (Mary Werner, Michele Ross, and Vicky Maisel and their spouses) to put together fabulous community events. The lack of a park in our city is the most obvious weakness. There is not a place for young and old alike to gather to find community with neighbors in our city. The traffic situation cannot be overstated. NW Military is very busy and is only going to get worse with the addition of two large schools in the area. Something needs to be done to protect the values of homes along NW Military and to allow those of us who use NW Military to go to and from our homes to do so safely.	7/7/2017 11:17 AM
60	Lack of competitive broadband service Lack of effective city-wide communication services	7/7/2017 9:33 AM

61	Please address drainage issues. Embrace Neighborhood Watch as it is meant to be. It has helped our particular streets. One newly elected alderman has openly come out against Neighborhood Watch but perhaps he has issues with a particular person. Instead of hosting a party at city hall (I have no issues with the other parties held on occasion) consider ways to support NNO in the actual streets/neighborhoods instead of at City Hall. The idea is to be grassroots and know one's neighbors. Encourage neighbors to get together on NNO.	7/7/2017 7:28 AM
62	A conflicted City Council!	7/7/2017 5:42 AM
63	The town has grown without upgrading infrastructure properly.	7/6/2017 8:21 PM
64	I disagree with spending and monies on activities at City Hall including having city employees to help park cars and all the set-up and tear-down expense especially on the busy highway.	7/6/2017 6:46 PM
65	Unevenly distributed services without tax equalization (septic systems are more expensive than waste service and to my knowledge the residence required to have septic systems receive no tax break for this extra expense).	7/6/2017 6:03 PM
66	City halls lack of help with extreme issues affecting small sections of the community... i.e. Horrible mosquitoes and terrible flooding and drainage out of homeowners control	7/6/2017 1:51 PM
67	nothing is walkable, lack of local restaurants	7/6/2017 1:48 PM
68	Too much commercial building allowed at one time, resulting in displaced wildlife, elimination of most of the natural habitat that once existed along 1604. The continually collapsing stone wall along Military Hwy is an eye-sore for the community. More needs to be done to pressure landowners/community associations to maintain the appearance of their property and fix them as soon as possible. SP should provide more access to meeting minutes on-line. Although videos are posted, I don't have time to watch back an entire 3 or 4 hour meeting (if I had that time, I would have come to the meeting in person), but would like to read the summary of what transpired, and what decisions were made and who voted for what. Please make this information more accessible to residents.	7/6/2017 1:25 PM
69	Over development of commercial w/out careful attention to protect residential property owners in the newer communities, the aquifer, and destruction of green spaces. Losing the "park" in Shavano Park.	7/6/2017 1:00 PM
70	No walking paths, difficulty crossing NW Military safely to walk to neighbors, getting harder to turn left off I Long Bow on NWMilitary	7/6/2017 12:25 PM
71	Congestion, sidewalks, NEIGHBORS who won't maintain property!	7/6/2017 11:12 AM
72	no park in Shavano Park - no recreational area . This does not need to be anything overly done but a nice environmentally friendly place for the community to meet, walk and enjoy the nature around us.	7/6/2017 9:51 AM
73	Increasing crime	7/6/2017 9:44 AM
74	Need to attract more young families in order to keep SP healthy and growing.	7/6/2017 9:02 AM
75	Failure to act when requested. i.e. speed limit. Failure to pay off Bonds and instead look for new ways to spend funds.??	7/6/2017 8:54 AM
76	I do not think the community embraces the young professional/young family population as much as it could. Young families like ours in Shavano are considering moving to areas like Alamo Heights and Hollywood Park.	7/6/2017 8:48 AM
77	Need for updating on the rock community street signage. The new signs that say City of Shavano Park on NW Military (by Starbucks and off of NW Military by Huebner) are beautiful but the stone street signs that say "Wagon Trail" and lots of other streets off of NE Military look very dated. It would look so nice for them to all be updated and look the same.	7/6/2017 8:20 AM
78	Unfortunately the list above remains a concern.	7/6/2017 8:17 AM
79	quality of streets--last time the city resurfaced Turkey Creek, they stopped right before our house. We were told that since the end was a cul-de-sac, there was no need to resurface that section because it wasn't an outlet	7/6/2017 7:57 AM

### Question 9 Summary

#### **What are some opportunities for this community?**

Frequent responses: (in no particular order)

- More Sidewalks, bike lanes, trails
- Community Center / activities / events on Municipal Tract
- Keep Municipal Tract natural / preserved
- Support for improving NW Military but some skepticism of TxDOT

## Q9 What are some opportunities for this community? Try brainstorming a few. In 2010 the Town Plan listed: Work with TxDOT on NW Military, Municipal Tract, City Identity, Commercial Development, Hike & Bike Trails, Work with City of San Antonio/Bexar County

Answered: 69 Skipped: 29

#	RESPONSES	DATE
1	Muni tract	11/2/2017 7:51 AM
2	LOCATION AND ENVIRONMENT ARE STRONG ATTRIBUTES	10/27/2017 7:00 PM
3	Let me give you some advice stop brain storming if any body want to bike run walk the dog Evan have a pick nik go to that new park on nw military just around the Corner paid for by are tax dollar	10/22/2017 4:59 PM
4	The majority of the residents said to leave the municipal tract in a natural state what more can be said.	10/19/2017 3:01 PM
5	Hike and Bike Trails, Lower County School Tax	10/19/2017 8:52 AM
6	community center, hike and bike trails	10/18/2017 10:24 AM
7	Hike and bike trails. Increase cross walks. sponsor guided bike or hikes on new trails. town center to gather with playscape for families new to the community.	10/17/2017 3:15 PM
8	common hike and bike trails	10/16/2017 10:51 AM
9	Limit commercial development and vehicular traffic.	10/6/2017 5:02 PM
10	As you outlined, we would love to see integrated sidewalks and trails which offer SAFE activities. We look forward to the integration with SA Linear Parks.	10/6/2017 8:32 AM
11	maintain municipal tract as wildlife habitat	9/5/2017 6:05 AM
12	To enhance the hike and bike trails. To use revenues to enhance core municipal services. Alternatively, to reduce revenues (i.e. tax rate)	9/1/2017 8:51 AM
13	Maintain Municipal Tract as undeveloped nature preserve	8/21/2017 3:22 PM
14	Bike trails	8/21/2017 2:39 PM
15	see above	8/6/2017 2:57 PM
16	guidelines to residents on planting natives and avoiding invasive and non-native plants & how to treat possums, raccoons, coyotes, foxes, etc.	8/5/2017 9:08 AM
17	Agree those are still accurate.	8/2/2017 12:23 PM
18	I think the revision/widening of NW Military is, sadly, inevitable. I would hope the leaders would attempt to steer this project to maintain as much suburban character as possible.	8/1/2017 9:30 PM
19	We should work with our neighbors, only if it will benefit the majority of residents of SP. The Municipal track can be made "Fire Wise", but other than that, leave it alone. It's a recharge feature.	8/1/2017 7:43 AM
20	More commercial development takes away from our desire to remain a rural neighborhood environment.	7/31/2017 2:53 PM
21	No question work with TxDOT on streets so they don't negatively impact us	7/30/2017 8:55 PM
22	These remain. No additions	7/30/2017 11:41 AM
23	Do what a majority of residents want done as to the munitract. Be leaders and take concrete action on this issue once and for all. Protect it because it is the last beautiful green space there is in our beautiful city. Once you mess with it in any way, that which makes us special, unique, rural, and small town is gone forever. Stop playing politics with this and do the right thing!	7/28/2017 2:36 PM

24	Yes	7/28/2017 2:24 PM
25	Increase citizen involvement with its administration and governance. Ask yourself why you came here in the first place.	7/28/2017 1:53 PM
26	let's create a community space - a park? something that will respect our land and bring people together	7/26/2017 5:29 AM
27	Development in a planned and controlled manner	7/24/2017 1:41 PM
28	We need a community center building for community activities. More young families moving in so let's focus on an inviting indoor and outdoor space that doesn't detract from our rural environment. For example a bocce ball area near the bbq (low maintenance, low profile)	7/19/2017 1:55 PM
29	Partner with CoSA more, Install Sidewalks, reduce speed limit on Military to 35, install bike lanes, install access to creek bed trails on cliff side, live stream city meeting and allow citizens to be heard to be done via skype or something similar	7/17/2017 12:22 PM
30	Shavano Park has the ability to and has exhibited the sense of being a strong supporter and contributor in the success of the whole of Bexar County while maintaining our rural personality. In other words, the members Shavano Park Women's Club have made significant contributions to various organizations throughout the San Antonio area and Bexar County while also promoting a sense of neighborliness throughout Shavano Park.	7/16/2017 8:48 PM
31	Bicycle Mobility	7/13/2017 3:16 AM
32	All of the above are still necessary Expand the transparency of council activities. Vast improvement is needed in the video/audio of council meetings	7/12/2017 6:20 PM
33	commercial development, esp. restaurants and small shops could help to create a sense of place. Community can take ownership in supporting and patronizing those operations. embrace the rural feel and continue to develop that identity. Empower homeowners with flexibility in design to allow them control of preserving and improving property values.	7/12/2017 12:35 PM
34	More community interaction and gathering spaces.	7/12/2017 12:16 PM
35	Muni Tract Community initiatives Branding Continue sound commercial development	7/12/2017 12:14 PM
36	Keep Municipal Tract the rural wildlife setting it currently is.	7/11/2017 9:07 PM
37	Bring us google fiber! :)	7/11/2017 6:32 PM
38	Allow homeowners to purchase Shavano Park branding (small metal roadrunner sign) for their mailboxes, front door, etc. Promote park locations. Community Pool?	7/11/2017 7:18 AM
39	Work with TXDOT on NW Military. Bike trails invite new families which is plus.	7/10/2017 3:45 PM
40	Hike & bike trail accessibility (not including crawling under barbed wire!)	7/10/2017 3:02 PM
41	Maintain the pristineness of the Muni Tract; manage NW Military development; encourage community cohesion.	7/10/2017 2:55 PM
42	See previous answer.	7/10/2017 2:33 PM
43	Improvement of NW Military for safety reasons (middle turn lane) without turning it into a major thoroughfare.	7/10/2017 2:32 PM
44	Ignore how the big cities do it. I would like to think of the cop in my rear view mirror as my protector rather than the man with the ticket book, for example.	7/9/2017 7:37 PM
45	Again leave the municipal tract alone. I see no benefit in working with SA. The current administration there has its own agenda and does not reflect ours.	7/8/2017 9:49 PM
46	Collaborate with the other in incorporated towns. Hollywood Park, Castle Hills and others that have similar issues.	7/8/2017 11:11 AM
47	Do not like Commercial dev., do not want swimming pool, doggy walk, on Municipal tract.	7/8/2017 10:13 AM
48	Believe there needs to be some traffic control on NW Military. Work with City of SA/Bexar should be limited do not feel there should be increased comm. develop. We have already become somewhat surrounded and certainly hope 1604 doesn't move in any further	7/7/2017 4:43 PM
49	See comments on municipal tract. Let's do something!	7/7/2017 11:38 AM
50	We have a beautiful tract of land for the use of our. It	7/7/2017 11:17 AM

51	Housing for retired - condo/town homes, single level with all maintenance included in HOA. My house is too big and I want to stay in SP, but nowhere to go	7/7/2017 9:33 AM
52	Please do not develop the Municipal Tract.	7/7/2017 7:28 AM
53	One of our main opportunities is to leave the city looking like it does now. It is restful not to see development that looks like all the other neighborhoods around us. I think people settle here to have a haven from all the development around us.	7/7/2017 5:42 AM
54	Access the Hike and Bike trails through Salado Creek	7/6/2017 8:21 PM
55	Stop with the commercial development.	7/6/2017 7:32 PM
56	Trails that cost our. It traces go up are unnecessary. There are cars from other subdivisions and COSA on Cliffside and done travel at high speed. It is veery annoying.	7/6/2017 6:46 PM
57	Salado Creek development.	7/6/2017 6:03 PM
58	A turn lane on military would be great- also beautifying military. Monthly farmers market, community gathering events	7/6/2017 1:51 PM
59	Sidewalks and Bikelanes along Military Hwy. Possibility of a connection with greenways Nature Walk/Paths on undeveloped land by City Hall Improved recycling services Responsible commercial development with more emphasis on maintaining a "natural habitat" where able.	7/6/2017 1:25 PM
60	Keep SP unique and rural. The biggest opportunity is to "keep the PARK in Shavano Park". It is the reason residents move to SP. Resident focus on information. Visit and INFORM every household on NW Military Hwy because most do not know what is about to happen to the Hwy in front of their homes. City Hall Image - Spruce up and clean up the City Hall corner where the Marquee is located - It should look natural but weeded, and attractive. Include the 2015 CORE Survey results in the updated Town Plan. Declare the MT a natural park (leave it alone), and preserve the park in SP. Respect the citizens- Inform the residents of Bike Trails and development which will affect them BEFORE trees are chopped down.	7/6/2017 1:00 PM
61	Hike and Bike Trails ASAP- this is a huge opportunity to draw younger families.	7/6/2017 12:25 PM
62	Trails	7/6/2017 11:12 AM
63	A pavilion and natural walking trail on the municipal tract. Clearing the tract of dead trees, cedar and overgrowth to make it more beautiful and avoid fire danger. We can keep the natural habitat while making it more attractive( Germany does this with its forests and very rarely do they have forest fires )	7/6/2017 9:51 AM
64	Community Recreation Center, Bike lanes on NW Military Hwy, Huebner, Lockhill-Selma, and DeZavala, Shavano Park clubs for younger people, Shavano Park swim team, Town Square with boutique shops	7/6/2017 9:44 AM
65	Park, trails, playground	7/6/2017 9:02 AM
66	None of these are wanted. Particularly working with TxDOT who does not care about our safety only making us an outlet for 1604 delays. No bike trails if ruining trees and yards. What benefit is Commercial Development? I do not want to add traffic lights for commercial establishments.	7/6/2017 8:54 AM
67	Municipal Track/Hike Bike Trails/etc.	7/6/2017 8:48 AM
68	Municipal Tract Development and utilization. A community center would be great!	7/6/2017 8:17 AM
69	Reduce taxes, or rebate some of the tax money we now have	7/6/2017 7:41 AM

### Question 10 Summary

#### **What are some threats to this community?**

Frequent responses: (in no particular order)

- Crime
- Environmental degradation / ruining the natural beauty
- Taxes / other governments / big San Antonio
- Political strain & conflict / losing sense of community
- Increasing traffic



## Q10 What are some threats to this community? Try brainstorming a few. In 2010 the Town Plan listed: Tax Base Erosion, Environmental Concerns, other Governments impacting the City and declining Community Feel

Answered: 73 Skipped: 25

#	RESPONSES	DATE
1	Lack of vision and planning for the future, over 65 tax freeze,	11/2/2017 7:51 AM
2	COMPLACENCY, LACK OF PROGRESSIVE MINDSET, INWARD PERSPECTIVE	10/27/2017 7:00 PM
3	All I here from this survey talks about 2010 and how we need the betterment of small city LEAVE it alone it's perfect	10/22/2017 4:59 PM
4	Over development.	10/19/2017 3:01 PM
5	Hike and Bike trails are a threat due to not knowing who is accessing them. There was a rape and murder on trails in SA this year.....	10/19/2017 11:37 AM
6	Need A Shavano Park Community Hall and Park, that can be rented and used by residents	10/19/2017 8:52 AM
7	The biggest weakness I see is pushing to develop every square inch of land, taking away from the country feel of our city	10/18/2017 9:43 PM
8	traffic on military dr	10/18/2017 10:24 AM
9	People are too busy for community engagement. New residents do not feel comfortable expressing desires for change. We need to continue to develop an environmental plan including increase in recycling options that is a city wide leader.	10/17/2017 3:15 PM
10	crime and traffic	10/16/2017 10:51 AM
11	I feel that commercial development is a threat to our city. And I care deeply about environmental concerns. Twenty years ago we saw stars, hundreds of stars at night. We enjoyed wildlife, including owls. Now--maybe a star or two on a clear night. Scientists have proven that "natural environments" benefit humans psychologically as well as physically, and I would urge city planners to do everything possible to retain our "natural" environment in every way they can.	10/6/2017 9:19 PM
12	Traffic congestion and decreasing safety. Noise and light pollution.	10/6/2017 5:02 PM
13	How can we develop community feel when our homes are not well integrated into the commercial components? We remain wed to our vehicles. We can not spontaneously stroll to a restaurant.	10/6/2017 8:32 AM
14	increased population, through traffic, loss of trees and open space, commercial development	9/5/2017 6:05 AM
15	Ambition. Traffic (beyond our control). Overdevelopment. Focus on optional projects rather than core governmental services (e.g. sewer, trash collection, or even open community wi-fi) that could be provided as tangible privileges of living here. Change (people move here for what it is, not because it's the only place they can afford or because it might transform into something else)	9/1/2017 8:51 AM
16	I agree that there is a declining community feeling. I believe it is partially due to the newer (and gated) communities that have a separate identity from the older areas of the city. Dine out groups and the like are fine within those communities but coverage in the Shavano Roadrunner does not foster community with the rest of the city.	8/22/2017 1:40 PM
17	Encroachment of apartments and San Antonio commercial development. Divisiveness.	8/21/2017 3:22 PM
18	Traffic at the intersection of Lockhill Selma and 1604. Need a traffic light.	8/21/2017 2:39 PM
19	Environmental concerns	8/12/2017 1:18 PM
20	Security..... so close to 1604	8/6/2017 3:24 PM

21	Dramatic increases in taxes forcing seniors & younger families to have to live elsewhere. Continued blasting at quarries nearby, must be vigilant with monitoring. Increased traffic a concern. Crime, specifically break ins of personal residences (has happened once to us, and twice to our next door neighbor since 2010)	8/6/2017 2:57 PM
22	population and development; increased traffic; light and sound pollution; loss of native habitat	8/5/2017 9:08 AM
23	Tax Base Erosion? Environmental Concerns? Declining community feel? Oak wilt and other diseases affecting our trees is a big concern.	8/3/2017 11:39 AM
24	concern for too much commercial development around community. aware it is unavoidable. maybe our speed limit signs could be more visible, especially in our residential areas.	8/3/2017 10:21 AM
25	traffic.	8/2/2017 12:23 PM
26	Traffic. Conflicts between those who want to promote business and land development and those who want to preserve a more rural feel.	8/1/2017 9:30 PM
27	Work within your tax base. As people die and properties are sold, the taxes will go up. But it's important to try and keep the surrounding San Antonio healthy. If the schools start declining, and they are, young families may not want to live here. Apartments as does rental property, Kills good neighborhoods! They keep the police busy and attract undesirables.	8/1/2017 7:43 AM
28	The divisions among people on city council ( of course, how's that different from any other level of our country's administrators )	7/30/2017 8:55 PM
29	Increasing traffic congestion due to development along 1604	7/30/2017 11:41 AM
30	Avoid adding any traffic lights on Military Dezavala or Lockhill since it detracts from our park like atmosphere-- use traffic patrol instead.	7/29/2017 8:07 PM
31	The same clique running the show year after year after year, and acting so awfully in elections every year, inhibiting anyone who is not in lock step with your beliefs from wanting to get involved. Give others a chance, please, with a gracious heart and assuming the best instead of the worst.	7/28/2017 2:36 PM
32	Allowing our governance to become overbearing, or dictatorial. Trying to imitate other communities or cities; Making laws or city rules inconsistent with rural and Texas values. Changing for change sake!	7/28/2017 1:53 PM
33	The city council not always acting in a respectful manner to each other therefore creating less of a desirable community feeling.	7/28/2017 12:16 PM
34	Provide a gated community	7/28/2017 7:10 AM
35	commercial development	7/26/2017 5:29 AM
36	Noise/traffic from NW Military and from 1604	7/24/2017 1:41 PM
37	Commercial development and improved pedestrian access diluting culture and character	7/20/2017 9:06 PM
38	Increased traffic both on NWM and Lockhill-Selma will become worse. That said, the winding walkway along LHS was a great idea. I and many others use it all the time. Don't know if it's possible to do the same on NWM since speed limits are higher but it would certainly present a different feel.	7/19/2017 1:55 PM
39	Unqualified and/or incompetent people sitting on council seats and/or being employed by the city.	7/17/2017 12:22 PM
40	Sometimes our own citizens pose the biggest threat to our community by the use of sarcasm and negativity concerning community procedures. Folks must use more diplomacy and tact while trying to work out differences. The high road is much more progressive than the low road. The low road only produces dissension and a decline in a positive sense of community.	7/16/2017 8:48 PM
41	Encroachment on the Municipal tract. Village government overreach Over taxation Hoarding dollars in little used accounts Ignoring the will of the voters cronyism on the village council	7/12/2017 6:20 PM
42	political conflict by a select few on both sides of the issues, we need to come together and embrace our community.	7/12/2017 12:35 PM
43	Aging out of being a family community. If you can't attract young families with children, property values will decline.	7/12/2017 12:16 PM
44	City is almost totally built out, since ETJ was given up long ago. Therefore future budgets will be strained.	7/11/2017 9:07 PM

45	Potential annexation and resulting tax implications.	7/11/2017 6:32 PM
46	increased criminal activity as area around us develops.	7/11/2017 7:41 AM
47	taxes, crime, oak disease	7/11/2017 7:18 AM
48	Our water supply and the water wells that feed them should be well protected.	7/10/2017 3:45 PM
49	environmental as mentioned above	7/10/2017 3:02 PM
50	City government developing the town without listening to residents. Tax base will not erode - SP is a desired community. SATX crime will bleed into the City requiring more public safety personnel.	7/10/2017 2:55 PM
51	Increase crime in the area.	7/10/2017 2:33 PM
52	The plethora of multi unit apartments near the city becoming less expensive as they age, creating lower income housing prone to criminal activity. The rural atmosphere of SP is not conducive to gated communities, so drive through crimes may/will continue to increase, lowering property values.	7/10/2017 2:32 PM
53	Overregulation. We have hundreds of ordinances on the books that interfere with our enjoyment of our community. Many are obsolete and no one ever thinks of editing or cancelling them. Council is busy making new ones instead.	7/9/2017 7:37 PM
54	Not sure? As a small incorporated city within one of the largest cities in the U.S. does this create unique threats?	7/8/2017 11:11 AM
55	No apartments,	7/8/2017 10:13 AM
56	Agree - no not want to see other governments impacting SP and bringing there "big town" ideas with them. We moved here for a reason and sure would like to keep the small town atmosphere and not let it disappear further	7/7/2017 4:43 PM
57	Ruining the natural beauty of muni tract. The limited opening for new ideas and opinions and faces. The small group that tries to manage everything.	7/7/2017 12:27 PM
58	The sense of community is threatened continually by a handful of belligerent citizens who wish to derail the community events and push back against improvements to our city. IMPROVEMENTS, such as a park, hike and bike trails, a community pool, a sports court, or playscape do just that! They improve! They improve life for citizens, improve home values, improve desirability of our community, improve safety (because people become friends and neighbors who look after each other and the community).	7/7/2017 11:17 AM
59	Lack of distinctive characteristics - like wildflowers planted in the ROW along major streets, unique street signs, etc. Too much separation by the gates communities from SP overall - like Bently Manor acting like a separate city.	7/7/2017 9:33 AM
60	Erosion of the 1950s infrastructure and outdated zoning and planning rules.	7/6/2017 8:21 PM
61	Environmental concerns. Absolutely!	7/6/2017 7:32 PM
62	People run their businesses out of their homes and too much traffic on our streets when we pay taxes for repairs.	7/6/2017 6:46 PM
63	Less government !!	7/6/2017 1:51 PM
64	Decreasing amount of undeveloped land/natural habitat Lack of respect/decorum between community members Crime Traffic Rising city employee costs	7/6/2017 1:25 PM
65	A major threat is to ignore the citizens and the 2015 Core citizen survey. 34.5% of 1,207 SP residents responded to questions on potential development of the Municipal Tract and City development. "Leave it alone" was a significant response. A few hundred new residents with no City history should not change this. The voices of the residents who took the time to complete the 2015 survey should not be ignored. This leads to a declining "Community Feel" and other environmental concerns. It should be a "community" decision, not a political decision.	7/6/2017 1:00 PM
66	MJ Smoot and supporters fighting the community activities at City Hall and fighting the hiking / biking trails	7/6/2017 12:25 PM
67	Political strain amongst the community	7/6/2017 11:12 AM

68	Maintaining services while not dramatically increasing taxes once the city is built out. Not having any community areas or trails to encourage future families to buy in Shavano Park considering all other communities of our size do have these type of facilities. To continue to make our city a premier place to live with the growth the is surrounding us. To continue the community events that bring together the young families and older long time residents.	7/6/2017 9:51 AM
69	Increasing crime, increased traffic on NW Military,	7/6/2017 9:44 AM
70	Crime is an issue. In the one year since I've lived here, my set of mailboxes was broken into and my neighbor across the street had her home broken into.	7/6/2017 9:02 AM
71	I dislike the new ordinances proposed and ordinance enforcement, (as nice as he is), it ruins the feel of independence of landowner.	7/6/2017 8:54 AM
72	Dr. Donna Duffus and the rest of the Yahoo's in Austin lowering the City Taxation rules in order to get re-elected.	7/6/2017 8:17 AM
73	increased traffic on NW Military--it's getting harder and harder to get out	7/6/2017 7:57 AM

## Shavano Park Flooding & Drainage Survey

Summary (as of February 14, 2018 @ 2:20 PM)

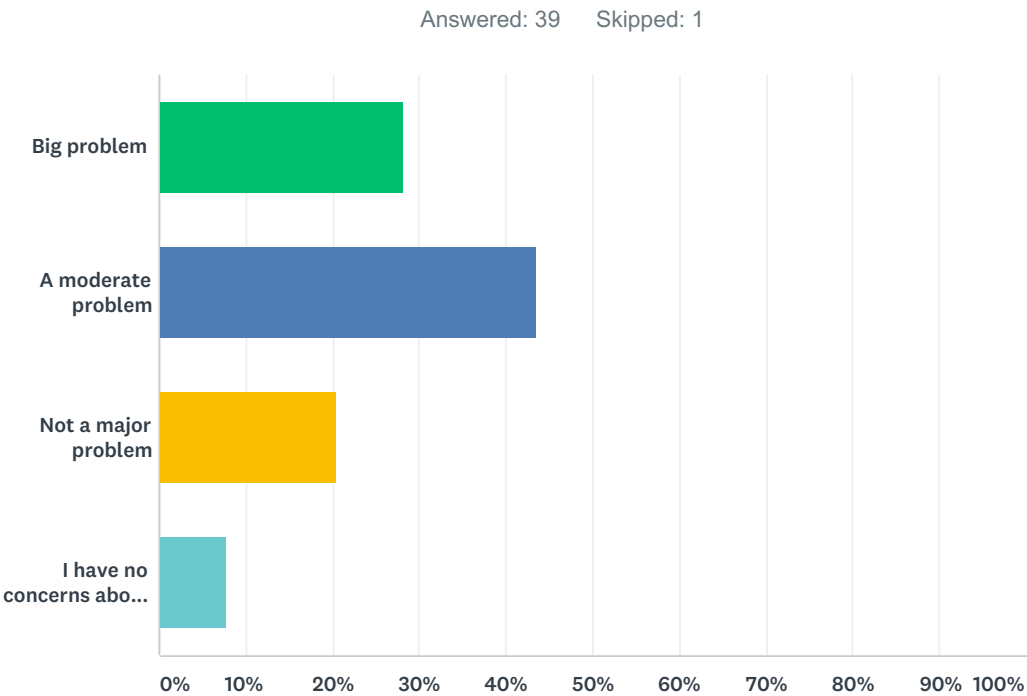
- **Responses:** 40 respondents
- Survey used IP-filtering for security. A manual check for irregularities (like fake addresses) did not spot any fake submissions

### Question 3 Summary

#### **Does City currently has a problem with drainage and stormwater runoff?**

- 43.59% of respondents said that there was a moderate problem with flooding and drainage in the City.
- 28.21% of respondents said that there was a big problem with flooding and drainage in the City.

Q3 While the City has long had concerns with flooding, it has always lacked the funds to tackle any major undertaking. In 2017, the City hired KFW Engineers & Surveying to conduct an up-to-date drainage study using the latest tools and methods. In September KFW presented their findings to the Planning & Zoning Commission and provided a list of recommended projects and their potential costs. (Note: Some proposed solutions may require securing a drainage easement or homeowner permission to make improvements on private property.) The most expensive drainage project is to solve flooding in the vicinity of Turkey Creek. Here is video that models homes in the vicinity of Turkey Creek being impacted by 25-Year flood event:We want your thoughts for how the City should proceed and your thoughts on the recommended projects (especially if you live near them). First, do you feel that the City currently has a problem with drainage and storm water runoff?



ANSWER CHOICES	RESPONSES	
Big problem	28.21%	11
A moderate problem	43.59%	17
Not a major problem	20.51%	8
I have no concerns about flooding or drainage	7.69%	3
TOTAL		39

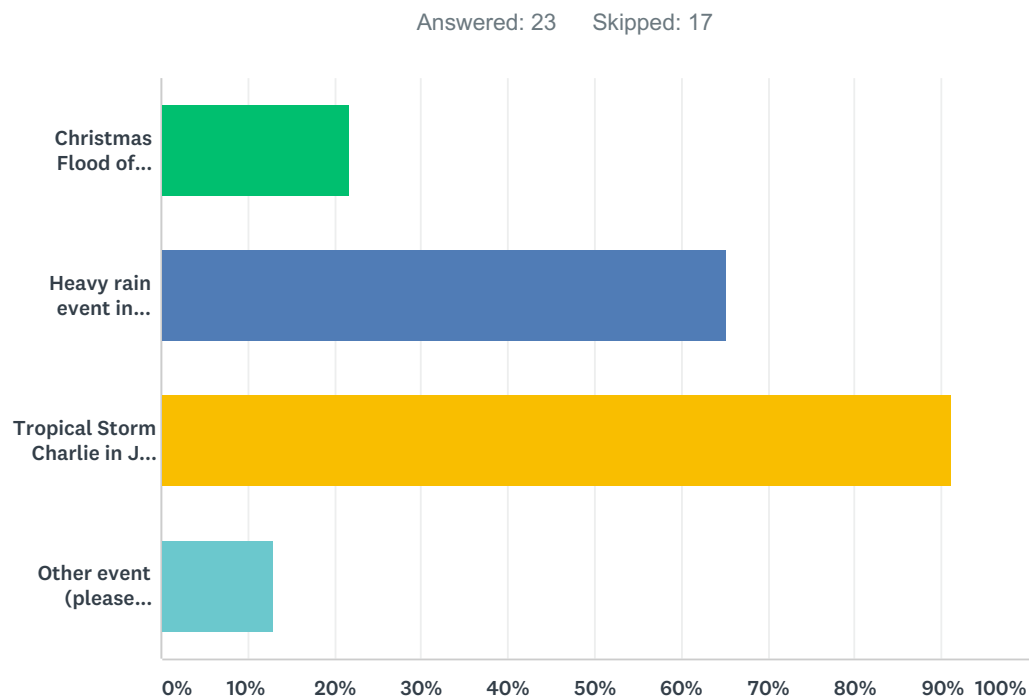
#### Question 4 Summary

#### **Were you a resident during flooding events?**

- 91% of respondents said that they were residents during Tropical Storm Charlie in July 2002



Q4 City staff researched that the last three big flood events for the City were the "Christmas Flood" in December 1991, heavy rains in October 1998 and Tropical Storm Charlie in July 2002. The National Weather Service records show that 10 to 15 inches of rain fell in the Shavano Park area in October 1998 while nearly 10 inches of rain fell in July 2002. Staff have heard from many residents about their experiences in these past floods and have found pictures of the flooding among the records in City Hall. Were you a resident of Shavano Park during any of the these three events? If so, what were your experiences? For which events you were a resident (you can select all or none) and then provide any other details of your experiences in the comment box. This sort of oral history will help improve our understanding of the drainage problems in the City and how best to tackle them.



ANSWER CHOICES		RESPONSES	
Christmas Flood of December 1991		21.74%	5
Heavy rain event in October 1998		65.22%	15
Tropical Storm Charlie in July 2002		91.30%	21
Other event (please describe below)		13.04%	3
Total Respondents: 23			

#	PLEASE PROVIDE DETAILS OF YOUR EXPERIENCE FOR ANY OF THE ABOVE EVENTS.	DATE
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# Shavano Park Town Plan - Flooding & Drainage

SurveyMonkey

1	None were a threat to our residence.	10/19/2017 3:47 PM
2	Resided at 102 Bikeway at the time of the 98 event and 02 event. Diagrams show flooding from the municipal tract onto 102 and then into Bikeway Ln itself. That did not occur, worst issue was the pool overflowing. inch or so of water in the yard.	10/19/2017 8:25 AM
3	No problems with flooding except water infiltration from an improperly draining planter by my back porch.	10/17/2017 1:20 PM
4	A lot of water thru our yard creating a mud pit. We landscaped with river rock and crushed granite pathways to mitigate its effect on our yard.	10/10/2017 7:49 AM
5	We have had 10" of rain here and it did not bring any major problem	10/9/2017 7:57 PM
6	Have seen 10" of rain in our gauge since we moved here eight years ago. Was a lot of water but not severe flooding	10/9/2017 6:55 PM
7	In Shavano Creek water drained okay.	10/9/2017 3:58 PM
8	I was living in the older section of Shavano Park during all three events, and we were spared significant damage.	10/6/2017 5:10 PM
9	Not a resident during those storms	10/6/2017 9:13 AM
10	I remember October '98 flood the most. I drove the areas on my home during the rains a number of times and recall the water to be moving and not causing problems in this area.	10/3/2017 3:03 PM
11	Really did not see a flood impact during any of the three listed events.	10/3/2017 10:23 AM
12	I was a city official during this event and am aware of flooding along Olmos Creek with water in resident's homes. Also witnesses flooding in SP Estates	10/2/2017 10:37 PM
13	We resided on Windmill Rd (111) then, and had to dig (during the downpours) lots of trenches and french drains around our property to keep the water from getting inside the house.	10/2/2017 7:16 PM
14	Oct. 98 rain ran down Happy Trail, and on both sides of our home, but did not flood the house. Standing water in back yard. July 2002 out of town that week, but no flooding of house.	10/2/2017 4:13 PM
15	As a resident of Shavano Creek during the floods of '98 and '02, I noted no serious flooding issues in our subdivision during either of these floods. However, our creeks did run very high and a flooding potential exists if these drainage areas are not well maintained and kept clear of trees, shrubs, and debris.	10/2/2017 3:32 PM
16	We were not Shavano Park Residents during any of these events.	10/2/2017 3:29 PM
17	Turkey Creek runs thru our front yard. during both storms our front yard was a river. The water ran thru our back yard as well	10/2/2017 3:15 PM
18	no issues	10/2/2017 1:13 PM
19	Lost trees. Constrained travel. Property/residence damage.	10/1/2017 3:17 PM
20	Flooding of yard and patios. No water in house. 1998	10/1/2017 2:26 PM
21	We lived on Painted Post at this time and out back yard flooded during both of these floods. There is a lot of debri in the creek that causes daming as welll as the drainage from the street	9/30/2017 12:15 PM
22	all of the above	9/30/2017 11:58 AM
23	In order to leave my house, I need to drive through Turkey Creek. In 2002, I couldn't leave my home for several hours due to flooding of the creek. In 2016, my son drove into Turkey Creek around 5 AM, and his car was totaled because water got into the engine. There were no barricades up, and of course, there is no lighting at all on our streets. Any lighting at all might have helped him see that the creek was flooded.	9/29/2017 9:35 PM
24	the channel in back of our lot fills, the berm apparently keeps it from overflowing, but there is always deep water across the back of our lot during one of these really heavy rains and runs like a little river between 131 and us (133) and across Wagon Trail. Very fortunate, it has never gotten into the house	9/29/2017 4:39 PM
25	We had no major problems with either event.	9/29/2017 4:35 PM
26	N/A was not here then...	9/29/2017 10:49 AM
27	Creek went up but no flooding	9/29/2017 10:32 AM

28	No issue	9/29/2017 9:22 AM
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#### Question 5 Summary

#### **Are you aware of any additional drainage areas?**

- Only 17 respondents answered
- Mention of problems on Shavano Drive, Lockhill-Selma Rd., Willow Wood, Bobcat Bend, Fawn Drive, and Wagon Trail
- Others were not aware of any other problem areas

Q5 You can view the KFW drainage study several ways. You can view the powerpoint Presentation (note only 25 year flood events are covered in this presentation). Or you can view the entire (both 25 and 100 year flood events) digitally through this link: [KFW Drainage Study](#). This will take you to a digital interactive map of the drainage study findings and KFW's recommended solutions. Take some time to look at the various projects near your home and across the City. Note: Some may have difficulties viewing the GIS web portal with their web browser. You will need to have Adobe Flash installed to view. To download: [Get Flash](#) also see the [Adobe Flash help guide](#). In addition to the areas identified by KFW you viewed above, are you aware of any additional drainage areas not noted by our City Engineers that also have significant drainage and storm water runoff problems? If so, Please provide an address or clear description of the location.

Answered: 17   Skipped: 23

#	RESPONSES	DATE
1	1) 119 Shavano Drive - water pools in this yard and onto street after every rain event. 2) 113/ 115 Shavano Drive - water runs downhill off Shavano Drive AND down hill through 111 & 113 Shavano onto 115 Shavano. Pond forms between 113/ 115 each rain event. This owner has had to install a sump pump and series of pipes to prevent his home from flooding. This system is used quite frequently because the generator can be heard in our home. He's now routing and dumping the storm water at the rear of his lot, onto my lot, which then runs to the Cattle Pond. Seems that a proper bar ditch in front of his lot would aid the issue.	10/19/2017 8:25 AM
2	With all of the land clearing, paving and commercial development on the West side of Lockhill Selma between De Zavala and 1604, has the increase in runoff been calculated? This runoff would flow thru the green belt between Hampton Way and Geddington. The growing amount of dead brush would slow the flow and damn the waters. The brush is also a growing fire hazard.	10/18/2017 7:17 PM
3	No.	10/17/2017 1:20 PM
4	No	10/10/2017 7:49 AM
5	No	10/9/2017 7:57 PM
6	New cluster home development off Pond Hill has installed a culvert to drain their water runoff into Willow Wood. This has significantly increased the amount of water flow into Willow Wood, down Granville Way and right onto Arbor Circle until reaching detention ponds located off Arbor Circle, during heavy rains.	10/6/2017 12:09 PM
7	There is an earthen storm draining ditch between the lots at 110 and 112 Bobcat Bend which catches a large volume of water during significant rainfall. I do not see this represented on the map, nor where the water that feeds into this ditch comes from - some of which flows through the lot at 115 Bobcat Bend	10/6/2017 9:13 AM
8	This plan should include a clear description of the drainage proposals from TXDOT regarding widening of NW Military.	10/4/2017 10:35 AM
9	After saturating rains water ponds in the front lawn near the road of 204 Fawn Dr.	10/3/2017 3:03 PM
10	No	10/3/2017 10:23 AM
11	N/A	10/2/2017 4:13 PM

12	No we are not aware of any additional drainage areas.....	10/2/2017 3:29 PM
13	not aware of others	10/2/2017 1:13 PM
14	Along Painted post	9/30/2017 12:15 PM
15	don't know of any others	9/29/2017 9:35 PM
16	As mentioned above, across the back of 133 Wagon Trail and between 133 and 131 and then on across into the channel or whatever it is that goes under nw military	9/29/2017 4:39 PM
17	No	9/29/2017 4:35 PM

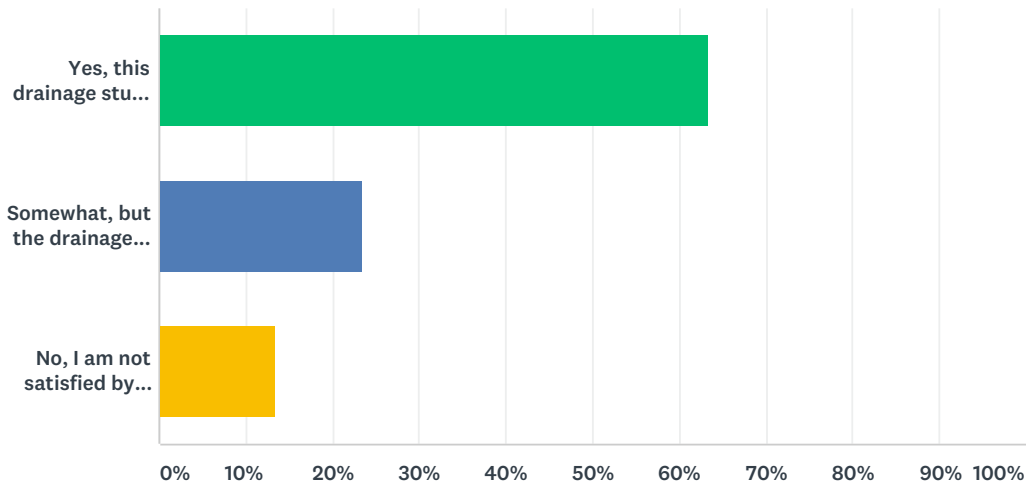
#### Question 6 Summary

##### **What are your thoughts on KFW's drainage study?**

- 63.33% of respondents said that the drainage study was helpful.
- 23.33% of respondents said that the drainage study was somewhat helpful.
- 13.33% of respondents were not satisfied by the drainage study.

**Q6 After viewing the KFW Drainage Study GIS, what are your thoughts on their findings or solutions? Where you surprised by the findings or did you expect these results? This is an open ended question, feel free to provide any feedback on the study or this survey.**

Answered: 30 Skipped: 10



ANSWER CHOICES	RESPONSES	
Yes, this drainage study is helpful	63.33%	19
Somewhat, but the drainage study is not what I expected	23.33%	7
No, I am not satisfied by the drainage study	13.33%	4
TOTAL		30

#	FEEL FREE TO EXPLAIN YOUR ANSWER BELOW.	DATE
1	Doing studies the can not be funded is waste of tax payers dollars, and especially when previous studies have already been done	10/19/2017 3:47 PM
2	Surprised by several of their models. I think the issue at 102 Bikeway and flooding across De Zavala is more minimal than modeled based on experience. I also think the Cattle Pond is worse than they show, with the development of Huntington, it has most certainly gotten worse, and seems to affect more of my lot quite often. This pond is in close proximity to our home and the yard where our kids play, it is a heath hazard (mosquitos, snakes, etc) and needs to be dealt with to everyone's benefit.	10/19/2017 8:25 AM
3	Needs field checking during a heavy rain event.	10/17/2017 1:20 PM
4	While we have drainage problems, we could not disagree more with the proposed plan.	10/9/2017 7:57 PM
5	I would like to see the drainage be routed along deZavala and not go through neighborhoods where houses are impacted.	10/9/2017 6:55 PM
6	Study seems limited in what it shows for concerns for flooding and excessive drainage. The large retention pond at SP Tennis Center would seem to be an area that might be prone to flooding in heavy rains since it captures a great deal of runoff, yet there was no show of water concern in that area in the demonstration. The extensive development off the 1604 access Rd. and Pond Hill Rd (that flow in part to this pond) will certainly increase the amount of run off due to the addition of a large areas of impermeable surfaces that have been added in recent years and this is not reflected in the study at all. I would like to know how development is impacting storm runoff problems.	10/6/2017 12:09 PM



7	Referring to the online GIS only as not being that helpful. Watching or attending the meeting, I am sure they gave more detailed explanation	10/6/2017 9:13 AM
8	Drainage problem 4.1 entails running a 60 inch sewer down Elm Springs and then through a 15 foot earthen channel through my backyard. This channel will then open on to the 14 acre site on which the Valero chairman is building a new home. I cannot speak for my neighbor, but your plan will seriously decrease the value of my property, compromising the lovely creekbed that led me to buy this home. The problem has occurred because of the culvert across NW Military collects water from the east side of the road and directs it down Elm Springs, a direction that it may never have gone unless directed by your culverts. Additionally, I am concerned that TXDOT will put an inadequate drainage system on NW Military and the pitch of the storm sewers will carry water all the way from Happy Trail back to Elm Springs since Happy Trail is the crest of the hill. A 30 foot wide expansion of NW Military for the 2 miles of it's length in Shavano Park is about the equivalent of adding 80 4000sqft 1 story houses to the drainage problems of Shavano Park. What are TXDOT's drainage plans? I never saw any information on the size of the storm sewers planned and wonder if 2 60in pipes would be adequate to keep the floodplain boundaries. You do not have a drainage easement through my property, and I will not willingly give you one. If you wish to purchase my property to effect this plan please contact me	10/4/2017 10:35 AM
9	Studies are only truly helpful IF ACTED upon!!! They do NO good when placed on a shelf.	10/2/2017 7:16 PM
10	More interested in potential risk of drowning or flooding of homes than in temporary water on roads, esp. in those areas w/alternative exit. In new areas (such as Huntington, Bentley Manor, Willow Wood, etc.) these problems should have been/be resolved by developers, not tax dollars of SP citizens. Ditto with problems caused by TXDOT culverts... they caused; they should fix.	10/2/2017 4:13 PM
11	To fix the drainage on my property will cost \$4.5M so it won't be done. I just want to be sure that fixing other problems won't make the flooding worse for me.	10/2/2017 3:15 PM
12	lots more areas flood than I knew about	9/29/2017 9:35 PM
13	Seems it might be helpful, but I have no knowledge of what should be done and what effect it will have on my property -- seems like it would direct it "down stream"	9/29/2017 4:39 PM
14	As a civil engineer with a background in flood control it would be helpful to be able to see more clearly the maps on the Power Point presentation. It is difficult to see the street names to see exactly where the problems are occurring.	9/29/2017 4:35 PM
15	I had to engineer my own drainage ditch across my property. I think the city has been sitting around using funds allocated for drainage repairs on other things. I've spent about \$20K reworking what the city claims is it's ditch but would not take care of it or repair it. I'm not happy with Shavano Park. My next door, Rick Weston has a terrible flooding problem in his back yard where the same ditch I have fixed backs up and nearly floods his home in big rains.	9/29/2017 10:49 AM
16	Was not able to view this study at time of this survey	9/29/2017 9:22 AM

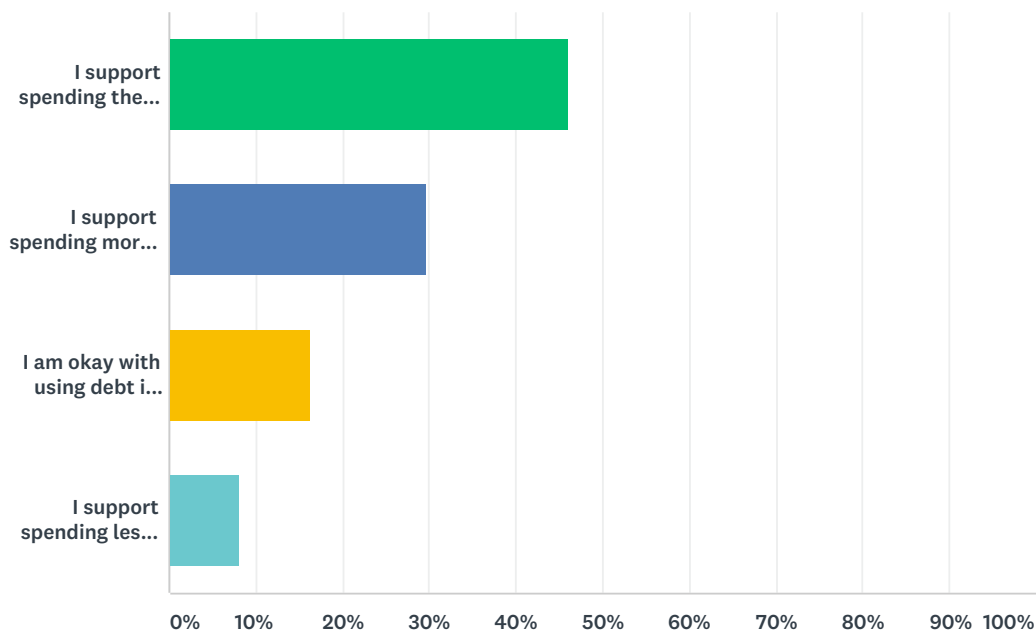
### Question 7 Summary

#### **How supportive are you of the City spending money on fixing drainage?**

- 49.95% of respondents support spending the current monies set aside on drainage projects
- 29.73% of respondents support spending more money than is set aside, but do not wish to go into debt.

Q7 While there is never enough money to solve every drainage problem, the City finally has a sizable reserve dedicated to solving the City's drainage problem - about \$1.5 million. While this is a large reserve, it is unable to pay for every improvement recommended by the 2017 KFW Study. The Total estimate cost of the KFW recommended solutions is in excess of \$7 million. How supportive are you of the City spending money on fixing drainage problems?

Answered: 37 Skipped: 3



ANSWER CHOICES	RESPONSES	
I support spending the current monies set aside on drainage projects	45.95%	17
I support spending more than currently set aside - but no debt	29.73%	11
I am okay with using debt in the future to pay for the big drainage projects	16.22%	6
I support spending less on drainage projects and moving the money to other projects	8.11%	3
TOTAL		37

#	IF YOU WISH YOU CAN EXPLAIN YOUR ANSWER BELOW:	DATE
1	We have enough money in reserves and fund balance to do the critical projects without debt. Fund balance is not sacrosanct. It should be used if the residents think drainage is important enough.	10/17/2017 1:20 PM
2	We will use every legal recourse if Shavano Park attempts to implement a plan to which we do not agree.	10/9/2017 7:57 PM
3	The residents impacted have the final say and they must review all plans before any assessment can be made as to the cost.	10/9/2017 6:55 PM

4	City should use funds that have been set aside and if need be, budget for additional funds each year to start to deal with certain drainage problems, but there is no way to address all the issues due to the cost. Furthermore, I also believe that Homeowners take on a certain amount of risk when they purchase homes in flood prone areas (especially near creeks) and it should not be the responsibility of ALL other taxpayers to mitigate all the flooding concerns for homes that are situated in low lying areas. I do believe that the city is responsible for keeping roads from flooding whenever possible and protecting city owned structures and ensuring that new development does not create new flood prone areas due to increasing amounts of storm runoff and I support funds being spent for these purposes.	10/6/2017 12:09 PM
5	Best to get busy before something really BAD happens!	10/2/2017 7:16 PM
6	For culverts, not caused by TXDOT, in the older areas like Turkey Creek.	10/2/2017 4:13 PM
7	I have always felt that drainage issues should be the top priority of the Town Plan. Protection of lives and property should be the main goal of this city. Protective drainage should rank right up with police and fire protection. While only \$1.5 million of city funds are currently dedicated to solving city drainage problems, our city has nearly \$10 million in dedicated and undedicated funds that could and should be used for solving drainage problems rather than "feel good projects."	10/2/2017 3:32 PM
8	I support it as long as it does not make things worse for my property.	10/2/2017 3:15 PM
9	I am concerned with using public monies to fix problems on private property. I do believe that all new construction on any property ( including older sections ) need to be done with the drainage as part of its process. I think if we can stop a potential problem before changing the topography that leads to severe changes to storm water runoff it would behoove us to do so.	10/2/2017 1:13 PM
10	Context is everything. Could you please provide background and insight as to who and how this particular set of survey questions was crafted? Just my opinion, such info would help me in understanding context. For example - the survey says at the beginning "drainage has always been a problem but we've never had money" and then later "we finally have some money" but these statements are really disingenuous. They sound nice and are palatable, but it just avoid and patently covers up the fact that since 1993 the City (its elected leaders during that time) has opted to do nothing in the face of knowing there are drainage problems. Instead, residents are told that drainage is a problem and that it is expensive and that the city will work on it in phases because of the cost, when by the KFW Study there are several places where things could be addressed at no to low to very minimal cost. And that has just not been done by the City. For years. Framing the questions in the way they're framed belies that truth and appears to intentionally set a tone that is just par for the course for government. Shavano Park is better than that and residents darn sure deserve better than that. Also, the survey references public hearings and it looks like they'll be done in stages and by topic. Who specifically is setting the agenda for these hearings? Who specifically is involved in making the agenda for these hearings? Has the City done anything to make one place on the City's website the go-to place for this (and all) information? Creating an info place such that residents can begin to see it and actually use it as the go-to site for info and resources? And how is the info disseminated so as to best engage and include residents? Things are still so scattershot and it's almost as if by design. Thanks	10/1/2017 3:17 PM
11	It is important to set the right priorities for the use of the funds. Obviously not all issues affect homes directly and these should have the greatest priority.	9/29/2017 4:35 PM
12	Money has been allocated and promises made to Mr. Weston and me over the past 4 years to clean up the poor drainage flowing through our properties. What a joke! Get off your collective asses and get it done.	9/29/2017 10:49 AM

## PLANNING AND ZONING STAFF SUMMARY

Meeting Date: March 7, 2018

Agenda item: 7

Prepared by: Curtis Leeth

Reviewed by: Bill Hill

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**AGENDA ITEM DESCRIPTION:** Discussion / action – Proposed changes and updates to the Introduction and Background sections of the City’s 2010 Town Plan – City Manager Hill and Commissioner Janssen.

X

**Attachments for Reference:**

1) 7a Town Plan 2018 – pages 1 – 18  
(intro & existing conditions)

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**BACKGROUND / HISTORY:** Staff in consultation with Chairman Janssen of the Planning & Zoning Commission have drafted and refined pages 1 – 18 (introductory and existing conditions sections) for Commission review.

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**DISCUSSION:** Section-by-section review by Planning & Zoning Commission will facilitate reading and review of the Town Plan document. Some population figures are placeholders until census bureau issues 2017 population estimates later this year.

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**COURSES OF ACTION:** Planning & Zoning Commission adopts proposed draft or recommends changes to introductory and existing conditions sections of the 2018 Town Plan.

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**FINANCIAL IMPACT:** N/A

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**MOTION REQUESTED:** Planning & Zoning Commission adopts proposed draft as Final Draft or proposed adopts draft with recommended changes to create the new intro to the 2018 Town Plan.



# **TOWN PLAN**

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## **CITY OF SHAVANO PARK**



# **2018**

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printed and bound.**

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# Introduction



## **Purpose of Planning**

*Is to proactively anticipate and set the foundation for future improvements of our community for our residents and other stakeholders.* While change occurs in every City, how a city plans for change will define what type of community will exist in the future. Since the failure to plan is really only planning to fail, it is important to always be proactive through planning. By remembering our City's history and planning for its future, we hope to meet the future needs of our City's residents and businesses.

## **Purpose of the Town Plan**

*Is to present a vision that shapes our community concerning the major opportunities and challenges of our City,* including: hike and bike trails; the City's final residential and commercial development; addressing flooding and drainage problems; the Municipal Tract; and improving safety and drivability on NW Military Highway.



As a formal City document our town plan sets forth general goals and objectives stating our collective vision for the future. The Plan provides a foundation for our City's long-term growth and development with long-range public policy statements for implementation over the next decade.

This document updates the 2010 Town Plan with new resident input and the substantial progress made in planning areas identified in the original Town Plan. Our residents have participated in the development of this Town Plan and this document represents our collective vision for the City's future.

## **Public Participation and Input**

Public participation in the development of this document was a top priority for the Planning & Zoning Commission. The entire community was invited to participate through online surveys and public hearings. Social media was a large part of the outreach for the 2018 Town Plan Update,



with the City's Next Door, Facebook and Twitter accounts playing prominent roles in dispersing information on how and where to participate. This mix of online and face-to-face input allowed for multiple opportunities for residents that was convenient to them. Over 631 residents participated in the six Town Plan online surveys and over a 100 residents participated in the six Town Plan Public Hearings in the fall of 2017.

In addition, KFW Engineers & Surveying and the Texas Department of Transportation made presentations to residents to provide professional and technical details on some aspects of the Town Plan. These presentations ensured residents and The Planning & Zoning Commission had all the facts before them when discussing long-term planning for topics in the 2018 Town Plan.

## **Plan Review Process**

The City's Planning & Zoning Commission will review the Plan periodically, and at such other times as requested by the City Council. We anticipate that future decisions will be consistent with the policies established in this Plan. If future projects are approved by the City Council which differ from the Plan's original intent, the City Council will amend the Plan to reflect those changes.

The 2018 Town Plan process was initiated by the direction of City Council on March 27, 2017.

# Community Vision and Strategic Goals



## Developing our Community Vision

The Planning & Zoning Commission together with City Staff issued an online survey of residents and hosted a public hearing to review the City's current vision statement. Citizen feedback was crucial to forming the new Vision Statement and amending the strategic goals previously developed by City Council. After gaining consensus by the Commission, the new Vision Statement and City Strategic Goals were adopted in the Fiscal Year 2017/18 Budget by City Council.



## Vision

*Shavano Park strives to be the premier community in Bexar County, preserving and celebrating its natural setting and small town traditions amid the surrounding area's urban growth.*

This vision is an aspirational description of what the City strives to be in the future. It is intended to serve as an overarching guide. The City embraces two core aspirations in our vision statement:

First, Shavano Park *strives to be the premier community in Bexar County*. The City aspires to become the premier place in Bexar County to raise a family in strong neighborhoods and on safe streets. This involves community events, citizen involvement, and the amenities necessary to attract and retain future residents.

Second, Shavano Park *preserves and celebrates its natural setting and small town traditions* amid the surrounding area's urban growth. This portion of our vision embraces our City's past as a small rural community while recognizing the challenges of the future with the growth and development of the surrounding San Antonio metro area.

## **City Strategic Goals**

These goals are adopted by the City Council each year as a part of the City's annual budget process. During the 2018 Town Plan update The Planning & Zoning Commission held a public hearing and gathered input from residents. Several minor changes were made. The following are the City's strategic goals:

1. Provide excellent municipal services while anticipating future requirements;
2. Protect and provide a city-wide safe and secure environment;
3. Preserve City property values, protect fiscal resources and maintain financial discipline;
4. Maintain excellent infrastructure (buildings, streets and utilities);
5. Enhance and support commercial business activities and opportunities;
6. Enhance the City's image and maintain a rural atmosphere;
7. Promote effective communications and outreach with citizens; and
8. Mitigate storm water runoff

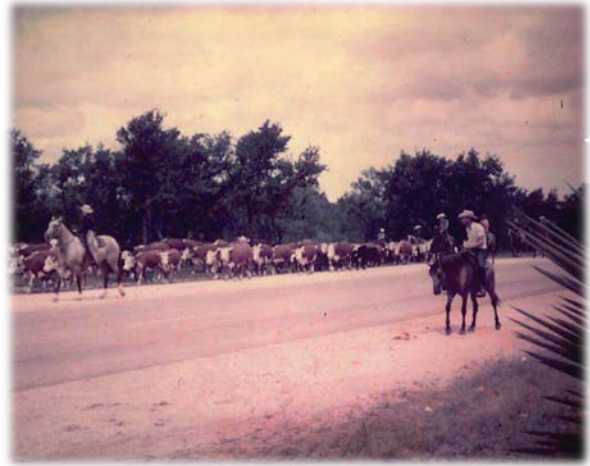
These goals are broad aspirational goals that should guide all City actions. Each budget year the City Council with City staff determines a number of actionable objectives under each goal. The City Manager is evaluated each year on the progress and achievements of these goals.

# History



## City History

The City of Shavano Park (originally known just as Shavano) is located in northwest Bexar County at the edge of the Texas Hill Country, approximately 12 miles north of downtown San Antonio, and along the Olmos and Salado Creeks. In the 1800's, A. De Zavala operated a general store just west of our city limits. In 1881, the U.S. Postal Service opened a post office nearby, with De Zavala as the first postmaster. In 1884, a small rail station and switch was established by the San Antonio and Aransas Pass Railway. During that period of history, Shavano was a stagecoach stop between San Antonio and Boerne. The original town had a saloon, carpenter, grocer and fifty residents. By 1896 the population increased close to 100 residents, before beginning a gradual decline.



1958 Cattle Drive on NW Military Highway

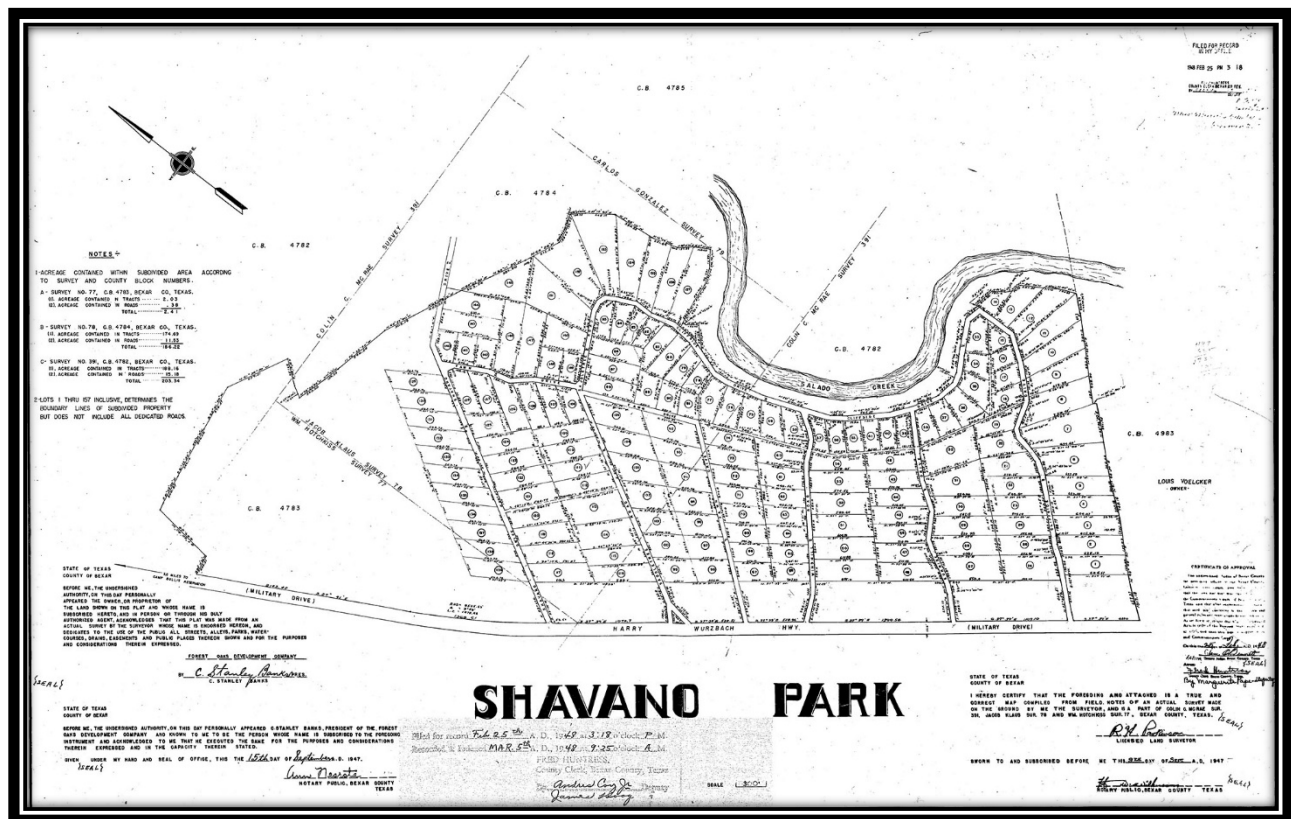


Shavano Park Volunteer Fire Department in 1952

By 1903, the Postal Service closed the post office and the site of the later township of Shavano Park became part of the Stowers Ranch. George Arthur Stowers came to Texas in 1889 and opened several successful furniture stores. The land Stowers acquired was originally part of a Spanish land grant. In 1947, Wallace Rogers and Sons purchased the land with plans for additional development. On June 19, 1956, the City of Shavano Park was incorporated as a General Law City. At that time, the road system consisted of only NW Military Highway and De Zavala Road, and residential development had begun in the Cliffside subdivision, which is east of NW Military Highway. In the mid-1960s, additional roads were added, including Loop 1604 to the north, Lockhill Selma Road to the west and Huebner Road to the south.



Today, the City of Shavano Park is completely surrounded by the City of San Antonio. The City's boundaries are generally loop 1604 to the north, Huebner Road to the south, Lockhill Selma to the west and Salado Creek to the east. The City encompasses approximately 3.3 square miles of land and has an estimated **3,684 residents**. The City has come a long way from the rural cluster of homes along Military Drive as can be seen in this 1948 property plat of the City.



*Original Plat of Shavano Park from 1948*

For a more details and visuals on the history of Shavano Park visit our Bexar County Bibliotech Digital Library at: <https://library.biblioboard.com/anthology/4cd51bfb-976d-4d7d-b977-e16dd4c3c523/collections/masonry>

# Strengths, Weaknesses, Opportunities, and Threats



## **2018 Town Plan: Strengths, Weaknesses, Opportunities, and Threats**

For the 2018 Town Plan, residents and The Planning & Zoning Commission re-evaluated the strengths, weaknesses, opportunities, and threats (SWOTS) for the City of Shavano Park. This exercise helps the City identify those areas where it should focus its energies and efforts.

### Strengths

- Rural Character
- Location/Access
- Outstanding Municipal Services
- Quality Development
- Safety and Security

### Weaknesses

- NW Military Highway Congestion
- Limited Future Residential and Commercial Development
- Pedestrian Accessibility
- Drainage

### Opportunities

- Work with TxDOT on NW Military Highway Expansion
- The Municipal Tract located in the City's center
- City Identity
- Work with the City of San Antonio/Bexar County
- Engage with Developers/Property Owners to Meet City Long-term Needs

### Threats

- Other Governments Impacting the City
- Crime
- Traffic Congestion
- San Antonio Growth
- Nearby Multi-family Developments

In the future, the City will strive to sustain these strengths, address and correct these weaknesses, pursue new opportunities, and ensure that community threats are contained.

# Demographics



## Demographic Analysis

People are the most important aspect of our community. Demographic and other information regarding our City's residents provides a fundamental understanding of the nature of our community.

## Population Growth

Shavano Park has experienced an **x** increase in population between the years of 2010 and 2017. Our population has grown through implementation of our annexation program adopted in 1999 and development of new neighborhoods. These new neighborhoods are nearly built out. The city is dedicated to sustaining large lots with only single family homes, so the city's population is expected to stay stable in the future. The City's zoning does not allow for any multi-family developments.

### Population by Decade 1970-2010

Year	Population	Change	% Change
1970	881		
1980	1,448	567	64%
1990	1,708	260	18%
2000	1,754	46	3%
2010	3,035	1,281	73%
2016*	3,684	649	21%
2017*	TBD	TBD	TBD

\* = estimated

Source: United States Census Bureau



*A home in  
old  
Shavano*

**Growth factors** include the City's location in the majestic and beautiful foothills of the Hill Country in north Bexar County, located near two major highways (Loop 1604/IH 10), the prestigious Northside Independent School District, easy commutes to employment and airport, and plentiful shopping nearby.



## **Demographic Characteristics**

Shavano Park is a highly educated community with a strong presence of military veterans and their families.

<i>Social Characteristics</i>	Number	Percent	Texas
Population	3,035		
High school graduate or higher	2,968	97.8%	81.9%
Bachelor's degree or higher	1,979	65.2%	25.8%
Civilian veterans	312	10.2%	6.50%

50% higher than the Texas average!  
Shavano truly is a community of veterans.

*Source: United States Census Bureau, census data and surveys from the year 2010*

Shavano Park is an affluent community in a prime location with easy access to nearby businesses, parks, and the highway system of the greater San Antonio metropolitan area.

<i>Economic Characteristics</i>	Number	Percent	Texas
Population in labor force (population 16+ years)	1,317	43.4%	48.00%
Mean travel time to work (in minutes)	20.6	(x)	24.8
Median household income (in U.S. dollars)	159,583	(x)	49,646
Median family income (in U.S. dollars)	177,750	(x)	58,142
Per capita income (in U.S. dollars)	89,348	(x)	24,870

4 minutes less than the Texas average!

More than triple the Texas average!

*Source: United States Census Bureau, census data and surveys from the year 2010*

Shavano Park is comprised of strong residential neighborhoods with high property values. These property values reflect the community is safe, secure, on large lots, and supported by outstanding municipal services.

<i>Housing Characteristics</i>	Number	Percent	Texas
Total occupied housing units	1,195		
Median value (in U.S. dollars)	\$568,700		\$136,000

Almost 4 times the Texas average!

*Source: The Bexar County Appraisal District, Certified Totals from 2017*

# Existing Conditions



## Ad Valorem Tax Rate

In the tax year 2017, the ad valorem tax rate in the City was \$0.287742 per \$100 valuation. Shavano Park's ad valorem tax rate is quite low, but still offers superior services in fire, emergency medical services, police, and public works. Shavano Park lies within the Northside Independent School District (NISD), which assessed an ad valorem tax rate of \$1.375500 per \$100 valuation in the 2017 tax year.

City	2017 Rate
San Antonio	0.558270
Hollywood Park	0.510081
Olmos Park	0.432785
Alamo Heights	0.386439
Terrell Hills	0.347673
Fair Oaks Ranch	0.329500
<i>Shavano Park</i>	<i>0.287742</i>

Texas Average 2016  
Rate

**0.494406**

*Source: Texas Comptroller  
of Public Accounts*

*Source: Bexar Appraisal District*

## Zoning

The City's zoning districts ensure City development meets the needs and wants of residents, high-quality business services, and single family homes with both large and small lot configurations. Residential zoning is comprised of single-family residential classifications and multi-family zoning is prohibited by city ordinance. Commercial zoning is located predominately along Lockhill Selma Road and Loop 1604. Additionally, there is an office park and adult living facility located at the northeast and southeast corners of Lockhill Selma and De Zavala Roads, respectively.

The City's zoning districts are as follows:

<b>A-1, A-2, A-3, A-4</b>	Single Family Residential District
<b>CE</b>	Single Family Cottage Estate Residential District
<b>O-1</b>	Office District
<b>B-1</b>	Business District
<b>B-2</b>	Business District
<b>M-U</b>	Municipal Utility District
<b>MXD</b>	Mixed Use District

The City's newer residential developments are all Planned Unit Developments (PUDs). These PUDs give developers flexibility in designing and building quality gated communities that provide multiple home and lot configurations to families. For details on these neighborhoods, see page X.

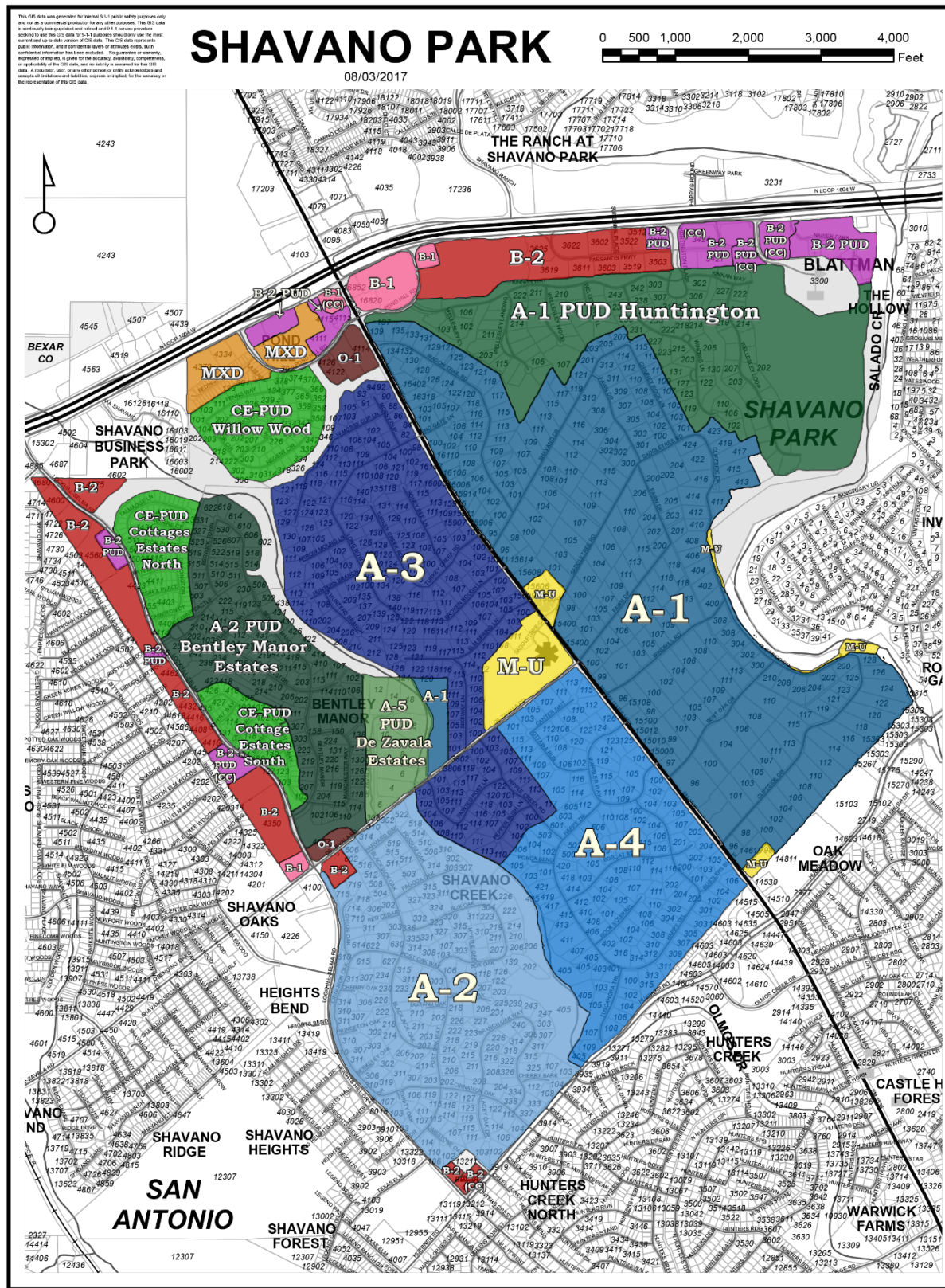
<b>PUD</b>	<b>Neighborhood</b>
<b>A-1 PUD</b>	Huntington
<b>A-2 PUD</b>	Bentley Manor
<b>A-2 PUD CE</b>	Bentley Manor Cottage Estates
<b>A-5 PUD</b>	De Zavala Estates
<b>CE PUD</b>	Willow Wood



*Tower  
Entrance to  
Huntington*



## Zoning Map



## **School District**

Shavano Park is entirely within the Northside Independent School District (NISD), an award-winning school system and one of San Antonio's premier school districts. NISD is often referred to as San Antonio's "destination district" because the majority of people building new homes do so in this district. NISD was one of five finalists in the nation for the 2007 Broad Prize, the "Nobel Prize" of public education. NISD has five PTAs that have been nationally ranked as National PTA Schools of Excellence. NISD also has a dedicated Northside Educational Improvement Council who regularly reviews and improves school education plans. Northside Independent School District provides an excellent education and is a Recognized rated school district by the Texas Education Agency. Blattman Elementary School, located in the northeastern part of Shavano Park, is part of NISD. Blattman Elementary received a recognition as #7 of the Best San Antonio Elementary Schools in 2017, as reported by the San Antonio Express-News in June 2017.

## **Transportation**

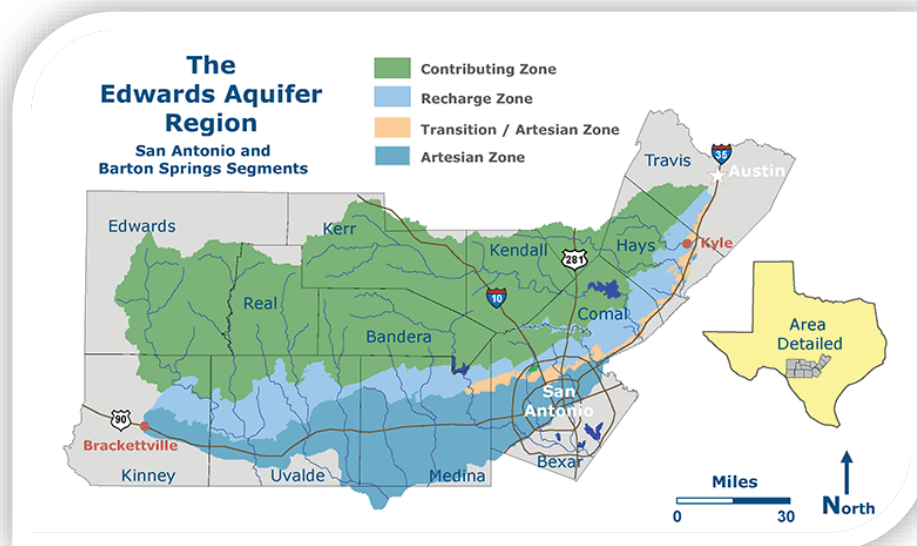
The City of Shavano Park is ideally located within commuting distances to major shopping centers, restaurants, banks, schools, the Medical Center, and the University of Texas at San Antonio. Additionally, the VIA Metropolitan Transit Authority has provided transportation services from numerous locations within Shavano Park to locations throughout the metropolitan area of the city of San Antonio for over twenty years.

The City's three major thoroughfares are NW Military Highway, Lockhill Selma Road, and De Zavala Road. Based on the 2016 traffic map, as prepared by TxDOT, our City's traffic count at the intersection of NW Military Highway and De Zavala Road was 18,947 vehicles per day. With continued growth in the City of San Antonio, and with increased traffic congestion of its main thoroughfares, Shavano Park's main thoroughfares of NW Military Highway, De Zavala Road, and Lockhill Selma Road have experienced significant increases in their traffic counts. In 2010, the traffic count at the intersection of NW Military Highway and De Zavala Road was 10,500 vehicles per day. This means that there was an 80% increase in traffic at the intersection in just 6 years. During the busiest times of the day, when the traffic count is at its highest, residents along NW Military Highway often find it difficult to exit their neighborhoods and enter onto NW Military Highway. TxDOT is currently working on a project to help ease congestion by widening NW Military Highway and by creating a turn lane in the middle. Near Loop 1604 and NW Military, TxDOT plans to create a new system for cars to be able to enter and exit NW Military Highway swiftly and safely. These projects should help increase the traffic flow of our City and support an increase in vehicles in the future.

## **Dark Skies**

The United States Army expressed concern regarding its ability to conduct night training exercises because of excessive outdoor lighting within a five-mile perimeter of Camp Bullis. Shavano Park is located within this five-mile corridor, and in 2009, our City Council established regulations for outdoor lighting impacting Camp Bullis. These regulations support the United States Army and the community of Shavano Park benefits from the reduction of light pollution in the City.

## **Edwards Aquifer Recharge Zone**



The Edwards Aquifer is an underground layer of porous, honeycombed, water-bearing rock that is between 300-700 feet thick. The City is located entirely over the environmentally sensitive Edwards Aquifer Recharge Zone that stretches across north Bexar County. All developments over the recharge zone are regulated by the Edwards Aquifer Authority and require Water Pollution Abatement Plans. The City considers protecting the Aquifer a serious duty, and ensures all developments meet EAA and TCEQ standards. As an example, in 2017 the City built a rain garden at City Hall to collect runoff from the City Hall parking lot and improve the City's water quality.



## **Tree Preservation**

One of our City's greatest assets are the beautiful trees. Trees maintain our attractive rural character, protect against soil erosion, and offer shade to homes. During the town meeting process, residents made numerous comments about how our trees contributed to the allure and beauty of Shavano Park. In addition, groves of "second generation trees" are found throughout the City.



Primarily established trees are Live Oaks with a scattering of Burr, Red and Post Oaks, as well as Juniper, Mesquite, Hackberry, and Cedar Elm. A diversity of tree species is desirable because it not only adds to the aesthetic quality of the City, but it also helps prevent the widespread devastation caused by single species disease or infestation. By ordinance, native trees, which are known to flourish in South Texas, are protected. Removal of heritage trees defined in the City's Municipal Code should be considered only as a last resort, and commercial developers must demonstrate that no other alternative is available before proceeding with demolition. These trees add to the lushness of the City's neighborhoods and streetscapes, and will remain protected.



In 2005, the City adopted a tree preservation ordinance to protect certain trees during commercial development. This ordinance set the requirements for tree preservation that all commercial developments must follow. Developments are required to submit a tree survey to the City and mitigate any loss of heritage trees, as defined by ordinance, with the planting of new trees.

In 2015, the City adopted a Public Tree Care ordinance that created the Citizen's Tree Committee of Shavano Park. This committee provides advice and input regarding possible oak wilt, tree trimming and generally accepted urban forestry practices. This ordinance also granted the City Manager the authority and responsibility to oversee the planting, pruning, maintenance, and removal of trees on public property. This ordinance ensures that the City's beautiful and lush trees are protected on public property in addition to commercial property.



In 2016 the Shavano Park Citizen's Tree Committee spearheaded the City's efforts to become a Tree City USA. This program, administered by the Arbor Day Foundation since 1976, recognizes communities committed to sound urban forestry management. Over 3,400 communities are a part of this program. A community is required to maintain a tree board, have a community tree ordinance, spend at least \$2 per capita on urban forestry and celebrate Arbor Day.



# Achievements and Awards



## Scenic City

The City of Shavano Park is a recognized Scenic City by the Scenic City Certification Program since 2016. Shavano Park maintains high-quality scenic standards for its roadways and public spaces. The Scenic City Certificate is a reflection of Shavano Park's excellent civic leadership, great community pride, and strong rural character.

## Firewise USA

Shavano Park is a recognized Firewise Community by the National Fire Protection Association since 2016. The residents of Shavano Park are active participants in creating a safer community by engaging in wildfire risk reduction activities and by celebrating Firewise Day each year.

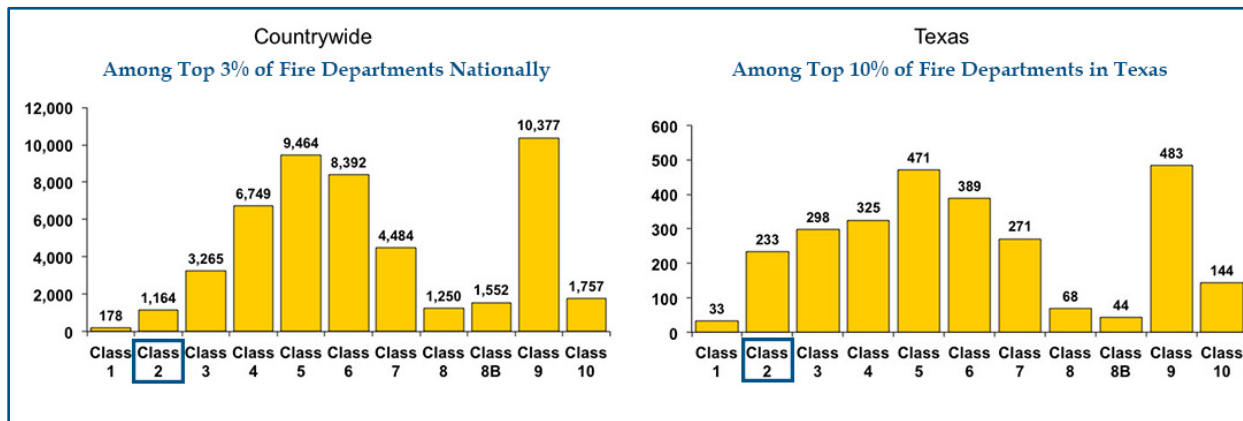


## Insurance Services Office (ISO) Rating of 2

The Insurance Services Office (ISO) collects information on municipal fire protection efforts in communities and analyzes the data. ISO will then assign a Public Protection Classification ranging from 1 to 10, with 1 being the best and 10 the worst. On June 10, 2016 the City of Shavano Park Fire Department received a classification of 2.



This classification places the Shavano Park Fire Department in elite company among the nation's fire departments. In addition, this rating entitles the residential and commercial property owners within the City of Shavano Park to receive the maximum credit on their insurance premiums. With a Class 2 ISO rate, Shavano Park property owners realize a 10 to 15% decrease in their property insurance premiums.



Source: [www.isomitigation.com](http://www.isomitigation.com)

### **Texas Police Chiefs Association Law Enforcement Best Practices Recognition**

On February 22, 2018 the City of Shavano Police Department achieved “Recognized Status” for compliance with the Texas Law Enforcement Agency Best Practices Recognition Program of the Texas Police Chiefs Association. Of the 2,667 police agencies in Texas, the Shavano Park Police Department became the 146th agency that achieved this status. This recognition is based upon the policies, standards, and practices of the department following the 168 Best Practice Standards, and involved a comprehensive two year agency process culminating in a two day audit of all areas of the agency.



The men and women of the Shavano Park Police Department are commended for their hard work and dedication in obtaining this status.



Established in 2006, the Law Enforcement Recognition Program is a voluntary process where police agencies in Texas prove their compliance with 168 Texas Law Enforcement Best Practices. These Best Practices were carefully developed by Texas Law Enforcement professionals to assist agencies in the efficient and effective delivery of service, the reduction of risk and the protection of individual’s rights.

## **Texas Fire Chiefs Association Best Practices Recognition**

To be done once certified. . .

## PLANNING AND ZONING STAFF SUMMARY

Meeting Date: March 7, 2018

Agenda item: 8

Prepared by: Curtis Leeth

Reviewed by: Bill Hill

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**AGENDA ITEM DESCRIPTION:** Discussion / action – Review of the City’s ordinances regarding the minimum allowable sizing of parking spaces in non-residential zoning districts – Assistant to City Manager Leeth and Commissioner Janssen.

X

**Attachments for Reference:** 1) 8a Ordinance 100-02-11

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**BACKGROUND / HISTORY:** In August 2017 Bitterblue coordinated with staff on their B-2 PUD request for certain commercial properties in the Pond Hill area to allow compact parking space sizes. During this coordination staff noticed a discrepancy between the definitions of *Parking Space* Chapters 32 – Traffic and Vehicles and Chapter 36 – Zoning. In particular there was a provision for commercial parking space size in Chapter 32 but none in Chapter 36.

Staff research identified two problem areas in the City’s regulations of commercial parking spaces:

1) **Discrepancy in definitions:** The City originally required parking spaces to be ten feet x 20 feet, but in the 2000s with the increasing development of the City it became apparent that the large parking space requirement resulted in more concrete and limited greenspace. The provision for 9 x 18 commercial parking space was added to the Code of Ordinances under Chapter 32-19 by Ordinance 100-02-11 (page 13).

2) **Need for regulations regarding compact spaces:** In addition staff recommend adding a provisions for compact spaces to the City’s Code of Ordinances for commercial districts. During this review staff identified compact spaces are present in commercial areas across the City.

---

**DISCUSSION:** 1) **Discrepancy in definitions:** The definition for a Parking Space is described in within two chapters of the Code of Ordinances, Chapters 36 and 32:

### **Sec. 36-1. - Definitions.**

...

*Parking space* means a surfaced area as referenced in Ordinance 200-03-07, being not less than 200 square feet with minimum dimensions of ten feet by 20 feet, enclosed or unenclosed, sufficient in size to store one automobile together with a surfaced driveway connecting the parking space with the street or alley and permitting ingress and egress.

## Sec. 32-19. - Definitions.

. . .

*Parking space* means an area surfaced with concrete, asphalt, or similar all-weather material being not less than ten feet by 20 feet, enclosed or unenclosed, that is sufficient in size to store, at minimum, one motorized vehicle together with a driveway connecting the parking space with the street or alley and permitting ingress and egress. **For all nonresidential parking spaces, the parking space size shall not be less than nine feet by 18 feet.**

The primary difference between these two definitions is that Chapter 36 does not allow nonresidential parking spaces to be nine feet by 18 feet as stated in Chapter 32. The vast majority of parking spaces in business districts across the City are 9 x 18 and are therefore in violation of the City's zoning ordinance but in compliance with Sec. 32-19.

2) **Need for regulations regarding compact spaces:** Using the Planned Unit Development process to allow small numbers of compact spaces to every business would be cumbersome and require significant staff time. To ensure our ordinances reflect practice staff recommend a provision similar to that by the City of San Antonio's Unified Development Code:

(2) **Compact Vehicles.** Up to thirty (30) percent of the required parking spaces may be designated for use by compact vehicles with minimum dimensions of eight (8) feet in width and sixteen (16) feet in length. Compact vehicle parking areas shall be identified by individually marking each parking space surface with lettering a minimum of six (6) inches in size.

Staff proposes a slightly altered provision to ensure compact spaces too not become too small or too prevalent in the City:

**Compact Spaces.** Up to twenty (20) percent of the required parking spaces may be designated for use by compact vehicles with minimum dimensions of eight (8) feet in width and eighteen (18) feet in length. Compact vehicle parking areas shall be identified by individually marking each parking space surface with lettering a minimum of six (6) inches in size.

---

**COURSES OF ACTION:** Consider establishing 9 feet by 18 feet as the allowed minimum for commercial parking space size and allowing a certain percentage of compact spaces to be 8 feet by 18 feet and / or recommend additional changes to the definition for Parking Space.

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**FINANCIAL IMPACT:** N/A

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**MOTION REQUESTED:** Consider establishing 9 feet by 18 feet as the allowed minimum for commercial parking space size and allowing a certain percentage of compact spaces to be 8 feet by 18 feet.

**ORDINANCE NO. 100-02-11**

**AN ORDINANCE AMENDING THE CITY OF SHAVANO PARK CODE OF ORDINANCES CHAPTERS 1, 2, 4, 6, 8, 14, 16, 18, 20, 22, 24, 32, AND 34; MAKING MULTIPLE SUBSTANTIVE AND FORM AMENDMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER; AND AN EFFECTIVE DATE.**

---

**WHEREAS**, the City of Shavano Park City Planning and Zoning Commission created a Codification Review Committee (the "Committee") to review the recent codification of the City of Shavano Park Code of Ordinances; and

**WHEREAS**, the Committee met over a period of several months reviewing the City's recent ordinance codification; and

**WHEREAS**, the Committee made numerous recommendations on proposed amendments to the City's Code of Ordinances; and

**WHEREAS**, the City of Shavano Park Planning and Zoning Commission held multiple public meetings over a period of several months reviewing the Committees' proposed recommendations; and

**WHEREAS**, the City of Shavano Park Planning and Zoning Commission recommended multiple amendments to the City's Code of Ordinances to the City Council; and

**WHEREAS**, the City of Shavano Park City Council directed Staff and two City Council members to review the proposed amendments as to their necessity and appropriateness (the "Review Committee"); and

**WHEREAS**, the Review Committee spent numerous weeks reviewing the proposed amendments; and

**WHEREAS**, the Review Committee recommends the amendments delineated within this ordinance as necessary and appropriate amendments to the City's Code of Ordinances; and

**WHEREAS**, the City of Shavano Park City Council hereby finds and determines that it is in the best interest of the City adopt the amendments to the City's Code of Ordinance as delineated within this ordinance.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHAVANO PARK, TEXAS THAT:**

**I.  
AMENDMENTS**

The City of Shavano Park's Code of Ordinances shall be amended as follows:

## **Chapter 1 – General Provisions.**

### Sec. 1-2. Definitions and Rules of Construction

*Chief Administrative Officer.* The term "Chief Administrative Office" means the City Manager.

*City Council.* The term "City Council" or "**Council**" means the City Council for the City of Shavano Park.

*City Engineer.* The term "City Engineer" means the duly appointed incumbent of the office of city engineer of the City of Shavano Park, Texas, if such an office shall exist and be then occupied, and if not, then it shall mean any such engineer or engineering firm which has been duly authorized and appointed by the City of Shavano Park City Council.

## **Chapter 2 – Administration.**

### Sec. 2-24. Submission of Agenda Items

- (d) Any resident of the City wishing to request that an item be discussed at a City Council meeting may provide a written submission meeting the requirements of these procedures not later than 5:00 p.m. on the Monday of the week preceding the convening of the regular/special City Council meeting directly to a City Council Alderman, the City Mayor, or the City Manager, who may consider the request and chose to sponsor the item for placement on the agenda.

### Sec. 2-63. City Manager

- (15) Authority to sign checks, as limited by the City's internal control policy and in accordance with the City's procurement policy as revised by Council from time to time.

### Sec. 2-144. City Park Records declared Public Property

#### **Section title to be amended to read as follows:**

Sec. 2-144. City Records Declared Public Property

### Sec. 2-212. Use of Public Resources

Neither the City Mayor nor any Alderman shall appear on his or her own behalf or on behalf of the private interests of third parties before the City Council or any board or proceeding of the City, as provided in Tex. Local Government Code Ch. 171.



## **Chapter 4 – Animals.**

### Sec. 4-1. Running at Large

- (b) Any animal that is identifiable by tag, tattoo or other means will be returned to the owner if at all possible. Those animals that are abandoned or not identified as to owner will be delivered to the rabies control facility in the City of San Antonio, Texas, or such other facility as Council prescribes. This includes canines and felines of the domestic varieties.

### Sec. 4-2. Responsibilities of Police

- (a) The Chief of Police, the Police Department, and such other individuals as the City Manager designates as responsible for animal control, shall be responsible for delivering the stray, abandoned, or unidentified animals to the control facility in the City of San Antonio, Texas, or such other facility as Council prescribes, and for enforcing this chapter.

## **Chapter 6 – Building and Building Regulations.**

### **Delete Section 6-42 (b) (4) and add the following:**

#### Sec. 6-42. Plumbing Permits

- (4) Swimming pool/spa repair.
- (5) Sprinkler system repair.
- (6) Toilet repair/replacement.
- (7) Faucet repair/replacement.
- (8) Hot water heater repair/replacement.
- (9) Water softener repair/replacement.
- (10) Hot tub repair.

#### Sec. 6-93. Fences

- (1) Fences not more than eight feet in height are permitted, provided that said fences are constructed of wood, concrete, brick, wrought iron or other materials approved by the Building Official and the materials are architecturally and aesthetically consistent with the surrounding area.
- (6) No fence shall encompass any fire hydrant.

#### Sec. 6-104. Area Regulations

- (b) *Buildings on the lot.* Except as permitted in CE District, the buildings on any one lot must not cover more than one-third of the entire area of the lot.

#### Sec. 6-126. Composition

- (b) Alternatively, the City Council may appoint one person who is an attorney or a licensed general contractor citizen in lieu of any of the qualified persons listed in subsection (a) of this section.

### **Chapter 8 – Businesses and Business Regulation.**

#### Sec. 8-21. Application for Permit and Identification Badge

- (d)(3) The applicant has been convicted of a felony involving trafficking in controlled substances, theft, burglary, robbery, or any violent acts against persons or property, or any crime against the elderly, such conviction being entered within the ten years preceding the date of application or any time thereafter;
- (7) The applicant has been convicted of a felony sex offense at any time.

#### Sec. 8-24. Hours of Solicitation

During Central Standard Time, permissible solicitation hours are from 10:00 a.m. to 6:00 p.m., and during Daylight Saving Time permissible solicitation hours are from 10:00 a.m. to 8:00 p.m. only, Monday through Saturday. No solicitation whatsoever is permissible on Sunday.

### **Chapter 14 – Environment.**

#### Sec. 14-1. Drain way Regulations

- (h) It shall be unlawful to do or perform any act prohibited hereby and it shall be unlawful to fail to do or perform any act required hereby.

#### Sec. 14-21. General Restrictions

- (a) Except for clearing branches lower than seven (7) feet above ground level and branches posing a danger to property (each only after issuance of a special permit), oak trees of any type that are growing within the corporate limits of the City may only be trimmed during July, August, September, December, January, and February.
- (d) The cost of the permit shall be established by the City Council from time to time for tree services, landscape contractors and private utilities for each tract of land.

Homeowners doing their own trimming shall pay a different fee, as established by the City Council from time to time.

- (f) Except as provided for Homeowners, the permit shall be valid for ten days from date of commencement, and it may be extended for unforeseen circumstances. For all Homeowner permits, permits shall be valid for twelve months from date of issue.
- (h) All brush resulting from the trimming of the trees by a commercial tree trimmer, corporation, or landscape company, must be removed from site within 96 hours of trimming.

#### Sec. 14-22. Management Program

- (a) Any Homeowner who suspects or finds oak wilt infection on his or her property shall notify the Public Works Department within 48 hours to obtain aid from the State Forest Service to confirm the diagnosis of oak wilt. When oak wilt is confirmed, the property owner shall undertake measures for control recommended by the State Forest Service to prevent the spread of the infection. The City may provide limited financial assistance with funds collected from permit fees and fines.

#### Sec. 14-50. Prohibited Protrusion above Rights-of-Way

It shall be unlawful for any person owning, occupying, or having supervision or control of any lot, tract, parcel of land, or portion thereof, whether it be occupied, improved, or unimproved, to permit the protrusion or overhang of trees, bushes, shrubs, and similar vegetation or structures over the right-of-way, or a street between curb to curb, to a height under 14 feet above the rights-of-way within the City limits.

#### Sec. 14-51. Prohibited area of Non-curbed Side Street

Where a side street is not curbed, the prohibited area shall start at the edge of the designated pavement width and shall include the right-of-way. Protrusion or overhang is prohibited over other easements and rights-of-way adjacent to streets to a height under 14 feet.

#### Sec. 14-52. Warning Notice

A warning notice regarding the landowner's violation of this article shall be sent to the landowner by regular mail requesting that the landowner contact the Code Enforcement Officer to discuss a date when the landowner shall come in compliance with this article. If, after 14 days from the date this initial notice is mailed, the City has not received a response from the landowner, the City shall send a second warning notice to the

landowner by certified mail, return receipt requested, requesting that the landowner contact the building official within five days of receipt of the certified letter to determine when the landowner shall come in compliance with this article. Failure of the landowner to contact the City or the Code Compliance Officer after said notices or the failure of the landowner to complete the promised compliance with this article shall indicate a refusal of the landowner to comply with this article. Once these notice provisions have been completed and if the landowner has failed to respond or has failed to comply with this article and warnings, the Code Compliance Officer is then authorized to file a complaint in Municipal Court as authorized by this article.

Sec. 14-82. Cultivated and Uncultivated Agricultural Properties; Height Limitations

- (b) *Uncultivated agricultural properties.* Except for property classified as Municipal District, a person, owner, tenant or agent responsible for or claiming or having supervision or control over uncultivated agricultural property commits an offense if such person permits or allows:

Article V. Noise

**Delete ARTICLE V. NOISE in its entirety and move contents to Chapter 20 under new ARTICLE III. NOISE and number appropriately with the following corresponding amendments:**

Sec. 20- \_\_\_\_\_. Prohibited Noises Enumerated

- (13) *Commercial establishments adjacent to residential property.* Unreasonably loud and raucous noise from the premises of any commercial establishment, including any outdoor area which is part of or under the control of the establishment, between the hours of 12:00 a.m. and 7:00 a.m. which is plainly audible at a distance of five feet from any residential property.

Sec. 20-\_\_\_\_. Exemptions

- (7) *Other events.* Until 12:00 a.m. on any Friday, Saturday or City holiday, indoor and/or outdoor gatherings, public dances, shows and sporting events, and other similar outdoor events, provided that a permit has been obtained from the appropriate permitting authority.

Sec. 14-147. Jurisdiction

The provisions of this article shall be applicable to the entire area within the corporate limits of the City. No Homeowner shall be limited by the provisions of this Article.

(a) Appendix I: Native plants to be conserved in landscape buffers.

TABLE INSET:

Acacia	<i>Acacia farnesiana</i>
Retama	<i>Parkinsonia texana</i>
Mexican Buckeye	<i>Ungradia speciosa</i>
Texas Buckeye	<i>Aesculus speciosa</i>
Condalia	<i>Condalia hookeri</i>
Mountain Laurel	<i>Sophora secundiflora</i>
Evergreen Sumac	<i>Rhus virens</i>
Flameleaf Sumac	<i>Rhus lanceolata</i>
Texas Redbud	
Mexican Silktassel	<i>Garrya ovata</i>
Muhly Grass	
Buckley Yucca	<i>Yucca constricta Buckl.</i>
Twist-leaf Yucca	<i>Yucca rupicola</i>
Elbow Bush	<i>Forestiera pubescens</i>
Eve's Necklace	<i>Sophora affinis</i>
Virginia Creeper	
Kidneywood	
Fragrant Sumac	<i>Rhus aromatica</i>
Hoptree	<i>Ptelea trifoliata</i>
Rusty Black-haw	<i>Viburnum rufidulum</i>

Sec. 14-227. Penalty

Section 1-10 shall apply to and cover any and all violations hereunder.

## **Chapter 16 – Fire Safety.**

Sec. 16-22. Insurance certificate required before issuance of blasting permit.

Before a permit to do blasting shall be issued, the applicant for such permit shall file a certificate from an insurance company licensed to do business in the State evidencing that the applicant has in force existing liability insurance coverage of not less than the greater of (1) \$5,000,000 occurrence / \$10,000,000 aggregate or (2) such higher amount as the State of Texas may impose on blasting companies to cover the payment of any damages arising from the neglect of the applicant, his agent, or employees during the conduct of the blasting operations for which the permit is granted.

Sec. 16-57. Enforcement

The provisions of this Article shall be enforced by members of the City Police Department and other duly licensed law enforcement personnel.

## **Chapter 18 – Flood Damage Prevention.**

Sec. 18-1. Statement of Purpose

- (7) Provide a database for potential buyers to determine if property falls in a flood area, as defined by FEMA.

Sec. 18-3. Definitions

*FEMA* means the Federal Emergency Management Agency.

Sec. 18-4. Lands to which this Chapter Applies

This chapter shall apply to all duly designated FEMA flood zones ("areas of special flood hazard") within the jurisdiction of the City.

Sec. 18-9. Interpretation

**Delete Section 18-9. Interpretation and reserve for future use.**

Sec. 18-10. Warning and Disclaimer of Liability.

This chapter shall not create a cause of action or basis for liability from any flood damages that result from reliance on this chapter or any administrative decision lawfully made thereunder.

#### Sec. 18-39.Designation of Floodplain Administrator

The Public Works Director or his designee is hereby appointed the Floodplain Administrator to administer and implement the provisions of this chapter and other appropriate sections of 44 CFR (National Flood Insurance Program Regulations), pertaining to floodplain management.

#### Sec. 18-42. Variance Procedures

#### **Delete all of Section 18-42 and replace as follows:**

#### Sec. 18-42. Variance procedures.

See City Board of Adjustment procedures – Chapter 36.

#### **Chapter 20 – Offenses and miscellaneous Provisions.**

#### Sec. 20-24. Specific nuisances Declared

- (1) The keeping of horses, donkeys, cows, goats, sheep, or animals of similar size (but excluding domestic cats, dogs and pot bellied pigs) on any platted site within the limits of the City west of N.W. Military Highway (FM 1535).
- (2) d. The permit must be approved by the City Code Compliance Officer.
- (4) Parking broken down or inoperative motor vehicles of any kind.

#### **Chapter 22 – Public Safety Services.**

#### Sec. 22-85. Operations

- (b) The Fire Department shall be headed by a Fire Chief who shall be selected by the City Manager and approved by the City Council. Such employee may be terminated by the City Manager with consent of City Council.  
*[Remainder of Paragraph to remain unchanged]*
- (c) Additionally, the following fire department positions are hereby created: Fire Chief, Assistant Fire Chief, Fire Lieutenant, Fire Apparatus Operator, and Fire Fighter. The City Council shall create such additional positions in the fire department as it shall deem advisable from time to time. Appointments to a fire department position shall be those positions budgeted by City Council on recommendation by the City Manager.



Sec. 22-109. Police Department.

- (a) There is hereby created the Shavano Park Police Department, which shall be operated as a departmental function of the City and shall provide 24-hour police protection for the City in accordance with Texas Local Government Code §341.001, etc.
- (b) The Police Department shall be headed by a Chief of Police who shall be selected by the City Manager and approved by the City Council. Such employee may be terminated by the City Manager with consent of City Council.
- (c) The Chief of Police shall receive such salary or compensation as may be fixed by the City Council.

**Chapter 24 – Signs.**

Sec. 24-1. Definitions

*Electric sign* means:

- (1) Any sign on which letters, figures, designs, or messages are formed or outlined by electric illumination, or by a transparent or translucent medium which is electrically illuminated, whether the illuminating device is contained within or on the sign, including digital signs illuminated by LCD, LED, plasma displays, projected images or any other illumination format.

*Private property* means all property other than park or municipal property.

*Public property* means property owned by, or dedicated to the City.

Sec. 24-4. Non-Nuisance Signs

- (3) Political signs on private property shall not exceed an effective area greater than 36 square feet in sign area, including its framing, trim and molding. No political sign shall be placed on public property including public easements and rights-of-way, except when said public property is a polling place, as provided below, and provided no political sign may be placed on a public easement or right of way. The placing of political signs on private property without permission of the property owner is prohibited. No political signs, poles or supports shall be placed or erected on property designated as a polling place prior to 6:00 a.m. on the first day of early voting prior to Election Day. Political signs placed at a polling place that is classified as park or municipal property shall be removed within three days following the concerned election.



Sec. 24-13. Variances or appeals

**Delete existing language and replace as follows:**

- (1) Purpose; limitations.
  - a. In order to lessen practical difficulties and prevent unnecessary physical hardship, variances from the regulations may be granted. A practical difficulty or unnecessary physical hardship may result from the size, shape, or dimensions of a structure, or the location of the structure, from topographic or physical conditions on the site or in the immediate vicinity, or from the other physical limitations, street locations or traffic conditions in the immediate vicinity. Cost or inconvenience to the applicant of strict or literal compliance with a regulation shall not be a reason for granting a variance.
  - b. A variance may be granted by the City Council with respect to any regulation contained in this chapter.
- (2) Application. Application for a variance from the provisions of this chapter shall be made upon a form provided by the City Code Compliance Officer. The variance application shall include the application for a sign permit and shall also state the applicant's reasons for requesting the variance in accordance with the criteria set forth in this chapter.
- (3) Fees.
  - a. The applicant shall pay the fee as prescribed in the most recent adopted fee schedule passed and approved by the City Council. The fee shall be non-refundable. If work requiring a variance is begun/completed before obtaining approval for such variance, the owner of the property and/or the person/entity responsible for the commencement of such work shall request approval of an "after-the-fact" variance and pay triple the established, non-refundable fee. Payment of such fee does not relieve the applicant from liability under the penalty provisions of this chapter.
  - b. Acceptance of the increased fee by the City does not constitute any commitment or warranty to approve the variance requested, nor relieve any person/entity from fully complying with the requirements of this chapter. A stop work order shall be in effect until a decision on approval/denial is taken. Fees shall not be refunded if the request for variance is disapproved.

- (4) Hearing. Upon receipt of a variance application, the City Secretary shall set a date for hearing before the Planning and Zoning Commission. The hearing shall take place at the Planning and Zoning Commission's earliest available meeting.
- (5) Recommendation by the Planning and Zoning Commission. At the closing of a hearing on a variance application, the Planning and Zoning Commission shall act on the application. The Planning and Zoning Commission may recommend approval on the application as submitted, or may recommend approval of the application subject to such modifications or conditions as it deems necessary to accomplish the purpose of this chapter, or the Planning and Zoning Commission may recommend denial of the application.
- (6) Planning and Zoning Commission Action. Without further City Council approval, the Planning and Zoning Commission may allow changes of up to 25 percent of the sign area to accommodate longer words and names while retaining appropriate scale and proportions of lettering to open space for readability and aesthetic consideration. In each instance when the Planning and Zoning Commission grants such a variance it shall inform the City Council by forwarding information to the City Manager for dissemination at a public meeting of the City Council. Any other request for variance must be forwarded to the City Council for final approval.
- (7) Action by City Council. Where a variance requires City Council action, the application shall be promptly transmitted to the City Council and placed on the agenda at its earliest available meeting. The City Council shall either approve the application as submitted, approve the application subject to such modifications or conditions as it deems necessary to accomplish the purpose of this chapter, or deny the application. If the City Council deems insufficient information is presented to provide the basis for a sound decision, it shall continue the application to a subsequent meeting. The City Council shall render a decision on the appeal within 60 days after the first presentation of the application to the City Council.

Sec. 24-15. Penalty

**Delete existing language and reserve as follows:**

Sec. 24-15. Reserved

## **Chapter 32 – Traffic and Vehicles.**

### **Sec. 32-19. Definitions**

*Driveway* means an area surfaced with concrete, asphalt or similar all-weather material and shall lead from an authorized curb cut (or if there is no curb cut from the City street) to a garage, carport, or required parking space.

*Motor vehicle* means any titled or previously titled vehicle.

*Parking space* means an area surfaced with concrete, asphalt, or similar all-weather material being not less than ten feet by 20 feet, enclosed or unenclosed, that is sufficient in size to store, at minimum, one motorized vehicle together with a driveway connecting the parking space with the street or alley and permitting ingress and egress. For all non-residential parking spaces, the parking space size shall not be less than nine feet by 18 feet.

### **Sec. 32-20. Parking and storage in front, side or rear yards prohibited**

Except as provided in Section 32-21, parking or storage of motor vehicles in a front, side or rear yard is prohibited.

### **Sec. 32-23. Permit to park on street**

Any persons owning or occupying premises which do not have facilities for parking motor vehicles owned by or leased to persons occupying such premises may file a written application with the Chief of Police, or his designee, for special permission for a temporary permit to park motor vehicles on a public street. In no case will a permit exceeding 30 days be issued (subject to one additional 30-day extensions). Such permit shall be granted by the Chief of Police only upon its making the following findings:

- (1) That the premises do not contain space adequate for parking motor vehicles of the occupants of such premises off the street.
- (2) That it would be an undue hardship on the owners or occupants of the premises to provide off-street parking for motor vehicles owned by or leased to the occupant.

Without permitting, it is permissible for front yard parking in an "A-1" District for a 72-hour period.

### **Sec. 32-24. Temporary Permit to Park on Street**

For any visitor or person temporarily staying in any premises less than 72 hours and who possesses a motor vehicle, no permit shall be required under this Chapter. Any

other persons owning or occupying premises may obtain a temporary permit not to exceed ten days for visitors or persons temporarily staying in such premises who possess motor vehicles, by written application made and filed with the Chief of Police within 72 hours of the time such motor vehicles are parked on the street. Such permission shall be granted upon being shown to the Chief of Police the following:

- (1) That the premises in question do not have adequate space for the parking of motor vehicles of persons temporarily visiting or occupying such premises.
- (2) That the person making such application cannot without undue hardship obtain off-street parking facilities on a temporary basis for such vehicles within the vicinity of such property.
- (3) That the permission be granted in writing and displayed on the motor vehicles at all times when parked on the streets of the City between the hours of 2:00 a.m. and 5:00 a.m. Permits must expire with the expiration of the motor vehicle license even though the time allowed on the permit has not yet expired.

#### Sec. 32-26. Unlawful Riding

No person shall ride in or on any portion of a motor vehicle, all-terrain vehicles and/or golf carts not designed for the transport of passengers, except when engaged in the necessary discharge of employment of business duties; and no operator of a motor vehicle shall drive on any public street or right-of-way within the City while a passenger under the age of 14 years is in or on any portion of the vehicle that is not designed for passengers, including the bed of a pickup truck which is not equipped with securely attached passenger seats equipped with seat belts, or which is not equipped with a camper or other truck bed accessory that provides a roof and four walls.

#### Sec. 32-54. Specific Speed Zones

The maximum prima facie safe, reasonable and prudent speed limits for motor vehicles within the City are hereby determined to be as follows:

- (1) Except as provided in item (5) on all streets, roads and thoroughfares within the corporate limits of the City except for DeZavala Road and Northwest Military Drive (FM 1535), 30 miles per hour.
- (2) On DeZavala Road within the corporate limits of the City, 35 miles per hour.
- (3) On Northwest Military Drive (FM 1535) within the corporate limits of the City, 45 miles per hour.
- (4) Lockhill-Selma Road from DeZavala Road to University Oak, 35 miles per hour.
- (5) Such other limit as City Council may set for a zoning district governed by a Home Owner's Association.

Sec. 32-115. Penalty

**Delete Section 32-115 and Reserve as follows:**

Sec. 32-115. Reserved

Article VI. Truck Traffic

**Amend ARTICLE VI. TRUCK TRAFFIC to read as follows:**

Sec. 32-144. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Through Truck Traffic* means commercial truck traffic not making a scheduled stop at a residential or commercial address in the City.

*Truck* means:

- (1) A truck-tractor;
- (2) A trailer exceeding 20 feet in length;
- (3) A semi-trailer;
- (4) Any dual-axle vehicle registered as a commercial vehicle.

Sec. 32-145. Prohibited truck traffic.

As provided in this Section, it shall be unlawful for any person, directly or through an agent, servant or employee, to use or permit to be used for Through Truck Traffic any street within the City with the exception of the 14600 to 16600 block of N.W. Military Highway. Further, it shall be unlawful for Trucks with a combined gross registered weight in excess of 26,000 pounds to use the City streets of Lockhill-Selma Road from DeZavala Road to University Road and/or DeZavala Road from the City limits at Lockhill-Selma Road to Northwest Military Highway other than Truck traffic making a scheduled stop at a residential or commercial address in the City. In all cases, governmental vehicles and emergency vehicles are exempted from these regulations.

Sec. 32-146. Reserved.

Sec. 32-147. Reserved.

## **Chapter 34 – Utilities.**

Sec. 34-19. Fiscal Year.

### **Delete Section 34-19 and reserve as follows:**

Sec. 34-19. Reserved.

Sec. 34-20. Rebate Program Established

For users of the City water system, the City hereby establishes a rebate program for persons purchasing and installing certain low water use household appliances and fixtures for retrofitting existing single-family structures. The City authorizes the Public Works Director or his designee to prepare a list on an annual basis of appliances and fixtures for which rebates shall be given, and shall be further authorized to establish administrative procedures for implementing the rebate program. Rebates shall be:

- (1) Upon installation of low flush toilet, \$50.00 credit on water bill.
  - a. Limit two credits per residential unit.
  - b. Requires proof of purchase and inspection by City official.
  - c. Residents will be responsible for disposal of toilet.
  - d. Qualifying low flush toilet shall be in accordance with the San Antonio Water Systems standard.
- (2) Upon installation of high-efficiency washing machine, \$100.00 credit on water bill.
  - a. Limit one per residential unit.
  - b. Qualifying high-efficiency washing machine shall be in accordance with the San Antonio Water Systems standard.
  - c. Requires proof of purchase and inspection by City official.

The Water Conservation Rebate Program will be available for fixtures and machines installed after the effective date of the ordinance from which this section is derived. Residents that installed fixtures and machines prior to the approval of the ordinance from which this section is derived do not qualify for the rebate program.

### **Amend Division 2 as follows:**

Sec. 34-43. Purpose.

- (a) This division sets forth uniform requirements for the users and the construction of facilities in or on land within 150 feet of the wells in order

to promote sanitary conditions in and around such wells, to secure all such land from pollution hazards, and to enable the City to comply with all applicable State and local regulations.

- (b) The objective of this division is to prevent certain uses and the construction of facilities in or on land surrounding the wells that might create a danger of pollution to the water produced from such wells.

#### Sec. 34-44. Definitions.

The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Person* means any individual, partnership, co-partnership, firm, company, corporation, association, joint stock company, trust estate, governmental entity, or any other legal entity, or its legal representatives, agents, successors, or assigns.

*Public Works Director* means the head of the City Department of Public Works.

*Wells* means the water wells owned and operated by the City.

#### Sec. 34-45. State Regulation.

For the purposes of this division, improperly constructed water wells are those wells that do not meet the surface and subsurface construction standards adopted by the State Commission on Environmental Quality for a public water supply well.

#### Sec. 34-46. Prohibited activities.

The following activities are prohibited within the designated areas of land surrounding the wells:

- (1) Construction and/or operation of any underground petroleum and/or chemical storage tank, liquid transmission pipeline, stock, pen, feedlot, dump grounds, privy, cesspool, septic tank, sewage treatment plant, sewage wet well, sewage pumping station, drainage ditch that contains industrial waste discharges or the wastes from sewage treatment systems, solid waste disposal site, land on which sewage plant or septic tank sludge is applied, land irrigated by sewage plant effluent, septic tank perforated drain field, absorption bed, evapotranspiration bed, area irrigated by low dosage, low angle spray on-site sewage facility, military petrochemical



production, storage and/or transmission facility, Class 1, 2, 3, and/or 4 injection well, pesticide storage and/or mixing facility, abandoned well, inoperative well, improperly constructed water well of any depth, and all other construction or operation that could create an unsanitary condition is prohibited within, upon, or across all areas of land within a 150-foot radius of the wells.

- (2) Construction and/or operation of tile or concrete sanitary sewers, sewer appurtenances, septic tanks, storm sewers, and cemeteries is specifically prohibited within, upon, or across any area of land within a 50-foot radius of the wells.
- (3) Construction of homes or buildings upon any area of land within a 150-foot radius of the wells is permitted, provided the restrictions described in subsections (1) and (2) of this section are met.
- (4) Except for non-commercial farming, farming and ranching operations are prohibited in all cases, and livestock shall not be allowed within a 150-foot radius of the wells.

#### Sec. 34-47. Right of entry.

In order to protect the health, safety, and welfare of our citizens and water supply, City employees, or authorized representatives of the City, bearing proper credentials and identification shall be permitted to immediately enter upon any premises located within a 150-foot radius of any well to conduct any inspection or observation necessary to enforce this division.

#### Section 34-48 Required Removal.

In addition to any general penalty provisions, any Person who shall violate any provision of this division shall be required to remove the prohibited construction or potential source of contamination within seven days after notification that they are in violation of this division.

#### Sec. 34-74. Billing; calculation of charges.

- (a) Charges for water service shall be calculated on monthly consumption, in amounts as established from time to time by the City Council.
- (b) There shall be a minimum bill in an amount as established from time to time by the City Council.
- (c) The net charge for water service to each customer shall be the total amount calculated as stated in subsections (a) and (b) of this section and is due upon receipt. The gross charge will be due the last day of the month of billing.
- (d) The gross amount (net plus ten percent) will be due on all bills not paid by the listed due date. Unpaid balances carried to the next billing period will become part of the new net due and therefore subject to the ten percent late penalty.



- (e) All new customers to the water system or any customers disconnected for nonpayment shall be charged a fee as a connection deposit. In addition, a fee shall be charged to reconnect service disconnected for any reason. Such fees shall be established by the City Council from time to time. The meter installation fee shall be per lot and shall be established by the City Council from time to time.
- (f) The City Health Officer will be notified when water service is discontinued and will take appropriate action necessary as a result of termination of service.
- (g) The owner of a property whether resident, lessor or developer, shall be liable for water service charges incurred by the occupants. If such bills remain unpaid, the City Council shall have the option after due process to assess such charges and costs incident to the collection as a lien against the property and to file such lien in the County records.
- (h) The Public Works Director or his designee will review all outstanding accounts at the end of the second month of each quarter and take appropriate action for collection of delinquent, problem or uncollectable accounts.
- (i) To avoid unnecessary charge and penalties, residents who plan to be away over a billing period are encouraged to place an advance deposit, which will be carried on the account as a credit balance, with the Public Works Director or his designee in an amount sufficient to cover an anticipated quarterly billing.

#### Sec. 34-93. Water Utility Fund

- (a) There shall be transferred from the water utility fund of the City to the general fund of the City such rate of gross receipts as set by City Council, at least annually
- (b) Payments hereunder shall be calculated on the basis of gross receipts from the sale of water within the corporate limits of the City during the calendar quarters ending March 31, June 30, September 30 or December 31 next preceding that during which payment is made and shall be payable on or before April 15, July 15, October 15 and January 15 for the preceding quarter.

#### Sec. 34-119 Definitions

**Amend the definition of "Discretionary" and "Live Stock" and add a definition for "EAA" as follows:**

*Discretionary* means any use listed as follows or any other use of groundwater that is not an essential use (compare with "essential use"), provided that use of groundwater is essential and not discretionary and to the extent the use is necessary to prevent danger to public health, safety, or welfare, or to comply with State or federal law:

- (1) Recreational use to the extent the groundwater is not recycled, including the watering of turf areas.
- (2) Landscape irrigation, including residential, commercial, and public

- landscapes.
- (3) Filling or maintaining swimming pools.
- (4) Ornamental outdoor fountains and similar features.
- (5) Washing an impervious surface.

*EAA* means the Edwards Aquifer Authority.

*Livestock use* means the use of water for drinking by or washing of animals described in Section 20-24.

### **Section 34-120 Criteria for initiation and termination of critical period drought response stages.**

#### **Amend Subsection (b) as follows:**

(b) The triggering criteria described in subsection (b) (1) through (4) of this section is based on the 2006 triggers developed and used by the San Antonio Water System.

### **Section 34-121. Wasting water and drought response stages.**

#### **Amend Subsection (b) as follows:**

(b) *Critical period drought response stages.* The City Manager or Water Utility Director shall monitor the water supply and/or demand conditions on a daily basis and, in accordance with the triggering criteria set forth in section 34-120, shall determine that an aquifer demand management condition exists and shall implement the following actions: signs posted in public places, notice on marquee, notice on website and handouts. In addition, the City Manager or Water Utility Director shall notify directly, or cause to be notified directly, the following individuals and entities, as appropriate for the requisite drought stage:

- (1) Mayor;
- (2) Members of the City Council;
- (3) Police Chief;
- (4) Fire Chief;
- (5) Public Works Director, which term includes the Water Utility Director;
- (6) City Clerk;
- (7) Code Enforcement Officer; and
- (8) Utility staff.

Sec. 34-187. Certification.

The on-site sewage facility inspector of the City must be certified by the Texas Commission on Environmental Quality before assuming the duties and responsibilities

## **II** **REPEALER**

All ordinances and parts of ordinances in conflict herewith are hereby repealed.

## **III** **SEVERABILITY**

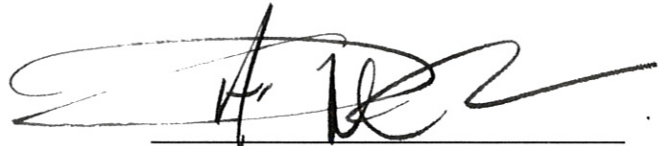
If any word, phrase, clause, sentence, paragraph, section or other part of this ordinance or the application thereof to any person or circumstance. shall ever be held to be invalid or unconstitutional by any court of competent jurisdiction, the remainder of this ordinance and the application of such word, phrase, clause, sentence, paragraph, section or other part of this ordinance to any other persons or circumstances shall not be affected thereby.

## **IV** **EFFECTIVE DATE**


This policy shall become effective from and after its date of passage as provided by law.

**PASSED, ADOPTED AND APPROVED** by the City Council of the City of Shavano Park this the 17th day of May, 2011.

**APPROVED**



**A. DAVID MARNE**  
MAYOR

Attest: 

**SAUNDRA PASSAILAIGUE, TRMC, City Clerk**

Approved as to Form:   
**GEORGE HYDE, City Attorney**

