

**CITY OF SHAVANO PARK
PLANNING & ZONING COMMISSION MEETING
CITY HALL, COUNCIL CHAMBERS
900 SADDLETREE COURT, SHAVANO PARK, TEXAS 78231
April 4, 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, March 7, 2018
5. Public Hearing – Receive testimony and written evidence from City of Shavano Park residents and property owners on proposed changes to the City’s ordinances regarding minimum allowable sizing of parking spaces in non-residential zoning districts and allowing compact parking spaces in Planned Unit Developments (PUD).
6. Discussion / Action – Proposed amendments to the City’s ordinances regarding minimum allowable sizing of parking spaces in non-residential zoning districts and allowing compact parking spaces in Planned Unit Developments (PUD) – Assistant to City Manager Leeth.

7. Discussion – Review of the final survey results relating to the update of the City’s 2010 Town Plan regarding Sidewalks and Commercial and Residential Development – Assistant to City Manager Leeth.
8. Discussion / action – Proposed changes and updates to the City’s 2010 Town Plan regarding Sidewalks, Commercial and Residential Development, and Drainage – City Manager Hill.
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. May – Discussion / action regarding possible updates and amendments to the City’s 2010 Town Plan.
 - ii. June – Discussion / action regarding possible updates and amendments to the City’s 2010 Town Plan.
 - iii. July – Remind members concerning September 1, 2018 Boards / Commissions application deadline for the Planning & Zoning Commission.
 - iv. August – Semiannual presentation by Denton Communities regarding residential and commercial development in Shavano Park and surrounding areas and discussion concerning the same.
 - v. August – Remind members concerning September 1, 2018 Boards / Commissions application deadline for the Planning & Zoning Commission.
 - vi. February, 2019 – 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 29, 2018 at 9:10 a.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:

Konrad Kuykendall

Bill Simmons

Kerry Dike

Carlos Ortiz

Albert Aleman

Jason Linahan

Shawn Fitzpatrick

Michael Janssen

ABSENT:

Carla Laws

2. **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 Fitzpatrick the Planning & Zoning Commission voted seven (7) 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, February 7, 2018

Upon a motion made by Commissioner Aleman and a second made by Commissioner Simmons, the Planning & Zoning Commission voted seven (7) for and none (0) opposed to approve the Planning & Zoning Commission February 7, 2018 minutes as presented. The motion carried.

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

City Manager Hill presented an update on status of the drainage plan implementation.

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.**

Assistant to the City Manager Leeth reviewed the final survey results relating to the 2018 Town Plan Introduction and Community Vision as well as the drainage and storm water runoff

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.**

The Planning & Zoning Commission discussed proposed changes and updates to the draft Town Plan.

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.**

Assistant to the City Manager Leeth presented a review of the City's Ordinances regarding the minimum allowable sizing of parking spaces in non-residential zoning districts. City staff will present proposed changes to the City's ordinances for the sizing of non-residential parking spaces to the Planning & Zoning Commission at a future meeting.

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. 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**

Upon a motion made by Commissioner Dike and a second made by Commissioner Kuykendall, the Planning and Zoning Commission voted seven (7) for and none (0) opposed to adjourn the meeting.

MICHAEL JANSSEN
Chairman

ZINA TEDFORD
City Secretary

PLANNING AND ZONING STAFF SUMMARY

Meeting Date: April 4, 2018

Agenda item: 5 / 6

Prepared by: Curtis Leeth

Reviewed by: Bill Hill

AGENDA ITEM DESCRIPTION:

5. Public Hearing – Receive testimony and written evidence from City of Shavano Park residents and property owners on proposed changes to the City’s ordinances regarding minimum allowable sizing of parking spaces in non-residential zoning districts and allowing compact parking spaces in Planned Unit Developments (PUD).

6. Discussion / Action – Proposed amendments to the City’s ordinances regarding minimum allowable sizing of parking spaces in non-residential zoning districts and allowing compact parking spaces in Planned Unit Developments (PUD) – Assistant to City Manager Leeth.

X

Attachments for Reference:

1) 5a Parking Space Amendments

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.

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.

2) **Need for regulations regarding compact spaces:** Staff recommend adding a definition for Compact Parking Space and referencing the approval of compact spaces are through the Planned Unit Development for clarity and consistency.

At the March 7, 2018 Planning & Zoning Commission Meeting, the Commission discussed these two problem areas and provided guidance to staff that a compact spaces definition should include a caveat that they are approved through a Planned Unit Development.

DISCUSSION: 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. Staff have prepared language copying Sec. 32-19 language and replacing the definition for Parking Space in Sec. 36-1.

Staff also prepared language providing a definition for Compact Parking space and referencing the approval of compact spaces are through the Planned Unit Development.

COURSES OF ACTION: Recommend approval of proposed amendments to the City's ordinances regarding minimum allowable sizing of parking spaces in non-residential zoning districts and allowing compact parking spaces in Planned Unit Developments (PUD) or alternatively decline and provide further guidance to staff.

FINANCIAL IMPACT: N/A

MOTION REQUESTED: Recommend approval of proposed amendments to the City's ordinances regarding minimum allowable sizing of parking spaces in non-residential zoning districts and allowing compact parking spaces in Planned Unit Developments (PUD).

Chapter 36, Section 36-1. - Definitions, of the City of Shavano Park Code of Ordinances is hereby amended to read as follows:

~~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.~~ 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.

Compact Parking Space means a parking space that is designated for use by compact vehicles with minimum dimensions of eight (8) feet in width and sixteen (16) feet in length. Compact Parking Spaces are not an allowed use in any zoning district and will only be considered through a Planned Unit Development as described under Section 36-40.

Chapter 32, Section 32-19. - Definitions, of the City of Shavano Park Code of Ordinances is hereby amended to add the following:

Compact Parking Space means a parking space that is designated for use by compact vehicles with minimum dimensions of eight (8) feet in width and sixteen (16) feet in length. Compact Parking Spaces are not an allowed use in any zoning district and will only be considered through a Planned Unit Development as described under Section 36-40.

PLANNING AND ZONING STAFF SUMMARY

Meeting Date: April 4, 2018

Agenda item: 7

Prepared by: Curtis Leeth

Reviewed by: Bill Hill

AGENDA ITEM DESCRIPTION: Discussion – Review of the final survey results relating to the update of the City’s 2010 Town Plan regarding Sidewalks and Commercial and Residential Development – Assistant to City Manager Leeth.

X

Attachments for Reference:

- 1) 7a Sidewalks Final Survey Results
- 2) 7aa Sidewalk Consensus from September P&Z
- 3) 7b Residential & Commercial Development Final Survey Results
- 4) 7bb Development Consensus from October P&Z

BACKGROUND / HISTORY: On February 14 City staff, upon request from the Chairman of Planning & Zoning, closed all Town Plan surveys. The Commission reviewed the Community Vision and & Flooding & Drainage surveys in March. Additional final survey results are planned to be reviewed in tandem with the draft chapters of the town plan in future meetings.

DISCUSSION:

The Town Plan - Sidewalks Survey was open to the public from July 20, 2017 to February 14, 2018. The survey received **157 total responses**. When last reviewed by Planning & Zoning at the August 9, 2017 meeting, there was a total of 118 responses. Some notable changes:

- Q4: Support for maintaining bike lanes within road shoulder on De Zavala increased by almost 5% (from 33.62% to 38.31%) while support for dedicated sidewalks on De Zavala declined slightly (roughly 2%).
- Q6: Additional responses had skepticism / antagonism to the Cliffside trail head

The Town Plan – Residential & Commercial Development Survey was open to the public from August 16, 2017 to February 14, 2018. The survey received **54 total responses**. When last received by Planning & Zoning at the September 6, 2017 meeting, there was a total of 30 responses.

- Q4: 5% increase in support for City regulating redevelopment of existing residential lots (from 47% to 52%)
- Q6: Significant decline in retail desire from 66% of respondents to 49% of respondents
- Q9: Almost 4% increase in support for keeping strict sign regulations on commercial businesses (from 68% to 71.7%)

- Q10: Almost 4% increase in support of City incentivizing / promoting environmentally friendly development (from 64% to 67.9%)

COURSES OF ACTION: Discussion only item.

FINANCIAL IMPACT: N/A

MOTION REQUESTED: Discussion only item.

Shavano Park Sidewalk Survey

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

- **Responses:** 157 respondents
- Survey used IP-filtering for security. A manual check for irregularities (like fake addresses) did not spot any fake submissions
- The survey included five open-ended questions and only one multiple choice question.
- **DeZavala Sidewalks (Question 4):** A slight plurality, 38.31%, of respondents supported maintaining bike lanes at minimal cost, 35.06% of respondents favored adding concrete at a higher but undetermined cost and 26.62% wanted more cost information before deciding.

Question 3 Summary
Sidewalks from Lockhill-Selma to NW Military

Frequent responses: (in no particular order)

- Support for the project
- Security concerns for residents in Bentley Manor
- Concerns for rapid emergency response – some respondents recommended distance markings to help EMS / Police response
- Concerns on number of trees cut down

Q3 Denton / Bitterblue, the primary private developer in the City, is currently constructing sidewalks from Lockhill-Selma to Pond Hill Road for the City. Once the sidewalk reaches Pond Hill it connects with already existing Pond Hill sidewalks to connect to NW Military. These sidewalks will be 6 feet wide path of concrete and allow a residents to walk or bike from Lockhill-Selma to Pond Hill surrounded by the natural beauty of the area. While these sidewalks are currently under construction, if you have any feedback let us know below!

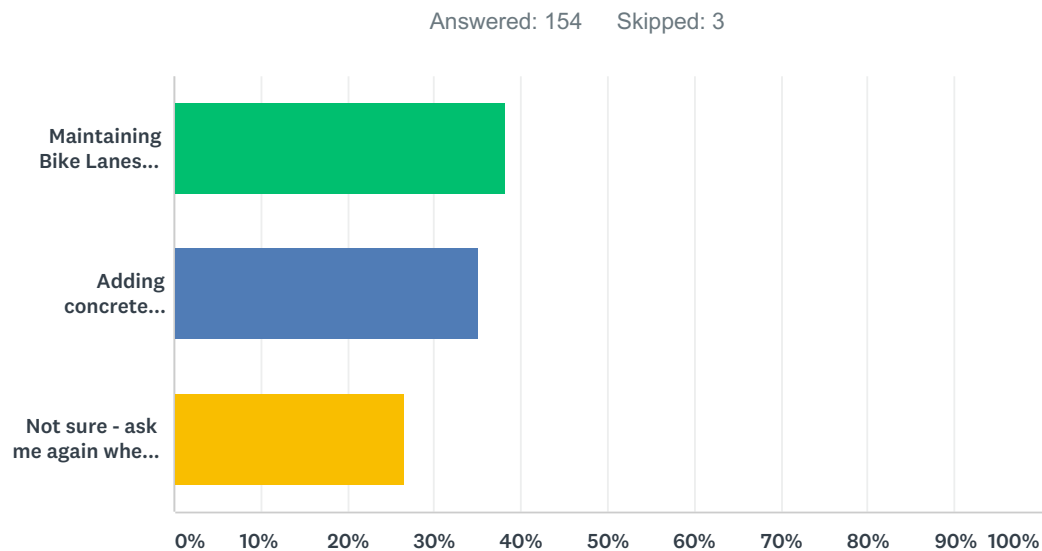
Answered: 61 Skipped: 96

#	RESPONSES	DATE
1	Great for our city!	11/2/2017 7:59 AM
2	Sidewalks suitable for both bikes and pedestrians should be wide and as straight as possible	10/23/2017 1:45 PM
3	Needs proper installation at entrance off of Lockhill-Selma to avoid backing up water into catch basin pump. Path will need maintenance and lighting in order to be considered safe for residents.	10/18/2017 4:59 PM
4	Great work on the Lockehill-Selma to Pond Hill segment!	9/1/2017 9:57 AM
5	Would like to see sidewalks on NW Military that are outside the proposed widening.	8/22/2017 1:25 PM
6	Great idea. Now we need Shavano Park access to new San Antonio Hike & Bike trail that will go along our Eastern boundary.	8/21/2017 3:30 PM
7	Great! More sidewalks/bike paths, particularly along Military please.	8/12/2017 1:15 PM
8	Add more native plants.	8/4/2017 5:11 PM
9	Can they do stones or brick or pebble stones with grass and flowers growing along the path? With a bush or otherwise a border between the path and the street? To keep it as green as possible? A birder between any street and the path would be nice.	8/4/2017 1:00 PM
10	Seems like a great idea.	8/3/2017 9:54 AM
11	The part that goes between Pond Hill Townhomes and Penns Way is an alley with no view from outside. If anyone can go through this area how is safety going to be assured for homes that back to it. It defeats the purpose of a gated community for which residents pay HOA fees	8/1/2017 12:21 AM
12	No further comment	7/31/2017 8:33 AM
13	I support a plan for walk/bikeways connecting Lockhill with Pond Hill	7/30/2017 10:28 AM
14	Great- we can't wait! We think this will greatly enhance the desirability of Shavano Park for all citizens.	7/29/2017 4:21 PM
15	would like to know the cost	7/29/2017 4:16 PM
16	Will this area be patrolled by police? This space is behind my home. I'am concerned that the gate will be removed advertising the public space to all who pass by. I'am concerned of safety and security for my family once this becomes public.	7/29/2017 7:07 AM
17	We own Crossroad Bikes - a local bike shop on NW Military and would love to be involved in planning in general.	7/29/2017 6:44 AM
18	We think this will be a great place to walk and a nice, shaded change in scenery.	7/28/2017 9:48 PM

19	I am 100% against this sidewalk. This allows easy access for anyone to gain access to our gated community. The path would not be visible from the street, therefore would not be visible to our police, and that section of our subdivision is only protected by an iron fence, which could EASILY be scaled by burglars, etc. If this is already under construction, I have to tell you how upset I am that we were not notified prior to it's start.	7/28/2017 5:33 PM
20	This is a serious security issue for the Bentley Manor area. Someone would be able to enter BM from an area other than the two entries. We have been asked about sidewalks in that area before and were led to believe that it would NOT happen.	7/28/2017 5:32 PM
21	I bike on the 1604 frontage road from Lockhill-Selma to Pond Hill Road. There may be times when the sidewalk may be convenient, and at 6 feet wide, one could safely bike on it since it sounds more like a hike and bike trail.	7/28/2017 5:04 PM
22	I think its great, glad they are working to help Shavano Park	7/28/2017 5:01 PM
23	The extension of this project is unnecessary and needless	7/28/2017 2:49 PM
24	Great to have the sidewalks	7/28/2017 2:19 PM
25	Where does the sidewalk connect on Lockhill Selma?	7/28/2017 1:46 PM
26	Glad you see these being built!	7/28/2017 1:09 PM
27	I applaud this initiative. Some benches and/or rest areas along the way would be a good addition.	7/28/2017 12:44 PM
28	A sidewalk access sounds great to many residents UNTIL it takes away trees and "natural areas" affecting them. The HOA communities have some of the most expensive homes in SP, and are affected most by decisions of developers, Council, and P&Z. This sidewalk behind Willow Wood is an another example. It's too late for Willow Wood responses to have input to save trees in their neighborhood. This sidewalk plan needed a letter and meetings (other than P&Z) to inform and involve the residents in Willow Wood. The HOA communities are composed of busy professionals who do not go to city meetings and public hearings, UNLESS they know it involves them. Some of the development in SP, simply does not include the opinions of the HOA communities. HOA communities learn about development when the trees are being cleared. Many residents see us becoming a real estate developed town, surrounded by commercial, and residents are objecting to loss of rural aspects, wildlife, and natural spaces. Solution - With remaining development: (1) Send letters to all communities and invite their input BEFORE decision making. (2) Form a citizens committee. (3) Include people from each of the communities on P&Z .	7/28/2017 9:32 AM
29	To what will the path connect west of Lockhill? There needs to be parking available to make the path usable to citizens.	7/28/2017 8:20 AM
30	These enhancements will bring tremendous benefits and add value to all properties in Shavano Park	7/28/2017 8:07 AM
31	I am very much in favor of the side walk from Lockhill Selma to Pond Hill	7/28/2017 7:12 AM
32	Concerned about the trail where it crosses the dry creek. What is planned to not stop or obstruct the flow of water in the creek? Also how will the trail be passable in this area after heavy rains when the creek has a significant water flow?	7/26/2017 9:32 PM
33	My husband and I walked the path that is currently there prior to the construction of the new Villas. We love the city park trail system and are looking forward to being able to utilize the new paths. Also, as a resident of Willow Wood, we are limited in where we can walk/bike for exercise as we are between such high traffic areas. We applaud the effort to continue to connect us to existing trails.	7/26/2017 4:44 PM
34	Great idea!	7/25/2017 8:35 AM
35	good idea!	7/25/2017 7:29 AM
36	Lockhill/Selma sidewalk also needs to be 6' wide. Now it is too narrow for 2 people to walk side by side	7/24/2017 4:44 PM
37	The sidewalk is a good idea, so that residents can walk or bike from NW Military to Lockhill. However, there is one small portion of the sidewalk in front of the tennis courts that is missing. Hopefully that is part of the plan to have a COMPLETE path from one main road to the other.	7/24/2017 1:31 PM
38	Looks like a nice alternate route to biking down 1605 access road	7/24/2017 12:12 PM

39	Hopefully once they are complete they will be maintained well. I know that the existing sidewalks that are in place by Willow Wood were never maintained very well and had a lot of weeds and overgrowth making them unusable in many areas.	7/24/2017 10:25 AM
40	Great idea	7/24/2017 9:20 AM
41	Believe this is a good addition to the city and applaud Denton/ Bitterblue for making this happen. Concerned about the long term safety of pedestrians in this wooded, secluded path and the City's responsibility for the same.	7/24/2017 8:57 AM
42	We need to put location or distance markers to make it easier to locate someone in case of an emergency	7/24/2017 8:54 AM
43	the lockable gates within Willow Wood present many issues.	7/24/2017 8:34 AM
44	While I'm glad these sidewalks are being constructed, they don't come anywhere NEAR my house, or the other houses in the "old" part of Shavano Park. I'd really like to see some attention paid to adding sidewalks to my neighborhood.	7/22/2017 5:34 PM
45	Having just gone for a ride on a bike path, if it is not swept clean of sticks, sand, glass, grass trimmings, etc often it is difficult, at best, to ride on.	7/22/2017 4:29 PM
46	Be nice if they could expand the walk through the creek bottoms as well.	7/21/2017 9:27 AM
47	Great idea	7/21/2017 2:27 AM
48	Looks like it will be a great design	7/20/2017 8:28 PM
49	Is skateboarding, scooters, golf carts, etc. allowed on the sidewalks?	7/20/2017 7:09 PM
50	Honestly haven't noticed them	7/20/2017 7:02 PM
51	Please don't cut any trees. Please keep it as close to natural habitat as possible (no sidewalks and instead create a simple natural habitat walking path).	7/20/2017 4:47 PM
52	Entire city should have dedicated sidewalks on main thoroughfares.	7/20/2017 3:41 PM
53	While adding this bike path the developer has cut down numerous trees. Many homes were told these trees were in a green belt and would remain.	7/20/2017 12:43 PM
54	I love sidewalks! Wish we had more.	7/20/2017 10:32 AM
55	Sounds like a great plan!	7/20/2017 10:11 AM
56	Will they be lighted?	7/20/2017 10:06 AM
57	Yes, please very needed. We like to take our children for long walks during the weekend and so far we have to go to the feeder road to walk and expose our children's live. This will make those walks so much safer.	7/20/2017 9:14 AM
58	have you considered access points for emergency services and public works	7/20/2017 9:06 AM
59	Put a distance marker every so often so that if someone falls or needs emergency assistance they will have a more accurate location to provide police and fire. Also a clear 3-4 foot zone on either side of the concrete will allow emergency responders faster access and allow for walkers to see critters and snakes easily and in advance.	7/20/2017 9:03 AM
60	It is important that these areas be maintained properly. So there must be a plan or an understanding of who (City of Shavano Park or HOA or....?) will keep them clear of grass, rubbish and orther debris.	7/20/2017 8:50 AM
61	Add a bike lane for bikes to prevent pedestrian collisions	7/20/2017 8:36 AM

Q4 The 2010 Town Plan called for dedicated hike and bike trails parallel to DeZavala between Lockhill-Selma and NW Military. Adding a dedicated hike and bike trail has been considered too costly. In 2014 City staff added bike lanes to the existing DeZavala Road. It is possible that as part of the next resurfacing of DeZavala that the City may be able to add sidewalks within the existing shoulder. Which option on DeZavala do you currently support?



ANSWER CHOICES		RESPONSES	
Maintaining Bike Lanes within the shoulder (at minimal cost)		38.31%	59
Adding concrete sidewalks within the shoulder (at a higher cost but undetermined)		35.06%	54
Not sure - ask me again when costs are known		26.62%	41
TOTAL			154

Question 5 Summary

DeZavala Sidewalks from NW Military to Lockhill-Selma

Frequent responses: (in no particular order)

- High support for dedicated sidewalks to improve pedestrian & bicyclist safety and support for sidewalks across City
- Questioning the necessity of sidewalks on DeZavala – cited current low pedestrian usage
- Questioning the need for concrete sidewalks – suggested crushed granite or asphalt

Q5 If you have additional feedback on potential dedicated sidewalks on DeZavala from NW Military to Lockhill-Selma let us know!

Answered: 61 Skipped: 96

#	RESPONSES	DATE
1	We should widen the road to two-lanes each way, bicycle lanes, sidewalks and increase the speed limit to 45 MPH	10/19/2017 10:10 AM
2	I would really like to see 6ft wide sidewalk	10/19/2017 8:57 AM
3	If you build sidewalks, the bikers won't use them. They selfishly want a lane of traffic.	10/18/2017 6:59 PM
4	People complain that all kids do is sit on their iPads, however if we as a community do not invest in safe outdoor spaces, it is tough to blame the kids for staying inside.	10/17/2017 3:18 PM
5	Concrete sidewalks are out of character in Shavano Park. It would be nice if the hiking/biking trail could be off-street, or something other than a re-branded sidewalk, but that's apparently not fiscally possible. The existing bike lanes work well however. As many pedestrians use them as bicyclists. It might be better, though, to restripe so that both bike lanes are on one side of the street, and even better still to install some armadillos to physically separate the vehicular traffic lanes from the bike/ped lanes (separated buffered bike lanes rather than conventional bike lanes -- see e.g. http://inhabitat.com/armadillo-cool-recycled-plastic-bike-lane-dividers-keep-cyclists-safe-on-roads/).	9/1/2017 9:57 AM
6	I bicycle a LOT. The current Bike lanes along DeZavala work great.	8/21/2017 3:30 PM
7	see lots of walkers, joggers & bikers on the shoulder now Sidewalks are needed, and cost bidding should be done with costs shared with tax payers	8/6/2017 2:42 PM
8	It is unfortunate it cannot be separated from traffic by a greater distance.....even bike paths are dangerous.	8/5/2017 3:24 PM
9	I question the need as I don't think it would be a well used path. It would change the rural feel with concrete to what purpose?	8/4/2017 7:58 PM
10	The addition of sidewalks should only be done when funds are readily available. When De Zavala is resurfaced, the improved surface should go shoulder to shoulder.	8/4/2017 5:11 PM
11	No need for sidewalks. Rather have a natural border of shrubbery or something. Just keep it green and natural.	8/4/2017 1:00 PM
12	Sidewalks should be added for safety reasons.	8/3/2017 9:54 AM
13	The sooner the better! This will definitely enhance the neighborhoods for young families, etc.	7/29/2017 4:21 PM
14	Not Necessary....Waste of money	7/29/2017 12:25 PM
15	The cost of bike lines is minimal when compared the cost of a rider being hit by cars. There are many options including the use of signs and paint that can be done to make this area safer for riders. This is a very popular route.	7/29/2017 6:44 AM
16	I bike on these bike lanes several times a week. They are a little rough but perfectly usable. I see a few runners, but can't recall ever seeing people walking. They may use them at other times. I just have not seen them while biking or driving.	7/28/2017 5:04 PM
17	To date, I have used the bike lanes for running and never have conflicted with a biker. These seem to be adequate for walking, running, and biking traffic at present and i assume for the near future.	7/28/2017 5:01 PM
18	Shavano park taxes are already too high. There is no need for more outflow of money. The landscape is already a struggle to maintain without adding more to the neighborhood .	7/28/2017 2:49 PM
19	I walk this route and would fell safer on a dedicated sidewalk.	7/28/2017 1:46 PM
20	We need to make our city more walkable. We need safe, walkable sidewalks.	7/28/2017 1:09 PM
21	No new highway project, or improvement to an existing highway, should be undertaken unless it includes dedicated sidewalks/bike lanes.	7/28/2017 12:44 PM

22	I don't think it is appropriate to put sidewalks on de Zavala when we do t have sidewalks on our private streets.	7/28/2017 12:10 PM
23	As a Jogger for over 40 years, I can say that jogging anywhere on NWM is dangerous and foolish. Early Sunday morning is the only time that it might be possible. Sidewalks won't make it any less dangerous. More cars, faster speeds, traffic using NWM as a cut-through - all these factors will increase the chances of a fatal pedestrian accident.	7/28/2017 11:38 AM
24	Concrete sidewalks crack and are expensive. Rather use street asphalt and make the walking/bike area within the shoulder. Do nothing until the COST is presented to residents. Requests made by the City or residents is irresponsible without cost known.	7/28/2017 9:32 AM
25	I live on DeZavala. Very little use is made of the existing lanes for bikers or hikers. I doubt that a concrete sidewalk would get much use by either.	7/28/2017 8:20 AM
26	This project should start as soon as possible	7/28/2017 8:07 AM
27	I think this is also a safety issue. I see people walking along these shoulders regularly and the addition of sidewalks would certainly make it more safe for them.	7/28/2017 7:13 AM
28	I am in favor of sidewalks along De Zavala. They should be separate from the street so they will be safer. They will be helpful in walking to the bus stops and the retail at Lockhill and De Zavala	7/28/2017 7:12 AM
29	I would do this if we have funds to do so. Other items in this survey take precedence.	7/26/2017 4:44 PM
30	sidewalks would add more safety for pedestrians and additional safety for cyclists	7/25/2017 8:35 AM
31	DeZavala has become too busy for safe bike lanes.	7/25/2017 7:29 AM
32	6' wide!	7/24/2017 4:44 PM
33	Aesthetically I would be in favor of sidewalks along DeZavala to complete the walking path throughout the city, especially after the sidewalks are added to NW Military. For practical purposes, I think the bike paths are sufficient for walkers. However, honestly I don't know how much the bike path is used for walking now, and maybe the extra expense is not justified.	7/24/2017 1:31 PM
34	I use the lanes frequently as a daily walker and find that they are not very busy and work well for me and have enough room for any bikers, runners or walkers to pass each other	7/24/2017 10:25 AM
35	If costs are not prohibitive I would be in favor of having sidewalks	7/24/2017 9:20 AM
36	I believe there needs to be a sidewalk for pedestrians in addition to the bike lanes. Will more closely match the NW Military improvements once complete.	7/24/2017 8:57 AM
37	With the planned 5 lane development of dezavala that will end at the intersection of dezavala and Locke hill. We need to plan for the increased flow of traffic that will funnel on to this section.	7/24/2017 8:54 AM
38	That would be great!	7/22/2017 5:34 PM
39	Again, these need cleaned constantly for bicyclists to use them. The garbage along the side of the rode is dangerous and could cause a blowout on the bike at any moment. Loose gravel can lead to a tire sliding out from under a cyclist. What we need to spend money on is educating the public on drivers and cyclist safety! Y'all are spending others money on things you do not plan to use. What good is the money spent on non-maintained empty bike lanes as they are unsafe as they are filled with debris.	7/22/2017 4:29 PM
40	Add protected bike lanes - overlay existing asphalt with concrete barriers, decorate with paint or plants	7/21/2017 9:27 AM
41	Great idea the sidewalks	7/21/2017 2:27 AM
42	Actually sounds like a safe way for runners, bicyclists n walkers.	7/21/2017 12:13 AM
43	Not necessary	7/20/2017 9:24 PM
44	I don't see that many bicyclists on DeZavala that the existing bike lanes couldn't be used by the few people I see walking.	7/20/2017 9:12 PM
45	If you want the city to stay a great place to live a further investment in the quality of life is needed! Walking trails would definitely enhance the area!	7/20/2017 8:32 PM
46	The road is rather narrow, so I think that the existing bike lane works best on that street.	7/20/2017 8:28 PM
47	I wouldn't use a sidewalk on DeZavala, it's too busy.	7/20/2017 7:07 PM

48	Not needed.	7/20/2017 5:06 PM
49	Keep the bike lanes as is on DeZavala, please don't add sidewalks and curbs. When did Denton/BitterBlue know the cost was too prohibitive for them to do this, especially after they represented to P&Z, then to City Council (which in turn, made the representation to residents) they'd do it? I would prefer hike/bike trails (as was advertised) rather than a donated pavillion, which has also been represented by these developers. How does the cost of a donated pavillion compare with the cost of hike and bike trails?	7/20/2017 4:47 PM
50	Entire city should have dedicated sidewalks on main thoroughfares.	7/20/2017 3:41 PM
51	The space to walk is there. DK if we need dedicated sidewalks.	7/20/2017 10:32 AM
52	As walkers, we now have to share the bike lanes. Sidewalks would be much safer!	7/20/2017 10:11 AM
53	Desireable. but cost effective for that location?? They do not connect to other sidewalks, also a shame.	7/20/2017 10:06 AM
54	We need sidewalks on NW Military! And we need more local business on DeZavala so we can walk/bike there, i.e. coffee shop, ice cream shop, cafe.	7/20/2017 9:53 AM
55	There is virtually no foot traffic in that area. Sidewalks would be a waste of money.	7/20/2017 9:35 AM
56	Please check the area of King's Williams. Their bikerlanes have great division between the road and the lane. Worth to checas out. Also we have the highest taxes in the area and our almost \$20k worth in taxes should help to cover those costs, so far we don't see a dime besides the good police department. Our children go to private school.	7/20/2017 9:14 AM
57	In these days of texting and driving, putting bike lanes on the side of ANY road without concrete barriers between the street and the bike lane is irresponsible and just asking for a tragedy. I would never use any bike lane that is not away from a road or separated by a strong barrier.	7/20/2017 9:14 AM
58	do they have to be concrete - could we maybe used crushed granite	7/20/2017 9:06 AM
59	This will be a better needed addition once the planned 5 lane conversion of DeZavala up to lockehill Selma begins but not a high priority now. We should be developing a plan and cost factors now for future consideration	7/20/2017 9:03 AM
60	None at this time.	7/20/2017 8:50 AM
61	Safety important	7/20/2017 8:27 AM

Question 6 Summary

Cliffside trail connection with Salado Creek Greenway

Frequent responses: (in no particular order)

- Support for the project
- Concerns about parking; against parking on Cliffside to access trail
- Concerns that without parking the trail would be inaccessible for residents
- Security concerns for Cliffside residents near trail
- Some against the project

Q6 The City wants residents to be able to enjoy San Antonio's Salado Creek Greenway hike & bike trail currently under development by San Antonio (construction expected to begin October 2017). A trail head / path connecting Shavano Park's sidewalks with San Antonio's trail near Blattman Elementary is already planned. There is the possibility of adding a second southern trail head / path to connect with the Salado Creek Greenway hike & bike trail just off Cliffside. Current concept is to create a safe path from Cliffside Road to the trail. This path might be a combination of crushed granite and existing rock. There is currently no plan for parking or an improved path (such as concrete or asphalt). If you have feedback on a potential Cliffside trail head / path connecting with San Antonio Salado Creek Greenway trail let us know!

Answered: 97 Skipped: 60

#	RESPONSES	DATE
1	Great idea. Consider whether or not access should be limited to SP residents vs open for all public use.	11/2/2017 7:59 AM
2	This would be an excellent enhancement for the Shavano Park community.	10/23/2017 1:45 PM
3	My concern would be investing in that but would it be a safe trail in reality	10/20/2017 1:20 PM
4	Excellent addition.	10/19/2017 10:10 AM
5	Creating a bike path connecting would be great!	10/16/2017 10:48 AM
6	This is an excellent plan. I support it wholeheartedly!	10/6/2017 9:21 PM
7	I heartily approve and, as a bicyclist, would make frequent use of the trail.	10/6/2017 4:54 PM
8	We strongly support a Cliffside trailhead path connecting with the Salgado Creek Greenway.	10/6/2017 8:01 AM
9	If there will be a CoSA trailhead near Blattman, it doesn't make much sense to have one on Cliffside too. Cliffside has no room for parking facilities. More importantly, it'll be disruptive to the neighbors. And I say this as the person who probably uses the Salado singletrack more than any other CoSP resident, and I access it next to Konrad's house. If the city decides to open the Cliffside access point, it should NOT be improved beyond a dirt footpath, and the City should install appropriate buffer vegetation, etc. to make it invisible to the neighbors.	9/1/2017 9:57 AM
10	Do NOT install parking lot. It will bring lots of outside folks into very residential areas. A paved path from Cliffside would be better than a crushed granite path. Recommend a locked gate that Shavano Park residents have the combination for.	8/21/2017 3:30 PM
11	What a great idea but I bike path would be even better!	8/15/2017 8:25 PM
12	All for it, as long as it doesn't destroy access to the trails that are in place already	8/13/2017 1:34 PM
13	Trail should also be accessible by bike.	8/9/2017 5:05 PM
14	Great idea! We need accessible options to run, bike, walk.	8/6/2017 3:17 PM
15	security issues in the neighboring area. People not living in area increase in foot traffic	8/6/2017 2:42 PM
16	I am against this since it is placed within a residential area. While there will be no plans for parking, I suspect that issue will be problematic. It is also an invitation for outsiders to enter/exit our neighborhood after dark for mischief...even with a locked gate. While it looks convenient for many of us to use.....I suspect it will lead to problems.	8/5/2017 3:24 PM

17	The distance is unclear however the idea is attractive as it provides a more remote feel and separated from roads and traffic.	8/4/2017 7:58 PM
18	We secured the trail head property to allow citizens access to the Salado Creek system. When the money allows, we should secure the location and provide a fob system allowing citizens to enter and exit the Salado Creek trail system from Cliffside.	8/4/2017 5:11 PM
19	No parking. No gate. Better be ok with neighbors there. We should always ask residents how they feel and what they want, especially those most impacted.	8/4/2017 1:00 PM
20	I'm excited to see this completed!	8/4/2017 12:28 PM
21	Parking is a problem and security risks may be an issue.	8/3/2017 9:54 AM
22	This would be great! The more safe walking paths we can create the more options residents will have to commune with nature, each other and stay active and healthy. The San Antonio area is behind on trails, highways, and keep our vegetation while creating these spaces. I am glad we are doing something.	8/2/2017 12:13 PM
23	Yes	8/1/2017 7:29 PM
24	YES. YES. YES. A trailhead on Cliffside would be very useful and allow residents of the estates to use Salado Creek Greenway.	7/31/2017 9:46 AM
25	Walking paths, sidewalks and bike paths are important for our cities quality of life.	7/31/2017 8:33 AM
26	Good idea as long as you don't allow parking along Cliffside Dr. They would have to walk or hike to get in at this point	7/30/2017 3:42 PM
27	I don't support this second route	7/30/2017 10:28 AM
28	This is a great idea and a great use of funds. It will make our town even more desirable!	7/29/2017 4:21 PM
29	DO NOT WANT!!!!	7/29/2017 4:16 PM
30	How will we protect residents from undesirables entering?	7/29/2017 8:38 AM
31	This is a great idea. It would allow residents to access the trails directly without having to go to NW Military then down Huebner. Parking is always an issue for these trail access points.	7/29/2017 6:44 AM
32	Nice for everybody but road bikers.	7/28/2017 5:04 PM
33	Would be nice for SP residents, but I would be interested in hearing what Cliffside home owners feel about this addition.	7/28/2017 5:01 PM
34	No no no!	7/28/2017 2:49 PM
35	I am concern about the parking in a street where you can't park on the Cliffside side. I like the idea but don't know how the parking will be I live in that corner of Cliffside (200)	7/28/2017 2:19 PM
36	I think we should connect up to the Sakado Creek Greenway for the benefit of our citizens and those from San Antonio. Please do not cave to the loud voices of the conservatives who do not want Shavano Park to ever change.	7/28/2017 1:09 PM
37	It needs to be asphalt or concrete! Gravel and/or rock is unusable (and also dangerous) for road bikes, baby and child strollers, and disabled persons. If it can't be done right don't do it at all.	7/28/2017 12:44 PM
38	I do not feel it would be appropriate or safe to add this additional trail head giving access so close to our residents. Also, with n parking available this seems like a waste of money.	7/28/2017 12:10 PM
39	Why is this necessary? There are 4 parks within 3 miles of Shavano Park with miles of paved jogging, biking, walking trails! Who wants this intrusion and expense shouldered by our neighborhood? Please respond	7/28/2017 11:38 AM
40	No - Cliffside is a quiet street for residents who live there. Leave it alone. Send a letter to all Cliffside residents and get their opinion on this BEFORE deciding.	7/28/2017 9:32 AM
41	THIS IS A BAD IDEA! There is no parking (just as with the Huebner trail head) and it would invite non- residents to come through SP.	7/28/2017 8:20 AM
42	Outstanding!	7/28/2017 8:07 AM
43	Not in favor	7/28/2017 7:55 AM
44	Yes, I would like the Cliffside trailhead. I regularly use the Salado Creek Grewnway	7/28/2017 7:12 AM

45	Happy about this plan but would prefer concrete pathway.	7/26/2017 4:44 PM
46	Nw military needs a bike path	7/26/2017 5:13 AM
47	Very important, will attract more citizens including Happy trail residents.	7/26/2017 3:11 AM
48	Our concerns: 1. Attracting non-residents to the area, or leaving opportunity for people to enter the area from the creek that shouldn't be in the neighborhood. 2. Due to increase people traffic, potential risks for our children that play outside in our yard which is near the trail 3. Cliffside can be difficult to drive due to sunset, making it hard to see pedestrians 4. Already have a trailhead on huebner 5. Decreases the private and quiet feel of shavano Park	7/25/2017 7:16 PM
49	great idea!	7/25/2017 8:35 AM
50	We would just be inviting an escape path for unsavory people	7/25/2017 7:29 AM
51	Definitely in favor of this! Perhaps having a gate with a keypad would be practical to keep non-residents from /entering/exiting thru this trailhead	7/24/2017 8:14 PM
52	I'm against the connection. I have grandchildren who live close by and would worry about their safety in their own yard. We already have increased crime with the apartment construction and we don't need more opportunities for crime to have easier access in our neighborhood. It is a very dangerous curve and might cause many accidents - driving up the curve certain times of the year/day, the sun is blinding and would make it very hard to see a walker/hiker/bike rider.	7/24/2017 6:41 PM
53	No. Traffic and Parking issues. Easy way for more criminal entry and exit.	7/24/2017 6:17 PM
54	Parking is a must	7/24/2017 4:44 PM
55	It would be nice to have a connection from Cliffside to the trail. If a trail is made, safety will need to be considered, since it looks like a steep descent. The path may need to go at an angle or S-type curve. I'm sure path designers will take this into consideration.	7/24/2017 1:31 PM
56	I hope this connection takes place in the near future	7/24/2017 12:58 PM
57	Great!	7/24/2017 12:14 PM
58	Absolutely HORRIBLE idea. The city officials have a difficult enough time patrolling and ensuring that unwelcome activity is prevented in old Shavano. Opening up a back door for ANYONE to have access to our side of the city is a ridiculously bad move.	7/24/2017 12:12 PM
59	Trailhead sounds great for Shavano Park residents.	7/24/2017 11:39 AM
60	PLEASE MAKE CLIFFSIDE TRAIL HEAD HAPPEN.	7/24/2017 11:14 AM
61	I would probably not be in favor of this plan.	7/24/2017 9:20 AM
62	Brings in too many non-residents. Not a fan of this. They can use the one on Huebner to access the creek. Concern with theft and traffic. That curve is already dangerous as well in the evening as the sun is setting, cannot see what is coming down the hill.	7/24/2017 9:08 AM
63	I am concerned that street parking and added traffic will become an issue for the homes in the surrounding area esp. from non-citizens. In the end, I believe the City will need to add parking in this location in some form or fashion in the future.	7/24/2017 8:57 AM
64	A gated trail head with low impact and permeable surface would be nice. But no parking at all on Cliffside.	7/24/2017 8:54 AM
65	An improved trail would be great. A parking area, while nice, might attract non-residents to the trail head, which probably isn't desirable.	7/24/2017 8:36 AM
66	Add the parking and the improved pathways! How great it would be to be able to hike/bike so close to home!	7/22/2017 5:34 PM
67	I might use it. However, it must have a gate code connected to each resident for safety. We will want to know who is giving out the code, hence an assigned code.	7/22/2017 4:29 PM
68	Great idea!	7/21/2017 10:10 AM
69	Excellent idea but be sure it is bike-able	7/21/2017 9:27 AM
70	If the trail head is put in, I think there should be some parking provided, even if it consists of cleared space off the road. The residents do not need congestion on Cliffside. Has P&Z considered that this trail might make access to Shavano Park easier for thieves to get to our homes on the east side of NW Military?	7/21/2017 6:54 AM

71	Great idea	7/21/2017 2:27 AM
72	In general as an observer being a sidewalk with no breaks for roads could be an advantage for cyclists n walkers.	7/21/2017 12:13 AM
73	I think it's a great idea to have a connection but security will need to be addressed as this area of shavano is not lit and there is limited traffic	7/20/2017 9:24 PM
74	I think the plan described here is well-suited for the area. We don't want to encourage people to park cars there. If whatever is put down could be suitable for bikes, that would make it more useable than something that can only be walked on.	7/20/2017 8:28 PM
75	Safe path sounds great!	7/20/2017 7:24 PM
76	No! Don't do it.	7/20/2017 7:23 PM
77	Cannot allow parking on Cliffside. I would oppose that strongly. Access should be by foot or bike only. Safety of those living nearby is imperative. Can't have Shavano Police trying to chase a robber thst way! Maybe a gate that locks during overnight hours?	7/20/2017 7:14 PM
78	I like it!	7/20/2017 7:07 PM
79	We should absolutely connect to the existing path and add parking. Better connectivity will increase property values.	7/20/2017 7:02 PM
80	Good idea.	7/20/2017 5:06 PM
81	Make sure it is ok with the neighbors at Cliffside. It sounds like a nice idea but if it impacts them in ways they don't want, the City should keep that in mind. Also - if any kind of gate is required, just. no.	7/20/2017 4:47 PM
82	This is a potential safety hazard for nearby residents with additional traffic and parking Of residents and non residents along the road and exposure of neughbors' property and privacy. Not a good idea.	7/20/2017 3:41 PM
83	Without parking it will be useless for most residents	7/20/2017 3:20 PM
84	ALL these trail heads/paths need to accessible for people in wheelchairs.	7/20/2017 12:43 PM
85	I don't think there should be a parking lot because I don't think we should encourage non/residents to coming into our neighborhoods and parking. This is based on what has been presented to date.	7/20/2017 12:41 PM
86	Get busy completing it!!	7/20/2017 10:48 AM
87	Do it!	7/20/2017 10:32 AM
88	Do not support Cliffside connection when there is one existing just a few hundred feet away on Huebner.	7/20/2017 10:06 AM
89	Sounds like a great idea!	7/20/2017 9:53 AM
90	Yes, very needed too?	7/20/2017 9:14 AM
91	I support any recreational area away from the streets.	7/20/2017 9:14 AM
92	could this also include a gate with a security pad (residents put in an access code) to avoid strangers wandering through the neighborhood and parking causing congestion on the streets	7/20/2017 9:06 AM
93	An access for walkers might be nice but don't allow any parking.	7/20/2017 9:03 AM
94	Please proceed with the Cliffside trail head. I frequently bicycle from Shavano Park to connect to the Salado Creek Greenway, but getting there now can be dangerous.	7/20/2017 8:55 AM
95	I think it would be beneficial to our hiking residents to have this trail in order to have options of where to hike, instead of having the same old area over and over. Only if this does not infringe on the views and property of the folks who live on Cliffside.	7/20/2017 8:50 AM
96	Great idea.	7/20/2017 8:44 AM
97	What is the projected usage?	7/20/2017 8:36 AM

Question 7 Summary

1604 East-bound Frontage Road Sidewalks and Salado Creek Trailhead

Frequent responses: (in no particular order)

- Support for the project
- Concerns lack of parking would restrict access to the sidewalks
- A number left "no comment" or "no concerns"

Q7 The 2010 Town Plan called for sidewalks from NW Military to the future Salado Creek Trail system. This system of sidewalks is mostly complete and was constructed by Denton / Bitterblue, the City's primary developer. These sidewalks will allow residents to easily bike, jog or walk from NW Military to the Salado Creek trail system slated to begin construction by San Antonio in October of this year. Even though these sidewalks are largely complete, the trail head connection near Blattman Elementary with the Salado Creek trail system is not. If you have any feedback or comments for us, let us know!

Answered: 60 Skipped: 97

#	RESPONSES	DATE
1	It is important to complete the trail head connection in order to make the Salado Creek trail system more accessible	10/23/2017 1:45 PM
2	Do we have a cost projection, and how often will such a project be use. It kind of like putting a blind person behind the wheel and putting them on 1604.	10/19/2017 3:23 PM
3	Excellent addition	10/19/2017 10:10 AM
4	I love the idea of the trail head at Salado Creek.	10/16/2017 10:48 AM
5	I hope that the trail head connection is completed soon, as I am eager to make us of it by bicycle.	10/6/2017 4:54 PM
6	We support any safe access to the Salgado Creek greenway for the residents of Shavano Park. We would like to ride our bikes to the greenway instead of having to take them to a usable trailhead by car	10/6/2017 8:01 AM
7	Sidewalks suck. No one wants to be on foot or on a bike near cars and trucks -- high speed lanes especially. But sometimes there are no alternatives. Lesson for future planers: encourage developers to set aside space for pedestrian traffic away from major thoroughfares. The north side of the great wall of Huntington was the natural and perfect place for a walkway that's compatible with San Antonio's fantastic linear park system . . .	9/1/2017 9:57 AM
8	This path is quite steep, and a controlled access from Cliffside would be much preferred by some of us that bicycle a lot.	8/21/2017 3:30 PM
9	Again, make it bike accessible like at Huebner road.	8/9/2017 5:05 PM
10	Looking forward to this!	8/6/2017 3:17 PM
11	Haven't seen it but thinking continuity is best.	8/4/2017 7:58 PM
12	Complete the process in the most cost efficient manner.	8/4/2017 5:11 PM
13	Keep simple and as authentically natural as possible	8/4/2017 1:00 PM
14	Completion of the connecting sidewalk should be done but there is some concern for the city's responsibility for maintenance of all trail heads.	8/3/2017 9:54 AM
15	YES	8/1/2017 7:29 PM
16	We can't wait! We would also love to have a connection to the trailhead.	7/29/2017 4:21 PM
17	Parking and the short distances where the riders interface with cars should be addressed sooner than later.	7/29/2017 6:44 AM
18	As a general rule, bikers do not ride on sidewalks but on roads and trails.	7/28/2017 5:04 PM
19	A sidewalk makes sense there because of the huge amount of frontage road traffic. It should connect to the trailhead.	7/28/2017 5:01 PM

20	Once again no no no!	7/28/2017 2:49 PM
21	We should complete the trail head connection.	7/28/2017 1:09 PM
22	Please do it.	7/28/2017 12:44 PM
23	What do the residents of Huntington Place think?	7/28/2017 11:38 AM
24	This sidewalk is behind Huntington along Loop 1604. Inform and involve Huntington residents .	7/28/2017 9:32 AM
25	Once again, parking is a primary concern of mine. A walkway along 1604 would not be very restful.	7/28/2017 8:20 AM
26	My family and I totally support this very healthy improvements	7/28/2017 8:07 AM
27	Great idea!	7/28/2017 7:13 AM
28	Yes, it will be important to have the Blattman Trailhead connected to NW Military by sidewalks along 1604	7/28/2017 7:12 AM
29	Please complete the connection of the trail system. I am looking forward to safely walking/biking utilizing the trail system vs. the current roadways.	7/26/2017 4:44 PM
30	Please complete!!!	7/25/2017 9:53 AM
31	great idea!	7/25/2017 8:35 AM
32	I would not want to walk along 1604 just to go hiking	7/25/2017 7:29 AM
33	No	7/24/2017 6:17 PM
34	Adequate parking wide sidewalks as far from access road as possible	7/24/2017 4:44 PM
35	I hope this connection takes place in the near future	7/24/2017 12:58 PM
36	Great!	7/24/2017 12:14 PM
37	It would be nice to have the trail system behind Blattman for people could park at the school. I like trails that are away from heavily auto traffic.	7/24/2017 11:39 AM
38	PLEASE MAKE THIS HAPPEN.	7/24/2017 11:14 AM
39	Although the sidewalks are good the intersection to cross at NW Military from Pond Hill is difficult for walkers, runners & bikers due to high traffic. Is there any way to improve that intersection so the sidewalks/trail is user friendly for the intended user?	7/24/2017 10:25 AM
40	That should be completed to allow access to the Salado Creek trail system	7/24/2017 9:20 AM
41	A low impact permeable surface pathway but allow no parking.	7/24/2017 8:54 AM
42	Once again, make it great!	7/22/2017 5:34 PM
43	Will Blattman Elementary School have a security monitor posted at the gate opening into school grounds? Homeless people will be on this path. Some of the homeless are harmless to others and some are mental cases.	7/22/2017 4:29 PM
44	All trailheads will need some parking consideration - either provided or prevented - especially a Cliffside trailhead. Additional parking could be provided by Blatman and Starbucks.	7/21/2017 9:27 AM
45	Great idea	7/21/2017 2:27 AM
46	No comment.	7/21/2017 12:13 AM
47	If you don't complete the trail, not as many people will use it and then the initial investment will be in vein. Complete the project to fully!	7/20/2017 8:32 PM
48	I will have to examine it more closely when I drive by, but I do know that there is plenty of room on the 1604 access road for bikers, joggers, etc.	7/20/2017 8:28 PM
49	Awesome!!	7/20/2017 7:14 PM
50	Not aware and therefore have no feedback.	7/20/2017 7:02 PM
51	none	7/20/2017 5:06 PM

52	Awful to have walking path on 1604 frontage road when it appears it might have gone near but not too close to Huntington homes (which is set out and was represented in the First Town Plan), akin to what you see there at the solid blue line passing between Starbucks and Huntington. People will likely make a trail there anyway, tho, either by walking or using dirt bicycles to get to the Blattman trail head (because that's what some of us do now).	7/20/2017 4:47 PM
53	None	7/20/2017 3:41 PM
54	This can be a great hike	7/20/2017 3:20 PM
55	Sidewalks near an elementary school? What's not to like!?!?	7/20/2017 10:32 AM
56	none	7/20/2017 10:06 AM
57	Let's get it done!	7/20/2017 9:53 AM
58	Need more information on design, cost and impact	7/20/2017 9:03 AM
59	Please do what you can to get the Salado Creek trail head connection completed as soon as possible. It would be ideal to be able to bicycle or walk from 1604 to Hardberger Park and beyond!	7/20/2017 8:55 AM
60	Finish the construction to prevent sidewalk to nowhere	7/20/2017 8:36 AM

Question 8 Summary
NW Military Sidewalks & Bike Lanes

Frequent responses: (in no particular order)

- Support for the project
- Project is needed to improve safety
- Concern about the
- Appreciated the project paid with Federal and State dollars
- Immediacy: want the project sooner rather than later

Q8 The final bike and pedestrian pathway we want to tell you about is a part of the upcoming improvements in NW Military - construction currently slated for 2020. This improvement project is being paid for by a combination of State and Federal dollars and is at no cost to the City! These improvements will add dedicated sidewalks (mostly off-road and winding through trees though some areas will need a curb and connected to roadway) and dedicated bike lanes. There will also be added a continuous two-way turn lane from Huebner to Loop 1604. The highway will eventually look something like this:The Texas Department of Transportation (TxDOT) is in the preliminary engineering phase and in close consultation with City. If you have any feedback or comments for us, please let us know below!

Answered: 84 Skipped: 73

#	RESPONSES	DATE
1	Wonderful opportunity to for walkability as well as driver safety.	11/2/2017 7:59 AM
2	Bike and pedestrian pathways should have a natural buffer between the pathway and the vehicular roadway to increase safety of pedestrians and bicyclists. Please adjust the drawing to specify whether a natural (grassy) buffer is planned. Though it appears this is being considered in the drawing above, it's not 100% clear	10/23/2017 1:45 PM
3	Good for traffic flow not so good for the residents on NW Military.	10/19/2017 3:23 PM
4	A traffic light needs to be added in the corner of NW Military Highway and Pond Hill. Many accidents have occurred in that intersection and adding a traffic light is the best way to prevent future accidents and potentially deaths.	10/19/2017 10:10 AM
5	Exciting!	10/16/2017 10:48 AM
6	I hope that Shavano Park will continue to control the speed of traffic on Northwest Military. That is essential to maintaining some of the distinctive qualities of Shavano Park.	10/6/2017 4:54 PM
7	Safety for bikes and pedestrians is the primary concern.	10/6/2017 8:01 AM
8	I am concerned about tree loss. If NW military is widened, it will attract even more through cars and trucks than is already too many.	9/5/2017 6:11 AM
9	Do we really have enough bike traffic to justify separate facilities for bikes and pedestrians? Why not build a combined 2-way pathway (like San Antonio's linear park pathways) on one side of the roadway, fully buffered and separated from the roadway? Maybe even under tree canopy. It would cut down on the necessary width of the ROW too, since we wouldn't need off-road sidewalks on both sides. It would be much less expensive. AND, we could keep NW military mostly curb-free to maintain our City's rural character. Alternatively, a two-way, buffered and separated bike lane contiguous to one side (only) of the road should do.	9/1/2017 9:57 AM
10	Sidewalk/bike path along at least one side of NW Military is desperately needed for the safety of Bicyclists, due to the volume and speed of traffic on NW Military highway.	8/21/2017 3:30 PM
11	Awesome. Really need these!	8/12/2017 1:15 PM
12	Is it possible to add any speed reducing measures?	8/9/2017 5:05 PM
13	If the sidewalks are right up against the stone walls of Estates subdivision, as shown in the diagram, the construction will undoubtedly destroy the walls. Who will pay to replace them?	8/8/2017 2:58 PM
14	Looking forward to this	8/6/2017 3:17 PM

15	This is needed. A devoted sidewalk along a highway should provide more safety for pedestrians. Having picked up trash over the years, the disregard by drivers was very scary. I walk my dogs along the walkways on Lockhill Selma and feel much safer there than NWM. Plus this is along a bus route where pedestrians gather.	8/4/2017 7:58 PM
16	None of the pictures were visible.	8/4/2017 5:11 PM
17	Whatever is least impactful to residents and most natural.	8/4/2017 1:00 PM
18	Definitely support of this project.	8/3/2017 9:54 AM
19	So excited to have a turn lane some day, this will greatly increase driving safety. Wish the state and federal government would sponsor more improvements the city did not have to pay for.	8/2/2017 12:13 PM
20	At last	8/1/2017 7:29 PM
21	Please consider lowering speed limit on NW Military to 40mph. Everyone knows that the speed limit is the minimum speed traveled and actual traffic moves slightly over the posted speed assuming there are no traffic tie ups.	7/31/2017 7:20 PM
22	This is long overdue. I support this	7/31/2017 2:46 PM
23	I am for this so long as there are no barriers (islands) down the center of NW Military.	7/31/2017 9:46 AM
24	In favor.	7/31/2017 8:33 AM
25	This is a good idea however it may still be dangerous. We may want to consider a lower the speed limit on NW military- maybe 40 MPH. Thank you for considering these remarks.	7/29/2017 4:21 PM
26	This is a great plan,,,,can't wait!!	7/29/2017 12:25 PM
27	it will don nothing but add to the traffic....WHY?	7/29/2017 8:38 AM
28	Great move forward. Remember that most bicycles do not use the sidewalks to the bike lanes with good marking are very important. I can be reached at 210 863 5245 if you need input.	7/29/2017 6:44 AM
29	like this plan.	7/29/2017 5:22 AM
30	I am sure that residents along NW Military will not want the road and sidewalk coming so close to their homes, but the turn lane is needed badly. Both runners and bikers use this road regularly, and it is dangerous for both them and drivers trying to avoid them - so it is needed.	7/28/2017 5:01 PM
31	As long as Shavano park does not have to pay for it, fire away!	7/28/2017 2:49 PM
32	Great news!	7/28/2017 2:19 PM
33	Traffic has really increased on Military Highway since the Wurzbach opened. We are fortunate that these improvements will be made soon with monies from the state and federal agencies. Thanks for the opportunity to commebt on these improvements.	7/28/2017 1:09 PM
34	In recent years San Antonio and embedded/surrounding communities have made notable progress adding improved (paved) hiking and biking trails in parts of the city. However, we remain far behind the power curve of other enlightened cities. As an example, my wife and I frequently visit the Denver, Golden, Boulder, CO area. Here one finds dozens upon dozens of miles of concrete hiking and biking trails up and down the front range of the Rocky Mountains. These trails include bridges over major roadways, creeks, and gulches, as well as other amenities. CO is said to be the second healthiest state in the US, and a culture that encourages and supports physical activity surely contributes to this. It's time for us to join other forward-looking communities in this regard. While it's not relevant to this survey, I can't help but point out that San Antonio and the greater metropolitan area is the only major city in the USA that does not have a light rail or similar public transit system. Costly? Yes. Worth it. Absolutely! Make it a part of the VIA system.	7/28/2017 12:44 PM
35	The above picture appears much safer than what we currently have.	7/28/2017 12:10 PM
36	These sidewalks are even more dangerous than those proposed on DeZavala. Sidewalks on this HIGHWAY are an invitation to a fatal disaster. You will call me a CAVE. I call myself a CASE Citizen advocating Safe Environment	7/28/2017 11:38 AM

37	My theme is consistent. Involve the residents who live near it. I know NW Military Hwy residents who do not know about this. I know others who know, but object to this TxDOT project. Involve NW Military Hwy residents. A public hearing and putting it in the Roadrunner are not enough. The City needs to be more proactive to involve the residents who are affected by change in this City. Change is inevitable, but residents do not like decisions being made by a few who do not live with this traffic, tree clearing, and change.	7/28/2017 9:32 AM
38	CUT NO TREES!	7/28/2017 8:20 AM
39	Our city officials should maintain constant conversations with TXDOT and look for opportunities to expedite this work	7/28/2017 8:07 AM
40	I'm all for it! Will improve traffic flow in this area and safety for walkers and bikers! The sooner the better!	7/28/2017 7:13 AM
41	I agree that it is desirable to have the pedestrian / bike path as described along NW Military. It will be best if it can be safely separated from the road way. It would also be beneficial for there to be roundabouts rather than stop lights on NW Military at De Zavala and Pond Hill. Roundabouts are very effective in allowing traffic to safely flow without stop lights	7/28/2017 7:12 AM
42	This improvement has been needed for a long time. I am very nervous when I have to walk/bike on NW Military Hwy. I think this will improve what Shavano has to offer to its residents. Improved safety and ability to exercise. Love it!	7/26/2017 4:44 PM
43	great idea!	7/25/2017 8:35 AM
44	Will there be more traffic signals added? Where?	7/25/2017 7:29 AM
45	I like the idea of a sidewalk from Huebner to 1604	7/24/2017 6:41 PM
46	No	7/24/2017 6:17 PM
47	This will be a very significant enhancement to our City. Shavano Park City Officials should lobby to try to get this project expedited	7/24/2017 12:58 PM
48	Great!	7/24/2017 12:14 PM
49	Make it happen ASAP!!!	7/24/2017 12:12 PM
50	THIS IS A SAFETY ISSUE AND SHOULD BE DONE AS SOON AS POSSIBLE.	7/24/2017 11:14 AM
51	Tis is vital to connect the sidewalks/trail system for use. NW Military is a major system for Shavano Park and this change is critical to enhance our municipality's pedestrian system.	7/24/2017 10:25 AM
52	I like this proposal very much	7/24/2017 9:20 AM
53	I look forward to these improvements.	7/24/2017 8:57 AM
54	Try to allow for some kind of shrubbery screen as able alongside the roadbed separating sidewalks from road to help with noise and add a bit more safety to walkers.	7/24/2017 8:54 AM
55	understand there is hike & bike inside the fenced at Huntington - is this *in addition* to outside the fence hike & bike?	7/24/2017 8:34 AM
56	The sooner this project is completed the better for all of us!	7/24/2017 8:13 AM
57	Add the sidewalks! Add the sidewalks!	7/22/2017 5:34 PM
58	No cost to the city! Still funded by yours and my tax dollars.	7/22/2017 4:29 PM
59	Hopefully this project will resolve the U-turn problems at NW Military and Huebner	7/21/2017 10:10 AM
60	Bike lanes must be protected - a paint stripe is not sufficient.	7/21/2017 9:27 AM
61	Looks like we're going to loose a lot of the big oaks along NW Military!!	7/21/2017 6:54 AM
62	Can we start before 2020? Will it stretch the entire length of NW Military? Is the light at DeZavala and NW Military going to be a round about instead of a light? Can the light at Locke Hill selma and DeZavala also be a round about?	7/21/2017 2:36 AM
63	Great idea	7/21/2017 2:27 AM
64	Sounds like a great plan.	7/21/2017 12:13 AM

65	I don't agree with this one. Will we lose trees? Who are we connecting and to what? Sidewalks are generally favorable but maybe not in rural setting of shavano. This stuff needs to be considered. Sidewalks for the sake of sidewalks or sidewalks because they're free are not necessarily a good idea: More concrete, more impermeable surface area, more runoff, less vegetation, fewer trees and again, what are we trying to do? It's important to connect residents to green spaces but I'm not sure we need a sidewalk on both sides of the highway so that once a year we can walk to McAllister's deli for a sandwich.	7/20/2017 9:24 PM
66	Love it! Thank you so much. Both the ability to walk/bike safely and have a turning lane will help whether one is driving, biking or walking.	7/20/2017 8:28 PM
67	This will be a wonderful and much-needed improvement. Many more residents will be able to walk, job, and bike safely.	7/20/2017 7:24 PM
68	I doubt at this stage anything I say matters	7/20/2017 7:23 PM
69	Looks great	7/20/2017 7:14 PM
70	Winding through the trees and off the road is great!	7/20/2017 7:07 PM
71	I can't wait for a dedicated turn lane on this busy road!	7/20/2017 7:02 PM
72	The 2-way turn lanes are needed. I doubt that the sidewalks and bike lanes will see much use.	7/20/2017 5:06 PM
73	The blurb states that sidewalks will wind through the trees here but the picture does not allow for that. Winding is nicer and better and is what has already been represented (in an effort to save trees, which is hopefully the City's goal). If, however, it's not actually going to be possible, the City needs to explain that and be clear, sooner rather than later. Also - does TxDot require sidewalks with curbs? Can the City not just use the same type pathway as is used on DeZavala? Keep it as natural as possible. Who has to maintain the sidewalks here? Either way, do what's done on DeZavala.	7/20/2017 4:47 PM
74	This is great! Please include crosswalks for crossing over NW Military safely.	7/20/2017 3:41 PM
75	Looking forward to this, THE MOST important improvement of all. Walking along the highway currently is haphazard at best.	7/20/2017 10:48 AM
76	not sure I understand; from Huebner to 1604? That's not near us. If you mean NWM to 1604, I get it. And am pro sidewalk there. It would be great for people to be able to walk to Local Coffee and Starbucks	7/20/2017 10:32 AM
77	Excellent planning. Center turn lane is greatly needed along with eastbound turnaround at FM 1604 and NW Military for quarry and construction traffic. It will all be much, much worse when Cornerstone school opens.	7/20/2017 10:06 AM
78	Awesome!	7/20/2017 9:53 AM
79	Yes, this is most needed part. It is impossible to bike or walk through this road and thus, we have to take our car even for the closest walgreen, crazy. No family friendly at all.	7/20/2017 9:14 AM
80	See above. Asking for a disaster if you put a bike/pedestrian throughway immediately adjacent to a street (especially busy NW Military) without a barrier. There is no reason to combine auto/truck and bike/peds. There are better, safer options. Time to accept that times have changed. Isn't TxDOT the same organization that created the Wurzbach Parkway without an entrance ramp going west when driving North on 281?	7/20/2017 9:14 AM
81	The rock wall along NW Military is poorly constructed and needing constant repair. This has been a burden to the homeowners who have had the costs foisted upon them, I would imagine the blasting that will be needed at the cliff areas will only exasperate this problem. It seems to me that someone other than those homeowners should pay for the damages caused by this needed road improvement. Perhaps instead of what currently exists - the original 2 ft wall with cedar fencing between rock posts? However, I do not believe this burden should once again be foisted on these homeowners. This issue should be worked out before construction to see if TxDot will include the wall in the cost. But in my opinion, this should not be left as a very expensive burden for the homeowners who currently live with this wall as the road improvement benefits everyone (residents and nonresidents). It appears that since this is in the engineering phase - now is the time to address the wall and finally solve this problem.	7/20/2017 9:06 AM
82	Where possible we should try to incorporate a simple shrub line between the highway and the sidewalk. This would help some with sound issues for homes along NWM and add a simple barrier to keep kids and walkers from accidentally falling into the traffic. It is also an attractive feature.	7/20/2017 9:03 AM

83	Though the bicycle lanes on NW Military have enhanced life considerably, the stretch of NW Military between 1604 and just above Huebner is quite dangerous for bicyclists and pedestrians. I hope that TxDOT proceeds with its plans as soon as possible.	7/20/2017 8:55 AM
84	I thought the proposed sidewalks would be more winding, instead of straight, in order to preserve trees. If so, then GREAT, if they need to be straight, then that is OK also, but I prefer winding.	7/20/2017 8:50 AM

Town Plan 2017 Update

Sidewalk & Bicycle Pathways

Consensus from August 8, 2017 Planning & Zoning Commission Meeting

Lockhill-Selma to Pond Hill Sidewalks

- Include in Town Plan
- Staff to explore distance markers along path to assist in emergency response
- Staff to consider maintenance responsibilities along pathway with Willow Wood HOA

Lockhill-Selma Sidewalks from Huebner to 1604

- Include in Town Plan dedicated sidewalks along both sides of Lockhill-Selma from Huebner to Loop 1604; City to coordinate / support the City of San Antonio's effort on their ROW

DeZavala Sidewalks

- Include dedicated sidewalks for consideration at a later date (possibly during repaving) along DeZavala

Cliffside connection to Salado Creek Greenway Trail

- Include in Town Plan
- Include provision stating not creating parking spaces along Cliffside for trail access
- Staff to explore ways to improve security with trail access

Sidewalks and connection from NW Military to Salado Creek Greenway Trail

- Include in Town Plan; City to coordinate / support the City of San Antonio's effort

NW Military improvements – Sidewalks and Bike lanes

- Include most up to date design for NW Military in Town Plan

Shavano Park Development Survey

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

- **Responses:** 54 respondents
- Survey used IP-filtering for security. A manual check for irregularities (like fake addresses) did not spot any fake submissions

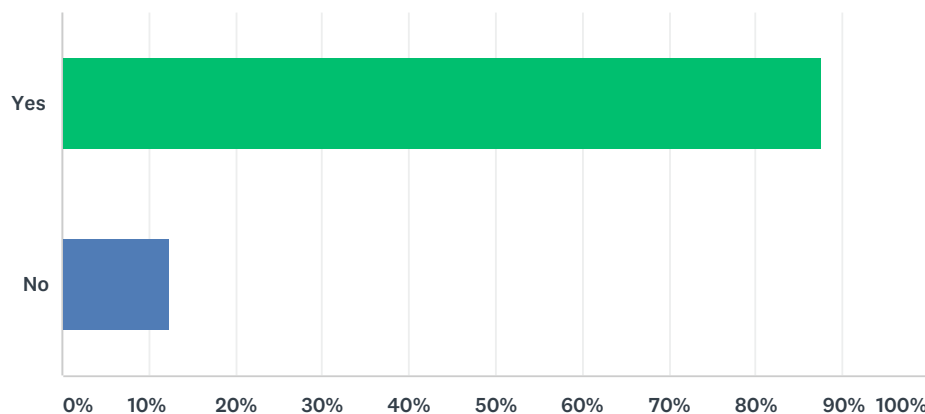
Question 3 Summary

Residential Development

- 87.76% of respondents are happy with recent residential development.

Q3 There are few areas of the City still available for future residential and commercial development. Commercial is highlighted in blue and Residential in Green on this map: In these few undeveloped areas the City can still work with the property owners and developers to try and shape development compatible with our neighborhoods. Residential. All remaining unbuilt property zoned residential (Bentley Manor, Willow Wood, Huntington and Pond Hill Garden Villas), have development plans to emphasize quality home building that offer quality properties ranging in size. Are you pleased with the recent residential property development?

Answered: 49 Skipped: 5



ANSWER CHOICES	RESPONSES
Yes	87.76% 43
No	12.24% 6
TOTAL	49

#	IF NO, PLEASE LET US KNOW WHY!	DATE
1	Pond Hill looks cheap. Not attractive and out of place with recent residential developments.	10/18/2017 5:04 PM
2	I would have preferred to maintain the rural feel of this community when I chose to move here 23 years ago but oh well.	10/15/2017 9:29 PM
3	Personal preference: I don't care for walled and gated neighborhoods. They are at cross purposes to the community (emphasis on the unity part) goals in the town plan. But whatever -- the ones in our city are very nice.	9/1/2017 10:53 AM
4	I don't know much about the development except what the developer communicates in open meetings. It's all happening behind gates.	8/24/2017 1:07 PM
5	There are no sidewalks in Bentley Manor and streets are narrow with medians which present unsafe areas for pedestrian walking in the same area as vehicle traffic.	8/18/2017 11:21 PM
6	These developments provide the variety necessary to complete "The Park"	8/17/2017 2:00 PM
7	Don't like gated communities	8/16/2017 2:27 PM
8	The quality of the Pond Hill Villas is disappointing. Also, the size of the units and how crowded they are in the space. Lack of Parking too.	8/16/2017 2:18 PM

9	Lots are too small in unit 18 mxd.	8/16/2017 2:04 PM
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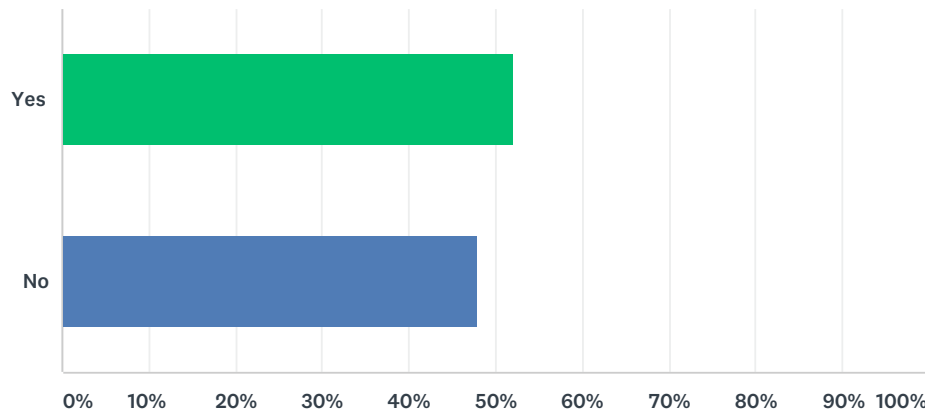
Question 4 Summary

Regulating Redevelopment of existing Residential lots

- Response was nearly split, at 52.08% yes City should regulate vs 47.92% no, the City should not regulate.
- Some confusion on the question noted in comments by residents.

Q4 Should the City consider regulating the redevelopment of existing residential lots in future years? If so, how?

Answered: 48 Skipped: 6



ANSWER CHOICES	RESPONSES	
Yes	52.08%	25
No	47.92%	23
TOTAL		48

#	IF YES, PLEASE DESCRIBE HOW OR LEAVE ADDITIONAL COMMENTS	DATE
1	If this means the potential exists that the residential could be changed to commercial, it should be regulated.	10/20/2017 1:25 PM
2	Size and costs.	10/18/2017 5:04 PM
3	Keep them larger to allow rural community	10/16/2017 11:01 AM
4	Do not allow them to be subdivided. Keep the lots at a minimum of a half acre.	10/15/2017 9:29 PM
5	Avoid increasing population density. I oppose subdividing large lots.	10/6/2017 8:12 AM
6	Plan review by a committee, probably planning and zoning for compatibility with surrounding housing	9/5/2017 6:23 AM
7	I assume this question is aimed at subdivision of current lots to allow more intensive development. If so, it's a good idea for urban infill, but not for us. We should be looking at ways of sustaining the draws that bring people to our community rather than focusing on "me-too" growth for the sake of growth. The Grand Canyon is great. Disneyland is great. But building a Disneyland in the Grand Canyon does not make the Grand Canyon greater.	9/1/2017 10:53 AM
8	Could you explain the reasoning for the question?	8/24/2017 1:07 PM
9	To maintain the rural feel of the older areas of the city.	8/22/2017 1:20 PM
10	Redevelopment should be encouraged to keep the city vibrant and a desirable location. Lets look at cities such as Alamo Heights & Terrill Hills for ideas.	8/21/2017 3:39 PM
11	Each community has it's own personality and attraction. If you want a rural flair with lots of land, you live on the East side. If you want to be close to your next door neighbor, you live on the west side. No sense to mess up what is working.	8/21/2017 3:03 PM
12	Keep them residential.	8/19/2017 4:55 PM
13	Restricting how small lot size can be, no multi-family homes or apartments. Maintain characteristics of what Shavano Park is known and loved for.	8/19/2017 11:07 AM

14	What is meant by "redevelopment". Confusing question.	8/18/2017 11:21 PM
15	Be sure there is no multi-family housing built in Shavano Park	8/18/2017 9:41 PM
16	Only to prevent dense development	8/18/2017 12:49 PM
17	What does that mean? Are you going to put in zoning laws restricting our ability to change existing homes? Define this.	8/17/2017 9:24 AM
18	Not sure I understand the question. What is "redevelopment of existing lots" Are you concerned that property owners may break up property into multiple lots? If so, yes, I think it's a good idea for the city to restrict this, though it seems it should already be restricted by minimum lot size. Breaking a very large lot into two lots would be ok with me as long as restrictions are still met.	8/16/2017 8:34 PM
19	NO CONVERSION TO MULTI FAMILY FROM SINGLE FAMILY, NO REDUCTION IN MINIMUM LOT SIZE	8/16/2017 5:18 PM
20	Appropriate zoning and good building codes	8/16/2017 4:24 PM
21	Yes, it is possible that the current regulations of existing residential lots in A-1, A-3, and A-4 (without HOA's) are not "forward" thinking and deserve review. We need to be in tune with what is trending architecturally and what is adding value today in each case still meeting our Rural Feel. Might also be prudent to think about residential lots (or portions there of) along NW Military as low impact, low intensity office uses.	8/16/2017 3:28 PM
22	I'd like to make sure we always have a say in the quality and size of homes in SP.	8/16/2017 2:48 PM
23	SP is unique for its "country within the city" appeal. If a lot is redeveloped, keep it within the current guidelines so future huge homes aren't erected that cover the entire lot.	8/16/2017 2:48 PM
24	Require them to keep the original size and use.	8/16/2017 2:27 PM
25	Keep single home lots single. Many lots are quite large compared with the rest of San Antonio and we want to keep the larger parcels from being rezoned or cut up into smaller lots.	8/16/2017 2:21 PM
26	The quality of the home and spacing is what new buyers are looking for in Shavano Park.	8/16/2017 2:18 PM
27	require SFH not townhouses/apartments/condos	8/16/2017 1:47 PM
28	Restrict Subdivision of existing lots.	8/16/2017 1:36 PM

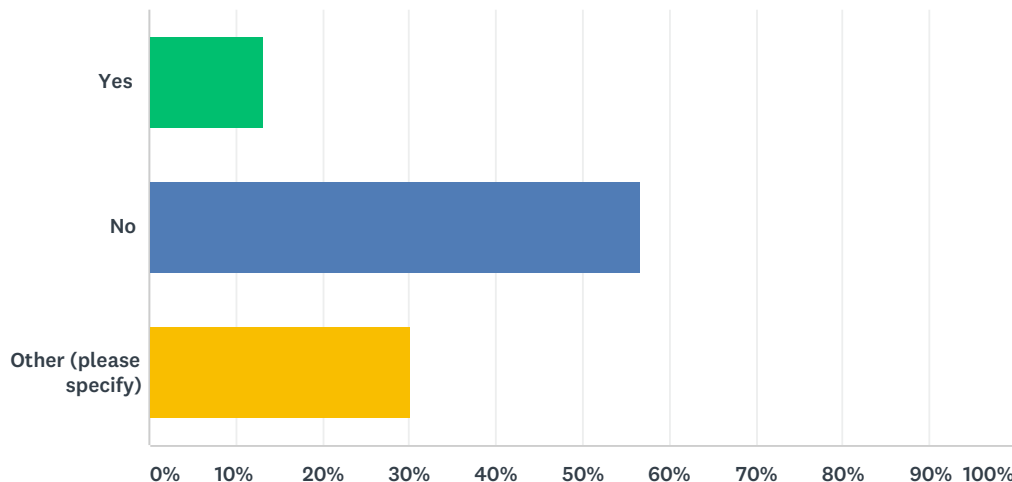
Question 5 Summary

Multi-Family development along 1604

- 56.60% of responses were against the development.
- Comments were generally negative as well.

Q5 Should the City consider adding Multi-Family Town homes or Condominiums as allowable development in Shavano Park in certain zoning districts (e.g. along Loop 1604)?

Answered: 53 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	13.21%	7
No	56.60%	30
Other (please specify)	30.19%	16
TOTAL		53

#	OTHER (PLEASE SPECIFY)	DATE
1	U	10/18/2017 5:04 PM
2	Too much of that surrounding us!	10/16/2017 11:01 AM
3	Absolutely not. The traffic is already out of control. Criminal activity has increased drastically with addition of apartments, commercial properties, extended bus lines, and annexation of subdivisions. Why do we need more people and thus more need for police protection.	10/15/2017 9:29 PM
4	There are already too many of these within San Antonio's part of 1604.	9/5/2017 6:23 AM
5	It's out of character with the City, but then again so is the existing 1604 frontage. We really should have been considering this in 2007. It sounds better than more of the mid-tier, tilt-wall office spaces we already have. (Even Houston's Post Oak/Westheimer second-downtown would be better than more tilt-wall)	9/1/2017 10:53 AM
6	If they are needed, yes	8/27/2017 5:05 PM
7	Why?	8/24/2017 1:07 PM
8	Maybe if size and height restrictions were in place	8/22/2017 1:20 PM
9	1604 is already a major bottle neck at least 14 hours a day. Military Hwy is getting to where you can't turn on to it. There are already tons of apartments surrounding our City	8/21/2017 3:03 PM
10	Not high density	8/18/2017 12:49 PM
11	Bad idea. There is no reason to allow this in a single home area.	8/17/2017 9:24 AM
12	Consider multi-use dev along 1604	8/16/2017 11:18 PM

13	I would have to consider the location, setting and surrounding uses of a particular area. It is possible that town houses/ condos could be a better use then office or retail, but would have to be thoroughly considered.	8/16/2017 3:28 PM
14	You're kidding right?	8/16/2017 2:21 PM
15	Only along 1604- an area not ideal for SFHs. Definitely not between neighborhoods, inside SP.	8/16/2017 1:47 PM
16	Depends on whether you mean condos owned by individuals or leased (apartments). I am not in favor of rental apartment units.	8/16/2017 1:38 PM

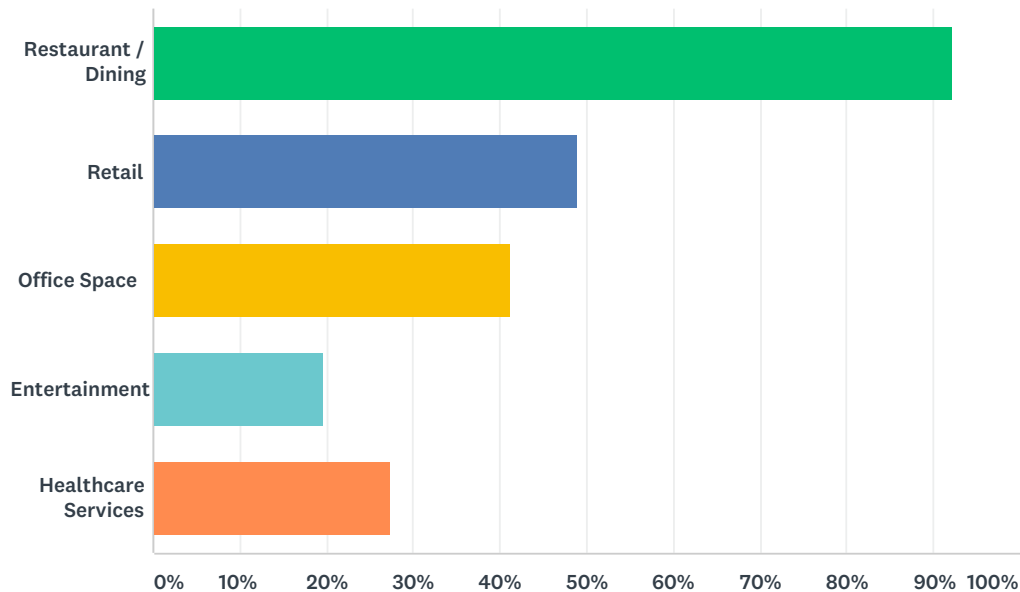
Question 6 Summary

Commercial Business Types Wanted

- Top two categories: Restaurant / Dining (92.16% of respondents) and Retail (49.02% of respondents)

Q6 Commercial. It is important to note that commercial property owners have vested rights on their property and the City cannot stop them from building a business, however the City can work with the developers to shape what is built. What type of services would you like to see in Shavano Park? You can select more than one option or add your own ideas!

Answered: 51 Skipped: 3



ANSWER CHOICES	RESPONSES	
Restaurant / Dining	92.16%	47
Retail	49.02%	25
Office Space	41.18%	21
Entertainment	19.61%	10
Healthcare Services	27.45%	14
Total Respondents: 51		

#	OTHER (PLEASE SPECIFY)	DATE
1	I would love to see a Burger FI.	10/17/2017 3:21 PM
2	Is there any land undeveloped???	10/15/2017 9:29 PM
3	NONE!	10/6/2017 9:23 PM
4	Low key aesthetic structures. No neon.	10/6/2017 8:12 AM
5	anything low density with open space	9/5/2017 6:23 AM
6	A farmer's market	8/24/2017 1:07 PM
7	Higher end dining - no fast food	8/17/2017 9:24 AM
8	No more nursing homes	8/16/2017 11:18 PM

9	NO MORE "FAST FOOD" RESTAURANTS	8/16/2017 5:18 PM
10	I believe it would go a long way to establishing a sense of place in our city if we had local, homegrown, casual restaurants located within our boundary. Places where you are likely to see your neighbors and their family for breakfast, lunch or dinner.	8/16/2017 3:28 PM
11	No more fast food or drive throughs!!!	8/16/2017 2:21 PM

Question 7 Summary

Particular Business Residents would Like

- Variety of responses, most were non-chain restaurants or other food establishments like bakeries and donut shops.

Q7 Is there a particular business or restaurant you would like developers to consider for Shavano Park?

Answered: 28 Skipped: 26

#	RESPONSES	DATE
1	Local based, non-chain options would be preferred	10/25/2017 5:21 PM
2	NOT chains please. Private restaurant ownership only	10/20/2017 1:25 PM
3	Restaurant for Lockhill-Selma office development area. Employees need a place to get lunch.	10/18/2017 5:04 PM
4	Burger FI	10/17/2017 3:21 PM
5	Not a chain!	10/16/2017 11:01 AM
6	I know this contradicts most of my comments but if you must add a business Consider a Taco place that serves breakfast tacos.	10/15/2017 9:29 PM
7	Absolutely no big box stores. AVOID parking lots that make drainage impossible. Pedestrian friendly.	10/6/2017 8:12 AM
8	Restaurants that are family owned/ not chains, with good quality food/ vegetarian or vegetarian friendly	8/27/2017 5:05 PM
9	Non chain restaurants	8/22/2017 1:20 PM
10	Chick-fil-A	8/21/2017 3:39 PM
11	not really	8/21/2017 3:03 PM
12	Boutique, locally owned, quality, no more chains! Keep shavano special	8/20/2017 10:55 PM
13	No	8/20/2017 8:46 AM
14	NO	8/19/2017 4:55 PM
15	Nice community restaurants.	8/18/2017 11:21 PM
16	Corner Bakery	8/18/2017 9:41 PM
17	locally owned "non-chain" restaurants	8/17/2017 2:29 PM
18	Walgreens or cvs	8/16/2017 7:57 PM
19	Ethnic	8/16/2017 7:10 PM
20	Casual Breakfast restaurant like Jim's (not fast food drive through). Seafood restaurant like Clear Springs or McAdoo's. BBQ restaurant like Tom's Ribs or Casey's used to be.	8/16/2017 6:56 PM
21	Pam's Patio Kitchen, Julian's Pizzeria, Dough, The Grove (Austin), Naples...Hat Creek Burgers (Austin).	8/16/2017 3:28 PM
22	Frozen yogurt shop, Fine dining, Italian pub.	8/16/2017 2:18 PM
23	a nice sit down family restaurant maybe a Cracker Barrel or Cold Stone Creamery	8/16/2017 2:07 PM
24	Donut Shop	8/16/2017 2:04 PM
25	No	8/16/2017 1:42 PM
26	Jims or some other family oriented restaurant that serves breakfast, lunch and dinner	8/16/2017 1:41 PM
27	No, but it would be nice to have more dining options in Shavano Park.	8/16/2017 1:38 PM
28	BBQ	8/16/2017 1:36 PM

Question 8 Summary
Commercial Uses

- Responses were strongly in favor to maintain current limited commercial use regulations.

Q8 Shavano Park has, relative to other cities, strict authorized uses for any commercial property. Should the City retain these limited commercial uses or should the City relax them by authorizing additional uses? If so, what are your ideas on what the City should authorize.

Answered: 47 Skipped: 7

#	RESPONSES	DATE
1	Do not relax them	10/25/2017 5:21 PM
2	Retain limited commercial uses	10/20/2017 1:25 PM
3	strict authorization	10/19/2017 3:36 PM
4	i like the strict use. they seem reasonable	10/17/2017 3:21 PM
5	keep them strict so that we can regulate what is built	10/16/2017 11:01 AM
6	Who cares what other cities do. Please do what the citizens ask you to do. Stop this commercial nightmare and if you can't then yes, limit your choice to any business that would not attract a lot of traffic.	10/15/2017 9:29 PM
7	Maintain restrictions.	10/6/2017 5:06 PM
8	Retain limited commercial use.	10/6/2017 8:12 AM
9	retain current use authorization	9/5/2017 6:23 AM
10	Like the trend towards "ethical investment," the city should use its zoning authority to realize an ethical community. For instance, new development of uses that pollute or might pollute (gas stations, chem storage, etc.) should be disallowed regardless whether state laws might allow them, as should uses that are detrimental to community welfare (pay-day lenders, vape shops, etc.). These are usually hallmarks of declining neighborhoods, not places we want to live. So if anything, the City's zoning laws should be tightened rather than relaxed.	9/1/2017 10:53 AM
11	Retain limited commercial use	8/27/2017 5:05 PM
12	I think the history shows that SP's "strict authorized uses" get changed depending on who and what is at issue, so...	8/24/2017 1:07 PM
13	Maintain existing uses	8/22/2017 1:20 PM
14	Authorize taller buildings along 1604	8/21/2017 3:39 PM
15	We should be careful that no business built will attract criminals nor drugs and alcohol abuse.	8/21/2017 3:03 PM
16	Maintain strict use restrictions	8/20/2017 10:55 PM
17	No	8/20/2017 8:46 AM
18	Keep them strict.	8/19/2017 4:55 PM
19	Do not relax, rather maintain strict uses	8/19/2017 11:07 AM
20	Limit commercial use and restrict B2 zoning to exclude pollution type businesses such as gas stations with buried tanks, dry cleaners, etc. Do not permit pollution type businesses over the Edwards.	8/18/2017 11:21 PM
21	We sure could use more restaurants	8/18/2017 9:41 PM
22	Landscaping & sidewalks	8/18/2017 12:49 PM
23	retain limited commercial uses	8/17/2017 2:29 PM
24	Retain strict use!	8/17/2017 2:00 PM
25	Limit it so the Class-A space or high end retail.	8/17/2017 9:24 AM

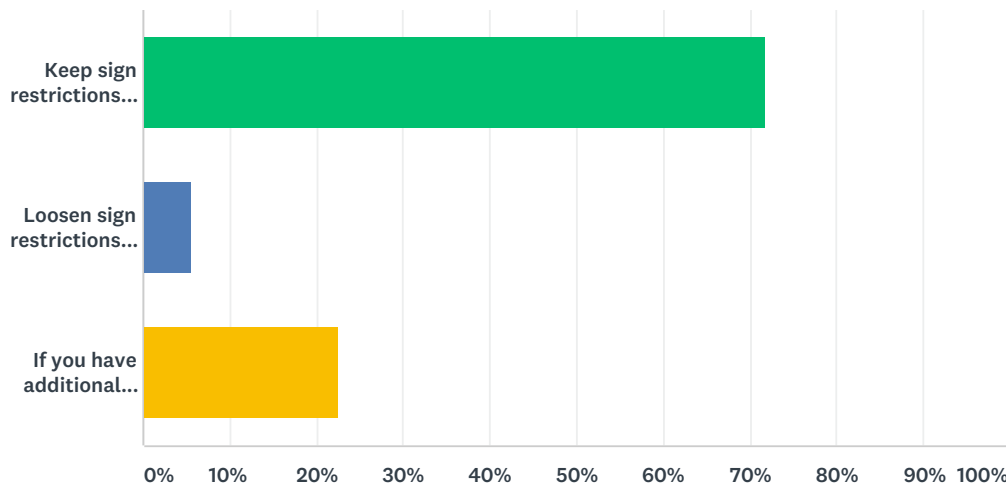
26	Multi-use development	8/16/2017 11:18 PM
27	I don't know current restrictions so can't answer.	8/16/2017 8:34 PM
28	Yes.	8/16/2017 7:57 PM
29	Retain	8/16/2017 7:10 PM
30	MAINTAIN THE SAME RESTRICTIONS	8/16/2017 5:18 PM
31	Not wide-open commercial uses. Businesses should be appropriate for the city as well as a site	8/16/2017 4:24 PM
32	Retain authorized uses	8/16/2017 3:49 PM
33	Seems that we are on the right course at the time being.	8/16/2017 3:28 PM
34	Once you relax regulations the door is open to potentially more than we want. It just needs to be watched closely.	8/16/2017 2:48 PM
35	The commercial boundaries are for the good of the City.	8/16/2017 2:48 PM
36	Need more details to answer this question. What already exists, and what else is being looked at for expansion?	8/16/2017 2:34 PM
37	Yes	8/16/2017 2:27 PM
38	Keep them as is.	8/16/2017 2:21 PM
39	I do not know what the restrictions are so its hard to answer	8/16/2017 2:18 PM
40	We should retain limited commercial use	8/16/2017 2:13 PM
41	I am fine as is	8/16/2017 2:07 PM
42	Retain limited uses.	8/16/2017 2:04 PM
43	Limit commercial use. Nooners has already been held up at gunpoint... we do not want businesses that attract a criminal element.	8/16/2017 1:47 PM
44	Maintain current practice.	8/16/2017 1:42 PM
45	Keep it strict	8/16/2017 1:41 PM
46	Retain limited commercial uses so that there is control over the use.	8/16/2017 1:38 PM
47	Anything that generates sales tax	8/16/2017 1:36 PM

Question 9 Summary
Commercial Sign Regulation

- 71.70% of responses in favor of keeping strict sign regulations.

Q9 Shavano Park's sign regulations for commercial businesses are restrictive and limit the amount and type of business signage. Some businesses have asked the City to increase the authorized signage within strict limits. Should the City consider more flexible sign regulations for businesses?

Answered: 53 Skipped: 1



ANSWER CHOICES	RESPONSES	
Keep sign restrictions on Businesses	71.70%	38
Loosen sign restrictions on Businesses	5.66%	3
If you have additional feedback let us know below!	22.64%	12
TOTAL		53

#	IF YOU HAVE ADDITIONAL FEEDBACK LET US KNOW BELOW!	DATE
1	Are you considering a digital marquee at city hall? I think that would make our beautiful city look like an amusement park. it is gaudy and distracting. The city will become an oxymoron-a park with a neon, digital sign. Refer question 10.	10/15/2017 9:29 PM
2	Tighten the restrictions. Go to Boulder sometime, or Estes Park, or Santa Fe. Our Starbucks and Exxon/7-11 signs would never fly there.	9/1/2017 10:53 AM
3	If you have additional feedback giving examples of what you're talking about, that would help. Who created this survey?	8/24/2017 1:07 PM
4	Reasonable loosening is smart. We made specific accommodations for Starbucks, and should do so for other desirable businesses.	8/21/2017 3:39 PM
5	K	8/18/2017 12:49 PM
6	A sign is worthless if not readable. Careful study required on each sign's location.	8/17/2017 2:00 PM
7	Case by case but no electronic signage	8/16/2017 11:18 PM
8	If we can broaden our sales tax base, a slight loosening may be appropriate esp. along 1604 and/ or NW Military. Would have to review the issues in further detail.	8/16/2017 3:28 PM
9	What increase have the businesses asked for? If not that much over what we already have, then I'm okay w/ it.	8/16/2017 2:48 PM

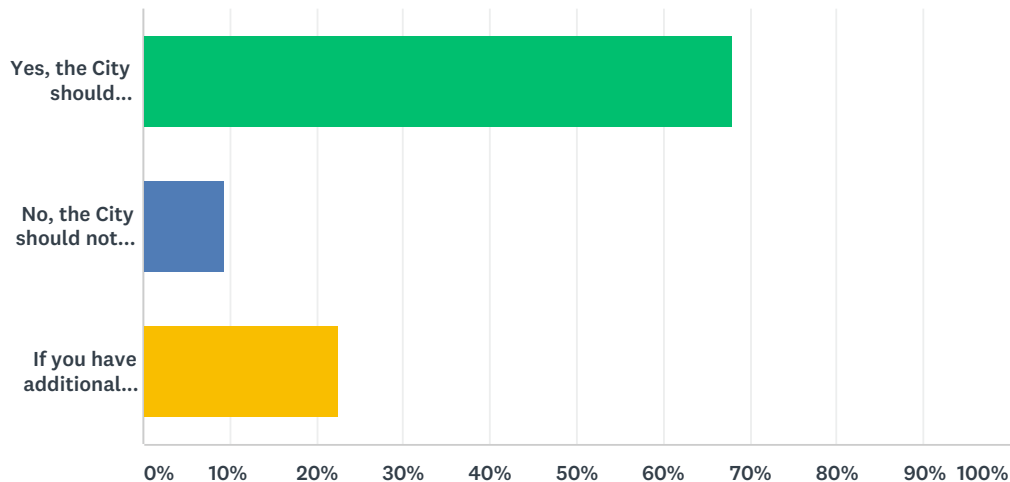
10	Big signs are ugly and it's definitely more aesthetic not to have them.	8/16/2017 2:21 PM
11	If we allow giant political signs I cannot see why businesses cannot have sail signs or banners for sales etc	8/16/2017 2:07 PM
12	Sometimes its difficult to find a place because the signage is limited. There should be adequate that new customers can find the place.	8/16/2017 1:38 PM

Question 10 Summary
Green Development

- 67.92% of responses in favor of the City incentivizing / promoting environmentally friendly development.

Q10 Should the City encourage environmentally friendly or "green" development practices? Note: The City already enforces up to date Building Codes and as of 2015 requires all new homes to be built "Solar Ready" for easier and cheaper installation of solar panels at a later date after construction. This Solar Ready mandate is cheap and easy to fulfill during the construction of the home.

Answered: 53 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes, the City should incentive environmentally friendly development	67.92%	36
No, the City should not incentive environmentally friendly development	9.43%	5
If you have additional feedback let us know below!	22.64%	12
TOTAL		53

#	IF YOU HAVE ADDITIONAL FEEDBACK LET US KNOW BELOW!	DATE
1	1. Is a digital marquee environmentally friendly? 2. We have already been forced to use CPS "smart meters." Enough regulation.	10/15/2017 9:29 PM
2	Solar ready=good Add water collection ready (relates to roof type and location of water tanks)	9/5/2017 6:23 AM
3	Yes absolutely. And prohibit the opposite. Environmental friendliness means more than technology, however. For instance, how about wild space set-asides? Impermeable cover limitations? etc.	9/1/2017 10:53 AM
4	Yes, starting with leave the munitract alone and protect it as Heritage Green Space.	8/24/2017 1:07 PM
5	As long as there are no tax incentives that end up costing existing homeowners more than newer homes.	8/22/2017 1:20 PM
6	We should not underwrite environmentally friendly development, but should have regulations that protect the natural environment. Competition and financials should govern environmental issues such as solar and LEEDS certifications, and City funding should not be provided directly, or indirectly.	8/21/2017 3:39 PM
7	NO This should be up to the home owner to decide.	8/18/2017 11:21 PM
8	Encourage but not with \$\$	8/18/2017 12:49 PM

9	Green or Solar-Ready are buzz words. Someone who understands building codes should be involved. What does Solar-ready mean? A conduit from the wall to the roof? Solar tech changes every 2-3 years.	8/17/2017 9:24 AM
10	The city should research options and costs associated with environmental friendly development	8/16/2017 11:18 PM
11	It depends what the incentives are. Definitely should encourage green development, but financial or other incentives should be looked at by council and staff before deciding.	8/16/2017 8:34 PM
12	The city should encourage the preservation of our natural resources in all developments. Changes could be made that are revenue neutral or not a burden to the Landowner, but I don't think the City should mandate or provide funding to incentivize for green building practices.	8/16/2017 3:28 PM

Town Plan 2017 Update

Residential & Commercial Development

Consensus from September 6, 2017 Planning & Zoning Commission Meeting

Residential Development

- Include image of full residential development of Shavano Park
- Include updated pictures / description of the different lifestyles afforded by the various communities (similar to the 2010 Town Plan)
- Include discussion rejecting multi-family townhomes / condos along 1604
- Include discussion regarding the preserving single-family residential use in residential zoning districts and future review of ordinances regulating redevelopment to preserve single-family use (with specific mentions of preventing business along NW Military Highway)

Commercial Development

- Include residents want more local access to commercial services – restaurants, retail, office space, entertainment and healthcare
- Include residents support the City exploring ways to incentivize green development without additional cost to the City – Include City steps already taken to incentivize green development.
- Include residents' support for strict commercial uses and signage (and the type of high-standard business community that those regulations create)

PLANNING AND ZONING STAFF SUMMARY

Meeting Date: March 7, 2018

Agenda item: 8

Prepared by: Curtis Leeth

Reviewed by: Bill Hill

AGENDA ITEM DESCRIPTION: Discussion / action – Proposed changes and updates to the City’s 2010 Town Plan regarding Sidewalks, Commercial and Residential Development, and Drainage – City Manager Hill.

X

Attachments for Reference: 1) 8a Town Plan 2018 (intro & existing conditions) – track changes from previous meeting
2) 8b Town Plan 2018 chapters regarding sidewalks, development and drainage
3) 8c, d & e Town Plan 2010 chapters regarding sidewalks, development and drainage

BACKGROUND / HISTORY: Last month the Planning & Zoning Commission reviewed the introductory and existing conditions material of the Town Plan and gave guidance to staff. A track changes version of these sections is included in this past as attachment 8a.

Additionally based upon previous public hearings and Commission consensus, staff in consultation with Chairman Janssen has drafted and refined the planning focus areas for Sidewalks / Bike Lanes, Commercial & Residential Development, and Flooding & Drainage chapters for Commission review.

DISCUSSION: Section-by-section review by Planning & Zoning Commission will facilitate reading and review of the Town Plan document.

COURSES OF ACTION: Planning & Zoning Commission makes recommended changes to the 2018 Town Plan and provide guidance to staff.

FINANCIAL IMPACT: N/A

MOTION REQUESTED: Planning & Zoning Commission makes recommended changes to the 2018 Town Plan and provide guidance to staff.



TOWN PLAN

CITY OF SHAVANO PARK



2018

1

2

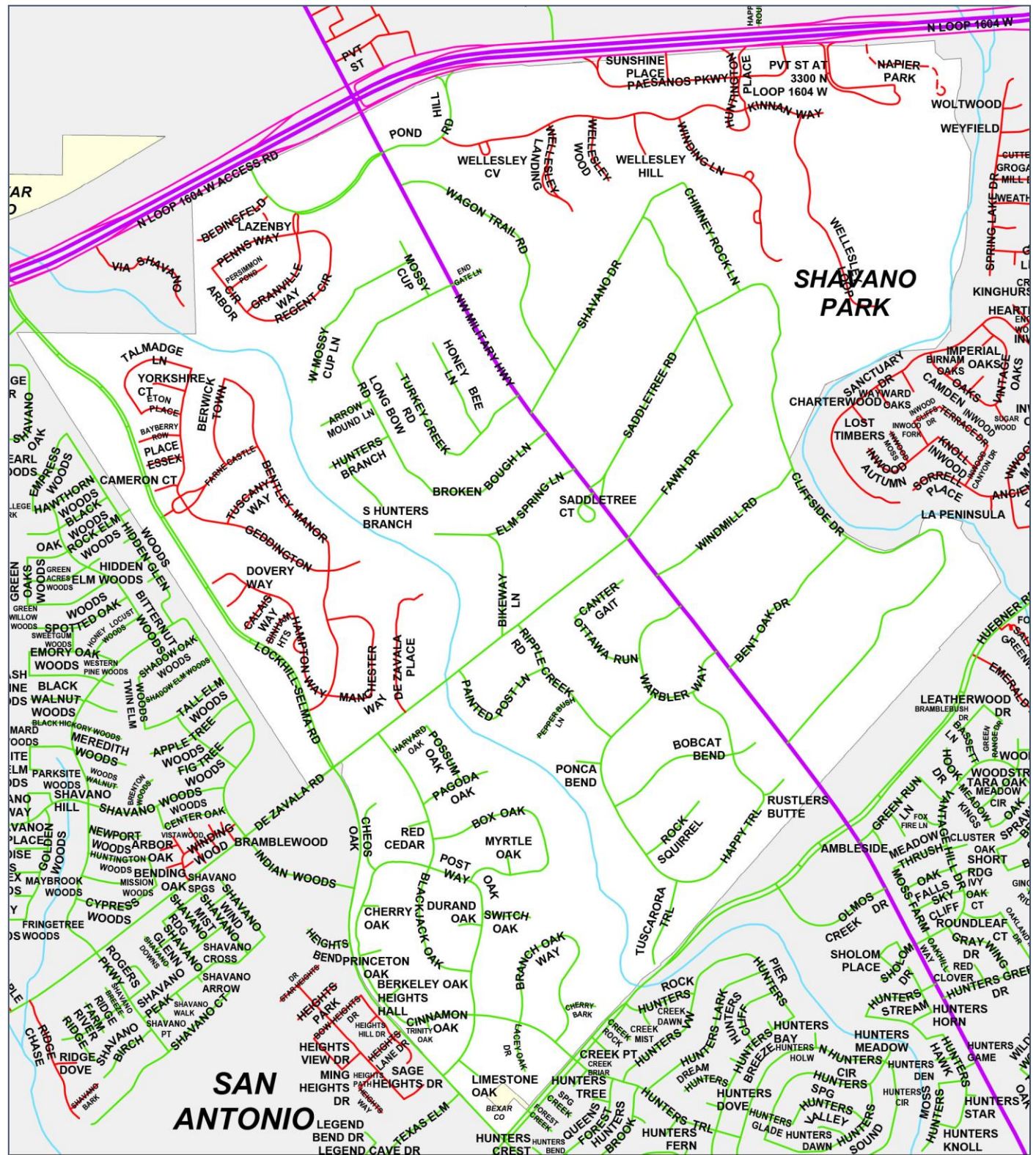


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Introduction



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.



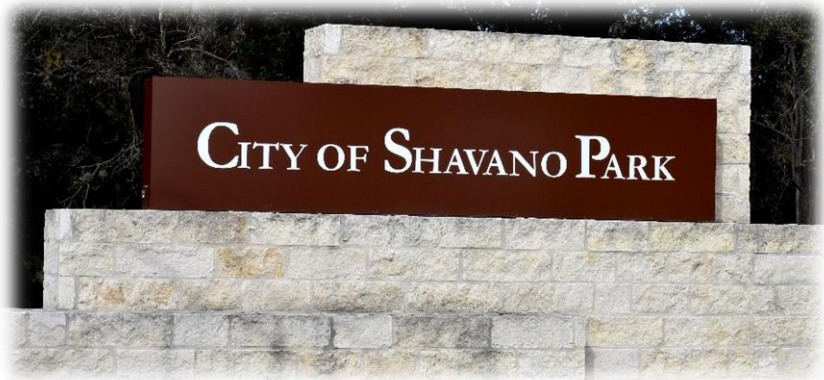
As a formal City document our Town Plan sets forth general goals and objectives stating our collective vision for the future. The Plan provides a foundation for our City's long-term growth and development with long-range public policy statements for implementation over the next decade.



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 previous 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~~ endeavors 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, to be a permanent home for many generations, to provide a welcoming community for premium businesses, and provide first-class services to our community. on safe streets.~~ This involves supporting community events, encouraging citizen involvement, and providing 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. This involves maintaining large residential lot sizes, preventing the conversion of residential lots to multi-family and business uses and continuing efforts to protect the City's trees and wildlife.



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

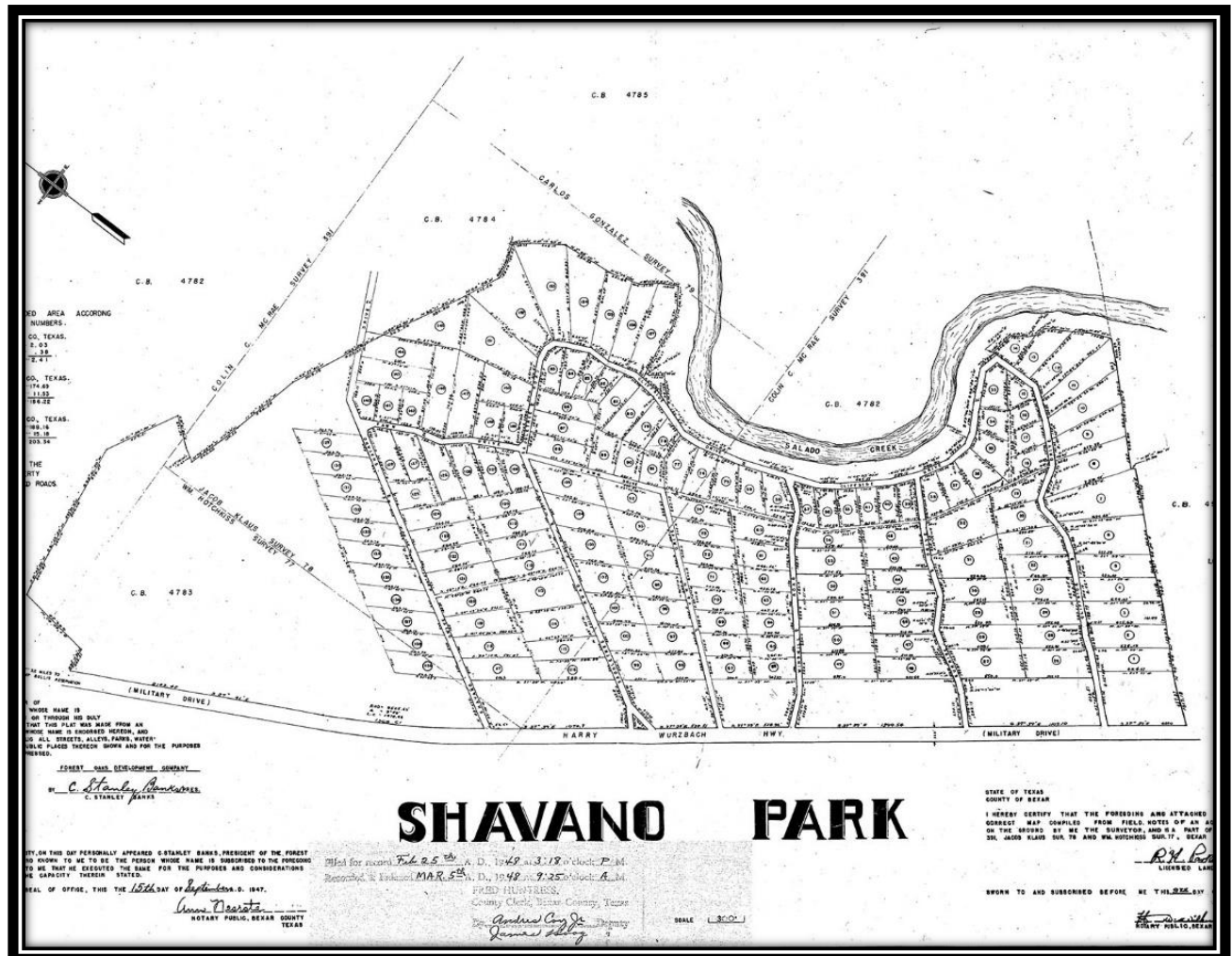


Shavano Park Volunteer Fire Department in 1952

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

- Collaborate 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 Developments

In the future, the City will strive to sustain these strengths, address and correct these weaknesses, pursue new opportunities, and recognize and ensure ~~explore solutions to 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 and ~~—t~~he Ceity is dedicated to sustaining large lots with only single family homes, so the Ceity'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 northern 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%
<u>Civilian-Military</u> 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~~For 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 ~~the City~~ 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.

<u>City</u>	<u>2017 Rate</u>
San Antonio	0.558270
Hollywood Park	0.510081
<u>Castle Hills</u>	<u>0.501345</u>
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 are designed so that residential and commercial developments meet the needs and wants of residents by providing for~~City development meets the needs and wants of residents, high-quality ~~office, retail, and dining business~~ services, and single family homes with both large and small lot configurations. Residential zoning is ~~solely~~ comprised of single-family residential classifications ~~and as~~ multi-family zoning is prohibited by city ordinance. Commercial zoning is located predominately along Lockhill Selma Road and Loop 1604, ~~with limited additional commercial zoning. 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:

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

The City's newer residential developments are all [either](#) Planned Unit Developments (PUDs) [or are zoned as Mixed Use zoning districts](#). 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](#).

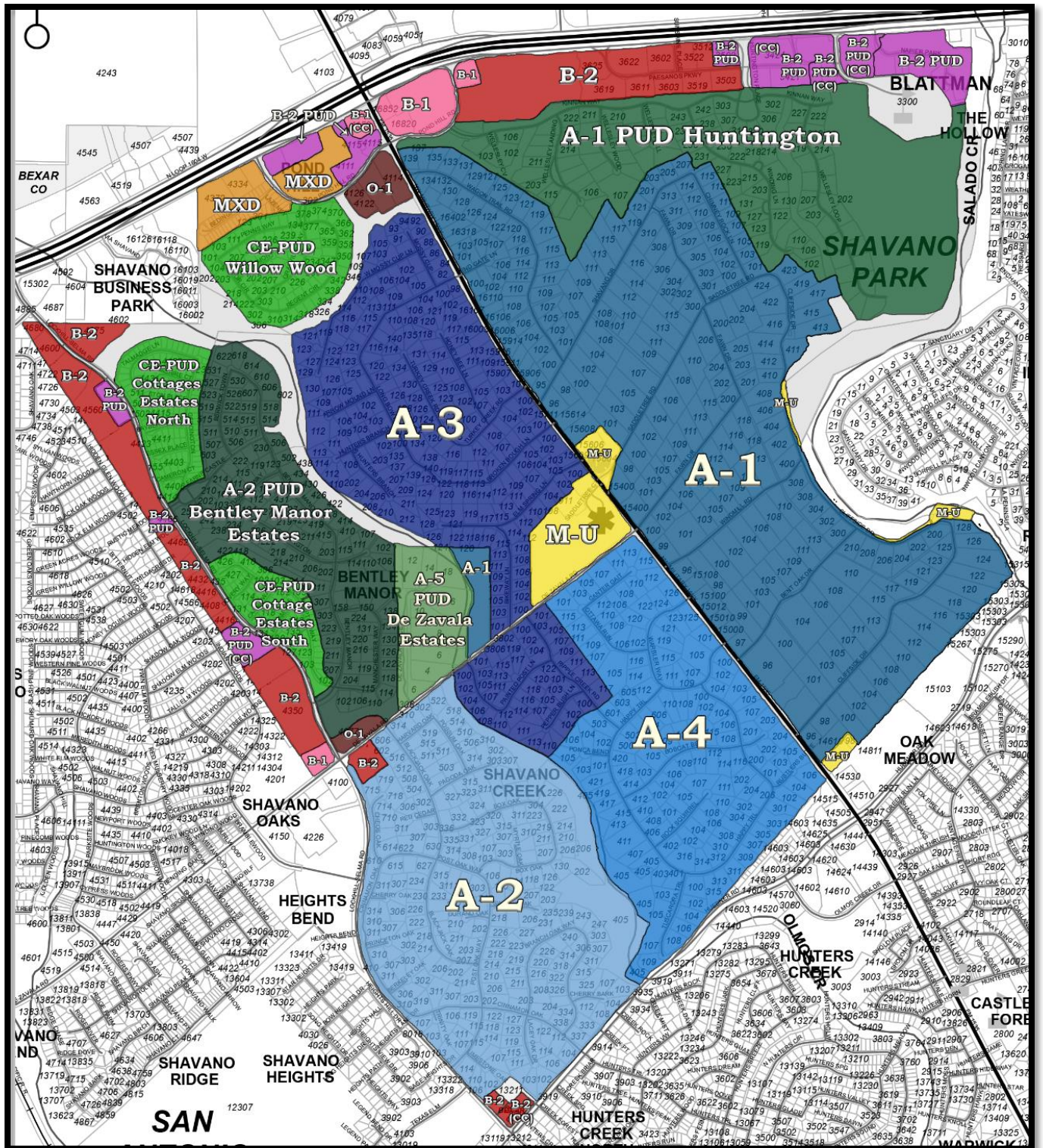
[PUD—Zoning](#) Neighborhood

A-1 PUD	Huntington
A-2 PUD	Bentley Manor
A-2 PUD CE	Bentley Manor Cottage Estates
A-5 PUD	De Zavala Estates
CE PUD	Willow Wood
MXD	Pond Hill Garden Villas



***Tower
Entrance to
Huntington***

Zoning Map



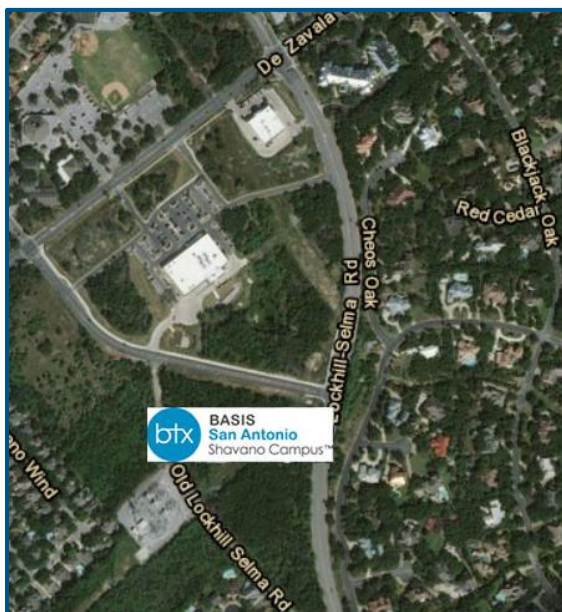
School District

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.

Shavano Park is also surrounded by high quality private and charter schools. Cornerstone Christian School is a private religious school located north of Loop 1604 and is only about a mile and a half away from Shavano Park's City Center. Cornerstone Christian School includes grades K-12, is dedicated to teaching a "Christian Worldview Curriculum", and currently possesses a 100% college acceptance rate.



As of 2018, Basis Curriculum School's location near Shavano Park on Lockhill Selma (see picture) is still under construction. Basis Curriculum is a charter school that is currently building a campus near the intersection of Lockhill Selma Road and Indian Woods. Basis Shavano Campus will include grades 6-12 and hope to provide their students with "the best possible educational foundation to be independent and resourceful problem solvers and to face future challenges."

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 continuous center 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 ease the traffic flow of our City ~~and support an increase in vehicles in the future.~~

Dark Skies

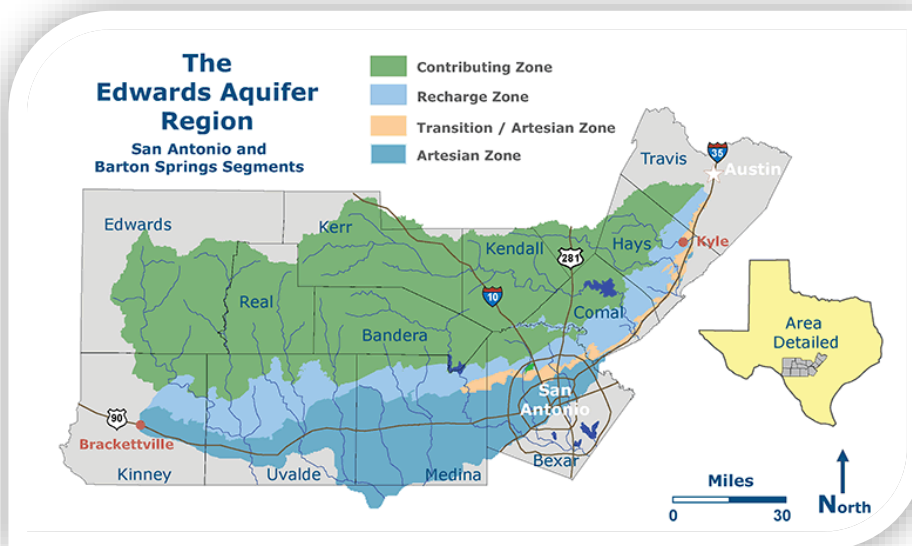
The United States Army expressed concern regarding its ability to conduct night training exercises because of excessive outdoor lighting within a five-mile perimeter of Camp Bullis. Shavano Park is located within this five-mile corridor, and in 2009, our City Council established regulations for outdoor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



*San Antonio
region at night.*

*Night Lights
imagery by
NASA's Earth
Observatory.*

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 native trees within the City include: Live Oaks with a scattering of Burr, Red and Post Oaks, as well as Bald Cypress, Mountain Laurels, Texas Persimmons and Cedar Elms. 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 16 native trees are protected as heritage trees during commercial development. Commercial business developers are required to conduct a tree survey of the development location and identify the location and diameter of all heritage trees. During development 25% of the collective diameter of trees and must be preserved. In addition ordinance requires preserved heritage trees be protected from damage during construction. These preserved heritage trees add to the lushness and pleasantness of the City's neighborhoods and commercial areas.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.

–Sustainable Development

During the Town Plan update process residents expressed support for sustainable and environmentally friendly development. The City plans to work with residents in this endeavor without creating a financial burden on the City's budget. The City of Shavano Park has already started progress on sustainable projects.

In 2015 the City updated all Building Codes to the latest version (2014 and 2011 National Electric Code). The City will maintain and update its building and fire codes to the latest versions from the International Code Council and National Fire Protection Association to ensure that Shavano Park protects the well-being of its residents in the present and in the future in addition to promoting the latest industry practices for sustainable development.

Two further actions were taken by City Council to incentivize solar panel installation. In October 2015 all new residences were required to be solar-ready. The Solar-ready mandate is a low cost and easy mandate that substantially lowers the cost of installing solar panels in a home even years after it is built. In 2016, the City lowered the cost of purchasing solar permits to \$150 in order to lower the costs of solar installations for residents.

Achievements and Awards



Scenic City

The City of Shavano Park ~~is a~~ [has been](#) 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 [desire to maintain its](#) rural character.

Firewise USA

Shavano Park ~~is a~~ [has been](#) 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.



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

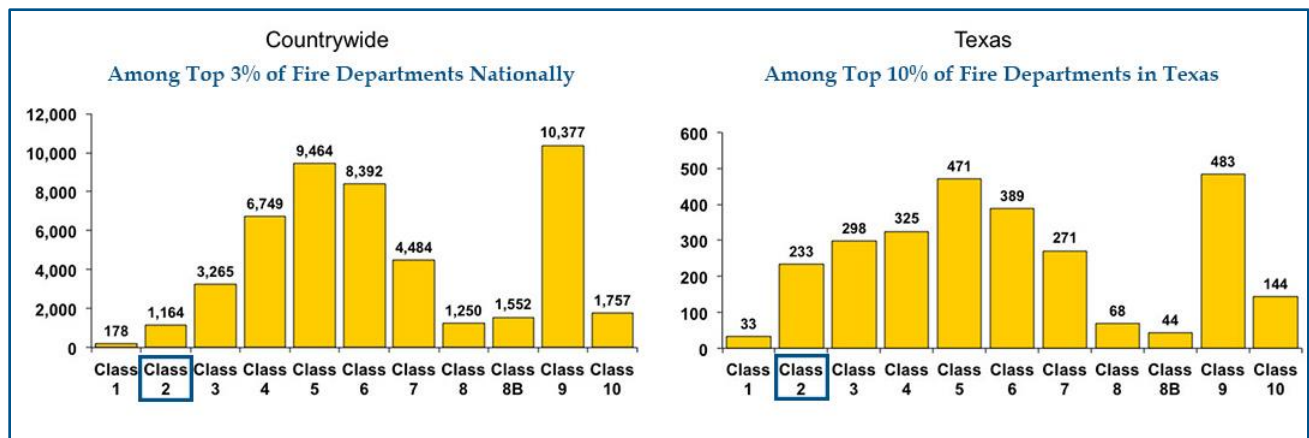
assist agencies in the efficient and effective delivery of service, the reduction of risk and the protection of individual's rights.



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

Texas Fire Chiefs Association Best Practices Recognition

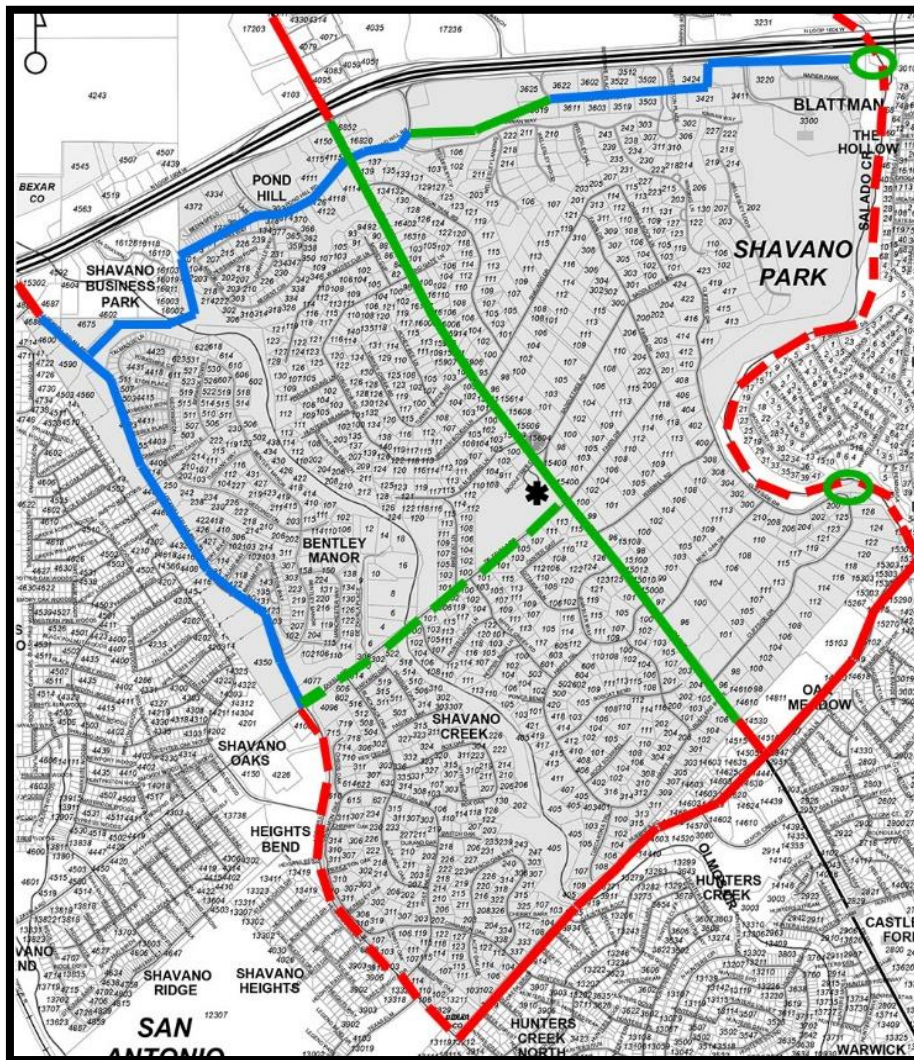
In 2017 the Shavano Park Fire Department submitted all required documents to the Texas Fire Chiefs Association Best Practices Recognition Program. The Fire Department received comments on their submissions from the Recognition Program and is currently working on revisions. More to follow. . .

Sidewalks & Bike Lanes



Sidewalk Plan

The 2010 Town Plan called for a network of sidewalks, bike lanes, and trail heads to interconnect the city and provide access to nearby San Antonio pathways and parks. The residents of Shavano Park continue to support the establishment of sidewalks in our City. The City's sidewalks and bike lanes will enhance property values and improve our resident's ability to enjoy the City's natural beauty. The City will ensure that these pathways are interconnected, safe, well built, and do not conflict with the rural aesthetic of our City.



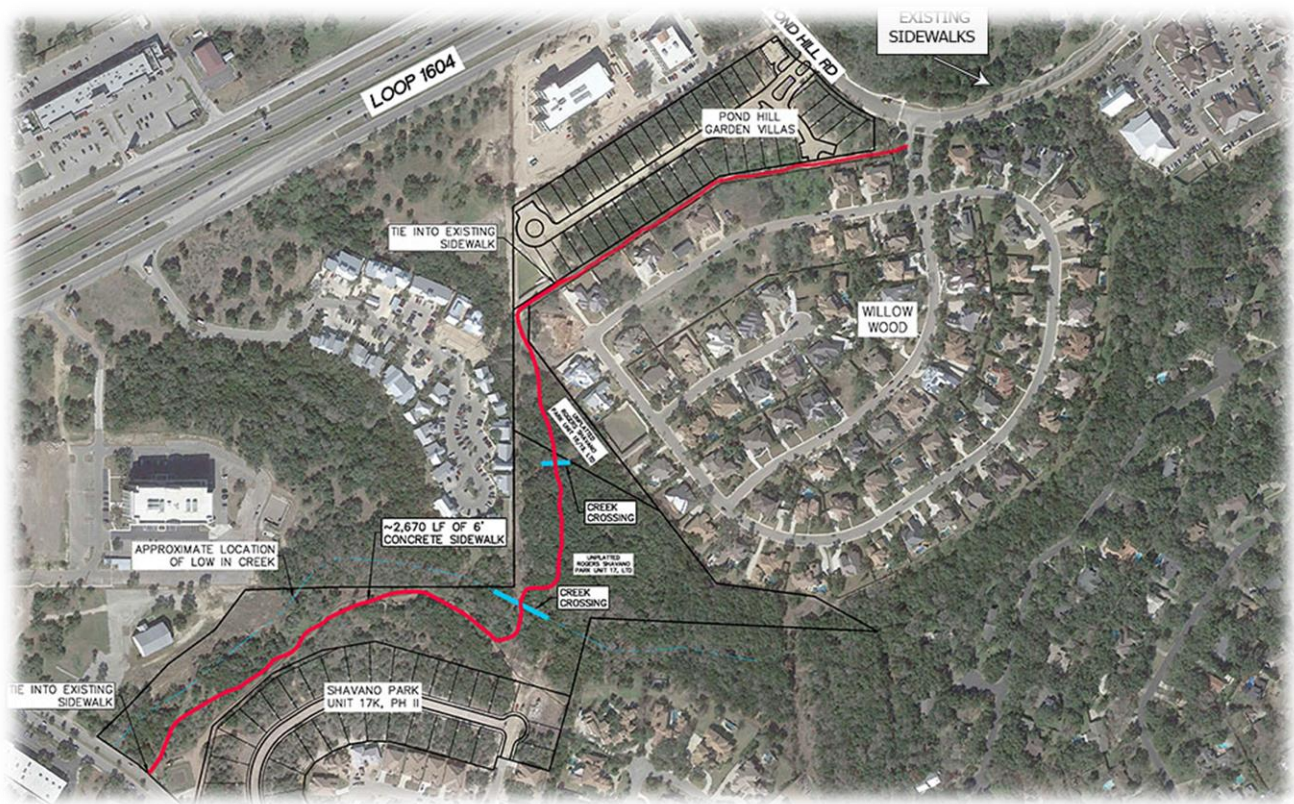
*Shavano Park
Sidewalk & Bike
Lane Network*

- Constructed
- Planned
- Bike Lane only
- Planned Trail head
- San Antonio Constructed
- San Antonio Future

Current Sidewalk & Bike Lane Network

Since 2010 the City has made significant progress on the installation of sidewalks across the City. The City, as of 2018 and with the assistance of Bitterblue, Inc., has completed construction of the following sidewalks and/or bike paths:

- Sidewalk from Lockhill Selma to Pond Hill
- Sidewalks along Lockhill Selma ending at De Zavala
- Two portions of the sidewalks connecting NW Military Highway to the future Salado Creek Greenway
- Bike lanes on De Zavala from Lockhill Selma to NW Military Highway

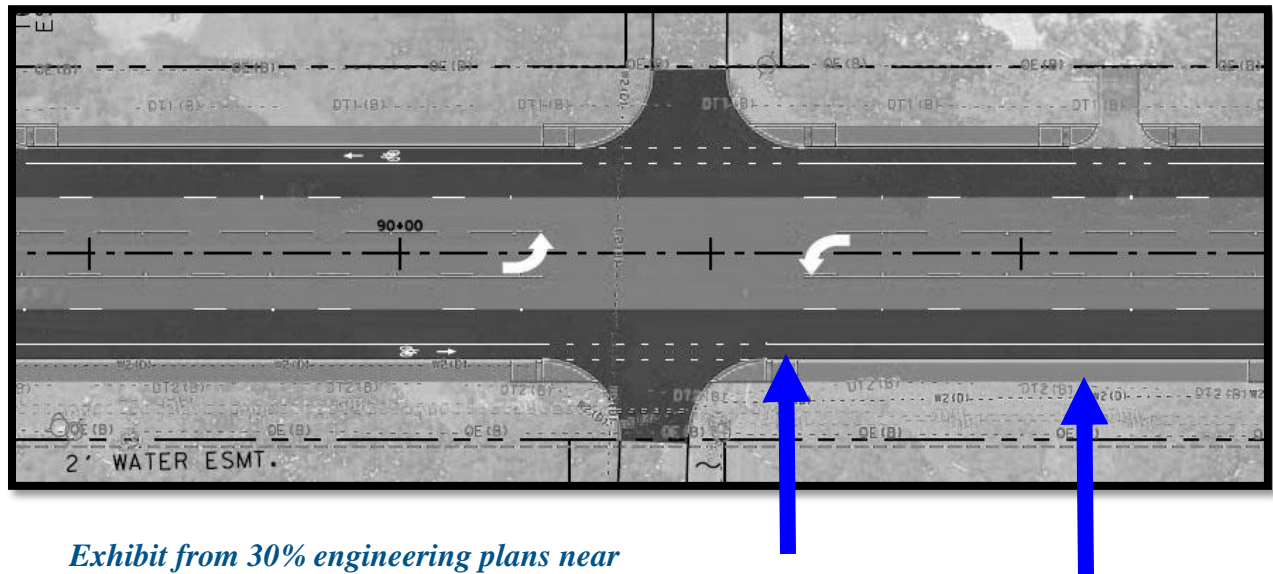


Sidewalk from Lockhill Selma to Pond Hill

Planned

In addition to these completed projects the City has planned and approved the construction of the following projects.

- Sidewalks and bike lanes on NW Military Highway from Loop 1604 to Huebner Road. These improvements are a part of the NW Military Improvement project slated to begin in Fall 2020 by the Texas Department of Transportation.



*Exhibit from 30% engineering plans near Long Bow and NW Military Highway shows the on street bike lanes and curb sidewalks next to the roadway.
(Note subject to change)*

**On street
Bike Lanes**

**Sidewalks next to
roadway curb**

- A sidewalk along Lockhill Selma from De Zavala to Huebner Road. This portion of the sidewalks is in the jurisdiction of San Antonio and will require San Antonio efforts, but will benefit the accessibility of Shavano Park residents. Staff will continue coordination with San Antonio to seek completion of the project.
- Two connections to San Antonio's Salado Creek Greenway, one near the southern portion of Cliffside Drive and the other near Blattman Elementary School. The Cliffside Drive connection will be minimalistic and preserve the natural setting. No parking on Cliffside, concrete or major regrading of the terrain is planned. The southern connection is intended for local residents along Cliffside.

- A connection from NW Military Highway to the future Salado Creek trail head. Two portions of the connection have been completed, but the middle segment near the 22 acres of undeveloped land to the west of Paesanos Parkway is planned for development in the future.



Connection of NW Military Highway to the future trail head of the Salado Creek Greenway (in blue)
(Note path is subject to change)

- A sidewalk for Huntington residents that connects to the Shavano Park sidewalk network. The sidewalk will run along Kinnan Way, from Pond Hill Road to the planned future trail head of the Salado Creek Greenway east of Blattman Elementary School.



Huntington Sidewalk (in red)
(Note path is subject to change)

San Antonio Salado Creek Greenway and Shavano Park

In 2000, the City of San Antonio approved and began development on their linear park projects. This plan proposed the connection of major portions of San Antonio with hiking and biking trails. Today, approximately 65 miles of trails are available in and around the creek and river beds of the San Antonio metro area.

The Salado Creek Greenway is a 16.4 mile stretch of trail that extends from Huebner Road, through Hardberger Park, to McAllister Park, to John James Park, and then all the way to Southside Lions Park. The portion of the trail that is closest to Shavano Park extends from Huebner Road to Hardberger Park. In 2018, San Antonio began constructing the trail portion that extends through the Inwood neighborhood of San Antonio and across Loop 1604 to Rogers Ranch. The City of Shavano Park will connect the Cities' sidewalks to the Salado Creek Greenway for easy access to the San Antonio pathways by residents once the San Antonio portion is constructed in 2018 – 2019.

These connections ensure accessibility to the quiet and secluded path of the Salado Creek Greenway for the residents of Shavano Park to enjoy. Parking will be restricted along Cliffside Drive to preserve the peace and quiet of that neighborhood. The connections ensure an easy way for residents to enjoy the beautiful scenery of Shavano Park and walkable connections to the spacious parks of San Antonio.

Sidewalk Plan – Issues and Action Steps

Issues:

- The materials and trail construction must support our City's rural aesthetic.
- Providing security on pathways and ensuring emergency access for Police, Fire & EMS services.
- Maintenance of sidewalks to ensure clear and unobstructed pathway.
- Make final determination on dedicated sidewalks for De Zavala Road.
- Design appropriate signage for positioning along sidewalks
- Be respectful of private property rights

Action Steps:

- Coordinate with City of San Antonio on Cliffside and Napier Park access to Salado Creek Greenway.
- Advocate to the City of San Antonio for a sidewalk on the east side of Lockhill Selma between Huebner and De Zavala.
- Budget for a preliminary engineering report for dedicated sidewalks on De Zavala.
- Determine funding and project scope required for a dedicated sidewalk on De Zavala Road.

Residential Development



The City of Shavano Park offers a unique blend of rural small town character with urban conveniences. Residents enjoy ideal upscale family living in a variety of quiet neighborhood settings from the original established neighborhoods, from before the city was incorporated in 1956, to newly built exclusive gated communities.

Shavano Park's neighborhoods include the Old Shavano Park, Shavano Estates, Shavano Creek, De Zavala Estates, Bentley Manor Estates, Huntington, Willow Wood, and Pond Hill Garden Villas.



Old Shavano Park

Old Shavano Park is commonly referred as East and West sections. The East section dates to before the original founding of the City of Shavano Park in 1956, and provides a rural atmosphere and setting nestled in Greater San Antonio. The neighborhood boasts some of the largest lot sizes of any residential area, with some lots approaching 5 acres. The spacious lots and quiet neighborhood roads provide the rural small town atmosphere so beloved by Shavano Park residents.



The western section of Old Shavano Park was developed in the 1970s and has minimum lot size of .7 acres. It includes residential neighborhood north of the Municipal Tract to the West of NW Military. It also includes homes along Ripple Creek, Pepper Bush and Painted Post south of De Zavala.

Old Shavano Park is entirely on the Shavano Park Water System. All lots have septic facilities for sewage.



Shavano Park Estates

Shavano Park Estates is the third oldest community in Shavano Park. The Shavano Park Estates has a minimum lot size of 1 acre and boasts the same quiet streets and exquisite homes amid natural beauty that is the hallmark of Shavano Park living. It was developed in the 1970s and does not have a Home Owner's Association. Shavano Park Estates receives its water and sewage service from the Shavano Park Water System.



Shavano Creek

In the south-west corner of Shavano Park near the corner of Lockhill Selma and Huebner, Shavano Creek is a collection of exquisite homes on .7 minimum acre sized lots. The existing community was annexed by the City in 2000. The community has its own Housing Association and offers a sleepy suburban atmosphere. Shavano Creek receives its water and sewage service from the San Antonio Water Service.



De Zavala Estates

De Zavala Estates is a small subdivision of eight homes on De Zavala Place Road with its own Home Owner's Association.

De Zavala Estates was an existing neighborhood annexed by the City in 2000. The quiet De Zavala Estates neighborhood offers an exquisite and seemingly secluded quality of life in a suburban setting. The neighborhood receives its water and sewage service from the San Antonio Water System.



Bentley Manor

Bentley Manor is an exquisite community with own Home Owners' Association located along Lockhill Selma in the western section of Shavano Park. The area was annexed by the City in 1999 and thereafter developed. Bentley Manor is composed of two different neighborhoods that offer slightly different lifestyles: the Bentley Manor Garden Homes and the Bentley Manor Garden Villas. The Garden Homes are on larger lots while the Garden Villas are on smaller lots while still offering a spacious 3,500 foot floor space. Most homes are custom-designed and built and offer luxurious amenities. The subdivision offers a modern luxury atmosphere.

The neighborhood receives its water and sewage service from the San Antonio Water System.



Huntington

Nestled in the north-east corner of Shavano Park, Huntington is a luxurious gated community boasting one acre plus size lots. The area is a recent development of premier custom-designed homes that will eventually encompass 142 homes. It is currently 50% constructed and anticipated to be fully developed in the next 5-7 years. The subdivision provides an atmosphere of modern luxury.

Huntington's location near Loop 1604 and IH-10 is within minutes of restaurants and destination shopping in The Vineyard, The Rim, The Shops at La Cantera and Stone Oak.

Huntington also features a distinctive front gate and clock tower, giving the neighborhood an elegant entrance. Huntington receives its water and sewage service from the San Antonio Water System.



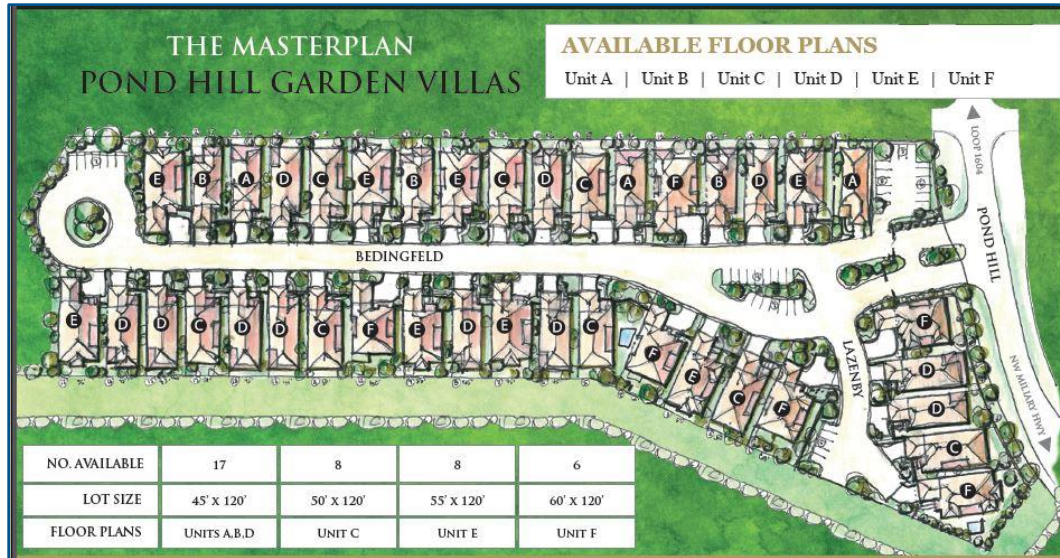
Willow Wood

Willow Wood offers a suburban living atmosphere surrounded by natural beauty in northern Shavano Park. A 49-acre tract of land with 93 estate homesites offers a secluded community with easy access to NW Military and Loop 1604 commercial areas. It is also within walking distance of the Shavano Park Tennis club, offering a great amenity to Tennis lovers. The neighborhood offers estate-style homes that are custom built. Willow Wood receives its water and sewage service from the San Antonio Water System.



Pond Hill Garden Villas

The Pond Hill Garden Villas is a master planned development of garden homes on both sides of Pond Hill Road. The Garden Villas, built by Davis Custom Homes, provide a secluded luxury lifestyle, but like Willow Wood, is located near the many amenities, restaurants, and offices on Pond Hill Road. The Garden Villas are also within walking distance of the Shavano Park Tennis Club. Pond Hill Garden Villas receives its water and sewage service from the San Antonio Water System.



Issues:

- Maintaining the single-family residential neighborhoods with a mix of rural and modern gated communities.
- Preserving the rural and small town character of the City's neighborhoods.
- Prevent redevelopment of existing residential lots into multi-family homes or condominiums.
- Pressure on residential lots along NW Military to commercialize after expansion of roadway.

Action Steps:

- Maintain zoning regulations regarding setbacks and masonry construction to preserve neighborhood look and character.
- Maintain exclusive single-family use in residential zoning districts.
- Maintain minimum lot size restrictions in residential zoning districts.
- Preserve single-family residential zoning districts along NW Military.

Commercial Development



Commercial Development



The commercial areas of Shavano Park are located in a prime north central area of metropolitan San Antonio. All undeveloped commercial land is owned by one developer who works closely with the City. The mission for the City is to maintain its existing rural character, charm, and quality of life while adding tax revenue and local services from future commercial developments.

Commercial property is located primarily along Loop 1604 frontage and Lockhill Selma Road. The majority of the City's commercial developments are office buildings. Other developments include convenience stores, upscale restaurants, coffee shops and a private tennis club. Furthermore, Shavano Park is surrounded by the City of San Antonio and most services accessed by residents are nearby within close proximity to the City.



In the Town Plan update process, residents stated their desire for more local access to commercial services including: restaurants, retail, office, entertainment, and healthcare services. However, the residents continue to support strict regulations of commercial use and signage to preserve the high-quality business community that currently thrives within the City. Residents also desired that NW Military remains residential and is not redeveloped for commercial use in the future.



Huntington Office Building along 1604 Frontage

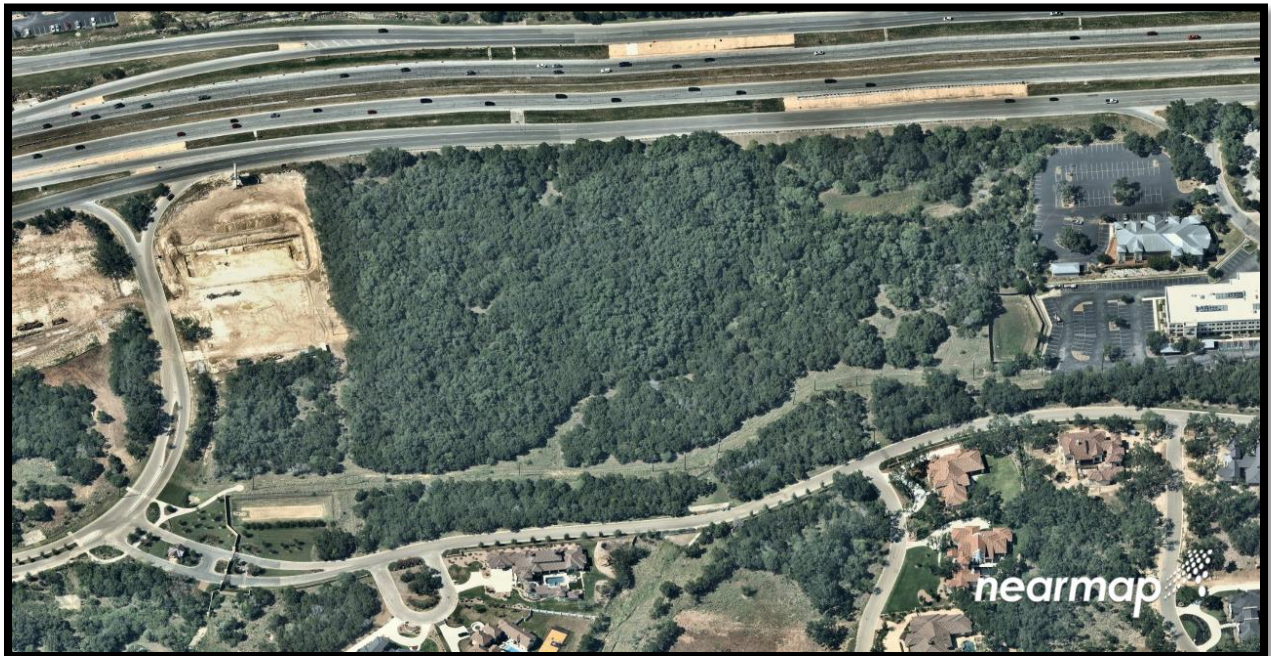
Future Development

There is only a small amount of land for future commercial development in Shavano Park. The few lots that are undeveloped or in development include:

1. The Pond Hill east commercial, which is planned for a mix of restaurants and retail
2. 22 acres of undeveloped land near Huntington (zoned B-2)
3. The north-east corner lot of Lockhill Selma and De Zavala Road (zoned B-1)
4. Paramount Healthcare Assisted Living facility, on Lockhill Selma (zoned B-2 PUD)
5. Pond Hill west office and restaurant at Pond Hill and 1604 Frontage (East Bound) (zoned B-2 PUD)
6. Napier Park Office complex east of Blattman Elementary (zoned B-2 PUD)



1. Pond Hill East Commercial Subdivision



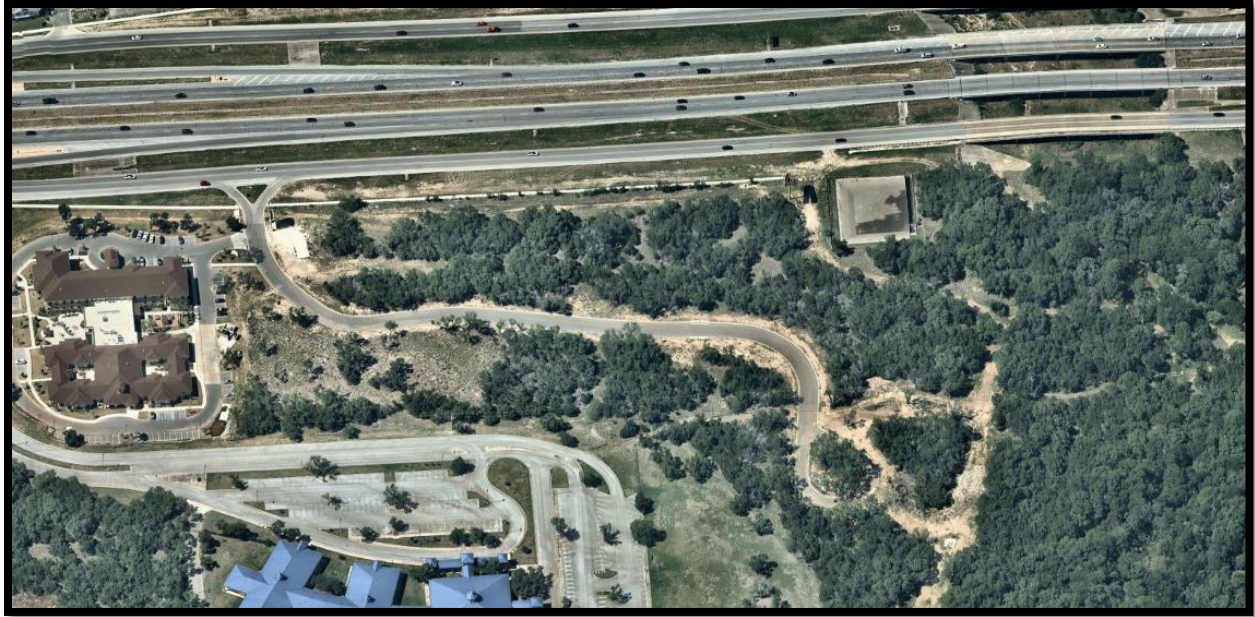
2. Undeveloped 22 acres near Huntington



3. The north-east corner lot of Lockhill Selma and De Zavala



5. Pond Hill West Office & Restaurant



7. Napier Park Offices to the east of Blattman Elementary

Issues:

- Residents want more local access to commercial services – restaurants, retail, office space, entertainment and healthcare.
- Ensuring business uses remain compatible with Shavano Park.
- Ensuring business community maintains high standards.
- Residents support City incentivizing environmentally friendly development without additional cost to the City.

Action Steps:

- Maintain strict restrictions on business signage.
- Maintain current allowable business uses while monitoring changing business landscape for necessary changes.
- Maintain up-to-date building codes while being responsive to local developers during code adoption.
- Explore possible actions by City to incentivize environmentally friendly developments.

Flooding and Drainage



Flooding and Drainage

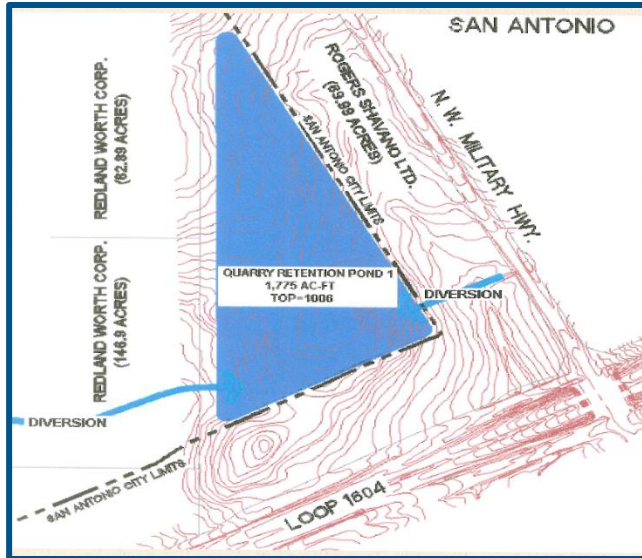
Some of the land north of Shavano Park drains into Olmos Creek, which is the major watercourse of the upper San Antonio River watershed. Upper branches of the Olmos Creek reach just north of the City. The storm water drainage system serving most areas of Shavano Park consists of overland flow to natural drainage ways or to unlined open ditches and channels alongside public and private roads.

Being situated between the Texas Hill Country to the north and the lower lying areas of San Antonio proper, Shavano Park has long experienced drainage challenges. These challenges intensified during from the 1990's with the rapid development within and around Shavano Park. In 1993 the City commissioned the Vickery Study to analyze the drainage pathways within the City. This engineer study guided City efforts to provide necessary drainage infrastructure for the City in the early 2000's, but with the rapid development in the City the study became outdated quickly.

Due to an increase in intense rainfall events in recent decades (as experienced by other communities around the world), flooding has become more frequent in Shavano Park. In December 1991, October 1998, and July 2002 Shavano Park experienced 100 and 500 year flood events where the city received over 10 inches of rain and in October 1998 received approximately 15 inches of rain. Compounding the problem is the rapid development of the greater San Antonio metro area around the City.

In 2010, the Town Plan made drainage infrastructure improvements a priority for the City and made note of two drainage improvements made during the 2000's. From 2012 to 2015 the Planning & Zoning Commission maintained a drainage subcommittee led by Richard Lazor who conducted interviews with residents and other field work. This work laid the foundations for City efforts in 2016 – 2018.

During the Town Plan update process residents expressed strong support for the City addressing the community's flooding and storm water drainage problems. Residents also desired near-term action by the City. Residents provided mixed support for consideration of extra financing beyond current City reserves allocated to Drainage.



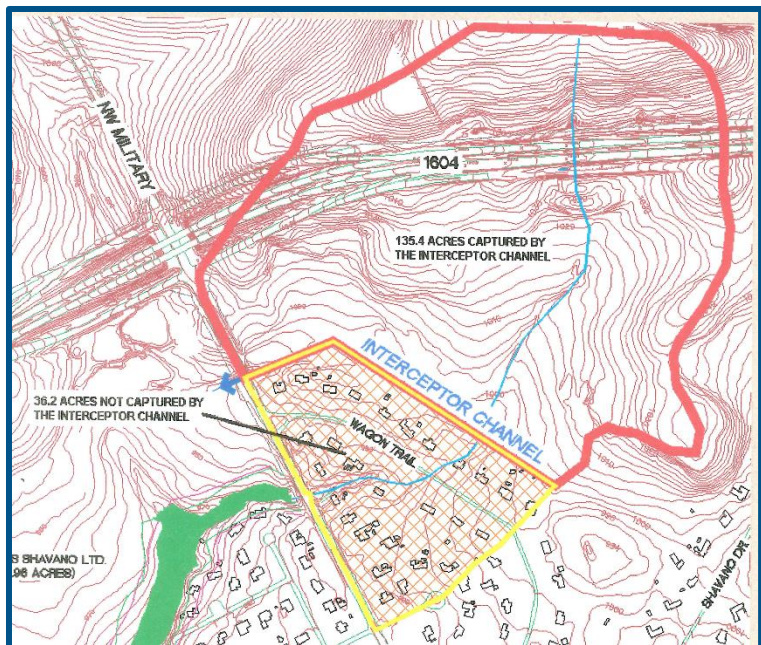
Quarry Retention Pond

The Quarry Retention Pond channels water from the area northeast of Loop 1604 and NW Military Highway to a triangle shaped retention pond. The channel connecting to the culvert under NW Military Highway alleviates flooding in the northwest quadrant of the City along the Olmos Creek. The Retention Pond eliminated many of the City's flooding problems during times of heavy rainfall.

The Quarry Retention Pond has been engineered to have a water storage capacity equal to 940 acre feet which is estimated to exceed the requirements for storm water run-off for two 100 year floods.

Interceptor Channel

To control periodic flooding to homes along Wagon Trail and accommodate storm water runoff from the development of Huntington, an interceptor channel was constructed. The channel intercepts storm waters from these areas and directs the stormflows downstream to the Olmos Creek Watershed.



Drainage Improvements: The Way Ahead

Today, the City, residents, and developers are working together to address and improve drainage infrastructure to mitigate future flooding events. On February 22, 2016, City Council approved Ordinance No. O-2016-002 which set aside an additional \$1,020,445 in funds to improve the drainage throughout the City.

In January 2016, Richard Lazor and the Planning & Zoning drainage subcommittee presented a Drainage Prioritization Concept to City Council after years of interviews with residents and other field work. Equipped with the Drainage subcommittee's plans and previous Drainage studies the City in 2017 sought to enhance its engineering services and hired KFW Engineers and Surveying as the City Engineer. Their first task was to complete a Master Drainage Plan using the Drainage subcommittee and previous drainage studies as a foundation augmented with their modern tools and engineering expertise.

At the November 27, 2017 City Council meeting KFW presented the final Master Drainage Plan to City Council. The Master Drainage Plan uses 2010 radar data to model the effects of 25 and 100 year floods in Shavano Park. The Master Drainage Plan identifies the following projects and cost estimates (note some of the larger projects were given lower alternative costs as a minimum):

Drainage Projects	Cost - Full	City Cost - Minimum	3rd Party	
Area 1 Wagon Trail Depression	\$ 10,000		Denton partial	
Area 2 Kinnan Way Channel Berm	\$ 21,400	\$0	Denton partial	
Area 5 Bent Oak Clearing	\$ 15,000			
Area 3 Turkey Creek Area	\$ 5,400,000	\$ 510,000	TxDoT partial	
Area 4 Elm Spring Area	\$ 2,150,000	\$ 140,000	TxDoT partial	
Area 12 Chimney Rock LWC	\$ 165,000			
Area 11 NW Military Culvert #1	\$ 90,000	\$0	TxDoT - 100%	
Area 5 NW Military LWC #2	\$ 229,000	\$0	TxDoT - 100%	
Area 5 Windmill LWC	\$ 235,000			
Area 5 Bent Oak LWC	\$ 263,000			
Area 5 Cliffside LWC	\$ 312,000	\$0		
Area 4-2 Ripple Creek Area	\$ 735,000			
Area 12 Fawn Drive LWC	\$ 131,000			
Area 6 Happy Trail	\$ 617,000			
Area 7 Bobcat Bend	\$ 60,000			
Area 7 Rock Squirrel	\$ 82,000			
Total Cost of Projects	\$ 10,515,400	\$ 2,984,400		Drainage Reserve
				\$ 1,456,649

This undertaking will be a multi-year challenge for the City. The largest projects in the Turkey Creek Area and Elm Spring are beyond current City reserves and require preliminary engineering to determine a more detailed scope and further justification for City funding. With a plan and the costs laid out, City Council voted to take action at the January 22, 2018 meeting.

On January 22, 2018, City Council voted to implement and fund portions of the Master Drainage Plan. In Fiscal Year 2018, the City Council allocated \$564,188 for drainage projects.

Action Plan

The City is addressing the drainage projects identified in the Master Drainage plan in three phases that serve as guideposts for the City moving forward. In 2018 City Council funded over half a million dollars in projects from Phase 1 with additional engineering work for Phase 2 projects.

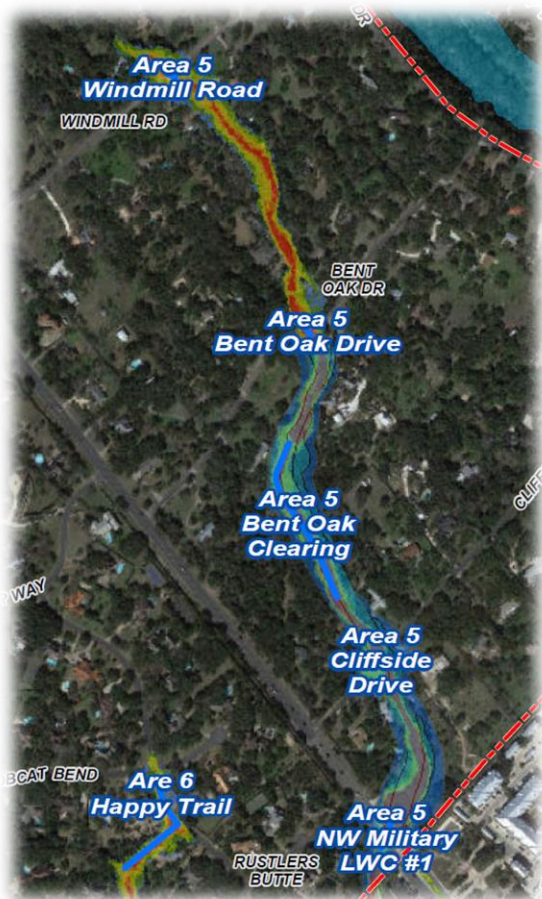
Phase 1: This includes tackling the three small scale drainage projects as well as two low water crossings (LWC) on Chimney Rock Lane and Fawn Drive. These LWCs are nearby one another and their proximity will allow projects to be bid together saving on mobilization costs. The City has already begun Phase 1 by placing an order for the survey and design of the culverts to be installed on Chimney Rock and Fawn. In addition staff are in-house coordinating the installation of the pump facility for the Wagon Trail Depression, berm improvements along Kinnan Way and clearing of the Bent Oak drainage channel.

All projects in this phase are planned to be completed by October 2018.

Costs	Projects
Phase 1 - FY 2018	
\$ 10,000	Area 1 Wagon Trail Depression
\$ 21,400	Area 2 Kinnan Way Berm
\$ 15,000	Area 5 Bent Oak clearing
\$ 165,000	Area 12 Chimney Rock LWC
\$ 131,000	Area 12 Fawn LWC
<i>Phase 1 Cost</i>	\$ 342,400
Phase 2 - 2019	
\$ 118,000	Area 3 Turkey Creek Engineering
	Area 4 Elm Spring/Bikeway Engineering
	Area 4-2 Munitract/Ripple Creek Engineering
\$ 235,000	Area 5 Windmill LWC
\$ 263,000	Area 5 Bent Oak LWC
<i>Phase 2 Cost</i>	\$ 616,000
Total Cost	\$ 958,400
Phase 3 - Future & Possible Projects	
\$ 617,000	Area 6 Happy Trail Stormsewer
\$ 60,000	Area 7 Bobcat Bend Channel
\$ 82,000	Area 7 Rock Squirrel Channel
\$ 5,400,000	Area 3 Turkey Creek Stormsewer
\$ 2,150,000	Area 4 Elm Spring Stormsewer
\$ 735,000	Area 4-2 Munitract/Ripple Creek
<i>Phase 3 Cost</i>	\$ 9,044,000
Total Cost	\$ 10,002,400



Projects in Phase 1 – Areas 1, 2 and 12 in Master Drainage Plan



Projects in Phase 2 include two culverts in Area 5

Phase 2: Phase 2 addresses engineering and construction of the three low water crossings at Windmill and Bent Oak as well as the preliminary engineering and partial surveying of Turkey Creek, Elm Spring / Bikeway and Munitract / Ripple Creek Areas.

The culverts at Bent Oak and Windmill are expected to be completed in 2019, while engineering work commences in 2018. After field work and speaking with residents the proposed culvert improvement at Cliffside was removed as a project.

The latter three projects are the largest and most expensive projects in the Master Drainage Plan. To better scope these projects and to justify the expenditure of potentially millions in City funds the City tasked the City Engineer to prepare partial surveys and on the ground analysis of 1) Turkey Creek storm sewer; 2) Elm Spring storm sewer; and 3) Municipal Tract / Ripple Creek area improvements.

Upon completion of this preliminary engineering work the City will have enough data and information to determine the pros and cons and cost-benefit of completing any of the three projects.



Projects in Phase 2 include preliminary engineering for Areas 3 and 4 to determine further scope and cost-benefit of the largest projects.

Phase 3 In this final phase is placed future and possible projects for future decisions and funding. It is unknown at this time if City will ultimately construct these projects or not. The findings in Phase 2 preliminary engineering will play a considerable role in further City decision making. Decisions on these projects are likely to occur after 2019.

Issues:

- Flooding & Drainage challenges a long-term issue for community
- Project costs require funding beyond current City reserves
- Projects may require acquiring drainage easements

Action Steps:

- Take immediate action to address drainage projects in 2018
- Determine scope and cost-benefit of three largest drainage projects
- Investigate grants and other funding sources for future drainage projects
- Coordinate with TxDOT on drainage projects impacting NW Military right-of-way

Planning Areas – Commercial Mixed Use Development

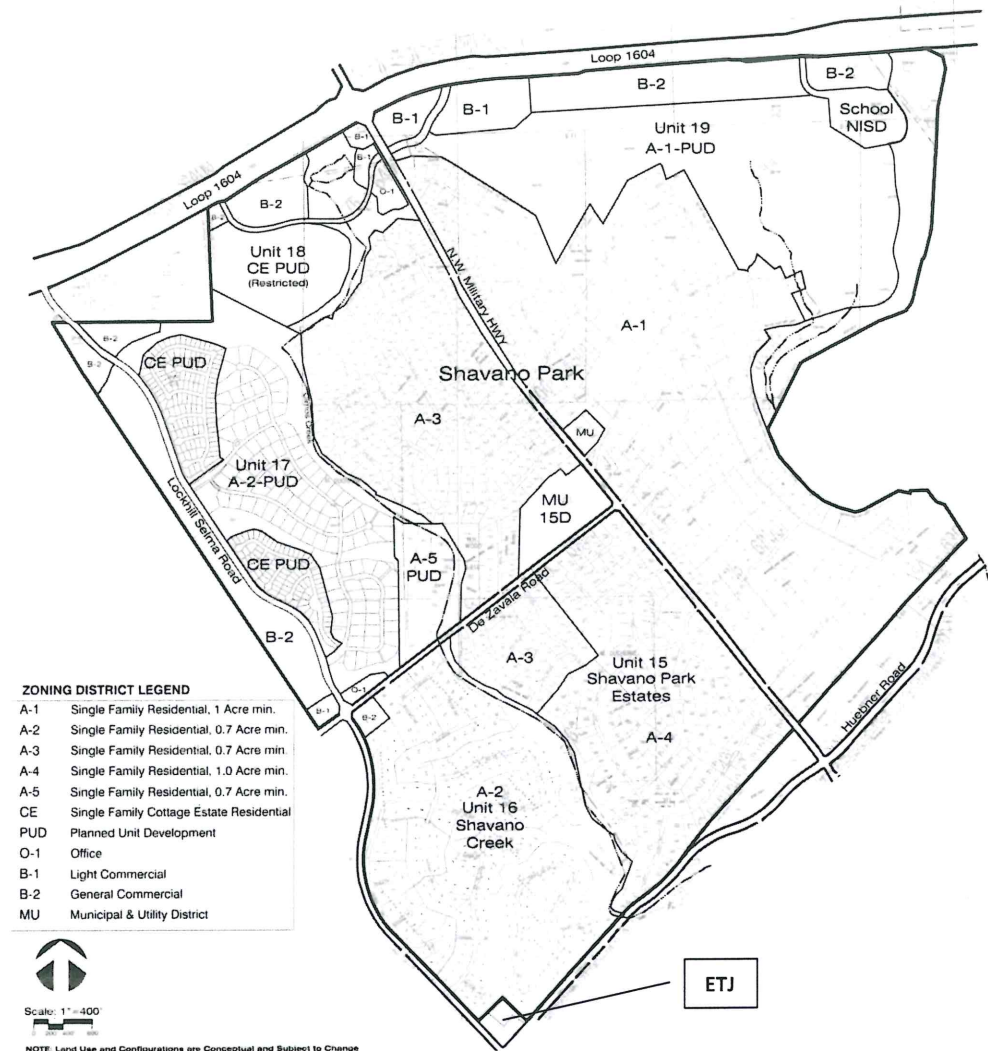
COMMERCIAL DEVELOPMENT

The commercial areas of Shavano Park are located in a prime north central area of metropolitan San Antonio. All undeveloped commercial land is primarily owned by one developer who works closely with the City. The challenge for the City is to maintain its existing character, charm and quality of life while adding tax revenue from future commercial developments.

Commercial property is located primarily along Loop 1604 and Lockhill-Selma Road. The majority of the City's existing commercial developments are multi-story office buildings. Other developments include an Exxon convenience store, Paesanos, an upscale restaurant, and a private tennis club.

Shavano Park is surrounded by the City of San Antonio and many services are provided within close proximity to the City, including grocery stores, restaurants, auto shops, hardware stores, dry cleaners, etc. The impact to residents of current commercial uses within the City is minimal.

City of Shavano Park Master Zoning Plan

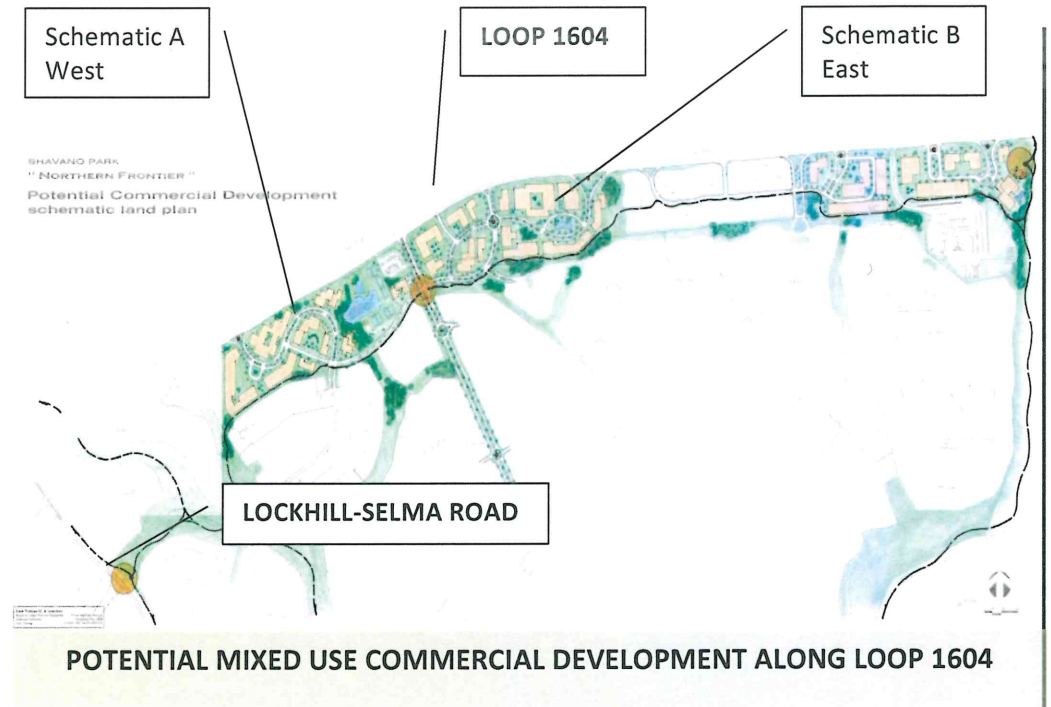


Planning Areas – Commercial Mixed-Use Development

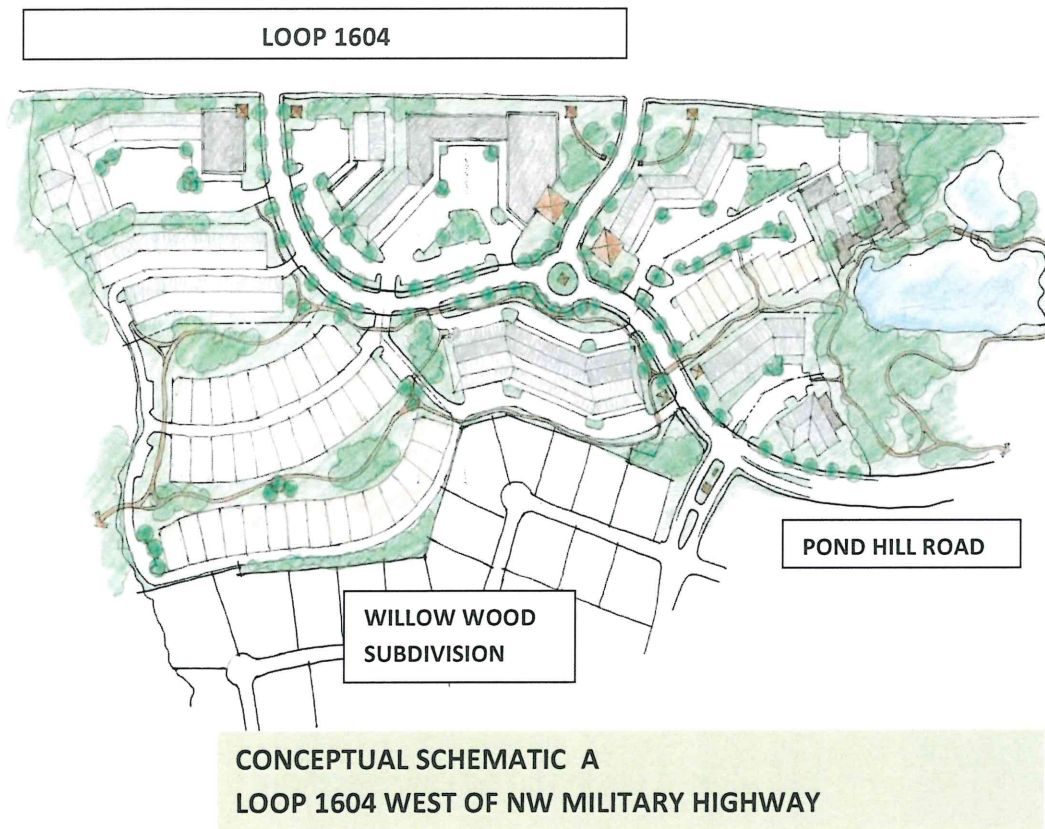
All commercial developments are serviced by San Antonio Water System for potable water and waste water services. Our current zoning requirements limit all building heights to 3 stories or 45' to limit the impact on Fire and EMS services. Zoning also limits the types of businesses allowed.

Future mixed-use development in Shavano Park will allow for multiple types of use in a building or series of buildings. Our citizens feel that future development opportunities could include a combination of commercial, office, retail and other uses. Upscale restaurants, coffee shops and retail stores are some of the other suggested business uses of a mixed-use development.

The City is not likely to see a substantial increase in commercial activity in the near future because of current economic conditions. But addressing zoning issues now and positioning the City for future growth will help to put Shavano Park in a proactive rather than reactive development mode as economic conditions improve. The City plans to closely monitor future development and economic trends and actively seek desirable businesses that are aimed at the specific needs and interests of our residents while at the same time creating a healthy, varied, and sustainable tax base.



Planning Areas - Commercial Mixed Use Development



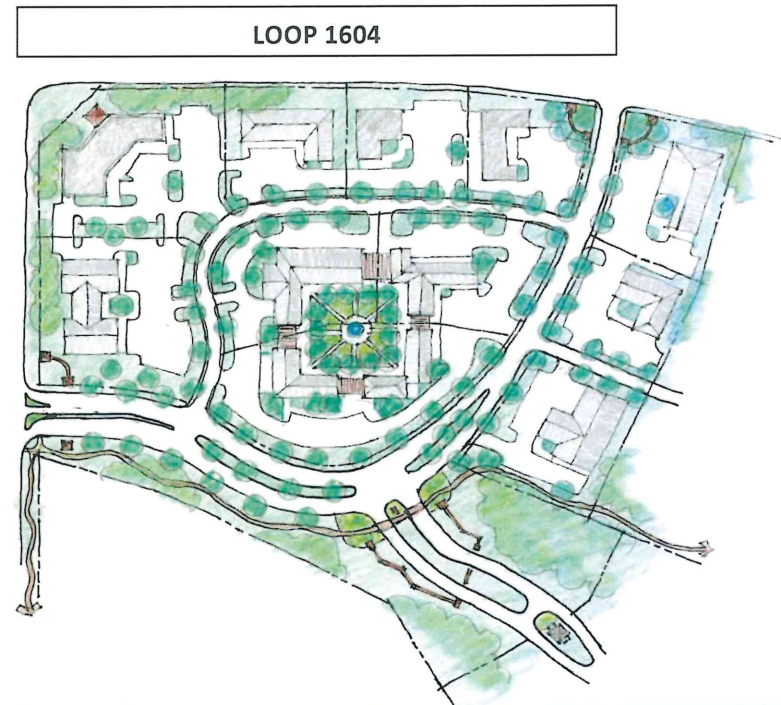
ISSUES:

- Restrictive zoning does not allow for mixed-use development.
- Current economic conditions which result in a lack of current commercial development.
- Lack of convenient access to commercial developments either by driving or walking.
- Securing commercial development projects that create long-term tax advantages for the City and business.
- City infrastructure considerations.
- Maintaining the rural look and feel of the City.
- Providing for upscale design aesthetics.

Planning Areas - Commercial Mixed Use Development

ACTION STEPS:

- Planning and Zoning Commission to meet with the developer to create a plan for future commercial development opportunities.
- Consider business owners who live in City as potential new commercial users.
- Determine more detailed needs and wants of our citizens.
- Review and revise existing zoning limits and allowances, as appropriate, to encourage mixed-use commercial development in Shavano Park.
- Seek citizen input at Planning and Zoning meetings to review and discuss any proposed zoning revisions.
- Present any zoning revisions to the City Council for approval.



CONCEPTUAL SCHEMATIC B
LOOP 1604 EAST OF NW MILITARY HIGHWAY

Planning Areas - Commercial Mixed Use Development Examples



A Continuing Vision 35

Planning Areas - Commercial Mixed Use Development Examples



A Continuing Vision 36

Residential Land Use

HOUSING MARKET

The composition of household types is exclusively single-family residences except for Homewood Residence, a commercial retirement community.

In 2009, 39 houses were sold through the Multiple Listing Service (MLS), with an average reported selling price of \$756,423, with the highest selling price reported being \$1,985,000 and the lowest being \$227,500. All but three homes sold for more than \$300,000 and 8 homes sold for more than \$1,000,000.

Due to the 2008 economic downturn and various San Antonio business relocations, the Shavano Park real estate market has slowed considerably from previous years.

CURRENT REAL ESTATE MARKET STATISTICS

As of August 2010 there were 67 homes for sale, with an average asking price of \$916,091, with the highest list price of \$3,300,000 and the lowest list price of \$245,000. In the last six months, 23 homes sold, with an average sales price of \$709,646, with a high of \$1,400,000 and low of \$284,500. There are currently 8 homes pending sale.

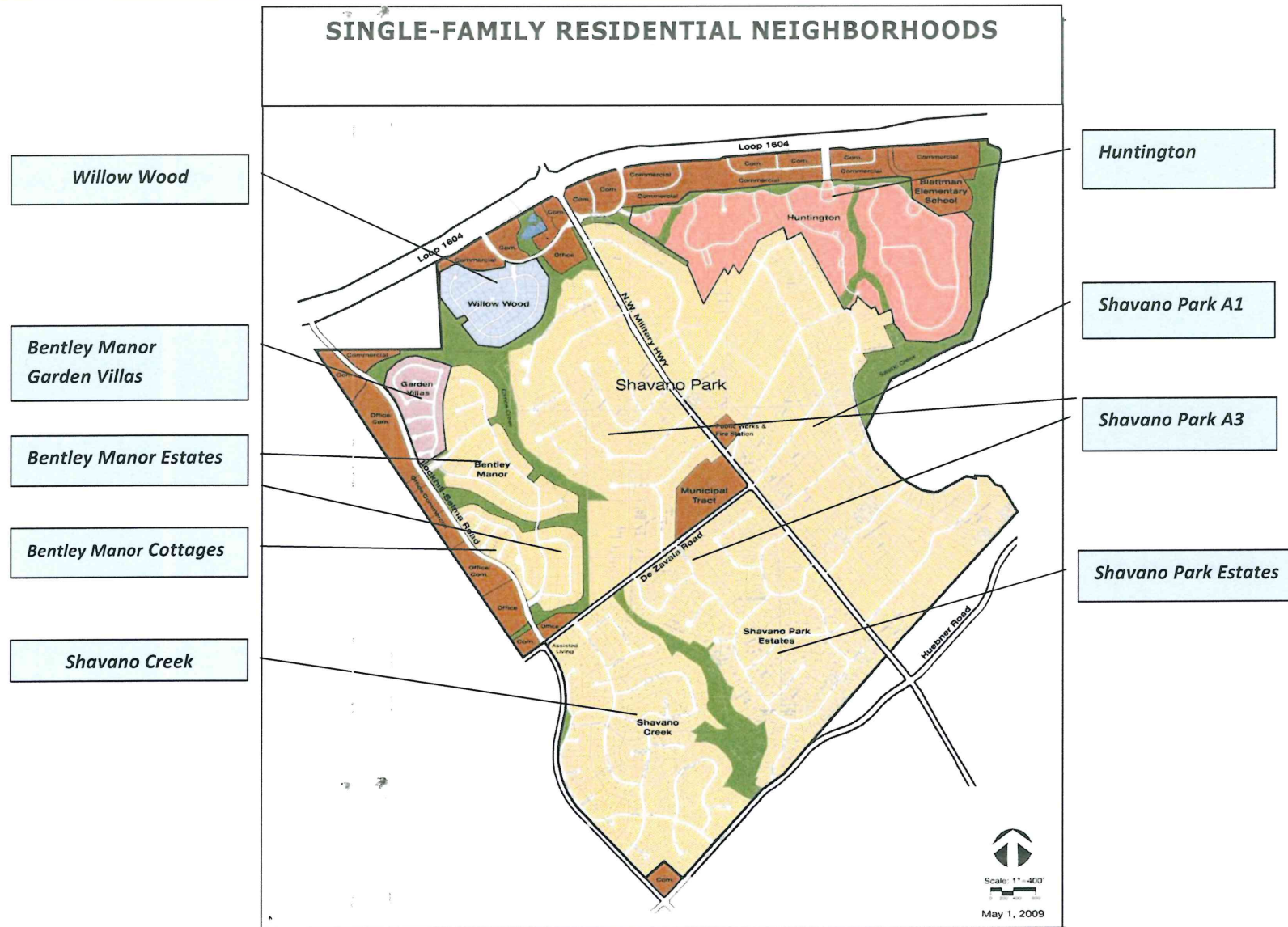
Population Facts - 2000

Shavano Park residents as compared with the average U.S. citizen:

	Shavano Park	U.S.
Homeowners	98%	66%
Household Size	2.79	2.59
Higher Median Housing Value	\$225,000*	\$119,600

* San Antonio Median Housing Value is approximately \$150,000

Residential Land Use



Residential Land Use - Existing

The city of Shavano Park offers a unique blend of small town values with urban conveniences. Residents enjoy ideal upscale family living in a variety of quiet neighborhood settings from the original established neighborhoods, from before the city was incorporated in 1956, to newly built exclusive gated communities.

Shavano Park

The original developments of Shavano Park include lots ranging from .6 to nearly 6 acres.



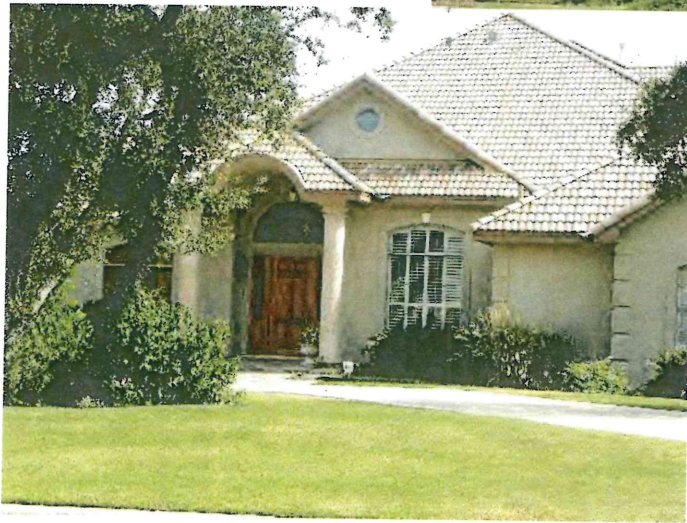
Residential Land Use - Existing

Shavano Park Estates



Residential Land Use - Existing

Shavano Creek



Residential Land Use - Existing

Bentley Manor Estates



Residential Land Use - Existing

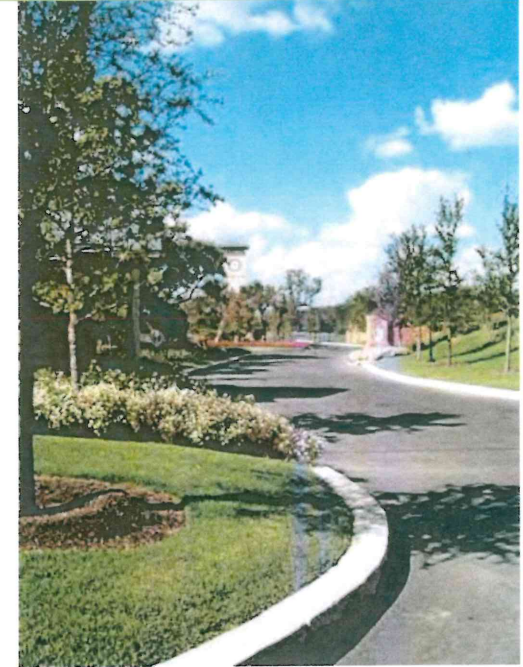


Bentley Manor Cottages



A Continuing Vision 45

Residential Land Use - New Construction



Huntington

Huntington is the newest, most exclusive estate community in Shavano Park. The only neighborhood with 24 hour guard-gated security. Located in the Northeast area of the City, this neighborhood offers 142 private, secluded estate lots of over 1 acre.



Residential Land Use - New Construction

Huntington
conceptual designs

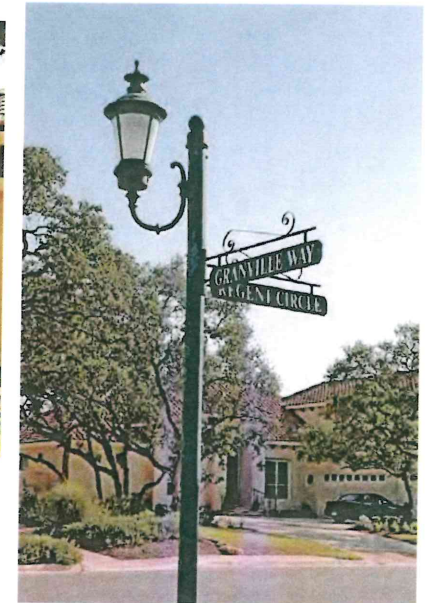
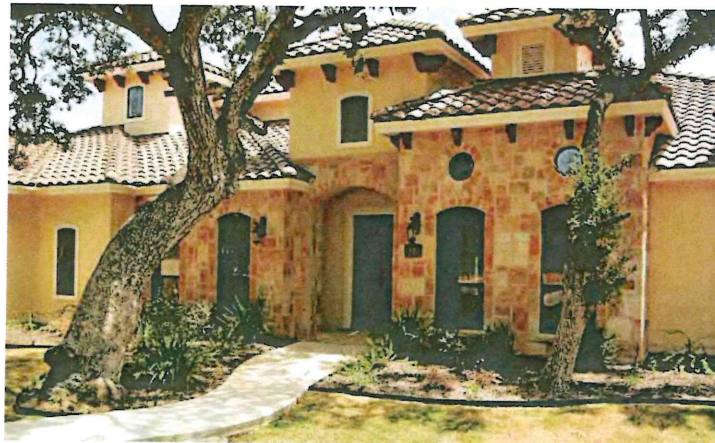
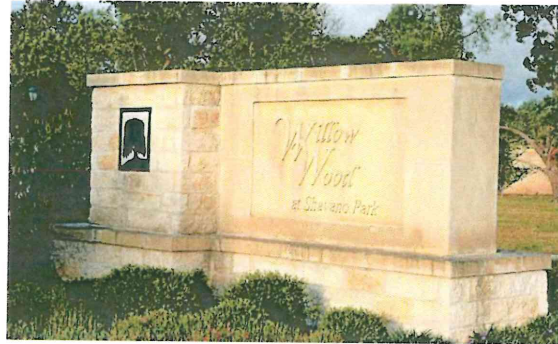


A Continuing Vision 47

Residential Land Use - New Construction

Willow Wood

Willow Wood is a new gated neighborhood of 93 estate homes on 49 acres with lots ranging from .36 to .7 of an acre.



A Continuing Vision 48

Residential Land Use - New Construction



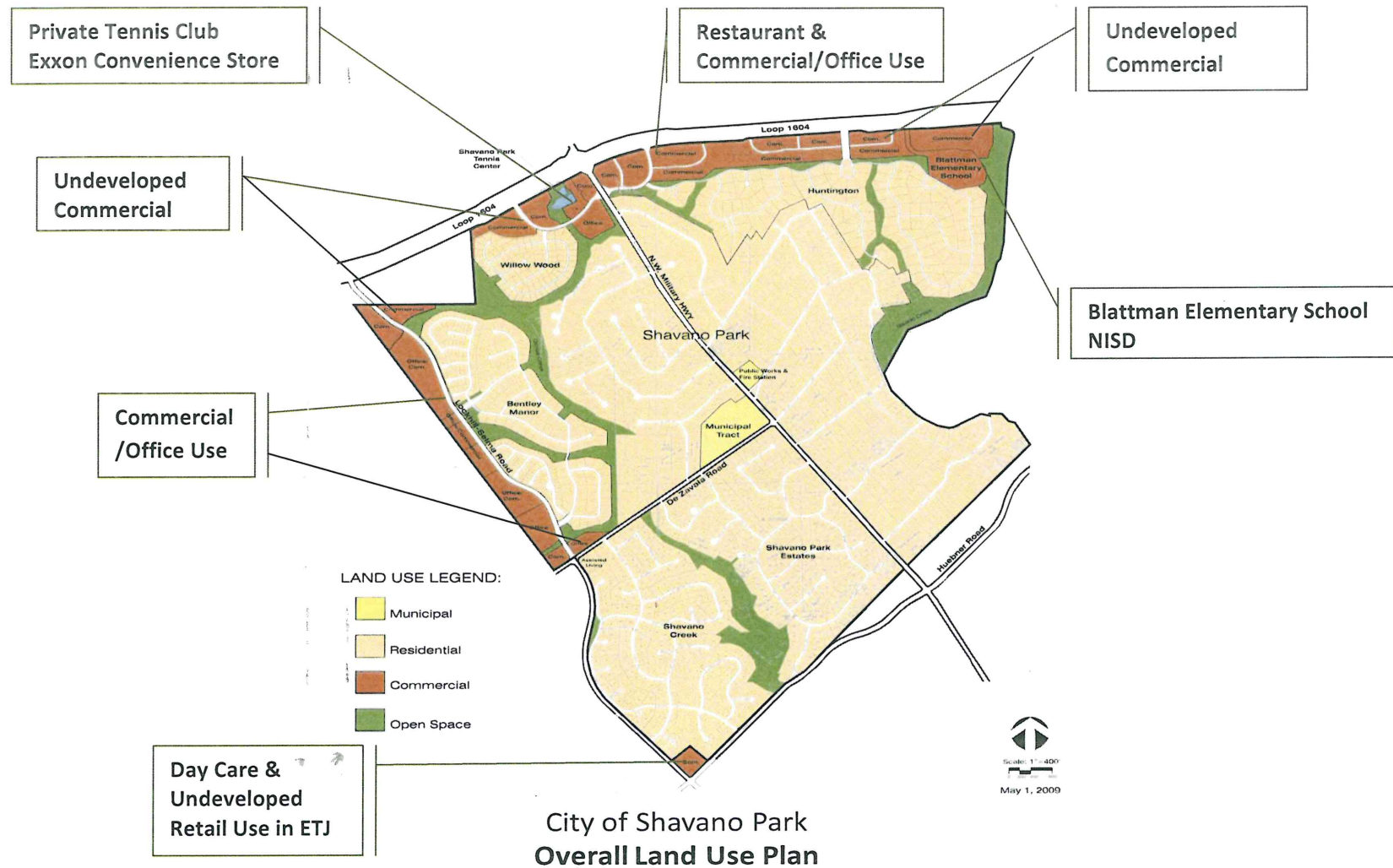
Garden Villas at Bentley Manor

The Garden Villas at Bentley Manor are the newest addition to the Bentley Manor master planned, gated community. There are 123 garden lots.



A Continuing Vision 49

Commercial & Other Public Property Use

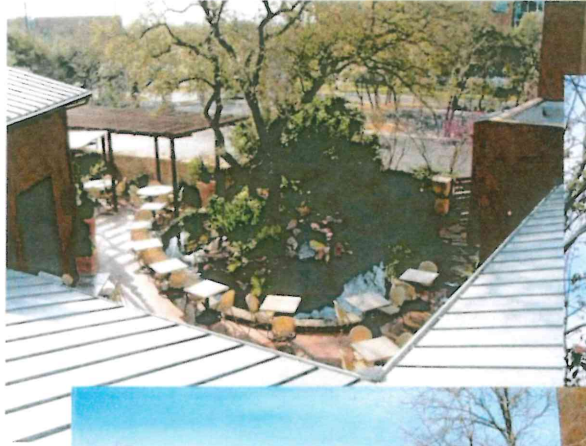


Commercial & Other Public Property Use

Developed commercial and other public property land is located exclusively on our City's outer boundaries, and it primarily consists of office buildings. Other developed commercial projects include a local high-end restaurant, medical surgery center, retail, a gas station, and a private tennis club. Northside Independent School District's Blattman Elementary School is also located in Shavano Park. Undeveloped land for remaining commercial developments is available along the City's major thoroughfares of Loop 1604 and Lockhill-Selma Road. Shavano Park is unique in that all remaining undeveloped commercial property is owned primarily by one developer.



Commercial & Other Public Property Use

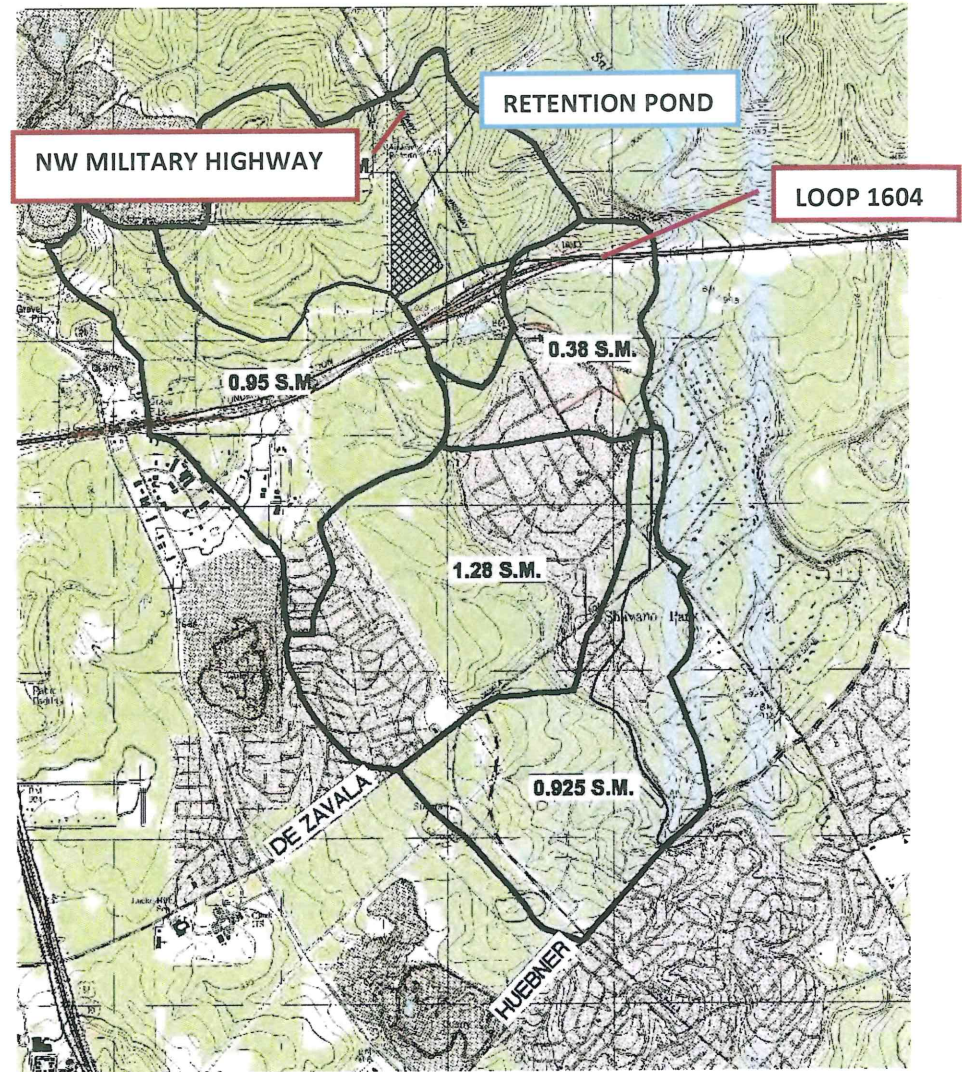


Flooding and Drainage

FLOODING/DRAINAGE

Some of the land north of the intersection of Loop 1604 and NW Military Highway drains into Olmos Creek, which is the major watercourse of the upper San Antonio River watershed. Upper branches of the Olmos Creek reach just north of Loop 1604. The Salado Creek watershed begins just east and north of the City. The storm water drainage system serving most areas of Shavano Park consists of overland flow to natural drainage ways or to unlined open ditches and channels alongside public and private roads. Our City typically uses culverts to route storm water under driveways and roadways. Most storm water runoff from within the City flows into roadside drainage ditches that discharge collected storm water to various natural swales, creeks, rivers, and intermittent and perennial streams as determined by local topography.

There are curbs and gutters in most of the City's newer commercial and residential areas. Collected gutter flow discharges into natural drainage swales, roadside ditches, or storm water inlets. Storm water flowing into the inlets or catch basins is typically discharged through culverts to adjacent natural or man-made surface drainage channels.

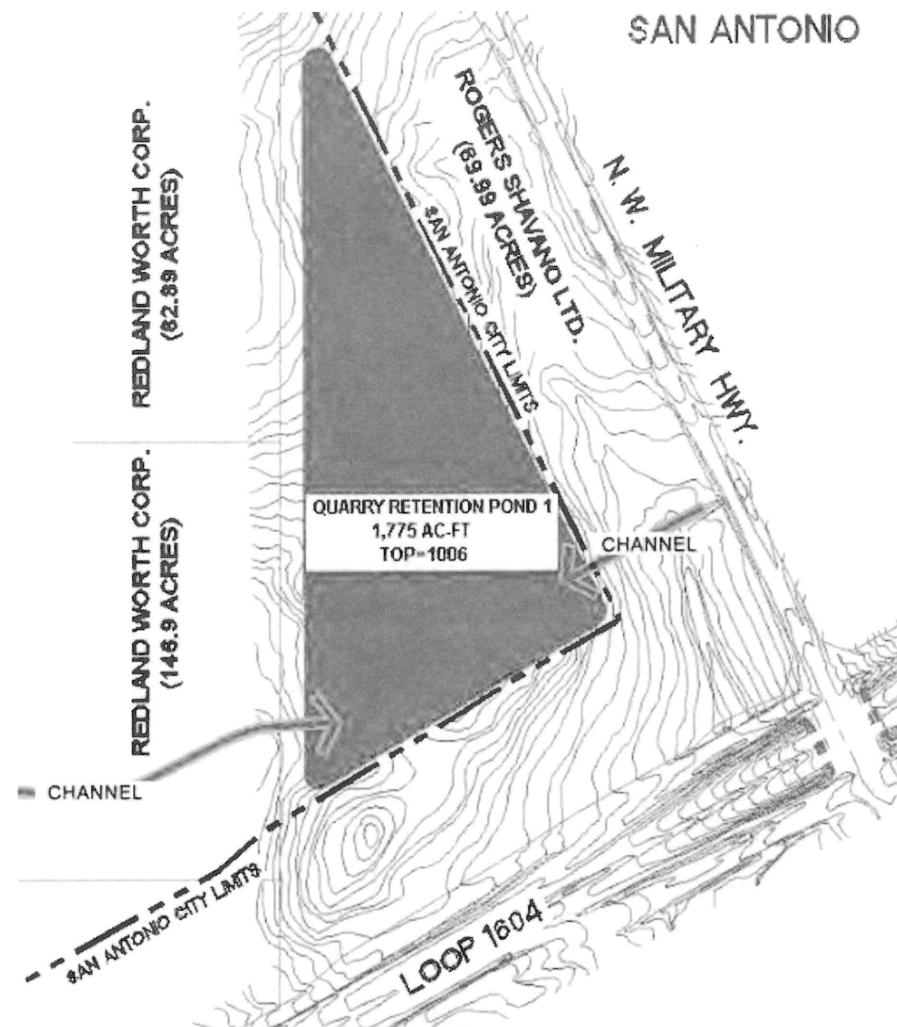


RETENTION POND NORTH OF SHAVANO PARK AND LOOP 1604

QUARRY RETENTION POND

Construction to channelize water from the area northeast of Loop 1604 and N.W. Military Highway to a triangle shaped retention pond has been completed. The channel connecting to the culvert under N.W. Military Highway is intended to alleviate flooding in the northwest quadrant of the City along the Olmos Creek. The triangle shaped quarry pit located northwest of the intersection of Loop 1604 and NW Military Highway should help eliminate many of the City's flooding problems during times of especially heavy rainfall.

The Quarry Retention Pond has been engineered to have a water storage capacity equal to 940 acre feet which is estimated to exceed the requirements for storm water run-off for two 100 year floods.

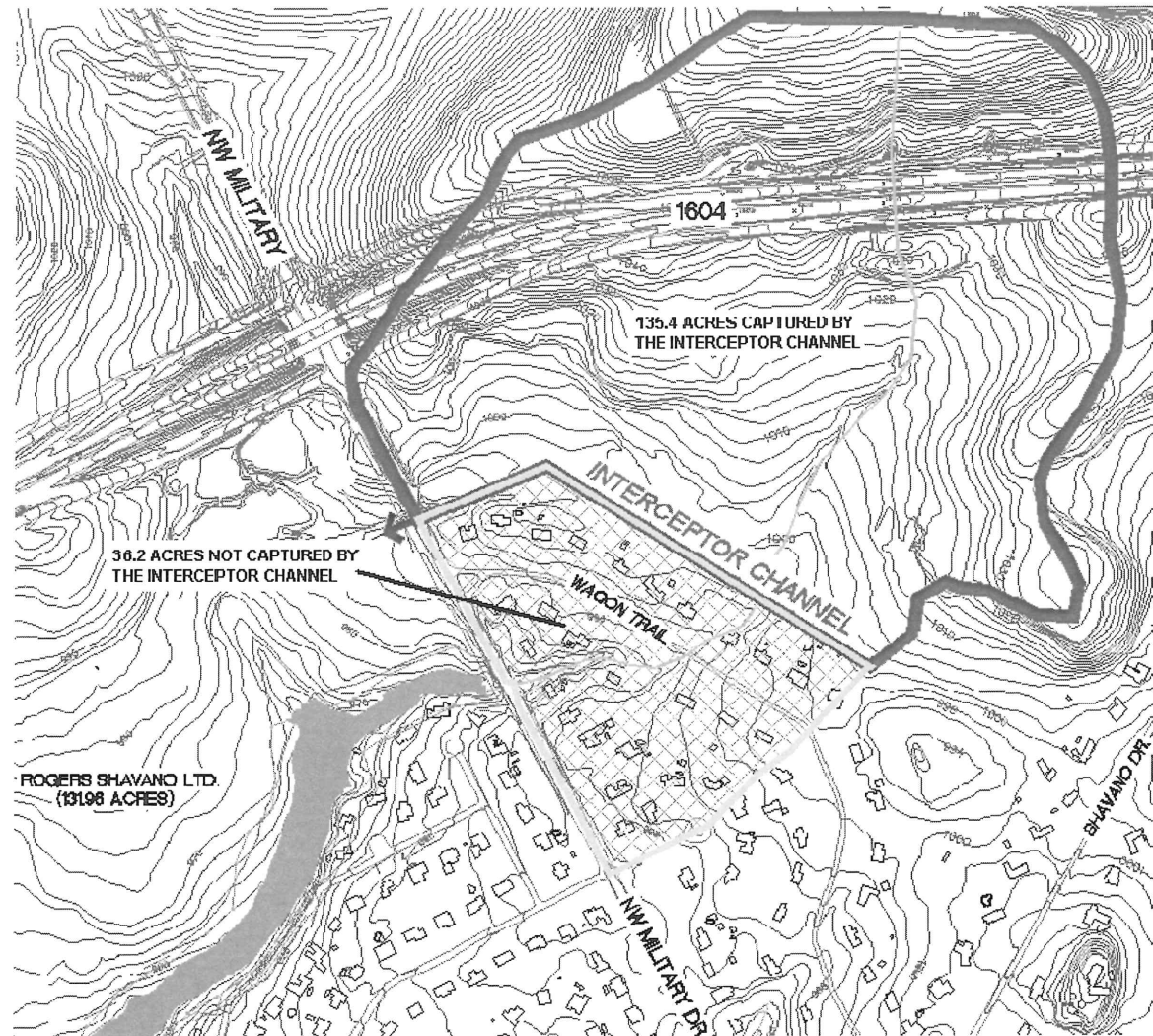


Quarry Retention Pond located just outside Shavano Park, north of 1604 and west of NW Military Highway.

INTERCEPTOR CHANNEL

To control periodic flooding to homes along Wagon Trail and on lands to be developed south of Loop 1604 and west of Wagon Trail, an interceptor channel has been completed.

This channel is intended to intercept storm waters from flood prone areas of Shavano Park and direct the storm flows downstream to the Olmos Creek Watershed.



Planning Areas - Hike and Bike Trails

HIKE AND BIKE TRAILS

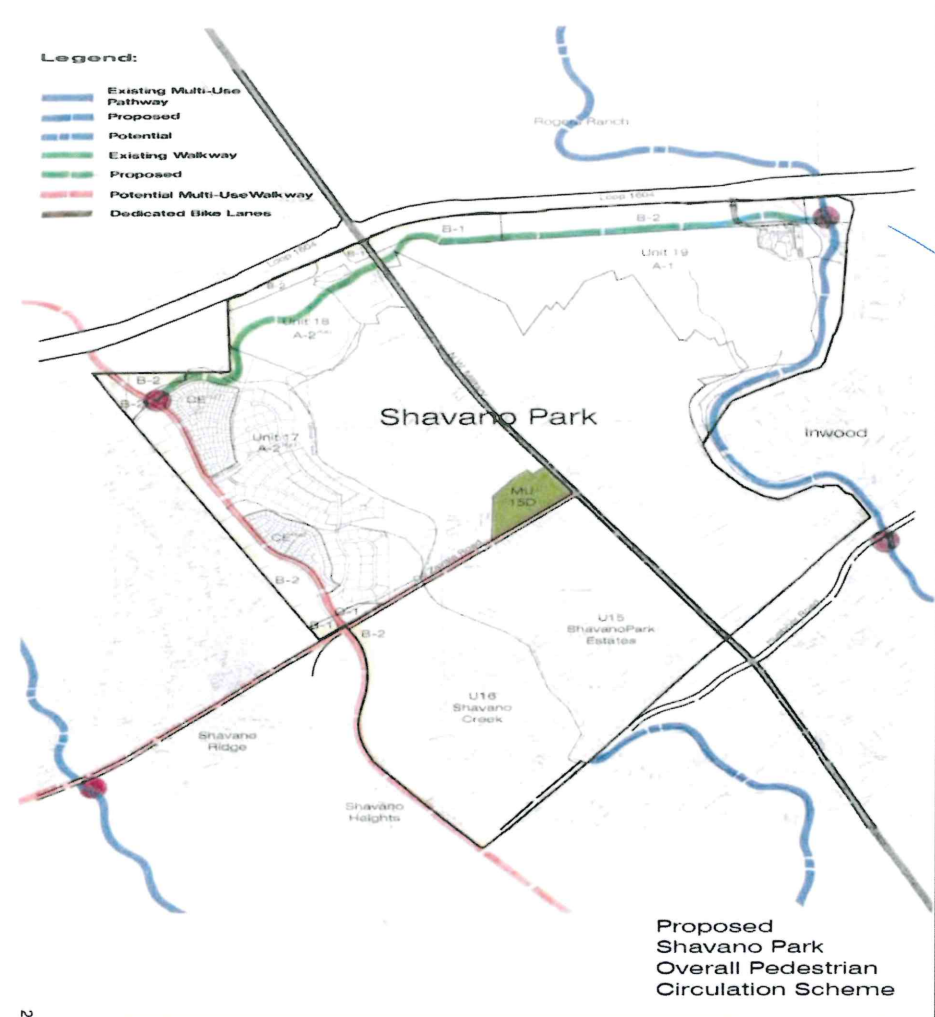
The citizens of Shavano Park have expressed support for creating hike and bike trail opportunities in our City. The key to success is to ensure that they are assets to our City and its citizens. Our citizens and professional planners are convinced that such trails will enhance property values, provided the trails are comprehensive, safe, well designed, and configured to blend in with the rural feel of our City. They must be both appropriate and prudent.

Proposed Elements of Hike and Bike Plan:

Shavano Park Hike and Bike Trails

There are a number of areas within our City to consider for development as hike and bike trails. Currently, Lockhill-Selma Road and Pond Hill Road are the only pedestrian-friendly roadways with hike and bike trails. Additional expansion areas proposed by our citizens:

- Along the north side of De Zavala Road from NW Military Highway to Lockhill-Selma Road.
- From Lockhill-Selma Road to Pond Hill Road (Willow Wood area).



Planning Areas - Hike and Bike Trials

- Connecting Blattman Elementary School to NW Military Highway in front of the wall created for the Huntington development.
- Including hike and bike trails in the NW Military Highway design.
- Along the east side of Lockhill-Selma Road from Huebner Road to De Zavala Road.



**SALADO CREEK HIKE AND BIKE TRAIL
CONCEPTUAL 1604 TRAILHEAD SKETCH**

Issues:

- The materials and trail construction must support our City's desired rural look and feel.
- City Council must establish municipal ordinances to support the control and governance of the trails.
- There must be engineer based planning for erosion control due to overuse and regular wear, especially when the trails can be used year-round.

Planning Areas - Hike & Bike Trails

Issues, Continued:

- Determine initial costs and annual funding required for creating and maintaining each trail.
- Design appropriate signage for positioning along the trails.
- Consider other matters concerning the trail sites, including security issues, legal, insurance, environment impacts, and other foreseeable risks from City sponsored trails.
- Be respectful of private property rights.



CONCEPTUAL DEZAVALA HIKE AND BIKE TRAIL

Planning Areas - Hike & Bike Trails



CONCEPTUAL SALADO CREEK GREENWAY

Action Steps:

- Create a citizen committee to review the needs and requirements.
- Determine who owns the property proposed for future hike and bike trails.
- Secure budget dollars for studies.
- Hire an engineering firm to draft recommendations and define and create the hike and bike plan.
- Determine the funding required for creating and maintaining the hike and bike trails.
- Hold citizen meetings to review the final plan and budget.

Planning Areas - Hike & Bike Trails

CITY OF SAN ANTONIO GREENWAYS

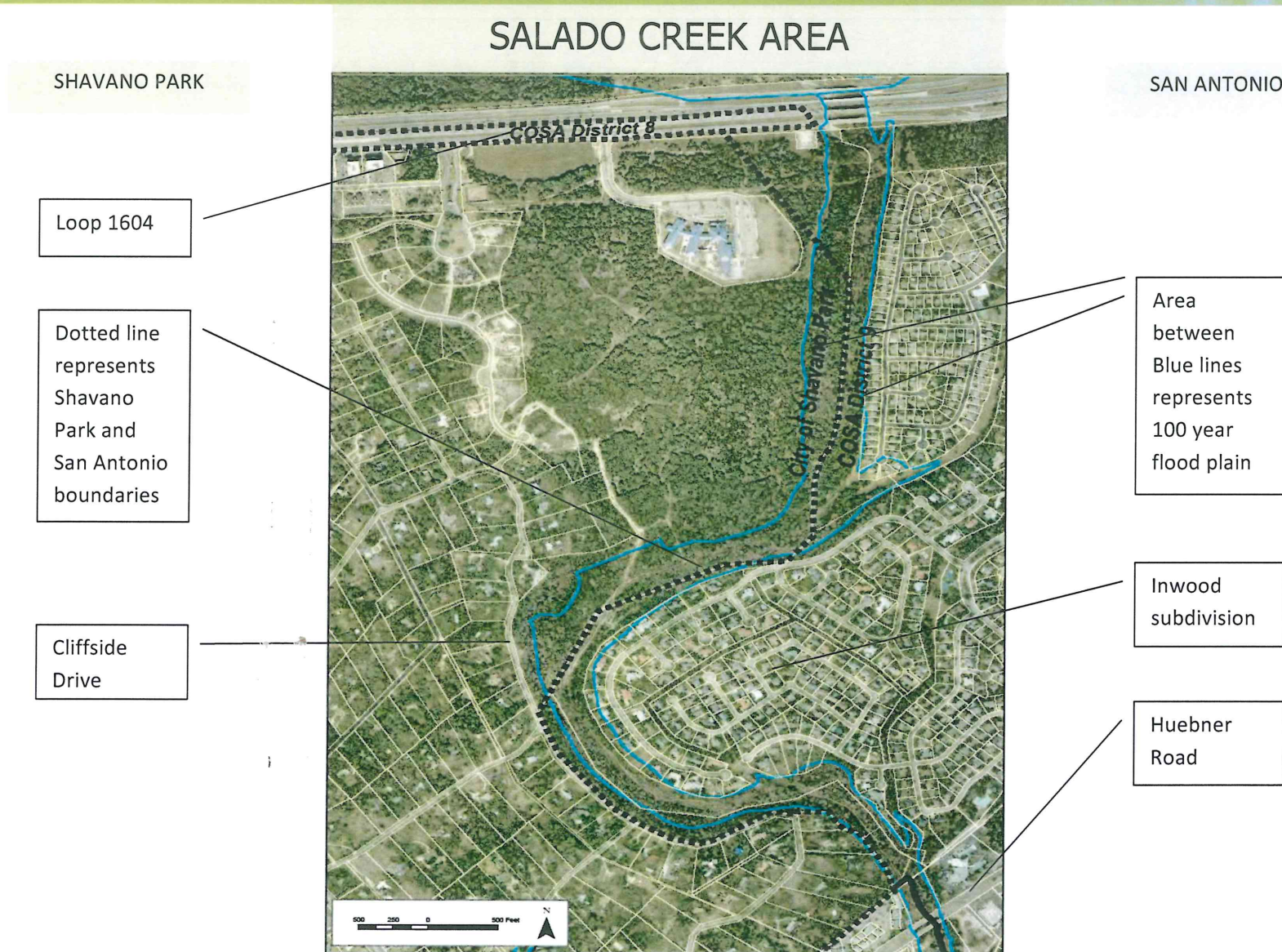


Salado Creek Greenway

Approximately 10 years ago the City of San Antonio began development on the linear park projects, where they proposed to connect major portions of San Antonio with hiking and biking trails. Their long range plans are to develop approximately 50 miles of trails, primarily through land available in dry creek beds of the Salado Creek, the Medina River, Leon Creek and the San Antonio River system.

To date, 30 miles of trails have been completed at a cost of approximately \$1 million per mile. More than 90% of the existing trails run through the 100 year flood plain meandering by some 20 existing neighborhoods and shopping centers.

Planning Areas - Hike & Bike Trails



Planning Areas - Hike & Bike Trails

One of San Antonio's priority areas is the continued development of the Salado Creek Linear Park system from Huebner Road to Loop 1604. This park system is immediately adjacent to the eastern edge of Shavano Park's city limits.

San Antonio has proposed the continuation of the current .125% sales tax to pay for this expansion. This sales tax proposal is scheduled to be included on the ballot in connection with the November, 2010 elections. If this sales tax measure is passed, the City of San Antonio will likely use a portion of this funding to complete this expansion of the Salado Creek Greenway. Because the proposed route of the park's expansion crosses city limit lines, discussions may be required between San Antonio and Shavano Park to include land currently within Shavano Park's city limits.

Although the citizens and the Technical Advisory Committee both feel that Shavano Park will greatly benefit from the Salado Linear Park expansion proposed by San Antonio, Shavano Park has expressed that it is not in a financial position to bear any of the costs associated with its development or maintenance.

Issues:

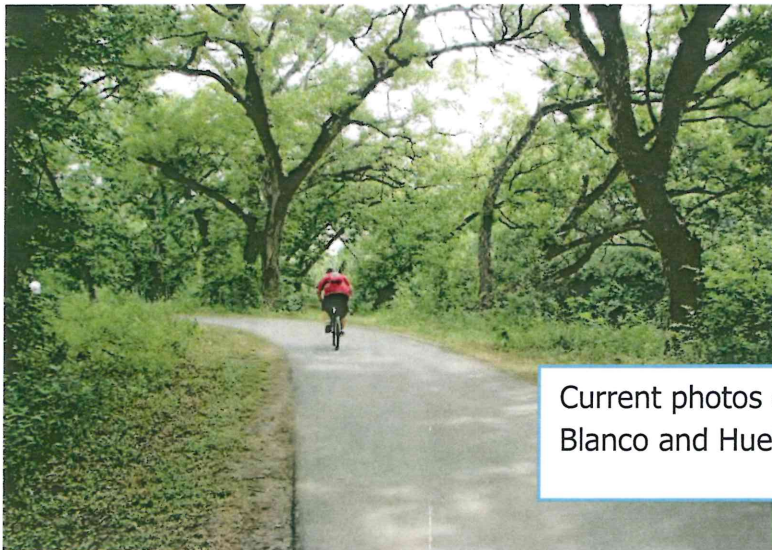
In addition to the general considerations regarding the trail, we need to consider the following:

- How much of the trail would actually be on land located within Shavano Park.
- The impact on homeowners with property immediately on the Salado Linear Park.
- Parking issues as they might exist will need to be addressed.

Action Steps:

- Coordinate with San Antonio to monitor trail location and security issues.
- If necessary, consult with legal counsel regarding best options if trail design enters Shavano Park.
- Support efforts to connect hike and bike trails to San Antonio linear parks network.

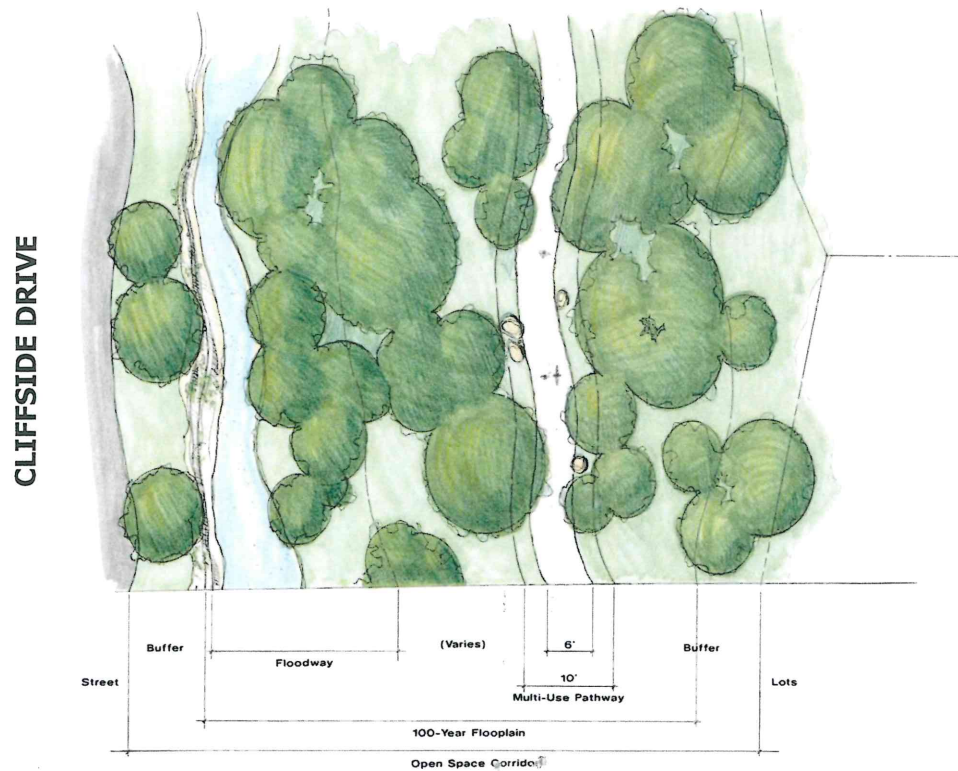
Planning Areas - Hike & Bike Trails



Current photos of Salado Creek Trail between Blanco and Huebner Roads.



Planning Areas - Hike & Bike Trails



CONCEPTUAL SALADO CREEK HIKE AND BIKE TRAIL