

**CITY OF SHAVANO PARK
PLANNING & ZONING COMMISSION MEETING
CITY HALL, COUNCIL CHAMBERS
900 SADDLETREE COURT, SHAVANO PARK, TEXAS 78231
June 6, 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, May 2, 2018
5. Public Hearing - Proposed B-2 Planned Unit Development rezoning from B-2 base district for 4675 Lockhill-Selma (N.C.B. 17704, Lot 2, Block 1) with the following development standard exceptions: building height, building masonry exterior, revised parking ratio and greenbelt / landscape buffers
6. Discussion / action – Proposed B-2 Planned Unit Development rezoning from B-2 base district for 4675 Lockhill-Selma (N.C.B. 17704, Lot 2, Block 1) with the following development standard exceptions: building height, building masonry exterior, revised parking ratio and greenbelt / landscape buffers - Assistant to the City Manager Leeth

7. Public Hearing - Proposed replat of a 5.075-acre tract being the remaining portion of Lot 2, Block 1, NCB 17704 Life Family Church subdivision (4675 Lockhill-Selma), as recorded in Volume 9561, Pages 63 – 64 of the Deed and Plat Records of Bexar County, Texas
8. Discussion / action – Proposed replat of a 5.075-acre tract being the remaining portion of Lot 2, Block 1, NCB 17704 Life Family Church subdivision (4675 Lockhill-Selma), as recorded in Volume 9561, Pages 63 – 64 of the Deed and Plat Records of Bexar County, Texas - Assistant to the City Manager Leeth
9. Discussion – Review of the final survey results relating to the update of the City’s 2010 Town Plan regarding the Municipal Tract – Assistant to the City Manager Leeth
10. Discussion – Review proposed changes and updates to the City’s 2010 Town Plan regarding the Municipal Tract – City Manager Hill
11. Discussion – Review proposed changes and updates to the City’s 2010 Town Plan regarding the introduction, vision and strategic goals, hike and bike trails and sidewalks, residential and commercial development, flooding and drainage, and NW Military Highway improvements – City Manager Hill
12. Discussion / action – Rescheduling of the July 4, 2018 Planning & Zoning Commission meeting to July 11, 2018 - Chairman Janssen
13. Report / update – City Council items considered at previous City Council meetings and discussion concerning the same – City Manager Hill
14. 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. July – Discussion / action regarding possible updates and amendments to the City’s 2010 Town Plan.
 - ii. July – Remind members concerning September 1, 2018 Boards / Commissions application deadline for the Planning & Zoning Commission.
 - iii. August – Semiannual presentation by Denton Communities regarding residential and commercial development in Shavano Park and surrounding areas and discussion concerning the same.
 - iv. August – Remind members concerning September 1, 2018 Boards / Commissions application deadline for the Planning & Zoning Commission.
 - v. February, 2019 – Semiannual presentation by Denton Communities regarding residential and commercial development in Shavano Park and surrounding areas and discussion concerning the same.
15. 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 31st of May, 2018 at 10:00 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

Kerry Dike

Carlos Ortiz

Albert Aleman

Shawn Fitzpatrick

Carla Laws

Jason Linahan

Michael Janssen

ABSENT:

Bill Simmons

2. **Vote under Section 36-69 of the Shavano Park City Code (“Code”) concerning a finding that each of the items following item 2 on the agenda are “planning issues” or otherwise prescribed Planning & Zoning Commission duties under 36-69(l) of the Code or the severance of one or more of such items for an individual vote on such item or items.**

Upon a motion made by Commissioner Ortiz and a second made by Commissioner Laws the Planning & Zoning Commission 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**

Citizen Fanning addressed the Planning & Zoning Commission regarding edits to the proposed 2018 Town Plan.

4. **Consent Agenda:**

A. Approval – Planning & Zoning Commission minutes, April 4, 2018

Upon a motion made by Commissioner Aleman and a second made by Commissioner Fitzpatrick, the Planning & Zoning Commission voted seven (7) for and none (0) opposed to approve the Planning & Zoning Commission April 4, 2018 minutes as presented. The motion carried.

5. **Discussion – Review of the final survey results relating to the update of the City’s 2010 Town Plan regarding improvements to NW Military Highway – Assistant to City Manager Leeth.**

Assistant to the City Manager Leeth updated the Planning & Zoning Commission with the review of the final survey results relating to the update of the City’s 2010 Town Plan regarding improvements to NW Military Highway. The NW Military Highway Survey was open to the public from November 16, 2017 to February 14, 2018. The survey received 119 total responses. When last reviewed by the Planning & Zoning Commission at the December 6, 2017 meeting, there were a total of 114 responses. There were no notable changes with only five additional responses

6. **Discussion – Review proposed changes and updates to the City’s 2010 Town Plan regarding improvements to NW Military Highway – City Manager Hill.**

The Planning & Zoning Commission reviewed proposed changes and updates to the City’s 2010 Town Plan regarding improvements to NW Military Highway.

7. **Discussion – Review proposed changes and updates to the City’s 2010 Town Plan regarding the introduction, vision and strategic goals, hike and bike trails and sidewalks, residential and commercial development, and flooding and drainage – City Manager Hill.**

The Planning & Zoning Commission reviewed the proposed changes and updates to the City’s Town Plan regarding the introduction, vision and strategic goals, hike and bike trails and sidewalks, residential and commercial development, and flooding and drainage.

8. **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.

9. **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. June – Discussion regarding possible updates and amendments to the City’s 2010 Town Plan regarding the municipal tract.
- ii. July – 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.

10. **Adjournment**

Upon a motion made by Commissioner Laws and a second made by Commissioner Dike, the Planning & Zoning Commission voted seven (7) for and none (0) opposed to adjourn the meeting. The meeting adjourned at approximately 7:35 p.m.

MICHAEL JANSSEN
Chairman

ZINA TEDFORD
City Secretary

PLANNING AND ZONING STAFF SUMMARY

Meeting Date: June 6, 2018

Agenda item: 5 / 6

Prepared by: Curtis Leeth

Reviewed by: Bill Hill

AGENDA ITEM DESCRIPTION:

5. Public Hearing - Proposed B-2 Planned Unit Development rezoning from B-2 base district for 4675 Lockhill-Selma (N.C.B. 17704, Lot 2, Block 1) with the following development standard exceptions: building height, building masonry exterior, revised parking ratio and greenbelt / landscape buffers

6. Discussion / action - Proposed B-2 Planned Unit Development rezoning from B-2 base district for 4675 Lockhill-Selma (N.C.B. 17704, Lot 2, Block 1) with the following development standard exceptions: building height, building masonry exterior, revised parking ratio and greenbelt / landscape buffers - Assistant to the City Manager Leeth

X

Attachments for Reference:

1) 5a PUD Request Submission

BACKGROUND / HISTORY:

On April 11, 2018, City staff met with MSL Investments, RVK Architects and Pape-Dawson Engineering to discuss their proposed redevelopment of 4675 Lockhill-Selma. On May 14, 2018, the City received a PUD request from MSL Investments to rezone 4675 Lockhill-Selma from B-2 to B-2 PUD.

On May 23, 2018 paper notice was provided for the PUD Public Hearing. On May 26, 2018 the City mailed notice letters to all property owner within 500 feet of the lot. These notifications are required under Sec. 36-71 of the City of Shavano Park Code of Ordinances.

On the lot currently is a single commercial building without a certificate of occupancy.

DISCUSSION:

MSL Investments is requesting a PUD rezoning for the property in addition to a replatting of the property without vacating. This requires two public hearings and two actions by the Commission (one for rezoning and another for replatting). Note that these two actions are linked because the replat is prepared as if the property already was already approved for B-2 PUD rezoning. The replat public hearing and action follows this PUD rezoning public hearing and action.

See Attachment 5a for MSL Investment's PUD Request submission packet. A presentation will be made to the Commission by MSL Investment's team.

COURSES OF ACTION:

- (1) Recommend approval of PUD rezoning request as presented or
 - (2) Recommend request to City Council with modifications or
 - (3) Decline to recommend request entirely.
-

FINANCIAL IMPACT: N/A

MOTION REQUESTED:

MSL Investments requests recommending approval of B-2 Planned Unit Development rezoning from B-2 base district for 4675 Lockhill-Selma (N.C.B. 17704, Lot 2, Block 1) with the following development standard exceptions: building height, building masonry exterior, revised parking ratio and greenbelt / landscape buffers.



May 14, 2018

Mr. Bill Hill
City Manager
City of Shavano Park
900 Saddletree
Shavano Park, Texas 78231

Re: 4675 Lockhill Selma Road

Dear Mr. Hill,

Attached is our presentation requesting administrative review and consideration of the proposed PUD plan to reflect the adjustment of the site plan to accommodate a 75,000 square foot Medical Office Building and Surgical Center at the above referenced location.

The Proposed amended PUD Plan reflects;

- A change of the building exterior both in material and height on the Northwest side of the building.
- A revised parking ratio for the surgical center portion of the project.
- A modification of the greenbelts/ buffers to allow for additional tree preservation.

This project and these changes;

- Do not alter the basic relationships with adjacent properties.
- Allow for the land use to remain commercial
- Lifts a "church only" use restriction and removed the abandoned building on the land.
- Save 50% of the current trees
- Consider the residential development in the area.

Please advise of any questions or directions,

Sincerely,
MSL INVESTMENTS

A handwritten signature in blue ink, appearing to read "Sarah Teel".

Sarah Teel

Attachments

***NJCI Medical Office Building and Surgical
Center
Submission for Planned Unit Development***

Submitted to:

City of Shavano Park

Submitted by:

Sarah Teel, MSL Investments - *Developer*

Mac Chesney, Tex Liedtka and Daniel Long, Chesney Morales - *Architects*

Gary Smith and Dennis Rion, Pape Dawson - *Engineers*

Project Summary

The project includes a high-end, three (3) story Medical Office Building with on-site Ambulatory Surgical Center (ASC) for the performance of daytime surgical procedures. Surgeries to be performed at the location concentrate on Orthopedic Care but may include other elective medical surgeries licensed for such a facility.

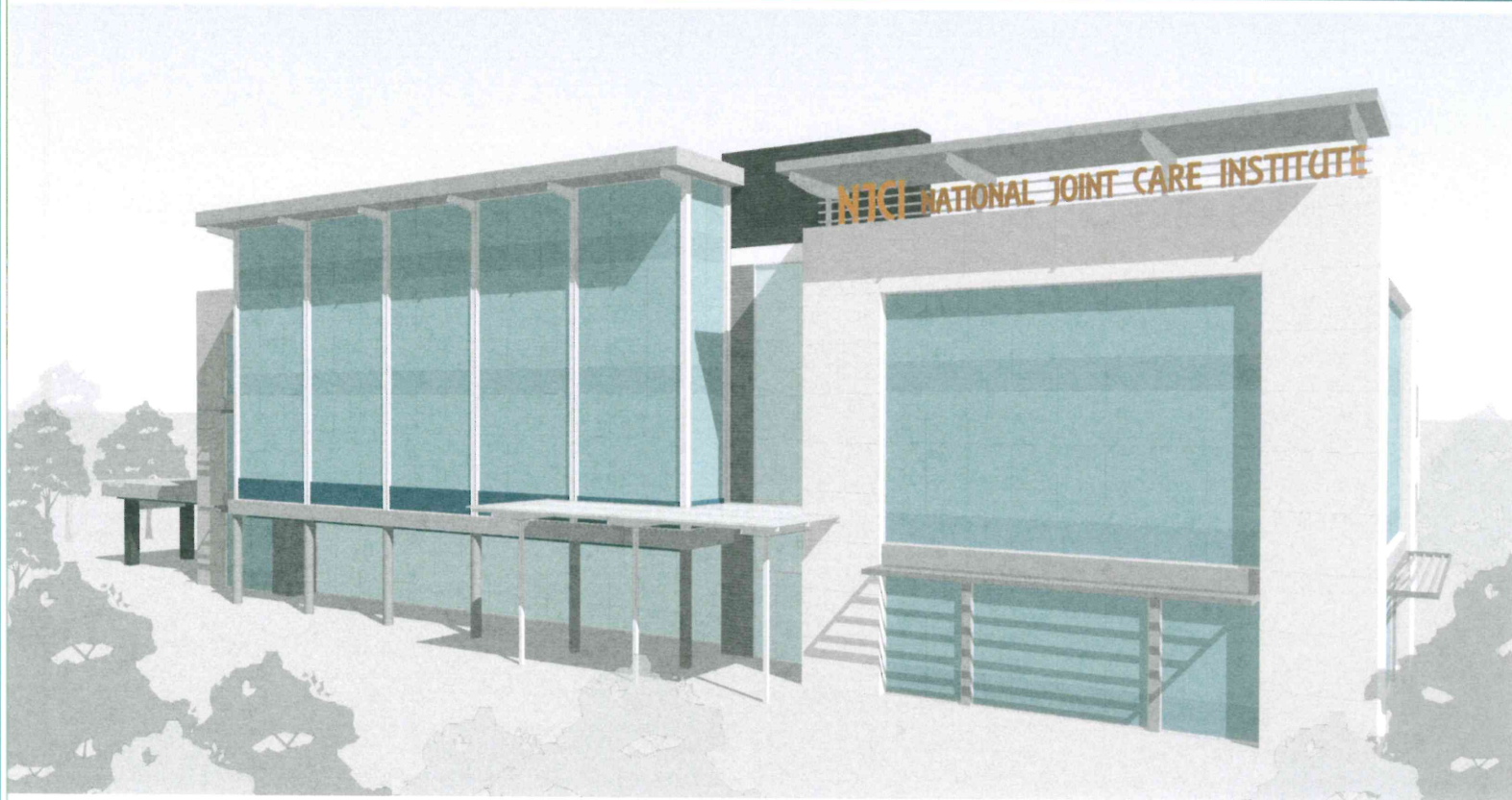
The approximately 75,000 square foot building will also house associated services of imaging, physical therapy, urgent care, traditional clinic spaces and related services. This will allow for a heightened level of care for the patients under going orthopedic procedures, while tailoring the building and its design to this intended use.

The property will be located on the 4.396 acres at 4675 Lockhill Selma Road, San Antonio, Bexar County, Texas. Previously known as the “church land”, a modification of the restrictive use has been procured to allow for the development of an MOB with ASC as we have designed. Included in the project will be the elimination of the current, non-compliant cinderblock building and make way for the new state-of-the-art medical facility.

Requested Variance

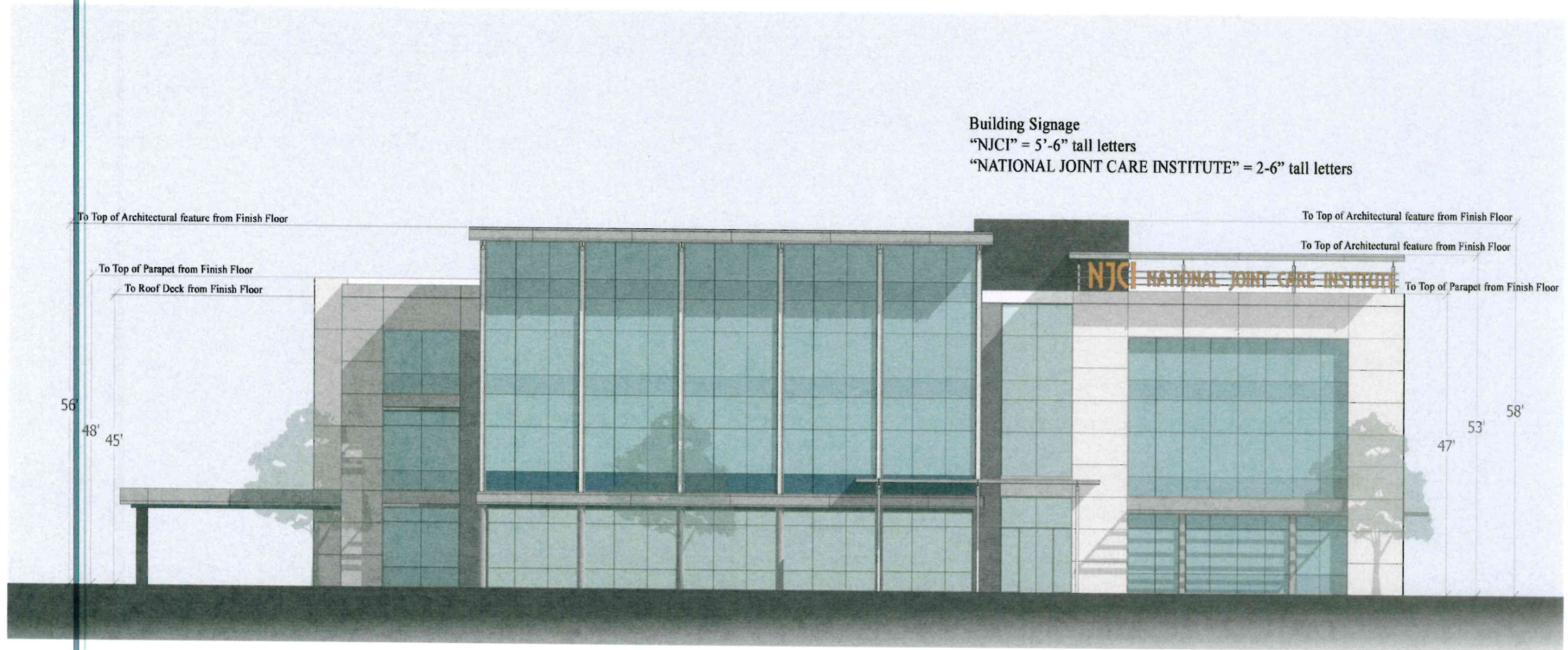
- Reduction of masonry use to accommodate additional enhanced glass exterior façade.
- Increase the height of building on Northwest side, facing Loop 1604, to allow for visibility from the freeway, while maintaining the required 45' height limit required by Shavano for the portion of the building facing Shavano Park and the adjacent property.
- Reduction of the parking ratio for the Ambulatory Surgical Center square footage only, while maintaining the 1 per 200 square feet for the remaining portion of the building.
- Confirmation of the green belt measurements and an adjustment of the side yard buffers to allow for the preservation of approximately 50% of the current trees.
- Request for the façade to include the name of the building as an architectural feature.

Exterior Facade



- The Shavano Park normal “masonry” percent requirement does not lend itself to the Aesthetic design of the building. The building will be about 60%± high performance glass and simulated stucco on concrete tilt wall panels.
- The building objective is to present a “forward thinking” Medical Office Building with enhanced design elements that reflect a “cutting edge” offering advanced medical services in the building.

Height



- The Front Elevation design elements facing Loop 1604 at the highest point, measures 58' feet in height from the finish floor.
- The sides and rear elevations are 45' from the finish floor to the "Deck". The Finish floor is approximately 18" below finish floor but will vary slightly as you move along the topography.
- The Parapets as shown on the drawing are 5' to 6' creating a total of 51' feet in height from finish floors to top of the parapet walls. This height will help screen roof top equipment from both the front view of the building as well as the portions of the building that faces the Bentley Manor neighborhood.

Parking

To allow for the placement of the facility and in coordination with the preservation of 50% of the current trees we will request acceptance of the following variances related to the parking field;

Parking Ratio:

350 total parking spaces provided to accommodate;

- **1** space for every **200** square feet of non surgical space (62,000 square feet) in keeping with current code.
- **1** space for every **325** square feet of Ambulatory Surgical Center (ASC) space (13,000 square feet). The majority of the ASC space will be comprised of the (6) six Operating Rooms (OR), OR equipment, mechanical and electrical to support the ASC and larger recovery areas. This leads to a lower number of occupants in the space per square foot.

Fire Lane:

Fire Lane to be 26' wide to accommodate accessibility along the South Side of the building which provides for aerial access fire fighting as shown.

Covered Parking:

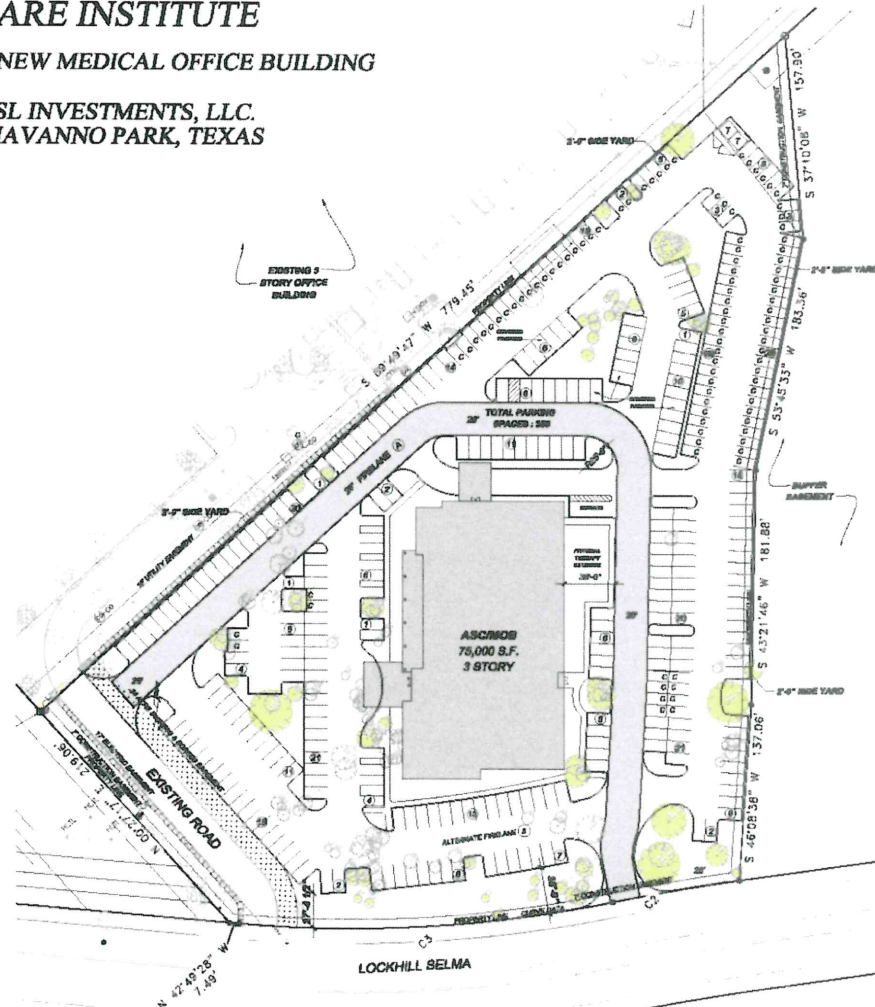
Due to the placement of the existing trees, there is a limited existing parking canopy coverage. As such we would like to request covered parking spaces placed to the interior of the parking field as shown on the site plan.

Site Plan

NATIONAL JOINT CARE INSTITUTE

A NEW MEDICAL OFFICE BUILDING

MSL INVESTMENTS, LLC.
SHAVANNO PARK, TEXAS



SCHEME 3'

LAND DATA
4.936 ACRES
H2 PLD
SHOWING APPROXIMATELY 350 CARS
SHOWING APPROXIMATELY
40-50% TREES RETAINED

chesney morales partners, inc.
architecture/interior design

4011 Broadway, Suite 200, San Antonio, Texas 78209
210.835.1441 • F 210.835.1774 • M-F 9:00 AM - 5:00 PM
chm@chmcp.com

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5-14-10

Tree Retainage and Buffers

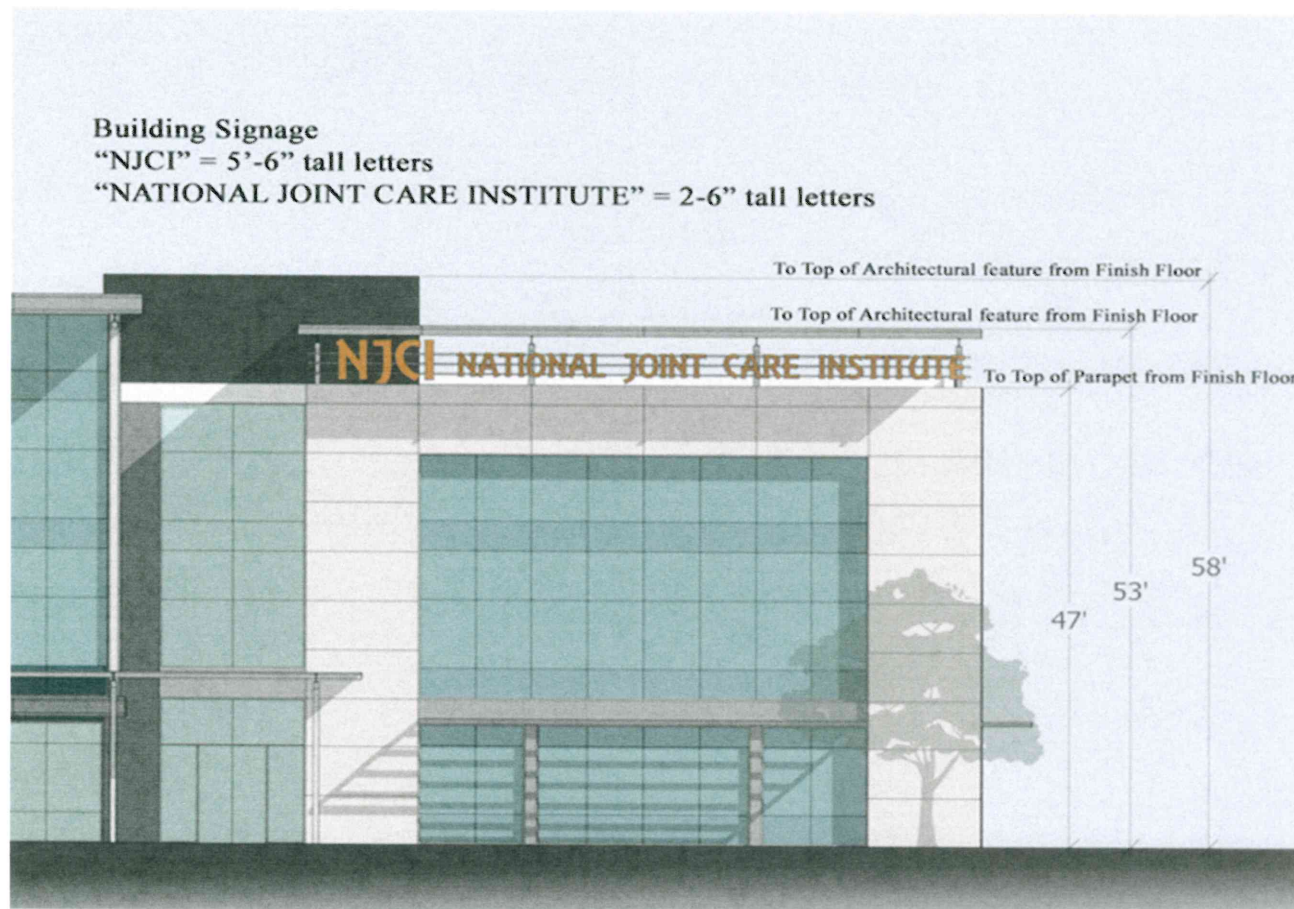
Approximately 50% of the trees on the site are planned to be preserved which exceeds the Shavano Park 25% preservation requirements.

We are requesting the ability to reduce the north and south side buffers to 2' in width and to confirm the measurement of the front buffer. The south side buffer is adjacent to a large *greenbelt* north of the creek as noted on the attached aerial. The north side buffer abuts the city line and the parking field of the developed office building. The front buffer, along Lockhill Selma, measures 27' $\frac{1}{4}$ " at the northwest corner and 40' at the south west corner to go along with the trapezoidal shape of the site.



Signage

As part of the building's architectural features, the building name will be designed into the cap work of the roofline to the west of the main entry, facing Loop 1604. Additional monument and directional signs will be located on the property to provide designation and direction for the public as allowed by code in the City of Shavano Park.



PLANNING AND ZONING STAFF SUMMARY

Meeting Date: June 6, 2018

Agenda item: 7 / 8

Prepared by: Curtis Leeth

Reviewed by: Bill Hill

AGENDA ITEM DESCRIPTION:

7. Public Hearing - Proposed replat of a 5.075-acre tract being the remaining portion of Lot 2, Block 1, NCB 17704 Life Family Church subdivision (4675 Lockhill-Selma), as recorded in Volume 9561, Pages 63 – 64 of the Deed and Plat Records of Bexar County, Texas

8. Discussion / action – Proposed replat of a 5.075-acre tract being the remaining portion of Lot 2, Block 1, NCB 17704 Life Family Church subdivision (4675 Lockhill-Selma), as recorded in Volume 9561, Pages 63 – 64 of the Deed and Plat Records of Bexar County, Texas - Assistant to the City Manager Leeth

X

Attachments for Reference:

- 1) 7a Replat of 4675 Lockhill-Selma
- 2) 7b Replat Checklist
- 3) 7c Engineer Approval Letter
- 4) 7d Aerial Exhibit
- 5) 7e 2016 San Antonio Replat
- 6) 7f 2003 Shavano Park Plat – Family Life Church

BACKGROUND / HISTORY:

On April 11, 2018, City staff met with MSL Investments, RVK Architects and Pape-Dawson Engineering to discuss their proposed redevelopment of 4675 Lockhill-Selma.

On May 23, 2018 paper notice was provided for the PUD Public Hearing. On May 23, 2018 the City mailed notice letters to all property owner within 500 feet of the lot. These notifications comply with Sec. 28-46 of the City of Shavano Park Code of Ordinances.

On the lot currently is a single commercial building without a certificate of occupancy (see aerial exhibit as attachment 7d).

In 2003, the property was platted under City of Shavano Park jurisdiction (see attachment 7f). The north portion of the property was eventually annexed by City of San Antonio and subsequently replatted and developed in Shavano Park Business Commons under City of San Antonio jurisdiction in 2016 (see attachment 6.7e). The City Engineer determined that the south portion property (4675 Lockhill-Selma) still under Shavano Park jurisdiction required replatting because the 2016 San Antonio Replat rendered the southern portion of the property in Shavano Park as simply a “remaining portion” and bore the wrong acreage.

DISCUSSION:

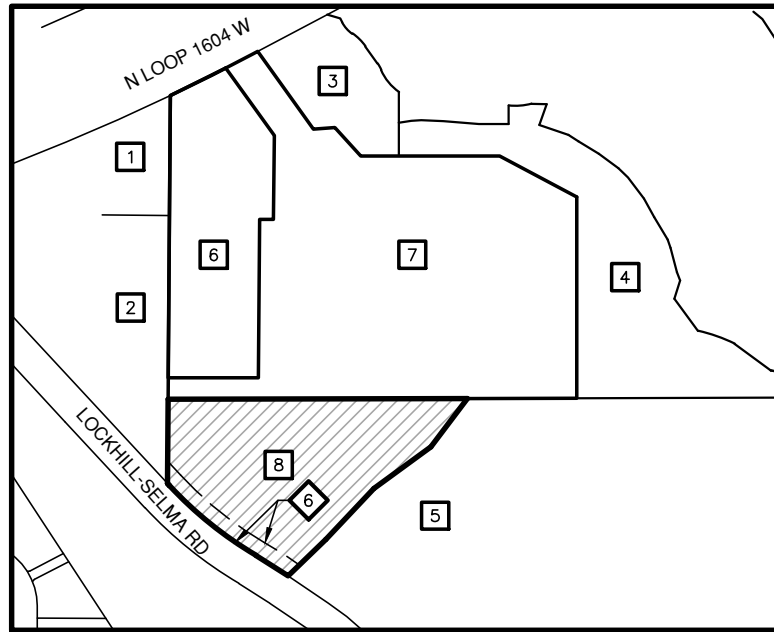
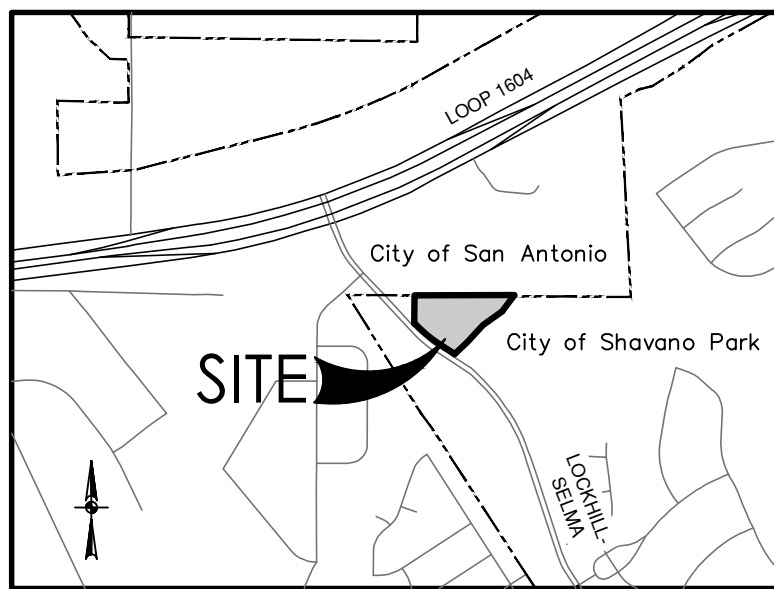
MSL Investments is requesting a PUD rezoning for the property in addition to a replatting of the property without vacating. This requires two public hearings and two actions by the Commission (one for rezoning and another for replatting). Note that these two actions are linked because the replat is prepared as if the property already was already approved for B-2 PUD rezoning. Action by the Commission in the previous PUD rezoning request should be reflected during consideration of the Replat request.

COURSES OF ACTION:

Recommend approval or alternatively decline and give guidance to staff on proposed replat of a 5.075-acre tract being the remaining portion of Lot 2, Block 1, NCB 17704 Life Family Church subdivision (4675 Lockhill-Selma), as recorded in Volume 9561, Pages 63 – 64 of the Deed and Plat Records of Bexar County, Texas.

FINANCIAL IMPACT: N/A

MOTION REQUESTED: MSL Investments requests recommending approval of replat of a 5.075-acre tract being the remaining portion of Lot 2, Block 1, NCB 17704 Life Family Church subdivision (4675 Lockhill-Selma).



A 5.075-ACRE TRACT BEING THE REMAINING PORTION OF LOT 2, BLOCK 1, NCB 17704 LIFE FAMILY CHURCH SUBDIVISION, AND A 40' LANDSCAPE BUFFER AS RECORDED IN VOLUME 9561, PAGES 63 - 64 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, IN THE CITY OF SHAVANO PARK, TEXAS.

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

CERTIFICATION OF CITY'S ENGINEER

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

CITY ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

STATE OF TEXAS
COUNTY OF BEXAR

LICENSED PROFESSIONAL ENGINEER

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

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

REGISTERED PROFESSIONAL LAND SURVEYOR

CPS/SAWS/COSA UTILITY:

1.THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARYSEWER EASEMENT" AND/OR "RECYCLEDWATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

SAWS IMPACT FEE:

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

SAWS WASTEWATER EDU:

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

AQUIFER NOTE:

THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION", OR LATEST REVISION THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

PUD DEVELOPMENT STANDARDS:

1. REDUCED USE OF MASONRY.
2. INCREASED BUILDING HEIGHT.
3. REDUCED PARKING RATIO.
4. REDUCED GREEN BELTS.
5. BUILDING NAME ON FACADE.

DRAINAGE EASEMENT NOTE:

1. NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SHAVANO PARK AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTION PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

PUBLIC WORKS STORM WATER:

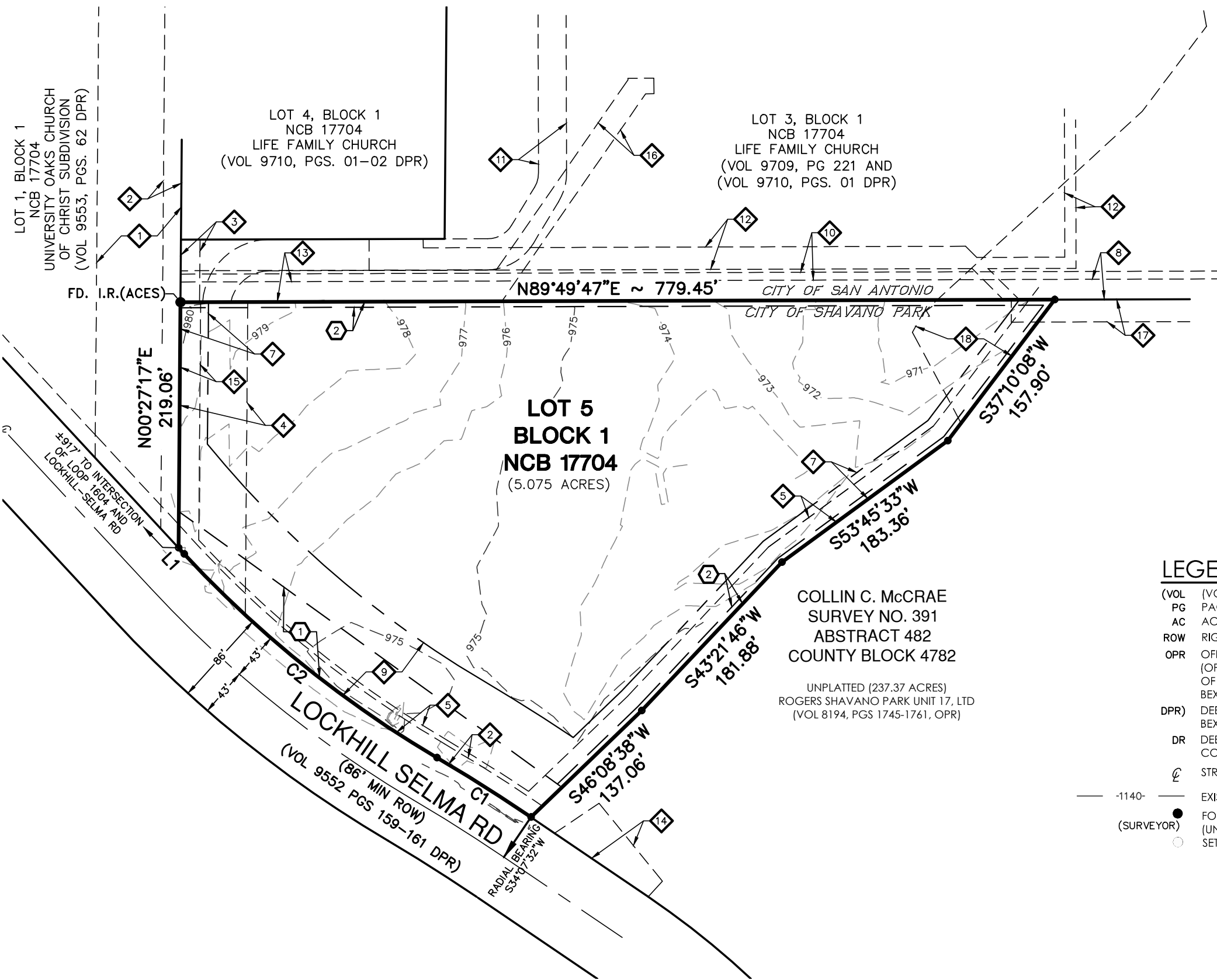
FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN. NONRESIDENTIAL STRUCTURES SHALL BE ELEVATED OR FLOOD PROOFED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.

FLOOD ZONE NOTE:

THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAY AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0230G, DATED SEPTEMBER 29, 2010, AND THE HIGHER OF 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1586.00'	3'35'02"	N57°39'59"W	99.19'	99.21'
C2	1000.00'	16°38'02"	N51°08'29"W	289.30'	290.32'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N42°49'28"W	7.49'

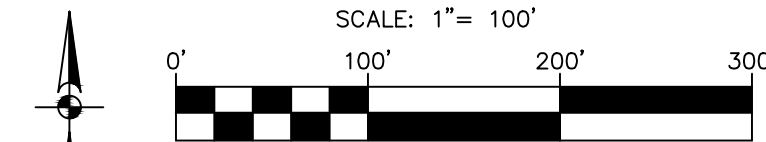


LEGEND

- (VOL) (VOLUME)
- (PG) (PAGE(S))
- (AC) (ACRE(S))
- (ROW) (RIGHT-OF-WAY)
- (OPR) (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
- (DPR) (DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS)
- (DR) (DEED RECORDS OF BEXAR COUNTY, TEXAS)
- STREET CENTER LINE
- EXISTING CONTOURS
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD (PD)

REPLAT ESTABLISHING LIFE FAMILY CHURCH PUD

A 5.075-ACRE TRACT BEING THE REMAINING PORTION OF LOT 2, BLOCK 1, NCB 17704 LIFE FAMILY CHURCH SUBDIVISION, AS RECORDED IN VOLUME 9561, PAGES 63 - 64 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, IN THE CITY OF SHAVANO PARK, TEXAS.



PAPE-DAWSON ENGINEERS

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

DATE OF PREPARATION: May 30, 2018

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER: TAWIL JAMAL
3 GALLERIA DR
SAN ANTONIO, TX 78257-1213

STATE OF TEXAS
COUNTY OF BEXAR

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF _____ REPLAT ESTABLISHING LIFE FAMILY CHURCH PUD _____ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SHAVANO PARK, TEXAS, AND IS HEREBY APPROVED BY SUCH PLANNING AND ZONING COMMISSION.

DATED: THIS THE _____ DAY OF _____, A.D. 20____.

BY: _____ CHAIRMAN

BY: _____ CITY CLERK

THIS PLAT OF _____ REPLAT ESTABLISHING LIFE FAMILY CHURCH PUD _____ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF SHAVANO PARK, TEXAS, AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.

DATED: THIS _____ DAY OF _____, A.D. 20____.

BY: _____ MAYOR

BY: _____ CITY CLERK

PROPERTY KEYED NOTES

- 1 UNPLATTED (237.37 ACRES) ESPRIT GROUP, INC. 6.969 ACRES (VOL 5565, PGS 1310-1315 OPR)
- 2 LOT 1, BLOCK 1, NCB 17704 UNIVERSITY OAKS CHURCH OF CHRIST (VOL 9553, PGS 62 DPR)
- 3 LOT 1, BLOCK 2, NCB 17704 SHAVANO BUSINESS PARK SUBDIVISION (VOL 9584, PGS 25-28 DPR)
- 4 LOT 5, BLOCK 2, NCB 17704 SHAVANO BUSINESS PARK SUBDIVISION (VOL 9584, PGS 25-28 DPR)
- 5 UNPLATTED (237.37 ACRES) ROGERS SHAVANO PARK UNIT 17, LTD (VOL 8194, PGS 1745-1761, OPR)
- 6 LOT 4, BLOCK 1, NCB 17704 LIFE FAMILY CHURCH (VOL 9710, PGS. 01-02 DPR)
- 7 LOT 3, BLOCK 1, NCB 17704 LIFE FAMILY CHURCH (VOL 9709, PG 221 AND (VOL 9710, PGS. 01 DPR)
- 8 REMAINING PORTION OF LOT 2, BLOCK 1 NCB 17704 LIFE FAMILY CHURCH (VOL 9561, PG 63-64 DPR)

EASEMENT KEYED NOTES

- 1 75' OVERHEAD ELECTRIC AND DISTRIBUTION EASEMENT (VOL 7505, PGS 884-891 DR)
- 2 14' ELEC, GAS, TELE & CATV EASEMENT (VOL 9561, PG 63-64 DPR)
- 3 17' ELECTRIC EASEMENT (VOL 9709, PG 221 DPR)
- 4 0.344 ACRE INGRESS & EGRESS EASEMENT (VOL 13685 PGS 1418-1427 OPR)
- 5 18' UTILITY EASEMENT (VOL 8891 PG 866 DR)
- 6 40' LANDSCAPE BUFFER (VOL 9561, PG 63-64 DPR)
- 7 25' BUILDING SETBACK (VOL 9561, PGS 63-64 DPR)
- 8 18' UTILITY EASEMENT AGREEMENT (VOL 8891, PGS 846-855 OPR)
- 9 80' BUILDING SETBACK LINE (VOL 9561, PG 63-64 DPR)
- 10 7' CONSTRUCTION EASEMENT (VOL 8891 PGS 835-845 OPR)
- 11 VARIABLE WIDTH IRREVOCABLE INGRESS/EGRESS EASEMENT FOR THE BENEFIT OF LOT 4 (VOL 9709, PG 221 DPR)
- 12 VARIABLE WIDTH SANITARY SEWER & DRAINAGE EASEMENT (VOL 9709, PG 221 DPR)
- 13 18' UTILITY EASEMENT (VOL 8891, PGS 835-845 OPR)
- 14 VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9552, PG 160 DR)
- 15 17x214' ELECTRIC EASEMENT (VOL 11685 PGS 378-381 OPR)
- 16 VARIABLE WIDTH ELECTRIC & GAS EASEMENT (VOL 17114 PG 1966 OPR)
- 17 20' SAN. SEWER EASEMENT SHAVANO PARK UNIT 17M (VOL 9552 PGS 159-161 DPR)
- 18 VARIABLE WIDTH DRAINAGE EASEMENT (PERMEABLE) (VOL 9561, PGS 63-64 DPR)
- 19 VARIABLE WIDTH LANDSCAPE BUFFER
- 20 2' LANDSCAPE BUFFER

CITY OF SHAVANO PARK

Preliminary Plat Submittal Checklist

This checklist is to be completed by the developer or his representative and submitted with the preliminary plat and accompanying data. If any areas are incomplete, the plat will not be accepted. Any items labeled N/A must be explained in writing. Shavano Park City Council has asked that all plats be submitted to the City with a brief description of the purpose of the plat or re-plat. Also requested is that an electronic version be sent to the City Secretary at ztedford@shavanopark.org. This checklist does not supersede the City of Shavano Park Development Ordinances.

Name of Subdivision:	<u>Replat Establishing Life Family Church PUD</u>
Proposed Use of Property:	<u>Medical Office</u>
Property Description:	<u>Remaining portion of Lot 2, Block 1, NCB 17704</u>
(Lot & block, address or location)	<u>4675 Lockhill Selma</u>

Owner		Engineer	
Name:	<u>Tawil Jamal</u>	Name:	<u>Pape-Dawson Engineers</u>
Address:	<u>3 Galleria Dr.</u>	Address:	<u>2000 NW Loop 410</u>
	<u>San Antonio, TX 78257</u>		<u>San Antonio, TX 78213</u>
Phone:	<u></u>	Phone:	<u>210 375-9000</u>
Fax:	<u></u>	Fax:	<u></u>
Email:	<u>sarah@mslinvestments.com</u>	Email:	<u>gsmith@pape-dawson.com</u>

Current Zoning:	<u>B2</u>	Total Acreage:	<u>5.075</u>
Total Platting Fees:	<u>\$1125</u>	Developable Acreage:	<u>4.465</u>
(Coordinate with Staff)		Greenbelts & Drainage Acreage:	<u>0.610</u>

S.A.W.S. Sewer	<input type="checkbox"/> Yes <input type="checkbox"/> No	Septic System	<input type="checkbox"/> Yes <input type="checkbox"/> No
S.A.W.S. Water	<input type="checkbox"/> Yes <input type="checkbox"/> No	Shavano Park Water	<input type="checkbox"/> Yes <input type="checkbox"/> No

	Yes	No	N/A
1. This is an original plat of property	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. This is a replat of an existing plat	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. If item 1 was answered "No," then:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a. this is a vacate and replat	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. this is a replat with out vacating	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. this is an amending plat	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. this is a minor plat	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. If item 1 was answered "No," a copy of the original plat is included in the submittal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. The plat is of a Planned Unit Development District (PUD)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. If item 5 was answered "Yes" then include on plat PUD development standards that differ from the base zoning district development standards and include "PUD" in the subdivision name	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

7.	Is a digital copy of plans, plat, forms, and/or letter included in the submittal?	<u>✓</u>	—	—
The following items pertain to the proposed preliminary drawing:				
		Yes	No	N/A
8.	This subdivision is one phase of a larger development	—	<u>✓</u>	—
9.	If item 5 was answered "Yes," a PUD plan is included in this submittal	—	—	<u>✓</u>
10.	Some portion of this property is located over the Edwards Recharge Zone	<u>✓</u>	—	—
11.	If Item 10 was answered "Yes," a Water Pollution Abatement Plan (WPAP) has been prepared for this site	—	<u>✓</u>	—
12.	This site requires offsite drainage or utility improvements	—	<u>✓</u>	—
13.	If item 12 was answered "Yes," 3 copies of the construction plans are included with cost estimate	—	—	<u>✓</u>
14.	The plat is drawn on an 18"x 24" sheet (not a 24"x 36" sheet as incorrectly stated on City Code)	<u>✓</u>	—	—
15.	15 Folded copies of the plat are included	<u>✓</u>	—	—
16.	The plat contains the names, addresses, and Contact information of the owner and engineer	<u>✓</u>	—	—
17.	The plat shows complete bearings and distances on all lot line and easements	<u>✓</u>	—	—
18.	The plat shows the location of the subject property in relation to an original survey corner or public street intersection	<u>✓</u>	—	—
19.	The plat illustrates and identifies all adjacent properties including recording information	<u>✓</u>	—	—
20.	The plat contains the total acreage being platted and individual lot acreage	<u>✓</u>	—	—
21.	The plat shows location, dimensions, name and description of all existing or recorded streets, alleys, reservations, easements, or other public right-of-way within the subdivision, intersecting or contiguous with its boundaries or forming such boundaries	<u>✓</u>	—	—
22.	The plat shows location, dimensions, description and name of all existing or recorded residential lots, parks, public areas, and other sites within or contiguous with the subdivision	<u>✓</u>	—	—
23.	The plat shows location, dimensions, description, and name of all proposed streets, alleys, parks, public areas reservations, easements or other rights-of-way, blocks, lots and other sites within the subdivision	<u>✓</u>	—	—

The following items pertain to the proposed preliminary drawing:		Yes	No	N/A
24.	The plat shows the date of preparation, scale of plat and North arrow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
25.	The plat shows the topographical information with contour lines on a basis of two (2) vertical feet in terrain with an average slope of five percent (5%)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
26.	The plat shows a number or letter to identify each lot or site and each block. Said number shall be coordinated by the developer with the Clerk of Bexar County to prevent duplication	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
27.	The plat shows front building setback lines on all lots and sites. Side yard building setback lines at street intersection and crosswalk ways and rear building setback lines.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
28.	The plat addresses the required landscape buffer in accordance with Table 6 of the Code of Ordinances	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
29.	The plat shows location map at a scale of not more than 4000 feet to an inch which shall show existing adjacent subdivisions and major streets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
30.	The plat shows existing flood plain boundaries	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
31.	The proposed platted property is compliant with current zoning regulations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I certify that the above statements are true to the best of my knowledge and I further certify that I have read the City of Shavano Park Development Ordinances and this plat meets said ordinances except as notes.

Submitted by: Gary Smith, Pape-Dawson Date: 5/29/18

Accepted by:  Date: 5/29/18

City Staff Reviewed

City Secretary:  Date: 30-May 18

Fire Marshal:  Date: 30 May 18

Public Works / Water Director:  Date: 5/30/18

i. Please complete the check list on the first page.

June 1, 2017

City of Shavano Park
Public Works Department
Attn: Curtis Leeth
900 Saddletree Ct
San Antonio, TX 78231



Re: Preliminary Plat Review Comments
Life Family Church PUD

Dear Mr. Leeth,

We have completed our review of the referenced Preliminary Plat as submitted by Pape-Dawson Engineers. We find that the final plat generally conforms to the City of Shavano Park's Ordinances.

We are recommending conditional approval of the preliminary plat. However, we do offer the following minor comments that should be addressed prior to the Final Plat Application:

Plat Comments:

- 1) The FEMA Flood Plain limits included within the variable width easement needs to be clearly identified.
- 2) The replat includes the removal of the Code required 40' landscape buffer, and a variable width landscape buffer is proposed but the area is unidentified at this point.

PUD & Variance:

- 3) PUD note indicates "Reduced Greenbelts" but should be "Landscape Buffer"
- 4) The Variances associated with the submittal need Planning Commission Approval.
- 5) Modifications to the PUD plan need Planning Commission Approval.

Other Comments:

- 6) The proposed parking and building coverage is a WPAP concern. The WPAP shall be reviewed/considered with the plan submittal, as will the other standard review issues.

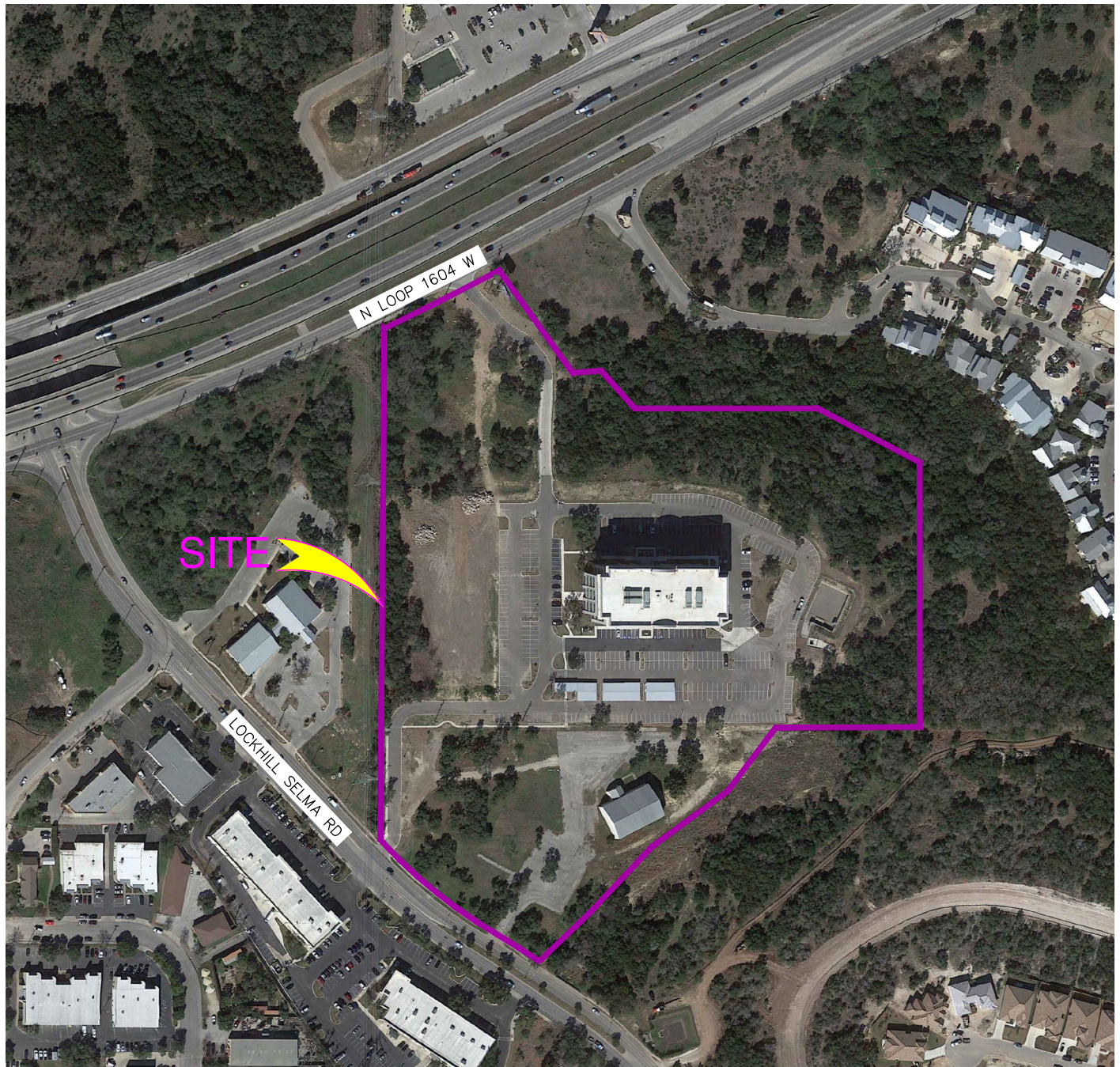
Our review of the plat does not relieve or release the Engineer of Record or Surveyor of Record from complying with any and all the requirements of the local, state, and federal rules and regulations or guidelines impacting this project.

If you have any questions or need additional information please contact me at (210) 979-8444 or rgray@kfwengineers.com.

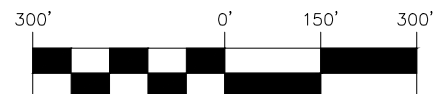
Sincerely,

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

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



SCALE: 1" = 300'



JOB NO. 7048-08
 DATE OCT 2016
 DESIGNER GS
 CHECKED GS DRAWN AW
 SHEET 1 OF 1

REPLAT OF LIFE FAMILY CHURCH SAN ANTONIO, TEXAS AERIAL EXHIBIT

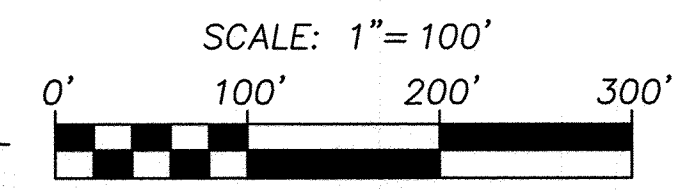
**PAPE-DAWSON
 ENGINEERS**

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

PLAT NUMBER 170020

REPLAT OF
LIFE FAMILY CHURCH

BEING 16.977 ACRES, ESTABLISHING LOT 3 & LOT 4, BLOCK 1, NEW CITY BLOCK 17704, BEING A PORTION OF LOT 2, BLOCK 1, NEW CITY BLOCK 17704 OF THE LIFE FAMILY CHURCH SUBDIVISION RECORDED IN VOLUME 9561, PAGES 63 - 64 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.



PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPB FIRM REGISTRATION #470 | TBPB FIRM REGISTRATION #10028900

DATE OF PREPARATION: December 12, 2016

LEGEND

- VOL VOLUME
- PG PAGE(S)
- AC ACRE(S)
- ROW RIGHT-OF-WAY
- OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
- DR DEED RECORDS OF BEAR COUNTY, TEXAS
- E STREET CENTER LINE
- EXISTING CONTOURS
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD (PD)

STATE OF TEXAS
COUNTY OF BEAR

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

allan young
OWNER/DEVELOPER: ALLAN YOUNG
SW LOCKHILL, LLC
100 NE LOOP 410, SUITE 1500
SAN ANTONIO, TX 78216
(210) 930-3700

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ALLAN YOUNG, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21st DAY OF December, A.D. 2016.

Notary Public, State of Texas
Comm. Expires 10-01-2017
Notary ID: 6026052
NOTARY PUBLIC, BEAR COUNTY, TEXAS

THIS PLAT OF LIFE FAMILY CHURCH HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS: AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED.

DATED THIS 21 DAY OF December, A.D. 2016

BY: *William R. Rickhoff*
STATE OF TEXAS
COUNTY OF BEAR
Gerard Rickhoff, COUNTY CLERK OF BEAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 23rd DAY OF December, A.D. 2016, AT 11:28 A.M. AND DULY RECORDED THE 23 DAY OF December, A.D. 2016, AT 11:28 A.M. IN THE DEED AND PLAT RECORDS OF BEAR COUNTY, IN BOOK/ VOLUME 9718 ON PAGE 1 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 23rd DAY OF December, A.D. 2016.

STATE OF TEXAS
COUNTY OF BEAR
Edna C. Masley, DEPUTY
COUNTY CLERK, BEAR COUNTY, TEXAS

PLAT NOTES:
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF 1 ACCESS POINT ALONG N FM 1604 W, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 254.25'.

FLOODPLAIN DEVELOPMENT NOTE:
A FLOODPLAIN DEVELOPMENT PERMIT AND FLOOD STUDY FOR THIS PLATTED PROPERTY MUST BE SUBMITTED AND APPROVED BY THE CITY OF SAN ANTONIO DEVELOPMENT SERVICES DEPARTMENT, ENGINEERING DIVISION AND PUBLIC WORKS STORMWATER ENGINEERING BEFORE ANY IMPROVEMENTS WILL BE ALLOWED IN AREAS DESIGNATED AS FLOODPLAIN.

SAWS HIGH PRESSURE NOTE:
A PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 985 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

PUBLIC WORKS STORM WATER:
FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN. NONRESIDENTIAL STRUCTURES SHALL BE ELEVATED OR FLOOD PROOFED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.

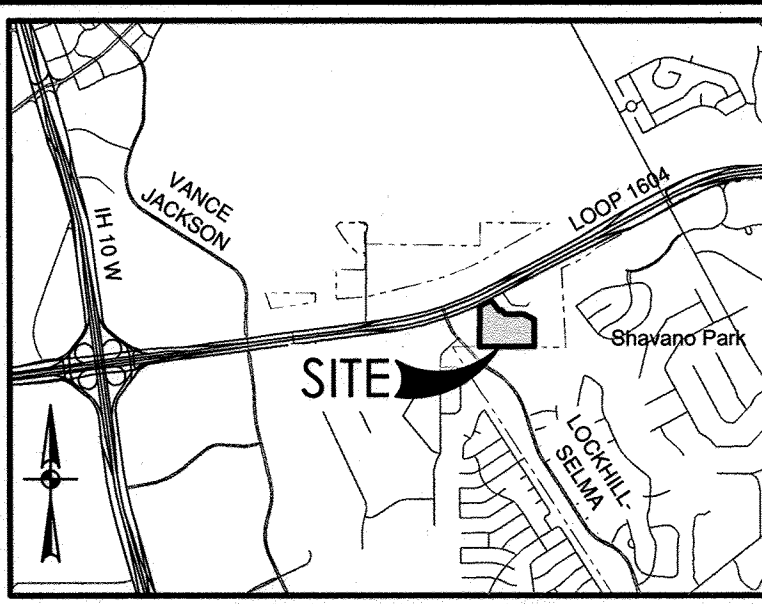
FLOOD ZONE NOTE:
THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAY AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DIRM PANEL 48029C02200S, DATED SEPTEMBER 29, 2010, AND THE HIGHER OF 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. BEAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

AQUIFER NOTE:
THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION", OR LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

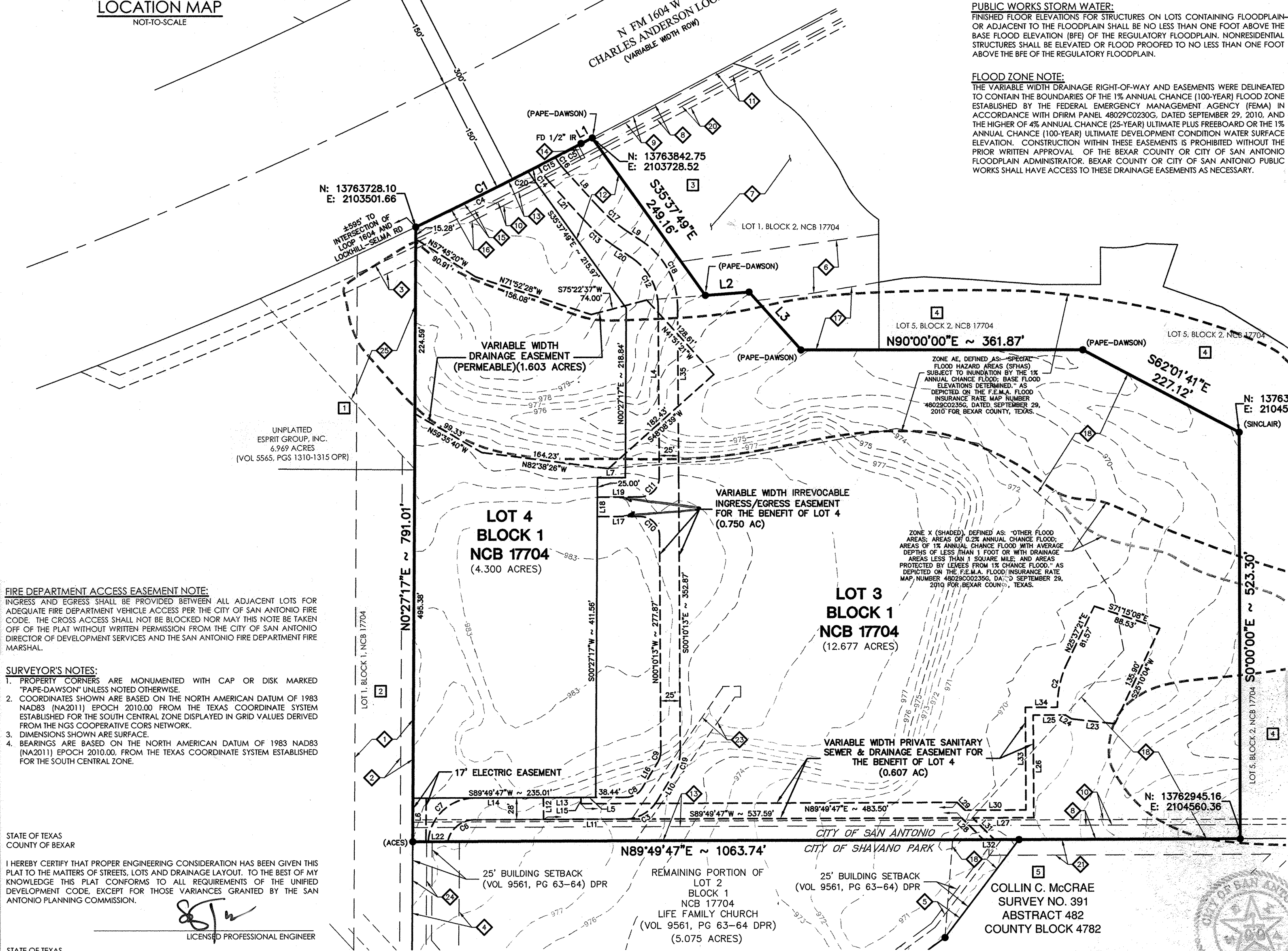
IMPACT FEE NOTE:
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

WASTEWATER EDU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

C.P.S. NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.



LOCATION MAP
NOT-TO-SCALE



FIRE DEPARTMENT ACCESS EASEMENT NOTE:
INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE CODE. THE CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE TAKEN OFF OF THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

SURVEYOR'S NOTES:
1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS
COUNTY OF BEAR

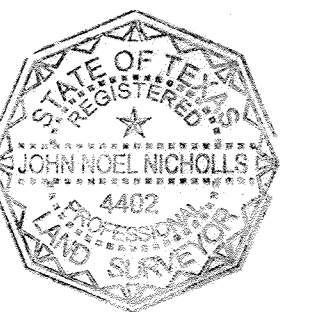
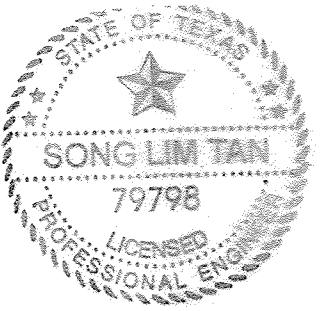
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

85m
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEAR

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

John Noel Nicholls
REGISTERED PROFESSIONAL LAND SURVEYOR



RECORDING MEMORANDUM
AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST PHOTOGRAPHIC REPRODUCTION BECAUSE OF ILLIGIBILITY, CARBON OR PHOTO COPY, DISCOLORED PAPER ETC.

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F71237/2016 11:28AM 4 Pages 4
Public Records of BEAR COUNTY
GERRARD C. RICKHOFF COUNTY CLERK

Book 9710 Page 1 4pgs



7-342 102

A FLOODPLAIN DEVELOPMENT PERMIT AND FLOOD STUDY FOR THIS PLATTED PROPERTY MUST BE SUBMITTED AND APPROVED BY THE CITY OF SAN ANTONIO DEVELOPMENT SERVICES DEPARTMENT, ENGINEERING DIVISION AND PUBLIC WORKS STORMWATER ENGINEERING BEFORE ANY IMPROVEMENTS WILL BE ALLOWED IN AREAS DESIGNATED AS FLOODPLAIN.

NOTES:

1. 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN.
3. THE BEARINGS FOR THIS PLAT ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM(NAD) OF 1983.
4. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM LONESTAR 1953 (P.I.D.#AY1808) N:13731522.2197 E:214050.8219
5. OBLATE, 1953 (P.I.D.#AY1961) N:13731295.2612 E:2127038.6019
6. BITTERS, 1953 (P.I.D.#AY0072) N:13756854.2745 E:2125377.7379
7. DIMENSIONS SHOWN ARE SURFACE AND THE COMBINED SCALE FACTOR USED IS .99983
8. BEARINGS SHOWN MUST BE ROTATED 000°00'00" COUNTERCLOCKWISE TO MATCH NAD. 83.

ELEC. = ELECTRIC
 TELE. = TELEPHONE
 C.A.T.V. = CABLE TELEVISION
 ESM.T. = EASEMENT
 B.S.L. = BUILDING SETBACK LINE
 F.I.R. = FOUND 1/2" IRON ROD
 P.P.R. = DEED AND PLAT RECORDS
 OF BEXAR COUNTY, TEXAS
 D.R. = DEED RECORDS OF
 BEXAR COUNTY, TEXAS
 O.P.R. = OFFICIAL PUBLIC RECORDS
 OF REAL PROPERTY OF
 BEXAR COUNTY, TEXAS
 1980 --- = FINISHED CONTOURS
 1980 --- = EXISTING CONTOURS
 FND = FOUND
 B.S.L. = BUILDING SETBACK LINE
 (S.P.) = BUILDING SETBACK LINE
 (SHAWANO PARK)
 CITY LIMITS

CERTIFICATION OF CITY'S ENGINEER:

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

ROBERT DON MCCRARY
34589
CITY ENGINEER

Robert M. McCrary PS 5/22/03

THIS PLANNING & ZONING ENGINEERING REPORT FOR THE LIFE FAMILY CHURCH HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF SHAVANO PARK, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 14 DAY OF may 2003
BY: Bruce J. Freeman CHAIRMAN
BY: Bruce Freeman CITY CLERK

STATE OF TEXAS
COUNTY OF BEXAR
I, Gerry Rickhoff COUNTY CLERK OF BEXAR COUNTY
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE
12th DAY OF May A.D. 2004 AT 8:14 A M. AND DULY RECORDED
ON THE 12th DAY OF May A.D. 2004 AT 9:00A M. IN THE DEED AND
AND PLAT RECORDS OF BEXAR COUNTY
IN BOOK/VOLUME 95101 ON PAGE 63
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS
12th DAY OF May A.D. 2004
COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: Susan Secon

JOB NO. 4407-10 SHEET 1 OF 2

6. C.P.S. NOTE: THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAN AS "ELECTRIC EASEMENT", "UNDERGROUND ELECTRIC EASEMENT", "SERVICE EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH THE NECESSARY ACCESS THEREWITH, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF. IN ADDITION, THE CITY OF SAN ANTONIO IS HEREBY GRANTING TO THE CITY OF SAN ANTONIO SAID LINES OR APPURTENANCES THERETO, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.

7. LOSS OF MONETARY LOSS: IN THE EVENT OF REMOVAL OR MODIFICATION OF ANY C.P.S. EQUIPMENT, LOCATED WITHIN AN EASEMENT DUE TO GRADE CHANGES OR REQUIRED GRADE ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

8. UTILITIES: WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

9. LOT EASEMENTS: LOT EASEMENTS SHALL BE GRANTED TO THE CITY OF SAN ANTONIO FOR ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

10. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT EASEMENTS.

EDWARDS AQUIFER RECHARGE ZONE NOTE

1. THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. TO THE EXTENT APPLICABLE, DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONES AND WATERSHED PROTECTION," OR LATEST REVISIONS THEREOF. ANY DEVELOPMENT WITHIN THIS SUBDIVISION SHALL BE SUBJECT TO ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WPAP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 213.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TCEQ OFFICE, AND SUCH PLAN OR MODIFICATION IS APPROVED BY THE EXECUTIVE DIRECTOR OF THE REGIONAL TCEQ OFFICE.

WASTE WATER EDU NOTE:
THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S)
PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE
AT THE SAO ANTONIO WATER SYSTEM UNDER THE
PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

IMPACT FEE PAYMENT DUE: WATER AND SEWER IMPAC
FEES WERE NOT PAID AT THE TIME OF PLATTING FOR
PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFF
AT THE TIME OF SERVICE APPLICATION, MUST BE PAID
PRIOR TO WATER METER SET AND/OR SEWER SERVICE
CONNECTION.

A map showing the location of the 'SITE' (marked with a black dot) relative to various roads and landmarks. The map includes a compass rose in the top left corner. Roads shown include I.H. 10, DE LAVALA, HUBBARD RD., LOUGHLIN-SELMA, BLANCO RD., STONE, OAK PARK, HWY 281, BITTERS ROAD, and LOOP 410. A large black arrow points towards the site from the top left. A shaded area is labeled 'F.M.' and 'Z. W. MILITARY'.

LOCATION MAP

TXDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY AVOIDABLE BUT NOT THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE ACCESS POINTS, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 254.25'.
4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TXDOT.
5. STATE RIGHT OF WAY WILL NOT BE UTILIZED FOR THE PURPOSE OF DRAINING STORM WATER RUNOFF FROM ADJACENT PROPERTY.

NOTE:
1. FOR CURVE TABLE SEE SHEET 2.

INDEX MAP

NOT-TO-SCALE

STATE OF TEXAS

COUNTY OF BEXAR

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

Ruben Unzueta

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

STATE OF TEXAS

COUNTY OF BEXAR

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

Georgio Giese
DEVELOPER/OWNER

LIFE FAMILY CHURCH
8668 HUEBNER ROAD, SUITE 112
SAN ANTONIO, TEXAS, 78240
BY: GEORGE W. GIESE

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Frederick W. Giese, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 03 DAY OF FEB A.D. 2003

Samuel Brannon
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

OWNER/DEVELOPER:
LIFE FAMILY CHURCH
8666 HUEBNER ROAD, SUITE 112
SAN ANTONIO, TEXAS 78240
PHONE: (210)696-5433
FAX: (210)696-5705

THIS PLAT OF LIFE FAMILY CHURCH
HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS AND HAVING
BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY
APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS
AS INDICATED BELOW.
DATED THIS 4th DAY OF June A.D. 2003

DATED THIS 4th DAY OF June A.D. 2003
BY: Roderic A. Sosa
DIRECTOR OF DEVELOPMENT SERVICES


THIS PLAT OF LIFE FAMILY CHURCH
HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE
CITY OF SHAVANO PARK, TEXAS, AND IS HEREBY APPROVED BY SUCH
CITY COUNCIL.

DATE: _____
DATED THIS 20 DAY OF May A.D. 2003
BY: Alan W. Nelson MAYOR Pro Tem
BY: Brian J. Larimer SECRETARY

CITY OF SAN ANTONIO	16.98 ACRES
CITY OF SHAVANO PARK	5.07 ACRES
TOTAL	22.05 ACRES

DATE OF PREPARATION
MARCH 17, 2003

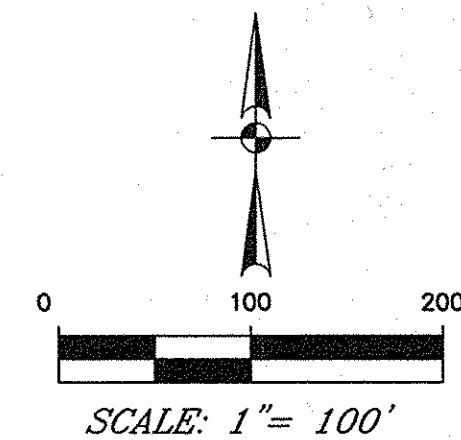
PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
555 EAST RAMSEY, SAN ANTONIO, TEXAS 78216
210-375-9006
FAX 210-375-9016

 **JIMMIE RAMIREZ**
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 09-03-2009

Date: Feb 20, 2007 12:36pm User ID: ROLIVAREZ
File: M:\civ\civ\civ\civil\PL440710.dwg

FLOODPLAIN DEVELOPMENT NOTE
A FLOODPLAIN DEVELOPMENT PERMIT AND FLOOD STUDY FOR THIS PLATTED PROPERTY MUST BE SUBMITTED AND APPROVED BY THE CITY OF SAN ANTONIO DEVELOPMENT SERVICES DEPARTMENT, ENGINEERING DIVISION AND PUBLIC WORKS STORMWATER ENGINEERING BEFORE ANY IMPROVEMENTS WILL BE ALLOWED IN AREAS DESIGNATED AS FLOODPLAIN.

- NOTES:
1. 1/2" IRON ROD WITH YELLOW CAP MARKED.
 2. "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 3. THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND.
 4. THE BEARINGS FOR THIS PLAT ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM (NAD) OF 1983.
 5. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM LONESTAR, 1953 (P.I.D. #AY1808) N:13731522.2197 E:2140520.8364
 6. OBLATE, 1953 (P.I.D. #AY1961) N:13731295.2612 E:2127038.8619
 7. BITTERS, 1953 (P.I.D. #AY0072) N:13758584.2745 E:2129377.7379
 8. DIMENSIONS SHOWN ARE SURFACE AND THE COMBINED SCALE FACTOR USED IS 0.99933
 9. BEARINGS SHOWN MUST BE ROTATED 00°00'00" COUNTERCLOCKWISE TO MATCH N.A.D. 83.



C.P.S. NOTE:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.

2. ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT EASEMENTS.

CERTIFICATION OF CITY'S ENGINEER:
THE CITY ENGINEER OF THE CITY OF SHAVANO PARK HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL THE SUBDIVISION REGULATIONS OF THE CITY OF SHAVANO PARK, TEXAS, AND IS HEREBY APPROVED.

ROBERT DON MCGRAE
34589
CITY ENGINEER

THIS PLAT OF LIFE FAMILY CHURCH HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF SHAVANO PARK, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 14 DAY OF May 2003

By: Bruce F. Brennan
CHAIRMAN

By: Brian Harrison
CITY CLERK

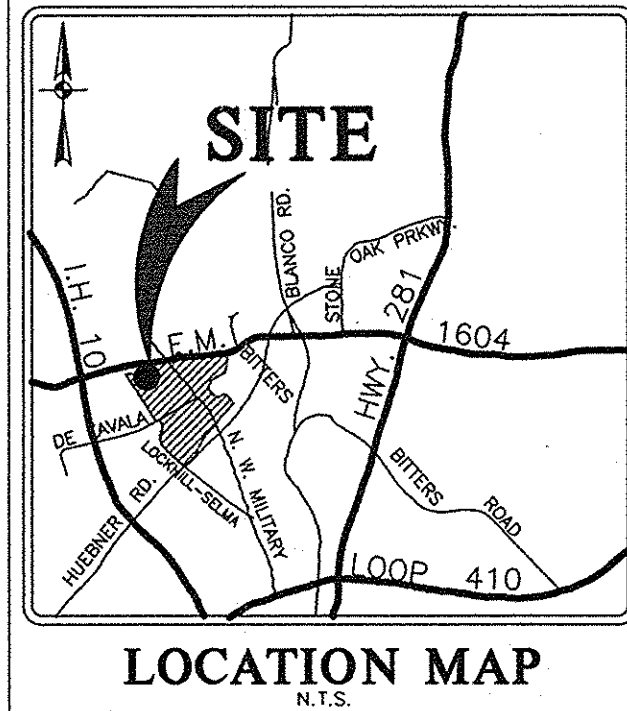
STATE OF TEXAS
COUNTY OF BEAR

I, Gerry Rickhoff, COUNTY CLERK OF BEAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 12th DAY OF May A.D. 2003 AT 8:14A.M. AND DULY RECORDED THE 12th DAY OF May A.D. 2003 AT 9:00A.M. IN THE DEED AND PLAT RECORDS OF BEAR COUNTY

IN BOOK/VOLUME 9561 ON PAGE 64

IN TESTIMONY WHEREOF, I WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 12th DAY OF May A.D. 2003

COUNTY CLERK, BEAR COUNTY, TEXAS
By: Susan Sepulveda



14' WATER, ELEC., GAS, TELE & CATV EASEMENT (VOL. 9553, PAGE 62) D.P.R.

TXDOT NOTES:
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED BY REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 254.25'.
4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TXDOT.
5. STATE RIGHT OF WAY WILL NOT BE UTILIZED FOR THE PURPOSES OF TREATING STORM WATER RUNOFF FROM ADJACENT PROPERTY.

CITY OF SAN ANTONIO	16.98 ACRES
CITY OF SHAVANO PARK	5.07 ACRES
TOTAL	22.05 ACRES

SUBDIVISION PLAT OF LIFE FAMILY CHURCH

BEING 22.05 ACRES OF LAND PARTIALLY OUT OF A 16.98 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 8891, PAGES 835-845 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS, OUT OF THE COLLIN C. MCGRAE SURVEY NO. 391, ABSTRACT 482, COUNTY BLOCK 4782, BEAR COUNTY, TEXAS, NOW IN THE NEW CITY BLOCK 17704, IN THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS, PARTIALLY OUT OF A 5.075 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 8891, PAGES 60-67 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS, AND OUT OF THE COLLIN C. MCGRAE SURVEY NO. 391, ABSTRACT NO. 482, CITY BLOCK 4782, IN THE CITY OF SHAVANO PARK, BEAR COUNTY, TEXAS.

THIS PLAT OF LIFE FAMILY CHURCH HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

DATED THIS 4th DAY OF June A.D. 20 03

By: Robt. A. S.
DIRECTOR OF DEVELOPMENT SERVICES

OWNER/DEVELOPER:
LIFE FAMILY CHURCH
8666 HUEBNER ROAD, SUITE 112
SAN ANTONIO, TEXAS 78240
PHONE: (210)696-5433
FAX: (210)696-5705

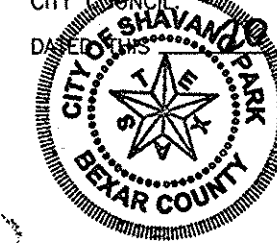
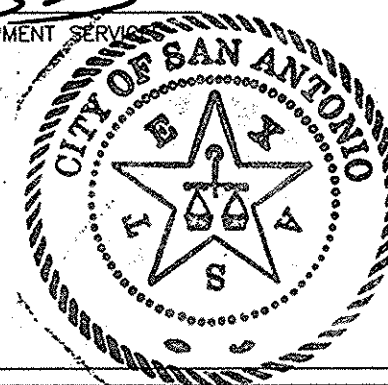
THIS PLAT OF LIFE FAMILY CHURCH HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF SHAVANO PARK, TEXAS, AND IS HEREBY APPROVED BY SUCH CITY.

DATED THIS 14 DAY OF May A.D. 20 03

By: Ron Wallace
MAYOR

By: Brian Harrison
SECRETARY

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
210-375-9000
505 EAST RAMSEY, SAN ANTONIO, TEXAS 78216 FAX 210-375-9010



STATE OF TEXAS
COUNTY OF BEAR

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

Ruben Cervantes
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEAR

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

John Noel Nicholas
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

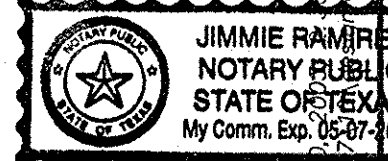
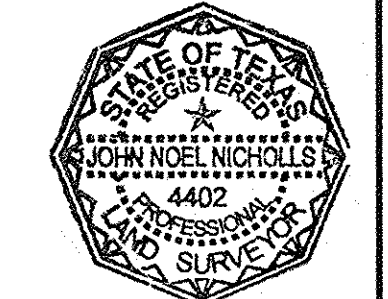
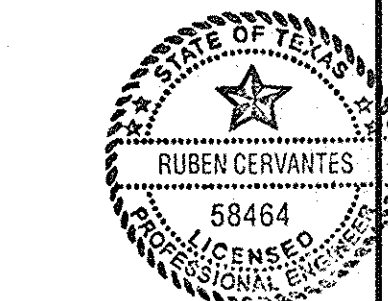
George W. Giese
DEVELOPER/OWNER

LIFE FAMILY CHURCH
8666 HUEBNER ROAD, SUITE 112
SAN ANTONIO, TEXAS, 78240
BY: GEORGE W. GIESE

STATE OF TEXAS
COUNTY OF BEAR

JIMMIE RAMIREZ, BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC, BEAR COUNTY, TEXAS
A.D. 20 03



PLANNING AND ZONING STAFF SUMMARY

Meeting Date: June 6, 2018

Agenda item: 9

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 the Municipal Tract – Assistant to the City Manager Leeth

X

Attachments for Reference:

1) 9a Municipal Tract Final Survey Results

2) 9b Municipal Tract Consensus from Dec 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 and Sidewalks and Residential & Commercial Development surveys in April. In May, the Commission reviewed NW Military Highway Survey results.

This month, the Commission will review the final Municipal Tract Survey results and corresponding section in the Town Plan.

DISCUSSION:

The Town Plan – Municipal Tract Survey. The Municipal Tract pre-briefing was presented by City Staff at the October 11, 2017 Commission meeting. The survey was open to the public from October 17, 2017 to February 14, 2018. **The survey received 163 total responses.** The Public Hearing focus was at the November 11 meeting and the consensus presentation was at the December 6 meeting. Additional discussion was held by the Commission at the January 11, 2018 meeting.

COURSES OF ACTION: Discussion only item.

FINANCIAL IMPACT: N/A

MOTION REQUESTED: Discussion only item.

Shavano Park Municipal Tract Survey

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

- **Responses:** 163 respondents
- Survey used IP-filtering for security. A manual check for irregularities (like fake addresses) did not spot any fake submissions.

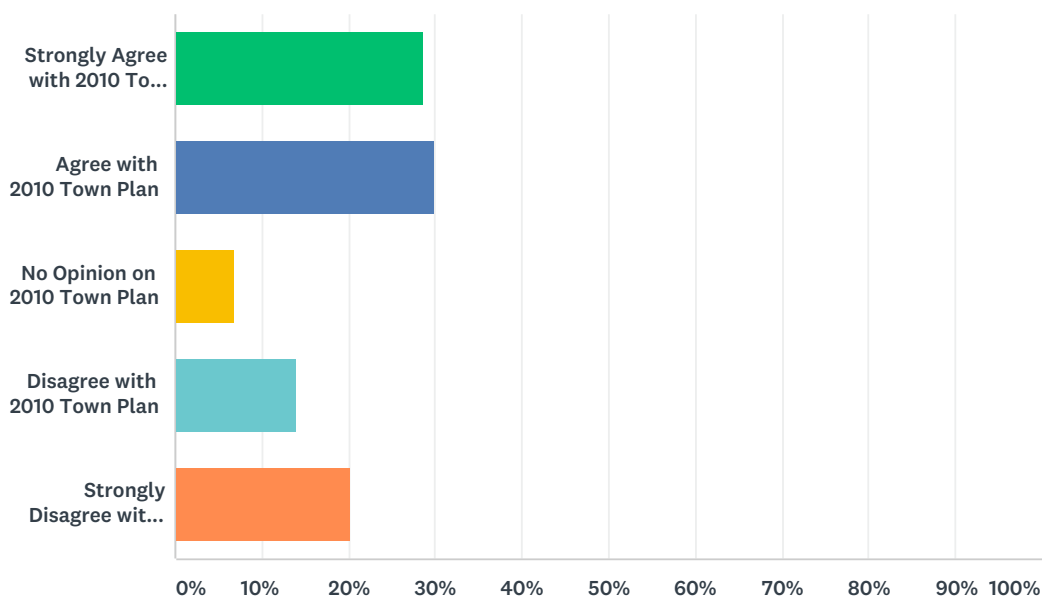
Question 3 Summary

Agree with the 2010 Town Plan's vision for Municipal Tract?

- 58.60% of respondents either agree or strongly agree
- 7.01% of respondents had no opinion
- 34.39% of respondents either disagree or strongly disagree

Q3 The Municipal Tract - BackgroundThe Municipal Tract is a 21.804 acre piece of land in the center of the City reserved in the year 2000 by the Rogers Family and the Denton Communities developers for municipal purposes. Approximately four acres have been used for City Hall and the Bexar 911 facility, with the remaining acreage consisting of dense forest except for a small access path to one of the City's well sites. The property's uses in the original deed are described as such: "The property shall be used only for general municipal, municipal recreational, or community-orientated purposes. . ."The City's 2010 Town Plan proposed utilizing the Muni-tract in a way that would benefit the health of the City's residents, enhance social opportunities for its residents, enhance the image of Shavano Park and provide for other improvements consistent with the City's rural character. Specific ideas discussed included a community center for community events and for wellness and recreation areas. In addition, the Town Plan recommended the Municipal Tract present a pleasing rural curb appeal, including thinning trees and underbrush, but leaving a buffer between existing residences and the Muni-tract.Considering that the Town Plan is a guide for the City's long-term growth and development over the next fifteen to twenty years, what is your general opinion regarding the 2010 Town Plan proposals for the Muni-tract?

Answered: 157 Skipped: 6



ANSWER CHOICES

RESPONSES

Strongly Agree with 2010 Town Plan	28.66%	45
Agree with 2010 Town Plan	29.94%	47
No Opinion on 2010 Town Plan	7.01%	11
Disagree with 2010 Town Plan	14.01%	22
Strongly Disagree with 2010 Town Plan	20.38%	32
TOTAL		157

#	IF DESIRED, YOU CAN EXPLAIN YOUR ANSWER OR ADD ADDITIONAL COMMENTS.	DATE
1	Our community would benefit from a community gathering space. I would be in favor of a pool as well.	11/17/2017 6:20 PM
2	I would have to explore costs of community center but I am in favor of a pavilion and walking trails and keeping it's natural character	11/1/2017 4:50 PM
3	Shavano Park needs more family-friendly amenities. As a family with young children, there needs to be activities within the community, similar to what other communities in the area are offering. I view this as a strong reason why there is a lack of young families moving in to Shavano Park and will continue that way until things such as this take place. And the muni-tract is a perfect place to offer it, while still maintaining its beautiful surroundings.	11/1/2017 3:23 PM
4	Majority of citizens have said "DO NOTHING", but your are deaf to citizen request and gave your own agenda.	11/1/2017 2:52 PM
5	I would like to see a community center to host the community events that have been added over the past few years. In addition, it would be great to have some recreation areas and walking trails. I believe this could be achieved while maintaining a green space buffer with the houses that abut the Municipal Tract. In my opinion, it is currently overgrown, unkempt and a bit of an eyesore for a property that could be the crown jewel and hub of our community.	11/1/2017 1:13 PM
6	I like the idea of walking paths, perhaps a covered pavilion, basketball courts but not an enclosed community center since we can rent out city hall for events. We have several very nice parks near by - Orsinger, Hardberger, as well as Eisenhower. Up the 1-10 is also Frederick Park. What I do feel very strongly about is that we make the Dezavala/NW military corner much more manicured and classy. That is the main monument for Shavano Park. Things like bringing in fill dirt to cover the asphalt base and seeding grass up to the road, planting perennials with a drip system that dress up the monument. This to me is critical to the image of our city.	10/31/2017 8:26 PM
7	If the family "that donated this parcel of land" wanted Municipal Recreational, or Community-Oriented purposes - We must honor their request!!!	10/31/2017 4:53 PM
8	Leave it alone.	10/31/2017 9:48 AM
9	Above states "consistent with the city's rural character." How does development of this area maintain the rural, natural setting?	10/30/2017 1:37 AM
10	Stop building	10/28/2017 2:24 PM
11	Please see answers under core survey below.	10/27/2017 10:55 AM
12	I prefer the option of "do nothing".	10/27/2017 10:23 AM
13	NOT YET FULLY BRIEFED	10/27/2017 6:25 AM
14	The idea of enhancing social opportunities is great. However, so much land is being cleared that coyotes, etc are ending up in our neighborhoods. I'd like to be mindful of only developing the bare minimum to satisfy the town plan.	10/26/2017 9:56 PM
15	I agree generally, but do not favor a community center and oppose a significant thinning of trees.	10/26/2017 6:50 PM
16	Agree only if for municipal recreational	10/26/2017 4:45 PM
17	Don't need a community center, rec center, swimming pool. Keep area wild. Wouldn't mind nature paths thru area, not bikes however	10/26/2017 4:28 PM

18	I think the 2010 plan is a good one and takes into consideration the well-being of citizens while maintaining the rural atmosphere of the city. To keep the Muni Tract exactly like it is gives the city an unfinished and unkempt look like we are trying to decided what we are going to do with the area;	10/26/2017 3:48 PM
19	My concern is the lose of privacy (safety), noise, Carole and effect on wildlife	10/25/2017 6:51 PM
20	Nothing in the town plan for the municipal tract presented above is consistent with " a 'natural option' with no changes to the current site"	10/24/2017 6:40 PM
21	I do believe the city is lacking in spaces where the community can come together and where our kids can play and interact with each other. Shavano Park doesn't even have a park! We need to take advantage of that small piece of land and develop something that can benefit all	10/24/2017 3:00 PM
22	Too much attention is being paid to developing the area or building a center.	10/23/2017 7:08 PM
23	Given the purpose provided in the deed, I would agree that this should be used as a community area because there are no great parks and play areas for our families in Shavano Park. I could see a robust playground, with walking trails, and a community center for resident events and classes.	10/23/2017 5:11 PM
24	Leave the tract the way it currently exists.	10/23/2017 3:14 PM
25	I hunk it is too late for a community center, but thinning the brush and making it a place people can hike or run or mountain bike would be great	10/23/2017 2:53 PM
26	Lets do it !!!	10/23/2017 2:37 PM
27	Would like to see more specificity as to the future planned developed of bike trails / lanes along NW Military or other North/South Route through Shavano Park. Today, only vehicular traffic can safely navigate the corridor along NW Military and Lockhill Selma. Our city is not yet truly friendly to pedestrian and bicycle traffic.	10/23/2017 1:36 PM
28	A family friendly city park would be great with possibly a pavilion. Hike and bike, playground, picnic areas, etc. Would all work, but I would prefer not to see a separate standing "community center."	10/23/2017 12:37 PM
29	thinning trees with buffer, more park like setting low maintenance and expense, no structures Less is more.	10/23/2017 11:54 AM
30	I feel strongly that our community needs a park and pavilion for community events and for residents to gather, and for children to play. I would like to s e a community pool for our residents, young and old alike to enjoy as a community activity for health and wellness and a sense of community.	10/23/2017 11:17 AM
31	I do not want the municipal tract changed in any way.	10/23/2017 11:11 AM
32	The 2010 Town Plan is very broad, so is open for too much interpretation. Of course it should benefit the City's residents, but the specifics of the use should be defined. A pleasing rural curb appeal is a good idea.	10/23/2017 10:50 AM
33	The city needs a meeting place, I envision game night, movie night, knitting circles, cub scout, girl scout and boy scout meetings. Please.	10/23/2017 8:58 AM
34	Please construct a Civic/Community Center.	10/23/2017 8:54 AM
35	2010 plan not nearly specific enough. As it is presented- strongly disagree with a community center.	10/23/2017 8:33 AM
36	The information given above is not detailed enough to give an honest opinion. I do not want a community center or pool	10/23/2017 8:16 AM
37	Leave our city as it is. Shavano Park is unique because of its trees and natural wooded areas. Almost everyone in Shavano has a lovely yard with pool and great neighborhoods to walk. I don't see the need for a park at all. There are 2 parks within 2 miles of us and 2 more a short drive away. This in my opinion is just wasting our money. Costs to build park or trails, up keep of these, security etc. There was just an assault/rape of a young women in a nearby park during the day. This is possibly inviting unwanted visitors to Shavano.	10/21/2017 9:24 PM
38	This seems misleading. I thought the majority of those surveyed, including ourselves, preferred leaving the municipal tract in its natural state.	10/21/2017 4:03 PM
39	Our taxes are already too high. No matter how you spin this it is going to cause us more.	10/20/2017 5:32 PM

40	KEEP IT WILD!!!!!! "Enhancing the image of Shavano Park" would be best accomplished by leaving some small amount of undeveloped land, allowing the "underbrush" to remain among the oaks and juniper. PLEASE leave it ALONE!!!!	10/20/2017 12:03 PM
41	Maintain remaining natural areas within Shavano Park.	10/20/2017 11:56 AM
42	No additional development to the Muni-tract. It is Shavano Park's "Green-Space" and should remain a green space. Realistically, the city will be unable to control access to any wellness or recreational development to Shavano Park residents only.	10/20/2017 11:23 AM
43	STOP using tax payer money for your personal aspirations of trying to fix something that is just fine the way it is 99.9 percent of residents moved to Shavano Park for its calm and country living ,	10/20/2017 8:00 AM
44	The municipal tract should be left as natural as possible.	10/19/2017 6:11 AM
45	The 2010 Town Plan was the vision of a small group of people. This is their vision.	10/18/2017 10:20 PM
46	Leave the muni-tract alone e	10/18/2017 10:05 PM
47	I do not think the Muni-Tract should be developed in any substantial way before we address more pressing needs such as flooding and drainage. I would love to do everything at once, however, we need to prioritize expenditures and pay as we go.	10/18/2017 8:16 PM
48	I'm not sure what is meant by a community center, if it means a pavilion area or a park I strongly agree. I think a park with biking, hiking & walking trails would be great, maybe a stretching & exercise area would be nice too. A garden, pavilion & picnic area would be great too.	10/18/2017 9:56 AM
49	Consistent with original citizen Town Plan of 2000 at the time of receiving property from Rogers Family.	10/18/2017 7:56 AM
50	Should remain in a natural state!	10/18/2017 7:34 AM
51	I strongly disagree with the 2010 Town Plan because I didn't even know it existed prior to 2014. More input from a wider array of residents is good for everyone and the City has to make consistent and continual efforts toward increasing engagement. Surveys like this are helpful but can't be the last and only efforts. We have to find ways to get every side involved, even when the sides disagree. I say that because we know that 62% of the people who responded to the CORE Survey said to leave the munitract alone, in its natural state. The city paid for the survey with tax dollars. Why doesn't the City listen to these respondents? (the argument is, apparently, that not enough people responded? Whose fault is that? It's like the original Town Plan - keep engagement tight and you have less disagreement. This then results in headache and resentment when trying to implement the plans of the few. Those who don't/didn't have a say, or who are ignored, do not like it. And it doesn't engender "community") Using tax dollars to pay for responses/involvement and then ignoring and disavowing the response/involvement is ignorant, at best, and arrogantly entitled, at worst. Cut it out, please.	10/17/2017 9:17 PM
52	We are one of the few communities in the area that does not offer a community recreational area. As we talk to friends about how great it is to live in Shavano Park, we are often asked by other relatively young families if we have a neighborhood pool, etc., so we believe it does factor into the calculus for a lot of people when purchasing a new home. I do you not see this as an unnecessary expenditure, but rather an investment in the community, one for which the property was originally intended, and one that should strengthen The community and home values for years to come.	10/17/2017 5:43 PM
53	It would be amazing if Shavano Park actual had a park. A community pool would increase my vote to strongly agree.	10/17/2017 3:07 PM
54	The 2010 Town Plan re the Municipal Tract is too expansive for succinct comment, but for starters it contradicts itself and its more intensive ambitions were clearly rejected by the CORE survey.	10/17/2017 3:01 PM
55	I do agree with the 2010 town plan about cleaning up the under growth but not the recreational center. Private business's surround us that will do a better job than our thinly spread city workers. If we want a function we can host much at our own homes. So to sum up, clean up the fire hazard of undergrowth. Please don't make us more stuff. Stuff has to be taken care of.	10/17/2017 1:12 PM
56	I participated in the 2010 Town Plan. The description in the paragraph above still holds true to our core values of bringing residents together socially and keeping our rural character intact.	10/17/2017 1:03 PM
57	Muni tract proposals should be at the bottom of the Town Plan list. City wide Drainage Issues should be the #1 concern.	10/17/2017 12:36 PM
58	Unsure RE the community center ~ size? cost to build? SP residents use only?	10/17/2017 11:12 AM

59	Leave it as is. Nature is beautiful.	10/17/2017 10:29 AM
60	Leave it alone. Do not touch it.	10/17/2017 10:27 AM
61	Sure would be nice leave some "untouched" land in the times of raze and develop. The natural look of Shavano Park is what makes it what it is. Are we not Tree City?	10/17/2017 9:51 AM
62	Almost impossible to know what this means. Leave the muni-tract as is.	10/17/2017 9:44 AM
63	Leave it as it is.	10/17/2017 9:36 AM
64	I do not believe there is a need for a community center.	10/17/2017 9:18 AM
65	We have a community center already. Would agree to expanding that facility. Do not see the recreational need to use the municipal tract that would justify the cost.	10/17/2017 9:12 AM
66	A Community Center would be a real asset for our city's residents. Hollywood Park has built a community center that could be studied for ideas	10/17/2017 9:04 AM
67	Our properties may appraise higher too	10/17/2017 9:00 AM

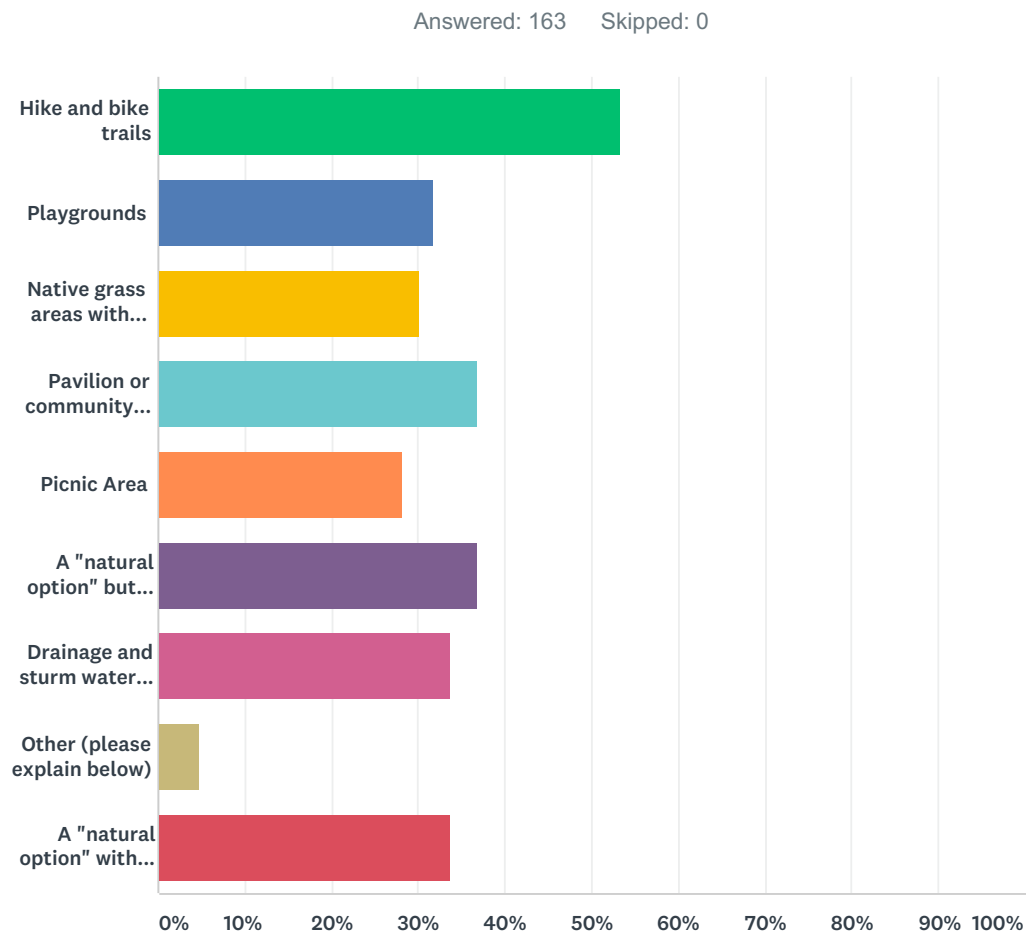
Question 4 Summary

**Pick options for the Municipal Tract.
(Note respondents could choose more than one)**

Top three chosen are:

- Hike and Bike Trails (53.37%)
- Pavilion or community center (36.81%)
- A "natural option" but with improving curb appeal by thinning trees and underbrush (36.81%)

Q4 2015 CORE SurveyIn 2015, a research firm, CORE Inc., was contracted to conduct a survey on the Muni-tract. This survey was mailed to all homes in the City and was completed by 415 residents. Per the executive summary, the features that would most likely be supported were hike and bike trails, a park with gardens, a pavilion, and a picnic area. In addition three areas received broad support, including a natural option, a park option and drainage and storm water runoff improvements. The detailed survey results can be viewed on the City website here.The CORE Survey Executive Summary is as follows:Concerning the options most likely to be supported or receiving over 50% support, which options do you favor? Note: You can choose more than one!



ANSWER CHOICES	RESPONSES	
Hike and bike trails	53.37%	87
Playgrounds	31.90%	52
Native grass areas with community gardens	30.06%	49
Pavilion or community center	36.81%	60

Picnic Area	28.22%	46
A "natural option" but with improving curb appeal by thinning trees and underbrush	36.81%	60
Drainage and storm water runoff improvements using berms or detention ponds	33.74%	55
Other (please explain below)	4.91%	8
A "natural option" with no changes to the current site	33.74%	55
Total Respondents: 163		

#	YOU CAN EXPLAIN YOUR ANSWER BELOW IF YOU WISH.	DATE
1	I would love to have a community pool. I've seen it be a great gathering spot for neighbors in Inwood Hollow and other such neighborhoods.	11/17/2017 6:20 PM
2	Would love to have an area where the community could gather with activities for all ages. If done correctly, which I know Shavano Park would do, it could be an incredible asset to our city and it's development.	11/1/2017 9:57 PM
3	You have a one tract mind. See how in all of your options DO NOTHING is not one of them? That's because you already know what we want. DO NOTHING - leave muni tract alone - rep,ant the trees removed for your latest fiasco in there.	11/1/2017 2:52 PM
4	Most citizens in Shavano Park have nice large yards and don't need playgrounds. There are parks for that very near by! Im not sure even about a picnic area because of the nearby parks we have. I would support a pavilion with electricity, but not an expensive enclosed community center. I really don't think gardens will get usage and appreciation for the upkeep return required.	10/31/2017 8:26 PM
5	This property is intended to be used for public health and recreation - community well-being. It is not a private greenbelt for Elm Spring residents. Both can be achieved however with a proper buffer. Please think of the community as a whole and "Put the Park in Shavano Park!"	10/31/2017 8:50 AM
6	The citizens asked you to leave the tract in its natural state. It is the last green space in our city. Why spend \$25,000 on a survey if you were going to ignore the results?	10/30/2017 1:37 AM
7	Do only required to minimize fire danger	10/28/2017 2:24 PM
8	Outdoor workout equipment	10/27/2017 11:00 AM
9	THIS AREA IS A SAFE ZONE FOR WILDLIFE, SINCE BEFORE MAN ARRIVED. NO HUMAN CAN IMPROVE ON NATURE FOR ANIMAL HABITATION. IT'S BEGINNING TO SOUND LIKE A PETULANT CHILD: YOU KEEP ASKING FOR SOME CHANGE TO THE AREA UNTIL YOU GET THE ANSWER YOU WANT. LEAVE IT ALONE	10/27/2017 6:25 AM
10	community pool for Shavano Park residents.	10/26/2017 5:19 PM
11	Keep bikes off trails.	10/26/2017 4:28 PM
12	Drainage must be addressed and can be done so while addressing hike and bike etc. Will still look rural without at lot of concrete	10/26/2017 3:48 PM
13	My concern is about lose of privacy, increased noise, and the effect on wildlife.	10/25/2017 6:51 PM
14	In this city, we need more areas where we can come together as neighbors and interact with each other. We currently don't have any spaces where we can do that. There is little sense of community.	10/24/2017 3:00 PM
15	thin out underbrush and trees	10/24/2017 9:10 AM
16	The review was statistically flawed and should be rewritten without bias.	10/23/2017 7:08 PM
17	With the expected expansion of NW Military and TX DOT's plan to widen the road without any storm water drainage, flooding will be a greater risk in the future. The water presently gathered at the fire station and run down Elm Springs could be sent to a detention pond and into the aquifer if the hole is large enough. Drainage from the detention pond would be along deZavala and a true storm sewer should be constructed from the municipal tract to Olmos creek rather than Elm Springs. SAWS should be interested in getting more water into the recharge zone and might assist in paying for this project.	10/23/2017 3:45 PM
18	I would not support a community center building.	10/23/2017 12:37 PM

19	If there is no pressing need to use it, just leave it for later generations to decide.	10/23/2017 12:37 PM
20	Leave as natural as possible.	10/23/2017 11:54 AM
21	I would be pleased to see all of the above. I also believe a community pool would draw new families to Shavano Park. Many of my friends chose Rogers Ranch and Inwood over Shavano Park, because of the pool that allowed their children and adults to gather for events through the hot Texas months.	10/23/2017 11:17 AM
22	An outdoor pavilion would be great, especially for the several community events SP holds each year. However, it should have limited impact on the landscape and minimal maintenance -- i.e. a minimal covered pavilion without walls or plumbing	10/23/2017 10:50 AM
23	A Real Community Center not just a pavilion.	10/23/2017 8:58 AM
24	Leave it in its natural state. There are enough park/trail options very nearby.	10/21/2017 9:24 PM
25	There is no need for change, only the desire for such from a few.	10/21/2017 4:03 PM
26	LEAVE IT ALONE	10/21/2017 3:43 PM
27	All of the development choices you offer are now available at Hardberger Park, which is just several minutes to the south and also reachable through the creek trail. Why duplicate that and also destroy the rural feel of Shavano Park?	10/21/2017 8:16 AM
28	PLEASE KEEP THE TINY AMOUNT OF WILDERNESS WE HAVE REMAINING.	10/20/2017 12:03 PM
29	San Antonio is already experiencing problems with over-development and too many people. Let's protect what little green space there is left. Leave the Muni-tract, "Green-Space", alone. Why does the SP Council feel compelled to do anything with it?	10/20/2017 11:23 AM
30	This will likely be the only wildlife refuge left in our city in a few years. Once the natural habitat is destroyed, it cannot reasonably be restored.	10/19/2017 6:11 AM
31	Council voted to ask the citizens about development on the MT with the CORE survey, and received 418 responses. Of 418 CORE survey responses, 48.8% said they would not support development. "We moved here because of the undeveloped areas, the solitude and the natural surroundings. We Strongly advise leaving the tract as it is." (CORE verbatim comments why respondents are opposed to MT development). Core Exec Summary, Feb. 23, 2015, p. 8. CORE results were statistically significant. (In statistics "significant" means probably true (not due to chance)).	10/18/2017 10:20 PM
32	Low cost, low maintenance for the Muni-Trac. We can walk, hike and bike on our streets if we make them safer by reducing residential streets speed limits to 25mph.	10/18/2017 8:16 PM
33	The results of the survey were: "Leave it alone" So, leave it alone!	10/18/2017 6:50 PM
34	Still would like to see the costs associated with each option prior to making a binding vote.	10/18/2017 9:42 AM
35	Area can be used for community events.	10/18/2017 7:56 AM

36	<p>First of all, the link you provide here directs respondents to a document that was updated by CORE. Specifically, page 10 of the link provided here shows a 34.5% response rate and receipt of 436 responses. Another document provided to the City and residents was updated by CORE to show 438 responses received from 416 residents, representing a 36% response rate, representing 58 surveys "received since February 13 2015." So...which is it? Why is the City linking here to data that was updated by CORE and presented both to Council and to the public? It's nuances like this that people pounce on as disingenuous. In addition, by its own documentation here (and in the updated version provided to the City by CORE), the executive summary provides that two options did receive over 50% of support from respondents. Those options were to leave munitract alone (i.e., keep the "natural option" and don't change the site) and drainage/storm water infrastructure improvements. Why does the City continue pushing/pursuing other options when respondents have already given their opinion? People that live in Shavano Park aren't stupid...so why does the City keep acting like we are? Finally, take a look at page 4 of the CORE document linked here. One option did receive an overwhelming majority. That option is the "leave it alone option." 62% of respondents clearly favored that. Why does the City continue to ignore this? Now, the City is asking again for opinion? Leaving it to the poor folks tasked with creating this and the other survey monkey surveys? How unfair to residents AND to the person(s) left holding the bag on creation of these surveys. If the City were serious about wanting to know and then actually listening to what residents want with respect to munitract it might do one of three things: a) abide by the CORE Survey results; or, b) re-do the survey and ask one simple YES/NO question, "do you favor spending tax dollars to develop (and, thereafter, maintain) the munitract?"; or, c) put the simple question on the ballot and ask residents to VOTE yes or no "do you favor spending tax dollars to develop (and, thereafter, maintain) the munitract? The powers that be could agree that even a 1% majority was enough to take action and given the results could craft, with community involvement, what next steps might be/look like. That is where the real work should come in, not in the asking of the question and gaining input. Leave it to government to make a simple process complex, maybe?</p>	10/17/2017 9:17 PM
37	<p>I strongly believe this should be low intensity, and low to no maintenance. Oaks, Cedar Elms and native grasses would be a terrific, clean and beautiful look. (Free of Cedar and Dead Wood) Maybe enhance and encourage wildflower growth. Preservation of "true" natural habitat would greatly add to image of rural Shavano Park. Any Detention Ponds or drainage improvements should be done in the most natural looking/ tree preserving way possible...sculpted into the landscape.</p>	10/17/2017 7:32 PM
38	<p>Lived out here for 50+ years and we still have residence experiencing flooding into their homes. We talk about it but NEVER do anything to address it. Some cases emergency vehicles can not enter property in case of medical emergency. Poor Planning</p>	10/17/2017 7:32 PM
39	Tennis courts	10/17/2017 4:09 PM
40	<p>One of the most important places for me when I moved to San Antonio was the neighborhood playground. (Rogers Ranch) As a mom with little kids it is vital to have a place to go to meet other families.</p>	10/17/2017 3:24 PM
41	<p>A community pool. As I look at online poles and information about the most desirable communities to live in Shavano is usually among them. However, we are typically shown as lacking in the community area. Having a community pool, community center and park with a playground and dog park or accessible walking trails would allow for increased wellness and community activities. Many neighborhoods have swimming, water aerobics, yoga, or other sports lessons and clubs for all ages. There are more families moving to the area who look for this. Often the homes in the older parts of our neighborhood require heavy renovations and attracting a family demographic might increase the likelihood of someone considering a home that requires work vs. move in ready. Currently, many of us walk our dogs in the neighborhood which on curvy parts can be dangerous as we have no sidewalks and little lighting. I have also seen posts on the next door app with people asking what to do about parking when they have a party and if there is an area guests can park at and shuttle to a home. Using this facility after hours or charging for the service could be an option to solve a problem and bring in city revenue. I hope the town plan is approved, this would be very exciting!</p>	10/17/2017 3:07 PM
42	<p>This question asks respondents (especially those who favor no use or the least intensive use) to bid against themselves -- especially by soliciting more than 1 response. Over 60% of CORE respondents said leave it alone. Do these people then hedge their bet by also selecting a low-intensity use? That's [one reason] why this question is not so good.</p>	10/17/2017 3:01 PM
43	Amenities should be limited for use by City of Shavano Park residents	10/17/2017 2:08 PM

44	THIS IS NOT TRUE. THE MAJORITY THAT SUBMITTED their reply (approx. 46%) said DO NOTHING. The other comments responded to the question that "IF" something were to be done, what would you be more likely to support? WHY DO SO MANY ON OUR COUNCIL PERSIST IN WANTING TO DO SOMETHING WITH THE "WOODS"? I find it deceiving to represent desires this way -- thin it out, hike and bike trails, create a "fire break", have a memorial, etc. etc. etc. We flood every time as it is and as shown in every study (now 3 since 1992, I believe). People are concerned about increased wild life in their property, but you want to decrease even more native havens for them. PLEASE, JUST LEAVE IT ALONE. JS	10/17/2017 1:13 PM
45	If drainage is an issue then of course we need to address it. A detention pond was just placed behind my home. I am not fond of them but understand they may be only solution.	10/17/2017 1:03 PM
46	City wide drainage issues should be the top concern of the city. Completing muni tract drainage first is kicking the can down the street.	10/17/2017 12:36 PM
47	I prefer to keep SP as "natural" as possible, while also understanding that growth must happen.	10/17/2017 11:12 AM
48	The area can be cleaned and dead trees and underbrush removed to create an area that is visually pleasing and not a fire hazard.	10/17/2017 10:00 AM
49	A place to bring the kids getting them away from indoor activities	10/17/2017 9:48 AM
50	Within 5 minutes there are picnic areas and hiking trails, all free and more extensive than what we could provide.	10/17/2017 9:44 AM
51	I would not support an option that would require additional funds for upcoming/maintenance and an additional police presence such as a pavilion.	10/17/2017 9:18 AM
52	Create a wellness/recreational center for use by the Shavano Park Citizens.	10/17/2017 9:17 AM

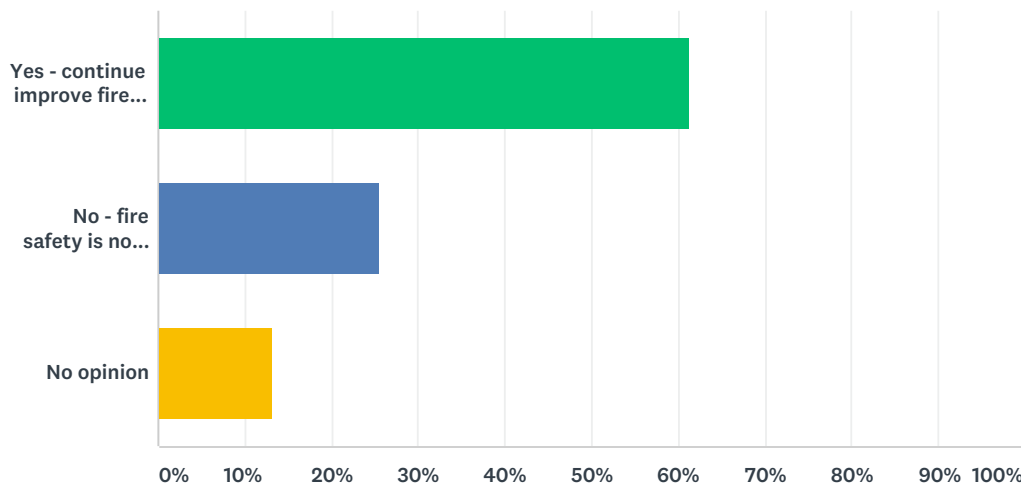
Question 5 Summary

Take further action to address Fire Safety on the Municipal Tract?

- 61.25% said Yes
- 25.62% said No
- 13.13% No opinion

Q5 Fire Safety The City is designated a Firewise Community and takes the risk of forest and grass fire seriously. As a part of the Firewise Community the City this year took one acre of the Municipal Tract and created a "Firewise" forest with the Texas A&M Forest Service by removing underbrush and the lower limbs of trees that can be a ready source of fuel to any fire. This one acre tract served as a visual demonstration for how property owners could improve the fire safety of their own properties if they have a large number of trees. The Firewise acre on the Municipal Tract looks like this six months after completion: The City Council recently approved a shaded fuel break on the Municipal Tract to reduce the risk of forest fire under a grant with the Texas A&M Forest Service. In addition to what has already been planned, should the City take further actions to improve the fire safety on the Municipal Tract?

Answered: 160 Skipped: 3



ANSWER CHOICES		RESPONSES	
Yes - continue improve fire safety on the Municipal Tract		61.25%	98
No - fire safety is not an issue on the Municipal Tract		25.62%	41
No opinion		13.13%	21
TOTAL			160

#	YOU CAN EXPLAIN YOUR ANSWER BELOW IF YOU WISH:	DATE
1	All of Shavano Park, that you gave nit been able to destroy, looks exactly like the munintract did. So do we go away with the little 'park like' areas we have leftm? NO.	11/1/2017 2:52 PM
2	I just don't know enough about the fire issues that face our area.	11/1/2017 12:53 PM
3	Just clear it as the above picture. Looks very nice!!	10/31/2017 8:26 PM

4	This area should be groomed & manicured to look attractive Plus water resistant plant & shrubs should be added to give this area a natural yet eye appealing look Thank You	10/31/2017 4:53 PM
5	It has been untouched for sixty years with no issues. Why the sudden alarm? Leave it alone.	10/30/2017 1:37 AM
6	But only the minimal required	10/28/2017 2:24 PM
7	Limit to trimming and pruning.	10/27/2017 10:55 AM
8	Fuel break around the perimeter but not clean entire tract.	10/27/2017 7:19 AM
9	LIVED HERE A LONG TIME. SERVED AS A VOL. FIREMAN FOR DECADES. DON'T REMEMBER A FIRE THERE, EVER! OTHER THAN LIGHTENING, MAN IS THE BIGGEST FIRE RISK, AND YOU KEEP WANTING TO PUT "MAN" AND HIS WORKS IN THERE. REPEATE: LEAVE IT ALONE	10/27/2017 6:25 AM
10	only if done in conjunction with Texas A&M Forest Service	10/26/2017 4:45 PM
11	All it takes is one match to finish off our "rural"look and fry the wildlife.	10/26/2017 3:48 PM
12	There is a fire station across the street.	10/23/2017 3:14 PM
13	With climate change a reality, we should keep an eye on what needs to be done to the muni tract in terms of fire and flooding	10/23/2017 2:53 PM
14	If the current situation is satisfactory, no further action.	10/23/2017 11:54 AM
15	Acceptable in selected areas only.....leaving the heart of the tract natural.	10/21/2017 8:16 AM
16	Fire safety? Hah! KEEP THE LAND WILD!!!	10/20/2017 12:03 PM
17	The SP Fire department is across the street and has resources sufficient to handle any potential fire hazard on the Muni-tract, "Green-Space".	10/20/2017 11:23 AM
18	Safety breaks are good, but all undergrowth should not be removed, or it will greatly diminish the cover for animals.	10/19/2017 6:11 AM
19	There has never been a fire on the municipal tract, and no concern has been expressed until now. City Hall is not even fire code compliant, and no council have been concerned with fire at City Hall.	10/18/2017 10:20 PM
20	Fire safety is important. City must balance cost with safety, so I think fire safety efforts should be continued as long as costs are reasonable.	10/18/2017 9:42 AM
21	Please give us a break. As evidenced by the City's own documentation, "a shaded fuel break does not provide the same protection as a Fire break...." And if that's true, as represented by the City, a "shaded fuel break" will not offer any greater protection than is already present in our own front and back yards. In addition, taking such action on munitract begs the question - is the City going to do the same work for all such green areas in the entire City? If not, why not? These natural green areas either are a safety hazard and concern or they are not. They haven't been since 1956. Why are they (or, to be clear, why is the munitract) such a concern now? It's not. A majority of Council just wants to begin the process to make way for some kind, any kind, of development there. Be honest, please. So, no, the City should not do anything more to the municipal tract than it has already done to date. This "shaded fuel break" idea and the ride along "environmental parking" and "electrical improvements" counterparts to the plan are just another way the majority on Council is thumbing its nose at residents...doing what they (the majority) want in total disregard to what residents have stated they want (62% - leave it alone). The City asked a few people in 2009-10 when it created the initial town plan and got some answers. The City then formally asked residents in 2015 via the CORE Survey and got more concrete answers (and remember, even getting a formal survey was like pulling teeth). And let's not forget that there is a 1998 Letter of Intent for Master Planned Development Agreement and Covenants for the City between the City and Developers (Denton Communities) where forward thinking officials involved at the time could have held the developers feet to the fire on all manner of development issues - including munitract, drainage, and hike and bike trails. But now the City is asking again? For show? I guess the real question is - when and to which responses is the City going to listen?	10/17/2017 9:17 PM
22	I'm in favor of clearing dead wood and Cedar tree to achieve a more native look, but don't believe the % fire risk is worth the City expense or effort. We're not addressing the same on Cliffside, Olmos Creek or Salado Creek. We've backed up to undeveloped Huntington for years with little to no risk.	10/17/2017 7:32 PM
23	After 50 years never had a report of a brush fire that our on area fire department with their expensive equipment cannot handle.	10/17/2017 7:32 PM

24	The community should consider an fire safety option like this one for the green belt. There is heavy debris and underbrush which could cause or spread a fire to the many home around it. Plus it is not a pleasant view from some homes. There are objects such as metal troughs, glass, plastic, etc. that seem to be brought in from rain run off.	10/17/2017 3:07 PM
25	A. Only if the City cuts fire breaks in all of the similarly-foliated green areas in the creekbeds & such in the City. B. The fire breaks offer nothing more in the way of fire safety than residents' own yards do.	10/17/2017 3:01 PM
26	Let's be reasonable, if that means cut down every tree, that would be a bad idea. Not enough info to make an informed answer.	10/17/2017 1:12 PM
27	I do not have enough knowledge of fire prevention to offer an opinion.	10/17/2017 1:03 PM
28	The City should always be preventing fires. Again, do what's necessary w/o going overboard.	10/17/2017 11:12 AM
29	this would also be beneficial to the homes that currently back up to the tract. a spark from a BBQ carried by the wind could catch the dead underbrush and then those homes would be in danger and the SPFD would be faced with decision to save the tract or the homes and clearly the citizens property would be the first priority	10/17/2017 10:00 AM
30	If there is a genuine danger of fire I would support an effort to reduce it. I don't know whether there is any real danger.	10/17/2017 9:44 AM
31	This should not be an issue if we keep folks on the perimeter. I do not support the shaded fuel break. The Fire Chief did not bring this plan forward and has not advocated it to Council. Let's rely on professional advice, not just "a good idea".	10/17/2017 9:36 AM

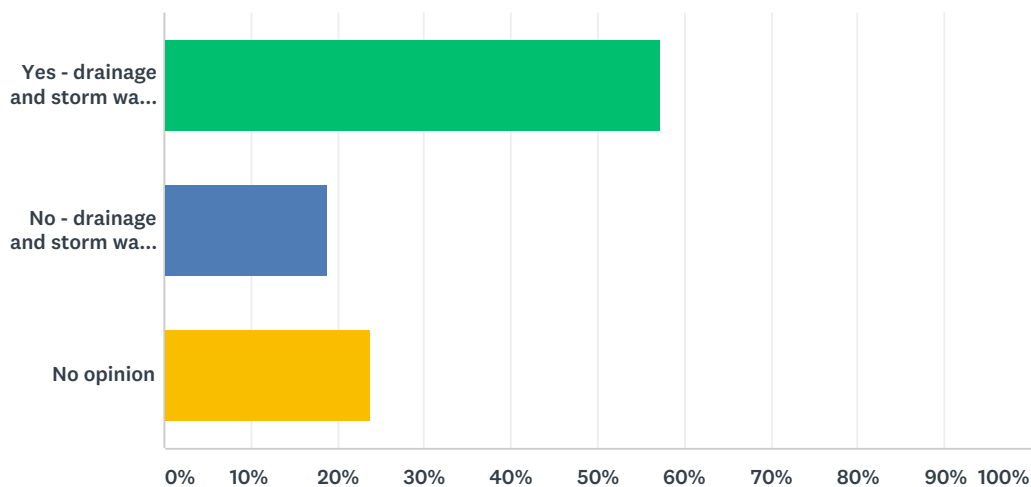
Question 6 Summary

Improve drainage on the Municipal Tract?

- 57.23% said Yes
- 18.87% said No
- 23.90% No opinion

Q6 Drainage and Storm Water RunoffThe 2017 KFW Engineering & Surveying study made recommendations to make drainage improvements to the Muni-tract by building berms and/or a detention pond to hold back storm water from impacting downstream residents on Elm Spring, Bikeway, Shavano Park Estates and Ripple Creek. Although the complete scope of these improvements has not been finalized, the improvements are contemplated to be buffered from current residences on Elm Spring and Bikeway. Do you support drainage and storm water runoff improvements on the Muni-tract?

Answered: 159 Skipped: 4



ANSWER CHOICES	RESPONSES	
Yes - drainage and storm water runoff is a problem and needs improvement	57.23%	91
No - drainage and storm water runoff is not a problem	18.87%	30
No opinion	23.90%	38
TOTAL		159

#	IF DESIRED, PLEASED USE THIS SPACE TO EXPLAIN YOUR ANSWER.	DATE
1	This should be first priority. Protection of life in the event of natural disasters, then protection of property. Let's work on those two things.	11/1/2017 2:52 PM
2	I know certain homes get repeated flooding and it lowers their property value which affects everyone.	11/1/2017 12:53 PM
3	If drainage is a problem, I support improvements to help the problem.	10/31/2017 8:26 PM
4	ALL OF SHAVANO PARK NEEDS PROPER UNDERGROUND DRAINAGE SYSTEM PERIOD !!!	10/31/2017 4:53 PM
5	Only as a part of an overall drainage solution.	10/31/2017 9:48 AM
6	Is restructuring the tract the only way to control the drainage problem? If it is then I would like to see it done with as little disturbance of the municipal tract area as possible or at least do so with a goal of maintaining a "natural" appearance. No structure or asphalt.	10/30/2017 1:37 AM
7	Be sure to have competitive bidding on the projects!	10/27/2017 10:55 AM

8	I LIVE ON ELM SPRING. FOR MANY YEARS. MY YARD WAS THE SECOND BIGGEST FLOOD EVENT RECIPIENT. THAT CHANGED DRAMATICALLY WHEN THE CULVERT UNDER MILITARY (NEAR EXXON) WENT IN. MY FLOODING ISSUES HAVE IMPROVED DUE TO 'UPSTREAM' CHANGES. MUNI TRAC IS 'DOWNSTREAM' FROM ME AGAIN: LEAVE IT ALONE	10/27/2017 6:25 AM
9	I am not aware that drainage problems exist. If there is a problem it should be addressed.	10/26/2017 9:00 PM
10	If something "always" or "usually" floods, then it needs to be fixed. No question.	10/26/2017 3:48 PM
11	More information needed	10/26/2017 9:58 AM
12	I thought this was no longer an issue	10/23/2017 7:08 PM
13	City should seek a low cost solution	10/23/2017 3:14 PM
14	Address only to the extent required to prevent flooding and unnecessary pooling of water.	10/23/2017 1:36 PM
15	Not aware of the drainage issue but, If drainage is an issue for nearby residents, improve it.	10/23/2017 11:54 AM
16	The answer options is a bit misleading - yes, drainage needs improvement, but we prefer that this has minimal impact on the municipal tract	10/23/2017 10:50 AM
17	this never seemed to be a problem before. Don't understand the need for this at all.	10/21/2017 9:24 PM
18	Without complete details it is unwise to make assumptions.	10/21/2017 4:03 PM
19	You should perhaps disclose the SIZE of the detention area before asking for a vote. My guess is that it will cover many acres if natural berms are used.	10/21/2017 8:16 AM
20	The SP Council has been talking about this item for years. This item requires action sooner than later.	10/20/2017 11:23 AM
21	We live on the lower end of the municipal tract and have experienced NO flooding issues. I am concerned that the changes may actually cause more problems, and will certainly disrupt the natural environments.	10/19/2017 6:11 AM
22	Establish priorities with timelines and budget with funds allocated to drainage. DO NOT GO INTO DEBT. Start with cleaning debris and leaves from creek drains and creek beds, Build "burms", and "bar-ditches on side of the streets" to direct water.	10/18/2017 10:20 PM
23	Drainage and storm water runoff is a problem throughout the City. With respect to drainage improvements on munitract, I, personally, wouldn't want to see anything done that would impact the natural state of the site or that would make worse any issues currently occurring for residents along Bikeway and Elm Spring. And I would definitely not want drainage improvements there to be just a means by which a majority then decides to build a pool or put in more "environmental parking" or place a pavilion.	10/17/2017 9:17 PM
24	yes - ponds should be designed in the most natural configuration possible, sculpted into the landscape.	10/17/2017 7:32 PM
25	Also need to address the retention pond off of Wellesley Landing cul-de-sac which needs to be deepened with over run to go into drainage ditch behind homes on Wagon Trail to avoid flooding into their back yards on to that street and finally exiting out on NW Military Hwy..	10/17/2017 7:32 PM
26	If those residents on Bikeway whose property is affected by MT runoff are in favor, then the City should consider and prioritize them. I recall KFW indicated a retention berm/pond could be constructed without much permanent impact on the present character of the MT.	10/17/2017 3:01 PM
27	This is where the city should step in. I have lived here 25 years and the city has not taken care of the needs of drainage which has been complicated by the paving of 1604 and many other acres of development.	10/17/2017 1:12 PM
28	City wide drainage issues should be the top concern of the Town Plan. Muni Tract drainage is needed, but only as a part of a city wide project.	10/17/2017 12:36 PM
29	If the Study deems it a problem, then the improvements need to be made.	10/17/2017 11:12 AM
30	a nice natural detention pond would not only solve the drainage problem but provide the wildlife a much needed water source away from the yards of citizens	10/17/2017 10:00 AM
31	Don't know what "buffered from current residences" means.	10/17/2017 9:44 AM
32	Without a plan, I don't support any action in the abstract. It must be part of a comprehensive, least intrusive mitigation plan that considers not just the MT, but all of CoSP.	10/17/2017 9:36 AM

33	Capture the water and channel it to Olmos Creek BEFORE it hits our houses. That is how most communities handle this problem.	10/17/2017 9:12 AM
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Question 7 Summary

Open ended comment box

- Only 48 respondents.

Q7 Other Improvements approved by City Council Two improvements recently approved by Council as additions to the grounds of City Hall on the Muni-tract are additional environmentally-friendly (i.e. no concrete) parking and added electrical infrastructure in the front part of City Hall grounds. The environmentally-friendly parking will be low-impact development but provide a structured parking space for vehicles during overflow parking at City Hall. The current cleared area is used during the four City events, non-profit marches / walks organized by the Community who use City Hall and the monthly Municipal Court. Staff believes the overflow parking will improve the safety of passengers and vehicles on NW Military by moving the overflow parking of vehicles from the frontage of NW Military to a safe area behind City Hall. Do you have any additional suggestions or ideas for improvements on the Muni-tract that you want considered? Please remember that the Town Plan should be a guide to improve the quality of life for both current and future residents, as well as a guide for change that will define what type of community will exist in fifteen or twenty years. Please use the space below to explain your suggestions or ideas. Thank you for participating!

Answered: 48 Skipped: 115

#	RESPONSES	DATE
1	Our community would be improved with a gathering spot -- air-conditioned and outdoor setting. I would love more of a rec center vibe -- basketball courts, pool, etc. as well. I would also love for SP to have a community garden where vegetables can be grown.	11/17/2017 6:20 PM
2	I would love the bike trail most!	11/1/2017 5:49 PM
3	It is important to have a place where our community can gather and the improvements recommended can meet these requirements while still maintaining the rural appeal that our city has to offer. I am also in favor of the environmentally friendly parking option as well.	11/1/2017 4:50 PM
4	LEAVE IT ALONE ! You are destroying Shavano Park with your 'progress'.	11/1/2017 2:52 PM
5	Yes that will be a good idea if it is not paved! Please keep it native grass without striping it. Also from the picture, you can see what an eyesore the exposed base is to our beautiful Shavano Park corner.	10/31/2017 8:26 PM
6	THINK OF ADDING A SWIMMING POOL FOR BOTH ADULTS & CHILDREN - YES THIS TAKES MONEY - FOR CHRIST SAKE WE ARE SHAVANO PARK WE CAN FIND A WAY TO FUND THIS !!!	10/31/2017 4:53 PM
7	No, don't trust city council. Additional parking spaces is getting their nose under the tent to change the Muni-tract.	10/31/2017 9:48 AM
8	Please proceed expeditiously with your improvements and tie hiking trails on the tract and throughout the community to the improvements with TXDOT to NW Military. Thank you!	10/31/2017 8:50 AM
9	Why do we need overflow parking? I know of only four events a year that might require additional parking. I'd rather eliminate those events and use that money as well as the money for overflow parking to be spent on our outstanding policemen.	10/30/2017 1:37 AM

10	Natural trails (no concrete/asphalt), with access from DeZavala and NW Military for pedestrians and cyclists.	10/29/2017 11:00 AM
11	It should take into account wildlife as well, not just humans. Stop developing everywhere.	10/28/2017 2:24 PM
12	No pool, ball fields, pavilion etc.	10/27/2017 10:55 AM
13	WELL, I SEE THE STINKY CAMEL HAS HIS NOSE UNDER THE TENT FLAP. AT THIS RATE, IN 20 YEARS OR SO THE MUNI TRAC WILL BE PAVED, LITTERED WITH TRASH, DEVOID OF ANY DEER OR DUCKS, AND HAVE A GAS STATION ON IT. LASTLY: LEAVE IT ALONE	10/27/2017 6:25 AM
14	Stop eating up natural areas with parking lots and other so-called "improvements." Native terrain is scarce enough as it is!	10/26/2017 6:50 PM
15	If a city is going to be community minded, then citizens must be able to park and have access to City Hall and surrounding areas....and have a place to meet, greet and enjoy,.	10/26/2017 3:48 PM
16	A walkway from the lot to the sidewalk in front of City Hall. Mo more mud.	10/25/2017 12:22 PM
17	We do not need more paved parking - it hurts drainage.	10/23/2017 7:08 PM
18	I like the idea of additional parking, but without concrete!	10/23/2017 4:08 PM
19	Leave the tract as is.	10/23/2017 3:14 PM
20	Thank you for working on this !!!! Alicia	10/23/2017 2:37 PM
21	I would support additional non-paved parking, but improved, much like what USAA did with the extra bank and headquarter guest parking.	10/23/2017 12:37 PM
22	Our community has grown and the community events put together by a few hard-working and caring citizens have shown that our residents do want to have a place to gather with neighbors and other residents. We need a pavilion and playgrounds, as well as the infrastructure (bathrooms) to enjoy the sense of community that residents seem eager to embrace. A pool would be a plus (and is something that MUCH smaller neighborhoods seems to manage and maintain). I LOVE the Town Plan and hope the council will move forward with creating a space for citizens to enjoy the muni-track.	10/23/2017 11:17 AM
23	Part of the appeal of SP is the small community feel. A minimal pavilion would be a great addition to host city wide events if placed properly.	10/23/2017 10:50 AM
24	The corner of NW Military & DeZavala Rd with the Shavano Park city sign and message board needs to be improved to give it more curb appeal to include more landscaping, grass, etc. for the entire corner, lighting etc. Message board needs updating as well. As it is now it is an eye sore for the community of Shavano Park.	10/23/2017 8:33 AM
25	Leave it natural. As San Antonio grows there are less and less natural areas. That is one of the main reasons so many are attracted to living in Shavano Park. Your close to the city and amenities but still feel as though your in the country.	10/21/2017 9:24 PM
26	We are completely opposed to making any further changes to the municipal tract, including additional parking for City Hall.	10/21/2017 4:03 PM
27	"Quality of Life" is an important value. Preserving the "natural" feel of Shavano Park for future generations is critical. However, covering more of the green-space with pavement and concrete is unnecessary and adds maintenance costs. Use gravel and appropriate landscaping for overflow parking that blends in with the land.	10/20/2017 11:23 AM
28	I would hope that the added electric infrastructure would be underground rather than above ground with poles and unsightly wires.	10/20/2017 10:12 AM
29	STOP spending taxpayers money STOP brainstorming STOP and look at Shavano Park it is perfection lower taxes start saving money for street drainage and street repairs and start saving for a rainy day	10/20/2017 8:00 AM
30	This demonstrates how once "cleared of underbrush" additional development becomes most likely.	10/19/2017 6:11 AM
31	My suggestion for improving the Muni-tract is to leave it alone. It is really small if you walk it, and carving out roads and fire-breakers simply guts it. It's a "natural habitat" treasure just like it is. Residents move here for the country atmosphere, not man-made city grounds. It's too small for a bike or hiking trail. Is the City willing to put a police officer in there 100% of the time for citizen safety? "Stop, leave it alone", because it's beautiful as it is. SP is surrounded by construction and parking lots and bulldozed trees, and the Muni-tract is the only country left in SP now.	10/18/2017 10:20 PM

32	Listen to citizens	10/18/2017 3:27 PM
33	Pervious cover parking is a very good idea.	10/18/2017 9:42 AM
34	Here's a suggestion/idea - either listen to the 62% of respondents to the CORE Survey who said to leave the munitract alone or put the issue to vote and let the issue be decided once and for all. Here's a question for you - why is Section 7 even included in this survey when there are absolutely no questions attached to or associated with it? Can you explain the reasoning for why it's included here? As written it looks like the survey creator is carrying the Council majority's water and couching/selling it in terms of "safety." Why? Seems to me residents ought to be asking who was involved in the 1998 Master Planned Development Agreement and why those involved then, and the City now, haven't demanded that Denton Communities address "parking" and "electrical" and anything that was (or was not and should have been) contemplated in 1998 when that Master Agreement was executed. But hey, that's just one tax payer's opinion.	10/17/2017 9:17 PM
35	I would like to see this tract left in its natural state to preserve the feel of Shavano Park. The undeveloped area has never been a flooding issue and we have lived at our current address for 20 years and our property backs up to this tract.	10/17/2017 8:23 PM
36	Trust the City is having the "environmentally friendly" parking area sketch and designed by the City engineer.	10/17/2017 7:32 PM
37	No-we do not need to spend any additional money's on improvements to this multi million dollar area until we address other more pressing issues - especially drainage.	10/17/2017 7:32 PM
38	How do we obtain underground CPS wiring? Our community has beautiful mature trees which we are known for and love. These could be hazardous to the power lines especial during storms.	10/17/2017 3:07 PM
39	Why not temporarily chalk-mark the temporary overflow parking for specific events on an as-needed basis rather than create permanent infrastructure? After all, City Council in 2032 might not share the same goals as the 2017 City Council.	10/17/2017 3:01 PM
40	Your suggestion is a good one.	10/17/2017 1:03 PM
41	The above rendition looks feasible. It appears no trees will be bulldozed and I agree that overflow parking would be best here for city-wide events.	10/17/2017 11:12 AM
42	The Munitract is a city asset and needs to be used according to the original purpose. We can easily leave it as a green area for the most part but I see no reasonable reason not to use parts for wooded walking paths and picnic areas or even a small play area near existing structures for the use of all our citizens. A pavilion can easily be added in the already cleared areas near city hall possibly with out downing a single tree. To leave it completely untouched and overgrown as some call out is "not " in keeping with the municipal use purposes it was acquired for, nor is that being a good steward of the property in general. The city needs to come to common ground on this and put an end to this decisive issue. If we keep it maintained and yet natural it will be a beautiful asset we all will be proud of and can all enjoy and use.	10/17/2017 10:16 AM
43	A nice natural outdoor pavilion near the city hall area would be great . Parking area would be much safer than the current cars parked along NW Military and De Zavavla. With a few improvements - a natural trail , a pavilion and picnic area - all done in keeping with a natural and wildlife friendly design will give everyone (young and young at heart) a tract that appeals visually and offers an area for community spirit. Since the survey had no definitive answer by the citizens - there is a way to compromise and make everyone happy. Keep the area natural (fire wise with help from the Forestry Service) wildlife friendly , add natural trails (maybe only on the areas closest to City Hall) and a pavilion and picnic tables . It seems to me that with some thoughtful design all sides could have a Muni- Tract that would beautiful and useful to the citizens .	10/17/2017 10:00 AM
44	Look at the broader community as a whole. We already have nearby excellent parks/hiking trails/picnic areas at Eisenhower Park, Hardberger Park etc. why develop our tract into something that is already available close by? Traffic is a bear as it is, leaving the tract in its natural state brings charm to our city. I don't see a need for any additional amenities that are not already in place here or nearby	10/17/2017 9:51 AM
45	Leave the tract alone. Just because we have some money doesn't means we must spend it.	10/17/2017 9:44 AM
46	The cost does not justify the marginal benefit to be derived for maybe six events per year. Additionally, we can expect such a boondoggle to exacerbate any drainage issues on the MT. We can better spend our money in drainage mitigation.	10/17/2017 9:36 AM
47	Obviously, this is a solution looking for a problem. Hold off for now and something really needed may come up in the future as to the best use of this land.	10/17/2017 9:12 AM

48	Utilizing this area for community wide events/ celebrations is a real plus for our city. 4th of July; Holiday events.	10/17/2017 9:04 AM
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Town Plan 2017 Update

Municipal Tract

Consensus from December 6 and January 11 Planning & Zoning Commission Meetings

- A majority of P&Z Commissioners and the residents who completed the Town Plan survey strongly agree / agree with the 2010 Town Plan language, whose vision for the Muni-tract were that any improvements should provide for a unique area for community events and increasing residential based sense of community.
- Include the results from the 2014 Feasibility Study – that a number of options ranging from natural walking trail to athletic facilities are feasible on the Muni-tract.
- Include the results from the 2015 CORE Survey – that no clear majority favoring either “no change” or improvement of the Muni-tract; that the features most likely be supported are: Hike and bike trail, a park with gardens, a pavilion, or a picnic area; and that two feasibility study options received over 50% support - the “natural” option and drainage and storm water infrastructure improvements; and that a plurality of respondents (48.8%) did not support improvements, 34.6% of residents supported improvements and 16.7% of residents reported being not sure about improvements to the Muni-tract at that time.
- Residents are divided regarding any improvements to the municipal tract, especially those that would be visible from DeZavala Road and would thus distract from the rural feel and natural look of the City.
- Near unanimous agreement to maintain natural look and specifically maintain natural buffer for residential properties abutting the Muni-tract
- Strong support for Fire Safety improvements to the Muni-tract
- Town Plan could state “possible” improvements, like leaving natural with underbrush or dead trees in underbrush with residents divided on what they want.
- Improvements should be based on future amenities desired by residents.
- Note how much is currently raw land without improvements.

PLANNING AND ZONING STAFF SUMMARY

Meeting Date: June 6, 2018

Agenda item: 10

Prepared by: Curtis Leeth

Reviewed by: Bill Hill

AGENDA ITEM DESCRIPTION:

Discussion - Review proposed changes and updates to the City's 2010 Town Plan regarding the Municipal Tract – City Manager Hill

X

Attachments for Reference: 1) 10a Town Plan 2018 Municipal Tract section
2) 10b Town Plan 2010 Municipal Tract section

BACKGROUND / HISTORY:

Based upon previous public hearings and Commission consensus, staff in consultation with Chairman Janssen has drafted and refined the planning focus areas for the Municipal Tract chapter for Commission review (also included is an acknowledgments page).

- March - the Planning & Zoning Commission reviewed the introductory and existing conditions material of the Town Plan and provided staff guidance.
- April - the Planning & Commission reviewed Sidewalks, Drainage and Development sections of the Town Plan.
- May - the Planning & Zoning Commission reviewed the NW Military Highway section of the Town Plan.

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: N/A

The Municipal Tract



The Municipal Tract History

The Municipal Tract consists of approximately 22 acres of land and is located in the center of the City at the northwest intersection of De Zavala Road and NW Military Highway.

Approximately 16 acres of the property currently remains undeveloped and is covered with native trees and other vegetation. The Municipal Tract was deeded to the City by Rogers Shavano Ranch Inc. in 2000 to be used exclusively for "general municipal, municipal recreational, or other community-orientated purposes and/or facilities." This restriction ensures the tract is designated solely for municipal and community use and will not be developed for any residential or commercial uses.

Plans for the Municipal Tract date back approximately 20 years to the 1999 20-Year Master Plan, which included a two phase plan for a municipal recreational area on the Municipal Tract. Phase one was the construction of walking trails and paths, restroom facilities and a picnic area with an open air pavilion. Phase two was for the construction of a Civic/Community Center. The first improvements to the Municipal Tract began in 2001 with the construction of the current City Hall building and the 911 Emergency Center. Since that time other smaller projects, including the City's marquee sign, walking garden / natural area and rain garden for cleansing of parking lot water runoff have been completed.

The City again reviewed options for use of the remaining acreage of the Municipal Tract during the 2010 Town Plan meetings, and envisioned that "developing the Municipal Tract into a community recreational and community center would help maintain the rural character of Shavano Park and provide a place for citizens to gather for community events." The 2010 Town Plan also proposed specific community-centered



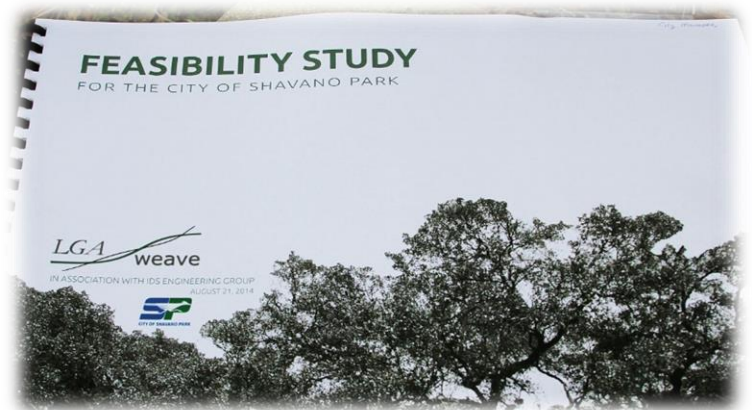
In blue outline: The undeveloped portion of Municipal Tract

improvements for the undeveloped portions of the Municipal Tract, including a pavilion for community activities, water features, and walking trails amid the natural beauty of the property.

The 2010 Town Plan established nine action steps for devising an overall plan for improvements to the Municipal Tract. Before any improvements to the Municipal Tract could be considered, the City Council voted to fund and hire an engineering firm to study the property, address concerns regarding the suitability of the property for improvements, and determine additional improvement possibilities for the site.

2014 Feasibility Study

Accordingly, in 2014 the City contracted with LGA Weave and IDS Engineering Group to perform a feasibility study on the unimproved portion of the Municipal Tract. This study presented a number of suitable improvements that could be made on the Municipal Tract including new storm water infrastructure, pavilions, park buildings, picnic areas, trails, dog parks, playgrounds, swimming pools,



basketball courts, gardens, and even a full sized recreation center. The study concluded that the site did not have any geographical, soil, drainage or legal issues preventing improvements to the Municipal Tract.

2015 Core Survey

In 2015 the City conducted a survey of residents utilizing the professional services of Dr. Korbelt of Core Research, a public polling company. The purpose of the survey was to seek resident input on options presented in the 2014 Feasibility Study.

This survey asked residents to respond to questions about the improvements that could be made to the Municipal Tract as identified in the 2014 Feasibility Study. The survey was created as a hard copy and then mailed to each residential address in Shavano Park. There were a total of 438 responses from 416 residences, which represented about a 36% response rate from the City's residents.

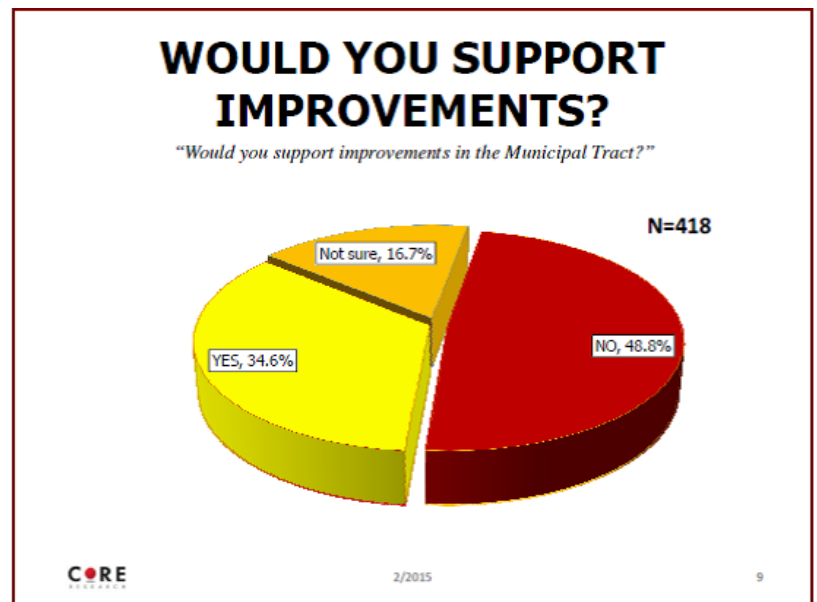
The 2015 CORE survey concluded that there was no clear majority of residents favoring either “no change” or development of the Municipal Tract. A plurality of residents (48.8%) responded that they would not support improvements to the Municipal Tract, while 34.6% responded that they would support improvements, and 16.7% were unsure.

However, the survey results did show that the Municipal Tract features that would most likely be supported by residents were:

- A hike and bike trail;
- A park with gardens;
- A pavilion; and
- A picnic area.

In addition, the survey revealed two 2014 Feasibility Study development options that received over 50% support from residents:

- The “natural” option with a series of meandering trails and the addition of gardens, picnic tables or a playground near City Hall; and
- Drainage and storm water infrastructure improvements on the Municipal Tract, specifically with the creation of two swells leading to a detention area in the southwest corner of the tract.





Wildfire Safety on Municipal Tract

During 2017 the City Council concluded that the dense cedar and thick underbrush on the Municipal Tract posed a potential wildfire hazard to nearby homes. In an effort to earn recognition as a Firewise Community, the Fire Department, together with the Texas A&M University Forest Service, created a one acre demonstration area of a Firewise forest on the City's Municipal Tract. The purpose of the demonstration area was to show residents how to improve wildfire safety on their own properties. To combat any potential wildfire hazard, in 2017 the City

Council established an objective to improve fire safety by reducing the risk of a forest fire on the Municipal Tract by constructing a shaded fuel break. A shaded fuel break involves removing undergrowth and the trimming up of all trees in a line similar to a fire break. Unlike a fire break however, many trees and their canopies are retained. The shaded fuel break reduces the likelihood that any wildfire on the tract spreads to nearby homes. In 2018 the Texas A&M University Forest Service team along with the Public Works Department plan to complete the shaded fuel break in the Municipal Tract and along De Zavala Road.

2018 Town Plan Update

During the 2017-18 Town Plan update, the Planning & Zoning Commission requested an online survey of residents and held a public hearing on the Municipal Tract. This online survey was not meant to replace the CORE survey but instead was intended to solicit input for the Town Plan revisions. The survey responses and public hearing comments highlighted the many differing opinions regarding any future improvements of the Municipal Tract.

Many residents expressed their views that developing the municipal tract would enhance the sense of community by providing a beautiful and safe gathering area for neighbors. In addition, civic participation could grow with the construction of community buildings and recreation areas. The improvements could also provide amenities desired by both existing and new residents, further enhancing the image of the City. In addition, residents expressed their opinion that the Municipal Tract represented a valuable asset to the City and that improvements should be made that would benefit the City's current and future residents.

Many other residents expressed their desire for the Municipal Tract to remain undeveloped and undisturbed. The residents within this group hope to preserve the area for the wildlife that lives on the tract and to maintain the tract's natural landscape. These residents also feel that the surrounding metropolitan area of San Antonio is overdeveloped and the undeveloped Municipal Tract helps maintain the rural character of the community.

Issues:

- Residents are divided on any improvements to the Municipal Tract, especially those improvements that would be visible from De Zavala Road.
- Ensure wildfire safety for homes adjacent to the Municipal Tract.
- Protect nearby neighborhoods from storm water runoff.
- Improvements should be based upon amenities desired by both current residents and those amenities necessary to attract future residents to the City.

Action Steps:

- City Council to make a decision on any future improvements to the Municipal Tract and develop the timetable and budget requirements.
- Develop options and implement based on City Council decision for a common gathering ground for Shavano Park families while maintaining the beauty and serenity of the tract.
- Maintain wildfire safety for homes near the Municipal Tract.
- Develop and implement a plan to mitigate storm water run-off and drainage challenges.
- Ensure that a buffer of trees and vegetation remain for those homes that border the Municipal Tract.

Acknowledgements



Residents of Shavano Park

Mayor and Council

Bob Werner, Mayor
Michele Bunting Ross, Mayor Pro Tem
Mike Colemere
Bob Heintzelman
Lee Powers
Maggi Kautz
Mary Ann Hisel
Mike Simpson

Planning and Zoning Commission

Michael Janssen, Chairman
Albert Aleman, Vice-Chair
Kerry Dike
Carlos Ortiz
Jason Linahan
Bill Simmons
Carla Laws
Konrad Kuykendall
Shawn Fitzpatrick
Richard Lazor
Brian Harr

City Staff

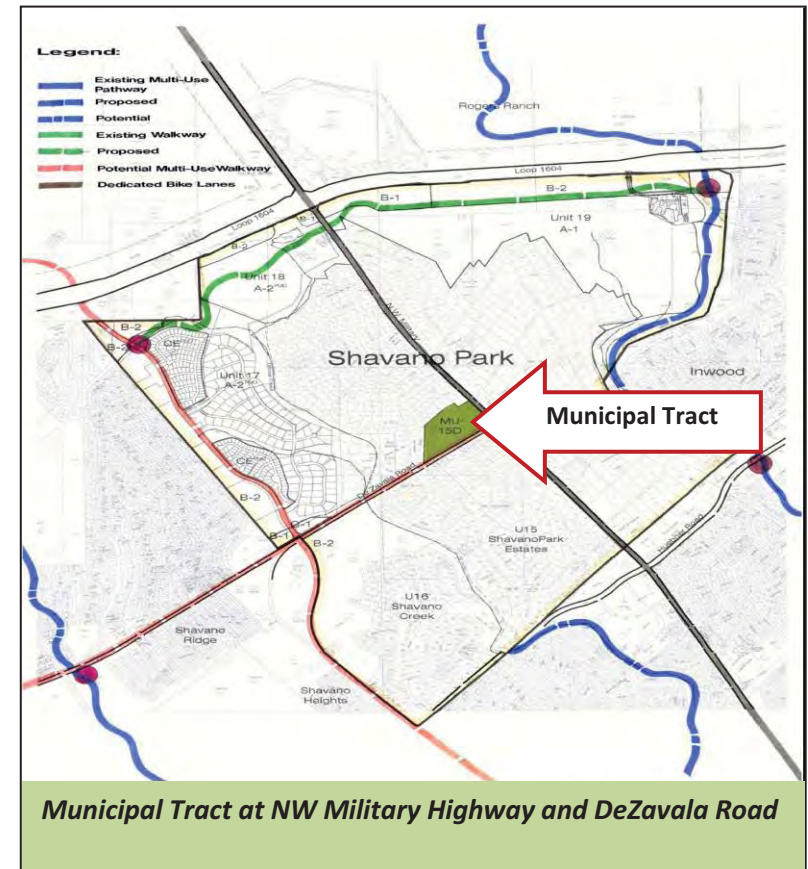
Bill Hill, City Manager
Curtis Leeth, Assistant to the City Manager
Leah Robertson, Intern

Planning Areas - Municipal Tract

MUNICIPAL TRACT AND CREATING COMMUNITY

One of the great resources of Shavano Park is its Municipal Tract of land, on which are presently located the City's administrative offices, Police Department and Bexar Metropolitan 911 District (Bexar Metro). This tract of land consists of approximately 23 acres of land and is located in the center of the City at the intersection of De Zavala Road and NW Military Highway. Except for the City offices and Bexar Metro, the property is largely undeveloped and is covered with natural vegetation, including large oak trees.

A concept expressed at the public meetings was that although the City's name includes the word "Park", no parks are actually located within the city limits. Many citizens felt that developing such a park would not only benefit the health of the community, but would also enhance the social opportunities for creating a sense of community for its residents and enhance the image of Shavano Park. In addition, an active civic participation could be further created by the construction of a community building with associated indoor or outdoor wellness and recreation areas. For land areas not used in defining Shavano Park's City Center, landscaping and other improvements consistent with our rural character are desired. The Municipal Tract would be a place where neighbors could meet neighbors and children could safely play outdoors.



Planning Areas - Municipal Tract

The proposed development of the Municipal Tract would also provide a unique area for community events that would further increase a resident based sense of community. Possible community activities that could be held utilizing our Municipal Tract include club meetings, a Farmer's Market, a Founder's Day celebration, Fiesta events, and other community wide activities and celebrations. Many residents of the City seek opportunities to get involved and to make lasting contributions to the image of Shavano Park, and a City Center would provide them with several unique opportunities for their contributions to the City.

Some possible elements of the proposed City Center would be:

- A community center building that would be large enough to host City group meetings, citizen functions, and other social and professional meetings. The City could outfit the building with a catering/community kitchen and other service friendly amenities.



CONCEPTUAL SHAVANO PARK TOWN CENTER

Planning Areas - Municipal Tract

- The outdoor area could likely include a pavilion, walking trails, xeriscape landscaping, one or more water features, picnic tables, and sitting benches. The entire 23 acre Municipal tract should present a very pleasing rural curb appeal image. This would include thinning trees and underbrush, except for the buffer areas between the Municipal Tract and existing residences.
- A wellness area should have workout stations and a marked nature trail for walking and jogging. The trail design would provide a closed irregular-shaped circuit and have a natural setting with smooth walking surfaces.
- The development of the proposed community center and acreage should leave the natural buffer of trees.

For the period covered by the Plan, the TAC recommends against tract commercialization



CONCEPTUAL SHAVANO PARK TOWN CENTER PAVILION

Planning Areas - Municipal Tract

for the following reasons:

- There is an agreement between our City and the family of Wallace and Mary Rogers barring commercialization of the Municipal Tract.
- Comments from citizens attending the town planning meetings favored maintaining the property for civic uses.
- Developing the Municipal Tract into a community recreational and community center would help maintain the rural character of Shavano Park and provide a place for citizens to gather for community events.

Issues:

- The City did not design the Municipal Tract with septic and water systems to accommodate significant development.
- The impact of parking, drainage, traffic, and security on the Municipal Tract and surrounding areas.
- Costs associated with planning, development and continuing maintenance.

Planning Areas - Municipal Tract

Action Steps:

- Create a citizen committee to review needs and requirements.
- Secure funding for studies.
- Hire an architectural firm to review the Municipal Tract and refine the Plan's vision for a City Center.
- Hire an engineering firm to study the overall drainage, septic and other utility requirements of a City Center.
- Consider other matters concerning the site, including security issues, legal, insurance, and other foreseeable risks from a City Center.
- Determine initial costs and annual funding required for creating and sustaining the City Center. When evaluating funding options, consideration of memorial donations through the purchase of park benches, bricks, and naming of both the park and/or nature trails are available, as well as creation of a not-for-profit organization to solicit tax-deductible contributions.
- Review possible funding sources including donations, grants, hotel/motel tax, and general revenues.
- Devise an overall plan, likely in phases.
- The physical construction of the City Center and associated structures and facilities.

PLANNING AND ZONING STAFF SUMMARY

Meeting Date: June 6, 2018

Agenda item: 11

Prepared by: Curtis Leeth

Reviewed by: Bill Hill

AGENDA ITEM DESCRIPTION:

Discussion – Review proposed changes and updates to the City’s 2010 Town Plan regarding the introduction, vision and strategic goals, hike and bike trails and sidewalks, residential and commercial development, flooding and drainage, and NW Military Highway improvements – City Manager Hill

X

Attachments for Reference: 1) 11a Town Plan 2018 Draft document CHANGES
2) 11b Town Plan 2018 Draft document CLEAN

BACKGROUND / HISTORY:

In March, the Planning & Zoning Commission reviewed the introductory and existing conditions material of the Town Plan and gave guidance to staff. In April, the Commission reviewed Sidewalks, Drainage and Development sections of the Town Plan. In May the Commission reviewed the NW Military Highway section of the Town Plan.

The introductory and existing conditions, Sidewalks, Drainage, Development, and NW Military Highway sections of the Town Plan are presented with all track changes accepted after the review at the May Commission meetings.

NOTE: The document includes the edits from Commissioners Laws and Linahan submitted to staff before the May meeting. These edits were not reviewed by the full Commission at the May meeting. Staff included a track changes and a clean version because of the number of changes in the track changes makes document difficult to read and also disrupted the positioning of many images.

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: N/A

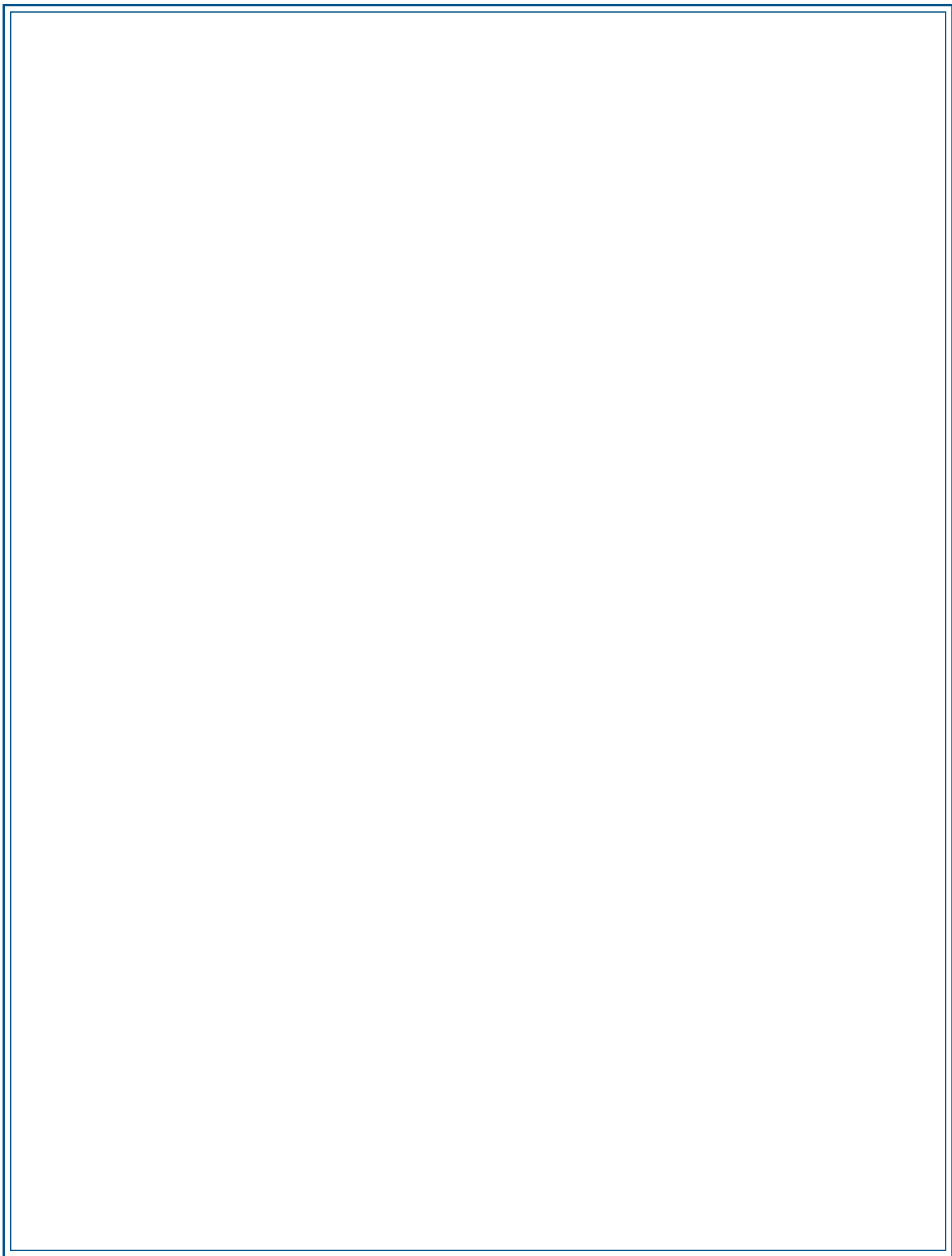


TOWN PLAN

CITY OF SHAVANO PARK



2018



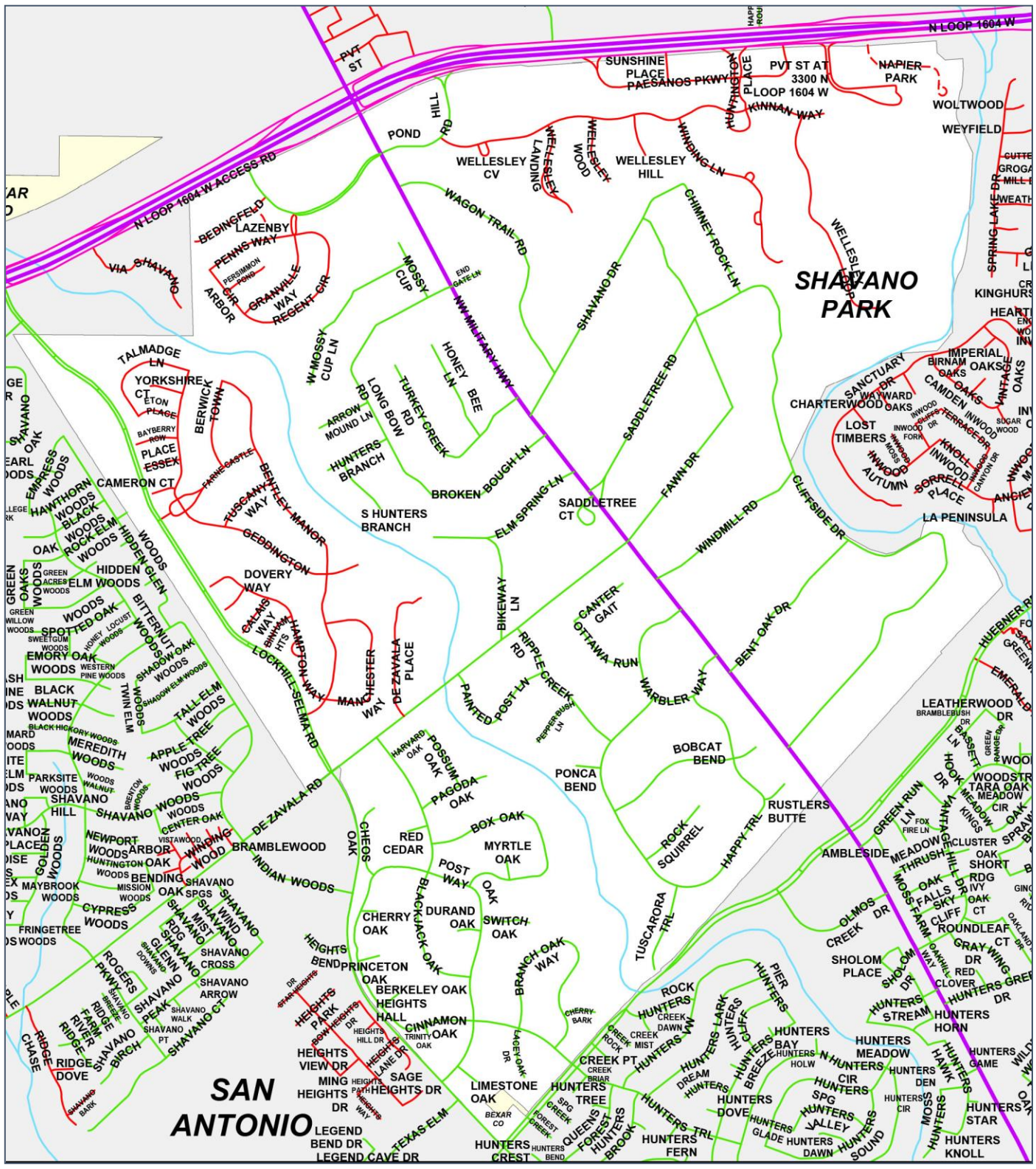


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Introduction



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-long-term](#) 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: sidewalks and bike lanes; the City's 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, City Council, and residents. 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 ~~regarding~~ on how and where ~~residents may~~ to participate. This mix of online and face-to-face input allowed ~~residents for~~ multiple opportunities ~~to participate at their convenience 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 at~~ public hearings 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 affecting the City will be consistent with the policies established in this Plan. If ~~future projects are approved by the City Council~~ City Council approves future projects 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. On March 27, 2017, the City Council directed the Planning & Zoning Commission to update the 2010 Town Plan, thus initiating this process.

Community Vision and Strategic Goals



Developing our Community Vision

The Planning & Zoning Commission together with City Staff issued an online survey of residents and hosted a public hearing to review the City's current Vision Statement. Citizen feedback was crucial to forming the new Vision Statement and amending the strategic goals previously developed by City Council. After gaining consensus by the Commission, the City Council adopted 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 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, to be a permanent home for many generations, to provide a welcoming community for premium businesses, and provide first-class services to our community. This involves supporting community events, encouraging citizen involvement, and providing the amenities necessary to ~~attract and retain future residents~~ retain current residents and attract future ones.

Second, Shavano Park *preserves and celebrates its natural setting and small town traditions* amid the surrounding area's urban growth. ~~The City~~ ~~This portion of our vision~~ embraces our ~~City's~~ past as a small rural community while recognizing the challenges of the future, especially concerning 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~~ resulted. The following are the City's strategic goals:



1. Provide excellent municipal services while anticipating future requirements;
2. ~~Protect~~ Provide and ~~provide~~ protect 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~~ residents; and
8. Mitigate storm water runoff.

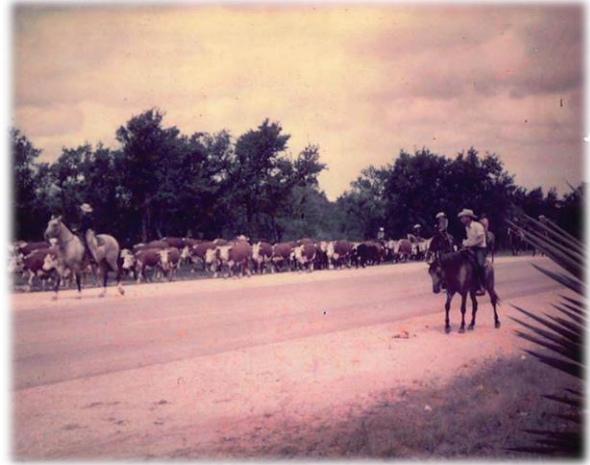
These ~~goals are~~ broad aspirational goals ~~that~~ should guide all City actions. Each budget year the City Council, with input from City staff, determines a number of actionable objectives under each goal. ~~Each year The City Manager is evaluated each year~~the City Council evaluates the City Manager on the progress toward 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 ~~twelve~~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, the San Antonio and Aransas Pass Railway established 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~~ grew to nearly 100 residents, before beginning a gradual decline.



1958 Cattle Drive on NW Military Highway

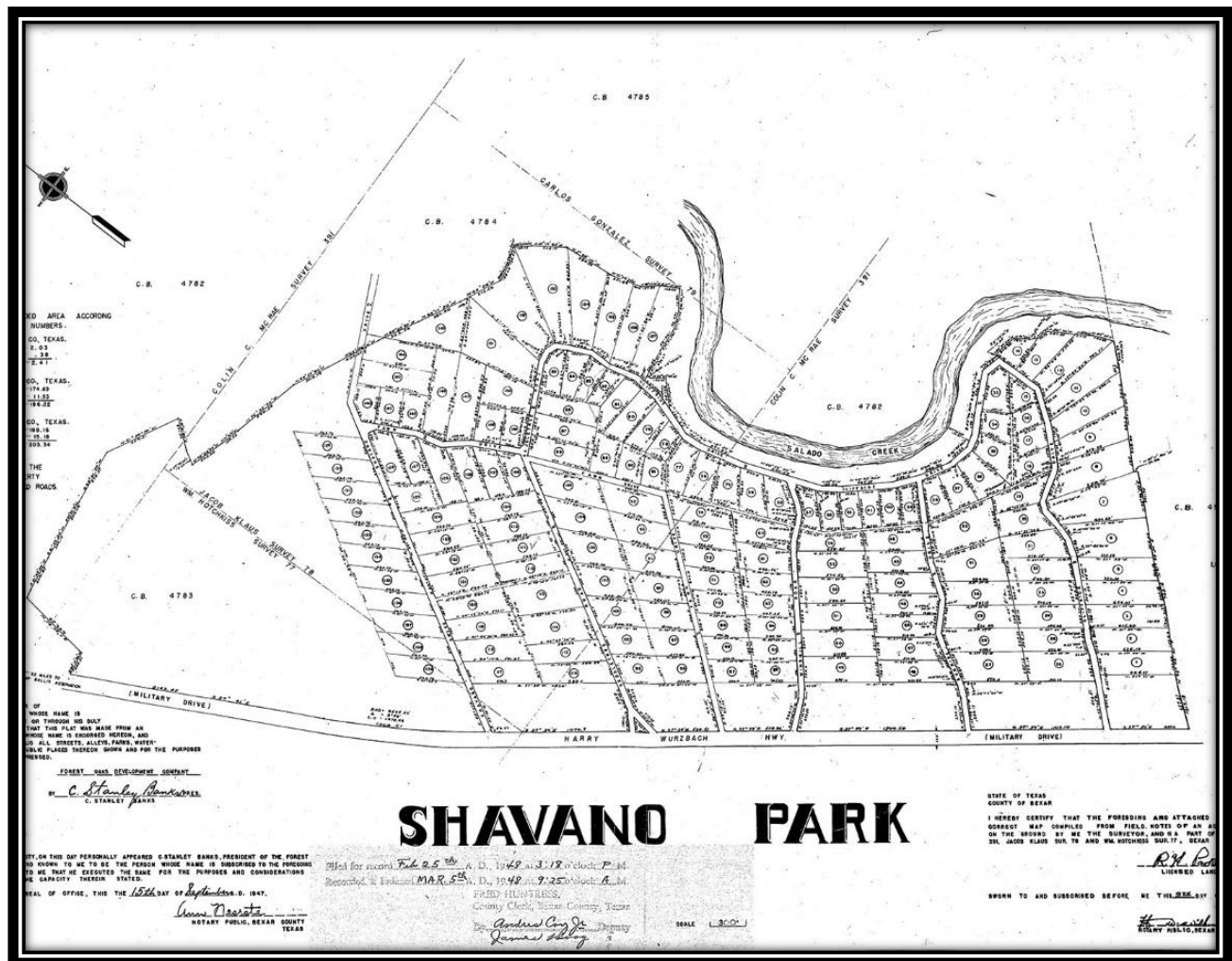
By 1903, the Postal Service closed the post office and the site of the later township of Shavano Park became part of the Stowers Ranch. George Arthur Stowers came to Texas in 1889 and opened several successful furniture stores. The land Stowers acquired was originally part of a Spanish land grant. In 1947, Wallace Rogers and Sons purchased the land with plans for



Shavano Park Volunteer Fire Department in 1952

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
- Promote City identity & image
- 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 explore solutions to community threats.

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 the City is dedicated to sustaining large lots with ~~only~~ single family homes, so the City's population is expected to ~~stay-remain~~ stable in the future. The City's zoning ~~does not allow for~~ ~~any~~prohibits 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~~proximity to two major highways (Loop 1604/IH 10) and Wurzbach Parkway, the prestigious Northside Independent School District, easy commutes to employment centers and the airport, and plentiful shopping

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 degree or higher	2,968	97.8%	81.9%
Bachelor's degree or higher	1,979	65.2%	25.8%
Military 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		24.8
Median household income (in U.S. dollars)	\$159,583		\$49,646
Median family income (in U.S. dollars)	\$177,750		\$58,142
Per capita income (in U.S. dollars)	\$89,348		\$24,870

4 minutes less than the Texas average. ~~↓~~

More than triple the Texas

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~~ are high because the community is safe, secure, ~~has~~ large lots, and ~~enjoys 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

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 lower than many neighbor Bexar County cities and the Texas average, but the City still offers superior services in fire, emergency medical services, police, and public works. The City of Shavano Park, however, does not have a Parks department or other common public facilities like parks, swimming pools and community centers. Shavano Park residents do however enjoy nearby public spaces in San Antonio such the Phil Hardberger and Eisenhower Parks. 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.

Texas Average 2016
Rate

0.494406

<u>City</u>	<u>2017 Rate</u>
-------------	------------------

San Antonio	0.558270
-------------	----------

Hollywood Park	0.510081
----------------	----------

Castle Hills	0.501345
--------------	----------

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>
---------------------	-----------------

*Source: Texas Comptroller
of Public Accounts*

Source: Bexar Appraisal District

In addition Shavano Park residents pay ad valorem tax rates to a number of other jurisdictions. The jurisdictions, their tax rates are and their percentage of a resident's tax roll are below (note all tax year 2017 figures):

<u>Bexar County Flood Fund</u>	<u>0.012868</u>	<u>0.5%</u>
<u>San Antonio River Authority</u>	<u>0.017290</u>	<u>0.7%</u>
<u>Alamo Community College District</u>	<u>0.149150</u>	<u>6.2%</u>
<u>Bexar County Hospital District (University Health System)</u>	<u>0.276235</u>	<u>11.5%</u>
<u>Bexar County</u>	<u>0.291229</u>	<u>12.1%</u>
<u>City of Shavano Park</u>	<u>0.287742</u>	<u>11.9%</u>
<u>Northside ISD</u>	<u>1.375500</u>	<u>57.1%</u>
<u>Total ad valorem tax rate</u>	<u>2.410014</u>	<u>100%</u>

Source: Bexar Appraisal District

Zoning

The City's zoning districts are designed so that residential and commercial developments meet the needs and desires of residents by providing for high-quality office, retail, and dining services and single family homes with both large and small lot configurations. Residential zoning is solely comprised of single-family residential classifications 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 located at the northeast and southeast corners of Lockhill Selma and De Zavala Roads.

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

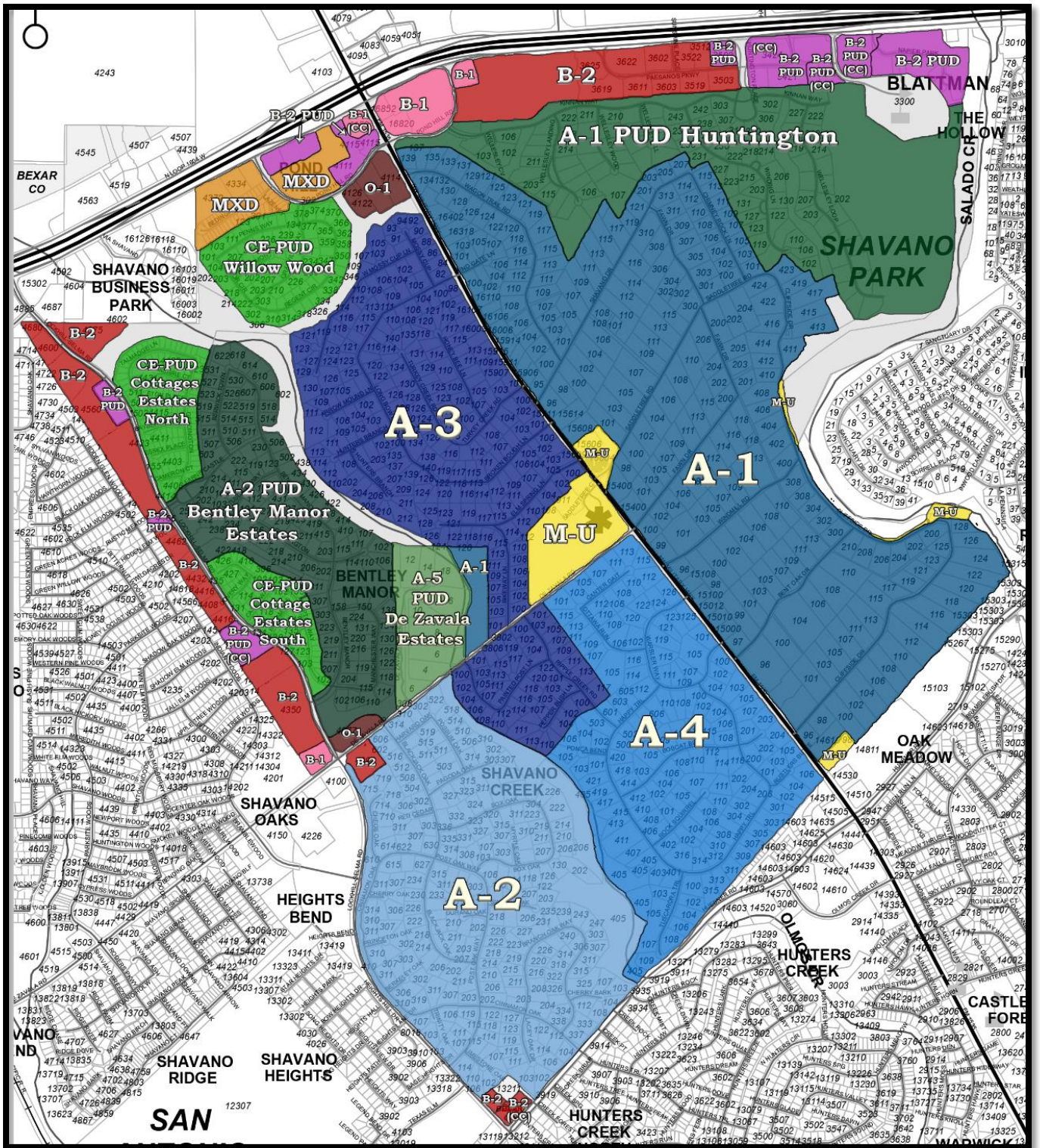
The City's newer residential developments are all either Planned Unit Developments (PUDs) or are zoned as Mixed Use zoning districts (MXD). These PUDs and MXDs give developers flexibility in designing and building quality gated communities that provide multiple home and lot configurations [to families](#). For details on these neighborhoods, see page [X](#).

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

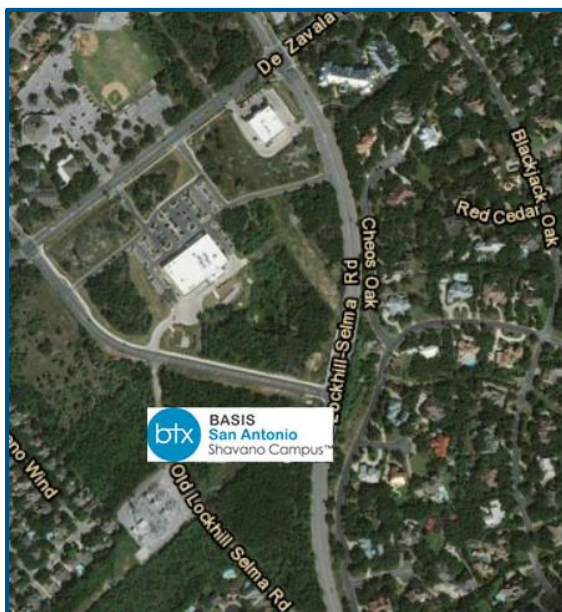


School District Local Schools

Shavano Park is entirely within the Northside Independent School District (NISD), an award-winning school system and one of [San Antonio South Texas's](#) premier school districts. NISD [is the state's fourth largest school district, covering 355 square miles, operating 117 public schools and enrolling 106,066 children in 2017-2018 school year.](#) ~~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. NISD Northside Independent School District provides an excellence in education and is an accredited school district. Recognized rated school district~~ by the Texas Education Agency. [The accreditation status is based on the academic accountability rating and financial ratings.](#)



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~~ [boasts](#) 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 ~~through~~ -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~~provides transportation services from numerous locations within Shavano Park to locations throughout the metropolitan area of the ~~Ceity~~ 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 ~~on~~in 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 ~~traffic at this intersection has increased 80% that there was an 80% increase in traffic at the intersection~~ in just ~~six~~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 ~~turn 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. 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 ease~~improve the traffic flow ~~in~~of our City.

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

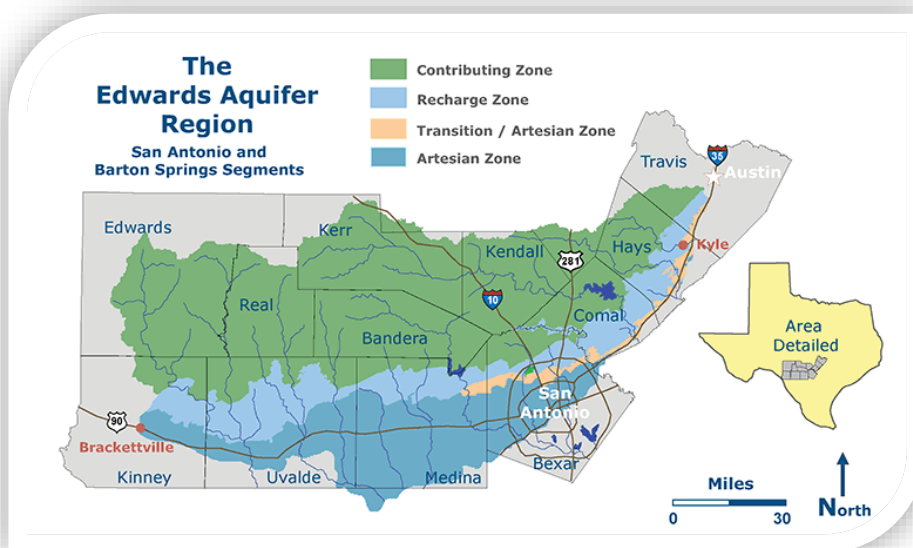
outdoor lighting impacting Camp Bullis. These regulations support the United States Army and the community of Shavano Park benefits from the reduction of light pollution in the City.



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 ([EAA](#)) and require Water Pollution Abatement Plans. The City considers protecting the Aquifer a serious duty, and ensures all developments meet EAA and [Texas Commission on Environmental Quality \(TCEQ\)](#) 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, ~~sixteen~~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-site~~ 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.

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~~ and 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

Residents have also expressed support of new exploration into sustainable development ideas. 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.~~

As of October 2015, all new residences ~~were~~ are required to be solar-ready. A solar-ready home is a residence that comes with pre-installed electrical infrastructure necessary for the installation of solar panels. By installing the necessary conduit and panels during construction, thousands of dollars are saved by a homeowner when installing solar panels in the future. The mandate costs builders around \$200 dollars: pocket change when compared to the thousands of dollars it would cost to install solar panels once construction of the home is complete. Shavano Park is one of the few cities in Texas to require all developers to build solar-ready homes.

In 2016, the City lowered the cost of purchasing solar permits to \$150 instead of using a valuation-based permitting fee that charged one homeowners a \$1000 to permit. This lowered substantially lowered the cost of installing solar panels for homeowners in Shavano Park.

Finally, t~~he~~ City also maintains and updates 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- and adopts the latest efficient heating & cooling building construction standards~~in the present and in the future.~~

Achievements and Awards



Scenic City

The City of Shavano Park has been recognized as a 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

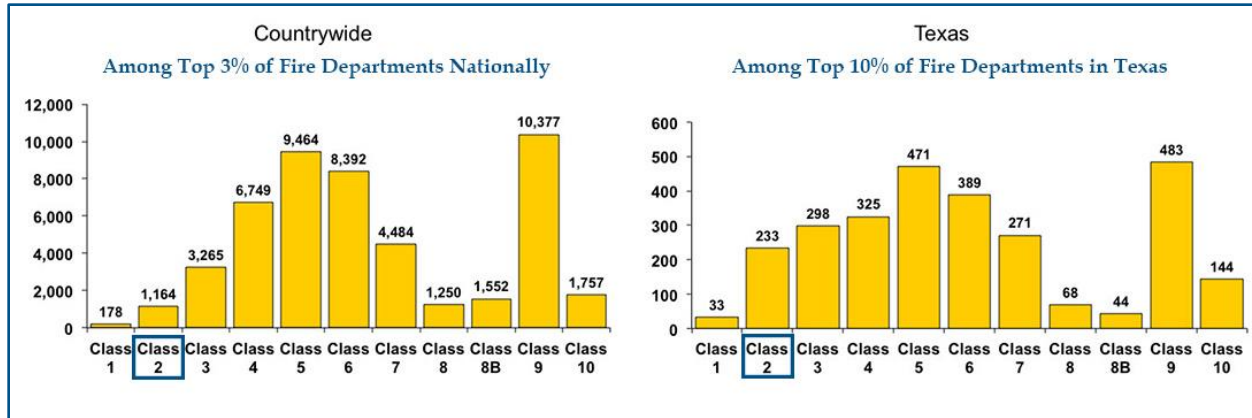
Shavano Park has been recognized as a Firewise Community by the National Fire Protection Association since 2016. The residents of Shavano Park are active participants in creating a safer community by engaging in wildfire risk reduction activities and by celebrating Firewise Day each year. [Since being recognized the City completed two projects to improve wildfire safety in the City. In 2017, the City created a one acre demonstration area of a Firewise forest on the City's Municipal Tract to show residents how to improve wildfire safety on their properties. In 2018, the City with the Texas A&M Forest Service created a Shaded Fuel Break along the borders of the Municipal Tract to reduce the likelihood that any wildfire on the tract would spread to nearby homes.](#)



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 [may](#) 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. . .



Texas Police Chiefs Association Law Enforcement Best Practices Recognition

On February 22, 2018 the City of Shavano Park 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.

Sidewalks & Bike Lanes



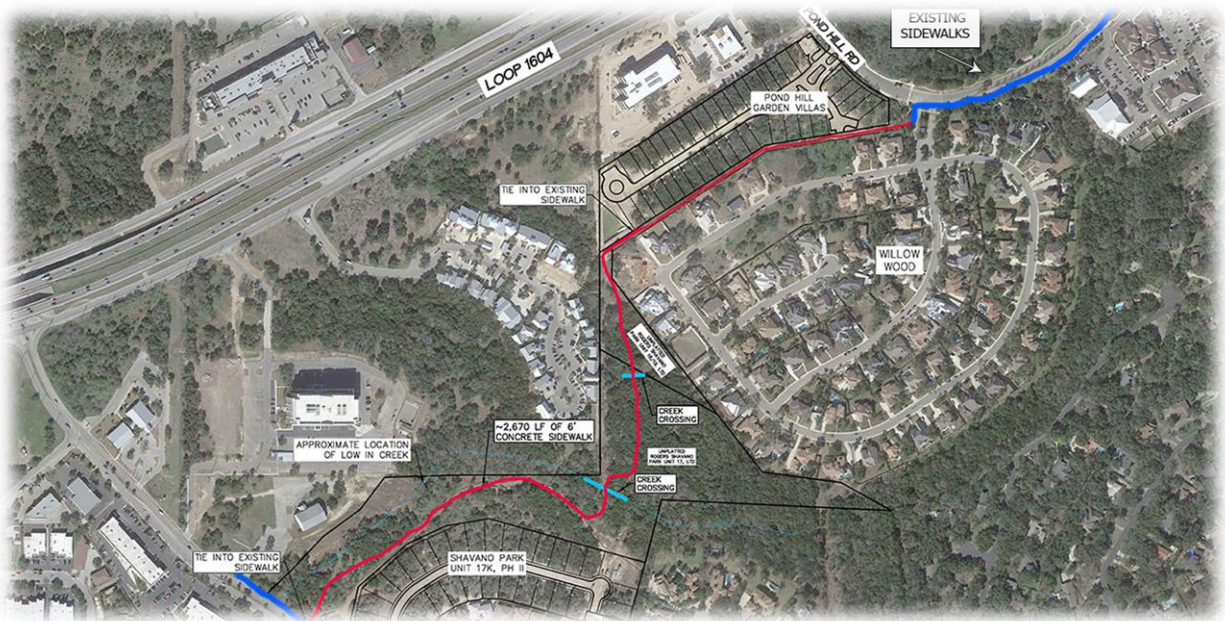
The 2010 Town Plan

The 2010 Town Plan called for a network of sidewalks, bike lanes, and trailheads to interconnect the City and provide access to nearby San Antonio pathways and parks. During the 2010 Town Plan discussions residents supported ~~growing~~increasing pedestrian and bicyclist accessibility in our City. Residents ~~wished for~~desired interconnected, safe, well built, and properly maintained pathways that would not conflict with the rural aesthetic of our City. ~~The Residents believed the~~ network of sidewalks and bike lanes ~~were believed~~could to enhance local property values and improve the community's ability to enjoy the City's natural beauty. This vision ~~of an interconnection network guided~~informed City actions in the coming years.

Current Sidewalk & Bike Lane Network

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

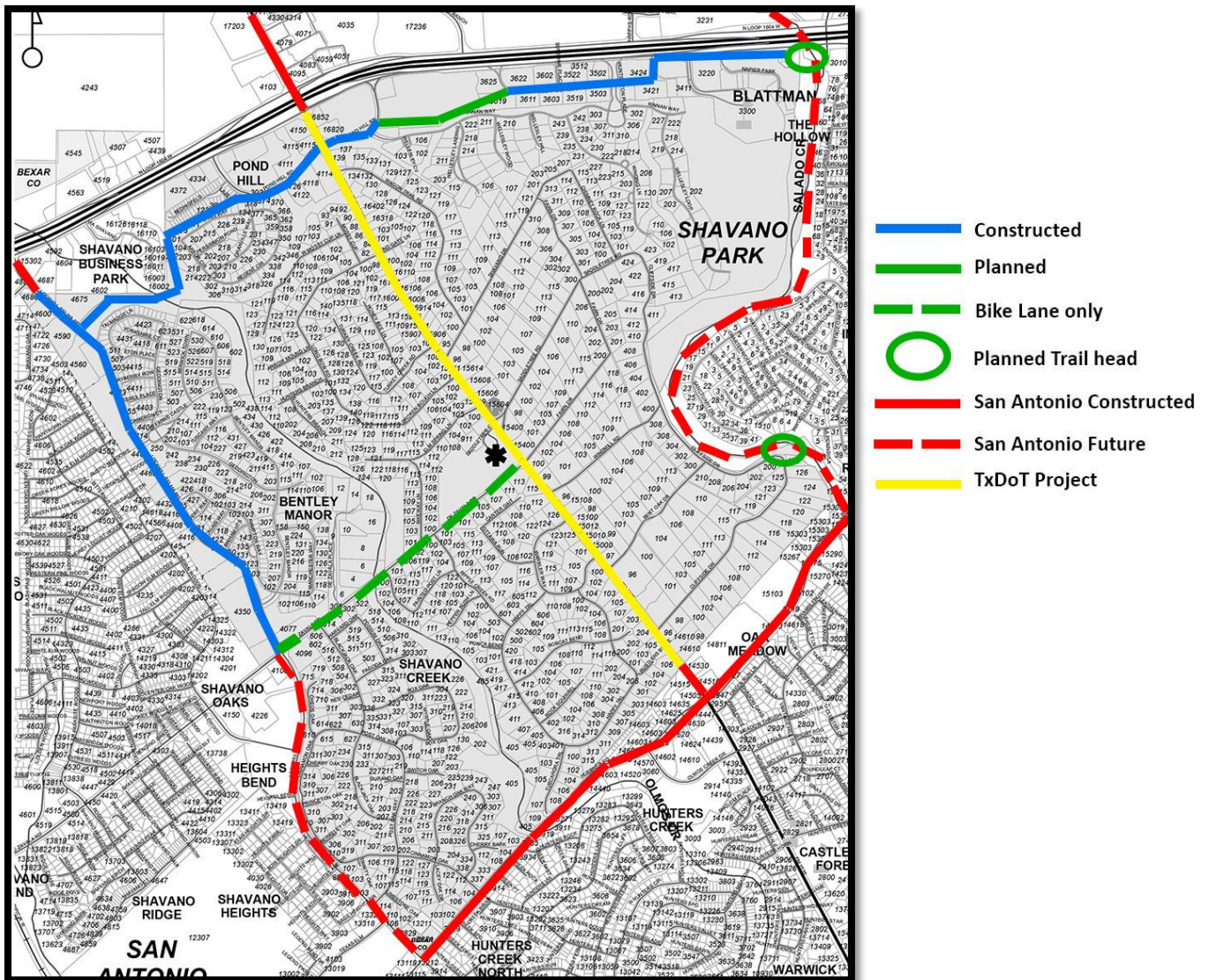
- Sidewalk from Lockhill Selma to Pond Hill



Sidewalk from Lockhill Selma to Pond Hill

- Sidewalks along Lockhill Selma ~~ending at~~ between Loop 1604 and De Zavala
- Two portions of the sidewalks connecting NW Military Highway to the future Salado Creek Greenway
- Bike lanes on De Zavala Road from Lockhill Selma to NW Military Highway

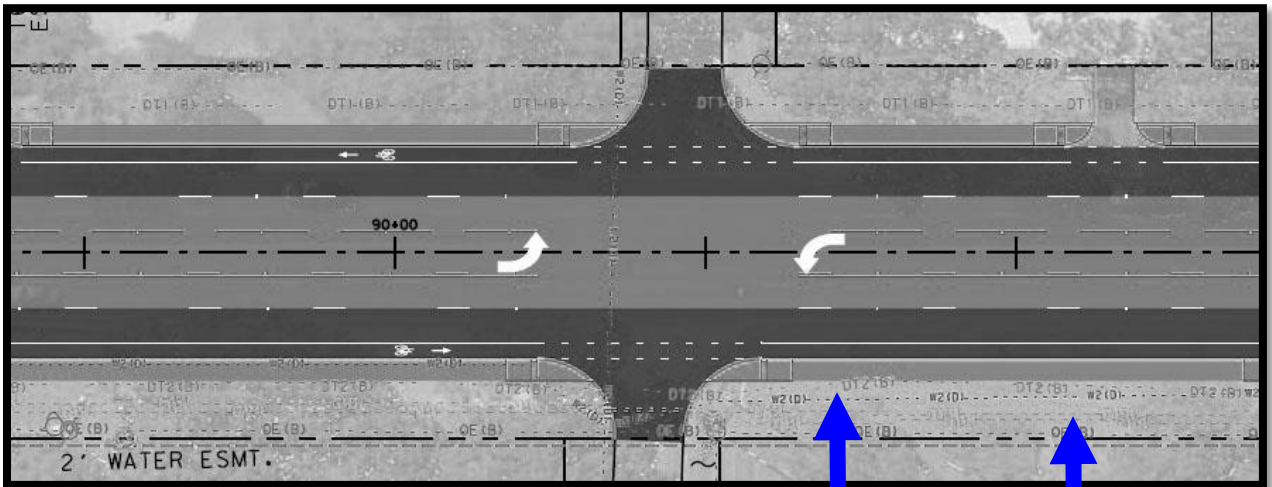
Map of Current Sidewalk & Bike Lane Network



Future Additions and Plans

In addition to these completed projects, the City 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 [Texas Department of Transportation \(TxDOT\)](#) NW



Military Improvement project slated to begin in Fall 2020 by the Texas

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)

Department of Transportation.

Sidewalks next to roadway curb

- A sidewalk along Lockhill Selma from De Zavala Road to Huebner Road. This portion of the sidewalk 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 this 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 and the surrounding streets. On street Bike Lanes along Cliffside

- A connection from NW Military Highway to the future Salado Creek trailhead. 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 [future development in the future](#). [This portion Sidewalks](#) will be constructed in conjunction with



*Huntington sidewalk (in red)
(Note path is subject to change)*

[the land's the property's](#) developments.

- 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



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

planned future trailhead of the Salado Creek Greenway east of Blattman Elementary School.

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 [22.716-4](#) mile stretch of trail that extends from Huebner Road, through Hardberger Park, to McAllister Park, to John James Park, and 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, [the City of](#) 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 [City of](#) San Antonio portion is constructed in 2018 – 2019.

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 Roads.
- Continue to study the need and viability and Budget for a preliminary engineering report for dedicated sidewalks on De Zavala Road.
- Determine funding and project scope required for a dedicated sidewalk on De Zavala Road.

The City intends for the trail connection near Cliffside to be used by Shavano Park residents and will not create a dedicated public parking area on Cliffside. During the Town Plan public hearings residents expressed concerns about safety and parking. The City is committed to evaluating the situation and taking necessary actions once the San Antonio portion is constructed and in use by the public.

NW Military Highway



History

NW Military Highway (FM 1535) is an 8.2 mile stretch of State Highway running from Loop 410 to Camp Bullis. This roadway dates from the 1950s and was built to connect Camp Bullis to the City of San Antonio. Since the 1950s, this roadway has grown to be a key artery for north Bexar County, with approximately 1.8 miles of NW Military Highway running through the middle of the City of Shavano Park. It has changed from being a quiet two lane road used for military purposes into a busy thoroughfare connecting Loop 410 with Loop 1604.

The 2010 Town Plan addressed NW Military Highway by concluding, *"Throughout the planning process, the citizens of Shavano Park strongly expressed their desire and support for the City to take control, to the greatest extent possible, of the decision-making process for development, design, and the look and feel of the impact of the future improvements to NW Military Highway. The citizens of Shavano Park want NW Military Highway to essentially be the 'Main Street' for Shavano Park and effectively be designed to support the rural look and feel the citizens want for the City. In addition, the citizens do not want NW Military Highway to further bisect the City or generate a perception that it separates one section of the City from another section."*

This vision was the guide for the City as it built a way forward towards improving the safety & traffic flow on NW Military Highway.

Building a Way Forward

As a part of the 2010 Town Plan's action steps, in 2011 the City contracted a Traffic Study on NW Military Highway to determine present and future traffic conditions. The Study counted 11,900 vehicles a day for Shavano Park's portion of NW Military Highway and also accurately predicted that by 2016 traffic would increase by nearly 50% to 17,400



Exhibit from preliminary schematic of improvement project

vehicles a day. By 2017 traffic counts were already at 18,365 vehicles a day - an increase of over 5% in vehicle traffic in just one year. With the accelerating rate of developments along Loop 1604, all future projections call for continuing increases in traffic on NW Military Highway. It is clear the City needs to take action to ensure the safety of residents that both live on and travel on NW Military Highway.

In 2015, the City Council approved a partnership with Texas Department of Transportation (TxDOT) for improvements to NW Military Highway. TxDOT agreed to submit a NW Military Highway improvement project on the

City's behalf to the Alamo Area Metropolitan Planning Organization (MPO) for federal funding, provide the required 20% local match for the construction, provide payment for all non-construction related costs, and oversee construction of the project. In 2015, the Planning & Zoning Commission and the City Council developed a consensus for the City's future vision of NW Military Highway and provided it to TxDOT. In the spring of 2016, the City's project was funded by the MPO through a combination of federal and state dollars. The project is slated to begin construction in the fall of 2020 and construction will be overseen by TxDOT.

The 2020 Improvement Project

Beginning in 2017, the City began holding planning meetings with TxDOT on the design and development of the project. As of April 2018, TxDOT is engineering and designing the 60% schematic design – a significant step in the engineering process. The TxDOT plan thus far differs from the City's consensus document in one primary aspect: it currently provides for on-street rather than off-street sidewalks. The TxDOT plan, however, is otherwise consistent with the City's vision, and includes on-street bike lanes, road curbs, and a continuous 2-way center turn lane. City staff intends to continue to meet with TxDOT and stress the City's desire for off-street sidewalks that would meander around roadway trees to increase the safety of our residents walking along NW Military Highway and to save as many trees as possible.

NW Military Hwy Improvement Project

(Huebner Road to Loop 1604)

Existing Conditions

- Approximately 2 miles
- 4-lane road without a continuous center-turn lane
- Turn lanes exist at Huebner Road, De Zavala Road, and approaching Loop 1604

Planned Improvements

- Addition of a center-turn lane
- Addition of sidewalks and bicycle accommodations
- Intersection improvements

Considerations

- Safety and mobility
- Trees and landscaping
- Drainage

Crash Data Reported (from 2012 to 2017)

- 146 minor crashes and 7 major crashes
- 2 crashes resulted in fatalities

The City intends to joint bid with TxDOT any necessary relocation of the City's water lines. This joint bidding will reduce the costs for the City due to efficiency in financing and mobilization and provide unified management of the construction and utility work.

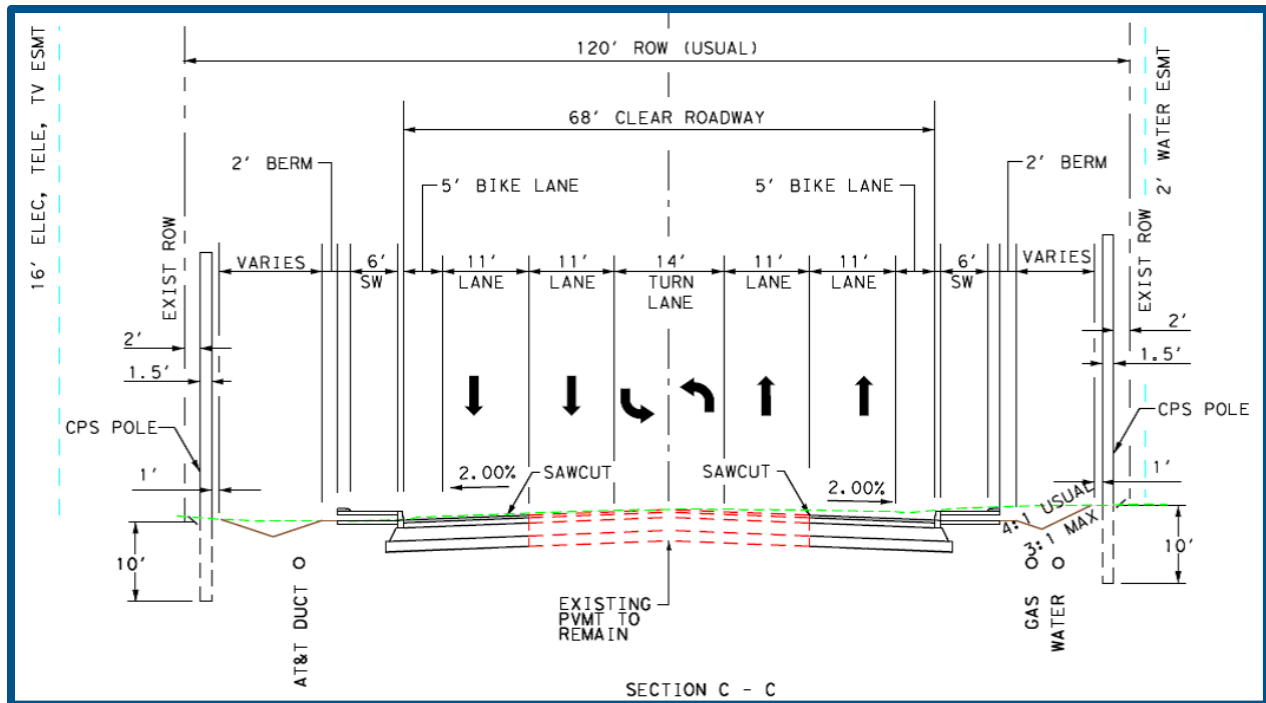
Even before 2015, when the City began coordination with TxDOT, the intersection of NW Military Highway and Pond Hill Road was a known safety hazard and a topic of discussion with TxDOT. The proposed improvements at the intersection are being included in the overall improvement project. The City's position is that a traffic control device is needed to ensure the safety of residents.



NW Military on a typical weekday afternoon

During its initial planning, TxDOT considered several options for the intersection including a restriction on left turns at the intersection. This option is not supported by the residents or the City. During the Town Plan update, residents strongly voiced their concerns regarding restricted left turns at Pond Hill and NW Military Highway. There is, however, strong support from residents for the implementation of a signalized intersection. The City has also requested that TxDOT place a 'No U-Turn' sign and create crosswalks at the intersection to improve resident safety and pedestrian accessibility.

After public comments received during the Town Plan Public Hearings, the City additionally requested that TxDOT place a crosswalk at the intersection of NW Military Highway and De Zavala Road.



A typical section of NW Military

Concerns for Upcoming Northwest Military Highway Improvements

The residents of Shavano Park expressed concerns about the upcoming improvements to NW Military Highway during the Town Plan update process. Residents gave feedback on the following concerns:

Noise and Access during Construction. The City and TxDOT understand that like all roadway projects, noise and limited access will be inconveniences during construction. The City will rely on TxDOT's considerable experience with roadway construction to apply best practices to reduce annoyances and inconveniences to residents. In addition, the City will listen to resident concerns during construction and try work with residents and TxDOT to remedy problems as they occur.

Loss of Trees and Rural Atmosphere. Residents expressed concerns that the widening of NW Military Highway would cause significant loss of large heritage trees and reduce the City's traditional atmosphere as a rural community. The City plans to continue to work with TxDOT to reduce the number of trees lost, although it is anticipated that a significant number of trees will be lost within TxDOT's right-of-way. After the project is complete, the City is committed to work with TxDOT to limit any future expansion of NW Military Highway.

Drainage. Considering the City's current drainage problems related to NW Military Highway, the residents of Shavano Park have shown concern about the effects that the project could have on increasing drainage and flooding in the future. The City will coordinate with TxDOT to ensure

storm water runoff does not increase for residents along NW Military Highway once the project is completed.

Water service during wWater line relocation. With the widening of NW Military Highway, the City as well as other utility providers, will have to relocate at least some utilities to ensure they are not located under the expanded roadway surface. The City intends to joint bid the water line relocation, placing the relocation under the considerable experience of TxDOT. The City will ensure that residents along NW Military Highway will maintain reliable water service throughout the water line relocation project.

Impact on dDriveways. Individual property owners will be able to meet and coordinate with TxDOT on the details of how the expanded roadway may impact ~~of~~ their property. The City staff will be available to assist as needed.

NW Military Highway – Issues and Action Steps

Issues:

- Safety of the intersection at Pond Hill Road & NW Military
- Loss of tTrees & rRural aAtmosphere
- Drainage worsening with increased impervious cover
- Scope and cost of water line relocation
- Alleviating noise and traffic congestion during construction
- Protect NW Military Highway from further widening after project is complete
- Reducing speed limit on NW Military Highway

Action Steps:

- Continue coordination and cooperation with TxDOT
- Ensure a signalized intersection at Pond Hill Road & NW Military Highway
- Mitigate tree loss in planning stages with TxDOT
- Coordinate with TxDOT to address drainage problems identified in Master Drainage Plan
- Determine contractor staging area during road project
- Pursue joint bid with TxDOT for relocation of water lines
- Determine scope & budget for water line relocation

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 ranging from the original established neighborhoods, built 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, Huntington, Willow Wood, and Pond Hill Garden Villas.



Old Shavano Park

Old Shavano Park is commonly referred as East and West sections. Residents consider Old Shavano Park to be comprised of two sections: East and West. 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 five5 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 a minimum lot size of 0.7 acres. It includes residential neighborhood north of the Municipal Tract to the West of NW Military as well as the homes along Ripple Creek, Pepper Bush and Painted Post south of De Zavala Road.

Old Shavano Park is entirely on the Shavano Park Water System. The Shavano Park Water System serves both sections



of Old Shavano Park. All lots have homeowner-owned and maintained septic facilities for sewage.



Shavano Park Estates

Shavano Park Estates is the third oldest community in Shavano Park. The [Shavano Park Estates neighborhood](#) has a minimum lot size of [one](#) 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 [Homeowner's Association](#). [The Shavano Park Water System serves all homes in the Shavano Park Estates. All lots have homeowner owned and maintained septic facilities for sewage.](#) ~~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 luxury homes on .7 minimum acre-sized lots. The existing community was annexed by the City in 2000. Located in the southwest corner of the City near the intersection of Lockhill Selma and Huebner Roads, Shavano Creek is a collection of luxury homes with minimum lot sizes of 0.7 acres. The City annexed the existing neighborhood in 2000.



The community has its own homeowner's Association and offers a sleepy suburban atmosphere. Shavano Creek receives its water and sewerage service from the San Antonio Water System.



De Zavala Estates

De Zavala Estates is a small [gated](#) subdivision of eight homes on De Zavala Place Road with its own [hHomeo-Owner's aAssociation](#).

De Zavala Estates was an existing neighborhood annexed by the City in 2000. The quiet De Zavala Estates neighborhood offers a gated entry and secluded quality of life in a suburban setting. [Lot sizes range from two to six acres](#). The neighborhood receives its water service from the San Antonio Water System. [All lots have homeowner owned and maintained septic facilities for sewage](#).



Bentley Manor

This gated subdivision is located off of Lockhill-Selma Road between DeZavala Road and Loop 1604 on the western side of Shavano Park. The area was City annexed the land by the City in 1999 before Bentley Manor was developed and thereafter developed. The entire property has 323 homes. It is a family friendly neighborhood in a beautiful, peaceful, tranquil and heavily landscaped enclave.

Bentley Manor 323 homes located in subdivision has three distinct but cohesive communities.

The first section is called "The Cottages" and is comprised of zero lot line homes of approximately 2,500 to 3,500 square feet in size.

The second section is called "The Villas" and is also comprised of zero lot line homes of approximately 2,800 to 3,800 square feet in size.

"The Estate" section is comprised of large sized lots of approximately one acre that contain homes ranging from approximately 4,000 to 9,500 square feet in size.

Bentley Manor's water and sewer service is provided by San Antonio Water System (SAWS). The neighborhood gets its water from San



~~Antonio Water Systems (SAWS) and not from Shavano Park Water System.~~

Huntington

Nestled in the northeast corner of Shavano Park, Huntington is a luxurious gated estate community boasting large acreage homesites amid majestic settings and stunning vistas, with the estate-sized lots are positioned wide to insure privacy and create a palatial feel for each homesite. The neighborhood area is a recent residential development of premier custom-designed homes that will eventually encompass 142 homes. 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 gated access and clock tower, giving the neighborhood an elegant entrance and a sense of arrival. Huntington's water and sewer service is provided by San Antonio Water System (SAWS).



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~~ This gated community is situated on a 49-acre tract of land and has 93 custom-built homes. Located off of ~~to~~ NW Military Highway and Loop 1604 commercial areas, Willow Wood ~~It is also~~ within walking distance of the Shavano Park tennis club, ~~offering a great amenity to~~

for tennis lovers. ~~The neighborhood offers estate style homes that are custom built.~~ Willow Wood receives its water and sewage-sewer 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 provide a secluded luxury lifestyle, ~~but~~ and like Willow Wood, it 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 it's water and sewerage service from the San Antonio Water System.



Residential Development – Issues and Action Steps

Issues:

- Maintain~~ing~~ the single-family residential neighborhoods with a mix of rural heritage homes and modern gated communities.
- Preserve~~ing~~ the rural and small town character of the City's neighborhoods.
- Restrict 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 the prime north central area of metropolitan San Antonio. All undeveloped commercial land is owned by one developer who works closely with the City by providing upscale developments for our residents and develops upscale buildings and facilities. The City's mission vision is to maintain its existing rural character, charm, and quality of life while adding tax revenue and local services from

future commercial developments.

The cCommercial property is located primarily along the Loop 1604 frontage road 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 a variety of shopping centers, restaurants and medical facilities are 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 Highway remains residential and zoning restrictions ~~is not redeveloped~~ prevent future redevelopment for commercial use.



Huntington Office Building along Loop 1604 Frontage

Future Development

There ~~remains~~ 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. An The approximate 2 acre size lot on 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 Road and De Zavala Road



5. Pond Hill West Office & Restaurant



6. Napier Park Offices to the east of Blattman Elementary

Commercial Development – Issues and Action Steps

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~~ encouraging sustainable development without additional cost to the City.

Action Steps:

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

Flooding and Drainage



Flooding and Drainage

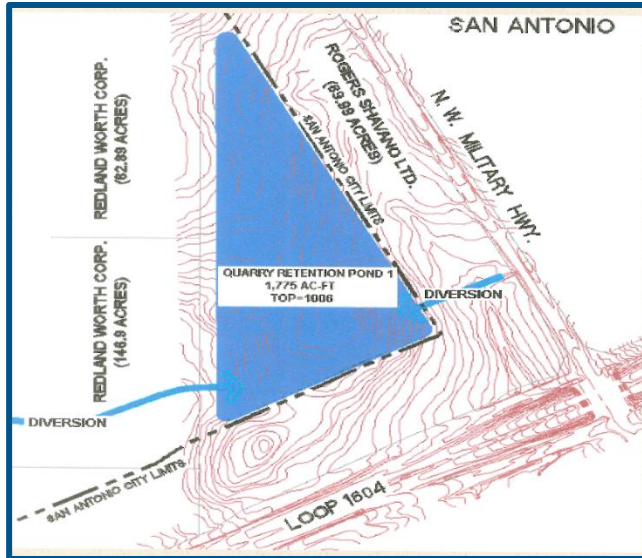
Some of the land north of Shavano Park drains into Olmos Creek, which is the major watercourse of the upper San Antonio River watershed and flows through Shavano Park. The storm water drainage system serving most areas of Shavano Park consists of overland flow to natural drainage ways or to unlined open 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 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 engineering study guided City efforts to provide necessary drainage infrastructure 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 ~~ten~~10 inches of rain, and in October 1998, ~~the City~~ received approximately 15 inches of rain. Compounding the problem is the continuing 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~~referenced of two completed drainage improvement ~~projects~~. From 2012 to 2015 the Planning & Zoning Commission maintained a drainage subcommittee who conducted interviews with residents and other field work. This work laid the foundations for City efforts ~~from~~ 2016 ~~to~~ —2018.

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



Quarry Retention Pond

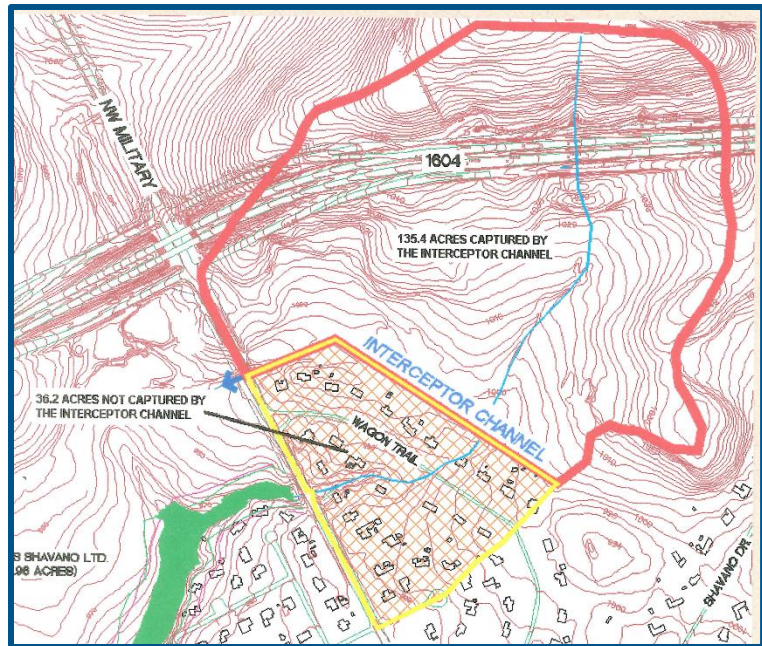
In 2010 the City's primary developer completed construction of the Quarry Retention Pond. This pond channels water from the area northeast of Loop 1604 and NW Military Highway to a triangle shaped retention pond. The channel connecting to the culvert under NW Military Highway alleviates flooding in the 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

The same developer constructed an interceptor channel to control periodic flooding to homes along Wagon Trail and accommodate storm water runoff from the development of Huntington. 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 Planning & Zoning drainage subcommittee presented a Drainage Prioritization Concept to City Council after years of interviews with residents and other field work. In response, 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.

Equipped with the ~~d~~Drainage subcommittee's plans and previous ~~d~~Drainage studies the City ~~in 2017 sought to~~ enhanced its engineering services and hired KFW Engineers and Surveying as the City Engineer in 2017. Their first task was to complete a Master Drainage Plan using the ~~d~~Drainage subcommittee findings -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 in 2018 dollars (note some of the larger projects were given lower alternative costs estimates as a minimum):

Drainage Projects	Estimate - Full	City Estimate - 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 Reserves
				\$ 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

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.

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.

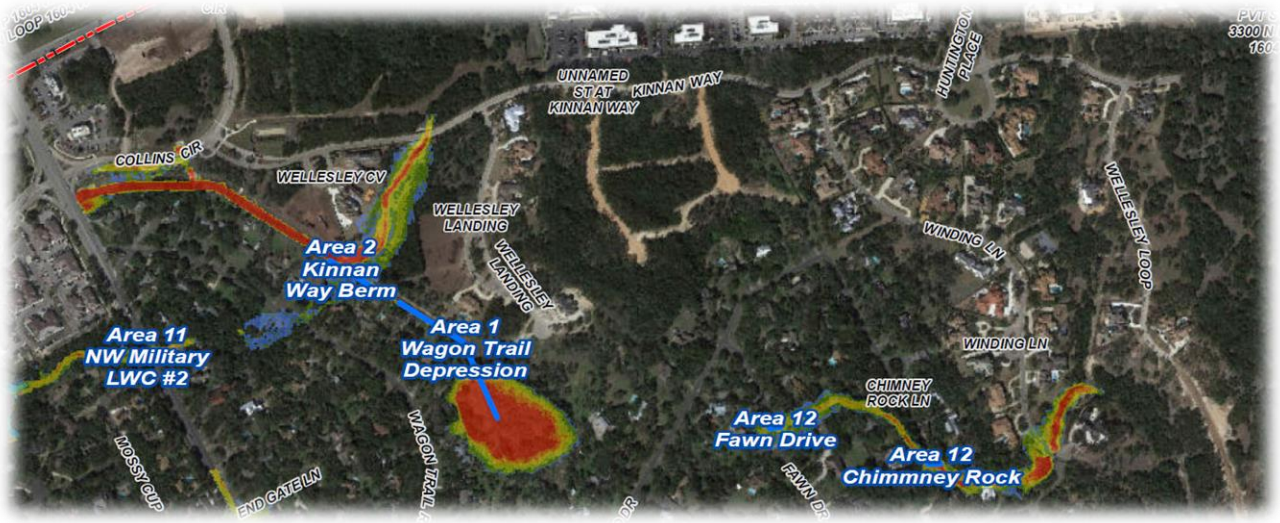
Action Plan

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. [Note that estimates are in 2018 dollars and are subject to change based upon inflation, scope and market conditions in the future.](#)

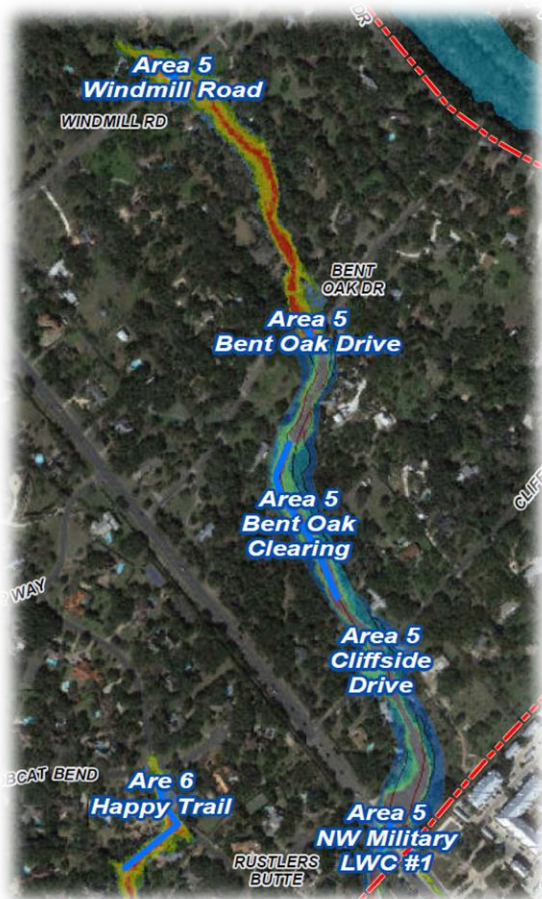
Phase 1: This includes tackling three small scale drainage projects as well as two low water crossings (LWC) on Chimney Rock Lane and Fawn Drive. These LWCs are near one another and their proximity will allow projects to be bid together saving on mobilization costs. The City has already begun Phase 1 by placing an order for the survey and design of the culverts to be installed on Chimney Rock and Fawn. In addition, [City](#) 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.

Estimate	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
Phase 1 Cost	\$ 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
Phase 2 Cost	\$ 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
Phase 3 Cost	\$ 9,044,000
Total Cost	\$ 10,002,400



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



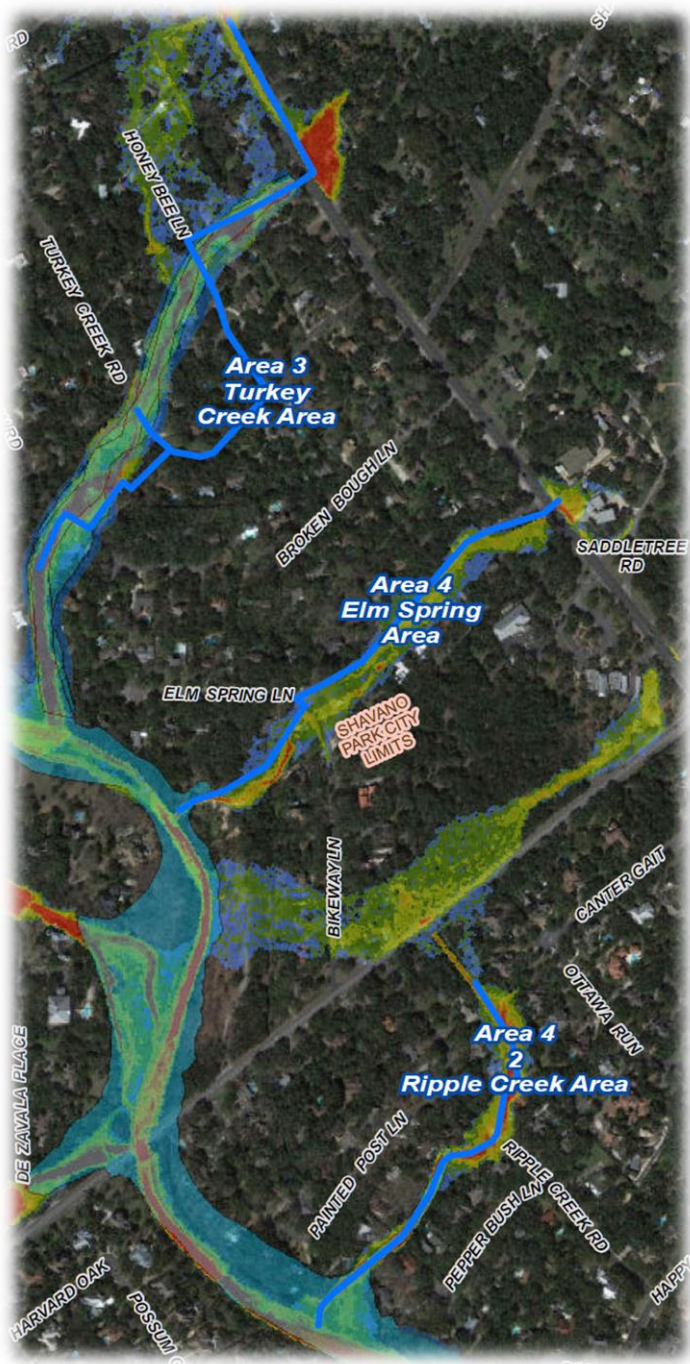
Projects in Phase 2 include two culverts in Area 5

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~~ perform a cost-benefit analysis 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 This final phase is designated for future possible projects, 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 remain a long-term issue for community.
- Project costs require funding beyond current City reserves.
- Some pProjects may require difficult acquiring of drainage easements from residents.
- Residents seeking rapid action by

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.

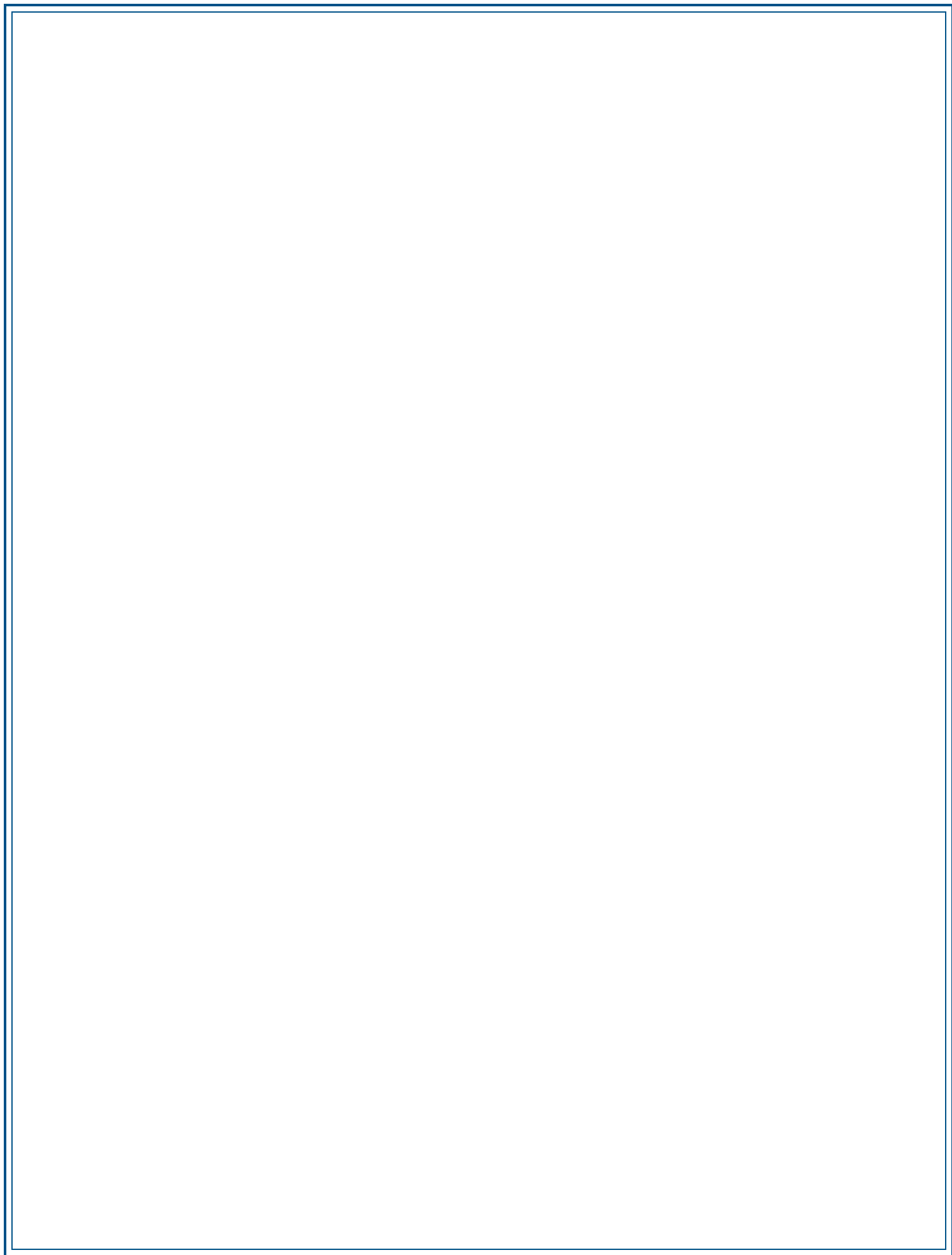


TOWN PLAN

CITY OF SHAVANO PARK



2018



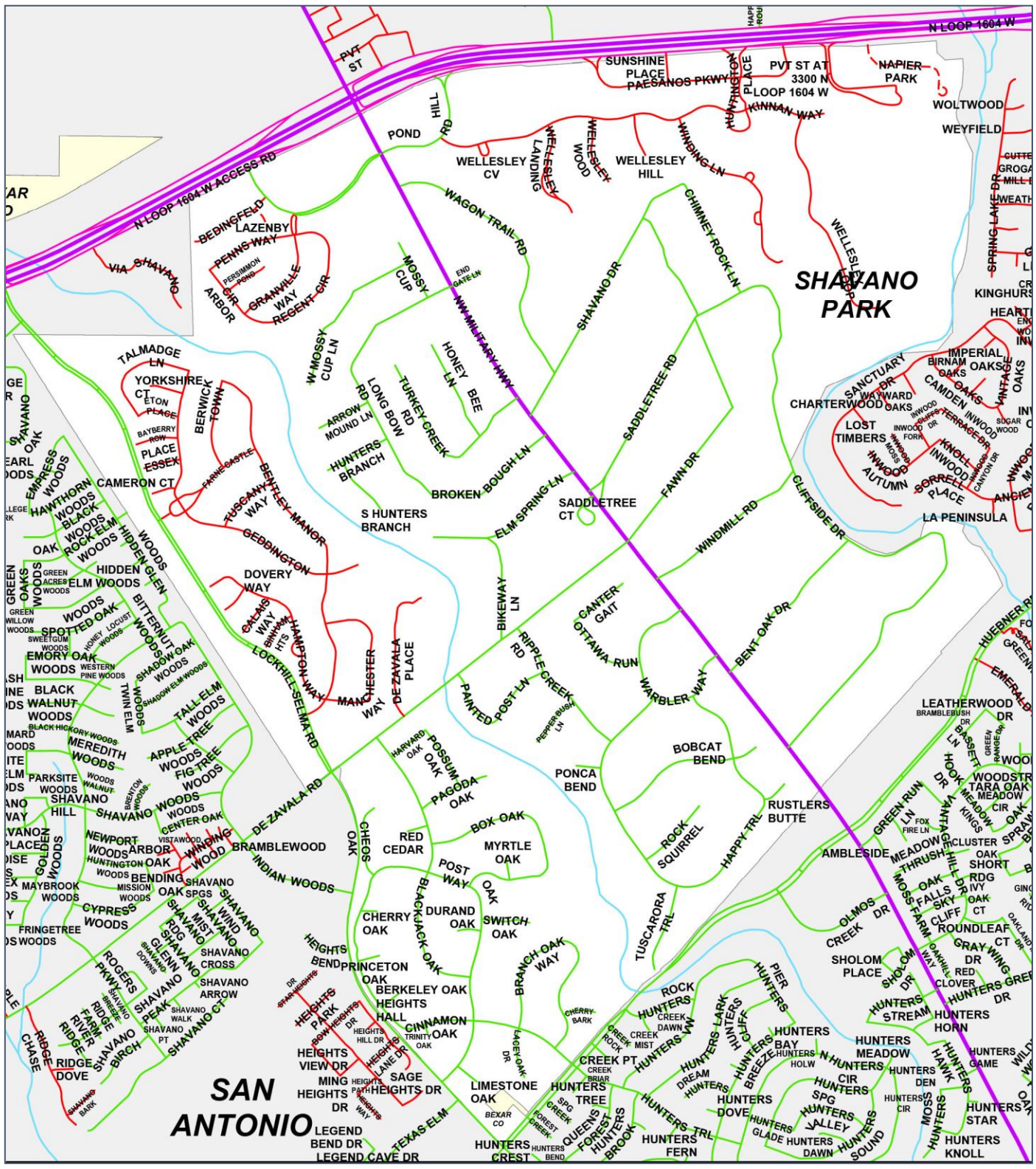


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Introduction



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 long-term 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: sidewalks and bike lanes; the City's 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, City Council, and residents. 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 regarding how and where residents may participate. This mix of online and face-to-face input allowed residents multiple opportunities to participate at their convenience. 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 at public hearings 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 affecting the City will be consistent with the policies established in this Plan. If City Council approves future projects which differ from the Plan's original intent, the City Council will amend the Plan to reflect those changes.

On March 27, 2017, the City Council directed the Planning & Zoning Commission to update the 2010 Town Plan, thus initiating this process.

Community Vision and Strategic Goals



Developing our Community Vision

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



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 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, to be a permanent home for many generations, to provide a welcoming community for premium businesses, and provide first-class services to our community. This involves supporting community events, encouraging citizen involvement, and providing the amenities necessary to retain current residents and attract future ones.

Second, Shavano Park *preserves and celebrates its natural setting and small town traditions* amid the surrounding area's urban growth. The City embraces our past as a small rural community while recognizing the challenges of the future, especially concerning 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 resulted. The following are the City's strategic goals:



1. Provide excellent municipal services while anticipating future requirements;
2. Provide and protect 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 residents; and
8. Mitigate storm water runoff.

These broad aspirational goals should guide all City actions. Each budget year the City Council, with input from City staff, determines a number of actionable objectives under each goal. Each

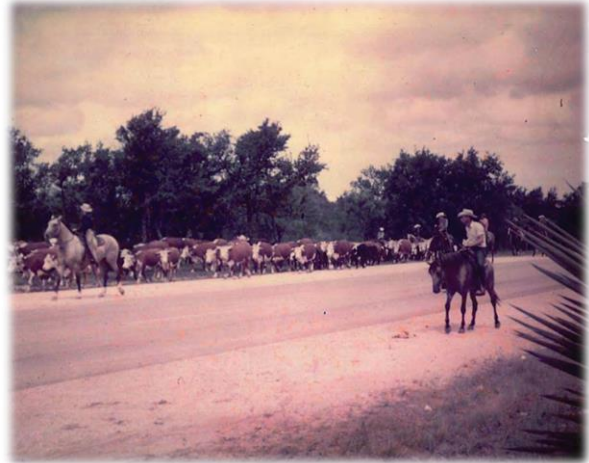
year the City Council evaluates the City Manager on the progress toward and achievements of these goals.

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 twelve 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, the San Antonio and Aransas Pass Railway established a small rail station and switch. During that period, 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 grew to nearly to 100 resident, before beginning a gradual decline.



1958 Cattle Drive on NW Military Highway

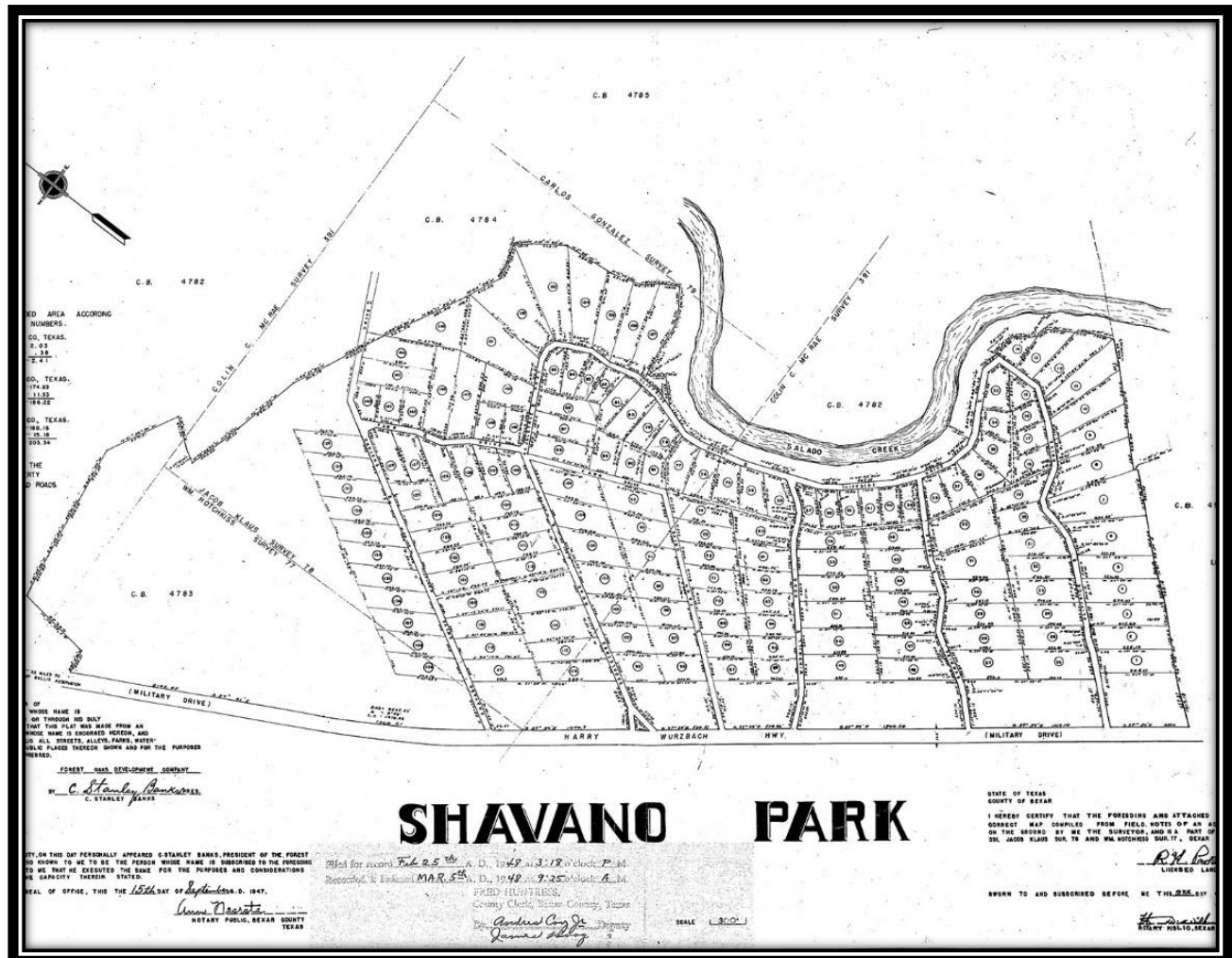


Shavano Park Volunteer Fire Department in 1952

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 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
- Promote City identity & image
- 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 explore solutions to community threats.

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 the City is dedicated to sustaining large lots with single family homes, so the City's population is expected to remain stable in the future. The City's zoning prohibits 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, proximity to two major highways (Loop 1604/IH 10) and Wurzbach Parkway, the prestigious Northside Independent School District, easy commutes to employment centers and the 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 degree or higher	2,968	97.8%	81.9%
Bachelor's degree or higher	1,979	65.2%	25.8%
Military 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		24.8
Median household income (in U.S. dollars)	\$159,583		\$49,646
Median family income (in U.S. dollars)	\$177,750		\$58,142
Per capita income (in U.S. dollars)	\$89,348		\$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. These property values are high because the community is safe, secure, has large lots, and enjoys 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.

Existing Conditions



Ad Valorem Tax Rate

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 lower than many neighbor Bexar County cities and the Texas average, but the City still offers superior services in fire, emergency medical services, police, and public works. The City of Shavano Park, however, does not have a Parks department or other common public facilities like parks, swimming pools and community centers. Shavano Park residents do however enjoy nearby public spaces in San Antonio such the Phil Hardberger and Eisenhower Parks.

<u>City</u>	<u>2017 Rate</u>
San Antonio	0.558270
Hollywood Park	0.510081
Castle Hills	0.501345
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>

Source: Bexar Appraisal District

Texas Average 2016
Rate

0.494406

*Source: Texas Comptroller
of Public Accounts*

In addition Shavano Park residents pay ad valorem tax rates to a number of other jurisdictions. The jurisdictions, their tax rates are and their percentage of a resident's tax roll are below (note all tax year 2017 figures):

Bexar County Flood Fund	0.012868	0.5%
San Antonio River Authority	0.017290	0.7%
Alamo Community College District	0.149150	6.2%
Bexar County Hospital District (University Health System)	0.276235	11.5%
Bexar County	0.291229	12.1%
<i>City of Shavano Park</i>	<i>0.287742</i>	<i>11.9%</i>
Northside ISD	1.375500	57.1%
Total ad valorem tax rate	2.410014	100%

Source: Bexar Appraisal District

Zoning

The City's zoning districts are designed so that residential and commercial developments meet the needs and desires of residents by providing for high-quality office, retail, and dining services and single family homes with both large and small lot configurations. Residential zoning is solely comprised of single-family residential classifications 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 located at the northeast and southeast corners of Lockhill Selma and De Zavala Roads.

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 (MXD). These PUDs and MXDs give developers flexibility in designing and building quality gated communities that provide multiple home and lot configurations. For details on these neighborhoods, see page X.

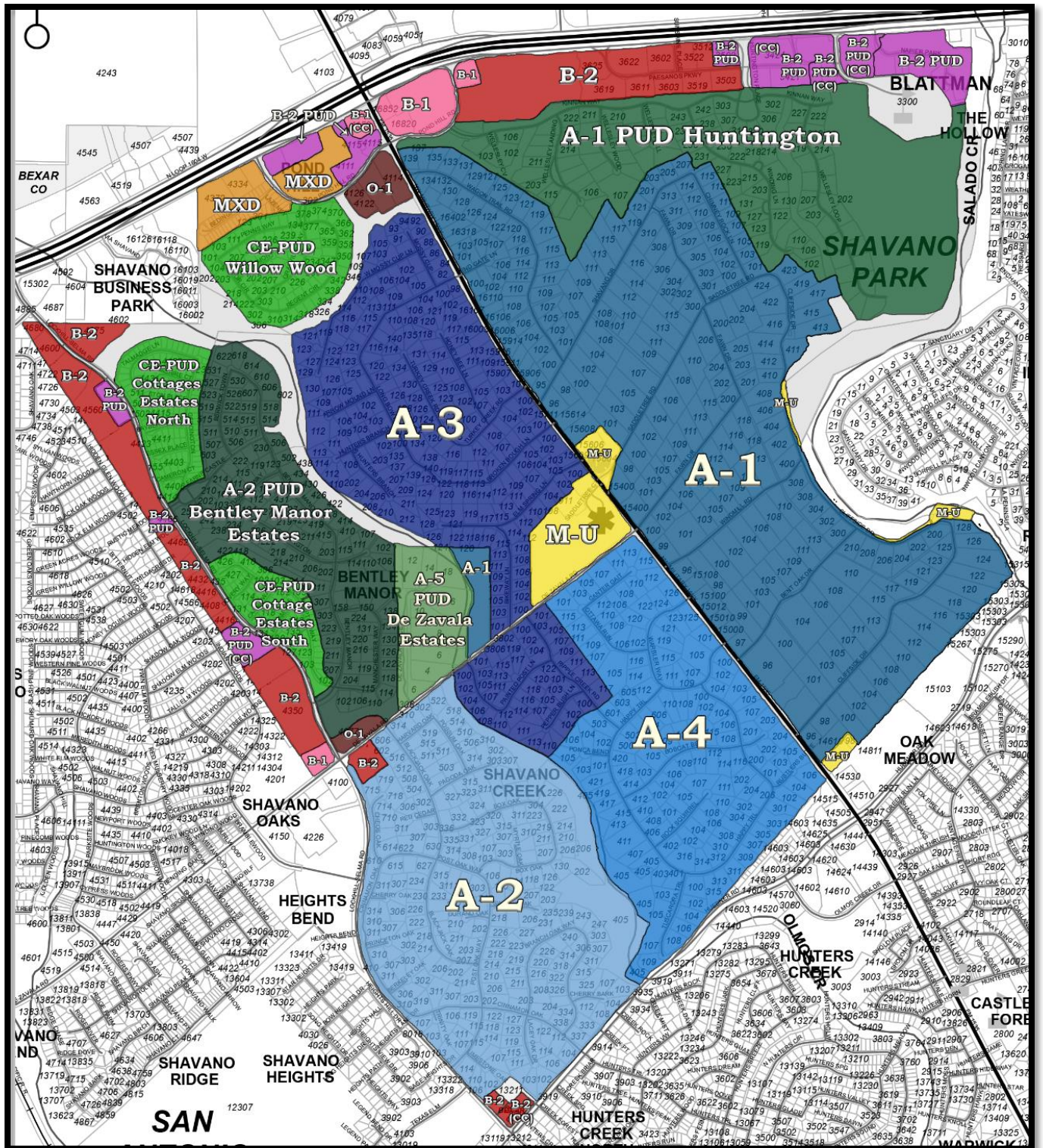
Zoning	Neighborhood
A-1 PUD	Huntington
A-2 PUD	Bentley Manor

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



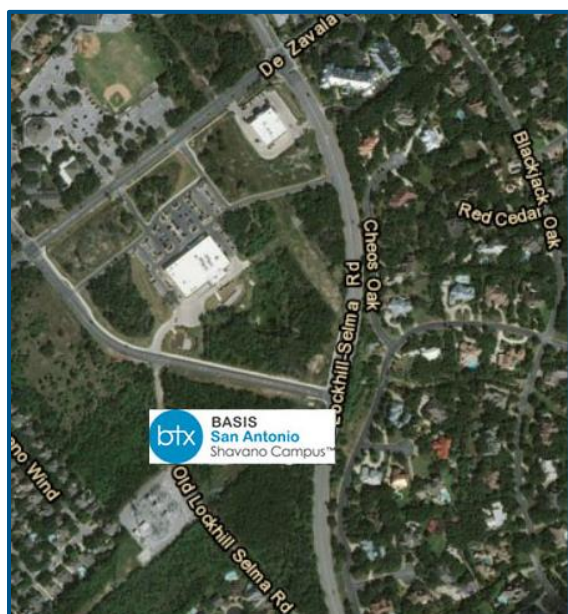
Local Schools

Shavano Park is entirely within the Northside Independent School District (NISD), an award-winning school system and one of South Texas' premier school districts. NISD is the state's fourth largest school district, covering 355 square miles, operating 117 public schools and enrolling 106,066 children in 2017-2018 school year. NISD provides excellence in education and is an accredited school district by the Texas Education Agency. The accreditation status is based on the academic accountability rating and financial ratings.



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 boasts 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 through 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 provides transportation services from numerous locations within Shavano Park to locations throughout the metropolitan area of the City of San Antonio.

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 on its main thoroughfares 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 traffic at this intersection has increased 80% in just six 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 turn 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. 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 improve the traffic flow in our City.

Dark Skies

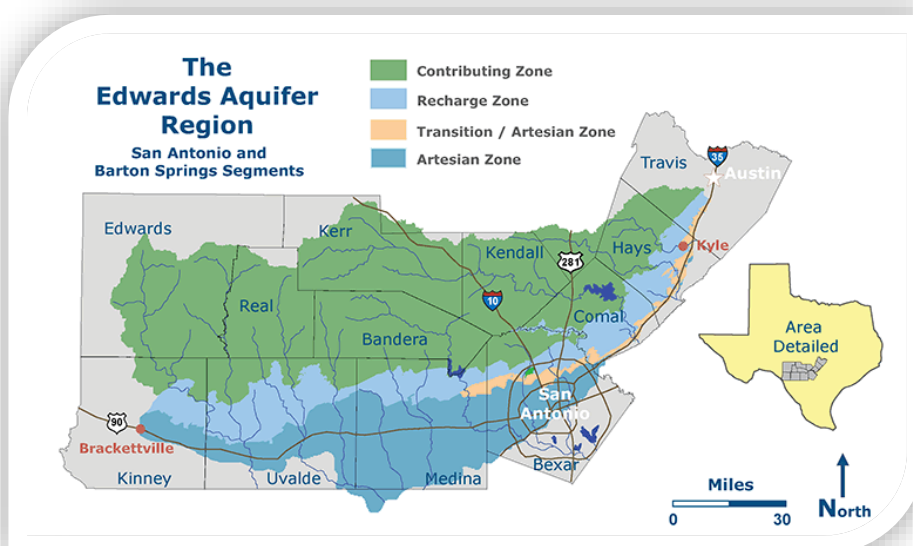
The United States Army expressed concern regarding its ability to conduct night training exercises because of excessive outdoor lighting within a five-mile perimeter of Camp Bullis. Shavano Park is located within this five-mile corridor, and in 2009, our City Council established regulations for outdoor 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 (EAA) and require Water Pollution Abatement Plans. The City considers protecting the Aquifer a serious duty, and ensures all developments meet EAA and Texas Commission on Environmental Quality (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, sixteen native trees are protected as heritage trees during commercial development. Commercial business developers are required to conduct a tree survey of the development site and identify the location and diameter of all heritage trees. During development, 25% of the collective diameter of trees 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.



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 and 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

Residents have also expressed support of new exploration into sustainable development ideas. The City plans to work with residents in this endeavor without creating a financial burden on the City's budget.

As of October 2015, all new residences are required to be solar-ready. A solar-ready home is a residence that comes with pre-installed electrical infrastructure necessary for the installation of solar panels. By installing the necessary conduit and panels during construction, thousands of dollars are saved by a homeowner when installing solar panels in the future. The mandate costs builders around \$200 dollars: pocket change when compared to the thousands of dollars it would cost to install solar panels once construction of the home is complete. Shavano Park is one of the few cities in Texas to require all developers to build solar-ready homes.

In 2016, the City lowered the cost of purchasing solar permits to \$150 instead of using a valuation-based permitting fee that charged one homeowners a \$1000 to permit. This lowered substantially lowered the cost of installing solar panels for homeowners in Shavano Park.

Finally, the City also maintains and updates 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 and adopts the latest efficient heating & cooling building construction standards.

Achievements and Awards



Scenic City

The City of Shavano Park has been recognized as a 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

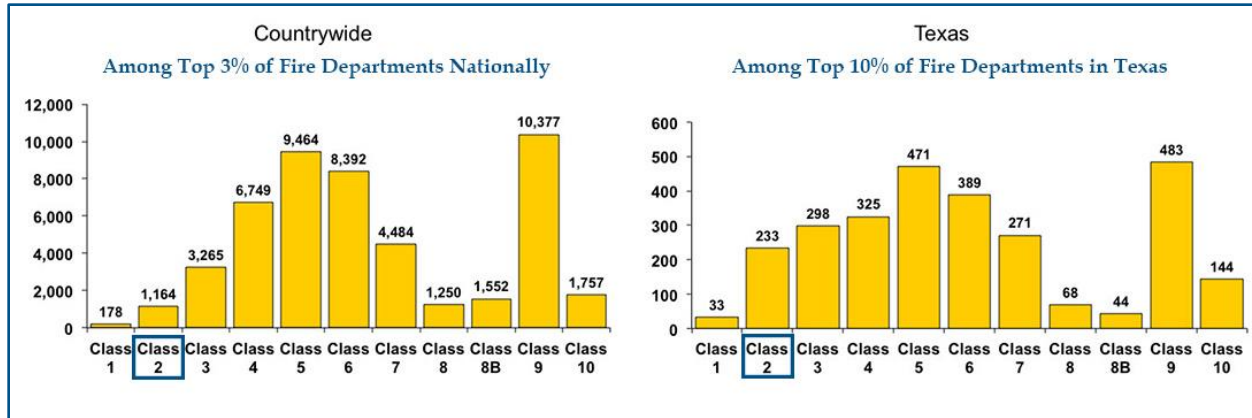
Shavano Park has been recognized as a Firewise Community by the National Fire Protection Association since 2016. The residents of Shavano Park are active participants in creating a safer community by engaging in wildfire risk reduction activities and by celebrating Firewise Day each year. Since being recognized the City completed two projects to improve wildfire safety in the City. In 2017, the City created a one acre demonstration area of a Firewise forest on the City's Municipal Tract to show residents how to improve wildfire safety on their properties. In 2018, the City with the Texas A&M Forest Service created a Shaded Fuel Break along the borders of the Municipal Tract to reduce the likelihood that any wildfire on the tract would spread to nearby homes.



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 may 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. . .



Texas Police Chiefs Association Law Enforcement Best Practices Recognition

On February 22, 2018 the City of Shavano Park 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.

Sidewalks & Bike Lanes



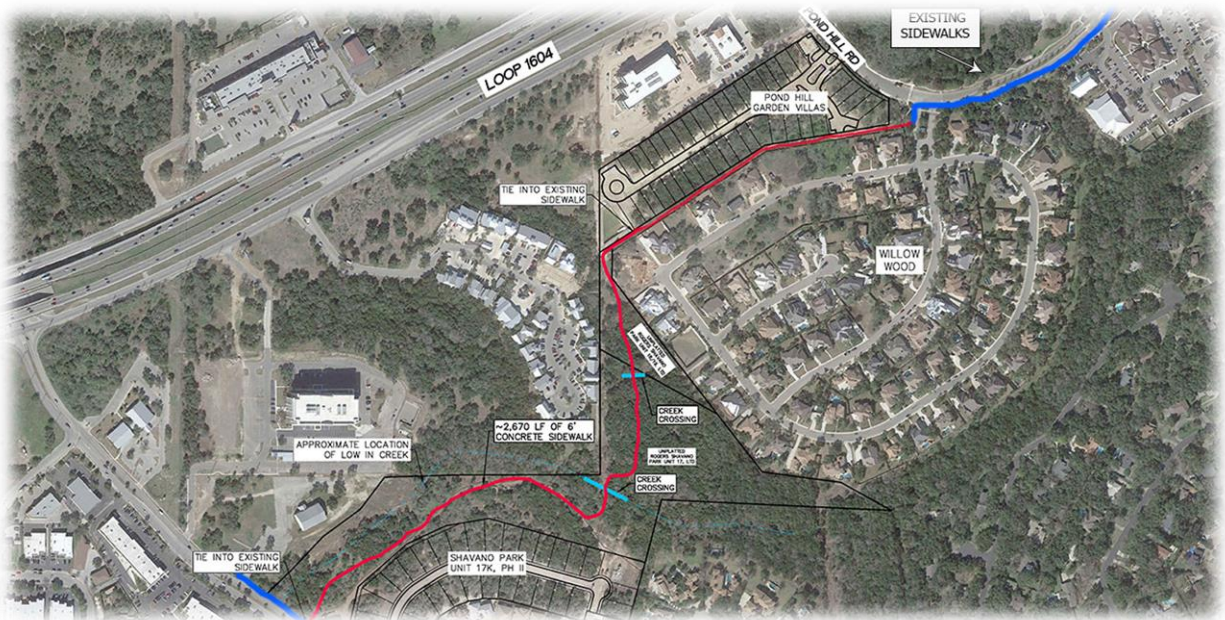
The 2010 Town Plan

The 2010 Town Plan called for a network of sidewalks, bike lanes, and trailheads to interconnect the City and provide access to nearby San Antonio pathways and parks. During the 2010 Town Plan discussions residents supported increasing pedestrian and bicyclist accessibility in our City. Residents desired interconnected, safe, well built, and properly maintained pathways that would not conflict with the rural aesthetic of our City. Residents believed the network of sidewalks and bike lanes would enhance local property values and improve the community's ability to enjoy the City's natural beauty. This vision informed City actions in the coming years.

Current Sidewalk & Bike Lane Network

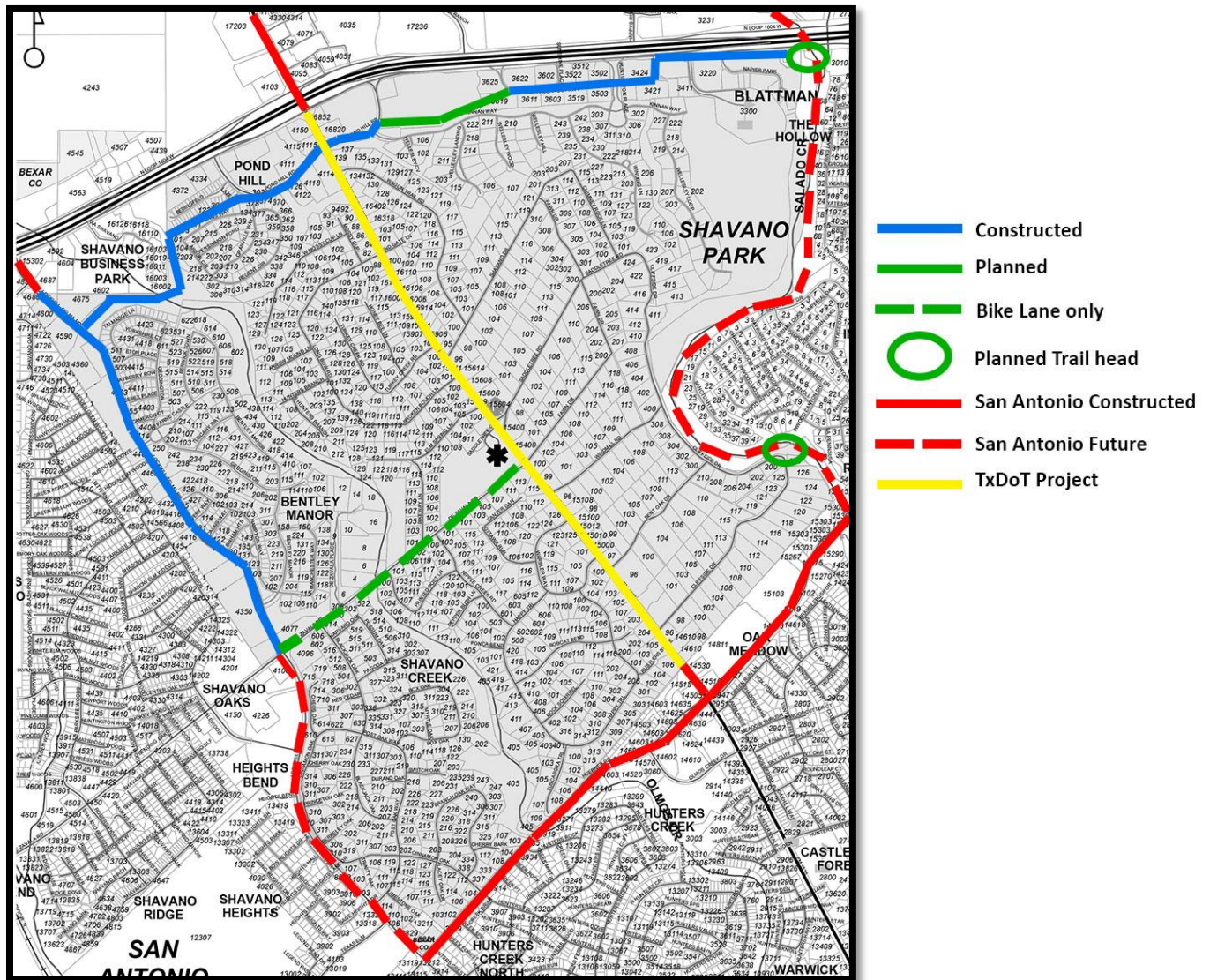
Since 2010 the City has made significant progress on the installation of sidewalks across the City. The City, with the assistance of Bitterblue, Inc., has completed construction of the following sidewalks and/or bike paths:

- Sidewalk from Lockhill Selma to Pond Hill



Sidewalk from Lockhill Selma to Pond Hill

- ## Map of Current Sidewalk & Bike Lane Network



Future Additions and Plans

In addition to these completed projects, the City 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 Texas Department of Transportation (TxDOT) NW Military Improvement project slated to begin in Fall 2020.

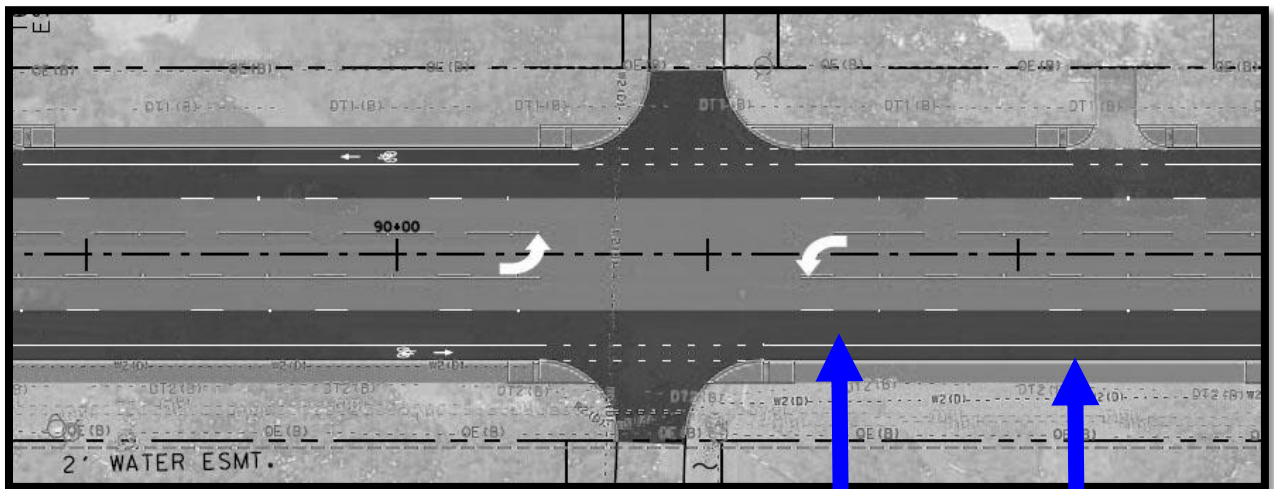


Exhibit from 30% engineering plans near Long Bow and NW Military Highway shows the on street bike lanes and curb sidewalks next to the roadway.

(Note subject to change)

- A sidewalk along Lockhill Selma from De Zavala Road to Huebner Road. This portion of the sidewalk 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 this 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 and the surrounding streets.

- A connection from NW Military Highway to the future Salado Creek trailhead. 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 future development. This portion will be constructed in conjunction with the property's developments.



Huntington sidewalk (in red)
(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 trailhead of the Salado Creek Greenway east of Blattman Elementary School.



Connection of NW Military Highway to the future trailhead of the Salado Creek Greenway (in blue)
(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 22.7 mile stretch of trail that extends from Huebner Road, through Hardberger Park, to McAllister Park, to John James Park, and 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, the City of 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 City of San Antonio portion is constructed in 2018 – 2019.

The City intends for the trail connection near Cliffside to be used by Shavano Park residents and will not create a dedicated public parking area on Cliffside. During the Town Plan public hearings residents expressed concerns about safety and parking. The City is committed to evaluating the situation and taking necessary actions once the San Antonio portion is constructed and in use by the public.

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 Roads.
- Continue to study the need and viability and Budget for a preliminary engineering report for dedicated sidewalks on De Zavala Road.
- Determine funding and project scope required for a dedicated sidewalk on De Zavala Road.

NW Military Highway



History

NW Military Highway (FM 1535) is an 8.2 mile stretch of State Highway running from Loop 410 to Camp Bullis. This roadway dates from the 1950s and was built to connect Camp Bullis to the City of San Antonio. Since the 1950s, this roadway has grown to be a key artery for north Bexar County, with approximately 1.8 miles of NW Military Highway running through the middle of the City of Shavano Park. It has changed from being a quiet two lane road used for military purposes into a busy thoroughfare connecting Loop 410 with Loop 1604.

The 2010 Town Plan addressed NW Military Highway by concluding, *"Throughout the planning process, the citizens of Shavano Park strongly expressed their desire and support for the City to take control, to the greatest extent possible, of the decision-making process for development, design, and the look and feel of the impact of the future improvements to NW Military Highway. The citizens of Shavano Park want NW Military Highway to essentially be the 'Main Street' for Shavano Park and effectively be designed to support the rural look and feel the citizens want for the City. In addition, the citizens do not want NW Military Highway to further bisect the City or generate a perception that it separates one section of the City from another section."*

This vision was the guide for the City as it built a way forward towards improving the safety & traffic flow on NW Military Highway.

Building a Way Forward

As a part of the 2010 Town Plan's action steps, in 2011 the City contracted a Traffic Study on NW Military Highway to determine present and future traffic conditions. The Study counted 11,900 vehicles a day for Shavano Park's portion of NW Military Highway and also accurately predicted that by 2016 traffic would increase by nearly 50% to 17,400



Exhibit from preliminary schematic of improvement project

vehicles a day. By 2017 traffic counts were already at 18,365 vehicles a day - an increase of over 5% in vehicle traffic in just one year. With the accelerating rate of developments along Loop 1604, all future projections call for continuing increases in traffic on NW Military Highway. It is clear the City needs to take action to ensure the safety of residents that both live on and travel on NW Military Highway.

In 2015, the City Council approved a partnership with Texas Department of Transportation (TxDOT) for improvements to NW Military Highway. TxDOT agreed to submit a NW Military Highway improvement project on the

City's behalf to the Alamo Area Metropolitan Planning Organization (MPO) for federal funding, provide the required 20% local match for the construction, provide payment for all non-construction related costs, and oversee construction of the project. In 2015, the Planning & Zoning Commission and the City Council developed a consensus for the City's future vision of NW Military Highway and provided it to TxDOT. In the spring of 2016, the City's project was funded by the MPO through a combination of federal and state dollars. The project is slated to begin construction in the fall of 2020 and construction will be overseen by TxDOT.

The 2020 Improvement Project

Beginning in 2017, the City began holding planning meetings with TxDOT on the design and development of the project. As of April 2018, TxDOT is engineering and designing the 60% schematic design – a significant step in the engineering process. The TxDOT plan thus far differs from the City's consensus document in one primary aspect: it currently provides for on-street rather than off-street sidewalks. The TxDOT plan, however, is otherwise consistent with the City's vision, and includes on-street bike lanes, road curbs, and a continuous 2-way center turn lane. City staff intends to continue to meet with TxDOT and stress the City's desire for off-street sidewalks that would meander around roadway trees to increase the safety of our residents walking along NW Military Highway and to save as many trees as possible.

NW Military Hwy Improvement Project (Huebner Road to Loop 1604)

Existing Conditions

- Approximately 2 miles
- 4-lane road without a continuous center-turn lane
- Turn lanes exist at Huebner Road, De Zavala Road, and approaching Loop 1604

Planned Improvements

- Addition of a center-turn lane
- Addition of sidewalks and bicycle accommodations
- Intersection improvements

Considerations

- Safety and mobility
- Trees and landscaping
- Drainage

Crash Data Reported (from 2012 to 2017)

- 146 minor crashes and 7 major crashes
- 2 crashes resulted in fatalities

The City intends to joint bid with TxDOT any necessary relocation of the City's water lines. This joint bidding will reduce the costs for the City due to efficiency in financing and mobilization and provide unified management of the construction and utility work.

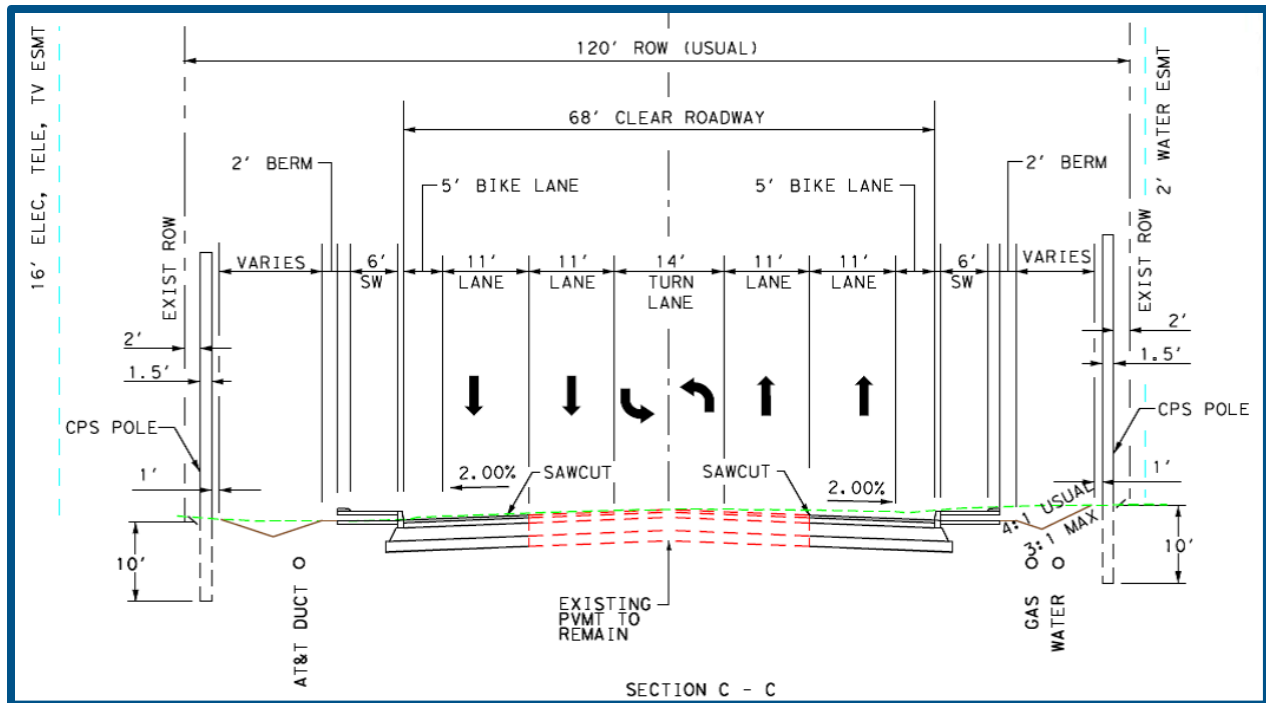
Even before 2015, when the City began coordination with TxDOT, the intersection of NW Military Highway and Pond Hill Road was a known safety hazard and a topic of discussion with TxDOT. The proposed improvements at the intersection are being included in the overall improvement project. The City's position is that a traffic control device is needed to ensure the safety of residents.



NW Military on a typical weekday afternoon

During its initial planning, TxDOT considered several options for the intersection including a restriction on left turns at the intersection. This option is not supported by the residents or the City. During the Town Plan update, residents strongly voiced their concerns regarding restricted left turns at Pond Hill and NW Military Highway. There is, however, strong support from residents for the implementation of a signalized intersection. The City has also requested that TxDOT place a 'No U-Turn' sign and create crosswalks at the intersection to improve resident safety and pedestrian accessibility.

After public comments received during the Town Plan Public Hearings, the City additionally requested that TxDOT place a crosswalk at the intersection of NW Military Highway and De Zavala Road.



A typical section of NW Military improvements

Concerns for Upcoming Northwest Military Highway Improvements

The residents of Shavano Park expressed concerns about the upcoming improvements to NW Military Highway during the Town Plan update process. Residents gave feedback on the following concerns:

Noise and access during construction. The City and TxDOT understand that like all roadway projects, noise and limited access will be inconveniences during construction. The City will rely on TxDOT's considerable experience with roadway construction to apply best practices to reduce annoyances and inconveniences to residents. In addition, the City will listen to resident concerns during construction and try work with residents and TxDOT to remedy problems as they occur.

Loss of trees and rural atmosphere. Residents expressed concerns that the widening of NW Military Highway would cause significant loss of large heritage trees and reduce the City's traditional atmosphere as a rural community. The City plans to continue to work with TxDOT to reduce the number of trees lost, although it is anticipated that a significant number of trees will be lost within TxDOT's right-of-way. After the project is complete, the City is committed to work with TxDOT to limit any future expansion of NW Military Highway.

Drainage. Considering the City's current drainage problems related to NW Military Highway, the residents of Shavano Park have shown concern about the effects that the project could have on increasing drainage and flooding in the future. The City will coordinate with TxDOT to ensure

storm water runoff does not increase for residents along NW Military Highway once the project is completed.

Water service during water line relocation. With the widening of NW Military Highway, the City as well as other utility providers, will have to relocate at least some utilities to ensure they are not located under the expanded roadway surface. The City intends to joint bid the water line relocation, placing the relocation under the considerable experience of TxDOT. The City will ensure that residents along NW Military Highway will maintain reliable water service throughout the water line relocation project.

Impact on driveways. Individual property owners will be able to meet and coordinate with TxDOT on the details of how the expanded roadway may impact their property. The City staff will be available to assist as needed.

NW Military Highway – Issues and Action Steps

Issues:

- Safety of the intersection at Pond Hill Road & NW Military
- Loss of trees & rural atmosphere
- Drainage worsening with increased impervious cover
- Scope and cost of water line relocation
- Alleviating noise and traffic congestion during construction
- Protect NW Military Highway from further widening after project is complete
- Reducing speed limit on NW Military Highway

Action Steps:

- Continue coordination and cooperation with TxDOT
- Ensure a signalized intersection at Pond Hill Road & NW Military Highway
- Mitigate tree loss in planning stages with TxDOT
- Coordinate with TxDOT to address drainage problems identified in Master Drainage Plan
- Determine contractor staging area during road project
- Pursue joint bid with TxDOT for relocation of water lines
- Determine scope & budget for water line relocation

Residential Development



The City of Shavano Park offers a unique blend of rural small town character with urban conveniences. Residents enjoy upscale family living in a variety of quiet neighborhood settings ranging from the original established neighborhoods built 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, Huntington, Willow Wood, and Pond Hill Garden Villas.



Old Shavano Park

Residents consider Old Shavano Park to be comprised of two sections: East and West. The East section dates to before the original founding of the City of Shavano Park in 1956, and provides a rural atmosphere and setting. The neighborhood boasts some of the largest lot sizes of any residential area, with some lots approaching five 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 a minimum lot size of 0.7 acres. It includes residential neighborhood north of the Municipal Tract to the West of NW Military as well as the homes along Ripple Creek, Pepper Bush and Painted Post south of De Zavala Road.



The Shavano Park Water System serves both sections of Old Shavano Park. All lots have homeowner-owned and maintained septic facilities for sewage.



Shavano Park Estates

Shavano Park Estates is the third oldest community in Shavano Park. The neighborhood has a minimum lot size of one 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 homeowner's association. The Shavano Park Water System serves all homes in the Shavano Park Estates. All lots have homeowner owned and maintained septic facilities for sewage.



Shavano Creek

Located in the southwest corner of the City near the intersection of Lockhill Selma and Huebner Roads, Shavano Creek is a collection of luxury homes with minimum lot sizes of 0.7 acres. The City annexed the existing neighborhood in 2000. The community has its own homeowner's association and offers a sleepy suburban atmosphere. Shavano Creek receives its water and sewer service from the San Antonio Water System.



De Zavala Estates

De Zavala Estates is a small gated subdivision of eight homes on De Zavala Place Road with its own homeowner's association. De Zavala Estates was an existing neighborhood annexed by the City in 2000. The quiet De Zavala Estates neighborhood offers a gated entry and secluded quality of life in a suburban setting. Lot sizes range from two to six acres. The neighborhood receives its water service from the San Antonio Water System.

All lots have homeowner owned and maintained septic facilities for sewage.



Bentley Manor

This gated subdivision is located off of Lockhill Selma Road between DeZavala Road and Loop 1604 on the western side of Shavano Park. The City annexed the land in 1999 before Bentley Manor was developed. It is a family friendly neighborhood in a beautiful, tranquil and heavily landscaped enclave. Bentley Manor 323 homes located in three distinct but cohesive communities.

The first section is called "The Cottages" and is comprised of zero lot line homes of approximately 2,500 to 3,500 square feet in size.

The second section is called "The Villas" and is also comprised of zero lot line homes of approximately 2,800 to 3,800 square feet in size.

"The Estate" section is comprised of large sized lots of approximately one acre that contain homes ranging from approximately 4,000 to 9,500 square feet in size.

Bentley Manor's water and sewer service is provided by San Antonio Water System (SAWS).



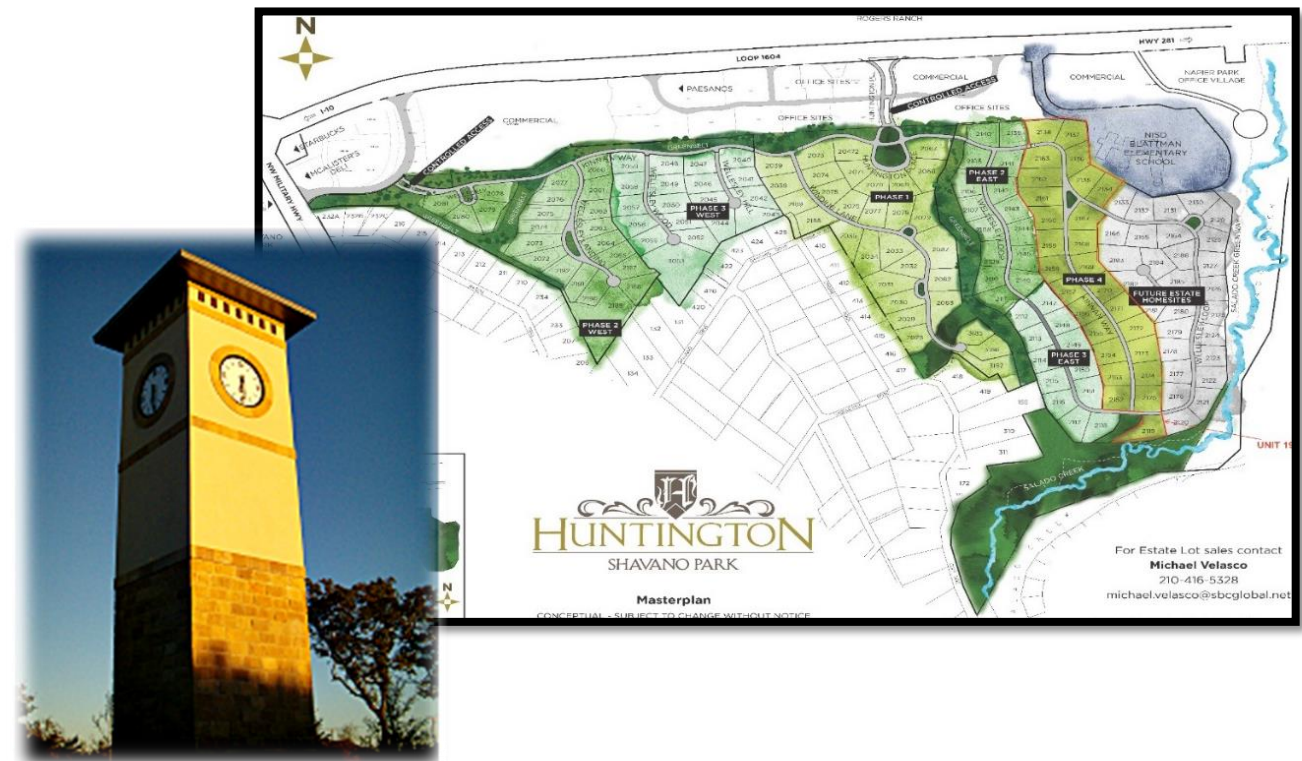
Huntington

Nestled in the northeast corner of Shavano Park, Huntington is a luxurious gated community boasting large acreage homesites. The estate-sized lots are positioned wide to insure privacy and create a palatial feel for each homesite. The neighborhood is a recent residential development of premier custom-designed homes that will eventually encompass 142 homes.



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 gated access and clock tower, giving the neighborhood an elegant entrance and a sense of arrival. Huntington's water and sewer service is provided by San Antonio Water System (SAWS).



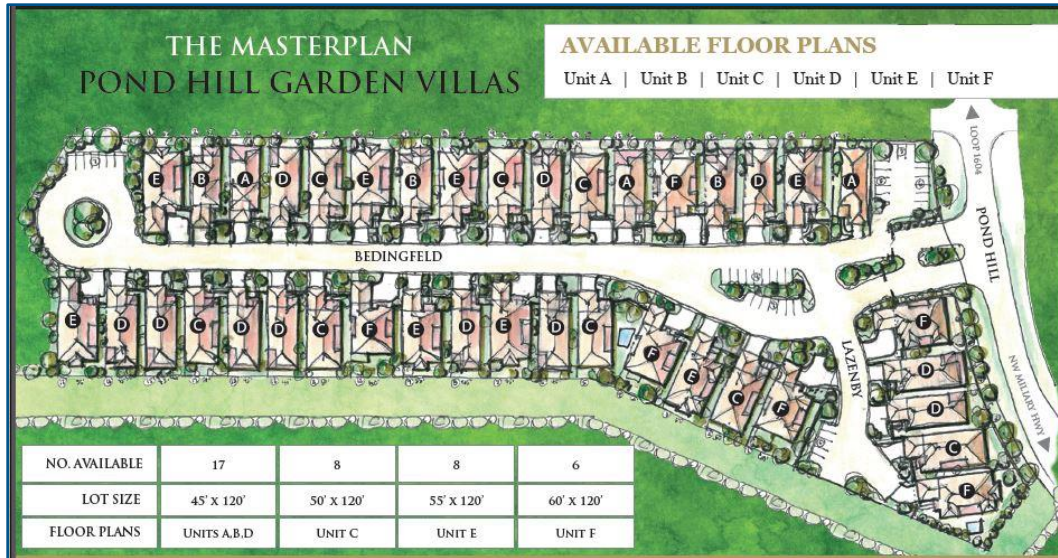
Willow Wood

Willow Wood offers a suburban living atmosphere surrounded by natural beauty in northern Shavano Park. This gated community is situated on a 49-acre tract of land and has 93 custom-built homes. Located off of NW Military Highway and Loop 1604 commercial areas, Willow Wood is within walking distance of the Shavano Park tennis club, a great amenity for tennis lovers. Willow Wood receives its water and sewer 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 provide a secluded luxury lifestyle, and like Willow Wood, it 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 it's water and sewer service from the San Antonio Water System.



Residential Development – Issues and Action Steps

Issues:

- Maintain the single-family residential neighborhoods with a mix of rural heritage homes and modern gated communities.
- Preserve the rural and small town character of the City's neighborhoods.
- Restrict 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 the prime north central area of metropolitan San Antonio. All undeveloped commercial land is owned by one developer who works closely with the City and develops upscale buildings and facilities. The City's vision is to maintain its existing rural character, charm, and quality of life while adding tax revenue and local services from future commercial developments.

The commercial property is located primarily along the Loop 1604 frontage road 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 a variety of shopping centers, restaurants and medical facilities are 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 Highway remain residential and zoning restrictions prevent future redevelopment for commercial use.



Huntington Office Building along Loop 1604 Frontage

Future Development

There remains 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. An approximate 2 acre size lot on the north-east corner 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 Road and De Zavala Road



5. Pond Hill West Office & Restaurant



6. Napier Park Offices to the east of Blattman Elementary

Commercial Development – Issues and Action Steps

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 encouraging sustainable development without additional cost to the City.

Action Steps:

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

Flooding and Drainage



Flooding and Drainage

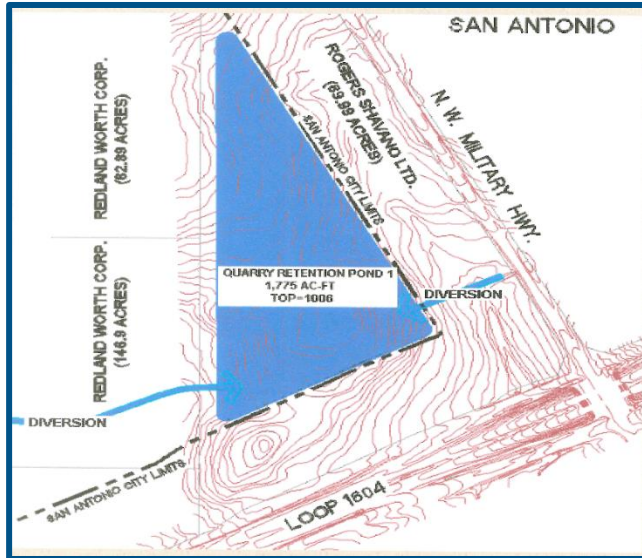
Some of the land north of Shavano Park drains into Olmos Creek, which is the major watercourse of the upper San Antonio River watershed and flows through Shavano Park. The storm water drainage system serving most areas of Shavano Park consists of overland flow to natural drainage ways or to unlined open 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 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 engineering study guided City efforts to provide necessary drainage infrastructure 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, 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 ten inches of rain, and in October 1998, the City received approximately 15 inches of rain. Compounding the problem is the continuing 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 referenced two completed drainage improvement projects. From 2012 to 2015 the Planning & Zoning Commission maintained a drainage subcommittee who conducted interviews with residents and other field work. This work laid the foundations for City efforts from 2016 to 2018.

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



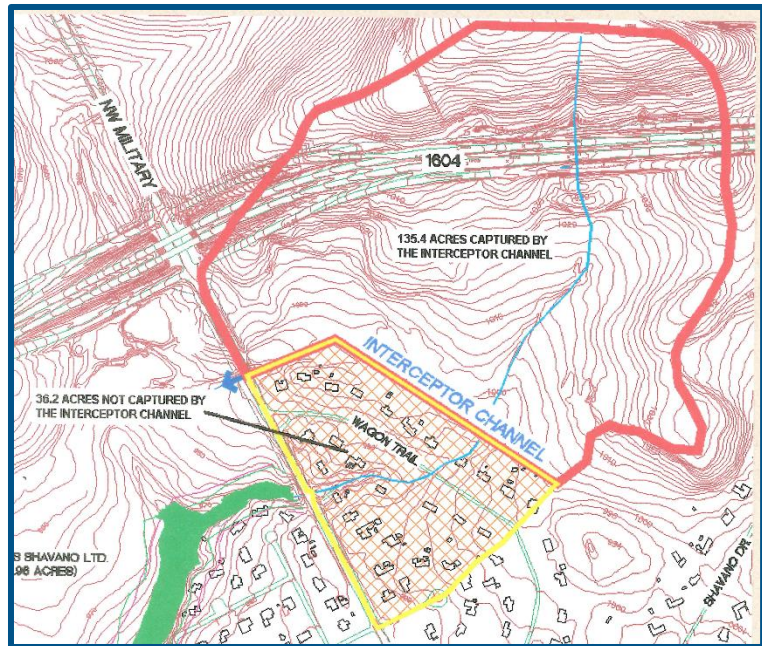
Quarry Retention Pond

In 2010 the City's primary developer completed construction of the Quarry Retention Pond. This 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

The same developer constructed an interceptor channel to control periodic flooding to homes along Wagon Trail and accommodate storm water runoff from the development of Huntington. 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. In January 2016 Planning & Zoning drainage subcommittee presented a Drainage Prioritization Concept to City Council after years of interviews with residents and other field work. In response, 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.

Equipped with the drainage subcommittee's plans and previous drainage studies the City enhanced its engineering services and hired KFW Engineers and Surveying as the City Engineer in 2017. Their first task was to complete a Master Drainage Plan using the drainage subcommittee findings 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 in 2018 dollars (note some of the larger projects were given lower alternative costs estimates as a minimum):

Drainage Projects	Estimate - Full	City Estimate - 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 Reserves
				\$ 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. Note that estimates are in 2018 dollars and are subject to change based upon inflation, scope and market conditions in the future.

Phase 1: This includes tackling three small scale drainage projects as well as two low water crossings (LWC) on Chimney Rock

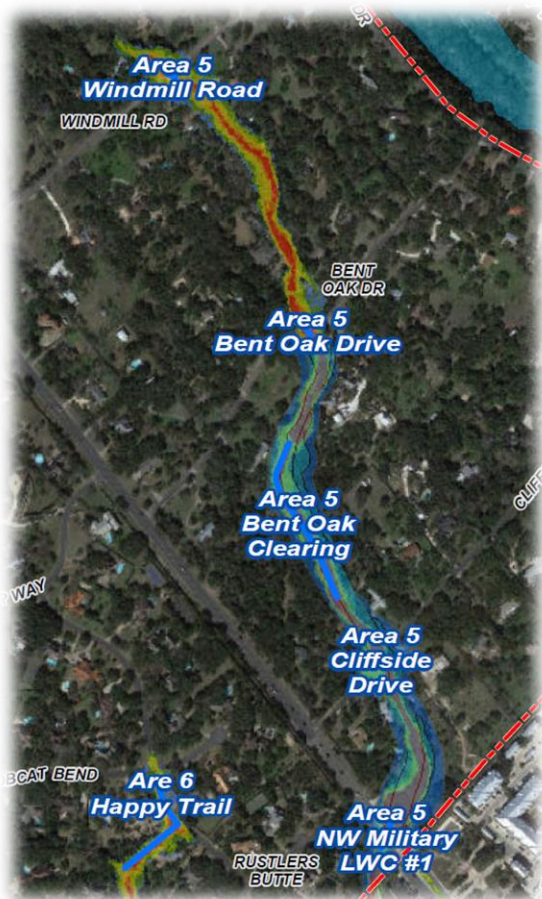
Lane and Fawn Drive. These LWCs are near one another and their proximity will allow projects to be bid together saving on mobilization costs. The City has already begun Phase 1 by placing an order for the survey and design of the culverts to be installed on Chimney Rock and Fawn. In addition, City staff 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.

Estimate	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



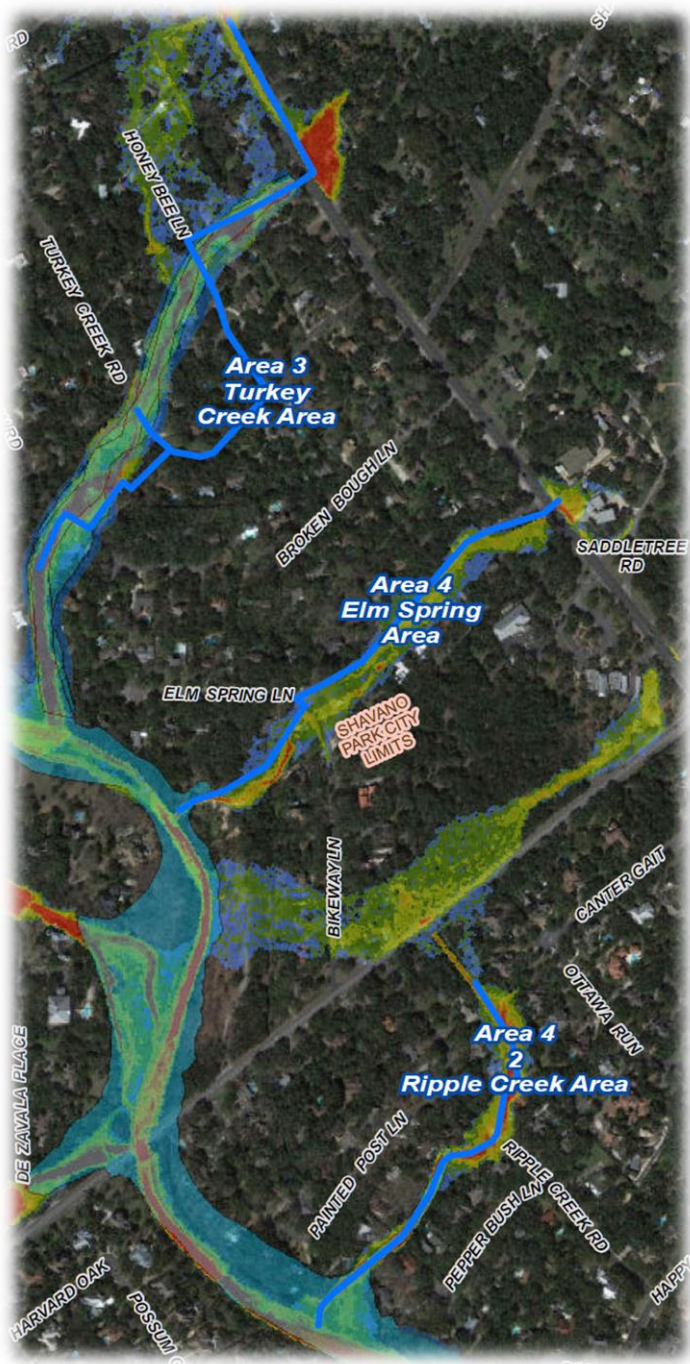
Projects in Phase 2 include two culverts in Area 5

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 perform a cost-benefit analysis 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 This final phase is designated for future possible projects, 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 remain a long-term issue for community.
- Project costs require funding beyond current City reserves.
- Some projects may require difficult acquiring of drainage easements from residents.
- Residents seeking rapid action by City.

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.