

**CITY OF SHAVANO PARK  
PLANNING & ZONING COMMISSION MEETING  
CITY HALL, COUNCIL CHAMBERS  
900 SADDLETREE COURT, SHAVANO PARK, TEXAS 78231  
August 1, 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, July 11, 2018
5. Presentation / discussion – Semiannual presentation by Denton Communities regarding residential and commercial development in Shavano Park and surrounding areas and discussion concerning the same.
6. Discussion / action – Approval of changes and updates to the City’s 2010 Town Plan – City Manager Hill.
7. Report / update – City Council items considered at previous City Council meetings and discussion concerning the same – City Manager Hill.

8. Chairman Announcements:
  - A. Advise members to contact City staff to add new or old agenda items.
  - B. Remind members concerning September 1, 2018 Boards / Commissions application deadline.
  - C. Advise members of pending agenda items, as follows:
    - i. September – Discussion / action regarding possible updates and amendments to the City’s 2010 Town Plan.
    - ii. October – Welcome to new members and thank you to departing members. Presentation advising new Planning & Zoning Commissioners to secure appropriate open meeting and open records training, and discussion regarding open meeting and open records requirements.
    - iii. February, 2019 – Semiannual presentation by Denton Communities regarding residential and commercial development in Shavano Park and surrounding areas and discussion concerning the same.
9. Adjournment

**Accessibility Statement:**

The City of Shavano Park City Hall is wheelchair accessible. The entry ramp is located in the front of the building. Accessible parking spaces are also available in the front and sides of the building. Sign interpretative services for meetings must be made 48 hours in advance of the meeting. Call the A.D.A. Coordinator at 817-447-5400 or TDD 1-800-735-2989.

**Decorum Required:**

Any disruptive behavior, including shouting or derogatory statements or comments may be ruled out of order by the Presiding Officer. Continuation of this type of behavior could result in a request by the Presiding Officer that the individual leave the meeting, and if refused, an order of removal.

**Action by Commission Authorized:**

The Planning and Zoning Commission may vote and/or act upon any item within this Agenda. The Commission reserves the right to retire into executive session concerning any of the items listed on this Agenda, pursuant to and in accordance with Texas Government Code Section 551.071, to seek the advice of its attorney about pending or contemplated litigation, settlement offer or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas conflict with the Open Meetings Act and may invoke this right where the City Attorney, the Mayor or a majority of the Governing Body deems an executive session is necessary to allow privileged consultation between the City Attorney and the governing body, if considered necessary and legally justified under the Open Meetings Act. The City Attorney may appear in person, or appear in executive session by conference call in accordance with applicable state law.

**Executive Sessions Authorized:**

This agenda has been reviewed and approved by the City’s legal counsel and the presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion.

**Attendance by Other Elected or Appointed Officials:**

It is anticipated that members of City Council or other city board, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the other boards, commissions and/or committees of the City, whose members may be in attendance. The members of the boards, commissions and/or committees may participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that board, commission or committee subject to the Texas Open Meetings Act.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the governing body of the above named Shavano Park Planning and Zoning Commission is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin boards, of the City Hall of said City Shavano Park, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on 27<sup>th</sup> day of July at 10:20 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 6:43 p.m.

PRESENT:

Konrad Kuykendall

Carlos Ortiz

Albert Aleman

Shawn Fitzpatrick

Carla Laws

Kerry Dike

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 Kuykendall and a second made by Commissioner Dike the Planning & Zoning Commission voted seven (7) for and none (0) opposed to approve the agenda as it was provided as Planning & Zoning Commission issues. The motion carried.

**3. Citizens to be heard**

No one signed up to address the Planning & Zoning Commission at this time.

**4. Consent Agenda:**

A. Approval – Planning & Zoning Commission minutes, June 6, 2018

Upon a motion made by Commissioner Aleman and a second made by Commissioner Ortiz, the Planning & Zoning Commission voted seven (7) for and none (0) opposed to approve the Planning & Zoning Commission June 6, 2018 minutes as amended by Commissioner Fitzpatrick. The motion carried.

**5. Discussion / action – Approval of final 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.**

Upon a motion made by Commissioner Aleman and a second made by Commissioner Kuykendall, the Planning & Zoning Commission voted seven (7) for and none (0) opposed to approve the final 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 The motion carried.



6. **Discussion – Review proposed changes and updates to the City’s 2010 Town Plan – 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, the municipal tract, and improvements to NW Military Highway made throughout the first, second and third versions.

7. **Report / update – City Council items considered at previous City Council meetings and discussion Manager Hill provided an overview of items considered at the previous City Council Meeting – City Manager Hill.**

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

8. **Chairman Announcements:**

- A. Advise members to contact City staff to add new or old agenda items.
- B. Advise members of pending agenda items, as follows:
  - i. August – Discussion / action regarding possible updates and amendments to the City’s 2010 Town Plan.
  - ii. August – 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. February, 2019 – Semiannual presentation by Denton Communities regarding residential and commercial development in Shavano Park and surrounding areas and discussion concerning the same.

9. **Adjournment**

Upon a motion made by Commissioner Dike and a second made by Commissioner Kuykendall, the Planning & Zoning Commission voted seven (7) for and none (0) opposed to adjourn the meeting. The meeting adjourned at approximately 7:09 p.m.

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MICHAEL JANSSEN  
CHAIRMAN

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ZINA TEDFORD  
City Secretary

## PLANNING AND ZONING STAFF SUMMARY

Meeting Date: August 1, 2018

Agenda item: 5

Prepared by: Curtis Leeth

Reviewed by: Bill Hill

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**AGENDA ITEM DESCRIPTION:** Presentation / discussion – Semiannual presentation by Denton Communities regarding residential and commercial development in Shavano Park and surrounding areas and discussion concerning the same.



**Attachments for Reference:** 1)

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

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**DISCUSSION:** Presentation will be by Daryl Lange and Laddie Denton.

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**COURSES OF ACTION:** N/A

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**FINANCIAL IMPACT:** N/A

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**MOTION REQUESTED:** N/A

## PLANNING AND ZONING STAFF SUMMARY

Meeting Date: August 1, 2018

Agenda item: 6

Prepared by: Curtis Leeth

Reviewed by: Bill Hill

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**AGENDA ITEM DESCRIPTION:** Discussion / action – Approval of changes and updates to the City’s 2010 Town Plan – City Manager Hill.

X

**Attachments for Reference:** 1) 6a Draft Town Plan 2018 Draft - with track CHANGES

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**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. In June, the Municipal Tract section of the Town Plan was reviewed by the Commission.

**In July, the entire Town Plan draft as a whole was reviewed by the Commission.**

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

Revisions since the July P&Z meeting include:

- submissions from Commissioners Laws, Janssen, Ortiz (minor edits – biggest update is with the tables on page 13)
- staff added a small section on the City Slogan (page 6); added slogan to title page; updated drainage information to include dropping the Fawn culvert in planned drainage projects

Staff did not make these changes suggested by Commissioner Laws & Ortiz, and is seeking guidance from Planning & Zoning

- Suggestion to remove the information of City’s digital library (pg 8)
- Suggestion that “limited commercial and residential development” was not a weakness under the SWOTs (pg 9)
- Suggestion to leave the information on City’s lack of park /community facilities when discussing tax rate (pg 12)
- Suggestion to leave the tax breakdown for a Shavano Park resident (pg 12)

- Suggestion to add drainage concerns to Commercial Development Issues & Action Steps (pg 47)
- Suggestion that Municipal Tract chapter is written that improvements as a forgone conclusion; also suggestion to use another word than “improvements” to the Municipal Tract (pgs 58-59)

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

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**FINANCIAL IMPACT:** N/A

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**MOTION REQUESTED:** N/A



# TOWN PLAN

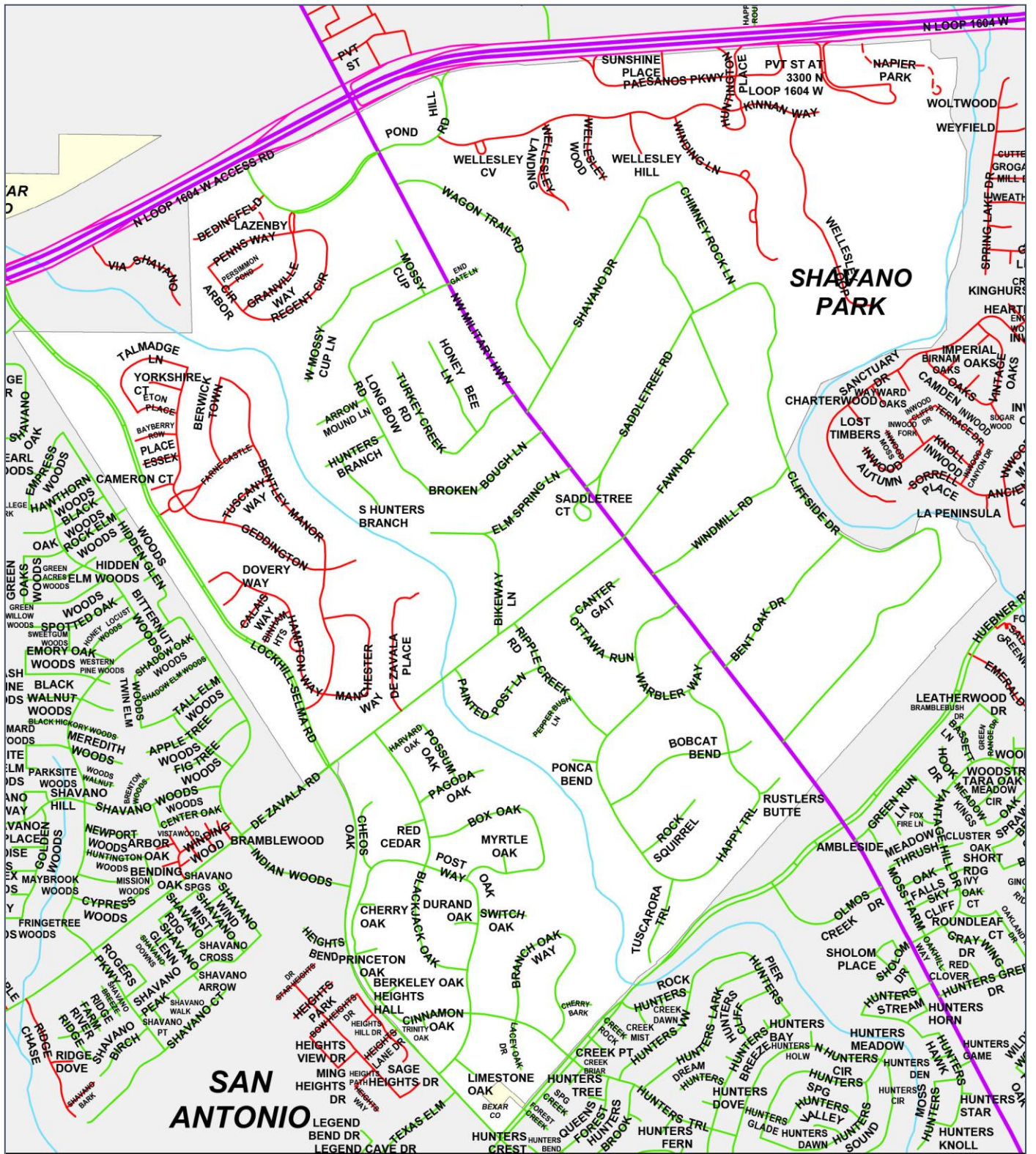
## CITY OF SHAVANO PARK

*City Living with Country Charm*



**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.* Planning is a management process, concerned with defining goals for our future direction and determining the ~~missions and~~ resources required to achieve those targets. Planning always has a purpose. 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 issues and action steps 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. This document is shaped by our residents who participated in the development of this Town Plan and it 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 could 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 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.



***1950 Real Estate Advertisement***

### **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. The update process was conducted by the Planning & Zoning Commission from June 2017 to August 2018.

# 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 [quality 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 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.



*View from Cliffside Drive in Shavano Park*

### **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. The City Manager A report is then provided in the spring of each year by a report the City Manager to ~~the~~ City Council on the progress and achievements made towards ~~for the year on~~ each objective.



***2018 Arbor Day / Earth Day Celebration***

### **Official Slogan**

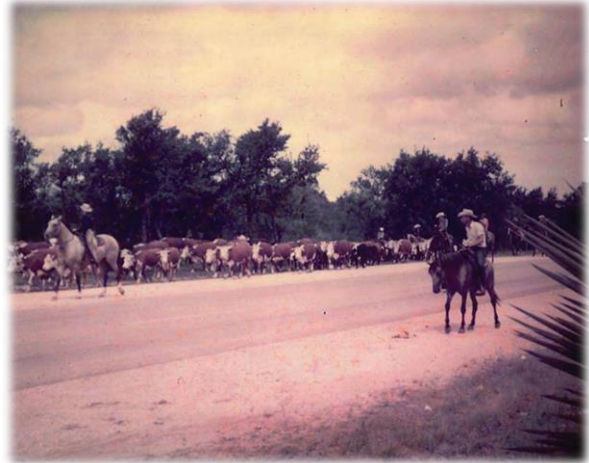
On July 23, 2018 the City adopted *Shavano Park – City Living with Country Charm* as its official City slogan after a four month public involvement campaign. The slogan captures the essence of living in Shavano Park for many of our residents who voted it as the best slogan of five options. Shavano living is enjoy convenient access to employment, retail and entertainment of the San Antonio metro while residing on quiet, dark streets and large spacious lots reminiscent of the Country. The slogan also points towards Shavano Park’s history as a quiet country town situated on ranch land between Camp Bullis and San Antonio.

# 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 100 residents, before beginning a gradual decline.



*1958 Cattle Drive on NW Military Highway*



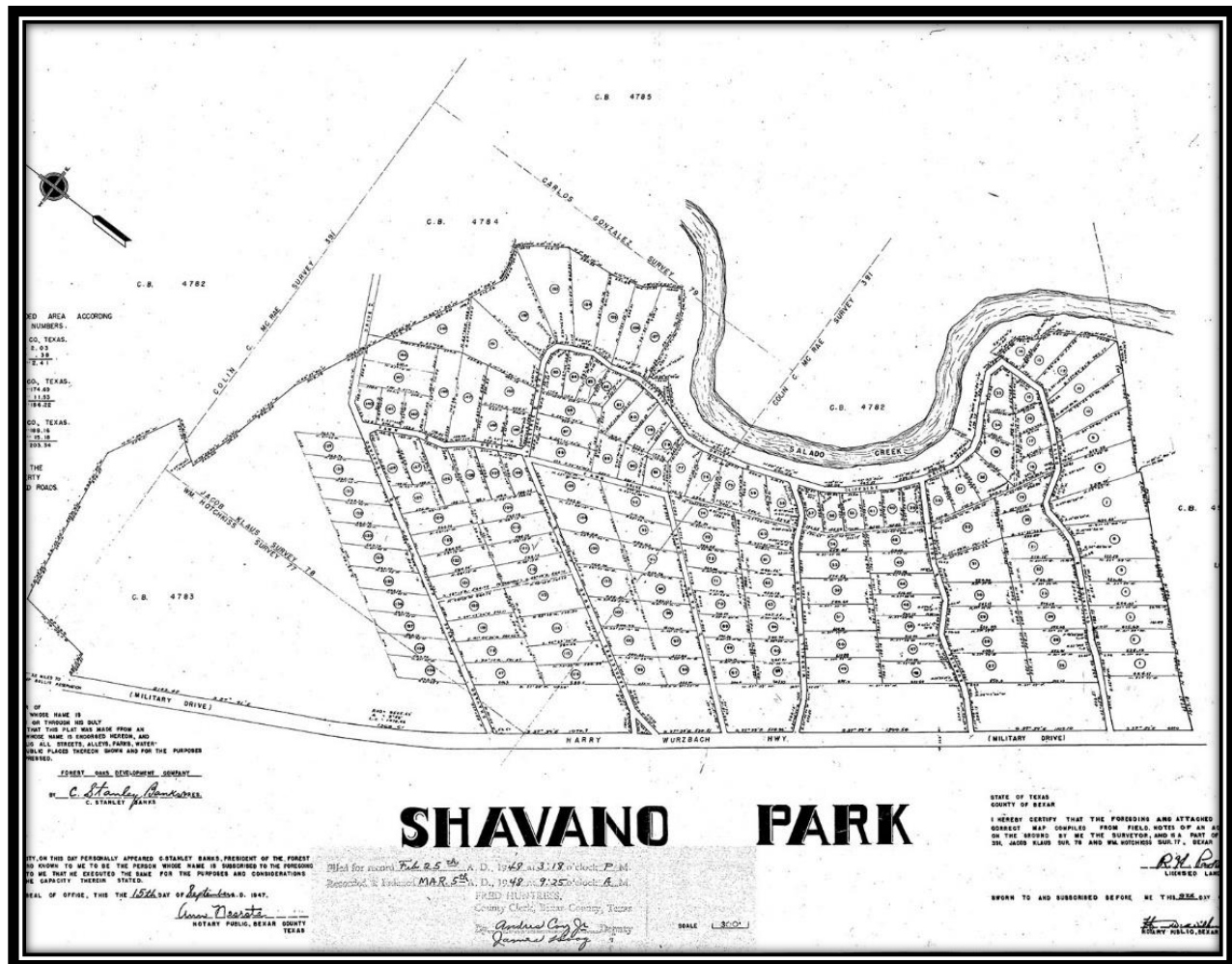
*Shavano Park Volunteer Fire Department in 1952*

By 1903, the Postal Service closed the post office and the site of the later township of Shavano Park became part of the Stowers Ranch. George Arthur Stowers came to Texas in 1889 and opened several successful furniture stores. The land Stowers acquired was originally part of a Spanish land grant. In 1947, Wallace Rogers and Sons purchased the land with plans for additional development. 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. On June 19, 1956, the City of Shavano Park was incorporated as a General Law City. 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 3,793 residents. The City has come a long way from the rural cluster of homes east of NW Military Highway, as can be seen in this 1948 property plat of the original homes.



*Original Plat of Shavano Park from 1948*

## Digital Archives

BiblioTech, Bexar County's all-digital public library, worked with the 26 suburban cities of San Antonio, to create individual digital anthologies. Together, these anthologies reflect and preserve the rich, diverse histories found in Bexar County. The project launched in 2018 to coincide with the 300th anniversary of the founding of San Antonio. To see the rich history of Shavano Park visit <http://bexarbibliotecharchive.org/>. This project was a joint effort by City Staff and volunteer residents. It includes sections on the City's mMilitary influence, personal histories written by residents, nNewsletters from 1966 to present, photographs, and the Shavano Park Women's Club.

# 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 energies and efforts should be focused.

### Strengths

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

### Weaknesses

- NW Military Highway Congestion
- Limited Future Residential and Commercial Development
- Disproportionate aging population
- 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

Residents 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 a 24% 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, 1970-2017

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%
2017*	3,793	758	24%
* = 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 three 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%

Nearly 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. 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 median.

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 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.

<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>

Texas Average 2016  
Rate

**0.494406**

*Source: Texas Comptroller  
of Public Accounts*

*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:

<u>Zoning District</u> <del>A-1, A-2, A-3, A-4</del>	<u>Zoning Use</u> <del>Single Family Residential District</del>
<u>A-1, A-2, A-3, A-4, A-5 PUD</u>	<u>Single Family Residential District</u>
<b>CE</b>	Single Family Cottage Estate Residential District
<b>O-1</b>	Office District
<b>B-1</b>	Business District
<b>B-2</b>	Business District
<b>M-U</b>	Municipal Utility District
<b>MXD</b>	Mixed Use District

The City's newer residential developments are all 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 residential neighborhoods, see page 34 and for commercial developments, see page 43.

#### Zoning Neighborhood

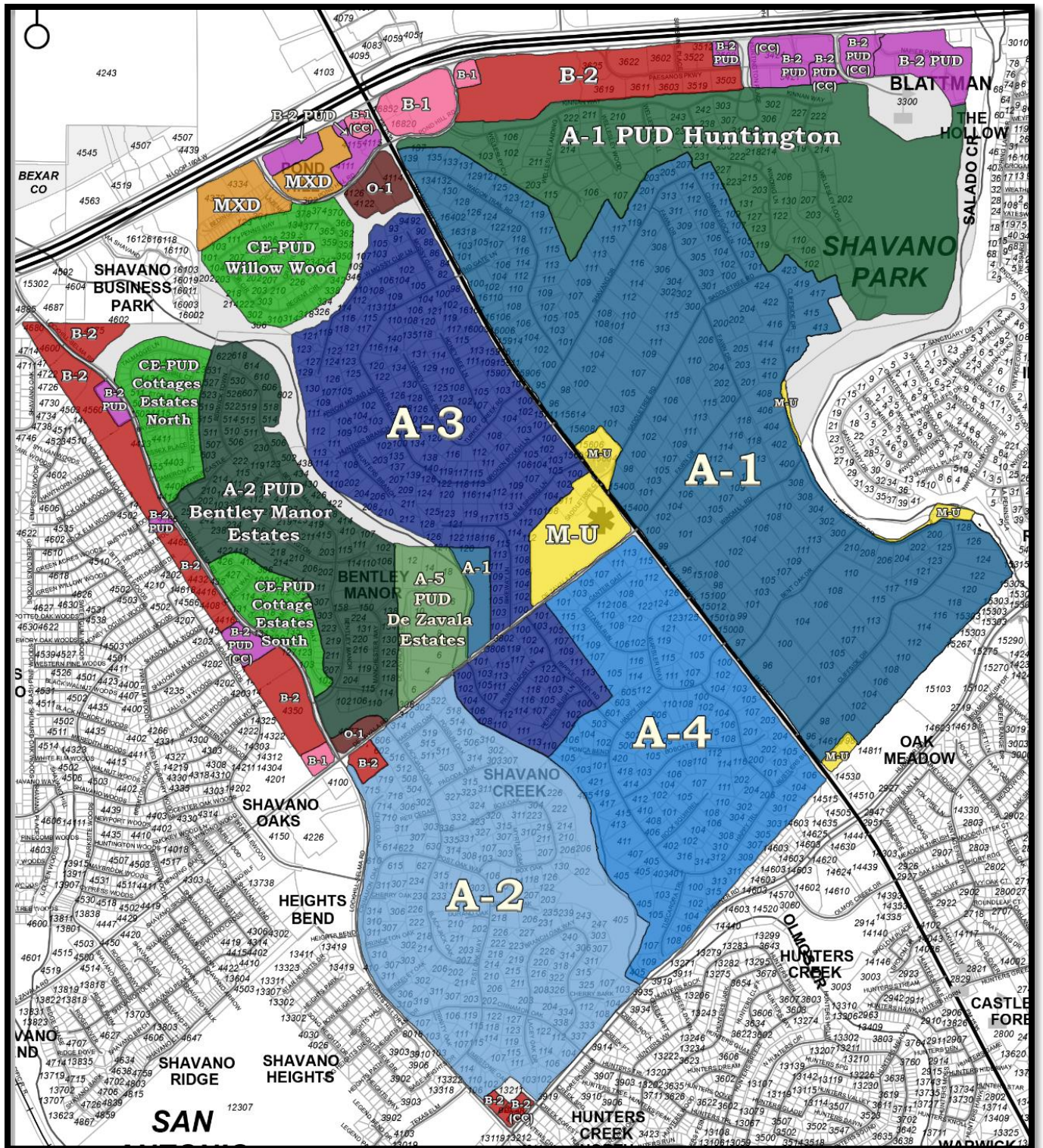
<u>Residential Neighborhoods</u>	<u>Zoning</u>
<u>Old Shavano</u>	<u>A-1, A-3</u>
<u>Huntington</u>	<u>A-1 PUD</u>
<u>Shavano Creek</u>	<u>A-2</u>
<u>Bentley Manor</u>	<u>A-2 PUD</u>
<u>Shavano Estates</u>	<u>A-4</u>
<u>De Zavala Estates</u>	<u>A-5 PUD</u>
<u>Bentley Manor Cottage Estates</u>	<u>CE PUD</u>
<u>Willow Wood</u>	<u>CE PUD</u>
<u>Pond Hill Garden Villas</u>	<u>MXD</u>
<del>Huntington</del>	
<del>Bentley Manor</del>	
<del>De Zavala Estates</del>	
<del>Willow Wood</del>	
<del>Pond Hill Garden Villas</del>	





***Tower  
entrance to  
Huntington***

# Zoning Map





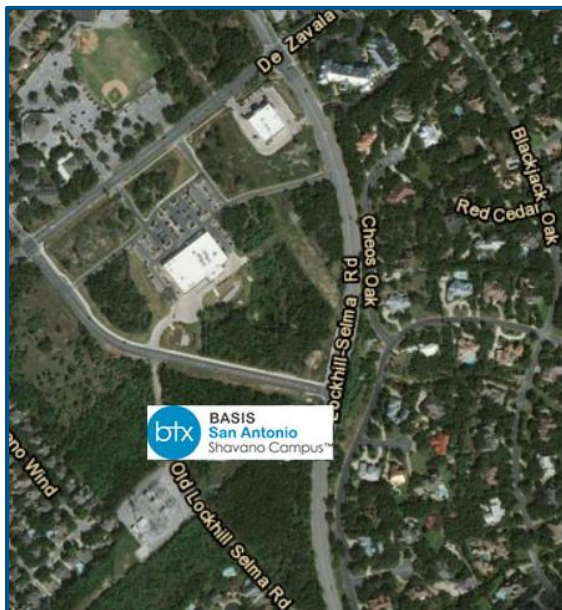
## Local Schools

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 on the [list 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 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 safely turn onto or off NW Military Highway. This safety hazard ~~for~~ residents is the primary motivation for the City partnering with TxDOT on a project to widen NW Military Highway and create a continuous center turn lane (see details on page ~~29~~X). In addition in 2018 TxDOT is providing a west bound turnabout for the intersection of Loop 1604 Frontage Road and NW Military Highway. These projects should improve the traffic flow in our City.

## **Dark Skies**

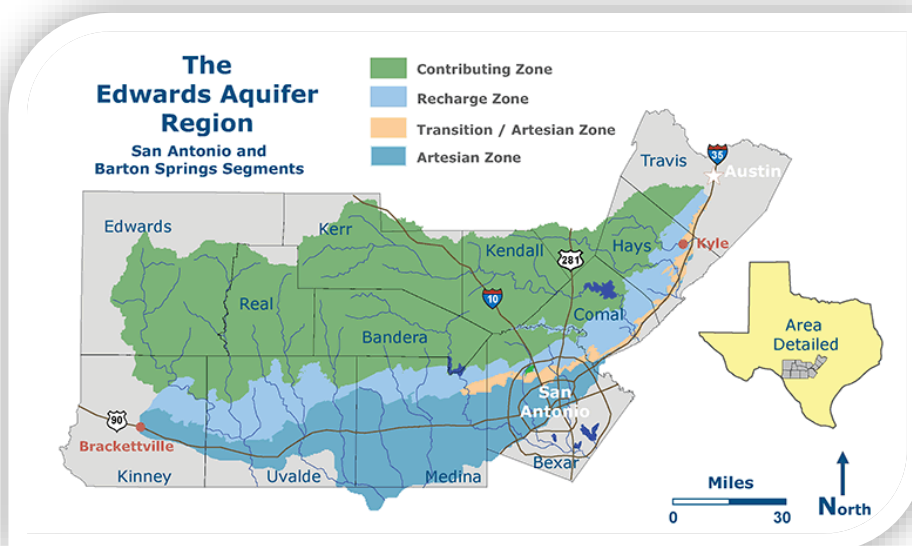
The United States Army expressed concern regarding its ability to conduct night training exercises because of excessive outdoor lighting within a five-mile perimeter of Camp Bullis. Shavano Park is located within this five-mile corridor, and in 2009, our City Council established regulations for outdoor 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. Towards these efforts, in 2017 the City built a rain garden at City Hall to collect runoff from the City Hall parking lot.



## **Tree Preservation**

One of our City's greatest assets are our beautiful heritage trees. Trees maintain our attractive rural character, protect against soil erosion, and offer shade to homes. During the town plan process, residents made numerous comments about how our trees contributed to the allure and beauty of Shavano Park. In addition to these heritage trees, 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 for new 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 homeowner a \$1000 to permit. This substantially lowered the cost of installing solar panels 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 areas.

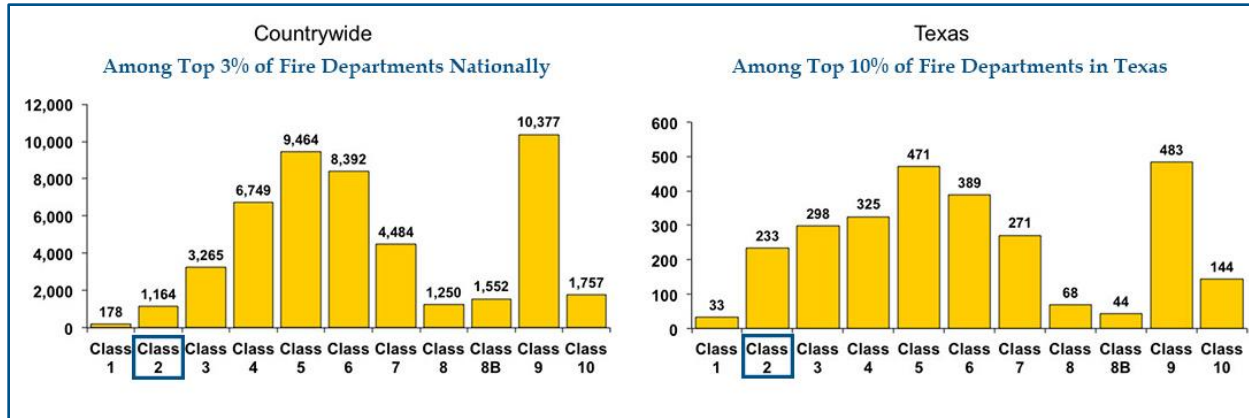


## Insurance Services Office (ISO) Rating of 2

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

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

In 2017, the Shavano Park Fire Department initiated efforts to certify under 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.





## **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*



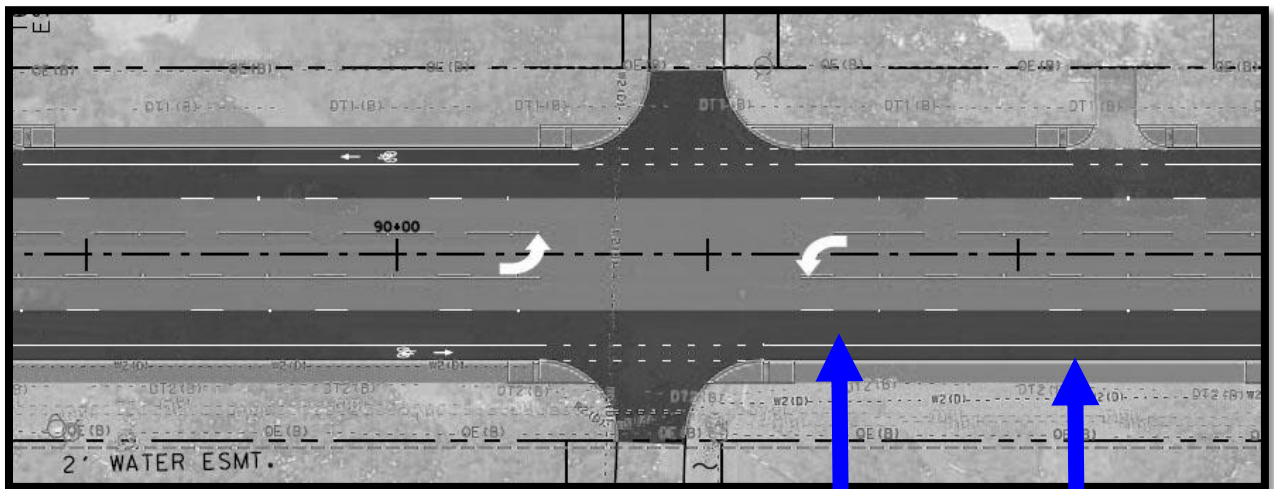
- ## Map of Current Sidewalk & Bike Lane Network



## **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)*

**On street  
Bike Lanes**

**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. 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.



- 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 Phil 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 adjacent to Huntington and Cliffside Drive. 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.

# 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. Since its construction the highway 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~~worked towards improving the safety and traffic flow on NW Military Highway.

## Building a Way Forward

As part of the 2010 Town Plan's action steps, in 2011 the City contracted a Traffic Study of NW Military Highway to determine present and future traffic conditions. The study counted 11,900 vehicles per day for Shavano Park's portion of NW Military Highway and also accurately predicted

**1949 - 1955**  
**NW Military Constructed**



**1999**  
**TxDOT submits Plan,  
City rejects it**



**2010**  
**Town Plan includes medians  
and roundabout**



**2011**  
**Pape-Dawson Traffic Study  
finds significant traffic increase**



**2015**  
**City and TxDOT partner for  
MPO submission**

that by 2016 traffic would increase by nearly 50% to 17,400 vehicles per day. By 2017 traffic counts were already at 18,365 vehicles per day - an increase of over 5% in vehicle traffic in just one year. With the accelerating rate of developments along Loop 1604, 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/or 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.

### 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



*Exhibit from preliminary schematic of improvement project*

## **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 July 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 by providing 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.



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. It is also known that the City will need to relocate the fiber communications conduit under NW Military Highway that connects City Hall with the Fire Station.

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.

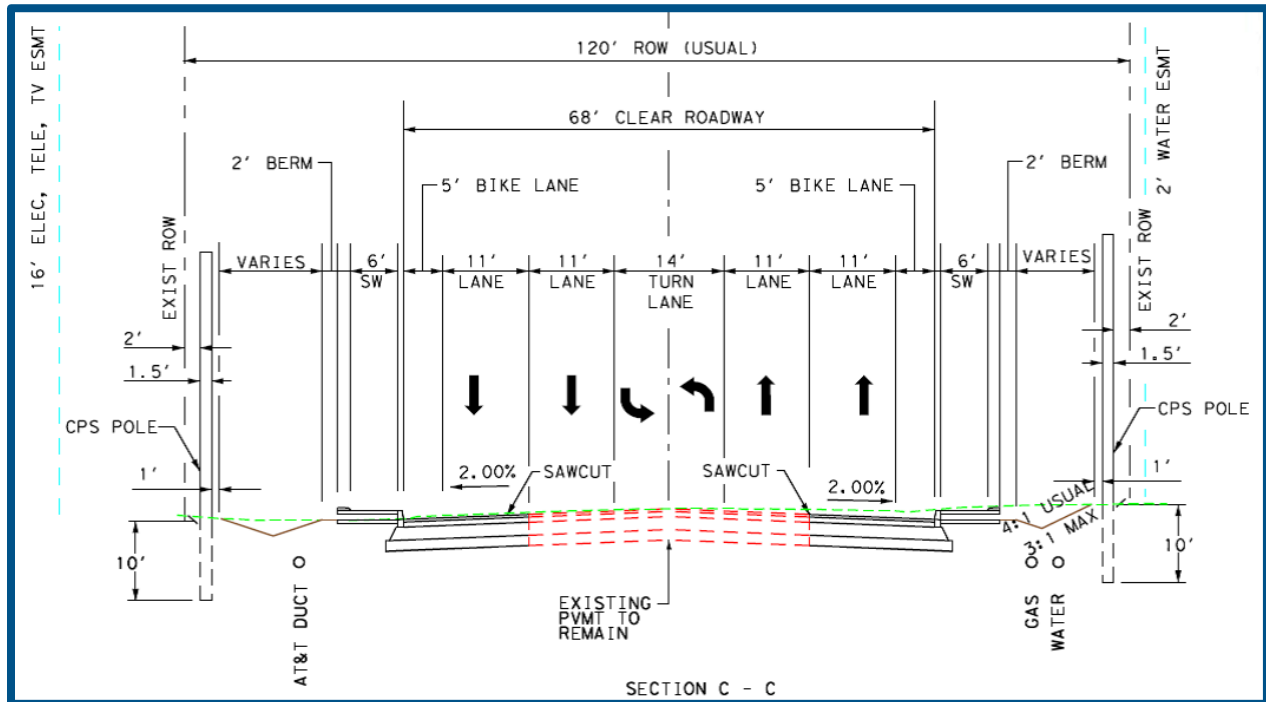


*NW Military Highway on a typical weekday afternoon*

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 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 noise and access inconveniences to residents. In addition, the City will continue to listen to resident concerns during construction and attempt 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. Although it is anticipated that a significant number of trees will be lost within TxDOT's right-of-way, the City will continue to work with TxDOT during



engineering to reduce the number of trees lost. After the project is complete, the City is committed to limiting 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 that the expanded roadway surface could increase drainage and flooding problems. Thus far in engineering as of July 2018, TxDOT has included six drainage improvements along NW Military and satisfied all the City’s requests for improvements.

**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 necessitated by the project.

**Impact on driveways.** Individual property owners will meet and have a chance to coordinate with TxDOT on the specific details of how the expanded roadway may impact their property. The City staff will be available to assist residents with their concerns 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 and 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 neighborhoods north of the Municipal Tract and 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 De Zavala 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 is comprised of 323 homes located in three distinct but cohesive communities.

The first section is called "The Cottage [Estatess](#)" 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 [Garden](#) Villas" and is also comprised of zero lot line homes of approximately 2,800 to 3,800 square feet in size.

"The Estates" section is comprised of large sized lots of approximately 0.7 acres 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).







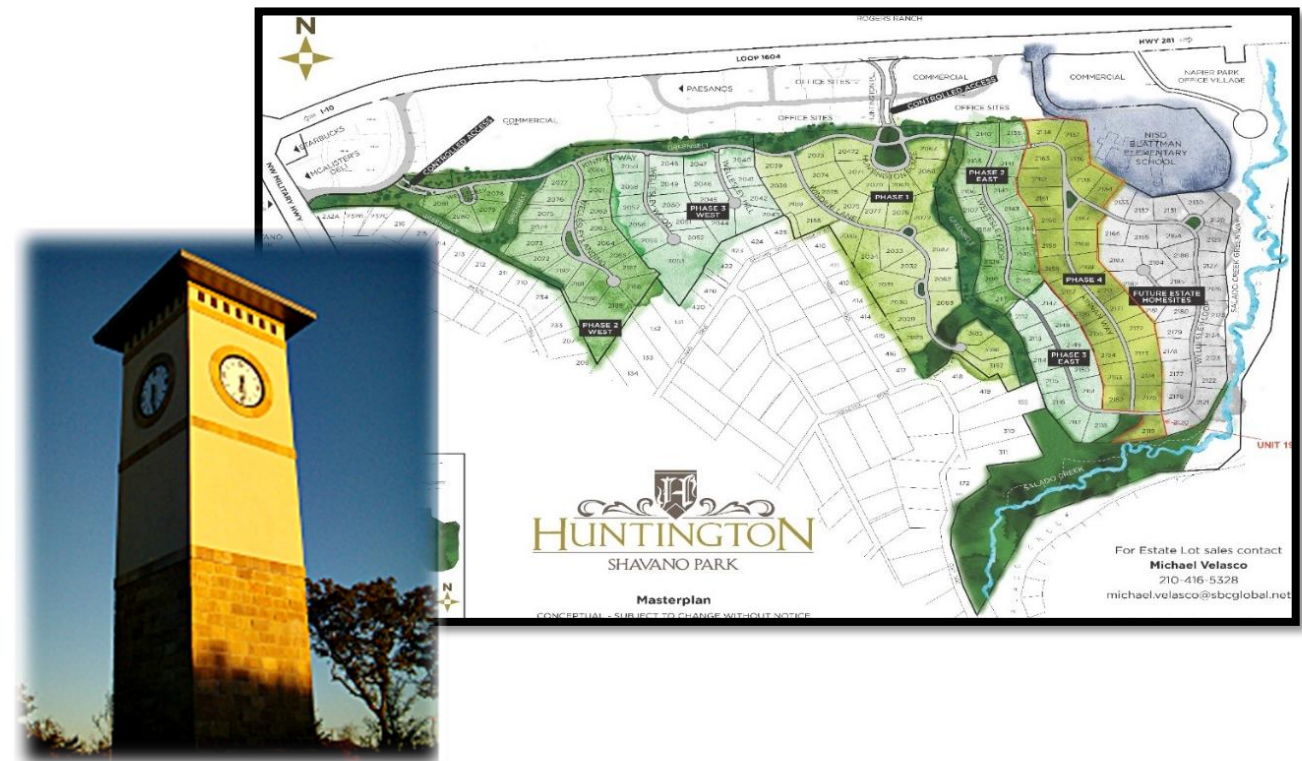
## Huntington

Nestled in the northeast corner of Shavano Park, Huntington is a luxurious gated community boasting large acreage homesites. The estate-sized lots are positioned 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 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**

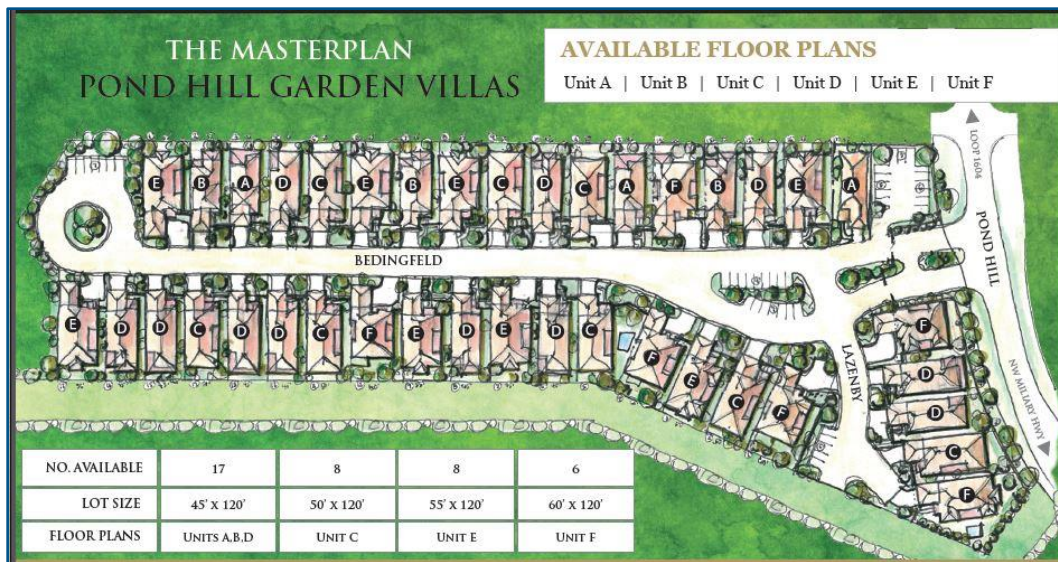
Willow Wood offers a suburban living atmosphere surrounded by natural beauty in northern Shavano Park. This gated community is situated on a 49-acre tract of land and has 93 custom-built homes. Located off of NW Military Highway and Loop 1604 commercial areas, Willow Wood is within walking distance of 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 its 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 that 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

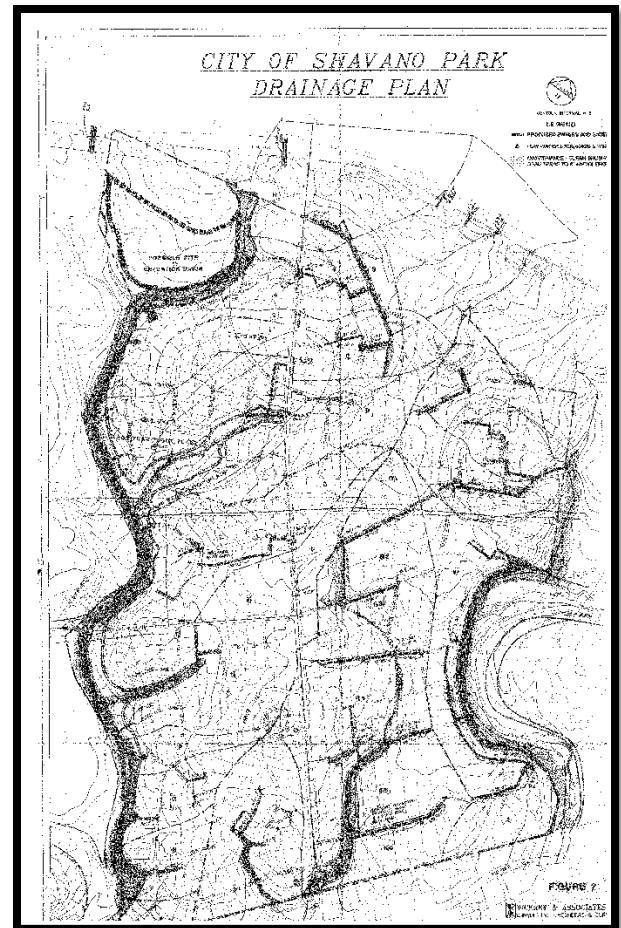


## Flooding and Drainage

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 quickly became outdated.

Due to an increase in intense rainfall events in recent decades, flooding has become more frequent in certain areas of Shavano Park. In the last thirty years, the City experienced several 100 and 500 year flood events. Compounding the problem is the continuing rapid development of the greater San Antonio metro area around the City.



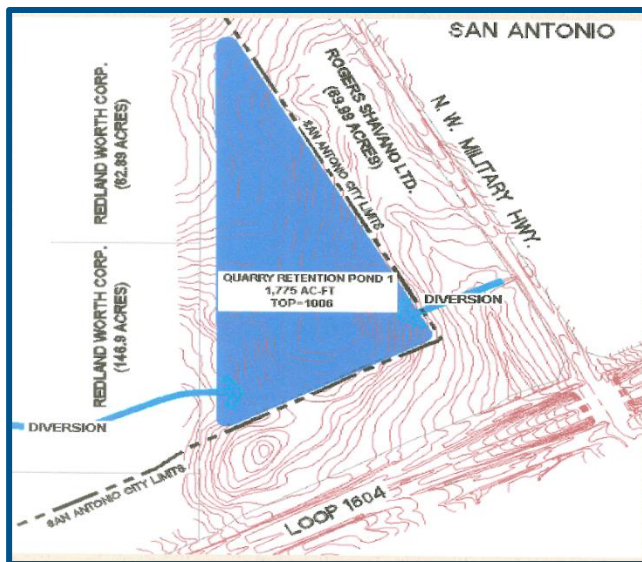
*1993 Vickery Study Map*

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, but provided mixed support for consideration of extra financing beyond current City reserves allocated to drainage.



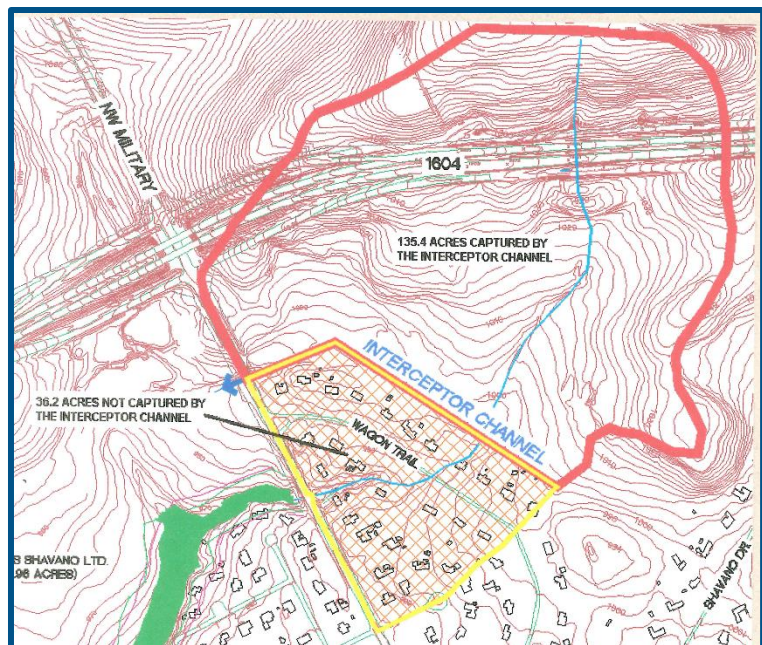
### **Quarry Retention Pond**

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**

The City, residents, and developers are currently working together to address and improve drainage infrastructure to mitigate future flooding events. In January 2016 [the](#) 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 [and subsequent surveying and analysis](#) 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):

<b>Drainage Projects</b>	<b>Estimate - Full</b>	<b>City Estimate - Minimum</b>	<b>3rd Party</b>	
Area 1 Wagon Trail Depression	\$ -		Denton	
Area 2 Kinnan Way Channel Berm	\$ -		Denton	
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	\$ -		TxDoT	
Area 5 NW Military LWC #2	\$ -		TxDoT	
Area 5 Windmill LWC	\$ 235,000			
Area 5 Bent Oak LWC	\$ 263,000			
Area 4-2 Ripple Creek Area	\$ 735,000			
Area 6 Happy Trail	\$ 617,000			
Area 7 Bobcat Bend	\$ 60,000			
Area 7 Rock Squirrel	\$ 82,000			
<b>Total Cost of Projects</b>	<b>\$ 9,722,000</b>	<b>\$ 2,822,000</b>		<b>Drainage Reserves</b>
				<b>\$ 1,456,649</b>

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 additional 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**

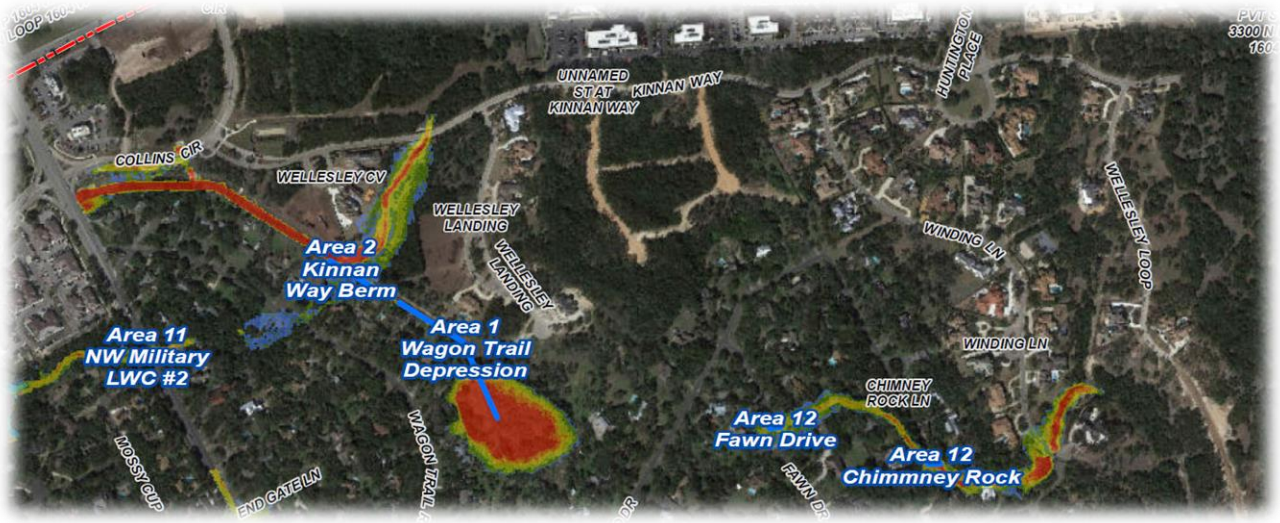
The City is addressing the drainage projects identified in the Master Drainage plan in three phases that serve as guideposts for the City moving forward. In 2018, City Council funded over half a million dollars in projects from Phase 1 with additional engineering work for Phase 2 projects. Note that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

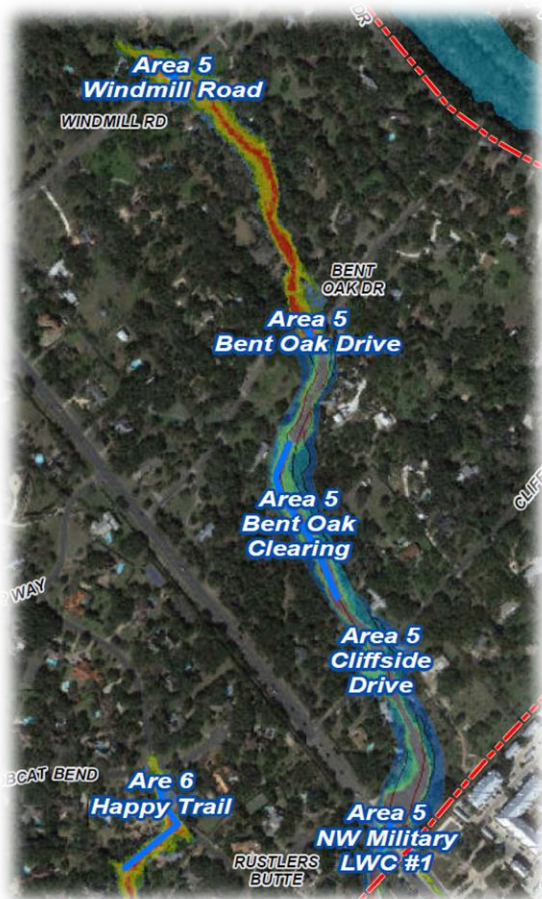
Chimney Rock Lane and Fawn Drive. These LWCs are near one another and their proximity will allow projects to be bid together saving on mobilization costs. The City has already begun Phase 1 by placing an order for the survey and design of the culverts to be installed on Chimney Rock and Fawn. In addition, 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 2019. As of July 2018, the Kinnan Way Berm and Bent Oak clearing have been completed as well as surveying, ~~and~~ hydrological studies and 40% plans of the culverts at ~~Fawn-Bent Oak, Windmill~~ and Chimney Rock. Surveying, hydrological analysis and feedback from residents led City staff to drop the proposed culvert on Fawn. Progress is currently underway on the Wagon Trail Depression.

Estimate	Projects
<b>Phase 1 - FY 2018</b>	
\$ 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
\$ ———	<del>Area 12 Fawn LWC</del>
<b>Phase 1 Cost</b>	<b>\$ 211,400</b>
<b>Phase 2 - 2019</b>	
\$ 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
<b>Phase 2 Cost</b>	<b>\$ 616,000</b>
<b>Total Cost</b>	<b>\$ 827,400</b>
<b>Phase 3 - Future &amp; Possible Projects</b>	
\$ 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
<b>Phase 3 Cost</b>	<b>\$ 9,044,000</b>
<b>Total Cost</b>	<b>\$ 9,871,400</b>



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

The three projects in the Turkey Creek area, Elm Spring area and the Munitract / Ripple Creek area 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. This additional engineering will inform City Council decision-making on the projects in future years.



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. As of July 2018 the surveying and hydrological studies of the culverts at Bent Oak and Windmill are have been completed and preliminary engineering of the three other projects is underway.

**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.

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



#### Issues:

- Flooding & Drainage challenges remain a long-term issue for community.
- Project costs require funding beyond current City reserves.
- Some projects may prove challenging for City to acquire 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.



# 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 are 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 a 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



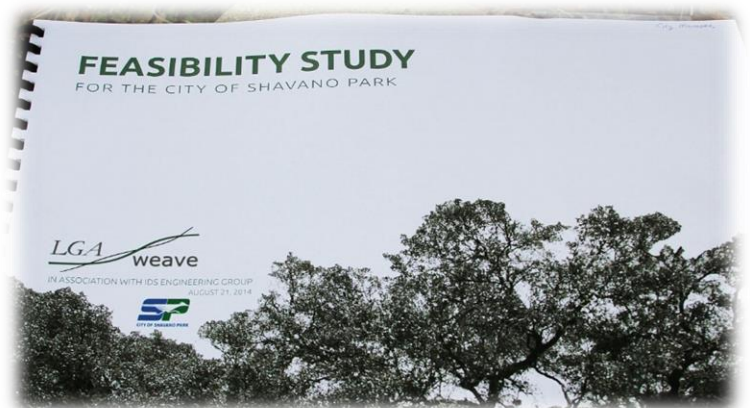
*In blue outline: The undeveloped portion of Municipal Tract*

Town Plan also proposed specific community-centered 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. Based on these action steps, 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**

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**

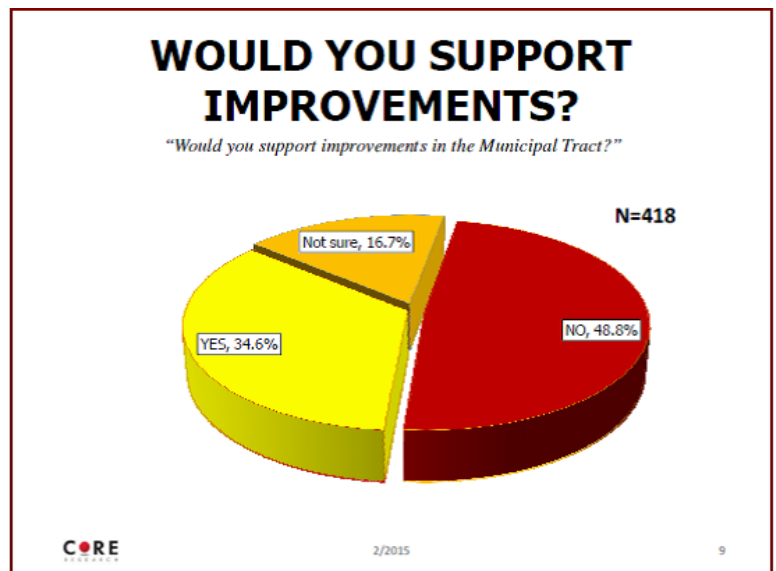
In 2015 the City conducted a survey of residents utilizing the professional services of Dr. Korbel of Core Research, a public polling company. The purpose of the survey was to seek resident input on options presented in the 2014 Feasibility Study.

This survey asked residents to respond to questions about the improvements 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 as follows (next page):





The “natural” option with a series of meandering trails and the addition of gardens, picnic tables or a playground near City Hall (see below).



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 (see below).



## **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.



*2018 Arbor Day / Earth Day Celebration on 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 facilities 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. Financial concerns were raised about the initial costs of construction, as well as long term cost for maintenance, repair and replacement. Usage and security will also have to be addressed.

**Issues:**

- Residents are divided regarding improvements upon 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.
- Any improvements should be based upon amenities desired by both current residents and those amenities that may be necessary to attract future residents to the City.
- Financial impact of any improvements

**Action Steps:**

- City Council makes a decision regarding any future improvements to the Municipal Tract.
- Develop options for any City Council approved improvements.
- Ensure that a buffer of trees and vegetation remain for those areas that border the Municipal Tract.
- Continue to monitor need for improvements relating to wildfire safety and storm water runoff.



# 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  
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