

**CITY OF SHAVANO PARK  
PLANNING & ZONING COMMISSION MEETING  
CITY HALL, COUNCIL CHAMBERS  
900 SADDLETREE COURT, SHAVANO PARK, TEXAS 78231  
October 3, 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, August 1, 2018
5. Discussion / action – Consider the changes proposed by City Staff to the Local Schools section of the 2018 Town Plan – City Manager Hill.
6. Discussion / action – Consider change or elimination of the term “Disproportionate aging population” included as one of the Weaknesses in the 2018 Town Plan – City Manager Hill.
7. Discussion / update – Progress update on drainage improvements by City Staff and discussion on recent flooding experience across City – City Manager Hill.

8. Report / update – City Council items considered at previous City Council meetings and discussion concerning the same – City Manager Hill.
9. Chairman Announcements:
  - A. Advise members to contact City staff to add new or old agenda items.
  - B. Advise members of pending agenda items, as follows:
    - i. November – Public Hearing and consideration of proposed re-plat of Lot 2143, Block 35, CB 4784 of the Shavano Park Unit-19C Phase II (PUD) and Lots 2160 and 2161, Block 35, CB 4784 of the Shavano Park Unit-19C Phase IV (PUD) to combine into new Lot 2164.
    - ii. November - Public Hearing and consideration of proposed re-plat of Lot 2188, Block 32, CB 4784 of Shavano Park, Unit-19C, Phase II (PUD) to revise the rear lot line.
    - iii. November – Discussion regarding possible changes in the City’s ordinances regarding minimum gate width in Residential Zoning District A-1.
    - iv. November – Discussion regarding possible changes in the City’s ordinances regarding landscaping and trees in commercial zoning districts.
    - v. November – Nomination and appointment of Chairman.
    - vi. November – Nomination and appointment of Vice-chairman.
    - vii. Welcome new members and thanks to department members and presentation on opening meeting and open records training.
    - viii. February, 2019 – Semiannual presentation by Denton Communities regarding residential and commercial development in Shavano Park and surrounding areas and discussion concerning the same.
10. Adjournment

**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 September 28, 2018 at 11:10 a.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

ZINA TEDFORD  
City Secretary

**1. Call to order**

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

**PRESENT:**

Konrad Kuykendall  
Carlos Ortiz  
Albert Aleman  
Shawn Fitzpatrick  
Kerry Dike  
Jason Linahan  
Michael Janssen

**ABSENT:**

Carla Laws  
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 Dike and a second made by Commissioner Fitzpatrick, the Planning & Zoning Commission voted six (6) for and none (0) opposed to approve the agenda as it was provided as Planning & Zoning Commission issues. The motion carried.

**3. Citizens to be heard**

Citizen Florine addressed the Planning & Zoning Commission regarding the Town Plan Update.

**4. Consent Agenda:**

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

Upon a motion made by Commissioner Ortiz and a second made by Commissioner Linahan, the Planning & Zoning Commission voted six (6) for and none (0) opposed to approve the Planning & Zoning Commission July 11, 2018 minutes as presented. The motion carried.

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

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

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

Upon a motion made by Commissioner Aleman and a second made by Commissioner Dike, the Planning & Zoning Commission voted six (6) for and none (0) opposed to approve the City’s 2018 Town Plan with revisions and forward the revised Town Plan to City Council for their consideration. The motion carried.

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

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

**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**

Upon a motion made by Commissioner Dike and a second made by Commissioner Aleman, the Planning & Zoning Commission voted six (6) for and none (0) opposed to adjourn the meeting. The meeting adjourned at approximately 743 p.m.

---

MICHAEL JANSSEN  
Chairman

---

ZINA TEDFORD  
City Secretary

## PLANNING AND ZONING STAFF SUMMARY

Meeting Date: October 3, 2018

Agenda item: 5

Prepared by: Curtis Leeth

Reviewed by: Bill Hill

---

**AGENDA ITEM DESCRIPTION:** Discussion / action – Consider the changes proposed by City Staff to the Local Schools section of the 2018 Town Plan – City Manager Hill.

X

**Attachments for Reference:** 1) 5a Local Schools section

---

**BACKGROUND / HISTORY:** The Town Plan was recommended for approval by the Planning & Zoning Commission at the August 1, 2018, one of its sections regarded local schools.

On August 10, 2018 Commissioner Ortiz approached staff requesting revisions to the local schools section of the Town Plan. Staff informed the Commissioner that staff would be unable to make any change and recommended he bring his concerns to the Mayor, City Council and/or Chairman Janssen.

Later in August, Commissioner Ortiz sent a letter to Mayor Werner, Chairman Janssen and City staff asking the local schools section be revised to place less emphasis on the two schools adjacent to the City and to include others and specifically to include Hobby and Clark.

---

**DISCUSSION:** At the August 27, 2018 City Council meeting, staff presented to City Council the Planning & Zoning recommended Town Plan. A brief discussion occurred regarding the schools. Council consensus was to clarify in the Town Plan draft that Hobby Middle School and Clark H.S. were the two public schools that served Shavano Park.

Staff amended the local schools section for the 1<sup>st</sup> reading of the Comprehensive Plan and at the September 17, 2018 City Council meeting, the City Council approved the 1<sup>st</sup> reading of the Town Plan.

This action allows P&Z to finalize a recommendation for revision of the Town Plan prior to Council's final approval later in October. This revision to Local Schools section is provided within attachment 5a.

---

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

---

**FINANCIAL IMPACT:** N/A

---

**MOTION REQUESTED:** Approve the changes proposed to the Local Schools section of the 2018 Town Plan.

## 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.

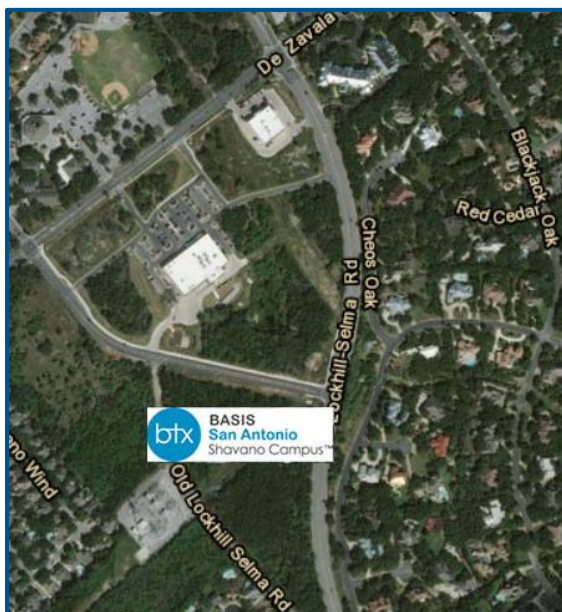


Blattman Elementary School, located in the northeastern part of Shavano Park, is part of NISD. Blattman Elementary received recognition as #7 on the list of best San Antonio Elementary Schools in 2017, as reported by the *San Antonio Express-News* in June 2017. The NISD middle school and high school serving Shavano Park's public school students are Hobby Middle School, located less than 3 miles from the City, and Tom C. Clark High School, located less than 2 miles from the City.

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."



## PLANNING AND ZONING STAFF SUMMARY

Meeting Date: October 3, 2018

Agenda item: 6

Prepared by: Curtis Leeth

Reviewed by: Bill Hill

---

**AGENDA ITEM DESCRIPTION:** Discussion / action – Consider change or elimination of the term “Disproportionate aging population” included as one of the Weaknesses in the 2018 Town Plan – City Manager Hill.

X

**Attachments for Reference:** 1) 6a SWOTS section Town Plan

---

**BACKGROUND / HISTORY:** The Town Plan was recommended for approval by the Planning & Zoning Commission at the August 1, 2018, one of its sections was the Strengths, Weaknesses, Opportunities and Threats (SWOTS).

At the September 17, 2018 City Council meeting, the City Council approved the Town Plan enacting Ordinance’s first reading and gave guidance to staff to revise the SWOTS weakness of “disproportionate aging population.”

---

**DISCUSSION:** This action proposes to replace the SWOTS weakness of “disproportionate aging population” with the below bullet.

- Limited Sales Tax and Property Tax Revenue constraint of the over 65 tax freeze

---

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

---

**FINANCIAL IMPACT:** N/A

---

**MOTION REQUESTED:** Approve revision of the term “Disproportionate aging population” as presented.

## 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~~ Limited sales tax and property tax revenue constraint of the over 65 tax freeze
- Pedestrian Accessibility

### Opportunities

- Drainage
- 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.

## PLANNING AND ZONING STAFF SUMMARY

Meeting Date: October 3, 2018

Agenda item: 7

Prepared by: Curtis Leeth

Reviewed by: Bill Hill

**AGENDA ITEM DESCRIPTION:** Discussion / update – Progress update on drainage improvements by City Staff and discussion on recent flooding experience across City.

X

**Attachments for Reference:** 1) 7a 40% Plans – Bent Oak culvert  
2) 7b 40% Plans – Chimney Rock culvert  
3) 7c 40% Plans – Windmill culvert

**BACKGROUND / HISTORY:** After a presentation by staff in February, at the March 26, 2018 City Council Meeting the Council approved Ordinance O-2018-001. This Budget Amendment authorized \$564,188 from capital reserves to drainage projects in the City:

Presented to Council February 26, 2018	
<b>Engineer Planning</b>	
KFW Engineering Task Order 4	\$63,307.00
KFW Engineering Task Order 5	\$78,700.00
KFW Engineering Task Order 6	\$118,000.00
Phase 1 & 2 Engineering costs	<b>\$260,007.00</b>
<b>Construction</b>	
Drainage Area 1 – Wagon Trail Depression	\$10,000.00
Drainage Area 2 – Kinnan Way Berm	\$21,400.00
Drainage Area 5 – Bent Oak Clearing	\$15,000.00
Drainage Area 12 – Chimney Rock	\$143,610.00
Drainage Area 12 – Fawn Drive	\$114,171.00
Phase 1 Execution costs	<b>\$304,181.00</b>
<b>Total Drainage Transfer</b>	<b>\$564,188.00</b>

The Engineering Task Orders are as follows:

- **Task Order 4** – Hydrologic Analysis, Survey and Design of culverts on Fawn & Chimney Rock

- **Task Order 5** - Hydrologic Analysis, Survey and Design of culverts on Bent Oak, Windmill and Cliffside
- **Task Order 6** – Partial Survey and Preliminary Engineering Report on Turkey Creek area, Elm Spring area and Ripple Creek / Municipal Tract area.

In the past five months staff and KFW have made significant progress. As of October 3, 2018 progress achievements include:

- **Drainage Area 1:** Kinnan Way Berm constructed and drainage ditches cleaned out by Bitterblue (no cost to City)
- **Drainage Area 2:** Wagon Trail depression pump / electrical plans submitted to CPS – awaiting final CPS approval (no cost to City except ongoing electrical usage costs)
- **KFW Task Order 4 & 5:** Surveying, hydrological studies and 40% plans completed for culverts on Bent Oak, Chimney Rock and Windmill – progress underway on 95% plans; revisions completed on 40% plans after receiving concerns from residents (see attachments 7a – 7c)
- **Drainage Area 5:** Natural drainage gulley running from Bent Oak to NW Military cleared of all brush and debris
- Significant communication with residents led to determination that culverts on Cliffside and Fawn were not necessary; close coordination with residents regarding proposed culverts on Bent Oak, Windmill and Fawn

Not all projects and engineering approved in the March Budget Amendment were complete at the end of the budget year. These included KFW Engineering Task Order 6 (preliminary engineering and partial survey for the three largest projects concerning Turkey Creek, Elm Spring / Bikeway and Munitract / Ripple Creek areas) and the construction of the culverts on Bent Oak, Chimney Rock and Windmill. It is anticipated that bidding for construction of culverts on Bent Oak, Windmill and Chimney Rock will begin in December 2018 timeframe. Actual expenses in FY18 are as follows:

<b>FY18 Drainage Projeccts</b>		
<b>Engineer Planning</b>	<b>FY18 Approved Costs</b>	<b>Actual Expenses</b>
KFW Engineering Task Order 4*	\$ 60,307.00	\$ 21,935.21
KFW Engineering Task Order 5	\$ 78,700.00	\$ 27,934.13
KFW Engineering Task Order 6	\$ 118,000.00	\$ -
*Extra \$3,000 saved after staff noticed error in Task Order 4 before signing	\$ 3,000.00	\$ -
Phase 1 & 2 Engineering costs	<b>\$ 260,007.00</b>	<b>\$ 49,869.34</b>
<b>Construction</b>		
Drainage Area 1 – Wagon Trail Depression	\$ 10,000.00	\$ -
Drainage Area 2 – Kinnan Way Berm	\$ 21,400.00	\$ -
Drainage Area 5 – Bent Oak Clearing	\$ 15,000.00	\$ 10,000.00
Drainage Area 12 – Chimney Rock	\$ 143,610.00	\$ -
Drainage Area 12 – Fawn Drive	\$ 114,171.00	\$ -
Phase 1 Execution costs	<b>\$ 304,181.00</b>	<b>\$ 10,000.00</b>
<b>Totals</b>	<b>\$ 564,188.00</b>	<b>\$ 59,869.34</b>

In addition to the unspent monies for work not complete yet in FY18, staff have achieved significant savings from original approved scope by dropping costs associated with Cliffside & Fawn culverts as well as rigorous oversight of expenses. The total unspent monies for FY18 is \$504,318.66:

<b>FY 18 Unspent (Approved Costs - Total Expenses)</b>	<b>\$ 504,318.66</b>
--	----------------------

The unspent monies remain in City capital reserves and are allocated to FY19 for the completion of the following projects and engineering costs:

<b>FY19 Drainage Projects</b>	
<b>Construction Projects + Services</b>	<b>Cost</b>
Chimney Rock culvert* (Task Order #10)	\$ 183,000.00
Windmill culvert (Task Order #10)	\$ 164,500.00
Bent Oak culvert (Task Order #10)	\$ 230,500.00
KFW Engineering Task Order 10	\$ 33,500.00
Total	<b>\$ 611,500.00</b>
<b>FY19 Planning - Continuing Requirements</b>	
KFW Engineering Task Order 6	\$ 118,000.00
Total	<b>\$ 118,000.00</b>
Total	<b>\$ 729,500.00</b>
<b>Additional Monies Required FY 19 (FY 19 Projects - FY 18 Unspent)</b>	<b>\$ 225,181.34</b>

\*Updated figure from FY18

The completion of these projects require only an additional \$225,181.34 from reserves.

At the end of FY19, the plan if approved and executed the City will have completed three culvert projects and have preliminary engineering reports on the remaining three large projects (Turkey Creek, Elm Spring / Bikeway and Munitract / Ripple Creek areas). These reports will provide further vetting of the Master Drainage Plan to determine most appropriate solution for each area. The projected City drainage reserves to tackle these large projects after FY19 projects is as follows:

<b>City Drainage Reserves Oct 1 2018</b>	<b>\$ 1,437,615</b>
<b>Projected FY 19 Expenses</b>	<b>\$ 729,500</b>
<b>Projected FY 19 Revenues</b>	<b>\$ 5,000</b>
<b>Remaining Drainage Reserves Sept 30 2018</b>	<b>\$ 713,115</b>

As the City nears fully developed, it is anticipated there are few projected development fee revenues. The Master Drainage Plan estimated costs to address the three largest projects to be in excess of eight million dollars.

---

**DISCUSSION:** For fiscal year 2018-19 staff proposes the completion of the three culverts on Bent Oak, Windmill and Chimney Rock (and associated engineering work in Task Order 10) as well as completion of KFW Task Order 6. The total cost of these projects is \$729,500 but with

the projected unspent monies from this budget year, only an additional \$284,288 would require being released from drainage reserves.

At the October 3, 2018 meeting staff will present pictures and videos showing flooding across the City during the Labor Day rain events.

---

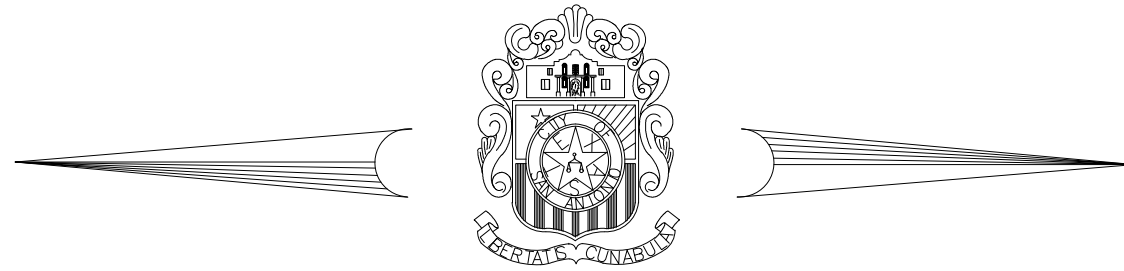
**COURSES OF ACTION:** N/A

---

**FINANCIAL IMPACT:** \$729,500 for the FY2018-19 Budget (Approximately \$504,318 are funds budgeted in FY 2017-18 and not spent).

---

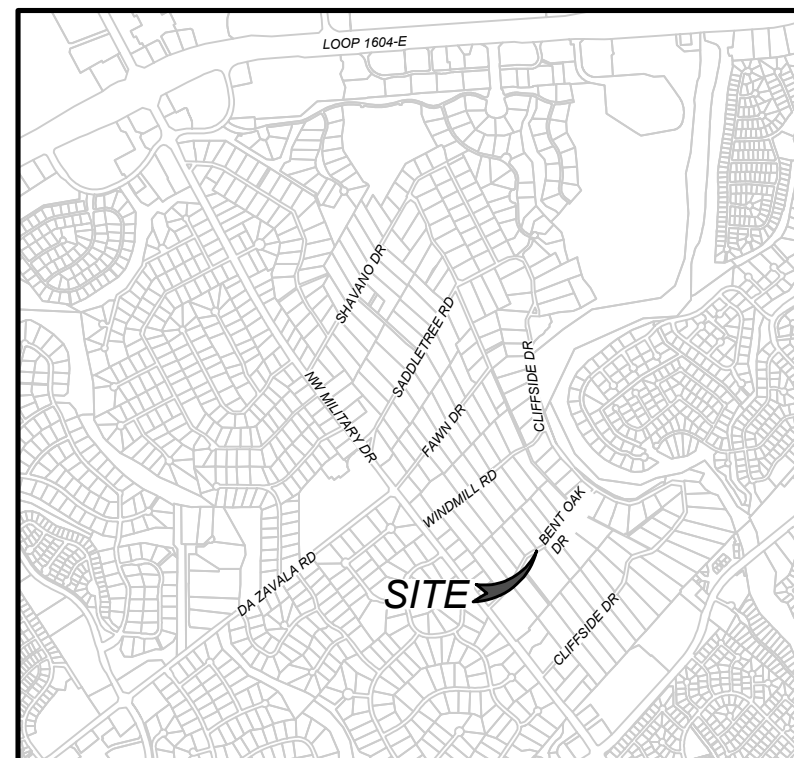
**MOTION REQUESTED:** N/A



# CITY OF SHAVANO PARK

## DEPARTMENT OF PUBLIC WORKS DIVISION

### *BENT OAK DR. LOW WATER CROSSING IMPROVEMENTS*



THIS DOCUMENT IS  
RELEASED BY  
AUTHORITY OF  
CHRISTOPHER A. OTTO,  
P.E. #113172 FOR  
INTERIM REVIEW ONLY  
AND NOT TO BE USED  
FOR CONSTRUCTION.

**KFW**  
**ENGINEERS + SURVEYING**  
3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231  
Phone #: (210) 979-8444 • Fax #: (210) 979-8441  
TBPE Firm #: 9513 • TBPLS Firm #: 10122300




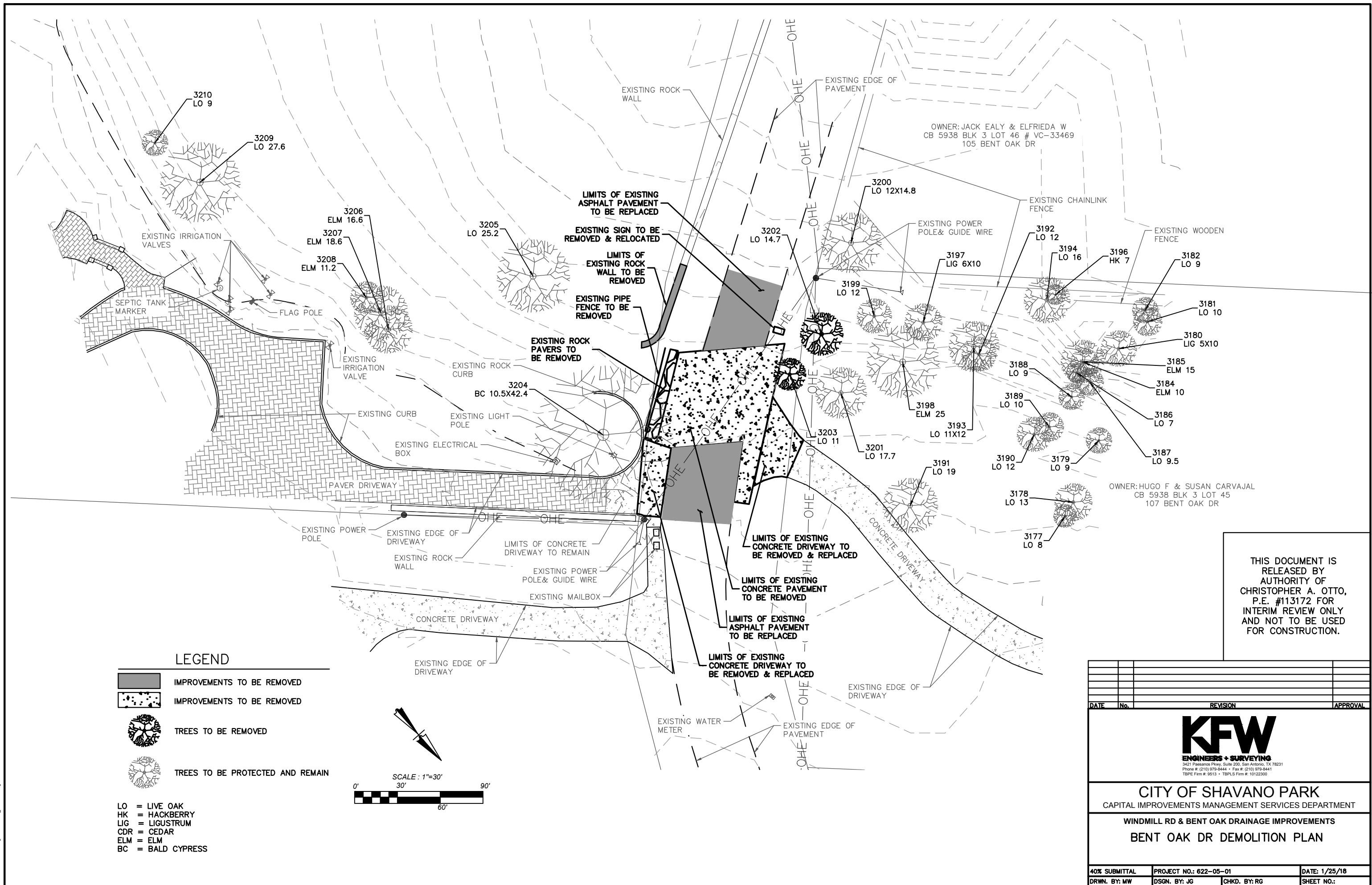
D:\18\_Jul\_16\_2018\_5:45pm\_Ultra\_ID.dwg  
File: A:\6220251\Drawings\Civil\Hydrology\MO\_6220251.dwg

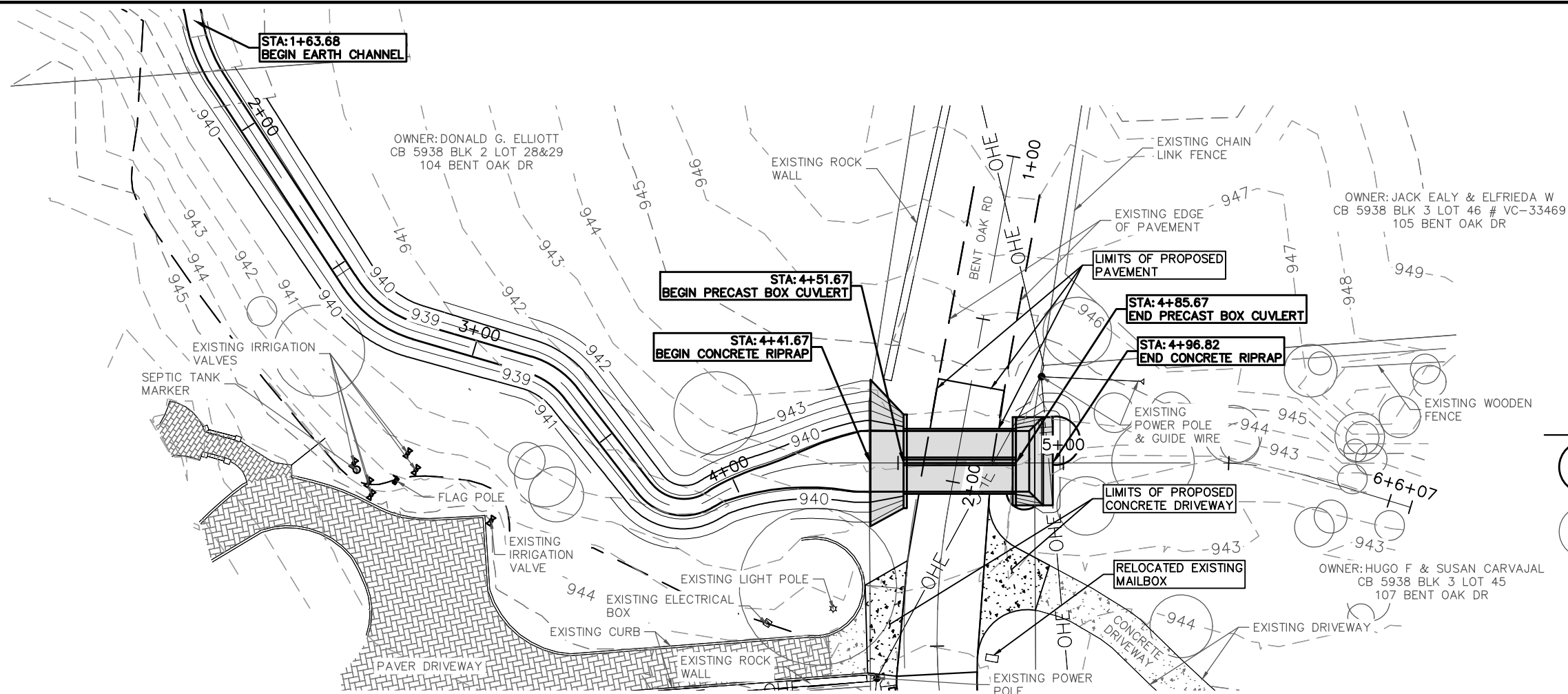


ULTIMATE CONDITIONS															
HYDROLOGY SUMMARY - RATIONAL METHOD															
Study Point	Drainage Area	(Acres)	C	Carryover	Total (min)	Tovr1 (min)	Tsc (min)	Tch (min)	Ttot (min)	I5 (in/hr)	I25 (in/hr)	I100 (in/hr)	Q5 (ft3/s)	Q25 (ft3/s)	Q100 (ft3/s)
1	DA1	96.88	0.57			20.00	8.40	6.09	34.49	3.48	4.61	5.70	192.33	254.32	314.74
2	DA1, & DA2	138.99	0.57	PT 1	34.49			3.65	38.14	3.27	4.34	5.43	259.01	343.80	429.81

THIS DOCUMENT IS  
RELEASED BY  
AUTHORITY OF  
CHRISTOPHER A. OTTO,  
P.E. #113172 FOR  
INTERIM REVIEW ONLY  
AND NOT TO BE USED  
FOR CONSTRUCTION.

DATE	No.	REVISION	APPROVAL
<div> <b>KFW</b> ENGINEERS + SURVEYING 3421 Pleasanton Pkwy., Suite 200, San Antonio, TX 78231 Phone #: (210) 979-8444 • Fax #: (210) 979-8441 TBPE Firm #: 9513 • TBPLS Firm #: 10122300</div>			
CITY OF SHAVANO PARK CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT			
WINDMILL RD & BENT OAK DRAINAGE IMPROVEMENTS OVERALL DRAINAGE MAP			
40% SUBMITTAL	PROJECT NO.: 622-05-01		DATE: 1/25/18
DRWN. BY: MW	DSGN. BY: JG	CHKD. BY: RG	SHEET NO.:



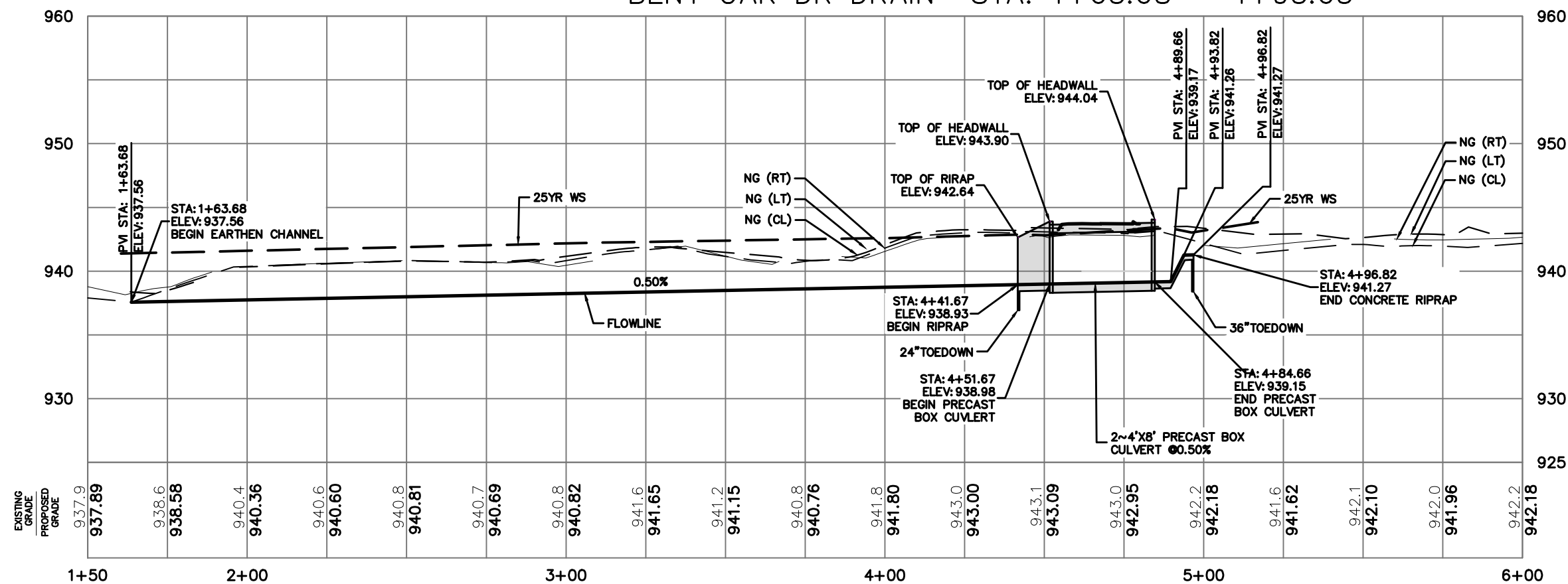


LEGEND

TREES TO BE REMOVED

TREES TO BE PROTECTED AND REMAIN

BENT OAK DR DRAIN STA. 1+63.68 – 4+93.63



PROFILE LEGEND:

EXISTING GRADE

PROPOSED GRADE

PROPOSED SUBGRADE

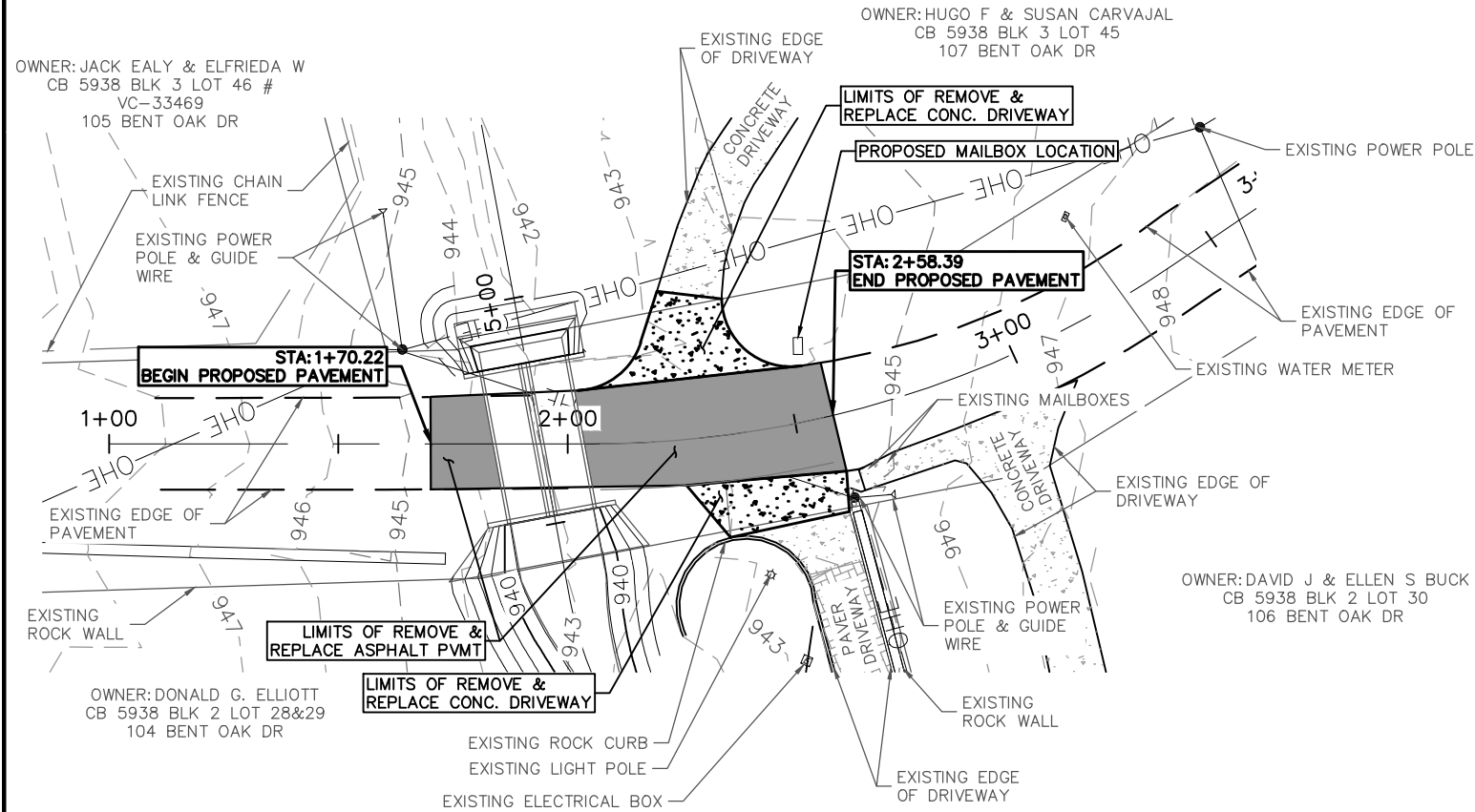
PROFILE SCALE:

1"= 40' HORIZONTAL

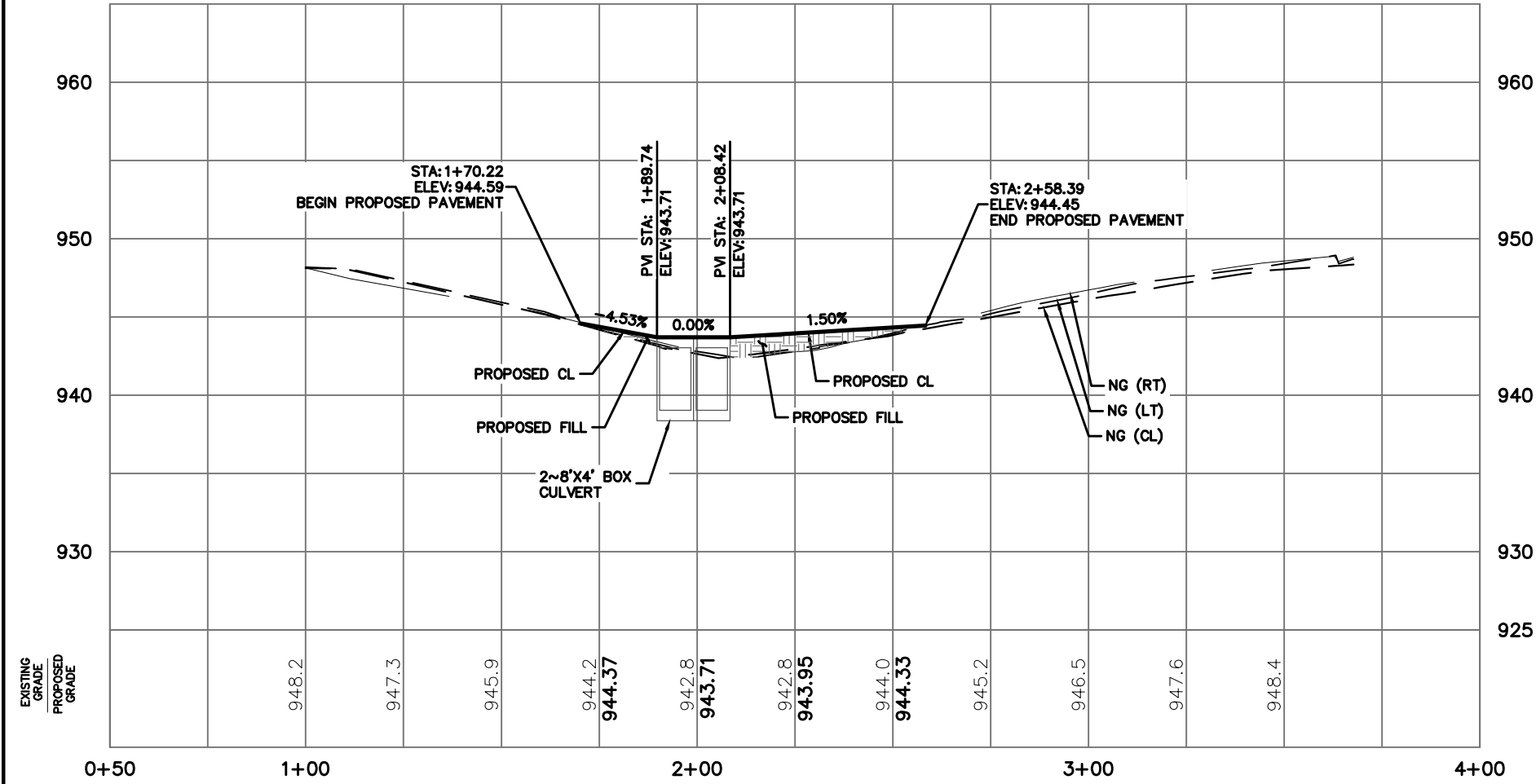
1"= 10' VERTICAL

THIS DOCUMENT IS  
RELEASED BY  
AUTHORITY OF  
CHRISTOPHER A. OTTO,  
P.E. #113172 FOR  
INTERIM REVIEW ONLY  
AND NOT TO BE USED  
FOR CONSTRUCTION.

DATE	No.	REVISION	APPROVAL
<div><div>KFW</div><div>ENGINEERS + SURVEYING</div><div>3421 Passano Pkwy, Suite 200, San Antonio, TX 78231</div><div>Phone #: (210) 579-8444 • Fax #: (210) 579-8441</div><div>TBPE Firm #: 9513 • TBPLS Firm #: 10122300</div></div>			
CITY OF SHAVANO PARK			
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT			
WINDMILL RD & BENT OAK DRAINAGE IMPROVEMENTS			
BENT OAK DRAIN STA. 1+63.68 – 4+93.63			
40% SUBMITTAL	PROJECT NO.: 622-05-01	DATE: 1/25/18	
DRWN. BY: MW	DSGN. BY: JG	CHKD. BY: RG	SHEET NO.:



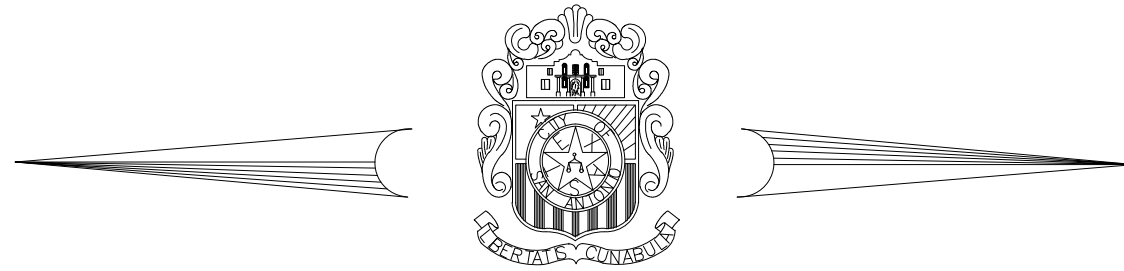
BENT OAK DR STA. 1+70.22- 2+58.39



PROFILE LEGEND:		PROFILE SCALE:	
EXISTING GRADE	---	1"= 40' HORIZONTAL	
PROPOSED GRADE	---	1"= 10' VERTICAL	
PROPOSED SUBGRADE	---		

THIS DOCUMENT IS  
RELEASED BY  
AUTHORITY OF  
CHRISTOPHER A. OTTO,  
P.E. #113172 FOR  
INTERIM REVIEW ONLY  
AND NOT TO BE USED  
FOR CONSTRUCTION.

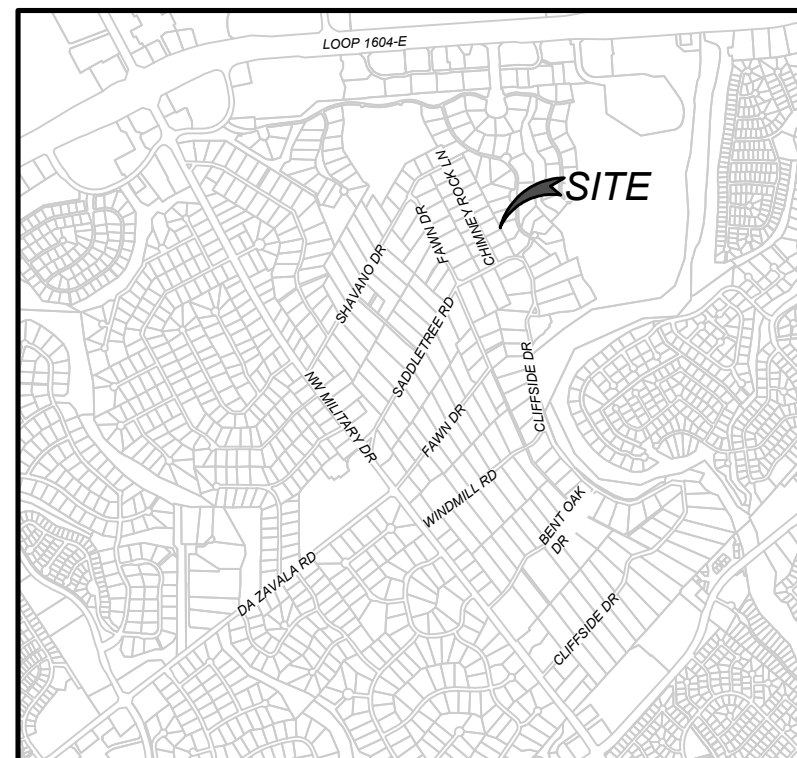
DATE	No.	REVISION	APPROVAL
<b>KFW</b> ENGINEERS + SURVEYING 3421 Passmore Pkwy, Suite 200, San Antonio, TX 78231 Phone #: (210) 979-8444 • Fax #: (210) 979-8441 TBPE Firm #: 9513 • TBPLS Firm #: 10122300			
CITY OF SHAVANO PARK CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT			
WINDMILL RD & BENT OAK DRAINAGE IMPROVEMENTS BENT OAK DR STA. 1+70.22- 2+58.39			
40% SUBMITTAL	PROJECT NO.: 622-05-01	DATE: 1/25/18	
DRWN. BY: MW	DSGN. BY: JG	CHKD. BY: RG	SHEET NO.:



# CITY OF SHAVANO PARK

## DEPARTMENT OF PUBLIC WORKS DIVISION

### *CHIMNEY ROCK LN. LOW WATER CROSSING IMPROVEMENTS*



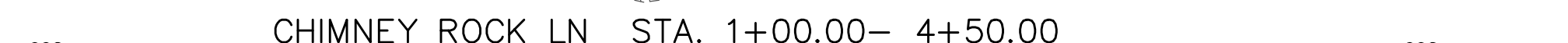
THIS DOCUMENT IS  
RELEASED BY  
AUTHORITY OF  
CHRISTOPHER A. OTTO,  
P.E. #113172 FOR  
INTERIM REVIEW ONLY  
AND NOT TO BE USED  
FOR CONSTRUCTION.

**KFW**  
**ENGINEERS + SURVEYING**  
3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231  
Phone #: (210) 979-8444 • Fax #: (210) 979-8441  
TBPE Firm #: 9513 • TBPLS Firm #: 10122300







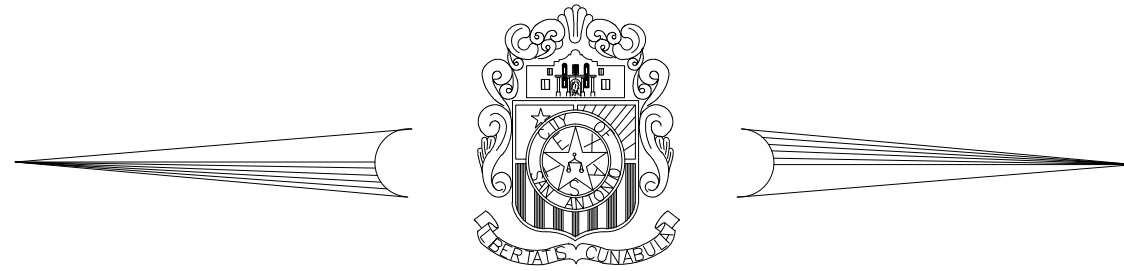


THIS DOCUMENT IS  
RELEASED BY  
AUTHORITY OF  
CHRISTOPHER A. OTTO,  
P.E. #113172 FOR  
INTERIM REVIEW ONLY  
AND NOT TO BE USED  
FOR CONSTRUCTION.

[illegible]







# CITY OF SHAVANO PARK

## DEPARTMENT OF PUBLIC WORKS DIVISION

### *WINDMILL RD LOW WATER CROSSING IMPROVEMENTS*

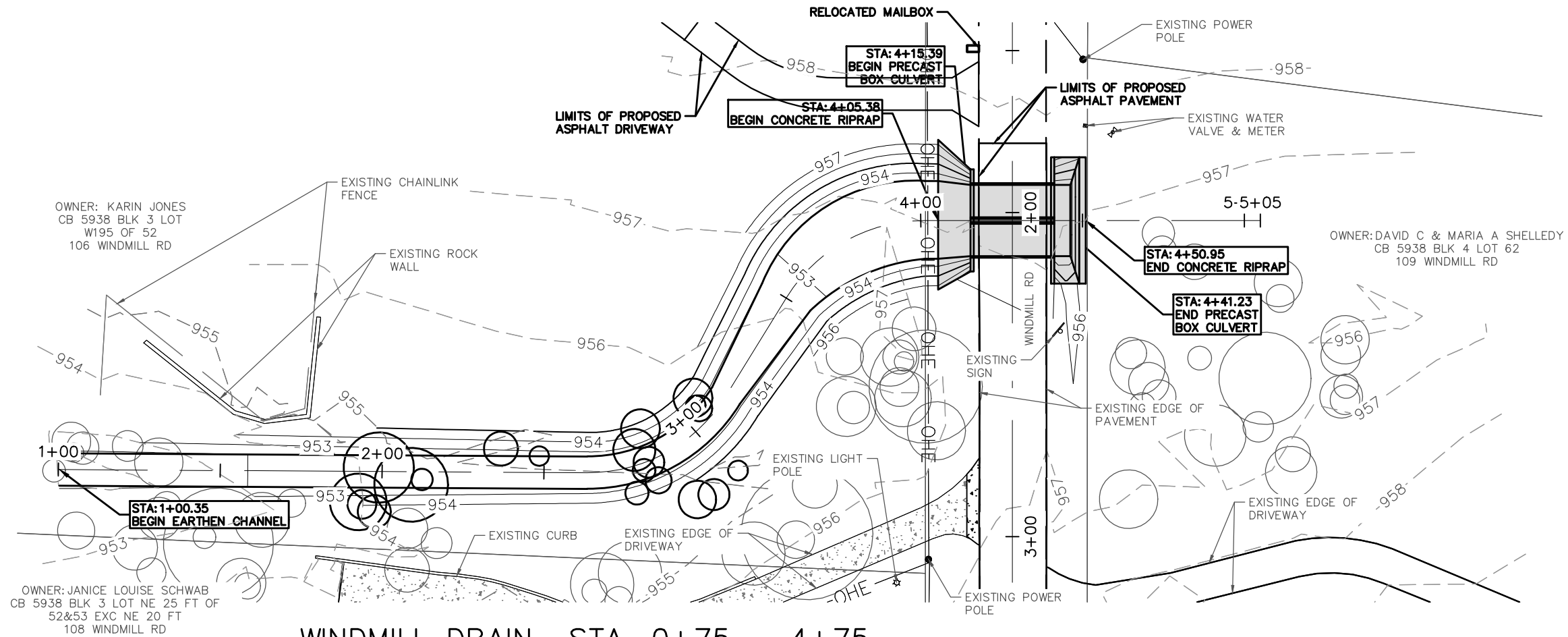


THIS DOCUMENT IS  
RELEASED BY  
AUTHORITY OF  
CHRISTOPHER A. OTTO,  
P.E. #113172 FOR  
INTERIM REVIEW ONLY  
AND NOT TO BE USED  
FOR CONSTRUCTION.

**KFW**  
**ENGINEERS + SURVEYING**  
3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231  
Phone #: (210) 979-8444 • Fax #: (210) 979-8441  
TBPE Firm #: 9513 • TBPLS Firm #: 10122300



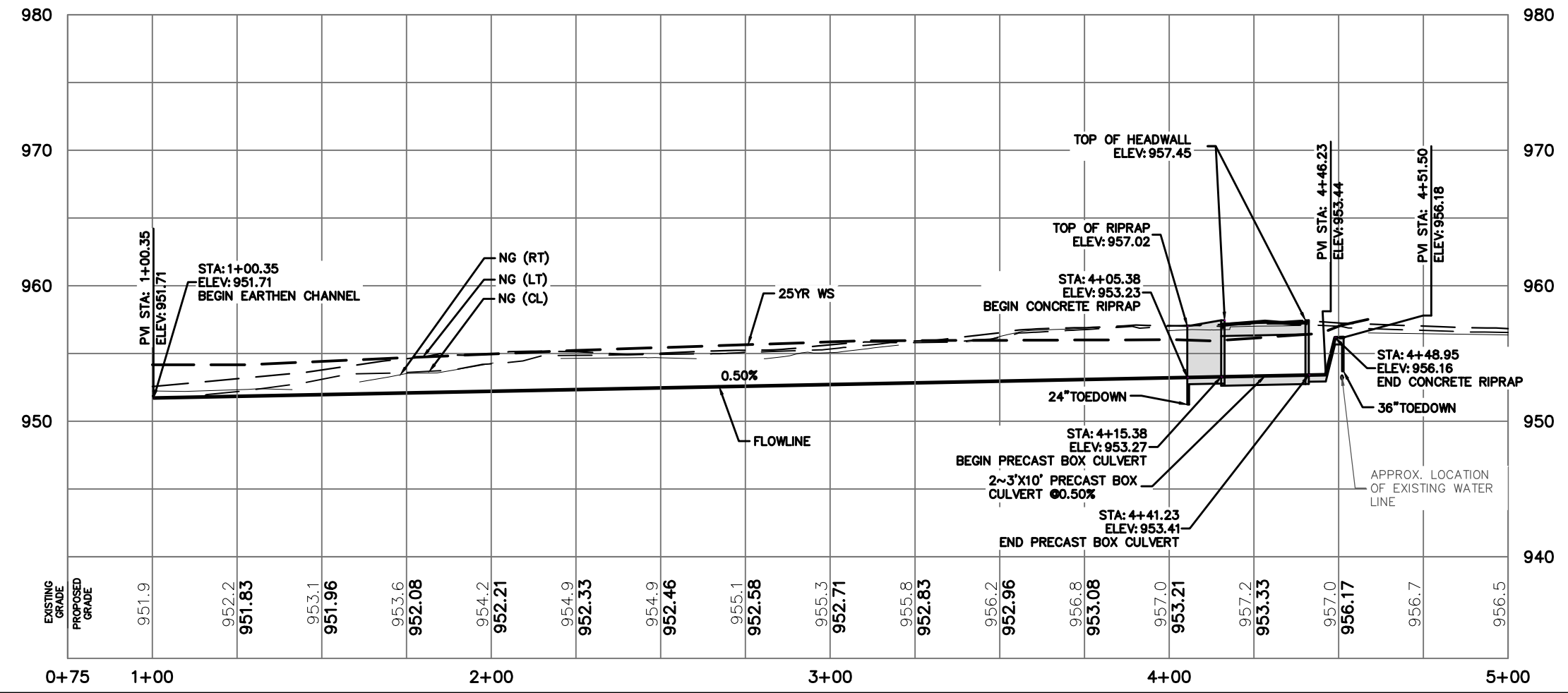




- LEGEND
- TREES TO BE REMOVED
  - TREES TO BE PROTECTED AND REMAIN



WINDMILL DRAIN STA. 0+75 - 4+75



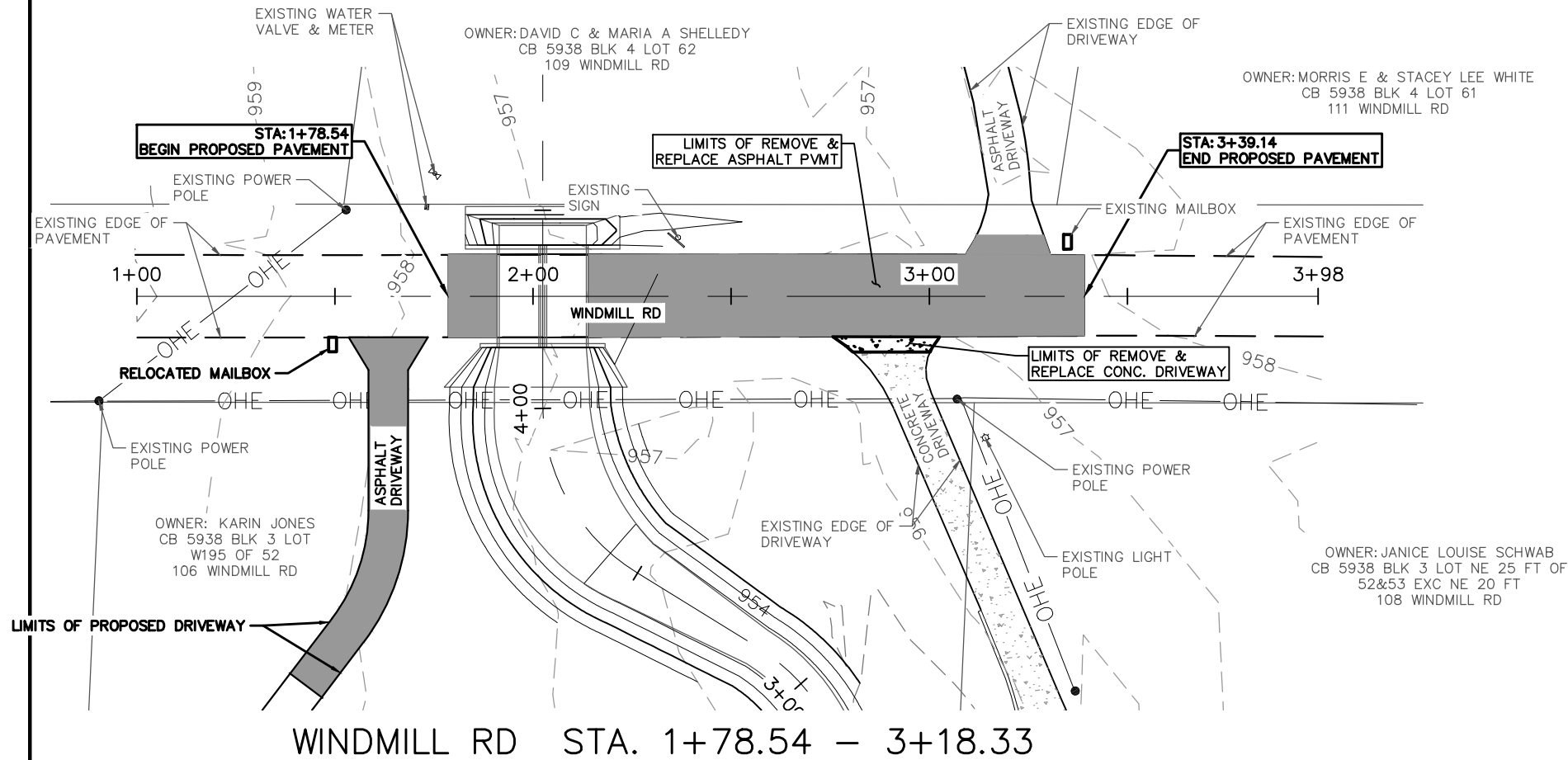
PROFILE LEGEND:		PROFILE SCALE:	
EXISTING GRADE	---	1"= 40' HORIZONTAL	
PROPOSED GRADE	---	1"= 10' VERTICAL	
PROPOSED SUBGRADE	---		

THIS DOCUMENT IS RELEASED BY AUTHORITY OF CHRISTOPHER A. OTTO, P.E. #113172 FOR INTERIM REVIEW ONLY AND NOT TO BE USED FOR CONSTRUCTION.

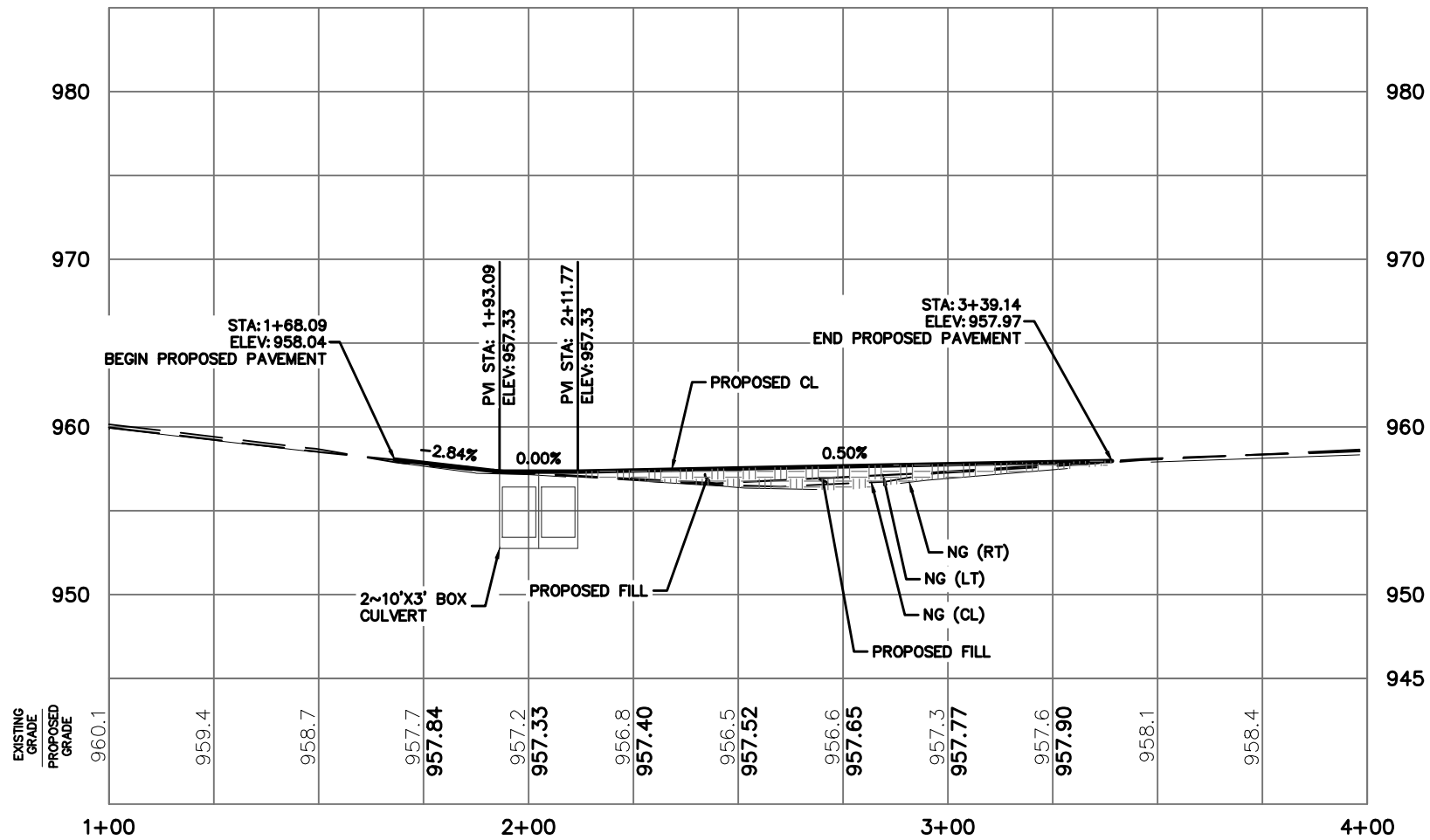
DATE	No.	REVISION	APPROVAL
<b>KFW</b> ENGINEERS + SURVEYING 3421 Passano Pkwy, Suite 200, San Antonio, TX 78231 Phone #: (210) 979-8444 • Fax #: (210) 979-8441 TBPE Firm #: 9513 • TBPLS Firm #: 10122300			
CITY OF SHAVANO PARK CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT			
WINDMILL RD & BENT OAK DRAINAGE IMPROVEMENTS			
WINDMILL DRAIN STA. 0+75 - 4+75			
40% SUBMITTAL	PROJECT NO.: 622-05-01	DATE: 1/25/18	
DRWN. BY: MW	DSGN. BY: JG	CHKD. BY: RG	SHEET NO.:

Date: Sep 17, 2018, 11:21am User: JG.dawidk  
File: M:\6220501\Design\Civil\Drawings\6220501.dwg





WINDMILL RD STA. 1+78.54 - 3+18.33



PROFILE LEGEND:		PROFILE SCALE:	
EXISTING GRADE	---	1"= 40' HORIZONTAL	
PROPOSED GRADE	—	1"= 10' VERTICAL	
PROPOSED SUBGRADE	---		

THIS DOCUMENT IS  
RELEASED BY  
AUTHORITY OF  
CHRISTOPHER A. OTTO,  
P.E. #113172 FOR  
INTERIM REVIEW ONLY  
AND NOT TO BE USED  
FOR CONSTRUCTION.

DATE	No.	REVISION	APPROVAL
<b>KFW</b> ENGINEERS + SURVEYING 3421 Passano Pkwy, Suite 200, San Antonio, TX 78231 Phone #: (210) 979-8444 • Fax #: (210) 979-8441 TBPE Firm #: 9513 • TBPLS Firm #: 10122300			
CITY OF SHAVANO PARK CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT			
WINDMILL RD & BENT OAK DRAINAGE IMPROVEMENTS WINDMILL RD STA. 1+78.54 - 3+18.33			
40% SUBMITTAL	PROJECT NO.: 622-05-01	DATE: 1/25/18	
DRWN. BY: MW	DSGN. BY: JG	CHKD. BY: RG	SHEET NO.: