

## **THE AGENDAS OF THE SHAVANO PARK PLANNING & ZONING COMMISSION MEETINGS 2011**

- Regular meetings
- Special meetings
  - Workshops

WEDNESDAY, JANUARY 05, 2011 - 7:30 P.M.

WEDNESDAY, FEBRUARY 02, 2011 - 7:30 P.M.

WEDNESDAY, MARCH 02, 2011 - 7:30 P.M.

WEDNESDAY, APRIL 06, 2011 - 7:30 P.M.

WEDNESDAY, MAY 05, 2011 - CANCELLATION

WEDNESDAY, MAY 11, 2011 - 7:30 P.M.

WEDNESDAY, JUNE 01, 2011 - 7:30 P.M.

WEDNESDAY, JULY 06, 2011 - 7:30 P.M.

WEDNESDAY, AUGUST 03, 2011 - 7:30 P.M.

WEDNESDAY, SEPTEMBER 07, 2011 - 7:30 P.M.

WEDNESDAY, OCTOBER 05, 2011 - 7:30 P.M.

WEDNESDAY, NOVEMBER 02, 2011 - 7:30 P.M.

WEDNESDAY, DECEMBER 07, 2011 - 7:30 P.M.

**CITY OF SHAVANO PARK  
PLANNING & ZONING COMMISSION MEETING  
CITY HALL, COUNCIL CHAMBERS  
900 SADDLETREE COURT, SHAVANO PARK, TEXAS 78231  
WEDNESDAY, JANUARY 05, 2011 AT 7:30 P.M.**

**AGENDA**

1. Call to order.
2. Citizens to be heard.
3. Consent Agenda
  - A. Minutes of the Planning and Zoning Commission: September 1, 2010
  - B. Minutes of the Planning and Zoning Commission: November 03, 2010.
4. Report and discussion on Chair Report to City Council for November 03, 2010 meeting.
5. Discussion of application of side setback rules for pool pumps, AC units, etc.
6. Discussion of possible zoning case for CC designation of property at the northwest corner of the City of Shavano Park, including possible inclusion of overnight pet boarding.
7. Discussion on drainage issues with Denton Communities representative and staff, and discussion of possible tour in early summer concerning the same.
8. Discussion of Mixed Use Development project issues with Denton Communities representative and staff.
9. Discussion of Town Plan Evaluation Working Group - NW Military Highway Project.
10. Discussion of San Antonio linear park developments.
11. Chairman Announcements
  - A. Advise members to contact City staff to add new or old agenda items.
  - B. Advise members to pending agenda items as follows:
    - i. February – Semiannual report on the status of residential and commercial development
    - ii. February – Staff report on article concerning feeding wildlife
    - iii. February – Staff report on City Council management of P&Z City Code recommended changes

- iv. February – Planning for citizen meetings on NW Military Highway Project
- v. February – Discussion on linear park developments
- vi. August – Semiannual report on the status of residential and commercial development
- vii. October – Open Meetings Act Training
- viii. December – Annual drainage report

## 12. 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.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the governing body of the above named Shavano Park Planning & 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 December 31, 2010 at 12:40 P.M. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Dated this the 31st day of December, 2010

**SAUNDRA PASSAILAIGUE, TRMC**  
City Clerk

Pursuant to Section 551.071 of the Texas Government Code, the City of Shavano Park reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.

**CITY OF SHAVANO PARK  
PLANNING & ZONING COMMISSION MEETING  
CITY HALL, COUNCIL CHAMBERS  
900 SADDLETREE COURT, SHAVANO PARK, TEXAS 78231  
WEDNESDAY, FEBRUARY 02, 2011 AT 7:30 P.M.**

**AGENDA**

1. Call to order.
2. Citizens to be heard.
3. Consent Agenda.
  - A. Minutes of the Planning and Zoning Commission: January 05, 2011.
4. Semiannual report on the status of residential and commercial development and discussion concerning the same.
5. Staff report on article concerning feeding wildlife and discussion concerning the same.
6. Staff report on City Council management of P&Z City Code recommended changes and discussion concerning the same.
7. Planning for citizen meetings on NW Military Highway Project.
8. Discussion of San Antonio linear park developments.
9. Chairman Announcements.
  - A. Advise members to contact City staff to add new or old agenda items.
  - B. Advise members to pending agenda items as follows:
    - i. August – Semiannual report on the status of residential and commercial development.
    - ii. October – Open Meetings Act Training.
    - iii. December – Annual drainage report.
10. Adjournment

Accessibility Statement

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Dated this the 28th day of January, 2011

**SAUNDRA PASSAILAIGUE, TRMC**  
City Clerk

Pursuant to Section 551.071 of the Texas Government Code, the City of Shavano Park reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.

**CITY OF SHAVANO PARK  
PLANNING & ZONING COMMISSION MEETING  
CITY HALL, COUNCIL CHAMBERS  
900 SADDLETREE COURT, SHAVANO PARK, TEXAS 78231  
MARCH 02, 2011  
7:30 P.M.**

**AGENDA**

1. Call to order
2. Citizens to be heard
3. Consent Agenda: Minutes of the Planning & Zoning Commission February 02, 2011.
4. Public Hearing: Proposed amendment to Chapter 36 of the City of Shavano Park Code of Ordinances to allow for pet grooming services and overnight boarding with or without outside exercise area in the City's B-2 Zoning Districts.
5. Discuss and consider recommendation to City Council on proposed amendment to Chapter 36 of the City of Shavano Park Code of Ordinances to allow for pet grooming services and overnight boarding with or without outside exercise area in the City's B-2 Zoning Districts.
6. Semiannual report on the status of residential and commercial development and discussion concerning the same.
7. Discussion of Mixed Use Development project issues with Denton Communities representative and staff.
8. Presentation by George Vaughn and Larry Hicks of RVK, Architects on their work on the Salado Creek Project and future expansion of the walkway, including discussion of San Antonio linear park developments.
9. Discussion of Town Plan Evaluation Working Group - NW Military Highway Project.

10. Discussion and possible action concerning application of City set back rules to equipment placement in City setbacks.
11. Discussion concerning article regarding feeding wildlife and discussion concerning the same.
12. Chairman Announcements:
  - A. Advise members to contact City staff to add new or old agenda items.
  - B. Advise members to pending agenda items as follows:
    - i. April - City Council management of P&Z City Code recommended changes.
    - ii. April – Definition of building in City set backs.
    - iii. August – Semiannual report on the status of residential and commercial development.
    - iv. October – Open Meetings Act Training.
    - v. December – Annual drainage report.
    - vi. December – Annual presentation on drainage issues.
13. Adjournment

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Dated this the 25th day of February, 2011

**SAUNDRA PASSAILAIGUE, TRMC**  
City Clerk

Pursuant to Section 551.071 of the Texas Government Code, the City of Shavano Park reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.

**CITY OF SHAVANO PARK  
PLANNING & ZONING COMMISSION MEETING  
CITY HALL, COUNCIL CHAMBERS  
900 SADDLETREE COURT, SHAVANO PARK, TEXAS 78231  
APRIL 06, 2011  
7:30 P.M.**

**AGENDA**

1. Call to order
2. Citizens to be heard
3. Consent Agenda:
  - A. Minutes of the Planning & Zoning Commission March 02, 2011.
4. Discussion of Town Plan Evaluation Working Group - NW Military Highway Project.
5. Presentation of a concept plan for Unit 17L.
6. Update to P&Z regarding amendment to Chapter 36 of the City of Shavano Park Code of Ordinances to allow for pet grooming services and overnight boarding in the City's B-2 Zoning Districts and discussion of the same.
7. Discussion and possible action concerning a draft ordinance amending Chapter 36 of the City of Shavano Park Code of Ordinances to allow for certain equipment allowed in setbacks; providing for a severability and an effective date.
8. Discussion of Mixed Use Development project issues with Denton Communities representative and staff.
9. Discussion of San Antonio linear park developments.
10. Chairman Announcements:
  - A. Advise members to contact City staff to add new or old agenda items.
  - B. Advise members to pending agenda items as follows:
    - i. May - City Council management of P&Z City Code recommended changes.

- ii. June – Discussion concerning water conservation alternatives and regulation of wind generators.
- iii. August – Semiannual report on the status of residential and commercial development.
- iv. September – Application for P&Z Commissioner positions.
- v. October – Open Meetings Act Training.
- vi. December – Annual presentation on drainage issues.
- vii. February – Semiannual report on the status of residential and commercial development.

## 11. Adjournment

### Accessibility Statement

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Dated this the 1st day of April, 2011

**SAUNDRA PASSAILAIGUE, TRMC**  
City Clerk

Pursuant to Section 551.071 of the Texas Government Code, the City of Shavano Park reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.



**CITY OF SHAVANO PARK  
PLANNING & ZONING COMMISSION MEETING  
CITY HALL, COUNCIL CHAMBERS  
900 SADDLETREE COURT, SHAVANO PARK, TEXAS 78231  
MAY 04, 2011  
7:30 P.M.**

**AGENDA**

**THIS MEETING HAS BEEN CANCELLED AND RESCHEDULED TO  
WEDNESDAY, MAY 11, 2011 AT 7:30 P.M.**

Accessibility Statement

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Dated this the 27<sup>th</sup> day of April, 2011

**SAUNDRA PASSAILAIGUE, TRMC**  
City Clerk

Pursuant to Section 551.071 of the Texas Government Code, the City of Shavano Park reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.

**CITY OF SHAVANO PARK  
PLANNING & ZONING COMMISSION MEETING  
CITY HALL, COUNCIL CHAMBERS  
900 SADDLETREE COURT, SHAVANO PARK, TEXAS 78231  
MAY 11, 2011  
7:30 P.M.**

**AGENDA**

1. Call to order
2. Citizens to be heard
3. Consent Agenda:
  - A. Minutes of the Planning & Zoning Commission April 06, 2011.
4. Public Hearing: Proposed amendment to City's zoning regulations Chapter 36 of the City of Shavano Park Code of Ordinances to allow for certain equipment in setbacks.
5. Discuss and consider recommendation to City Council on proposed amendments to the City's Zoning regulations Chapter 36 of the City of Shavano Park Code of Ordinances.
6. Public Hearing: Proposed amendment to City's zoning regulations Chapter 36 of the City of Shavano Park Code of Ordinances creating a mixed use development zoning district.
7. Discuss and consider recommendation to City Council on proposed amendments to the City's Zoning regulations Chapter 36 of the City of Shavano Park Code of Ordinances creating a mixed use development zoning district.
8. Public Hearing: Proposed amendments to the City's zoning regulations Chapter 36 of the City of Shavano Park Code of Ordinances.
9. Discuss and consider recommendation to City Council on proposed amendments to the City's Zoning regulations Chapter 36 of the City of Shavano Park Code of Ordinances.

10. Presentation of a conceptual plan for Unit 17L.
11. Discuss and consider recommendation to City Council on proposed amendments to the City's regulations Chapters 1, 2, 4, 6, 8, 14, 16, 18, 20, 22, 24, 28, 32, and 34 of the City of Shavano Park Code of Ordinances.
12. Chairman Announcements:
  - A. Advise members to contact City staff to add new or old agenda items.
  - B. Advise members to pending agenda items as follows:
    - i. June – Discussion concerning water conservation alternatives and regulation of wind generators.
    - ii. August – Semiannual report on the status of residential and commercial development.
    - iii. September – Application for P&Z Commissioner positions.
    - iv. October – Open Meetings Act Training.
    - v. December – Annual presentation on drainage issues.
    - vi. February – Semiannual report on the status of residential and commercial development.

13. Adjournment

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Dated this the 7th day of May, 2011

**SAUNDRA PASSAILAIGUE, TRMC**  
City Clerk

Pursuant to Section 551.071 of the Texas Government Code, the City of Shavano Park reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.

**CITY OF SHAVANO PARK  
PLANNING & ZONING COMMISSION MEETING  
CITY HALL, COUNCIL CHAMBERS  
900 SADDLETREE COURT, SHAVANO PARK, TEXAS 78231  
JUNE 1, 2011  
7:30 P.M.**

**AGENDA**

1. Call to order
2. Citizens to be heard
3. Consent Agenda:
  - A. Minutes of the Planning & Zoning Commission May 11, 2011.
4. Presentation of a detail plan for Unit 17L.
5. Public Hearing: Proposed amendment to the City's zoning map rezoning 4560 Lockhill Selma, Unit 17L, Block 15, Lots 1805, 1806 and 1807 from B-2 to a Planned Unit Development.
6. Discuss and consider recommendation to City Council on Proposed amendment to the City's zoning map rezoning 4560 Lockhill Selma, Unit 17L, Block 15, Lots 1805, 1806 and 1807 from B-2 to a Planned Unit Development.
7. Discussion concerning adoption of amendments to the City's Zoning regulations Chapter 36 of the City of Shavano Park Code of Ordinances (including equipment in Side setbacks), amendments to the City's Zoning regulations Chapter 36 of the City of Shavano Park Code of Ordinances creating a mixed use development zoning district, and amendments to the City's regulations Chapters 1, 2, 4, 6, 8, 14, 16, 18, 20, 22, 24, 28, 32, and 34 of the City of Shavano Park Code of Ordinances.
8. Presentation concerning City of San Antonio "green" initiative and discuss and consider recommendation to City Council concerning solar energy, water conservation alternatives, and regulation of wind generators.
9. Discussion of Town Plan Evaluation Working Group - NW Military Highway Project.

10. Discussion of San Antonio linear park developments.
  
11. Chairman Announcements:
  - A. Advise members to contact City staff to add new or old agenda items.
  - B. Advise members to pending agenda items as follows:
    - i. July – Public hearing on changes to CoSP permitted commercial uses and action on the same.
    - ii. July – Discuss terms of MDX proposal for unit 18.
    - iii. July – Discussion concerning solar energy, water conservation alternatives, and regulation of wind generators.
    - iv. August – Semiannual report on the status of residential and commercial development.
    - v. August – Public hearing on MDX proposal for Unit 18.
    - vi. September – Application for P&Z Commissioner positions.
    - vii. October – Open Meetings Act Training.
    - viii. December – Annual presentation on drainage issues.
    - ix. February – Semiannual report on the status of residential and commercial development.

12. Adjournment

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I, the undersigned authority, do hereby certify that the above Notice of Meeting of the governing body of the above named Shavano Park Planning & 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 May 26<sup>th</sup>, 2011 at 11:30 a.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Dated this the 26<sup>th</sup> day of May, 2011

**SAUNDRA PASSAILAIGUE, TRMC**  
City Clerk

Pursuant to Section 551.071 of the Texas Government Code, the City of Shavano Park reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.

**CITY OF SHAVANO PARK  
PLANNING & ZONING COMMISSION MEETING  
CITY HALL, COUNCIL CHAMBERS  
900 SADDLETREE COURT, SHAVANO PARK, TEXAS 78231  
JULY 6, 2011  
7:30 P.M.**

**AGENDA**

1. Call to order
2. Citizens to be heard
3. Consent Agenda:
  - A. Minutes of the Planning & Zoning Commission June 1, 2011.
4. Public Hearing: Proposed amendment to City's zoning regulations Chapter 36 of the City of Shavano Park Code of Ordinances to allow for additional uses in commercial zoning districts.
5. Discuss and consider recommendation to City Council on proposed amendments to the City's Zoning regulations Chapter 36 of the City of Shavano Park Code of Ordinances to allow for additional uses in commercial zoning districts.
6. Discuss and consider recommendation to City Council on Proposed amendment to the City's zoning map rezoning 4560 Lockhill Selma, Unit 17L, Block 15, Lots 1805, 1806 and 1807 from B-2 to a Planned Unit Development.
7. Presentation concerning City of San Antonio "green" initiative and discuss and consider recommendation to City Council concerning solar energy, water conservation alternatives, and regulation of wind generators.
8. Discussion of Town Plan Evaluation Working Group presentation on the NW Military Highway Corridor Study.
9. Discussion and recommendation to City Council concerning budgetary planning Town Plan items - NW Military Highway Project "Phase 2", hiking and biking trails looping CoSP, and Municipal Tract (Unit 15D) development.

10. Chairman Announcements:

- A. Advise members to contact City staff to add new or old agenda items.
- B. Advise members to pending agenda items as follows:
  - i. August – Discuss carports for commercial properties.
  - ii. August – Semiannual report on the status of residential and commercial development.
  - iii. August – Discussion of San Antonio linear park development.
  - iv. August – Discuss and consider terms of MDX proposal for Unit 18.
  - v. August – Public hearing on MDX proposal for Unit 18.
  - vi. September – Application for P&Z Commissioner positions.
  - vii. October – Open Meetings Act Training.
  - viii. December – Annual presentation on drainage issues.
  - ix. February – Semiannual report on the status of residential and commercial development.

11. Adjournment

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Dated this the 1st day of July, 2011

**SAUNDRA PASSAILAIGUE, TRMC**  
City Clerk

Pursuant to Section 551.071 of the Texas Government Code, the City of Shavano Park reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.

**CITY OF SHAVANO PARK  
PLANNING & ZONING COMMISSION MEETING  
CITY HALL, COUNCIL CHAMBERS  
900 SADDLETREE COURT, SHAVANO PARK, TEXAS 78231  
AUGUST 3, 2011  
7:30 P.M.**

**AGENDA**

1. Call to order
  
2. 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 can not pass their time allotment to someone else.

Any disruptive behavior, including shouting or derogatory statements or comments, will 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.

**Note:** The Board 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].

3. Consent Agenda:
  - A. Minutes of the Planning & Zoning Commission July 7, 2011.
  
4. Presentation by John White (with White – Conlee Builders) concerning proposed building project in San Antonio along the southern border of Shavano Park starting at NW Military Hwy and proceeding east, and discuss the same.



5. Presentation concerning City of San Antonio "green" initiative and discuss and consider recommendation to City Council concerning solar energy, water conservation alternatives, and regulation of wind generators.
6. Discussion and appointment of working group and working group chair to review City Code Section 28-110, where the CoSP adopted parts of the 1987 City of San Antonio Unified Development Code, for recommendation of changes to City Council.
7. Discussion of continuing education for P&Z members on August 19, 2011.
8. Discussion with staff concerning application by P&Z Commissioners for reappointment.
9. Discussion of San Antonio linear park development on east border of the City of Shavano Park along the Salado Creek.
10. Presentation by Kyle McCain concerning land swap issues with the City of San Antonio at the northwest boundary of the City of Shavano Park and the City of San Antonio, and discuss the same.
11. Presentation by Denton Communities concerning a mixed use development zoning district in Unit 18 along the south side of Loop 1604 from the City of Shavano Park western boundary east to the pond north of Pond Hill and discuss the same.
12. Chairman Announcements:
  - A. Advise members to contact City staff to add new or old agenda items.
  - B. Advise members to pending agenda items as follows:
    - i. September – Discuss carports for commercial properties.
    - ii. September – Semiannual report on the status of residential and commercial development.
    - iii. September – Discuss and consider terms of MDX proposal for Unit 18.
    - iv. September/October – Public hearing on MDX proposal for Unit 18.
    - v. September – Town Plan Evaluation Working Group - NW Military Highway Project.
    - vi. September – Discussion and appointment of working group and working group chair to review City Code Section 28-110, where the CoSP adopted parts of the 1987 City of San Antonio Unified Development Code, for recommendation of changes to City Council.
    - vii. September – Discussion of San Antonio linear park development.
    - viii. September – Application for P&Z Commissioner positions.
    - ix. October – Open Meetings Act training.

- x. October – Discuss and consider administrative procedure for issuance of replat for qualified commercial tracts in lieu of approval by P&Z and City Council.
- xi. October – Town Plan Evaluation Working Group - NW Military Highway Project.
- xii. December – Annual presentation on drainage issues.
- xiii. February – Semiannual report on the status of residential and commercial development.

## 11. Adjournment

### Accessibility Statement

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Dated this the 29th day of July, 2011

**SAUNDRA PASSAILAIGUE, TRMC**  
City Clerk

Pursuant to Section 551.071 of the Texas Government Code, the City of Shavano Park reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.

**CITY OF SHAVANO PARK  
PLANNING & ZONING COMMISSION MEETING  
CITY HALL, COUNCIL CHAMBERS  
900 SADDLETREE COURT, SHAVANO PARK, TEXAS 78231  
SEPTEMBER 07, 2011  
7:30 P.M.**

**AGENDA**

1. Call to order
  
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  - 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 Board 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].

3. Consent Agenda:
  - A. Minutes of the Planning & Zoning Commission August 03, 2011.
  
4. Discussion and possible action on preliminary approval for the plat for Shavano Park Unit 18-B, PH III - 9.90-acre tract of land out of a 55.99-acre tract located in Unit 18/19.

5. Discussion and possible action on preliminary approval for the Subdivision Re-plat of the Shavano De Zavala Estates – a 10.218-acre tract located in Unit 17 consisting of lots 1328 and 1329.
6. Presentation by James Japhet concerning carports for commercial properties and discussion concerning the same.
7. Presentation of semi-annual report on projected residential and commercial development by Denton Communities and discussion concerning the same.
8. Presentation by Denton Communities concerning a mixed use development zoning district in Unit 18 along the south side of Loop 1604 from the City of Shavano Park western boundary east to the pond north of Pond Hill and discussion concerning the same.
9. Presentation by Kyle McCain concerning land swap issues with the City of San Antonio at the northeast boundary of the City of Shavano Park and the City of San Antonio and discussion concerning the same.
10. Presentation by Kyle McCain on San Antonio linear park development on east border of the City of Shavano Park along the Salado Creek and discussion concerning the same.
11. Presentation by Kyle McCain and/or Don Wallace concerning Town Plan Evaluation Working Group - NW Military Highway Project and discussion concerning the same.
12. Discussion with staff concerning application by P&Z Commissioners for reappointment.
13. Chairman Announcements:
  - A. Advise members to contact City staff to add new or old agenda items.
  - B. Advise members to pending agenda items as follows:
    - i. September – Discuss and consider terms of MDX proposal for Unit 18.
    - ii. October – Open Meetings Act Training.
    - iii. October/November – Public hearing on MDX proposal for Unit 18.
    - iv. October – Presentation by Michael Janssen and working group on review of City Code Section 28-110, where the CoSP adopted parts of the 1987 City of San Antonio Unified Development Code, for recommendation of changes to City Council.
    - v. October – Town Plan Evaluation Working Group - NW Military Highway Project.
    - vi. October – Discussion of San Antonio linear park development.

- vii. October – Discussion of proposals to streamline certain platting methods by administrative action in lieu of formal Planning and Zoning and City Council action.
- viii. November – Discuss and consider proposals to streamline certain platting methods by administrative action in lieu of formal Planning and Zoning and City Council action.
- ix. November – Town Plan Evaluation Working Group - NW Military Highway Project.
- x. December – Annual presentation on drainage issues.
- xi. February – Semiannual report on the status of residential and commercial development.
- xii. September – Semiannual report on the status of residential and commercial development.

14. 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.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the governing body of the above named Shavano Park Planning & 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 02, 2011 at 12:30 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Dated this the 2nd day of September, 2011

**SAUNDRA PASSAILAIGUE, TRMC**  
City Clerk

Pursuant to Section 551.071 of the Texas Government Code, the City of Shavano Park reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.

**CITY OF SHAVANO PARK  
PLANNING & ZONING COMMISSION MEETING  
CITY HALL, COUNCIL CHAMBERS  
900 SADDLETREE COURT, SHAVANO PARK, TEXAS 78231  
OCTOBER 05, 2011  
7:30 P.M.**

**AGENDA**

1. Call to order
  
2. 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 Board 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].

3. Nomination and appointment of Chairman.
  
4. Nomination and appointment of Vice-Chairman.
  
5. Consent Agenda:
  - A. Minutes of the Planning & Zoning Commission September 07, 2011.

6. Discussion and possible action on final approval for the plat for Shavano Park Unit 18-B, PH III - 9.90-acre tract of land out of a 55.99-acre tract located in Unit 18/19.
7. Discussion and possible action on preliminary and final approval for the Subdivision Re-plat in Shavano Park Unit 18-C, PH I, PUD, Subdivision.
8. Presentation by Mark Kamstra and others concerning solar energy, water conservation alternatives, and/or regulation of wind generators and discussion concerning the same.
9. Presentation by Kyle McCain concerning proposed building project in CoSA along the southern border of CoSP starting at NW Military Hwy and proceeding east and discussion concerning the same.
10. Presentation by Dan Kossl concerning carports for commercial properties and discussion concerning the same.
11. Presentation by Denton Communities concerning a mixed-use development-zoning district in Unit 18 along the south side of Loop 1604 from the City of Shavano Park western boundary east to the pond north of Pond Hill and discussion concerning the same.
12. 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 on MDX proposal for Unit 18.
    - ii. November – Discuss and consider terms of MDX proposal for Unit 18.
    - iii. November/December – Presentation by Richard Lazor concerning 1993 City Drainage Plan, discussion concerning the same, and possible appointment of working group and working group chair.
    - iv. November – Presentation by Michael Janssen on review of CoSP Code Section 28-110, where the CoSP adopted parts of the 1987 CoSA Unified Development Code, for recommendation of changes to City Council, and discussion concerning the same.
    - v. November – Presentation by Kyle McCain concerning land swap issues and CoSA linear park development and discussion concerning the same.
    - vi. November – Presentation by Kyle McCain and/or Don Wallace concerning Town Plan Evaluation Working Group - NW Military Highway Project and discussion concerning the same.
    - vii. November – Presentation by Kyle McCain concerning CoSP ownership, management and maintenance of hike and bike trail south of mixed-use development-zoning district in Unit 18 along the south side of Loop 1604.

- viii. November – Presentation by Mark Kamstra and others concerning solar energy, water conservation alternatives, and/or regulation of wind generators and discussion concerning the same.
- ix. December – Discussion assessing supplemental funding options for maintenance of hike and bike trails and possible appointment of working group and working group chair.
- x. December – Presentation by Mark Kamstra and others concerning solar energy, water conservation alternatives, and/or regulation of wind generators and discussion concerning the same.
- xi. December – Report by Michael Janssen concerning TML training for Planning and Zoning Commissioners.
- xii. December/January – Discuss timeline for proposal to amend CoSP Code Section 28-110, where the CoSP adopted parts of the 1987 CoSA Unified Development Code.
- xiii. December – Presentation by Kyle McCain concerning proposals to streamline certain platting methods by administrative action in lieu of formal Planning and Zoning and City Council action and discussion concerning the same.
- xiv. December – Annual presentation on drainage issues.
- xv. January/February – Discuss and consider proposal to streamline certain platting methods by administrative action in lieu of formal Planning and Zoning and City Council action.
- xvi. January – Presentation by Mark Kamstra and others concerning solar energy, water conservation alternatives, and/or regulation of wind generators and discussion concerning the same.
- xvii. February – Semiannual report on the status of residential and commercial development.
- xviii. February – Presentation by Mark Kamstra and others concerning solar energy, water conservation alternatives, and/or regulation of wind generators and discussion concerning the same.
- xix. February – Presentation by working group formed to consider supplemental funding options for maintenance of hike and bike trails and discussion concerning the same.
- xx. February – Presentation by working group formed to consider 1993 City Drainage Plan and discussion concerning the same.
- xxi. May – Discussion concerning development of planning tables for Planning and Zoning recommendations to City Council concerning development of the CoSP municipal tract and possible appointment of working group and working group chair.



- xxii. July – Discussion concerning development of planning tables for Planning and Zoning recommendations to City Council concerning development of hike and bike trails and possible appointment of working group and working group chair.
- xxiii. September – Presentation by Dan Kossl concerning semiannual report on the status of residential and commercial development and discussion concerning the same.

13. 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.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the governing body of the above named Shavano Park Planning & 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 30, 2011 at 1:30 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Dated this the 30<sup>th</sup> day of September, 2011

**SAUNDRA PASSAILAIGUE, TRMC**  
City Clerk

Pursuant to Section 551.071 of the Texas Government Code, the City of Shavano Park reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.

**CITY OF SHAVANO PARK  
PLANNING & ZONING COMMISSION MEETING  
CITY HALL, COUNCIL CHAMBERS  
900 SADDLETREE COURT, SHAVANO PARK, TEXAS 78231  
NOVEMBER 02, 2011  
7:30 P.M.**

**AGENDA**

1. Call to order
2. 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 Board 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].

3. Consent Agenda:
  - A. Minutes of the Planning & Zoning Commission October 05, 2011.
4. Public Hearing: Proposed adoption of mixed-use development-zoning district plan in Unit 18 along the south side of Loop 1604 from the City of Shavano Park western boundary east to the pond north of Pond Hill and discussion concerning the same.
5. Discuss and consider recommendation to City Council on proposed adoption of mixed-use development-zoning district plan in Unit 18 along the south side of Loop 1604 from the City of Shavano Park western boundary east to the pond north of Pond Hill and discussion concerning the same.
6. Discussion and possible action on final approval for the Subdivision Re-plat in Shavano Park Unit 18-C, PH I, Subdivision.
7. Presentation by Mark Kamstra and others concerning solar energy, water conservation alternatives, and/or regulation of wind generators and discussion concerning the same.

8. Presentation by Dan Kossl concerning carports for commercial properties and discussion concerning the same.
9. Presentation by Michael Janssen concerning update on review of CoSP Code Section 28-110, where the CoSP adopted parts of the 1987 CoSA Unified Development Code, for recommendation of changes to City Council, and discussion concerning the same.
10. Presentation by Kyle McCain and/or Don Wallace concerning Town Plan Evaluation Working Group - NW Military Highway Project and discussion concerning the same.
11. 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/December – Presentation by Richard Lazor concerning 1993 City Drainage Plan, discussion concerning the same, and possible appointment of working group and working group chair.
    - ii. November/December – Presentation by Kyle McCain concerning CoSP ownership, management and maintenance of hike and bike trail south of mixed-use development-zoning district in Unit 18 along the south side of Loop 1604.
    - iii. December – Discussion assessing supplemental funding options for maintenance of hike and bike trails and possible appointment of working group and working group chair.
    - iv. December - Presentation by Kyle McCain concerning proposed building project in CoSA along the southern border of CoSP starting at NW Military Hwy and proceeding east and discussion concerning the same.
    - v. December - Discuss and consider Ordinance adoption of City of Shavano Park Code Section 6-106 concerning carports for commercial properties and discussion concerning the same, and renumbering of reserved Sections to Chapter 6 as Secs. 6-107—6-123. – Reserved.
    - vi. December – Presentation by Mark Kamstra and others concerning solar energy, water conservation alternatives, and/or regulation of wind generators and discussion concerning the same.
    - vii. December – Report by Michael Janssen concerning TML training for Planning and Zoning Commissioners.
    - viii. December/January – Discuss timeline for proposal to amend CoSP Code Section 28-110, where the CoSP adopted parts of the 1987 CoSA Unified Development Code.
    - ix. December – Presentation by Kyle McCain concerning proposals to streamline certain platting methods by administrative action in lieu of formal Planning and Zoning and City Council action and discussion concerning the same.
    - x. December – Annual presentation on drainage issues.
    - xi. January/February – Discuss and consider proposal to streamline certain platting methods by administrative action in lieu of formal Planning and Zoning and City Council action.
    - xii. January – Presentation by Mark Kamstra and others concerning solar energy, water conservation alternatives, and/or regulation of wind generators and discussion concerning the same.
    - xiii. February – Semiannual report on the status of residential and commercial development.

- xiv. February – Presentation by Mark Kamstra and others concerning solar energy, water conservation alternatives, and/or regulation of wind generators and discussion concerning the same.
- xv. February – Presentation by working group formed to consider supplemental funding options for maintenance of hike and bike trails and discussion concerning the same.
- xvi. February – Presentation by working group formed to consider 1993 City Drainage Plan and discussion concerning the same.
- xvii. May – Discussion concerning development of planning tables for Planning and Zoning recommendations to City Council concerning development of the CoSP municipal tract and possible appointment of working group and working group chair.
- xviii. July – Discussion concerning development of planning tables for Planning and Zoning recommendations to City Council concerning development of hike and bike trails and possible appointment of working group and working group chair.
- xix. September – Presentation by Dan Kossl concerning semiannual report on the status of residential and commercial development and discussion concerning the same.

12. Adjournment

**Accessibility Statement**

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I, the undersigned authority, do hereby certify that the above Notice of Meeting of the governing body of the above named Shavano Park Planning & 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 October 27, 2011 at 4:20 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Dated this the 27<sup>th</sup> day of October, 2011

**SAUNDRA PASSAILAIGUE, TRMC**  
City Clerk

Pursuant to Section 551.071 of the Texas Government Code, the City of Shavano Park reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.

**CITY OF SHAVANO PARK  
PLANNING & ZONING COMMISSION MEETING  
CITY HALL, COUNCIL CHAMBERS  
900 SADDLETREE COURT, SHAVANO PARK, TEXAS 78231  
NOVEMBER 02, 2011  
7:30 P.M.**

**AMENDED AGENDA ADDENDUM**

The following item is added to the agenda for consideration:

12. Discuss and consider action on an amending plat for Shavano Park, Unit - 19C, Ph I.
13. Adjournment

**CERTIFICATION**

I certify that a copy of the November 02, 2011, addendum to agenda of items for consideration by the City of Shavano Park Planning & Zoning Commission was posted on the City Hall marquee on October 28, 2011 at 5:30 p.m.

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Sandra Passailaigue, TRMC, City Clerk

**CITY OF SHAVANO PARK  
PLANNING & ZONING COMMISSION MEETING  
CITY HALL, COUNCIL CHAMBERS  
900 SADDLETREE COURT, SHAVANO PARK, TEXAS 78231  
DECEMBER 07, 2011  
7:30 P.M.**

**AGENDA**

1. Call to order
  
2. 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 Board 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].

3. Consent Agenda:
  - A. Minutes of the Planning & Zoning Commission November 02, 2011.
  
4. Presentation by Mark Kamstra and others concerning solar energy, water conservation alternatives, and/or regulation of wind generators and discussion concerning the same.

5. Presentation by Kyle McCain and/or Don Wallace concerning Town Plan Evaluation Working Group - NW Military Highway Project, and discuss and consider recommendation to City Council concerning adoption of NW Military Highway Project for presentation to the Texas Department of Transportation.
6. Presentation by Kyle McCain concerning proposed building project in CoSA along the southern border of CoSP starting at NW Military Hwy and proceeding east and discussion concerning the same.
7. Presentation by Kyle McCain concerning land swap issues and CoSA linear park development and discussion concerning the same.
8. Discuss and consider Ordinance adoption of City of Shavano Park Code Section 6-106 concerning carports for commercial properties and discussion concerning the same, and renumbering of reserved Sections to Chapter 6 as Secs. 6-107—6-123.
9. Presentation by Richard Lazor concerning 1993 City Drainage Plan, discussion concerning the same, and possible appointment of working group and working group chair.
10. Presentation by Michael Janssen concerning update on review of CoSP Code Section 28-110, where the CoSP adopted parts of the 1987 CoSA Unified Development Code, for recommendation of changes to City Council, and discussion concerning the same.
11. Presentation by Kyle McCain concerning CoSP ownership, management and maintenance of hike and bike trail south of mixed-use development-zoning district in Unit 18 along the south side of Loop 1604.
12. Presentation by Kyle McCain concerning proposals to streamline certain platting methods by administrative action in lieu of formal Planning and Zoning and City Council action and discussion concerning the same.
13. Presentation by Kyle McCain concerning previous recommendation to City Council concerning the International Building Code, International Residential Code, International Energy Conservation Code, International Property Maintenance Code, International Existing Buildings Code, National Electrical Code, and International Plumbing Code, and discussion concerning the same.

14. Chairman Announcements:
  - A. Advise members to contact City staff to add new or old agenda items.
  - B. Advise members of pending agenda items, as follows:
    - i. January – Annual presentation on drainage issues.
    - ii. January – Presentation by Richard Lazor concerning 1993 City Drainage Plan, discussion concerning the same.
    - iii. December/January – Discussion assessing supplemental funding options for maintenance of hike and bike trails and possible appointment of working group and working group chair.
    - iv. January – Presentation by Mark Kamstra and others concerning solar energy, water conservation alternatives, and/or regulation of wind generators and discussion concerning the same.
    - v. January – Report by Michael Janssen concerning TML training for Planning and Zoning Commissioners.
    - vi. January/February – Discuss timeline for proposal to amend CoSP Code Section 28-110, where the CoSP adopted parts of the 1987 CoSA Unified Development Code.
    - vii. January/February – Discuss and consider proposal to streamline certain platting methods by administrative action in lieu of formal Planning and Zoning and City Council action.
    - viii. February – Presentation by Mark Kamstra and others concerning solar energy, water conservation alternatives, and/or regulation of wind generators and discussion concerning the same.
    - ix. February – Semiannual report on the status of residential and commercial development.
    - x. February – Presentation by working group formed to consider supplemental funding options for maintenance of hike and bike trails and discussion concerning the same.
    - xi. February – Presentation by working group formed to consider 1993 City Drainage Plan and discussion concerning the same.
    - xii. February - Presentation by Michael Janssen concerning update on review of CoSP Code Section 28-110, where the CoSP adopted parts of the 1987 CoSA Unified Development Code, for recommendation of changes to City Council, and discussion concerning the same.
    - xiii. March February – Presentation by Mark Kamstra and others concerning solar energy, water conservation alternatives, and/or regulation of wind generators and discussion concerning the same.
    - xiv. April - Presentation by Michael Janssen concerning update on review of CoSP Code Section 28-110, where the CoSP adopted parts of the 1987



- CoSA Unified Development Code, for recommendation of changes to City Council, and discussion concerning the same.
- xv. May - Discuss and consider Ordinance adoption of revisions to 1987 CoSA Unified Development Code.
  - xvi. May – Discussion concerning development of planning tables for Planning and Zoning recommendations to City Council concerning development of the CoSP municipal tract and possible appointment of working group and working group chair.
  - xvii. July – Discussion concerning development of planning tables for Planning and Zoning recommendations to City Council concerning development of hike and bike trails and possible appointment of working group and working group chair.
  - xviii. September – Presentation by Dan Kossl concerning semiannual report on the status of residential and commercial development and discussion concerning the same.

## 15. Adjournment

### **Accessibility Statement**

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I, the undersigned authority, do hereby certify that the above Notice of Meeting of the governing body of the above named Shavano Park Planning & 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 December 02, 2011 at 2:27 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Dated this the 2<sup>nd</sup> day of December, 2011

**SAUNDRA PASSAILAIGUE, TRMC**  
City Clerk

Pursuant to Section 551.071 of the Texas Government Code, the City of Shavano Park reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.