

**CITY OF SHAVANO PARK
PLANNING & ZONING COMMISSION MEETING
CITY HALL, COUNCIL CHAMBERS
900 SADDLETREE COURT, SHAVANO PARK, TEXAS 78231
August 5, 2020**

6:30 P.M.

**SUPPLEMENTAL NOTICE OF MEETING BY LIVESTREAM / TELEPHONE
CONFERENCE:**

**THIS MEETING WILL BE CLOSED TO IN-PERSON ATTENDANCE BY THE
PUBLIC IN ORDER TO MAINTAIN SOCIAL DISTANCING**

In accordance with Order of the Office of the Governor issued March 16th, 2020, the governor has suspended various provisions of the Open Meetings Act pursuant to his state disaster authority, which now authorize the participation of a meeting by live-video stream or telephone. The City of Shavano Park Planning & Zoning Commission will conduct the Regular Meeting on Wednesday, August 5 2020 at 6:30 p.m. at 900 Saddletree Court, Shavano Park Council Chambers by Livestream / telephone conference in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) and slow down the spread of the Coronavirus (COVID-19).

Livestream Participation. The livestream available via the GoToMeeting website from your computer, tablet or smartphone at: <https://youtu.be/C9LCFx9Uqwxw>

Telephone Participation. The public toll-free dial-in number to participate in the telephonic meeting is 1-877-568-4106 and requires access code 901-198-941. Participants should mute their phone when not speaking. If you have issues accessing Telephone Participation or Livestream, please call City Secretary Zina Tedford at 210-787-0366.

The Livestream / telephone conference will be available to join at 6:00 p.m. (30 minutes prior to the meeting). If you have issues accessing Telephone Participation or Livestream, please call City Secretary Zina Tedford at 210-787-0366.

The public will be permitted to offer comments telephonically as provided by the agenda during Citizen’s to be Heard. Citizens who want to speak during this period, should sign up to speak prior to the beginning of the meeting by stating their intent and providing Name, Address, and Topic to be addressed. Follow the guidelines under agenda item 3. If unable to participate in the meeting, you may submit public comments by email to ztedford@shavanopark.org.

The meeting agenda and agenda packet are posted online at www.shavanopark.org.

A recording of the meeting will be made, and will be available to the public in accordance with the Open Meetings Act upon written request.

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. The Planning and Zoning Commission welcomes “Citizens to be Heard.” If you wish to speak, you must follow these guidelines. **As a courtesy to your fellow citizens and out of respect to our fellow citizens, we request that if you wish to speak that you follow these guidelines.**
 - Pursuant to Resolution No. R-2019-011 citizens are given three minutes (3:00) to speak during “Citizens to be Heard.”
 - Members of the public may only speak once and cannot pass the individual’s time allotment to someone else
 - Direct your comments to the entire Commission, not to an individual member
 - Show the Commission members the same respect and courtesy that you expect to be shown to you

The Chairman 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 Mayor that the individual leave the meeting, and if refused, an order of removal. In compliance with the Texas Open Meetings Act, no member of the Commission may deliberate on citizen comments for items not on the agenda. (Attorney General Opinion – JC 0169)

4. Consent Agenda:
 - A. Approval - Planning & Zoning Commission minutes, July 8, 2020
5. Public Hearing - Public Hearing - The purpose of the public hearing is to receive comments from members of the public regarding proposed amendments to the City of Shavano Park Code of Ordinances to allow front solid fencing for homes who front yards face NW Military Highway and De Zavala Road and to clarify existing fence regulations generally.
6. Discussion / action – Possible amendments to the City of Shavano Park Code of Ordinances to allow front solid fencing for homes who front yards face NW Military Highway and De Zavala Road and to clarify existing fence regulations generally – City Manager
7. Public Hearing - The purpose of the public hearing is to receive comments from members of the public regarding amendments to Ordinance O-2015-006 (Shavano Park Unit 19B, Phase V - Napier Park Planned Unit Development) to revise minimum parking requirements, minimum front yard landscape buffer, minimum rear yard landscape buffer and reduced tree preservation requirements on Lot 20, CB 4787 while removing unneeded exceptions to the City Code.
8. Discussion / action – Possible amendments to Ordinance O-2015-006 (Shavano Park Unit 19B, Phase V - Napier Park Planned Unit Development) to revise minimum parking requirements, minimum front

yard landscape buffer, minimum rear yard landscape buffer and reduced tree preservation requirements on Lot 20, CB 4787 while removing unneeded exceptions to the City Code – City Manager

9. Discussion / action – Preliminary Plat of Napier Park, Unit-4 (PUD), a 1.157 acre tract of land out of a 289.5 acre tract described in deed to Rogers Shavano Park Unit 18/19, LTD. – City Manager
10. Report / update - City Council items considered at previous City Council meetings and discussion concerning the same - City Manager
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. Public Hearing - The purpose of the public hearing is to receive comments from members of the public regarding proposed amendments to the City of Shavano Park Code of Ordinances, Chapter 36 regarding MXD & PUD site plan approval to comply with House Bill 3167 from the 86th Texas Legislature
 - ii. Discussion / action - Amendments to Chapter 36 regarding MXD & PUD site plan approval to comply with the 30-day shot clocks from Texas Legislature - City Manager

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.

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 this the 30th day of July 2020 at 2:40 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Zina Tedford
City Secretary

**SUPPLEMENTAL NOTICE OF MEETING BY LIVESTREAM / TELEPHONE
CONFERENCE:**

**THIS MEETING WILL BE A LIMITED TO APPROXIMATELY 10 IN-PERSON
ATTENDEES IN ORDER TO MAINTAIN SOCIAL DISTANCING.**

In accordance with Order of the Office of the Governor issued March 16th, 2020, the governor has suspended various provisions of the Open Meetings Act pursuant to his state disaster authority, which now authorize the participation of a meeting by live-video stream or telephone. The City of Shavano Park Planning & Zoning Commission will conduct the Regular Meeting on Monday, June 3, 2020 at 6:30 p.m. at 900 Saddletree Court, Shavano Park Council Chambers in part by Livestream / telephone conference in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) and slow down the spread of the Coronavirus (COVID-19).

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The Livestream / telephone conference will be available to join at 6:00 p.m. (30 minutes prior to the meeting). If you have issues accessing Telephone Participation or Livestream, please call City Secretary Zina Tedford at 210-787-0366.

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The meeting agenda and agenda packet are posted online at www.shavanopark.org.

A recording of the meeting will be made, and will be available to the public in accordance with the Open Meetings Act upon written request.

AGENDA

1. Call to order

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

PRESENT:

Albert Aleman

Kerry Dike

Michael Janssen

Jason Linahan

Bill Simmons

Shawn Fitzpatrick

William Stipek

Damon Perrin

ABSENT:

Carla Laws

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 Linahan and a second made by Commissioner Janssen, 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.

4. Consent Agenda:

A. Approval - Planning & Zoning Commission minutes, June 3, 2020

Upon a motion made by Commissioner Dike and a second made by Commissioner Stipek, the Planning Zoning Commission voted seven (7) for and none (0) opposed to approve the Planning & Zoning Commission June 3, 2020 minutes. The motion carried.

5. Public Hearing - The purpose of the public hearing is to receive comments from members of the public regarding proposed amendments to the City of Shavano Park Code of Ordinances to allow front solid fencing for homes who front yards face NW Military Highway and De Zavala Road and to clarify existing fence regulations generally.

The public hearing opened at 6:35 p.m.

City Manager Hill and Asst to the City Manager Leeth presented an overview of the proposed amendments to the City of Shavano Park Code of Ordinances to allow front solid fencing for homes who front yards face NW Military Highway and De Zavala Road and to clarify existing fence regulations generally

The public hearing closed at 6:41 p.m.

6. **Discussion / action – Possible amendments to the City of Shavano Park Code of Ordinances to allow front solid fencing for homes who front yards face NW Military Highway and De Zavala Road and to clarify existing fence regulations generally - City Manager**

Upon a motion made by Commissioner Fitzpatrick and a second made by Commissioner Linahan, the Planning Zoning Commission voted seven (7) for and none (0) opposed to approve amendments to the City of Shavano Park Code of Ordinances to allow front solid fencing for homes who front yards face NW Military Highway and De Zavala Road and to clarify existing fence regulations language as revised and forward to City Council for review and consideration. The motion carried.

7. **Notice of administrative approval - Amending Plat of Pond Hill Garden Villas to correct a scrivener or clerical error on the zero-lot line of Lot 2245.**

City Manager Hill provided notice of an administrative approval - Amending Plat of Pond Hill Garden Villas to correct a scrivener or clerical error on the zero-lot line of Lot 2245.

8. **Report / update - City Council items considered at previous City Council meetings and discussion concerning the same - City Manager**

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

9. **Chairman Announcements:**

- A. Advise members to contact City staff to add new or old agenda items.
- B. Advise members of pending agenda items, as follows:
 - i. Public Hearing - The purpose of the public hearing is to receive comments from members of the public regarding proposed amendments to the City of Shavano Park Code of Ordinances, Chapter 36 regarding MXD & PUD site plan approval to comply with House Bill 3167 from the 86th Texas Legislature
 - ii. Amendments to Chapter 36 regarding MXD & PUD site plan approval to comply with the 30-day shot clocks from Texas Legislature - City Manager

10. **Adjournment**

Upon a motion made by Commissioner Janssen and a second made by Commissioner Dike, the Planning & Zoning Commission voted seven (7) for and none (0) opposed to adjourn the meeting at 8:15 p.m.

Albert Aleman
Chairman

Zina Tedford
City Secretary

PLANNING AND ZONING STAFF SUMMARY

Meeting Date: August 5, 2020

Agenda item: 5 & 6

Prepared by: Curtis Leeth

Reviewed by: Bill Hill

AGENDA ITEM DESCRIPTION:

Public Hearing - Public Hearing - The purpose of the public hearing is to receive comments from members of the public regarding proposed amendments to the City of Shavano Park Code of Ordinances to allow front solid fencing for homes who front yards face NW Military Highway and De Zavala Road and to clarify existing fence regulations generally.

Discussion / action – Possible amendments to the City of Shavano Park Code of Ordinances to allow front solid fencing for homes who front yards face NW Military Highway and De Zavala Road and to clarify existing fence regulations generally – City Manager

X

Attachments for Reference:

- 1) 5a Fence Code Amendments Clean
- 2) 5b Fence Code Amendments Track Changes
- 3) 5c Existing Fence Photos
- 4) 5d Resident Requests for Fence Amendments

BACKGROUND / HISTORY: Recently the City took a code enforcement action against a resident on NW Military in A-1 district attempting to install solid wood fencing behind their wrought-iron fence for increased privacy and security. After the resident complied, the homeowners of 16006 and 16008 NW Military Highway (east side) requested to the City the ability to install front solid fencing (past the front of the residence) on their properties for privacy, noise abatement and security.

Their primary concerns are the increasing noise and activity on NW Military. Staff anticipate these concerns will only increase once construction on the road begins in 2021.

DISCUSSION: The basic regulations in regards to front fencing are as follows:

- Front fencing past the front of the house is only allowed in A-1 and A-1 PUD (Huntington)
- Solid front fencing past the front of the house is only allowed in A-1 PUD (Huntington)

The map displays the City of Huntington and its surrounding areas. Key planning areas are labeled as follows:

- A-1 PUD Huntington**: A large area in the upper right, colored green.
- A-3**: A large area in the center, colored blue.
- A-4**: A large area in the lower right, colored blue.
- M-U**: A central area, colored yellow, with a gear icon.
- A-5 PUD De Zavala Estates**: An area in the lower left, colored green.
- B-1**: Areas in the upper left and top center, colored pink.
- B-2**: Areas in the upper left and bottom left, colored pink.
- O-1**: An area in the upper left, colored pink.
- De Zavala Estates**: A large area in the lower left, colored green.
- SHAVANO CREEK**: A large area in the bottom center, colored blue.

The map also includes numerous numerical values (e.g., 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840,

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- De Zavala Estates**: A large area in the lower left, colored green.
- SHAVANO CREEK**: A large area in the bottom center, colored blue.

The map also includes numerous numerical values (e.g., 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840,

The map displays the City of Huntington with several planning areas highlighted in different colors: A-1 (blue), A-3 (yellow), A-4 (orange), M-U (green), and A-5 (purple). Surrounding areas include B-1 (pink), B-2 (light blue), O-1 (light green), and De Zavala Estates (dark green). The map is overlaid with a grid of numbers, likely representing parcel identifiers or lot numbers. Key labels include 'PUD (CC)', 'PUD (C)', 'M-U', 'A-1 PUD Huntington', 'A-3', 'A-4', 'M-U', 'A-5 PUD', 'De Zavala Estates', 'SHAVANO CREEK', and 'B-1', 'B-2', 'O-1'. The map also shows a network of roads and a river (Shavano Creek) flowing through the area.

- Clarifies that the fence definition only applies to structures higher than 3 feet (removes smaller decorative structures from regulations)
- Re-organizes the fence code amendments considerably to ensure consistency between Chapter 6 and Chapter 36
- Moves language regarding vegetation out of the fence regulations and into more appropriate sections

The Chairman of P&Z Commission informed City Manager that he intended to continue review of the proposed fence amendments at the August P&Z meeting and that he intends to gather input and feedback from City Council for consideration.

Additionally, a resident in A-1 Zoning district has submitted a request for front fencing and within this permit request, he is asking for decorative solid front masonry on either end of the driveway gate (within attachment 5a/5b). The proposed language is added to the track changes in highlight to address the resident's request:

(iii) Front masonry landscape structures on either side of a driveway that are not higher than eight feet above grade or greater than 25 feet in length are not considered solid front fencing and are allowable.

At the July 27, 2020 City Council meeting the item was tabled after staff presentation.

To improve readability of the fence regulations staff drafted a summary table and slight modifications to the language to use consistent terminology of *Open* vs *Solid* fencing and *allow in the following residential zoning districts* rather than *allowed in all residential zoning districts provided they meet the following regulations*. These amendments are highlighted in yellow within both the Clean (5a) and Track Changes (5b) versions.

Staff asks the Commission consider these additions to the Fence amendments.

COURSES OF ACTION: Recommend approval of amendments to residential fence regulations; recommend additional amendments or decline and provide guidance to staff.

FINANCIAL IMPACT: N/A

MOTION REQUESTED: Recommend approval of amendments (and/or specify additional recommended amendments) to the City of Shavano Park Code of Ordinances to allow front solid fencing for homes who front yards face NW Military Highway and De Zavala Road and to clarify existing fence regulations generally.

CHAPTER 6 - BUILDINGS AND BUILDING REGULATIONS

ARTICLE IV. - MISCELLANEOUS CONSTRUCTION REQUIREMENTS

Sec. 6-92. - Fences.

- (1) All fences, including screening walls, shall meet the following conditions:
 - a. Fences shall be constructed of masonry, brick, stone, concrete, metal, and/or rot resistant wood materials. In the A-1 district chainlink and hogwire style fences are additionally permitted, excepting all A-1 district lots whose front yard faces NW Military Highway (FM 1535) or De Zavala Road. For detailed fence regulations on A-1 district lots that face NW Military Highway or De Zavala Road see Section 6-92(4).
 - b. Fences shall have colors that are aesthetically consistent with the surrounding area as determined by the Building Official during the permit and plan review process.
 - c. No fence shall be higher than eight feet above grade.
 - d. In no event shall a fence's base width exceed 36 inches.
 - e. Fences must be constructed in such a way that does not change the natural drainage of water, as determined by the Building Official during the permit and plan review process.
 - f. Fences shall not be constructed in such a way as to obstruct roadway intersection sight lines defined under Section 28-125.
 - g. Fences shall not be constructed in a public right-of-way. Fences crossing public easements must provide gates allowing public access.
 - h. Fences shall not be energized to create an electrical circuit.
 - i. Driveway gates shall have at least a minimum of a 12-foot opening for emergency vehicle access.
 - j. Front fences must not encompass any fire hydrant that may be present.
- (2) Open or Solid side and rear fencing is allowed in all residential zoning districts provided they meet the regulations of Section 6-92(1).
- (3) Open or Solid front fencing to the front edge of the residence is allowed in all residential zoning districts provided they meet the regulations of Section 6-92(1).
- (4) Open front fencing past the front edge of the residence is allowed in the following zoning districts provided it meets the regulations of Section 6-92(1):
 - (i) In A-1 and A-1 PUD (Huntington) zoning districts; and
 - (ii) For any residential lot where the front yard faces the streets of NW Military Highway (FM 1535) or De Zavala Road. See Section 6-92(4) for additional specific regulations.
 - (iii) Front masonry landscape structures on either side of a driveway that are not higher than eight feet above grade or greater than 25 feet in length are not considered solid front fencing and are allowable.
- (5) Solid front fencing past the front edge of the residence is allowed in the following residential zoning districts provided it meets the regulations OF Section 6-92(1):
 - (i) In A-1 PUD (Huntington) zoning district; and

- (ii) For any residential lot where the front yard faces the streets of NW Military Highway (FM 1535) or De Zavala Road. See Section 6-92(4) for additional specific regulations.
- (4) In order to maintain compatibility with the distinctive architectural and aesthetic characteristics of the primary roadways of the City, NW Military Highway (FM 1535) and De Zavala Road (as of August 1, 2020), the following regulations in addition to Section 6-92(f)(1) apply to front fencing past the front edge of the residence or building on any residential lot where the front yard faces the streets of NW Military Highway (FM 1535) or De Zavala Road:
- All front fences shall be constructed of masonry, concrete, metal, and/or rot resistant wood materials architecturally and aesthetically consistent with the surrounding area as determined by the Building Official during the permit and plan review process.
 - All front fences shall be the same distance from NW Military Highway (FM 1535) right-of-way as existing neighboring fences. If no neighboring fences exist, front fences shall be offset from the right-of-way by no more than ten feet. These regulations would not apply if such construction would create unsafe conditions or impede the natural drainage of water as determined by the Building Official during the permit and plan review process.
 - No fence shall be higher than eight feet above grade.
 - All front fences shall be kept structurally sound, well maintained and kept in appearance as originally installed. The Building Official may declare deteriorated or structurally unsound fences to be a public safety hazard to nearby pedestrian and vehicular traffic in the public right-of-way.
- (5) For any residential property within the City limits with a side or rear yard abutting one or more of the City streets known as Lockhill Selma Road, NW Military Highway (FM 1535), De Zavala Road and Huebner Road (where such property presently has a solid masonry fence (i.e. a wall) along or parallel to one or more of such streets), such property owner may not construct a gate or other opening to their side or rear yard. Any property with an existing gate as of (August 1, 2020) on property lines described above is considered a non-conforming use and may continue to exist.
- (6) A summary of the Fence regulations by Zoning District is presented in the following Table:

TABLE – FENCE REGULATIONS BY ZONING DISTRICT

ZONING DISTRICT	<u>Solid Front Fencing past the front edge of the residence</u>	<u>Open Front Fencing past the front edge of the residence</u>	<u>Open / Solid Front Fencing to the front edge of the residence</u>	<u>Open / Solid Side Fencing</u>	<u>Open / Solid Rear Fencing</u>
A-1	Disallowed	Allowed	Allowed	Allowed	Allowed

A-1 PUD (Huntington)	Allowed	Allowed	Allowed	Allowed	Allowed
A-2	Disallowed	Disallowed	Allowed	Allowed	Allowed
A-3	Disallowed	Disallowed	Allowed	Allowed	Allowed
A-4	Disallowed	Disallowed	Allowed	Allowed	Allowed
A-5 PUD (De Zavala Estates)	Disallowed	Disallowed	Allowed	Allowed	Allowed
Residential lots in any district whose front yard faces NW Military or De Zavala Road	Allowed	Allowed	Allowed	Allowed	Allowed

CHAPTER 14 – ENVIRONMENT

ARTICLE III. - RIGHTS-OF-WAY AND VEGETATION PROTRUSIONS

Sec. 14-50. - Prohibited protrusion above rights-of-way.

It shall be unlawful for any person owning, occupying, or having supervision or control of any lot, tract, parcel of land, or portion thereof, whether it be occupied, improved, or unimproved, to permit the protrusion or overhang of trees, bushes, shrubs, and similar vegetation or structures over the right-of-way, or a street between curb to curb, to a height under 14 feet above the rights-of-way within the City limits.

Sec. 14-51. - Prohibited area of non-curbed side street.

Where a side street is not curbed, the prohibited area shall start at the edge of the designated pavement width and shall include the right-of-way. Protrusion or overhang is prohibited over other easements and rights-of-way adjacent to streets to a height under 14 feet.

Sec. 14-52. – Vegetation height in right-of-way and near fire hydrants

On a corner lot no shrubbery shall be higher than 18 inches, within the area created by a straight line connecting two points that are respectively 30 feet along the side and front property lines from a street intersection. No shrubbery shall be higher than 18 inches within three feet of a fire hydrant.

Sec. 14-53. - Warning notice.

A warning notice regarding the landowner's violation of this article shall be sent to the landowner by regular mail requesting that the landowner contact the Code Compliance Officer to discuss a date when the landowner shall come in compliance with this article. If, after 14 days from the date this initial notice is mailed, the City has not received a response from the landowner, the City shall send a second warning notice to the landowner by certified mail, return receipt requested, requesting that the landowner contact the Building Official within five days of receipt of the certified letter to determine when the landowner shall come in compliance with this article. Failure of the landowner to contact the City or the Code Compliance Officer after said notices or the failure of the landowner to complete the promised compliance with this article shall indicate a refusal of the landowner to comply with this article. Once these notice provisions have been completed and if the landowner has failed to respond or has failed to comply with this article and warnings, the Code Compliance Officer is then authorized to file a complaint in Municipal Court as authorized by this article.

Sec. 14-54. - Violation, penalty.

Any person who shall violate any provision of this article shall be deemed guilty of a Class C misdemeanor and, upon conviction, shall be fined in an amount not to exceed \$500.00.

CHAPTER 28 - SUBDIVISIONS

ARTICLE IV. - STREETS AND SIDEWALKS

Sec. 28-110. – 124. NO CHANGES

Sec. 28-125. - Intersection sight distance.

To ensure safety of motorists and other travelers, it is necessary that drivers who are entering an intersection have an adequate view of approaching motorists. This view is required over a clear vision area, which is a right triangle where one side is called "intersection sight distance" and the adjacent side is the distance between the driver and the path of the vehicles approaching from the side. The clear vision area is that portion of a property over which motorists must see to safely judge and execute a driving maneuver into the intersection and onto the street. This applies to intersections of two or more streets as well as junctions of driveways and streets.

Clear vision areas must be free of visual obstructions, e.g. structures, walls, fences, and vegetation, which are higher than three feet and lower than eight feet above the pavement. On a corner lot no shrubbery shall be higher than 18 inches, within the area created by a straight line connecting two points that are respectively 30 feet along the side and front property lines from a street intersection. The American Association of State Highway and Transportation Officials (AASHTO) Policy on Geometric Design of Highways and Streets, or latest revision thereof determines this length of the required intersection sight distance.

Fencing amendments (NW Military aesthetics)

Sec. 28-125 -143. NO CHANGES

Secs. 28-144—28-159. - Reserved.

Sec. 36-1. – Definitions.

...

Fence means a freestanding structure of metal, masonry, or wood, or any combination thereof, resting on or partially buried in the ground and rising at least 3 feet above ground level, and used for confinement, screening, landscaping, or partition purposes, but which does not pose a threat to public safety or health. Freestanding structures under 3 feet are not considered a fence under this definition.

Sec. 36-36. - A-1, A-2, A-3, A-4 and A-5 PUD Single-Family Residential Districts.

...

(f) *Fences.*

(1) All fences, including screening walls, shall meet the following conditions:

- a. Fences shall be constructed of masonry, brick, stone, wood, concrete, metal, and/or rot resistant wood materials. In the A-1 district chainlink and hogwire style fences are additionally permitted excepting all A-1 district lots whose front yard faces NW Military Highway (FM 1535) or De Zavala Road. For detailed fence regulations on A-1 district lots that face NW Military Highway (FM 1535) or De Zavala Road see Section 36-36(f)(4).
- b. Fences shall have colors that are aesthetically consistent with the surrounding area as determined by the Building Official during the permit and plan review process.
- c. No fence shall be higher than eight feet above grade.
- d. In no event shall a fence's base width exceed 36 inches.
- e. Fences must be constructed in such a way that does not change the natural drainage of water as determined by the Building Official during the permit and plan review process.
- f. Fences shall not be constructed in such a way as to obstruct roadway intersection sight lines defined under Section 28-125.
- g. Fences shall not be constructed in a public right-of-way.
- h. Fences shall not be energized to create an electrical circuit.
- i. Driveway gates shall have at least a minimum of a 12-foot opening for emergency vehicle access.
- j. Front fences must not encompass any fire hydrant that may be present.

(2) Open or Solid side and rear fencing is allowed in all residential zoning districts provided they meet the regulations of Section 36-36(f)(1).

(3) Open or Solid front fencing to the front edge of the residence is allowed in all residential zoning districts provided they meet the regulations of Section 36-36(f)(1)

Fencing amendments (NW Military aesthetics)

- (4) Open front fencing past the front edge of the residence is allowed in the following zoning districts provided it meets the regulations of Section 36-36(f)(1):
 - (i) In A-1 and A-1 PUD (Huntington) zoning districts; and
 - (ii) For any residential lot where the front yard faces the streets of NW Military Highway (FM 1535) or De Zavala Road. See Section 36-36(f)(4) for additional specific regulations.
 - (iii) Front masonry landscape structures on either side of a driveway that are not higher than eight feet above grade or greater than 25 feet in length are not considered solid front fencing and are allowable.
- (5) Solid front fencing past the front edge of the residence is allowed in the following residential zoning districts provided it meets the regulations of Section 36-36(f)(1):
 - (i) In A-1 PUD (Huntington) zoning district; and
 - (ii) For any residential lot where the front yard faces the streets of NW Military Highway (FM 1535) or De Zavala Road. See Section 36-36(f)(4) for additional specific regulations.
- (4) In order to maintain compatibility with the distinctive architectural and aesthetic characteristics of the primary roadways of the City, NW Military Highway (FM 1535) and De Zavala Road (as of August 1, 2020), the following regulations for front fencing past the front edge of the residence or building apply to any residential lot where the front yard faces the streets of NW Military Highway (FM 1535) or De Zavala Road:
 - a. All front fences shall be constructed of masonry, concrete, metal, and/or rot resistant wood materials architecturally and aesthetically consistent with the surrounding area as determined by the Building Official during the permit and plan review process.
 - b. All front fences shall be the same distance from NW Military Highway (FM 1535) right-of-way as existing neighboring fences. If no neighboring fences exist, front fences shall be offset from the right-of-way by no more than ten feet. These regulations would not apply if such construction would create unsafe conditions or impede the natural drainage of water as determined by the Building Official during the permit and plan review process.
 - c. No fence shall be higher than eight feet above grade.
 - d. All front fences shall be kept structurally sound, well maintained, and kept in appearance as originally installed. The Building Official may declare deteriorated or structurally unsound fences to be a public safety hazard to nearby pedestrian and vehicular traffic in the public right-of-way.
- (5) For any residential property within the City limits with a side or rear yard abutting one or more of the City streets known as Lockhill Selma Road, NW Military Highway (FM 1535), De Zavala Road and Huebner Road (where such property presently has a solid masonry fence (i.e. a wall) along or parallel to one or more of such streets at the property line), such property owner may not construct a gate or other opening on such property line. Any property with an existing gate

Fencing amendments (NW Military aesthetics)

as of (August 1, 2020) on property lines described above is considered a non-conforming use and may continue to exist.

- (6) A summary of the Fence regulations by Zoning District is presented in the following Table:

TABLE – FENCE REGULATIONS BY ZONING DISTRICT

ZONING DISTRICT	<u>Solid Front Fencing past the front edge of the residence</u>	<u>Open Front Fencing past the front edge of the residence</u>	<u>Open / Solid Front Fencing to the front edge of the residence</u>	<u>Open / Solid Side Fencing</u>	<u>Open / Solid Rear Fencing</u>
A-1	Disallowed	Allowed	Allowed	Allowed	Allowed
A-1 PUD (Huntington)	Allowed	Allowed	Allowed	Allowed	Allowed
A-2	Disallowed	Disallowed	Allowed	Allowed	Allowed
A-3	Disallowed	Disallowed	Allowed	Allowed	Allowed
A-4	Disallowed	Disallowed	Allowed	Allowed	Allowed
A-5 PUD (De Zavala Estates)	Disallowed	Disallowed	Allowed	Allowed	Allowed
Residential lots in any district whose front yard faces NW Military or De Zavala Road	Allowed	Allowed	Allowed	Allowed	Allowed

ARTICLE VI. - TABLES

Table No. 1
A-1, A-1 PUD, A-2, A-2 PUD, A-3, A-4 and A-5 PUD
Single-Family Dwelling Districts

...

- (d) *Fences.*

- (1) *Fences in general.* All fences shall comply with Section 6-92, Section 36-36(f) and the other applicable ordinances of the City.

Fencing amendments (NW Military aesthetics)

- (2) *Front fences.* Driveway gates shall have at least a minimum of a 12-foot opening for emergency vehicle access. Any front fence must not encompass any fire hydrant that may be present.

CHAPTER 6 - BUILDINGS AND BUILDING REGULATIONS

ARTICLE IV. - MISCELLANEOUS CONSTRUCTION REQUIREMENTS

Sec. 6-92. - Fences.

- (1) All fences, including screening walls, shall meet the following conditions:
- a. Fences shall be constructed of masonry, brick, stone, concrete, metal, and/or rot resistant wood materials. In the A-1 district chainlink and hogwire style fences are additionally permitted, excepting all A-1 district lots whose front yard faces NW Military Highway (FM 1535) or De Zavala Road. For detailed fence regulations on A-1 district lots that face NW Military Highway or De Zavala Road see Section 6-92(4).
 - b. Fences shall have colors that are aesthetically consistent with the surrounding area as determined by the Building Official during the permit and plan review process.
 - c. No fence shall be higher than eight feet above grade.
 - d. In no event shall a fence's base width exceed 36 inches.
 - e. Fences must be constructed in such a way that does not change the natural drainage of water, as determined by the Building Official during the permit and plan review process.
 - f. Fences shall not be constructed in such a way as to obstruct roadway intersection sight lines defined under Section 28-125.
 - g. Fences shall not be constructed in a public right-of-way. Fences crossing public easements must provide gates allowing public access.
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- (2) Open or Solid side and rear fencing is allowed in all residential zoning districts provided they meet the regulations of Section 6-92(1).
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- (4) Open front fencing past the front edge of the residence is allowed in the following zoning districts provided it meets the regulations of Section 6-92(1):
- (i) In A-1 and A-1 PUD (Huntington) zoning districts; and
 - (ii) For any residential lot where the front yard faces the streets of NW Military Highway (FM 1535) or De Zavala Road. See Section 6-92(4) for additional specific regulations.
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- (i) In A-1 PUD (Huntington) zoning district; and

- (ii) For any residential lot where the front yard faces the streets of NW Military Highway (FM 1535) or De Zavala Road. See Section 6-92(4) for additional specific regulations.
- (4) In order to maintain compatibility with the distinctive architectural and aesthetic characteristics of the primary roadways of the City, NW Military Highway (FM 1535) and De Zavala Road (as of August 1, 2020), the following regulations in addition to Section 6-92(f)(1) apply to front fencing past the front edge of the residence or building on any residential lot where the front yard faces the streets of NW Military Highway (FM 1535) or De Zavala Road:
- All front fences shall be constructed of masonry, concrete, metal, and/or rot resistant wood materials architecturally and aesthetically consistent with the surrounding area as determined by the Building Official during the permit and plan review process.
 - All front fences shall be the same distance from NW Military Highway (FM 1535) right-of-way as existing neighboring fences. If no neighboring fences exist, front fences shall be offset from the right-of-way by no more than ten feet. These regulations would not apply if such construction would create unsafe conditions or impede the natural drainage of water as determined by the Building Official during the permit and plan review process.
 - No fence shall be higher than eight feet above grade.
 - All front fences shall be kept structurally sound, well maintained and kept in appearance as originally installed. The Building Official may declare deteriorated or structurally unsound fences to be a public safety hazard to nearby pedestrian and vehicular traffic in the public right-of-way.
- (5) For any residential property within the City limits with a side or rear yard abutting one or more of the City streets known as Lockhill Selma Road, NW Military Highway (FM 1535), De Zavala Road and Huebner Road (where such property presently has a solid masonry fence (i.e. a wall) along or parallel to one or more of such streets), such property owner may not construct a gate or other opening to their side or rear yard. Any property with an existing gate as of (August 1, 2020) on property lines described above is considered a non-conforming use and may continue to exist.
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<u>ZONING DISTRICT</u>	<u>Solid Front Fencing past the front edge of the residence</u>	<u>Open Front Fencing past the front edge of the residence</u>	<u>Open / Solid Front Fencing to the front edge of the residence</u>	<u>Open / Solid Side Fencing</u>	<u>Open / Solid Rear Fencing</u>
<u>A-1</u>	<u>Disallowed</u>	<u>Allowed</u>	<u>Allowed</u>	<u>Allowed</u>	<u>Allowed</u>

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<u>A-1 PUD (Huntington)</u>	<u>Allowed</u>	<u>Allowed</u>	<u>Allowed</u>	<u>Allowed</u>	<u>Allowed</u>
<u>A-2</u>	<u>Disallowed</u>	<u>Disallowed</u>	<u>Allowed</u>	<u>Allowed</u>	<u>Allowed</u>
<u>A-3</u>	<u>Disallowed</u>	<u>Disallowed</u>	<u>Allowed</u>	<u>Allowed</u>	<u>Allowed</u>
<u>A-4</u>	<u>Disallowed</u>	<u>Disallowed</u>	<u>Allowed</u>	<u>Allowed</u>	<u>Allowed</u>
<u>A-5 PUD (De Zavala Estates)</u>	<u>Disallowed</u>	<u>Disallowed</u>	<u>Allowed</u>	<u>Allowed</u>	<u>Allowed</u>
<u>Residential lots in any district whose front yard faces NW Military or De Zavala Road</u>	<u>Allowed</u>	<u>Allowed</u>	<u>Allowed</u>	<u>Allowed</u>	<u>Allowed</u>

Front fencing past the front edge of a residence or building is only allowed in an A-1 zoning district. A-2, A-3, A-4, and A-5 PUD zoning districts can have front fencing but cannot be past the front edge of the residence or building. Side and rear fencing is allowed in all districts. All fencing must meet the following criteria:

- (1) Fences not more than eight feet in height are permitted, provided that said fences are constructed of wood, concrete, brick, wrought iron or other materials approved by the Building Official and the materials are architecturally and aesthetically consistent with the surrounding area.
- (2) On a corner lot, no shrubbery, when mature height is greater than 18 inches, may be planted within the area created by a straight line connecting two points that are respectively 30 feet along the side and front property lines from a street intersection.
- (3) Fences should be constructed in such a way as to not be an obstruction or change the natural drainage of water. Solid front fencing is not permitted, except in A-1 PUD Zoning District.
- (4) Front driveway gates shall have at least a minimum of a 12-foot opening for emergency vehicle access.
- (5) Any shrubbery, when mature height is greater than 18 inches, must not be within three feet of a fire hydrant.
- (6) No fence shall encompass any fire hydrant.

CHAPTER 14 – ENVIRONMENT

ARTICLE III. - RIGHTS-OF-WAY AND VEGETATION PROTRUSIONS

Sec. 14-50. - Prohibited protrusion above rights-of-way.

It shall be unlawful for any person owning, occupying, or having supervision or control of any lot, tract, parcel of land, or portion thereof, whether it be occupied, improved, or unimproved, to permit the protrusion or overhang of trees, bushes, shrubs, and similar vegetation or structures over the right-of-way, or a street between curb to curb, to a height under 14 feet above the rights-of-way within the City limits.

Sec. 14-51. - Prohibited area of non-curbed side street.

Where a side street is not curbed, the prohibited area shall start at the edge of the designated pavement width and shall include the right-of-way. Protrusion or overhang is prohibited over other easements and rights-of-way adjacent to streets to a height under 14 feet.

Sec. 14-52. – Vegetation height in right-of-way and near fire hydrants

On a corner lot no shrubbery shall be higher than 18 inches, within the area created by a straight line connecting two points that are respectively 30 feet along the side and front property lines from a street intersection. No shrubbery shall be higher than 18 inches within three feet of a fire hydrant.

Sec. 14-5~~3~~². - Warning notice.

A warning notice regarding the landowner's violation of this article shall be sent to the landowner by regular mail requesting that the landowner contact the Code ~~Compliance Enforcement~~ Officer to discuss a date when the landowner shall come in compliance with this article. If, after 14 days from the date this initial notice is mailed, the City has not received a response from the landowner, the City shall send a second warning notice to the landowner by certified mail, return receipt requested, requesting that the landowner contact the ~~B~~uilding ~~O~~fficial within five days of receipt of the certified letter to determine when the landowner shall come in compliance with this article. Failure of the landowner to contact the City or the Code Compliance Officer after said notices or the failure of the landowner to complete the promised compliance with this article shall indicate a refusal of the landowner to comply with this article. Once these notice provisions have been completed and if the landowner has failed to respond or has failed to comply with this article and warnings, the Code Compliance Officer is then authorized to file a complaint in Municipal Court as authorized by this article.

Sec. 14-5~~4~~³. - Violation, penalty.

Any person who shall violate any provision of this article shall be deemed guilty of a Class C misdemeanor and, upon conviction, shall be fined in an amount not to exceed \$500.00.

CHAPTER 28 - SUBDIVISIONS

ARTICLE IV. - STREETS AND SIDEWALKS

Sec. 28-110. – 124. NO CHANGES

Sec. 28-125. - Intersection sight distance.

To ensure safety of motorists and other travelers, it is necessary that drivers who are entering an intersection have an adequate view of approaching motorists. This view is required over a clear vision area, which is a right triangle where one side is called "intersection sight distance" and the adjacent side is the distance between the driver and the path of the vehicles approaching from the side. The clear vision area is that portion of a property over which motorists must see to safely judge and execute a driving maneuver into the intersection and onto the street. This applies to intersections of two or more streets as well as junctions of driveways and streets.

Clear vision areas must be free of visual obstructions, e.g. structures, walls, fences, and vegetation, which are higher than three feet and lower than eight feet above the pavement. On a corner lot no shrubbery shall be higher than 18 inches, within the area created by a straight line connecting two points that are respectively 30 feet along the side and front property lines from a street intersection. The American Association of State Highway and Transportation Officials (AASHTO) Policy on Geometric Design of Highways and Streets, or latest revision thereof determines this length of the required intersection sight distance.

Sec. 28-125 -143. NO CHANGES

Secs. 28-144—28-159. - Reserved.

Fencing amendments (NW Military aesthetics)

Sec. 36-1. – Definitions.

Fence means a freestanding structure of metal, masonry, or wood, or any combination thereof, resting on or partially buried in the ground and rising at least 3 feet above ground level, and used for confinement, screening, landscaping, or partition purposes, but which does not pose a threat to public safety or health. Freestanding structures under 3 feet are not considered a fence under this definition.

Sec. 36-36. - A-1, A-2, A-3, A-4 and A-5 PUD Single-Family Residential Districts.

(f) *Fences.*

(1) All fences, including screening walls, shall meet the following conditions:

- a. Fences shall be constructed of masonry, brick, stone, wood, concrete, metal, and/or rot resistant wood materials. In the A-1 district chainlink and hogwire style fences are additionally permitted excepting all A-1 district lots whose front yard faces NW Military Highway (FM 1535) or De Zavala Road. For detailed fence regulations on A-1 district lots that face NW Military Highway (FM 1535) or De Zavala Road see Section 36-36(f)(4).
- b. Fences shall have colors that are aesthetically consistent with the surrounding area as determined by the Building Official during the permit and plan review process.
- c. No fence shall be higher than eight feet above grade.
- d. In no event shall a fence's base width exceed 36 inches.
- e. Fences must be constructed in such a way that does not change the natural drainage of water as determined by the Building Official during the permit and plan review process.
- f. Fences shall not be constructed in such a way as to obstruct roadway intersection sight lines defined under Section 28-125.
- g. Fences shall not be constructed in a public right-of-way.
- h. Fences shall not be energized to create an electrical circuit.
- i. Driveway gates shall have at least a minimum of a 12-foot opening for emergency vehicle access.
- j. Front fences must not encompass any fire hydrant that may be present.

(2) Open or Solid side and rear fencing is allowed in all residential zoning districts provided they meet the regulations of Section 36-36(f)(1).

(3) Open or Solid front fencing to the front edge of the residence is allowed in all residential zoning districts provided they meet the regulations of Section 36-36(f)(1).

(4) Open front fencing past the front edge of the residence is allowed in the following zoning districts provided it meets the regulations of Section 36-36(f)(1):

- (i) In A-1 and A-1 PUD (Huntington) zoning districts; and

Fencing amendments (NW Military aesthetics)

- (ii) For any residential lot where the front yard faces the streets of NW Military Highway (FM 1535) or De Zavala Road. See Section 36-36(f)(4) for additional specific regulations.
- (iii) Front masonry landscape structures on either side of a driveway that are not higher than eight feet above grade or greater than 25 feet in length are not considered solid front fencing and are allowable.
- (5) Solid front fencing past the front edge of the residence is allowed in the following residential zoning districts provided it meets the regulations of Section 36-36(f)(1):
 - (i) In A-1 PUD (Huntington) zoning district: and
 - (ii) For any residential lot where the front yard faces the streets of NW Military Highway (FM 1535) or De Zavala Road. See Section 36-36(f)(4) for additional specific regulations.
- (4) In order to maintain compatibility with the distinctive architectural and aesthetic characteristics of the primary roadways of the City, NW Military Highway (FM 1535) and De Zavala Road (as of August 1, 2020), the following regulations for front fencing past the front edge of the residence or building apply to any residential lot where the front yard faces the streets of NW Military Highway (FM 1535) or De Zavala Road:
 - a. All front fences shall be constructed of masonry, concrete, metal, and/or rot resistant wood materials architecturally and aesthetically consistent with the surrounding area as determined by the Building Official during the permit and plan review process.
 - b. All front fences shall be the same distance from NW Military Highway (FM 1535) right-of-way as existing neighboring fences. If no neighboring fences exist, front fences shall be offset from the right-of-way by no more than ten feet. These regulations would not apply if such construction would create unsafe conditions or impede the natural drainage of water as determined by the Building Official during the permit and plan review process.
 - c. No fence shall be higher than eight feet above grade.
 - d. All front fences shall be kept structurally sound, well maintained, and kept in appearance as originally installed. The Building Official may declare deteriorated or structurally unsound fences to be a public safety hazard to nearby pedestrian and vehicular traffic in the public right-of-way.
- (5g) For any residential property within the City limits with a property lineside or rear yard abutting one or more of the City streets known as Lockhill Selma Road, NW Military Highway (FM 1535) NW Military Hwy., De Zavala Road and Huebner Road (where such property presently has a solid masonry fence (i.e. a wall) along or parallel to one or more of such streets at the property line), such property owner may not construct a gate or other opening on such property line. Any property with an existing gate as of (August 1, 2020) on property lines described above is considered a non-conforming use and may continue to exist.
- (6) A summary of the Fence regulations by Zoning District is presented in the following Table:

Fencing amendments (NW Military aesthetics)

(f) ~~Fences:~~

(1) ~~Front fencing past the front edge of a residence or building is only allowed in an A-1 zoning district.~~ **TABLE – FENCE REGULATIONS BY ZONING DISTRICT**

<u>ZONING DISTRICT</u>	<u>Solid Front Fencing past the front edge of the residence</u>	<u>Open Front Fencing past the front edge of the residence</u>	<u>Open / Solid Front Fencing to the front edge of the residence</u>	<u>Open / Solid Side Fencing</u>	<u>Open / Solid Rear Fencing</u>
<u>A-1</u>	<u>Disallowed</u>	<u>Allowed</u>	<u>Allowed</u>	<u>Allowed</u>	<u>Allowed</u>
<u>A-1 PUD (Huntington)</u>	<u>Allowed</u>	<u>Allowed</u>	<u>Allowed</u>	<u>Allowed</u>	<u>Allowed</u>
<u>A-2</u>	<u>Disallowed</u>	<u>Disallowed</u>	<u>Allowed</u>	<u>Allowed</u>	<u>Allowed</u>
<u>A-3</u>	<u>Disallowed</u>	<u>Disallowed</u>	<u>Allowed</u>	<u>Allowed</u>	<u>Allowed</u>
<u>A-4</u>	<u>Disallowed</u>	<u>Disallowed</u>	<u>Allowed</u>	<u>Allowed</u>	<u>Allowed</u>
<u>A-5 PUD (De Zavala Estates)</u>	<u>Disallowed</u>	<u>Disallowed</u>	<u>Allowed</u>	<u>Allowed</u>	<u>Allowed</u>
<u>Residential lots in any district whose front yard faces NW Military or De Zavala Road</u>	<u>Allowed</u>	<u>Allowed</u>	<u>Allowed</u>	<u>Allowed</u>	<u>Allowed</u>

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~~(2) Front fencing in A-2 zoning shall not be past the front edge of the residence or building.~~

~~(3) Side and rear fencing is allowed in all districts provided they meet the following criteria, including front fences:~~

- ~~a. Fences not more than eight feet in height are permitted and shall be constructed of masonry, brick or stone, wood, concrete, or wrought iron. In A-1 District, chainlink and hog-wire style fences are additionally permitted.~~
- ~~b. On a corner lot, no shrubbery, when mature with a height greater than 18 inches, may be planted within the area created by a straight line connecting two points that are respectively 30 feet along the side and front property lines from a street intersection.~~
- ~~c. Fences must be constructed in such a way that does not change the natural drainage of water.~~

Fencing amendments (NW Military aesthetics)

- d. ~~Except in A-1 District and Unit 19 (Huntington Subdivision) A-1 PUD District, fencing shall not be permitted beyond the front face of the residence. Front driveway gates shall have at least a minimum of a 12-foot opening. In A-1 District and excluding Unit 19 (Huntington Subdivision) A-1 PUD, no one shall construct fencing beyond the front face of the residence in a manner that impedes the view of persons beyond the residence's property line. In no event shall a base footer exceed 36 inches.~~
- e. ~~No shrubbery, when mature height is greater than 18 inches may be within three feet of a fire hydrant.~~
- f. ~~Front fences must not encompass any fire hydrant that may be present.~~

ARTICLE VI. - TABLES

Table No. 1
A-1, A-1 PUD, A-2, A-2 PUD, A-3, A-4 and A-5 PUD
Single-Family Dwelling Districts

...

(d) *Fences.*

- (1) *Fences in general.* All fences shall comply with Section 6-92, Section 36-36(f) and the other applicable ordinances of the City.
- (2) *Front fences.* Driveway gates shall have at least a minimum of a 12-foot opening for emergency vehicle access. Front gates must be wide enough as to provide access for any and all emergency vehicles. Any front fence must not encompass any fire hydrant that may be present.

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NW Military Highway Existing Fences / Walls



Front yard fencing on
NW Military (east
side or A-1 zoned).

Wrought iron
construction.





Front yard fencing on
NW Military (east
side or A-1 zoned).

Wrought iron
construction.





Front yard fencing on
NW Military (east
side or A-1 zoned).

Wrought iron
construction.



Front yard (wrought
iron) fencing on NW
Military meets side
yard (wood +
masonry) fencing.

East side (A-1 zoned)



Front yard fencing on
NW Military (east
side or A-1 zoned).

Masonry (brick)
construction.

Currently non-
conforming.





Side & rear yard
fencing on NW
Military (west side or
A-3 zoned).

Masonry (brick) or
wood construction.





Side & rear yard
fencing on NW
Military (west side or
A-3 zoned).

Wood + Masonry
construction.





Side / rear yard masonry solid wall NW Military (west side or A-4 zoned).

This is the wall that frames the southern entrance to the City.



De Zavala Road

Existing Fences / Walls



Side & rear yard rock wall on De Zavala (A-4 zoned).

Masonry construction.





Front & side yard rock wall on De Zavala (A-4 zoned). Last home with rock wall on south-side De Zavala until Shavano Creek.

Masonry construction.

Standing in the gap for A-3 on De Zavala south-side.



Across street is a wood solid fence.



Side yard wood +
masonry solid fencing
on De Zavala (A-4
zoned).

From: John Bradley [<mailto:bondoto@hotmail.com>]
Sent: Saturday, May 16, 2020 9:34 PM
To: Bill Hill <citymanager@shavanoopark.org>
Subject: Request for Full Front Fencing at 16008 NW Military Hwy

City Manager Bill Hill,

My name is John Bradley who resides at 16008 NW Military Hwy in Shavano Park. I am writing you this email requesting the City of Shavano Park approve full front fencing for myself and other properties along NW Military Hwy. Below are the justifications for my request.

First, is the noise issue from the heavy traffic on NW Military, which TxDot estimates the daily traffic in 2021 will be 21,300. Which is the justification for the upcoming NW Military Hwy expansion, which will result in traffic being even closer to my property with the addition of a bike path in which cyclists, runners, walkers will be just feet from my property line.

On April 26, I installed stained, cedar wooden panels to the inside of my front metal fence which I immediately noticed a dramatic decrease in road noise and increased privacy to the front of my property. On May 9th, I received a Code Compliance violation from the City for my full front fence. I then modified the wooden panels by removing 50% of the boards to bring it to compliance; in which the road noise came right back. On May 16th I emailed an amended building permit to Shavano Park Permits Department for the modified wood on the metal fence. During those two weeks, my wife and I enjoyed the peace and privacy we had in our front yard that we had not had since we moved here.

In reference to the upcoming 18 month construction period of the NW Military expansion project, there will be construction crews in front of our homes standing feet away from my metal fence, with direct access for workers to look into our properties. It is common for an increase in criminal activity during construction projects, especially thefts and burglaries. There is also large construction machinery that is loud and goes on for hours. I don't want to be sitting at my kitchen table every day staring at all this activity happening feet in front of my metal fence. All of these issues would be solved if myself and others were allowed to have a full front fence.

When looking ahead at when the NW Military Project is completed; as mentioned prior, traffic will be even closer to my house which will increase the road noise. And with the new walking / bike path, the ability for cyclists, walkers, and runners to be just feet from my front metal fence with the ability view activity of my property is a safety concern. I often work very late hours and don't want people walking in front of my house late at night who can see what lights are on inside my home. These issues would too be solved if myself and others were allowed to have a full front fence.

During the two weeks my full front fence was installed, I had nothing but compliments from neighbors, who themselves wanted this full front fence for the same reasons I discussed; and

were also very displeased with me having to remove it. The only justification given to me during a phone call from Police Chief Ray Lacy was; "this is the Code, which is strictly enforced". I've always said if you want to change a bad law, simply enforce it.

In closing, the ONLY FULL FRONT FENCING permitted in Shavano Park is in the Huntington Subdivision (Zone A-1 PUD District). Which to the best of my knowledge nobody there has a full front fence. The Huntington Subdivision is gated and heavily restricted to any through traffic. Therefore I am asking the City of Shavano Park to allow me and others living on NW Military to have full front fencing. I am willing / available to speak in front of City Council do discuss this issue. I have additionally attached photos of my full fence both inside / outside, along with photos of the after modification (which I currently have).

Please feel free to contact me with any questions, comments, or concerns.

Respectfully,

John Bradley
210-559-2406

BEFORE CODE ENFORCEMENT ACTION





AFTER CODE ENFORCEMENT ACTION (to prevent solid fencing)



From: Catherine Navarrete [<mailto:catnavarrete@gmail.com>]
Sent: Sunday, May 17, 2020 11:04 AM
To: Bill Hill <citymanager@shavanopark.org>
Cc: Timonavarrete8@gmail.com; Catherine Navarrete <cat@navarreteins.com>
Subject: Privacy Fence

Good morning Bill,

My name is Timothy Navarrete and my wife and daughter reside at 16006 NW Military Hwy. I'm reaching out to you in regards to the regulations on privacy fences for properties on NW Military. It's my understanding that this is not allowed.

As a resident of Shavano Park and more importantly a husband and father, I'd like to express my desire to get this code/law amended for the safety and security of my family and property.

With the expansion of NW Military and the addition of a jogging/biking path there will be additional pedestrian traffic outside all properties on NW Military. Not only during construction for 18 months, but once the project is completed.

My neighbor put up a privacy fence a couple weeks ago that not only gave his property privacy, but reduced traffic noise. All while enhancing the look of his existing wrought iron fence. I know this because we liked it so much we inquired about doing the same to our property.

It was then that I was informed that he was told to take it down.

In short, I'm contacting you to see what can be done to address this issue so my family can enjoy both the front and back yard of our property. So I can relax while my daughter plays and my wife gardens. So I can work in my garage without people being able to see what possessions we have in it. We can never be too careful when it comes to our families safety. As a small community we need to look out for one another. I believe there are more important things to address on NW Military right now, such as the speeding at all hours of the day and night.

Please feel free to contact me to discuss this further.

I appreciate your time.

Best regards,

Timothy Navarrete
210.872.4471

July 20, 2020

City of Shavano Park
999 Saddletree Ct,
Shavano Park, TX 78231

Attn: City Council

RE: Proposal for change to fencing ordinance in A-1 zoning district.

Please accept this letter as my formal request to city council to consider an amendment to the city ordinance, Section 6-92. -Fences. Specifically, I would like to propose a change subsection (3) to allow a portion of the front fence to include solid portions if they satisfy one (or either) of the following scenarios:

- a. Solid front fencing is permitted on the sides of a gate if it does not exceed more than 14 feet in each direction.
- b. Solid front fencing is permitted on front fence if it does not exceed more than 25% of the total property line.

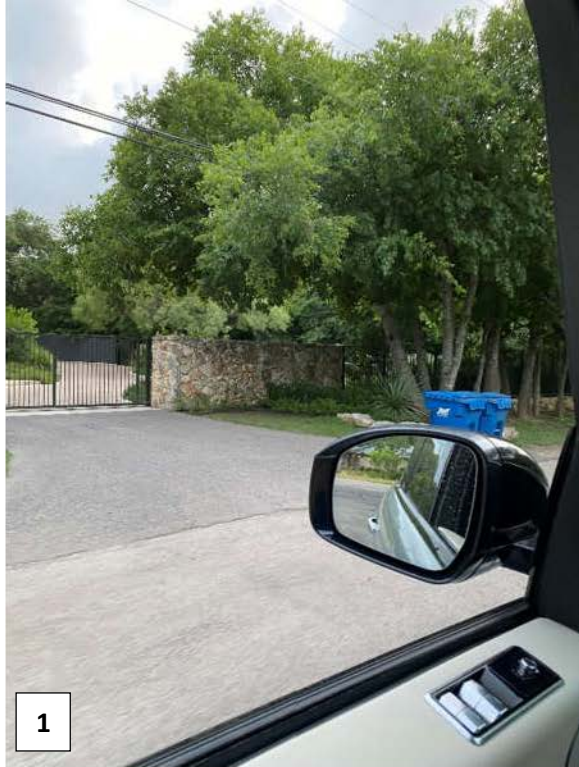
Permitting a portion of a front fence to be solid will only improve the aesthetic of our neighborhood and does not pose any safety obstructions. I have included some pictures of homes in the neighborhood that already have fences erected in this fashion for you to review (Exhibit A).

Thank you for your consideration,

Sincerely,

Mike Goldman

Exhibit A



PLANNING AND ZONING STAFF SUMMARY

Meeting Date: August 5, 2020

Agenda item: 7

Prepared by: Curtis Leeth

Reviewed by: Bill Hill

AGENDA ITEM DESCRIPTION:

Public Hearing - The purpose of the public hearing is to receive comments from members of the public regarding amendments to Ordinance O-2015-006 (Shavano Park Unit 19B, Phase V - Napier Park Planned Unit Development) to revise minimum parking requirements, minimum front yard landscape buffer, minimum rear yard landscape buffer and reduced tree preservation requirements on Lot 20, CB 4787 while removing unneeded exceptions to the City Code.

Discussion / action – Possible amendments to Ordinance O-2015-006 (Shavano Park Unit 19B, Phase V - Napier Park Planned Unit Development) to revise minimum parking requirements, minimum front yard landscape buffer, minimum rear yard landscape buffer and reduced tree preservation requirements on Lot 20, CB 4787 while removing unneeded exceptions to the City Code – City Manager

X

Attachments for Reference:

- 1) 7a PUD Submittal Letter
- 2) 7b PUD Plan Amended
- 4) 7c Engineer Review Letter
- 5) 7d Ord O-2015-006 Napier PUD

BACKGROUND / HISTORY: Napier Park subdivision is a Planned Unit Development (PUD) in the northeast corner of the city near Blattman Elementary. Its base zoning district is B-2 and the original concept was for collection of small office buildings using shared parking.

During development in 2015 – 2020 the market shifted resulting in fewer but larger buildings and more impervious cover for parking. Additionally there have been challenges with the topography resulting in major re-grading work required on some lots. Because of concerns with the impervious cover comply with the approval Water Pollution Abatement Plan (WPAP), removal of trees and the changing nature of development the City staff requested Bitterblue provide an updated PUD before the 4th Unit (plat) in the PUD was submitted.

On July 17, 2020 City Staff met with Pape-Dawson Engineering and Bitterblue, Inc. for a preliminary conference to discuss the Napier Park PUD amendments.

On July 24, 2020 City staff sent out letters to 13 landowners within 500 ft of the Napier Park subdivision.

On July 30, 2020 the City Engineer completed their review of the Napier Park PUD amendments and provided 4 comments.

DISCUSSION: Bitterblue submittal includes revisions to the development exceptions as well map that more accurately shows the layout of buildings, parking and the road.

Revised / New exceptions requested by Bitterblue:

- Minimum Parking – require only 1/250 ft²
 - Standard (B-2 zoning): 1/200 ft²
- Minimum Front Yard Landscape Buffer – Varies by lot, minimum of 10 feet
 - Standard (B-2 zoning): 40 feet (lower based upon lot configuration)
- Minimum Rear Yard Landscape Buffer – Varies by lot, minimum of 5 feet
 - Standard (B-2 zoning): 15 feet
- Tree Preservation Requirement: Remain at 25% preservation for all lots except Lot 29, CB 4787. Lot 20 has a 20.53% tree preservation and this was reviewed and approved by the City of Shavano Park on October 11, 2019.

Exceptions to be removed requested by Bitterblue:

- Minimum lot area
- Minimum width
- Minimum depth
- Maximum Building Height
- Maximum Floor to Area Ratio

Staff recommended these be removed as either not being applicable to City Code or confusing non-exceptions to the City Code in the 2015 original PUD.

Based upon the City Engineer comments staff recommends four other amendments to the Napier Park PUD:

1. Add statement to the PUD Ordinance that reads “The continue development of the property shall comply with the impervious cover requirements within the approved WPAP which is on file at the City of Shavano Park. Individual building permits shall provide impervious calculations ensuring the City of Shavano Park, as the MS4, can confirm compliance with the overall WPAP.”
2. Add a note stating the PUD development is over the recharge zone to the PUD Site Map
3. Update the Development Standards listed on the PUD Site Map based upon final recommendations by the P&Z Commission

4. Add a Development Exception allowing 0% Tree Preservation if at least 38% Tree Mitigation ratio is achieved (the standard minimum is 10% protect trees preserve, 25% protected trees removed are mitigated).

COURSES OF ACTION: Recommend approval of Napier Park PUD amendments as submitted with City Engineer / City Staff recommendations, propose additional restrictions / exceptions or decline approval and provide further guidance to City Staff.

FINANCIAL IMPACT: N/A

MOTION REQUESTED: Recommend approval of Napier Park PUD amendments with City Engineer / City Staff recommendations.



July 17, 2020

City of Shavano Park
Attn: Bill Hill
900 Saddletree Ct
Shavano Park, TX 78231

Re: Description of PUD Amendment
Shavano Park, Unit-19B Phase V PUD

Dear Mr. Hill:

We are submitting this letter to inform you about the revisions we are proposing to the Shavano Park Unit-19B Phase V PUD plan. We have updated the PUD plan to reflect site layouts on approximately 70% of the site while the remaining 30% is still conceptual.

In addition to the site plan revisions, the developer is requesting a few changes to the PUD exceptions previously approved. The following is a list of exceptions previously approved along with the proposed revision:

Exceptions to be revised:

- Minimum Parking Required: 299 spaces, provided 450 spaces (1/250 square feet)
- Minimum Front Yard Landscape Buffer: Varies by lot, minimum of 10 feet
- Minimum Rear Yard Landscape Buffer: Varies by lot, minimum of 5 feet
- Tree Preservation Requirement: Remain at 25% preservation for all lots except Lot 20, CB 4787. Lot 20 has 20.53% tree preservation and this was reviewed and approved by City of Shavano Park on October 11, 2019.

Exceptions to be removed:

- Minimum Lot Area
- Minimum Width
- Minimum Depth
- Maximum Building Height
- Maximum Floor to Area Ratio

TBPE Firm Registration #470 | TBPLS Firm Registration #10028800

San Antonio | Austin | Houston | Fort Worth | Dallas

Transportation | Water Resources | Land Development | Surveying | Environmental

2000 NW Loop 410, San Antonio, TX 78213 T: 210.375.9000 www.Pape-Dawson.com

Mr. Bill Hill
Shavano Park Unit-19B, Phase V PUD Amendment
July 17, 2020
Page 2 of 2

If you have any questions or require any additional information, please do not hesitate to contact our office at your earliest convenience.

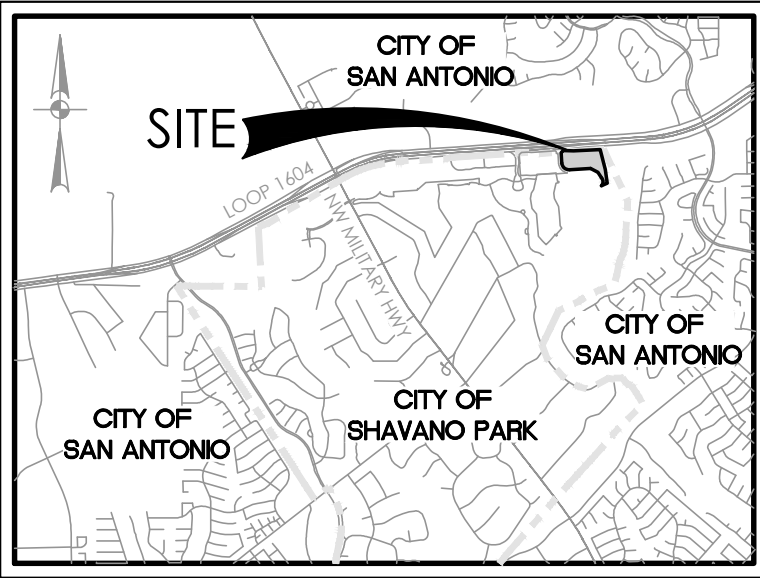
Sincerely,
Pape-Dawson Engineers, Inc.



Andrew Lowry, P.E.
Project Manager

Attachments

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LOCATION MAP
NOT TO SCALE

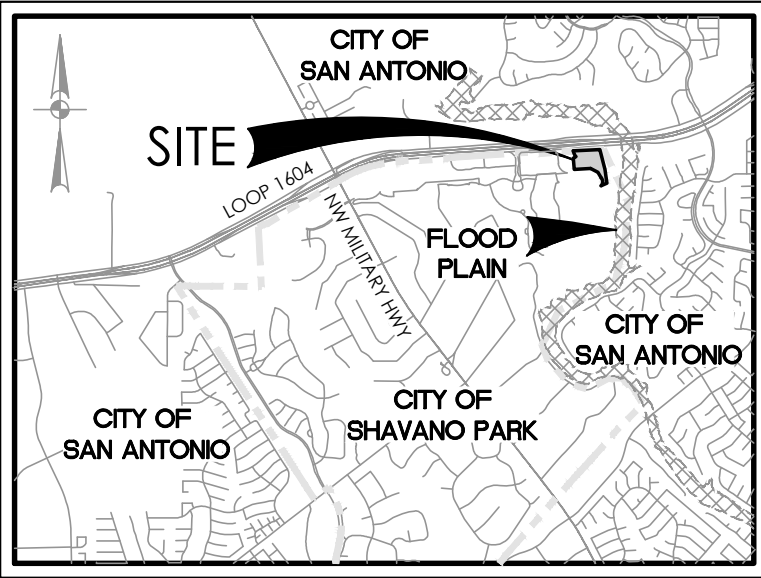
DETAIL PLAN REQUIREMENTS FOR
PROPOSED PLANNED UNIT DEVELOPMENT

RELOCATION TO MASTER PLAN:
THE PROPOSED PLANNED UNIT DEVELOPMENT RELATES TO THE CITY OF SHAVANO PARK'S MASTER PLAN IN THAT IT IS CONSISTENT WITH THE CITY'S MASTER PLAN AND THE PROPOSED BASE ZONING DISTRICT.

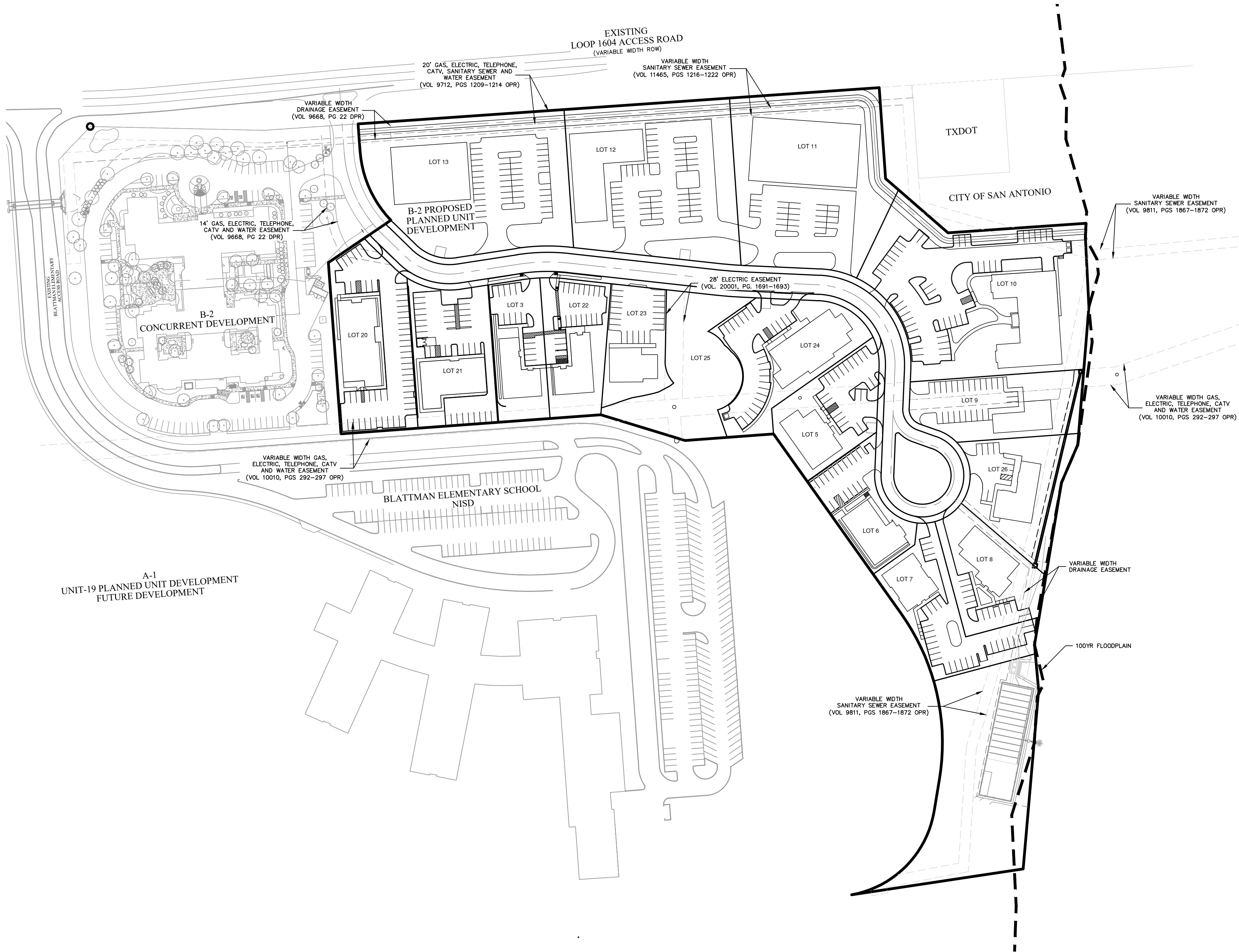
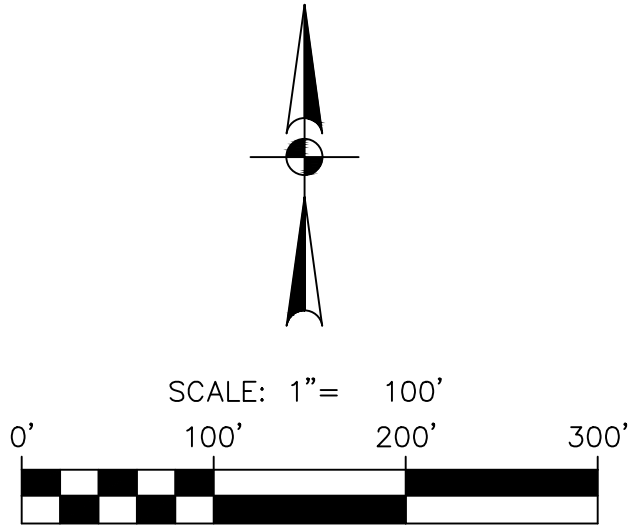
ACREAGE:
16.04
SURVEY LEGAL DESCRIPTION:
A 16.04 ACRE TRACT OF LAND OUT OF A 86.94 ACRE TRACT AND A 289.9 ACRE TRACTS OF LAND AS DESCRIBED IN CONVEYANCE TO ROGERS SHAVANO PARK UNIT 18/19, LTD, RECORDED IN VOLUME 12007, PAGES 2490-2507 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, IN THE CITY OF SHAVANO PARK OF BEXAR COUNTY TEXAS, AND BEING OUT OF THE WILLIAM HOTCHKISS, SURVEY NUMBER 77, ABSTRACT 336, COUNTY BLOCK 4783, THE JACOB KLAUS SURVEY NUMBER 78, ABSTRACT NUMBER 400, COUNTY BLOCK 4784, THE REFUGIO VARGAS SURVEY NUMBER 80, ABSTRACT 781, COUNTY BLOCK 4787 OF BEXAR COUNTY, TEXAS.

LAND USE:
USE AND OCCUPANCY CLASSIFICATION: BUSINESS GROUP B2

DEVELOPMENT STANDARDS:	STANDARD	PROVIDED
TYPE		35'-0"
MINIMUM 1604 SETBACK		10'-0"
MINIMUM FRONT SETBACK	10'-0"	10'-0"
MINIMUM SIDE SETBACK	10'-0"	10'-0"
MINIMUM REAR SETBACK	10'-0"	10'-0"
MAXIMUM BUILDING HEIGHT	45'-0"	45'-0"
MINIMUM PARKING REQUIRED	299 SPACES	450 SPACES



FLOODPLAIN MAP
NOT TO SCALE



**PAPE-DAWSON
ENGINEERS**
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TYPE FIRM REGISTRATION #170 | TBPUS FIRM REGISTRATION #10028800

SHAVANO PARK UNIT 19-B PHASE V
SAN ANTONIO TEXAS
PUD AMENDMENT

PLAT NO. -
JOB NO. 7118-75
DATE JULY 2020
DESIGNER AW/CC
CHECKED AL DRAWN RC
SHEET 1 OF 1

July 30, 2020

City of Shavano Park
Permitting Department
Attn: Marisa Knuffke
900 Saddletree Court
San Antonio, Texas 78231

Re: Pud Plan Rezoning - Review Comments
Napier Park PUD

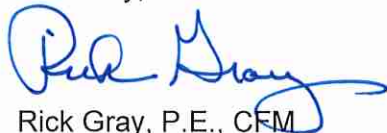
Staff;

We have completed our review of the PUD Plan modification submittal for the referenced project as submitted by Mr. Andrew Lowry, P.E. of Pape-Dawson Engineers. We have the following comments:

1. The plan incorporates recently platted properties. Individually these properties exceed the allowable TCEQ impervious cover in accordance with the May 29, 2014 WPAP approval letter (65.23%). This could limit the allowable impervious cover on remaining development since the 65.23% applies to the PUD as a whole. Please provide impervious cover calculations based on this PUD plan to show this plan is complainant with the currently approved WPAP. Provide a table on the PUD indicating the allowable impervious cover on a per lot basis to confirm future compliance with the approved WPAP.
2. If the current WPAP has been modified a copy of the approved WPAP should be provided to the City and a note stating "The continued development of the property shall comply with the impervious cover requirements within the approved WPAP which is on file at the City of Shavano Park. Individual building permits shall provide impervious calculations ensuring the City of Shavano Park, as the MS4, can confirm compliance with the overall WPAP."
3. A note shall be added to the PUD stating this development is over the recharge zone.
4. Based on the proposed plan, it does not appear that compliance to the landscape buffer, the tree ordinance and the parking landscape requirements can be achieved. What are the intentions of the developer to accommodate landscaping requirements?

Our review of the plat does not relieve or release the Engineer, Architect or Surveyor of Record or from complying with any and all the requirements of the local, state, and federal rules and regulations or guidelines impacting this project. If you require additional information, please contact our office.

Sincerely,



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



On behalf of the:



AN ORDINANCE REZONING APPROXIMATELY 16.04 ACRES OUT OF 86.94 ACRE TRACT AND A 289.9 ACRE TRACT TO ROGERS SHAVANO PARK UNIT 18/19 LTD. (SHAVANO PARK UNIT 19B PHASE V) TO PLANNED UNIT DEVELOPMENT WITH A BASE DISTRICT OF B-2; FINDING THIS ORDINANCE TO HAVE BEEN CONSIDERED PURSUANT TO THE LAWS GOVERNING OPEN MEETINGS; PROVIDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Chapter 211 of Vernon's Local Government Code empowers the City Council of the City of Shavano Park to enact zoning regulations and provides for their administration, enforcement and amendment; and

WHEREAS, Chapter 36 Section 40 of the City's Code of Ordinances provides that the City Council of the City of Shavano Park may, after compliance with the requirements of said chapter, authorize the creation of a planned unit development ("PUD"); and

WHEREAS, the Developer has complied with all requirements of Chapter 36 Section 40 of the City's Code of Ordinances; and

WHEREAS, the City Council of the City of Shavano Park has complied with all notice of a public hearing as required by the Code of Ordinances of the City of Shavano Park; and

WHEREAS, in keeping with the spirit and objectives of the area, the City Council has given due consideration to all components of said proposed zoning change and the recommendations of the Planning and Zoning Commission concerning recommended requirements, conditions and safeguards necessary to protect adjoining property; and

WHEREAS, it is the intent of the City Council to provide harmony between existing zoning districts and proposed land uses; and

WHEREAS, the City Council desires to amend the Zoning Map by rezoning approximately 16.04 acres out of 86.94 acre tract and a 289.9 acre tract as described in conveyance to Rogers Shavano Park Unit 18/19 LTD generally located on the northeast corner of the City of Shavano Park, north of Blattmann Elementary, south of Loop 1604 and west of Salado Creek (Shavano Park Unit 19B, Phase V) to a Planned Unit Development with a base district of B-2; and

WHEREAS, the City Council specifically finds that the requirements specified herein are rationally related to protecting the public purposes of lessening congestion in the streets, securing the safety of its citizens from fire, panic, and other dangers, promoting the health and the general welfare of its citizens; preventing the overcrowding of land, and avoiding undue concentration of population.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SHAVANO PARK:

SECTION 1

THAT the Zoning Map of the City of Shavano Park is hereby amended by rezoning approximately 16.04 acres out of 86.94 acre tract and a 289.9 acre tract as described in conveyance to Rogers Shavano Park Unit 18/19 LTD generally located on the northeast corner of the City of Shavano Park, north of Blattmann Elementary, south of Loop 1604 and west of Salado Creek (Shavano Park Unit 19B, Phase V), as more particularly described in the attached Exhibit "A" to a Planned Unit Development with regulations as provided for in the attached Exhibit "B"; and

THAT the underlying zoning designation for the Planned Unit Development shall be B-2 Business District.

SECTION 2

THAT all provisions of the Code of Ordinances of the City of Shavano Park not herein amended or repealed shall remain in full force and effect.

SECTION 3

THAT all other ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent that they are in conflict.

SECTION 4

THAT if any provisions of this ordinance shall be held void or unconstitutional, it is hereby provided that all other parts of the same which are not held void or unconstitutional shall remain in full force and effect.

SECTION 5

THIS ordinance will take effect upon its passage, approval and publication as provided by law.

FIRST READING by the City Council of the City of Shavano Park this the ____ day of _____, 2015.

PASSED, ADOPTED AND APPROVED ON THE SECOND READING by the City Council of the City of Shavano Park this the ____ day of _____, 2015.

A. DAVID MARNE, MAYOR

Attest:

Zina Tedford, City Secretary

Approved as to Form:

CHARLES E. ZECH, City Attorney

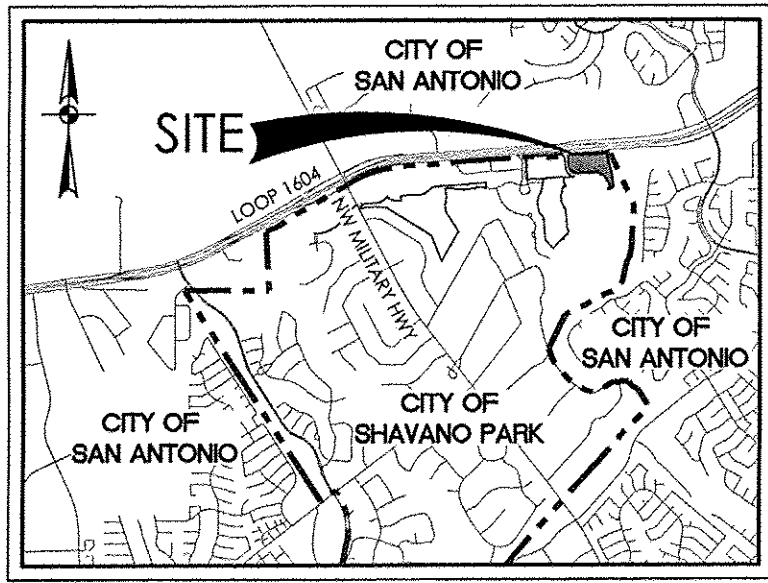
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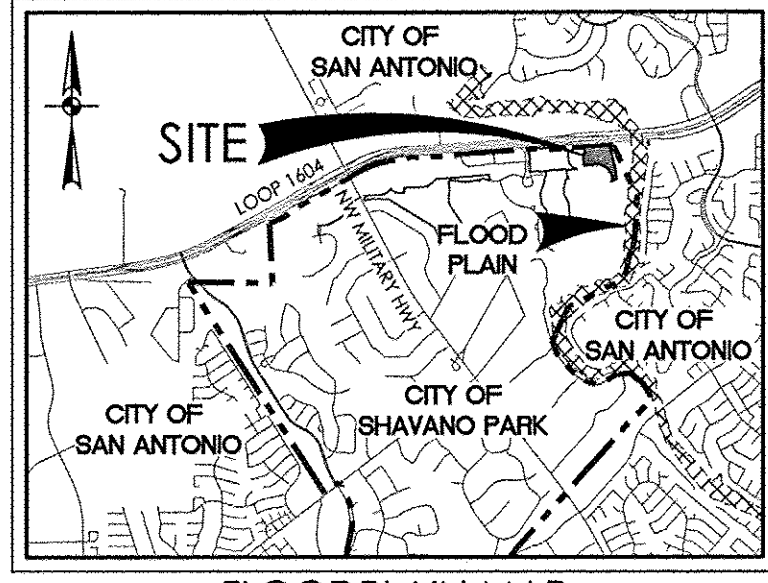
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LAND USE:
USE AND OCCUPANCY CLASSIFICATION: BUSINESS GROUP B

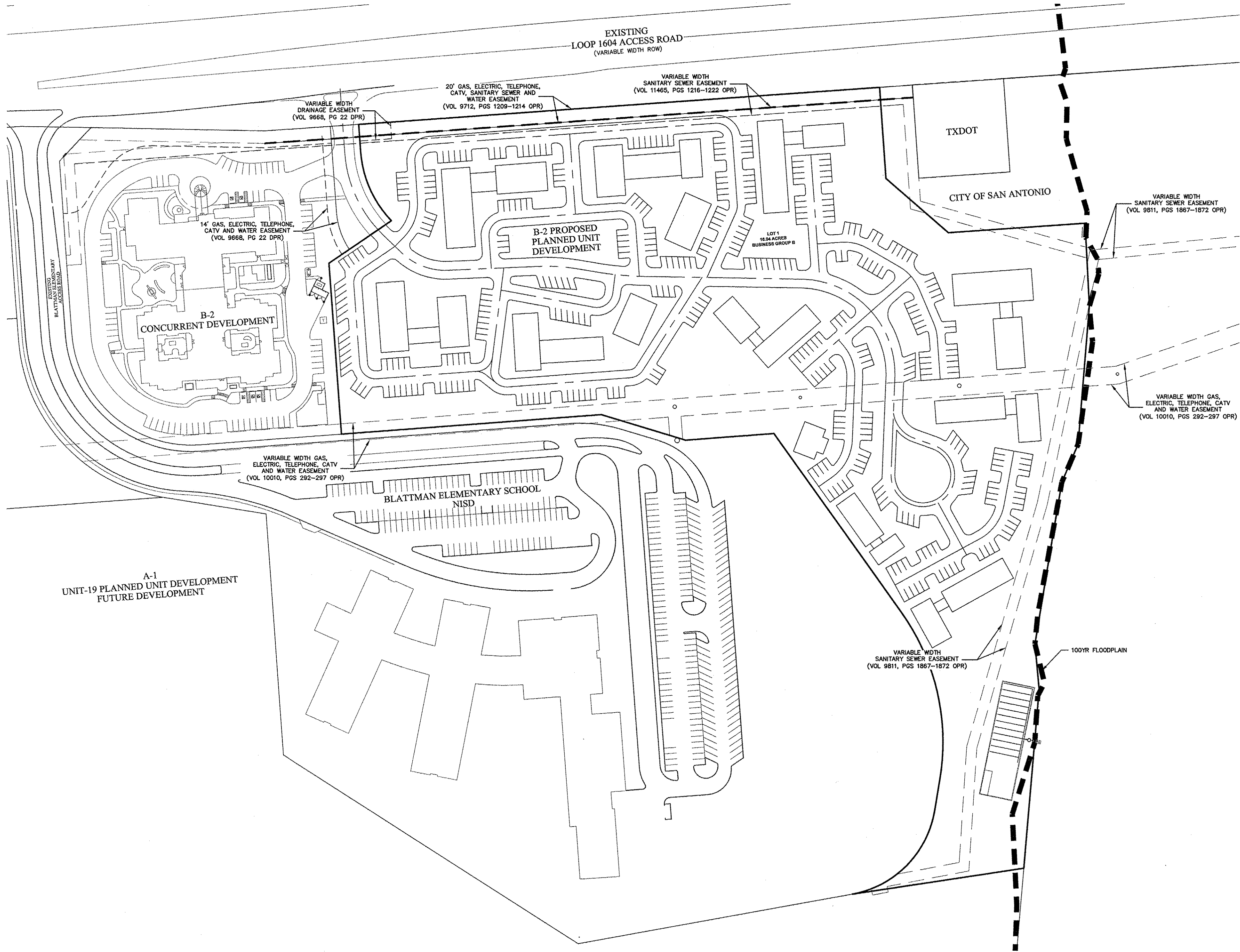
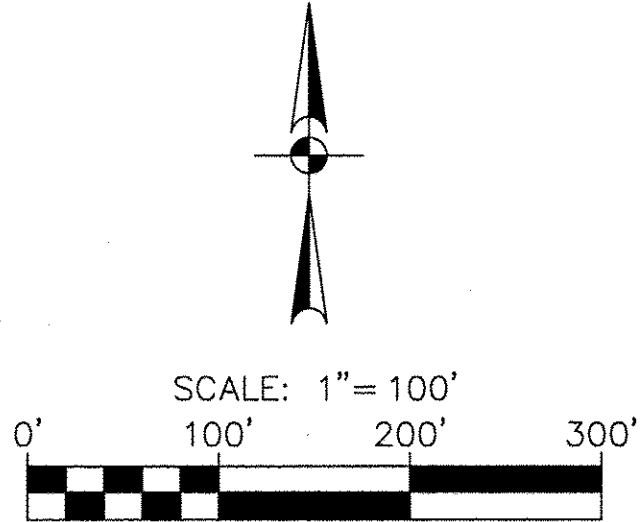
DEVELOPMENT STANDARDS:		
TYPE	STANDARD	PROVIDED
MINIMUM LOT AREA	-	16.04
MINIMUM WIDTH	-	1190'-0"
MINIMUM DEPTH	-	830'-0"
MINIMUM FRONT SETBACK	10'-0"	10'-0"
MINIMUM SIDE SETBACK	10'-0"	10'-0"
MINIMUM REAR SETBACK	10'-0"	10'-0"
MAXIMUM BUILDING HEIGHT	45'-0"	-
MAXIMUM BUILDING COVERAGE	-	88,785 SF
MAXIMUM FLOOR TO AREA RATION	-	-
MINIMUM PARKING REQUIRED	299 SPACES	375 SPACES



LOCATION MAP
NOT-TO-SCALE



FLOODPLAIN MAP
NOT-TO-SCALE



SHAVANO PARK UNIT 19-B PHASE V
SAN ANTONIO, TEXAS
PUD PLAN

PLAT NO. _____
JOB NO. 7118-75
DATE JANUARY 2015
DESIGNER CC
CHECKED CC DRAWN CWN
SHEET 1 OF 1

PAPE-DAWSON
ENGINEERS

2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000
FAX: 210.375.9010
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

PLANNING AND ZONING STAFF SUMMARY

Meeting Date: August 5, 2020

Agenda item: 9

Prepared by: Curtis Leeth

Reviewed by: Bill Hill

AGENDA ITEM DESCRIPTION:

Discussion / action – Preliminary Plat of Napier Park, Unit-4 (PUD), a 1.157 acre tract of land out of a 289.5 acre tract described in deed to Rogers Shavano Park Unit 18/19, LTD. – City Manager

X

Attachments for Reference:

- 1) 9a Preliminary Plat
- 2) 9b Preliminary Plat Checklist
- 4) 9c Engineer Review Letter

BACKGROUND / HISTORY: On July 17, 2020 City Staff met with Pape-Dawson Engineering and Bitterblue, Inc. for a plat conference to kick-off the City staff and City Engineer *Administrative Completeness Review*.

On July 30, 2020 the City Engineer completed their administrative completeness review of the preliminary plat and provided 5 comments to be addressed before review by the Planning & Zoning Commission. On July 22, 2020 the City staff completed their administrative completeness review of the preliminary plat with no comments.

On July 30, 2020 the Preliminary Plat was officially filed.

DISCUSSION: This plat is the fourth plat in the Napier Park Planned Unit Development (PUD) subdivision. The property is currently zoned a PUD with a B-2 base zoning district. This preliminary plat would establish 2 new lots in Napier Park totaling 1.157 acres.

Note that Staff and City Engineer concerns regarding the Unit-1, Unit-2 and Unit-3 plats and their compliance with the approved PUD site map lead to the City staff and City Engineer requiring an update of the PUD be submitted before Napier Park Unit-4 Plat is submitted. The previous agenda item covered the PUD amendments.

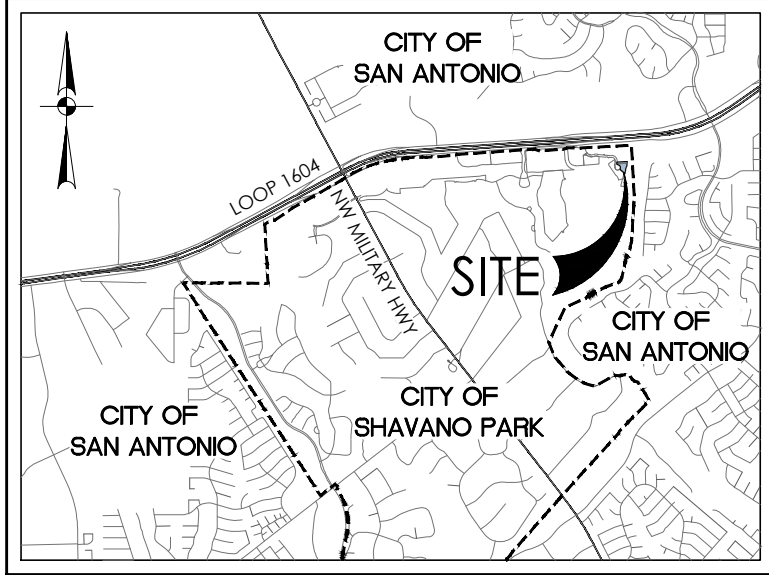
The developer has an existing WPAP approved by TCEQ and has submitted an amended WPAP to address drainage.

COURSES OF ACTION: Approve preliminary plat as submitted, approve conditionally or decline approval and provide further guidance to City Staff.

REMINDER: The Planning & Zoning Commission is the final approval authority for all plats in the City of Shavano Park per Ordinance O-2019-012 approved by City Council at the September 23, 2019 meeting. The plat is presented to City Council for review and comment.

FINANCIAL IMPACT: N/A

MOTION REQUESTED: Approve Preliminary Plat of Napier Park, Unit-4 (PUD), a 1.157 acre tract of land out of a 289.5 acre tract described in deed to Rogers Shavano Park Unit 18/19, LTD.



LOCATION MAP
NOT-TO-SCALE

AC ACRE(S)
BLK BLOCK
CB COUNTY BLOCK
DOC DOCUMENT NUMBER
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
ESMT EASEMENT
OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS

VOL PG
VAR WID
PAGE(S)
VARIABLE WIDTH
FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
SET 1/2" IRON ROD (PD)
SET 1/2" IRON ROD (PD)-ROW

1140 EXISTING CONTOURS
1140 PROPOSED CONTOURS
EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN CENTERLINE

- 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
10' BUILDING SETBACK LINE
VARIABLE WIDTH DRAINAGE EASEMENT (0.159 AC)
VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE, CATV AND WATER EASEMENT (VOL 10010, PG 292-297 OPR)
16' SANITARY SEWER EASEMENT (SHAVANO PARK, UNIT-19B PHASE V (PUD) (VOL 9706, PG 45-46 DPR)
VARIABLE WIDTH SANITARY SEWER EASEMENT (VOL 9811, PG 1867-1872 OPR)
- VARIABLE WIDTH DRAINAGE EASEMENT (SHAVANO PARK, UNIT-19B PHASE V (PUD) (VOL 9706, PG 45-46 DPR)
10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9707, PG 18, DPR)
10' BUILDING SETBACK LINE (VOL 9707, PG 18, DPR)
LOT 5-8, CB 4787
NAPIER PARK, UNIT 2 (PUD) 1.96 ACRES (VOL 9707, PG 18, DPR)

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

BASE ZONING EXCEPTION NOTE:

THIS PLAT IS PART OF A PUD AND DOES NOT MEET THE FOLLOWING REQUIREMENTS OF THE BASE ZONING DISTRICT OF B2.

- 36-39(2)(b): OTHER USE REGULATIONS. SEE TABLE NO 6;
- VARIABLE O-1, B-1, AND B-2 ZONING DISTRICT FRONT SETBACK.
- REDUCED O-1, B-1, AND B-2 ZONING DISTRICT REAR SETBACK.

CERTIFICATION OF CITY'S ENGINEER

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

STATE OF TEXAS
COUNTY OF BEXAR

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

STATE OF TEXAS
COUNTY OF BEXAR

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

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

REGISTERED PROFESSIONAL LAND SURVEYOR

CPS/SAWS/COSA UTILITY:

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

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

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

AQUIFER NOTE:

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

LINE TABLE

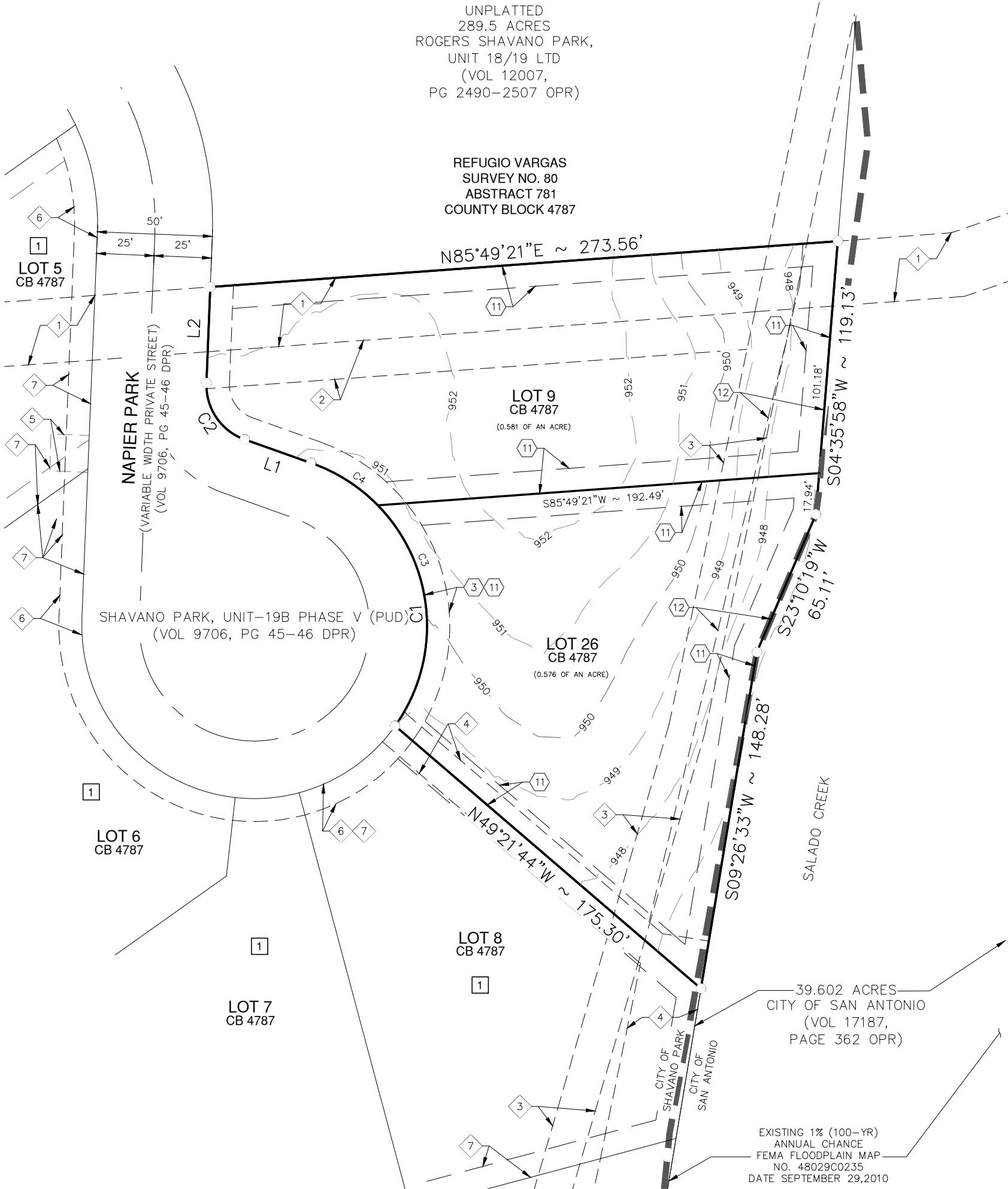
LINE #	BEARING	LENGTH
L1	N70°24'02"W	30.55'
L2	N2°17'14"E	41.77'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	75.00'	106°12'59"	N17°45'55"W	119.97'	139.04'
C2	25.00'	72°41'16"	N34°03'24"W	29.63'	31.72'
C3	75.00'	79°42'36"	N4°30'43"W	96.13'	104.34'
C4	75.00'	26°30'24"	N57°37'13"W	34.39'	34.70'

UNPLATTED
289.5 ACRES
ROGERS SHAVANO PARK,
UNIT 18/19 LTD
(VOL 12007,
PG 2490-2507 OPR)

REFUGIO VARGAS
SURVEY NO. 80
ABSTRACT 781
COUNTY BLOCK 4787



LOT 8
CB 4787

LOT 6
CB 4787

LOT 7
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LOT 9
CB 4787
(0.581 OF AN ACRE)

LOT 26
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CB 4787
(0.581 OF AN ACRE)

LOT 26
CB 4787
(0.576 OF AN ACRE)

LOT 8
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LOT 7
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LOT 9

CITY OF SHAVANO PARK

Preliminary Plat Submittal Checklist

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

Name of Subdivision:	Napier Park, Unit-4 (PUD)
Proposed Use of Property:	Commercial
Property Description:	Lots 9 & 26, CB 4787
(Lot & block, address or location)	0.2 miles south of the Loop 1604 and Napier Park Intersection

Owner		Engineer	
Name:	Rogers Shavano Park Unit 18/19, LTD	Name:	Pape-Dawson Engineers, Inc
Address:	11 Lynn Batts Lane, Suite 100	Address:	2000 NW Loop 410
	San Antonio, TX 78218		San Antonio, TX 78213
Phone:	(210) 828-6131	Phone:	(210) 375-9000
Fax:		Fax:	(210) 375-9010
Email:	laddiedenton@bitterblue.com	Email:	alowry@pape-dawson.com

Current Zoning:	C-2	Total Acreage:	1.157
Total Platting Fees:		Developable Acreage:	1.157
(Coordinate with Staff)		Greenbelts & Drainage Acreage:	⁰

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

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

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


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


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

Submitted by:  Date: 07/20/2020

Accepted by:   Date: 7/21/20

City Staff Reviewed

City Secretary:  Date: 7/22/2020

Fire Marshal:  Date: 7/21/20

Public Works / Water Director:  Date: 7-21-20

July 30, 2020

City of Shavano Park
Permitting Department
Attn: Marisa Knuffke
900 Saddletree Court
San Antonio, Texas 78231

Re: Napieer Park Unit 4 PUD - Review Comments



On behalf of the:



Staff;

We have completed our review of the submittal for the Napier Park Unit 4 PUD Preliminary Plat as submitted by Mr. Andrew Lowry, P.E. of Pape-Dawson Engineers. We have the following comments:

1. In accordance with Section 28-42 (c) a copy of the PUD plan is required to be attached, the attached plan is the amended plan which is not approved, is it the intent that this plat be filed under the existing plan or amended plan?
2. In accordance with Section 28-42 (f)(2) a set of Metes and Bounds should have been submitted.
3. In accordance with Section 28-42 (f)(3) the subdivision should include a tie to a corner of the survey/tract or an original corner of the original survey.
4. In accordance with Section 28-42 (g)(1)(c) a general drainage plan is required.
5. Prior to submittal of the Final Plat the variable width easements need to be described dimensionally within each lot. Currently there is no way to identify how they impact the proposed lots.

Our review of the plat does not relieve or release the Engineer, Architect or Surveyor of Record or from complying with any and all the requirements of the local, state, and federal rules and regulations or guidelines impacting this project. If you require additional information, please contact our office.

Sincerely,

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

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

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