

1. **Call to order**

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

PRESENT:	ABSENT:
Konrad Kuykendall	Kerry Dike
Carlos Ortiz	Jason Linahan
Albert Aleman	
Shawn Fitzpatrick	
Carla Laws	
Bill Simmons	
Michael Janssen	

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

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

3. **Citizens to be heard**

Citizens Holzhauser and Pierce addressed the Planning & Zoning Commission regarding concerns of the proposed rezoning and replat of the property located at 4675 Lockhill Selma regarding the height of proposed building, signage, traffic egress/ingress, and drainage of the building, the proposed parking lot behind city hall and municipal tract.

4. **Consent Agenda:**

A. Approval – Planning & Zoning Commission minutes, May 2, 2018

Upon a motion made by Commissioner Fitzpatrick and a second made by Commissioner Aleman, the Planning & Zoning Commission voted six (6) for and none (0) opposed to approve the Planning & Zoning Commission May 2, 2018 minutes as presented. The motion carried.

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

The Public Hearing opened at 6:36 p.m.

City Manager Hill presented an overview of the rezoning request. Ms. Sarah Till, MSN Investments, addressed the Planning & Zoning Commission regarding their rezoning request and if approved, the proposed project for the landsite.

Citizens addressed concerns regarding preservation of trees against oak wilt, signage, and drainage

The Public Hearing closed at 7:18 p.m.

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

Upon a motion made by Commissioner Aleman and a second made by Commissioner Ortiz, the Planning & Zoning Commission voted six (6) for and none (0) opposed to approve the proposed B-2 Planned Unit Development rezoning from B-2 base district for 4675 Lockhill-Selma (N.C.B. 17704, Lot 2, Block 1) with the following development standard exceptions:

- building height
- building masonry exterior,
- revised parking ratio – number of parking spaces
- compact spaces
- greenbelt / landscape buffers; and
- signage

The motion carried.

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

The Public Hearing opened at 8:00 p.m.

Pape Dawson Engineer Smith addressed the Planning & Zoning Commission regarding the proposed plat.

The Public Hearing closed at 8:06 p.m.

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

Upon a motion made by Commissioner Laws and a second made by Commissioner Kuykendall, the Planning & Zoning Commission voted six (6) for and none (0) opposed to approve the proposed replat of a 5.075-acre tract being the remaining portion of Lot 2, Block 1, NCB 17704 Life Family Church subdivision (4675 Lockhill-Selma), as recorded in Volume 9561, Pages 63 – 64 of the Deed and Plat Records of Bexar County, Texas subject to the addition of the six PUD exceptions, one spelling correction, and the notation of the landscape buffers facing the Church of Christ property. The motion carried.

9. Discussion – Review of the final survey results relating to the update of the City’s 2010 Town Plan regarding the Municipal Tract – Assistant to the City Manager Leeth

Assistant to the City Manager Leeth updated the Planning & Zoning Commission with the review of the final survey results relating to the update of the City’s 2010 Town Plan regarding the Municipal Tract.

10. Discussion – Review proposed changes and updates to the City’s 2010 Town Plan regarding the Municipal Tract – City Manager Hill

The Planning & Zoning Commission discussed proposed changes and updates to the City’s 2010 Town Plan regarding the municipal tract.

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

Chairman Janssen asked the Planning & Zoning Commission to review the proposed changes and updates to the the City’s Town Plan regarding the introduction, vision and strategic goals, hike and bike trails and sidewalks, residential and commercial development, flooding and drainage and NW Military Highway improvements and then contact City Staff regarding nay proposed changes and corrections.

12. **Discussion / action – Rescheduling of the July 4, 2018 Planning & Zoning Commission meeting to July 11, 2018 - Chairman Janssen**

Upon a motion made by Commissioner Fitzpatrick and a second made by Commissioner Kuykendall, the Planning & Zoning Commission voted six (6) for and none (0) opposed to the rescheduling of the July 4, 2018 Planning & Zoning Commission meeting to July 11, 2018. The motion carried.

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

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

14. **Chairman Announcements:**

- A. Advise members to contact City staff to add new or old agenda items.
- B. Advise members of pending agenda items, as follows:
 - i. July – Discussion / action regarding possible updates and amendments to the City’s 2010 Town Plan.
 - ii. July – Remind members concerning September 1, 2018 Boards / Commissions application deadline for the Planning & Zoning Commission.
 - iii. August – Semiannual presentation by Denton Communities regarding residential and commercial development in Shavano Park and surrounding areas and discussion concerning the same.
 - iv. August – Remind members concerning September 1, 2018 Boards / Commissions application deadline for the Planning & Zoning Commission.
 - v. February, 2019 – Semiannual presentation by Denton Communities regarding residential and commercial development in Shavano Park and surrounding areas and discussion concerning the same.

15. **Adjournment**

Upon a motion made by Commissioner Laws and a second made by Commissioner Simmons, the Planning & Zoning Commission voted six (6) for and none (0) opposed to adjourn the meeting. The meeting adjourned at approximately 8:52 p.m.

MICHAEL JANSSEN
Chairman

ZINA TEDFORD
City Secretary