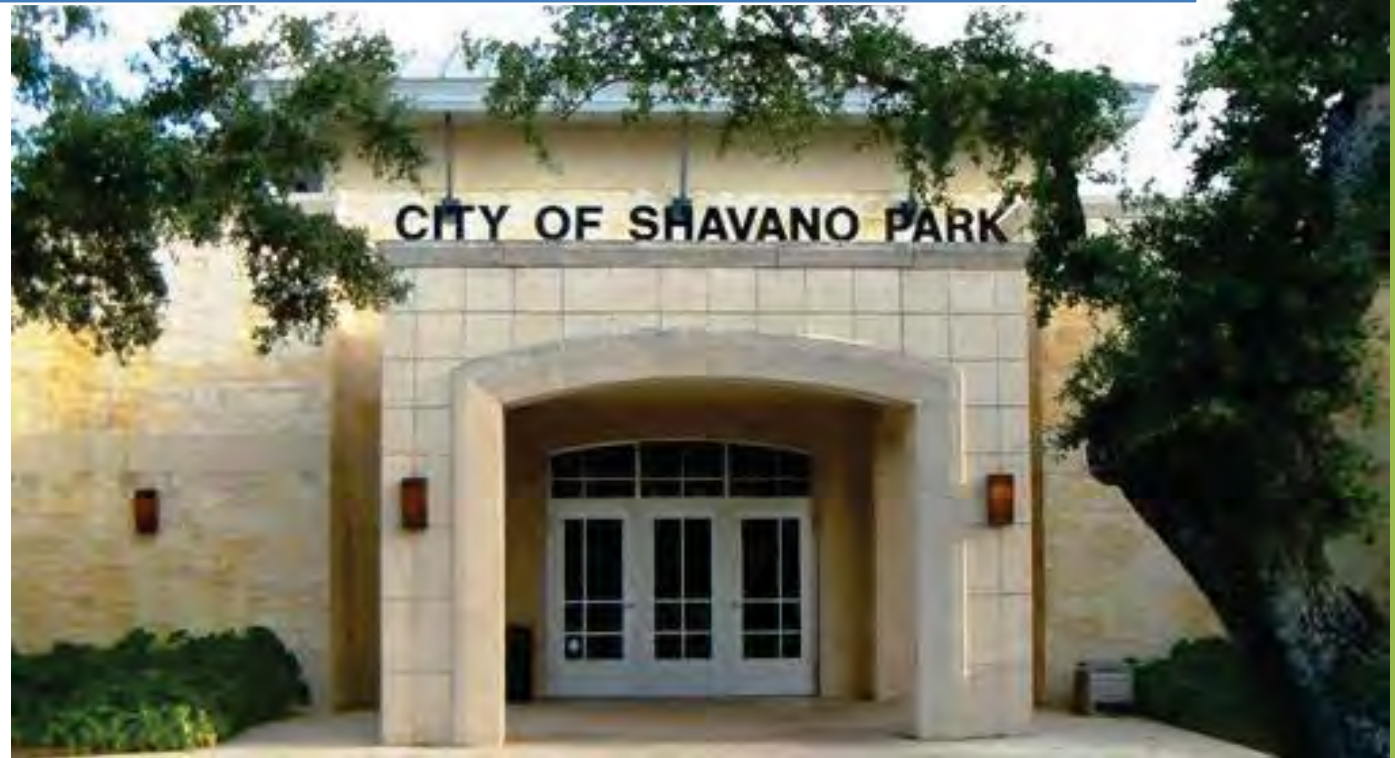


TOWN PLAN

CITY OF SHAVANO PARK



A Continuing Vision

2010

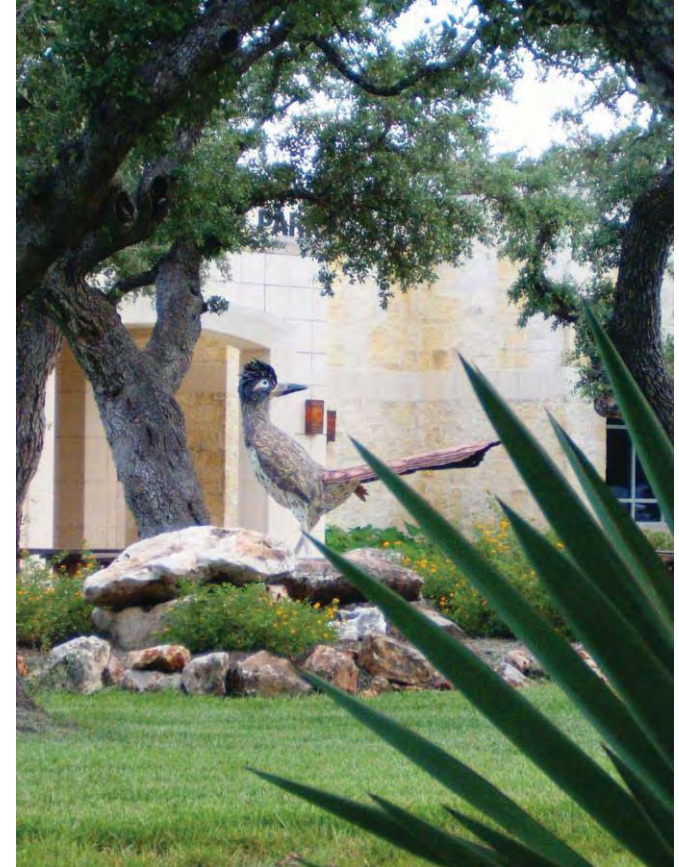
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Introduction

PURPOSE OF PLANNING

Change occurs in every city. How a city plans for change will define what type of community will exist in the future. Since the failure to plan is really only planning to fail, it is important to always be proactive through planning. By remembering our City's history and planning for its future, we hope to meet the future needs of our City's residents and businesses. With planning, we can improve our residents' quality of life with hike and bike trails, roadway infrastructure, shopping, restaurants and a greater sense of community.



PURPOSE OF TOWN PLAN



As a formal City document, our town vision or town plan ("Plan") sets forth general goals and objectives stating our collective vision for the future. The Plan provides a foundation for our City's long-term growth and development with long-range public policy statements for implementation over the next fifteen to twenty years.

The Plan presents policy goals for various aspects of our City, including developing the municipal tract, managing street usage, adding hike and bike trails, developing raw land, and planning for our City's long-term financial stability. Our citizens have participated, in the development of this Plan and it represents the overall vision for the City and the improvements they desire.

Introduction

The Plan is intended to provide a guide to improve the quality of life for current and future City residents and should be used by City Council and city staff in future planning decisions for the City. The City of Shavano Park Town Plan was initiated by the Mayor and City Council on February 4, 2009. The Town Plan Technical Advisory Committee (Technical Advisory Committee or TAC) was appointed to facilitate and draft the town plan. The committee consists of nine Planning and Zoning Commission members and five citizens of Shavano Park.

Once City Council adopts the Plan, it becomes the official policy of Shavano Park. Just as we use roadmaps to help us get to where we intend to go, the Plan provides a basis for future growth and development and for capital expenditures and zoning decisions. As the City grows and development occurs, we will continue to refine and update the Plan as part of the normal planning process. Accordingly, the Plan is a dynamic document and is intended to be reviewed and updated by our City's Planning and Zoning Commission and City Council. Although these groups will review the Plan, the policies contained in the Plan should provide future City Councils good counsel to make both the large and small planning decisions over the next 15 to 20 years.



PUBLIC PARTICIPATION AND INPUT

Public participation in the development of a comprehensive plan was a top priority of the Technical Advisory Committee. The entire community was invited to participate in the development of the City's Plan. Initially, a series of meetings were held to brainstorm about where the community wants to be in the future and the strategies necessary to get there.

Citizens, business owners, and developers of the City of Shavano Park participated in the creation of goals and objectives during three workshops. The goals and

Introduction

objectives were then compiled by an outside consultant and ranked by common themes. These key themes became the elements that created the basis for the comprehensive plan. (See Appendices for details from workshops.)

Members of the Technical Advisory Committee then began the process of drafting the actual plan document based on the information gathered during the citizen workshops. Citizens were also able to ask questions and provide input on the plan draft during nine town plan meetings. Additionally, the Plan presentation was posted on the City's website.

A number of communication methods were used to encourage interest and participation in the comprehensive planning process. Citizens were notified of the meetings through e-mail, newsletters and the City's website.

PLAN REVIEW PROCESS

Our City's Planning & Zoning Commission will review the Plan periodically, and at such other times as requested by the City Council. We anticipate that future decisions will be consistent with the policies established in this Plan. If future projects are approved by the City Council which differ from the Plan's original intent, the City Council will amend the Plan to reflect those changes.



Introduction

In connection with their review of the status of the Plan, the Planning & Zoning Commission will issue a written report to City Council. This report will include the following items:

- A summary of growth statistics for the past fiscal year.
- An evaluation of each element of the Plan, which summarizes progress toward achieving the Plan's objectives.
- An assessment of Plan actions showing the current status of items scheduled for completion within the review period and for the following five years.
- A compilation of recommended changes to the existing Plan.



DEVELOPING OUR CITY'S VISION

The City Council assigned the Town Plan project to the Planning & Zoning Commission and appointed citizens to form the Town Plan Technical Advisory Committee. A series of workshops were held and citizens, property owners, elected officials, staff and planning consultants were invited to share their ideas.



VISION

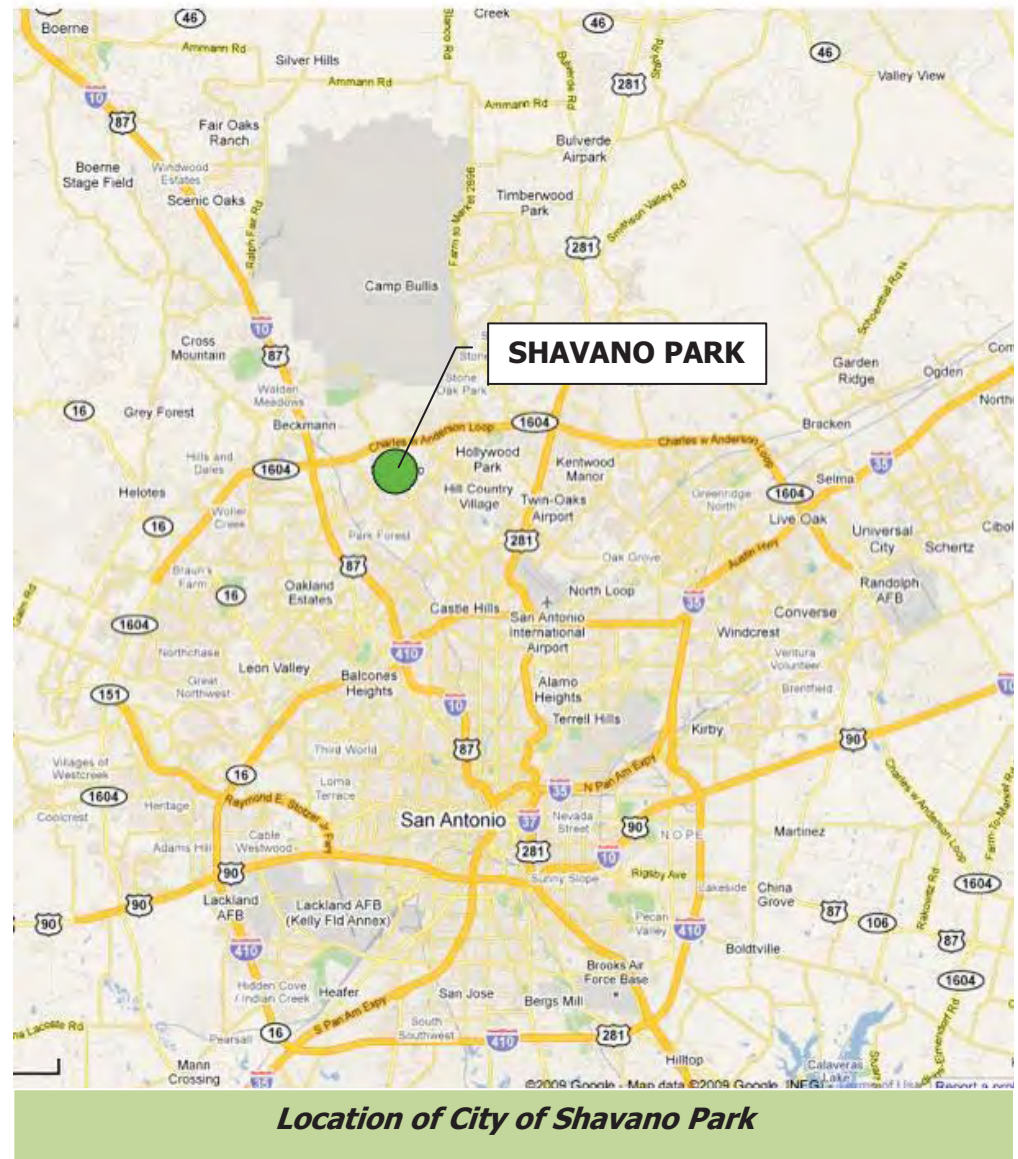
The vision represents a consensus of the ideas of those in attendance at workshops and town hall meetings. The vision's goals are to:

- Maintain the City's rural, picturesque, tree-lined scenery.
- Create a more accessible City with hike and bike trails.
- Participate in planning the thorough design and careful projected expansion of NW Military Highway by Texas Department of Transportation ("TxDot").
- Create a more community-oriented City through planned citywide activities and by the possible addition of a Community Center and/or Pavilion.
- Increase and diversify our tax base through planned developments.
- Continue the financial stability of the City.

COMMUNITY BACKGROUND

The City of Shavano Park (originally known just as Shavano) is located in northwest Bexar County at the edge of the Texas Hill Country, approximately 12 miles north of downtown San Antonio, and along the Olmos and Salado Creeks. In the late 1800's A. De Zavala operated a general store just west of our city limits. In 1881, the U.S. Postal Service opened a post office nearby, with De Zavala as the first postmaster. In 1884, a small rail station and switch was established by the San Antonio and Aransas Pass Railway. During that period of history, Shavano was a stagecoach stop between San Antonio and Boerne. The original town had a saloon, carpenter, grocer, and fifty residents. By 1896, the population reached close to 100 citizens, before beginning a gradual decline.

By 1903, the Postal Service closed the post office, and the site of the later township of Shavano Park became part of the Stowers Ranch. George Arthur Stowers came to Texas in 1889 and opened several successful furniture stores. The land Stowers acquired was originally part of a Spanish land grant. In 1947, Wallace Rogers and Sons purchased the land with the intent to develop it.



Location of City of Shavano Park

History



On June 19, 1956, the City of Shavano Park was incorporated as a General Law City. At that time, the road system consisted of only NW Military Highway and De Zavala Road, and residential development had begun in the Cliffside Subdivision, which is east of NW Military Highway. In the mid-1960's, additional roads were added, including Loop 1604 to the North, Lockhill-Selma Road to the West, and Huebner Road to the South.

Today, the City of Shavano Park is completely surrounded by the City of San Antonio. The City's boundaries are generally Loop

1604 on the North, Huebner Road on the South, Lockhill-Selma Road on the West and Salado Creek on the East. The City encompasses approximately 1.77 square miles of land area and as of 2010 has a population of approximately 3,200 residents.



1958 Cattle drive down NW Military Highway at End Gate.

Issues & Opportunities

KEY COMMUNITY ISSUES

- Stewardship of the City's natural land features.
- Protect and improve the quality and character of existing and future developments.
- Provide quality services and amenities for City residents and business owners.
- Design and implement developments that are in the best long-term interest of City residents and business owners.
- Provide for an identifiable City Center.
- Improve our citizen's quality of life.

KEY COMMUNITY OPPORTUNITIES

- Development of the 23 acre municipal tract located at the northwest corner of NW Military Highway and De Zavala Road ("Municipal Tract") to encourage community interaction and create a sense of a community center.
- Become proactively involved in TxDot's planning and design of any future NW Military Highway expansion.
- Create hike & bike trails throughout the City to improve quality of life and increase connectivity.
- Increase retail and mixed-use development opportunities to generate new sources of tax revenue.
- Plan for the continued financial stability of the City.

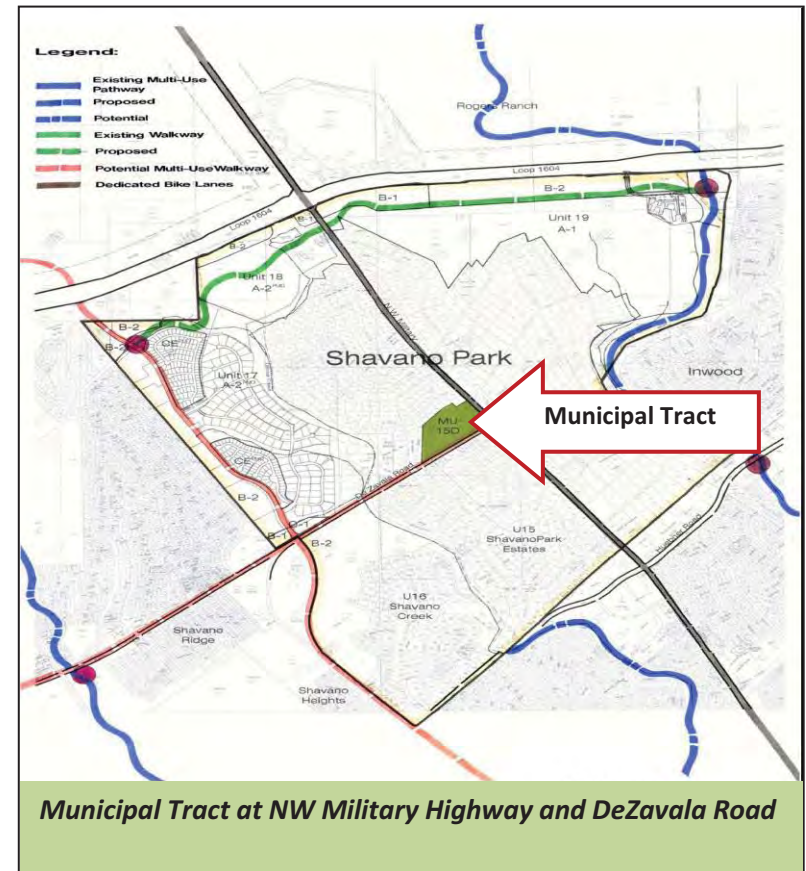


Planning Areas - Municipal Tract

MUNICIPAL TRACT AND CREATING COMMUNITY

One of the great resources of Shavano Park is its Municipal Tract of land, on which are presently located the City's administrative offices, Police Department and Bexar Metropolitan 911 District (Bexar Metro). This tract of land consists of approximately 23 acres of land and is located in the center of the City at the intersection of De Zavala Road and NW Military Highway. Except for the City offices and Bexar Metro, the property is largely undeveloped and is covered with natural vegetation, including large oak trees.

A concept expressed at the public meetings was that although the City's name includes the word "Park", no parks are actually located within the city limits. Many citizens felt that developing such a park would not only benefit the health of the community, but would also enhance the social opportunities for creating a sense of community for its residents and enhance the image of Shavano Park. In addition, an active civic participation could be further created by the construction of a community building with associated indoor or outdoor wellness and recreation areas. For land areas not used in defining Shavano Park's City Center, landscaping and other improvements consistent with our rural character are desired. The Municipal Tract would be a place where neighbors could meet neighbors and children could safely play outdoors.



Planning Areas - Municipal Tract

The proposed development of the Municipal Tract would also provide a unique area for community events that would further increase a resident based sense of community. Possible community activities that could be held utilizing our Municipal Tract include club meetings, a Farmer's Market, a Founder's Day celebration, Fiesta events, and other community wide activities and celebrations. Many residents of the City seek opportunities to get involved and to make lasting contributions to the image of Shavano Park, and a City Center would provide them with several unique opportunities for their contributions to the City.

Some possible elements of the proposed City Center would be:

- A community center building that would be large enough to host City group meetings, citizen functions, and other social and professional meetings. The City could outfit the building with a catering/community kitchen and other service friendly amenities.



CONCEPTUAL SHAVANO PARK TOWN CENTER

Planning Areas - Municipal Tract

- The outdoor area could likely include a pavilion, walking trails, xeriscape landscaping, one or more water features, picnic tables, and sitting benches. The entire 23 acre Municipal tract should present a very pleasing rural curb appeal image. This would include thinning trees and underbrush, except for the buffer areas between the Municipal Tract and existing residences.
- A wellness area should have workout stations and a marked nature trail for walking and jogging. The trail design would provide a closed irregular-shaped circuit and have a natural setting with smooth walking surfaces.
- The development of the proposed community center and acreage should leave the natural buffer of trees.

For the period covered by the Plan, the TAC recommends against tract commercialization



CONCEPTUAL SHAVANO PARK TOWN CENTER PAVILION

Planning Areas - Municipal Tract

for the following reasons:

- There is an agreement between our City and the family of Wallace and Mary Rogers barring commercialization of the Municipal Tract.
- Comments from citizens attending the town planning meetings favored maintaining the property for civic uses.
- Developing the Municipal Tract into a community recreational and community center would help maintain the rural character of Shavano Park and provide a place for citizens to gather for community events.

Issues:

- The City did not design the Municipal Tract with septic and water systems to accommodate significant development.
- The impact of parking, drainage, traffic, and security on the Municipal Tract and surrounding areas.
- Costs associated with planning, development and continuing maintenance.

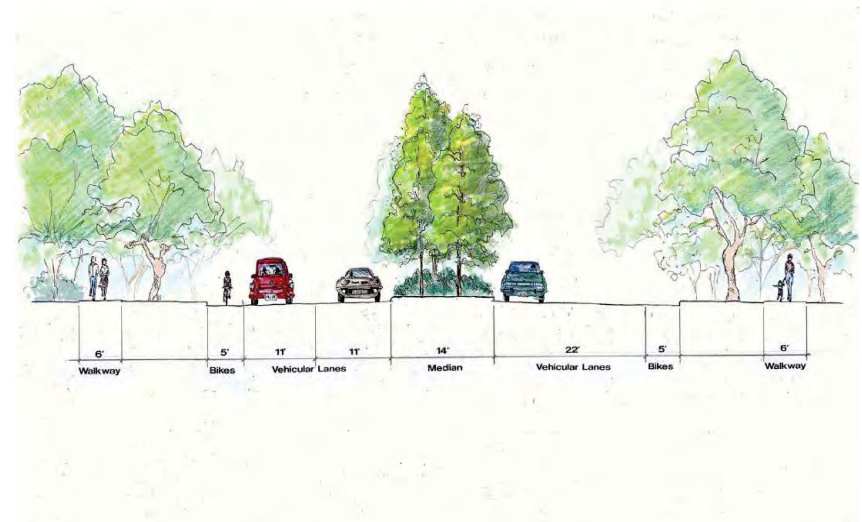
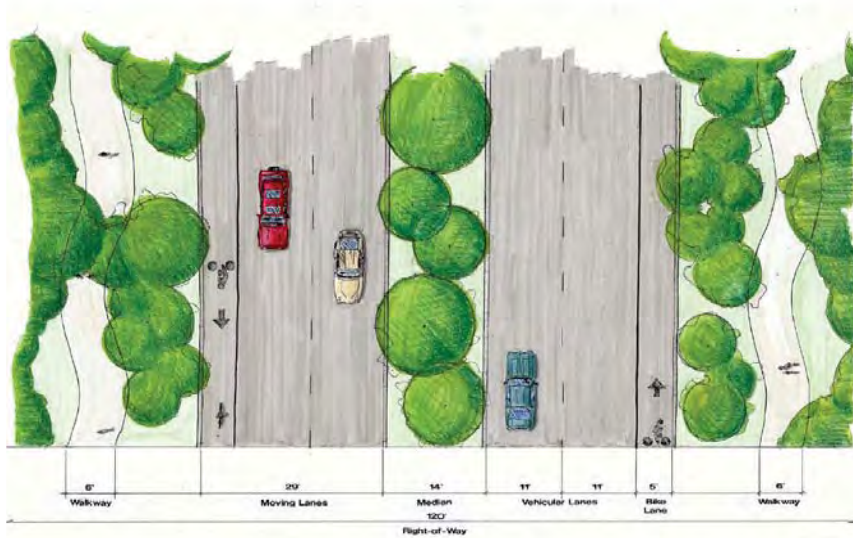
Action Steps:

- Create a citizen committee to review needs and requirements.
- Secure funding for studies.
- Hire an architectural firm to review the Municipal Tract and refine the Plan's vision for a City Center.
- Hire an engineering firm to study the overall drainage, septic and other utility requirements of a City Center.
- Consider other matters concerning the site, including security issues, legal, insurance, and other foreseeable risks from a City Center.
- Determine initial costs and annual funding required for creating and sustaining the City Center. When evaluating funding options, consideration of memorial donations through the purchase of park benches, bricks, and naming of both the park and/or nature trails are available, as well as creation of a not-for-profit organization to solicit tax-deductible contributions.
- Review possible funding sources including donations, grants, hotel/motel tax, and general revenues.
- Devise an overall plan, likely in phases.
- The physical construction of the City Center and associated structures and facilities.

Planning Areas - NW Military Highway

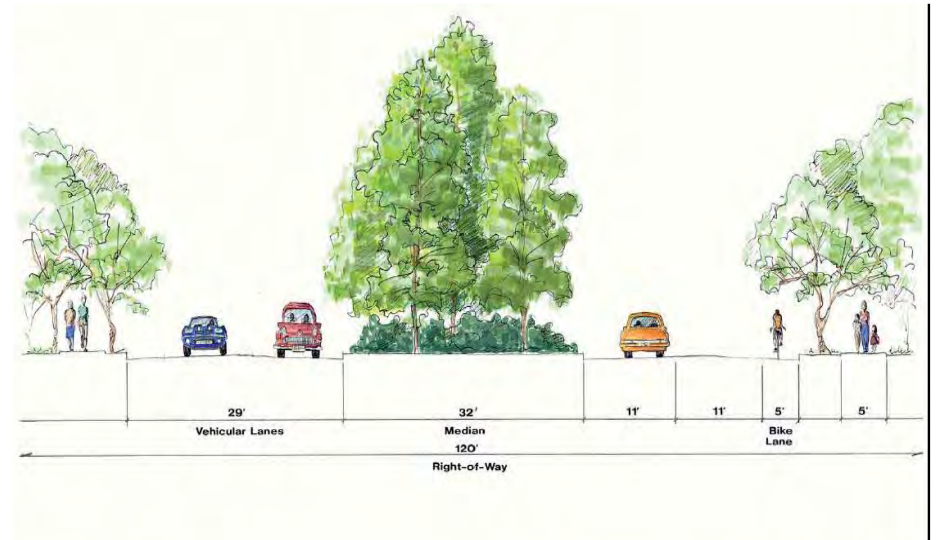
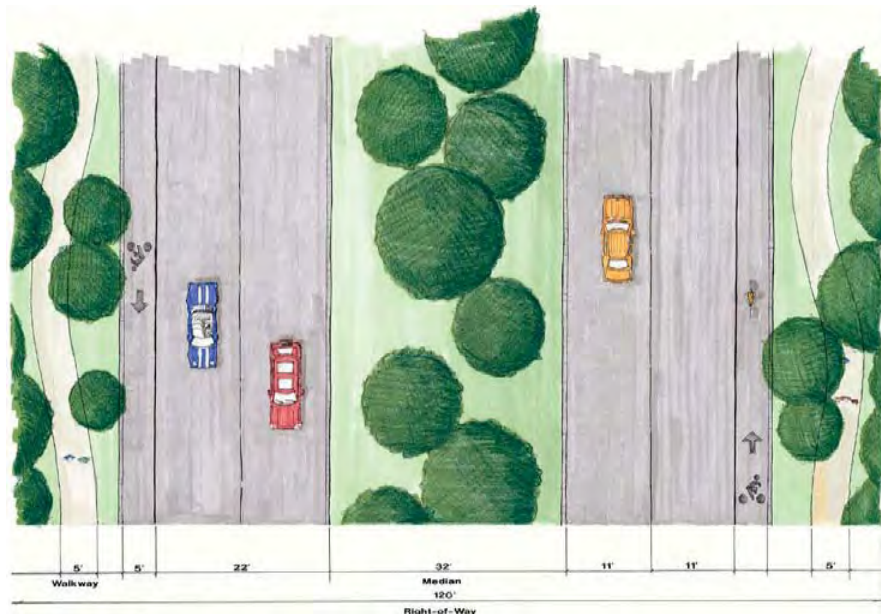
NW MILITARY HIGHWAY

Throughout the planning process, the citizens of Shavano Park strongly expressed their desire and support for the City to take control, to the greatest extent possible, of the decision-making process for development, design, and the look and feel of the impact of the future improvements to NW Military Highway. The citizens of Shavano Park want NW Military Highway to essentially be the "Main Street" for Shavano Park and effectively be designed to support the rural look and feel the citizens want for the City. In addition, the citizens do not want NW Military Highway to further bisect the City or generate a perception that it separates one section of the City from another section.



CONCEPTUAL DESIGN - SMALL MEDIAN WITH WIDE PARKWAYS

Planning Areas - NW Military Highway



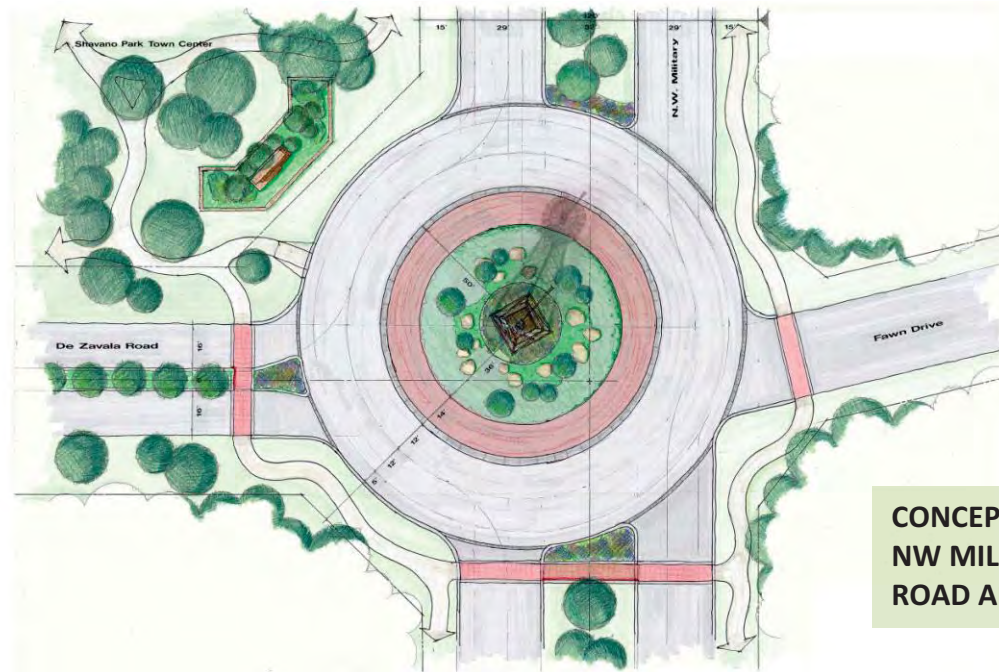
CONCEPTUAL DESIGN - LARGE MEDIAN WITH PARKWAYS

Elements of the proposed NW Military Highway expansion:

- Speed limits no higher than 45mph with a clear preference for lowering the existing speed limit.
- Two traffic lanes in each direction plus center turn lanes and medians as appropriate.
- Bike lanes and walking trails to be included on the sides of the roadway.

Planning Areas - NW Military Highway

- Special accommodations for homeowners along NW Military Highway such as special turn lanes and/or parallel collector roads to allow them to safely enter and exit their residences.
- Consideration of roundabouts as opposed to stop lights to improve traffic flow and maintain rural look and feel.
- Crosswalks at the current traffic signal near City Hall and at NW Military Highway and the access road to Loop 1604.
- Monument Signage depicting the entry points into Shavano Park at both ends of NW Military Highway.
- Landscaping consistent with a rural look and feel both from the road as well as for residents living and walking along the roadway.



CONCEPTUAL ROUNDABOUT AT
NW MILITARY HIGHWAY, DEZAVALA
ROAD AND FAWN DRIVE.

Planning Areas - NW Military Highway

Issues:

- Current TxDot's plans for expansion do not match the City's desires.
- Concern that if TxDot agrees to City's proposal, who will pay for changes.
- The cost to the City of the proposed plan.
- Possible legal and environmental compliance issues.
- Timeline for when TxDot would be ready to implement its plan.

Action Steps:

- Create citizen committee to review needs and requirements.
- Secure funding as needed (studies, engineering, etc.).
- Hire professional expertise.
- Contact and actively work with TxDot on options.

Action Steps, Continued:

- Determine the funds required to implement, prepare and maintain in the event that TxDot will not fund according to our plans.
- Consider options and costs with citizen input.
- Keep citizens/home owners informed.

Planning Areas - Hike and Bike Trails

HIKE AND BIKE TRAILS

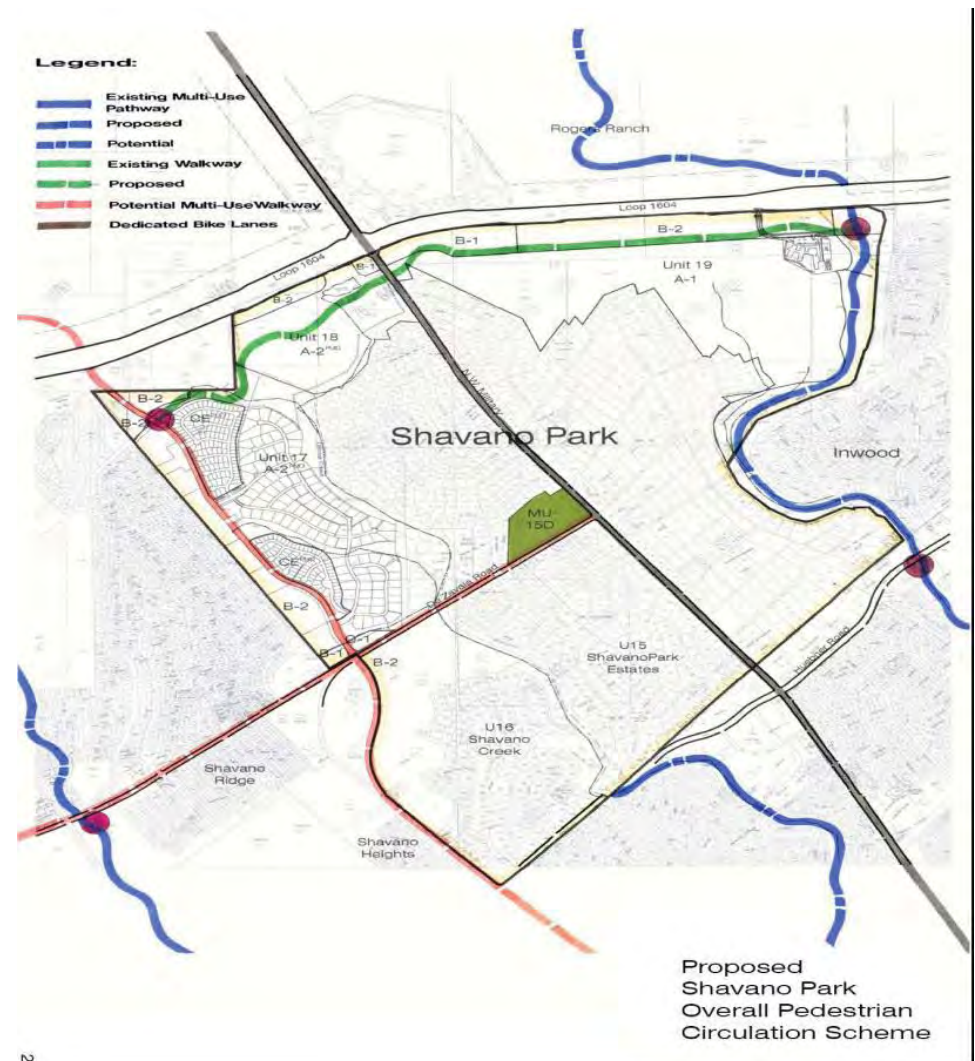
The citizens of Shavano Park have expressed support for creating hike and bike trail opportunities in our City. The key to success is to ensure that they are assets to our City and its citizens. Our citizens and professional planners are convinced that such trails will enhance property values, provided the trails are comprehensive, safe, well designed, and configured to blend in with the rural feel of our City. They must be both appropriate and prudent.

Proposed Elements of Hike and Bike Plan:

Shavano Park Hike and Bike Trails

There are a number of areas within our City to consider for development as hike and bike trails. Currently, Lockhill-Selma Road and Pond Hill Road are the only pedestrian-friendly roadways with hike and bike trails. Additional expansion areas proposed by our citizens:

- Along the north side of De Zavala Road from NW Military Highway to Lockhill-Selma Road.
- From Lockhill-Selma Road to Pond Hill Road (Willow Wood area).



Planning Areas - Hike and Bike Trails

- Connecting Blattman Elementary School to NW Military Highway in front of the wall created for the Huntington development.
- Including hike and bike trails in the NW Military Highway design.
- Along the east side of Lockhill-Selma Road from Huebner Road to De Zavala Road.



SALADO CREEK HIKE AND BIKE TRAIL
CONCEPTUAL 1604 TRAILHEAD SKETCH

Issues:

- The materials and trail construction must support our City's desired rural look and feel.
- City Council must establish municipal ordinances to support the control and governance of the trails.
- There must be engineer based planning for erosion control due to overuse and regular wear, especially when the trails can be used year-round.

Issues, Continued:

- Determine initial costs and annual funding required for creating and maintaining each trail.
- Design appropriate signage for positioning along the trails.
- Consider other matters concerning the trail sites, including security issues, legal, insurance, environment impacts, and other foreseeable risks from City sponsored trails.
- Be respectful of private property rights.



CONCEPTUAL DEZAVALA HIKE AND BIKE TRAIL

Planning Areas - Hike & Bike Trails



CONCEPTUAL SALADO CREEK GREENWAY

Action Steps:

- Create a citizen committee to review the needs and requirements.
- Determine who owns the property proposed for future hike and bike trails.
- Secure budget dollars for studies.
- Hire an engineering firm to draft recommendations and define and create the hike and bike plan.
- Determine the funding required for creating and maintaining the hike and bike trails.
- Hold citizen meetings to review the final plan and budget.

Planning Areas - Hike & Bike Trails

CITY OF SAN ANTONIO GREENWAYS

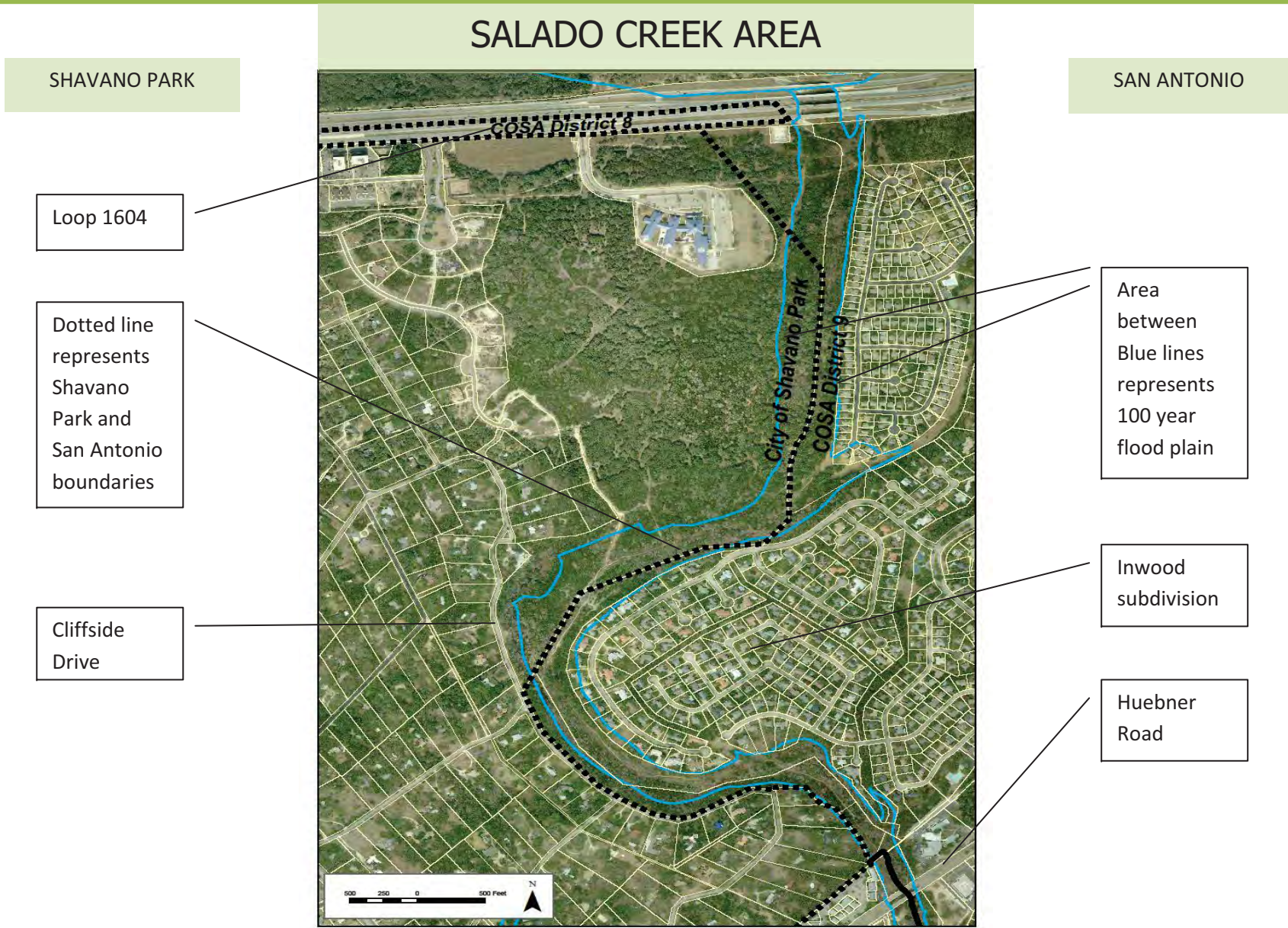


Salado Creek Greenway

Approximately 10 years ago the City of San Antonio began development on the linear park projects, where they proposed to connect major portions of San Antonio with hiking and biking trails. Their long range plans are to develop approximately 50 miles of trails, primarily through land available in dry creek beds of the Salado Creek, the Medina River, Leon Creek and the San Antonio River system.

To date, 30 miles of trails have been completed at a cost of approximately \$1 million per mile. More than 90% of the existing trails run through the 100 year flood plain meandering by some 20 existing neighborhoods and shopping centers.

Planning Areas - Hike & Bike Trails



Planning Areas - Hike & Bike Trails

One of San Antonio's priority areas is the continued development of the Salado Creek Linear Park system from Huebner Road to Loop 1604. This park system is immediately adjacent to the eastern edge of Shavano Park's city limits.

San Antonio has proposed the continuation of the current .125% sales tax to pay for this expansion. This sales tax proposal is scheduled to be included on the ballot in connection with the November, 2010 elections. If this sales tax measure is passed, the City of San Antonio will likely use a portion of this funding to complete this expansion of the Salado Creek Greenway. Because the proposed route of the park's expansion crosses city limit lines, discussions may be required between San Antonio and Shavano Park to include land currently within Shavano Park's city limits.

Although the citizens and the Technical Advisory Committee both feel that Shavano Park will greatly benefit from the Salado Linear Park expansion proposed by San Antonio, Shavano Park has expressed that it is not in a financial position to bear any of the costs associated with its development or maintenance.

Issues:

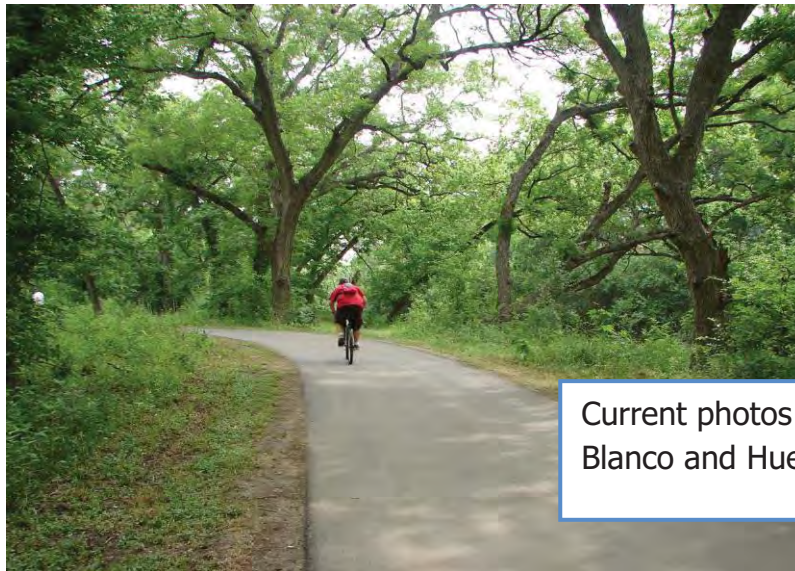
In addition to the general considerations regarding the trail, we need to consider the following:

- How much of the trail would actually be on land located within Shavano Park.
- The impact on homeowners with property immediately on the Salado Linear Park.
- Parking issues as they might exist will need to be addressed.

Action Steps:

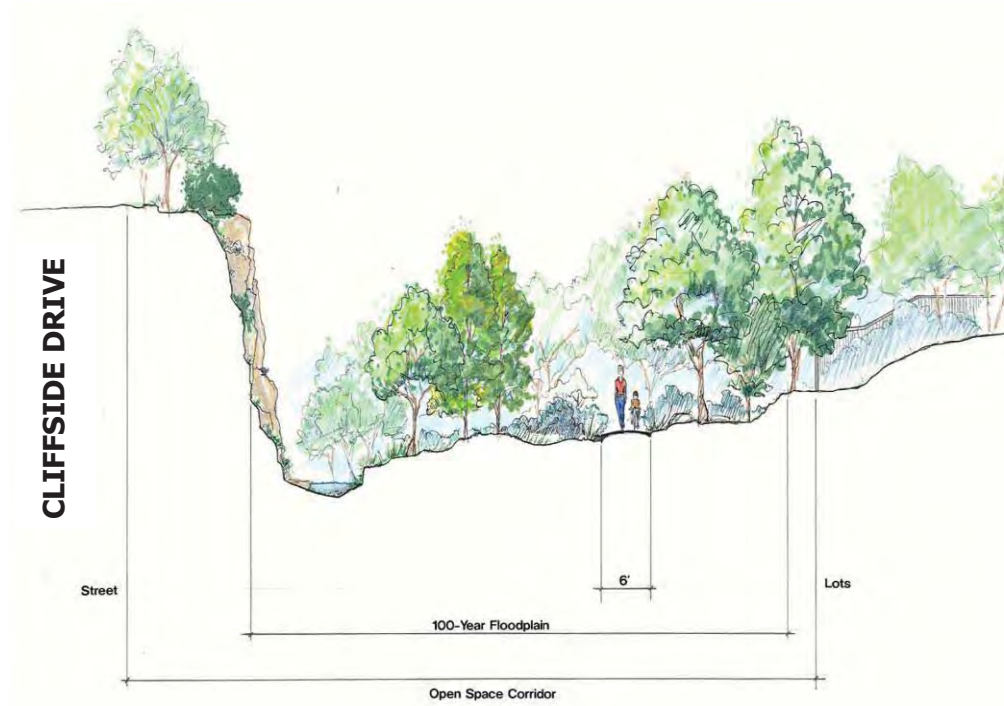
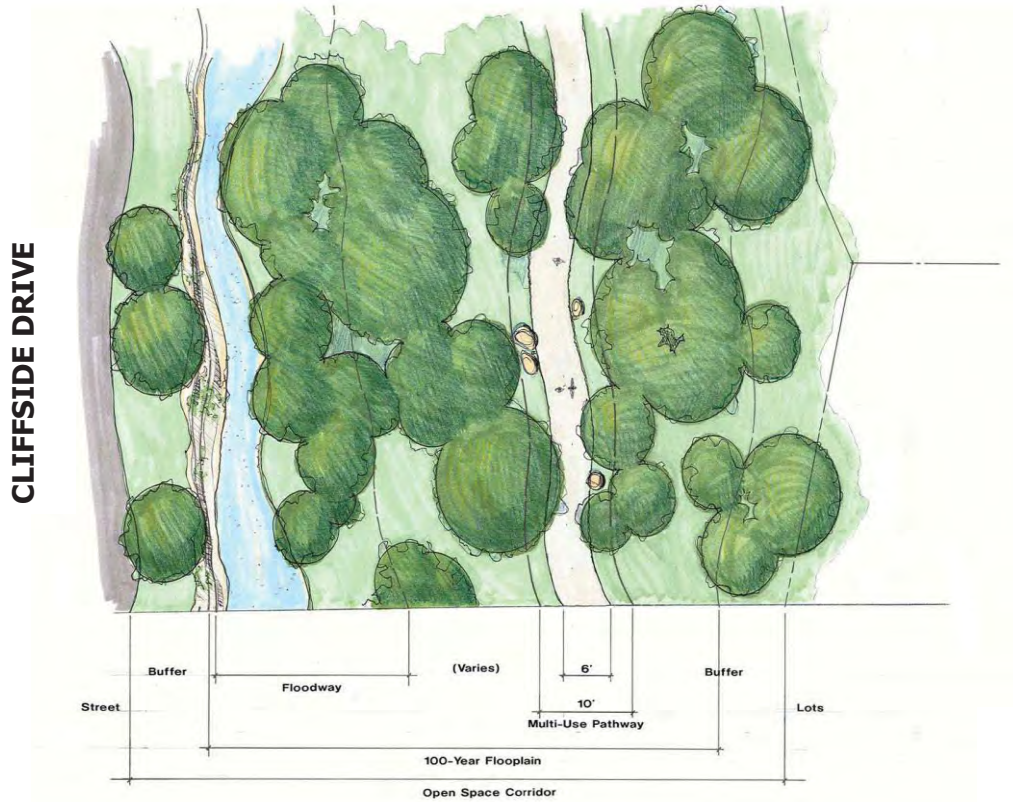
- Coordinate with San Antonio to monitor trail location and security issues.
- If necessary, consult with legal counsel regarding best options if trail design enters Shavano Park.
- Support efforts to connect hike and bike trails to San Antonio linear parks network.

Planning Areas - Hike & Bike Trails



Current photos of Salado Creek Trail between Blanco and Huebner Roads.

Planning Areas - Hike & Bike Trails



CONCEPTUAL SALADO CREEK HIKE AND BIKE TRAIL

Planning Areas – Commercial Mixed Use Development

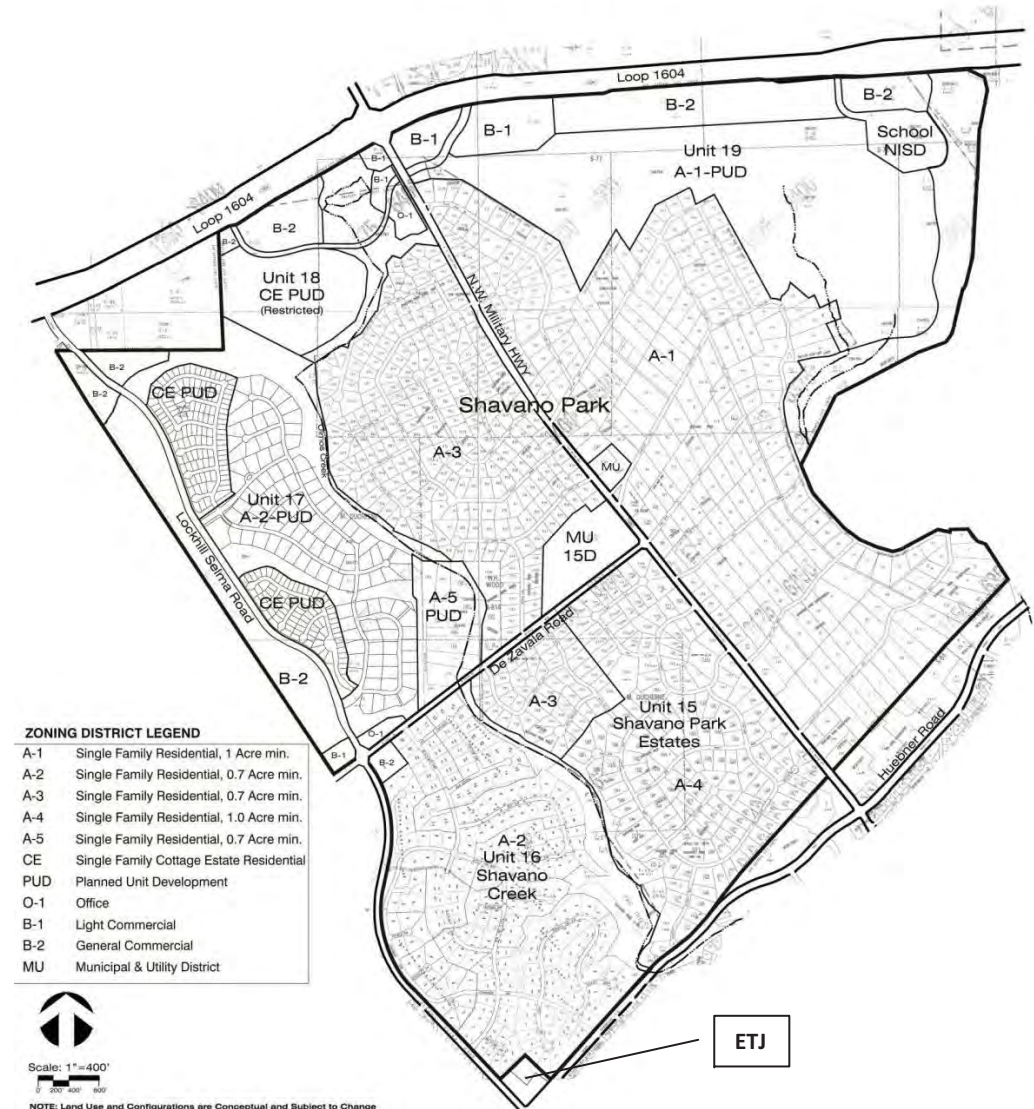
COMMERCIAL DEVELOPMENT

The commercial areas of Shavano Park are located in a prime north central area of metropolitan San Antonio. All undeveloped commercial land is primarily owned by one developer who works closely with the City. The challenge for the City is to maintain its existing character, charm and quality of life while adding tax revenue from future commercial developments.

Commercial property is located primarily along Loop 1604 and Lockhill-Selma Road. The majority of the City's existing commercial developments are multi-story office buildings. Other developments include an Exxon convenience store, Paesanos, an upscale restaurant, and a private tennis club.

Shavano Park is surrounded by the City of San Antonio and many services are provided within close proximity to the City, including grocery stores, restaurants, auto shops, hardware stores, dry cleaners, etc. The impact to residents of current commercial uses within the City is minimal.

City of Shavano Park Master Zoning Plan

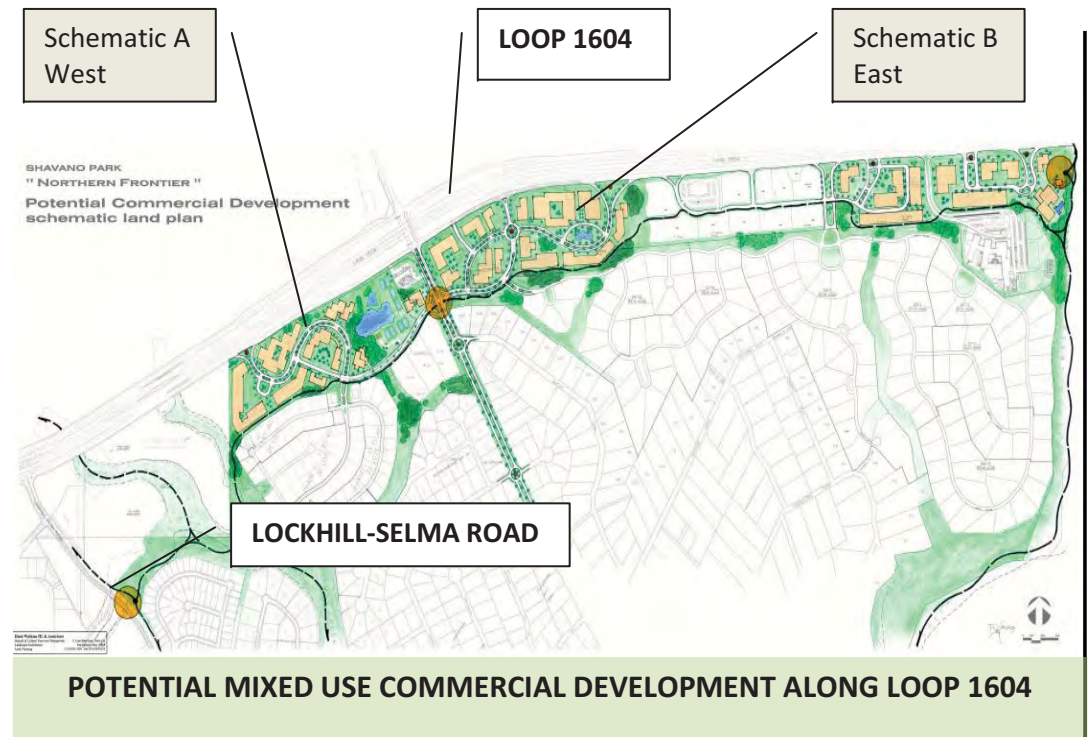


Planning Areas – Commercial Mixed-Use Development

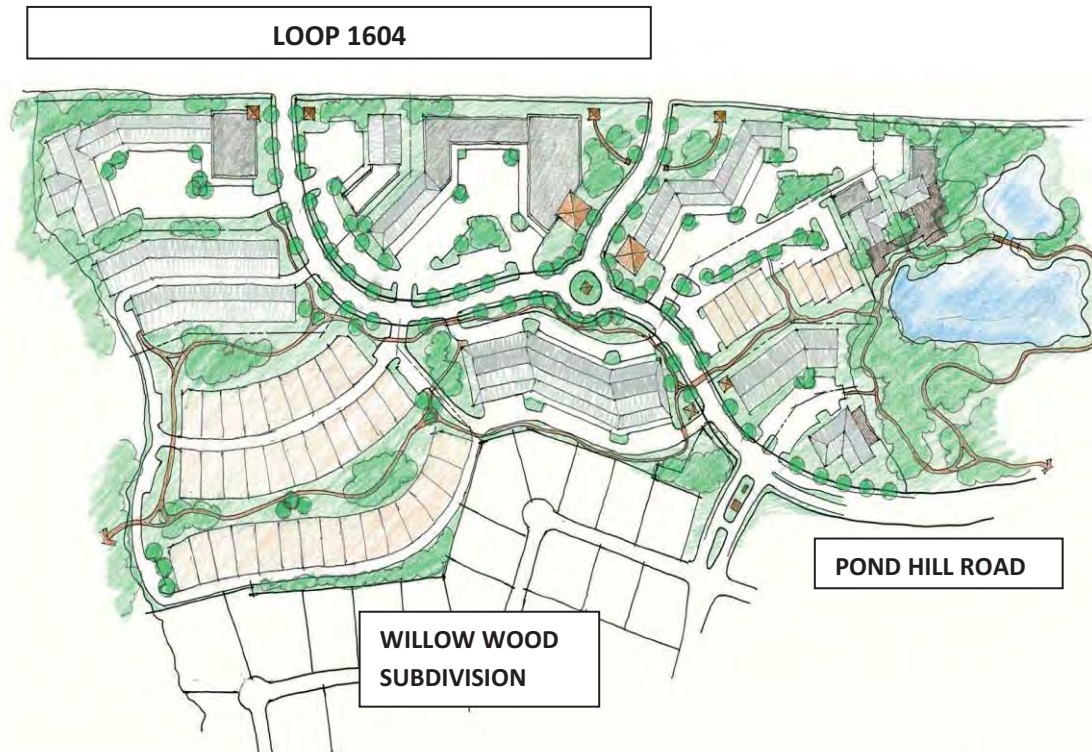
All commercial developments are serviced by San Antonio Water System for potable water and waste water services. Our current zoning requirements limit all building heights to 3 stories or 45' to limit the impact on Fire and EMS services. Zoning also limits the types of businesses allowed.

Future mixed-use development in Shavano Park will allow for multiple types of use in a building or series of buildings. Our citizens feel that future development opportunities could include a combination of commercial, office, retail and other uses. Upscale restaurants, coffee shops and retail stores are some of the other suggested business uses of a mixed-use development.

The City is not likely to see a substantial increase in commercial activity in the near future because of current economic conditions. But addressing zoning issues now and positioning the City for future growth will help to put Shavano Park in a proactive rather than reactive development mode as economic conditions improve. The City plans to closely monitor future development and economic trends and actively seek desirable businesses that are aimed at the specific needs and interests of our residents while at the same time creating a healthy, varied, and sustainable tax base.



Planning Areas - Commercial Mixed Use Development



CONCEPTUAL SCHEMATIC A
LOOP 1604 WEST OF NW MILITARY HIGHWAY

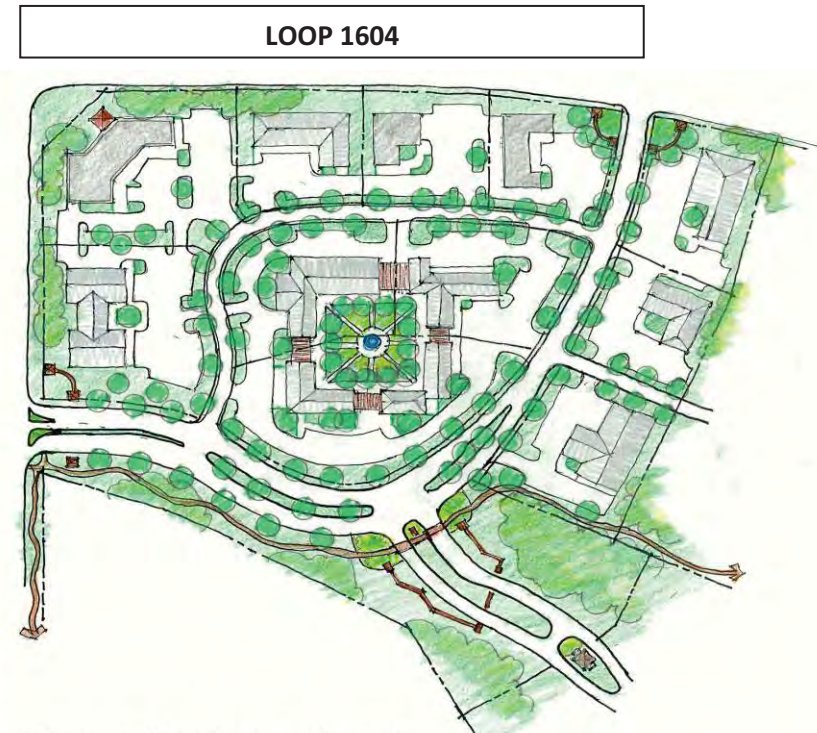
ISSUES:

- Restrictive zoning does not allow for mixed-use development.
- Current economic conditions which result in a lack of current commercial development.
- Lack of convenient access to commercial developments either by driving or walking.
- Securing commercial development projects that create long-term tax advantages for the City and business.
- City infrastructure considerations.
- Maintaining the rural look and feel of the City.
- Providing for upscale design aesthetics.

Planning Areas - Commercial Mixed Use Development

ACTION STEPS:

- Planning and Zoning Commission to meet with the developer to create a plan for future commercial development opportunities.
- Consider business owners who live in City as potential new commercial users.
- Determine more detailed needs and wants of our citizens.
- Review and revise existing zoning limits and allowances, as appropriate, to encourage mixed-use commercial development in Shavano Park.
- Seek citizen input at Planning and Zoning meetings to review and discuss any proposed zoning revisions.
- Present any zoning revisions to the City Council for approval.



CONCEPTUAL SCHEMATIC B
LOOP 1604 EAST OF NW MILITARY HIGHWAY

Planning Areas - Commercial Mixed Use Development Examples



Planning Areas - Commercial Mixed Use Development Examples



DEMOGRAPHIC ANALYSIS

People are the most important aspect of our community. Examination of our City's population provides a better understanding of elements affecting the planning process and plan recommendations.

POPULATION GROWTH

Shavano Park has experienced a 93% increase in population in the last 10 years. According to the 2000 Census, the City's total population was 1,754, and U.S. Census Bureau has estimated that our 2010 population is approximately 3,200 residents. Our population has grown through implementation of our annexation program adopted in 1999 and development of new neighborhoods. Review of the current and estimated population growth in Shavano Park and the surrounding area will help to adequately plan and prepare for our City's future.

Growth factors include the City's location in the desirable North Central area, located just off two major highways (Loop 1604/IH 10), a great school district, easy commutes to employment and airport, and plentiful shopping nearby.

Population by Decade 1970 - 2010

Year	Population	Change	% Change
1970	881		
1980	1,448	567	64%
1990	1,708	260	17%
2000	1,754	46	2%
2010	3,200	1646	93%

(Source: U.S. Census.gov)

Demographics

<i>Social Characteristics</i>	Number	Percent	U.S.
Population 25 years +	1,241		
High school graduate or higher	1,207	97.3	80.4%
Bachelor's degree or higher	774	62.4	24.4%
Civilian veterans (civilian population 18 years +)	297	22.2	12.7%
Disability status (population 5 years and over)	183	10.5	19.3%
Foreign born	102	5.7	11.1%
Male, Now married, except separated (15 years and over)	517	75	56.7%
Female, Now married, except separated (15 years and older)	521	68.2	52.1%
Speaking a language other than English at home (5 years +)	273	15.7	17.9%
<i>Economic Characteristics</i>			
	Number	Percent	U.S.
In labor force (population 16 years +)	788	55.3	63.9%
Mean travel time to work in minutes (workers 16 years +)	25.6	(X)	25.5
Median household income in 1999 (\$)	108,306	(X)	41,994
Median family income in 1999(\$)	111,505	(X)	50,046
Per capita income in 1999 (\$)	47,705	(X)	21,587
Families below poverty level	4	0.7	9.2%
Individual below poverty level	43	2.4	12.4%
<i>Housing Characteristics</i>			
	Number	Percent	U.S.
Single-family owner-occupied homes	608		
Median value (dollars)	225,000	(X)	119,600
Median of monthly owner costs	(X)	(X)	
With a mortgage (dollars)	2,022	(X)	1,088
Not mortgaged (dollars)	588	(X)	295

(X) Not applicable

Source: U.S. Census Bureau, Summary File 1 (SF 1) and Summary File 3(SF 3)

POPULATION FACTS - 2000

Shavano Park residents as compared with the average U.S. citizen:

	<i>Shavano Park</i>	<i>U.S.</i>
<i>Civilian Veterans</i>	22.2%	12.7%
<i>Disability Status</i>	10.5%	19.3%
<i>Median Household Income</i>	\$108,306	\$41,994
<i>Per Capita Income in 1999</i>	\$47,705	\$21,587
<i>Education Bachelors or higher</i>	62.4%	24.4%

HOUSING MARKET

The composition of household types is exclusively single-family residences except for Homewood Residence, a commercial retirement community.

In 2009, 39 houses were sold through the Multiple Listing Service (MLS), with an average reported selling price of \$756,423, with the highest selling price reported being \$1,985,000 and the lowest being \$227,500. All but three homes sold for more than \$300,000 and 8 homes sold for more than \$1,000,000.

Due to the 2008 economic downturn and various San Antonio business relocations, the Shavano Park real estate market has slowed considerably from previous years.

CURRENT REAL ESTATE MARKET STATISTICS

As of August 2010 there were 67 homes for sale, with an average asking price of \$916,091, with the highest list price of \$3,300,000 and the lowest list price of \$245,000. In the last six months, 23 homes sold, with an average sales price of \$709,646, with a high of \$1,400,000 and low of \$284,500. There are currently 8 homes pending sale.

Population Facts - 2000

Shavano Park residents as compared with the average U.S. citizen:

	Shavano Park	U.S.
Homeowners	98%	66%
Household Size	2.79	2.59
Higher Median Housing Value	\$225,000*	\$119,600

* San Antonio Median Housing Value is approximately \$150,000

Residential Land Use

SINGLE-FAMILY RESIDENTIAL NEIGHBORHOODS

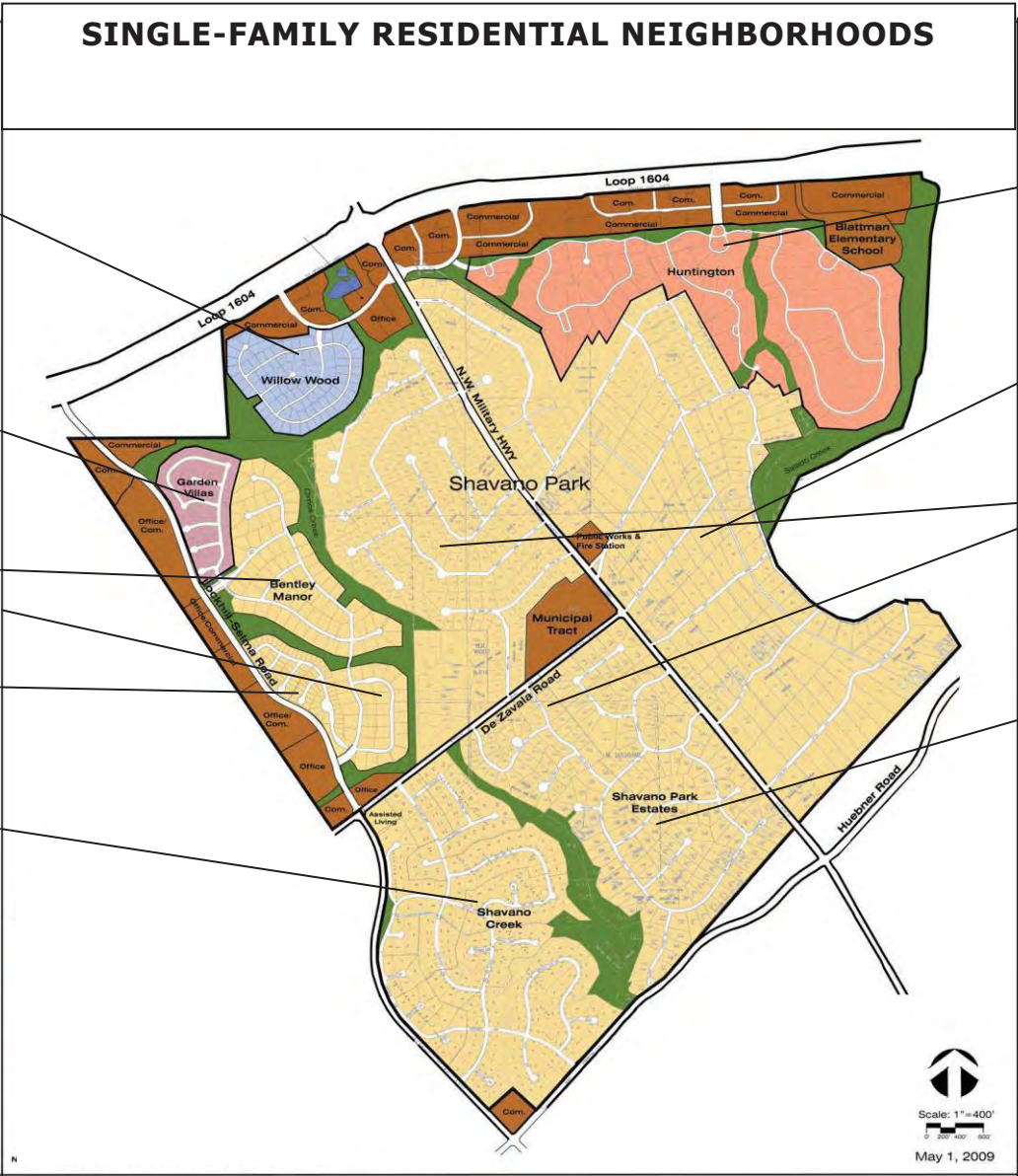
Willow Wood

*Bentley Manor
Garden Villas*

Bentley Manor Estates

Bentley Manor Cottages

Shavano Creek



Huntington

Shavano Park A1

Shavano Park A3

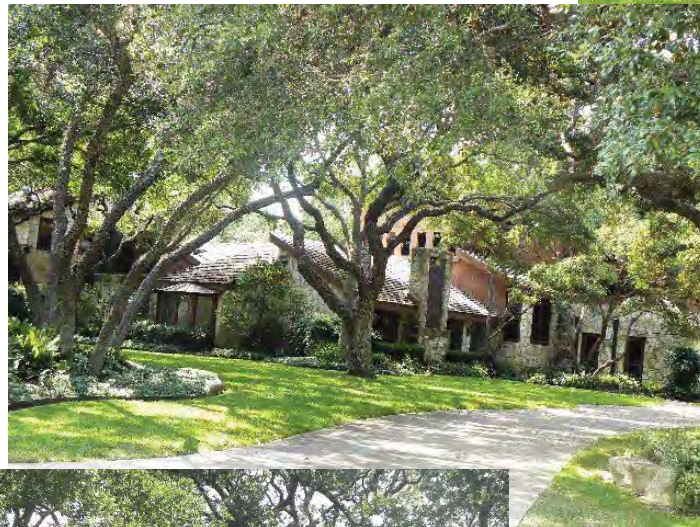
Shavano Park Estates

Residential Land Use - Existing

The city of Shavano Park offers a unique blend of small town values with urban conveniences. Residents enjoy ideal upscale family living in a variety of quiet neighborhood settings from the original established neighborhoods, from before the city was incorporated in 1956, to newly built exclusive gated communities.

Shavano Park

The original developments of Shavano Park include lots ranging from .6 to nearly 6 acres.



Residential Land Use - Existing

Shavano Park Estates



Residential Land Use - Existing

Shavano Creek



Residential Land Use - Existing

Bentley Manor Estates



Residential Land Use - Existing



Bentley Manor Cottages



A Continuing Vision 45

Residential Land Use - New Construction



Huntington

Huntington is the newest, most exclusive estate community in Shavano Park. The only neighborhood with 24 hour guard-gated security. Located in the Northeast area of the City, this neighborhood offers 142 private, secluded estate lots of over 1 acre.



Residential Land Use - New Construction

Huntington

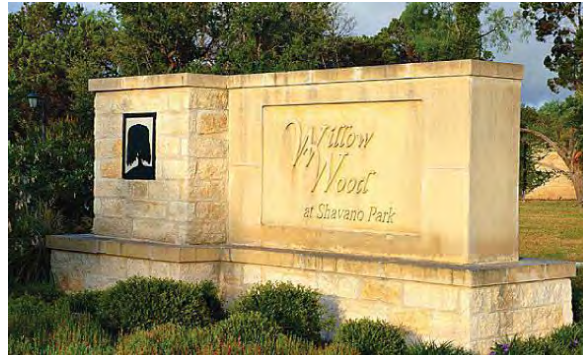
conceptual designs



Residential Land Use - New Construction

Willow Wood

Willow Wood is a new gated neighborhood of 93 estate homes on 49 acres with lots ranging from .36 to .7 of an acre.



A Continuing Vision 48

Residential Land Use - New Construction



Garden Villas at Bentley Manor

The Garden Villas at Bentley Manor are the newest addition to the Bentley Manor master planned, gated community. There are 123 garden lots.



A Continuing Vision 49

Commercial & Other Public Property Use



Commercial & Other Public Property Use

Developed commercial and other public property land is located exclusively on our City's outer boundaries, and it primarily consists of office buildings. Other developed commercial projects include a local high-end restaurant, medical surgery center, retail, a gas station, and a private tennis club. Northside Independent School District's Blattman Elementary School is also located in Shavano Park. Undeveloped land for remaining commercial developments is available along the City's major thoroughfares of Loop 1604 and Lockhill-Selma Road. Shavano Park is unique in that all remaining undeveloped commercial property is owned primarily by one developer.



Commercial & Other Public Property Use



Commercial & Other Public Property Use



Existing Conditions

TAX RATE

The City's 2009-2010 tax rate is \$.324800 per \$100 valuation. Although this rate is lower than many neighboring cities, other cities with higher tax rates offer additional amenities such as free trash pick-up, parks, public swimming pools, etc. that Shavano Park does not currently offer. Shavano Park is in the Northside Independent School District (NISD), which assessed a 2009-2010 tax rate of \$1.337500 per \$100 valuation. Additionally, Shavano Park implemented an over age 65 tax freeze in 2004.

City	2009 Rate
Hollywood Park	.490000
Olmos Park	.463400
Terrell Hills	.391301
Alamo Heights	.355662
<i>Shavano Park</i>	<i>.324800</i>
Fair Oaks Ranch	.241500
Grey Forest	.093525
Hill Country Village	.095000

School District	2009 Rate
<i>Northside ISD</i>	<i>1.337500</i>
Alamo Heights ISD	1.162000
Boerne ISD	1.330000
Northeast ISD	1.402900

SOURCE: All data reported above is from the Bexar Appraisal District website.

Existing Conditions

ZONING

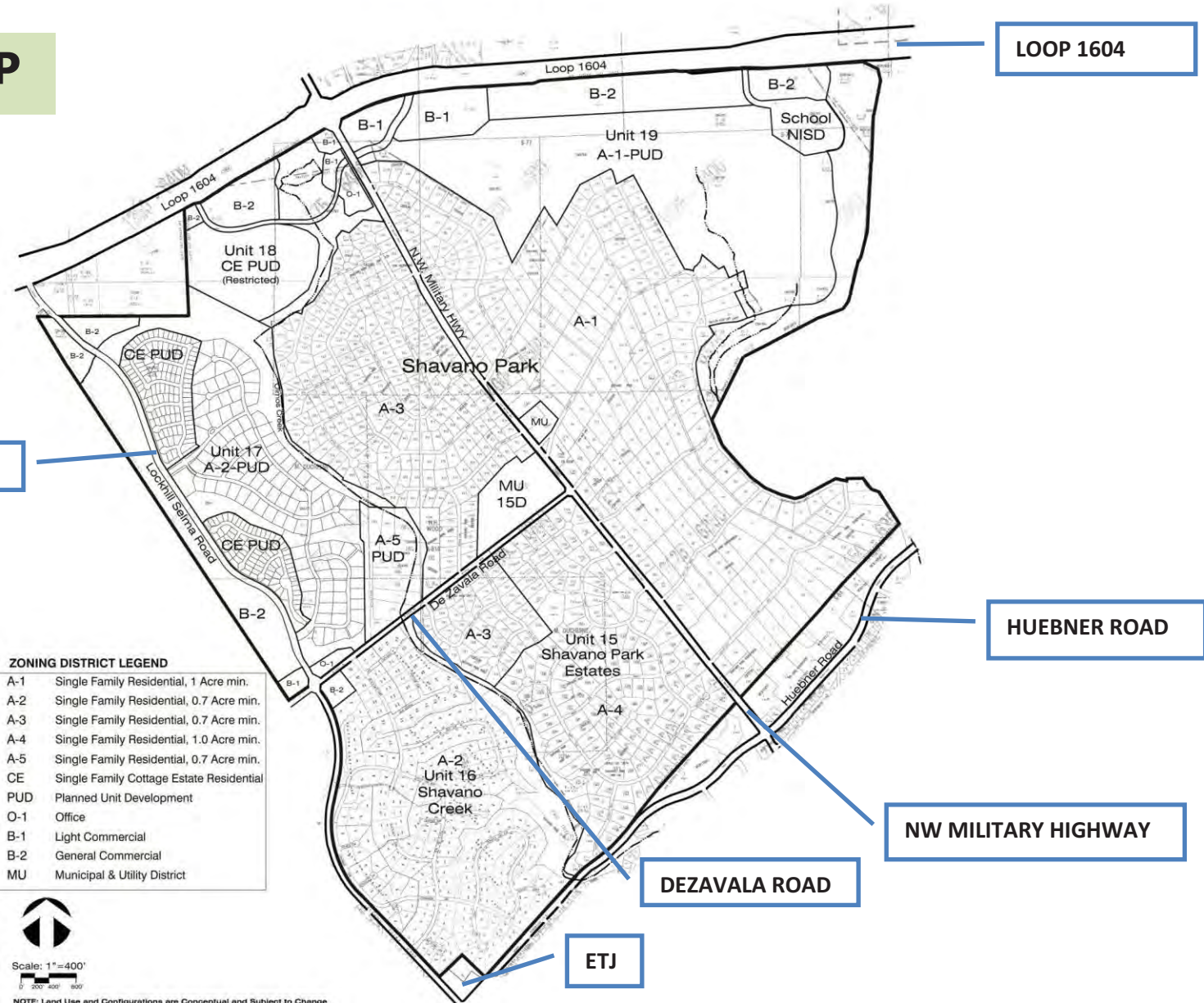
Current zoning is primarily single-family residential classifications throughout the City. Multi-family zoning is prohibited by ordinance. Commercial zoning is located predominately along the west side of Lockhill-Selma Road and on the south side of Loop 1604. Additionally, there is an office park and adult living facility located at the northeast and southeast corners of Lockhill-Selma and DeZavala Roads, respectively.

The City’s zoning districts are as follows:

A-1, A-2, A-3, A-4	Single-Family Residential Districts
A-1, A-5 PUD	Single-Family Residential Planned Unit Development
CE	Single-Family Cottage Estates Residential District
M-U	Municipal and Utility District
O-1	Office District
B-1	Business District
B-2	Business District
PUD	Planned Unit Development District

Existing Conditions

ZONING MAP



Existing Conditions

SCHOOL DISTRICT

Northside Independent School District (NISD) is an award-winning school system and one of San Antonio's premier school districts. NISD is often referred to as San Antonio's "destination district" because the majority of people building new homes do so in this school district. NISD was one of five finalists in the nation for the 2007 Broad Prize, the "Nobel Prize" of public education. It is also a Recognized rated school district by the Texas Education Agency.

TRANSPORTATION

The City of Shavano Park is ideally located within easy commuting distance to major shopping centers, restaurants, banks, schools, and the University of Texas at San Antonio. Additionally, the VIA Metropolitan Transit Authority has provided transportation services from numerous locations within Shavano Park to locations throughout the metropolitan area of the city of San Antonio for over twenty years. A VIA Metropolitan Transit Authority park-and-ride facility is located just outside of the city limits of Shavano Park at Loop 1604 and IH 10. The consensus of opinion from the citizens is that the automobile will continue to be the primary source of transportation for the residents of Shavano Park, and thus the Plan contains no recommendations for additional bus lines or rail lines.

The City's three major thoroughfares are NW Military Highway, Lockhill-Selma Road, and De Zavala Road. While the speed limit on both Lockhill-Selma Road and on De Zavala Road is 35 mph, the speed limit on NW Military Highway is 45 mph. Based on the 2007 traffic map, as prepared by TxDot, our City's NW Military Highway traffic count was 23,100 vehicles per day. With continued City of San Antonio growth, and with the increased traffic congestion of its main thoroughfares, Shavano Park's main thoroughfares of N.W. Military Highway, De Zavala and Lockhill-Selma Roads have experienced significant increases in their traffic

counts. During the busiest times of the day, residents along NW Military Highway often find it difficult to exit their neighborhoods and enter onto NW Military Highway. TxDot is currently completing a project for the widening of NW Military Highway from four lanes to six lanes plus a turn lane just south of Shavano Park, and this expansion will likely further increase the traffic flow through the center of our City.

DARK SKIES

The United States Army expressed concern regarding its ability to continue to conduct night training exercises because of excessive outdoor lighting within a five-mile perimeter of Camp Bullis. Shavano Park is located within this five-mile corridor, and in 2009, our City Council established regulations for outdoor lighting impacting Camp Bullis.

EDWARDS AQUIFER RECHARGE ZONE

The recharge zone for the Edwards Aquifer stretches west and northeast of Bexar County. The recharge zone is about 4 miles wide along the section of Loop 1604, on the northern edge of Shavano Park with Loop 1604 at about the mid-point. Thus, the City is located over the environmentally sensitive Edwards Aquifer Recharge Zone. Shavano Park water usage, planning, and development over the zone are impacted and controlled by the Texas Commission on Environmental Quality, a state agency.

WATER CONSERVATION PROGRAMS

To encourage water conservation, the City-owned water system offers rebate programs for low-flow toilets and low use washing machines. Approximately one-half of the City is serviced by the San Antonio Water System which offers the same rebate programs.

TREE PRESERVATION

One of our City's great natural resources is its beautiful tree canopy. Existing trees help to create an attractive rural character, protect against soil erosion, and offer shade to homes to reduce utility bills. During the town meeting process, citizens made numerous comments about how our trees contributed to the allure and beauty of Shavano Park. In addition, groves of "second generation trees" occur throughout the City.

Primarily established trees are Live Oaks with a scattering of Burr, Red and Post Oaks, as well as, Juniper, Mesquite, Hackberry and Cedar Elm. A diversity of tree species is desirable because it not only adds to the aesthetic quality of the City, but it also helps prevent the widespread devastation caused by single species disease or infestation. By ordinance, native



trees, which are known to flourish in South Texas, are encouraged on commercial plats. Also, trees of varying heights and foliage densities add to the lushness of the City's neighborhoods and streetscapes and should be encouraged.

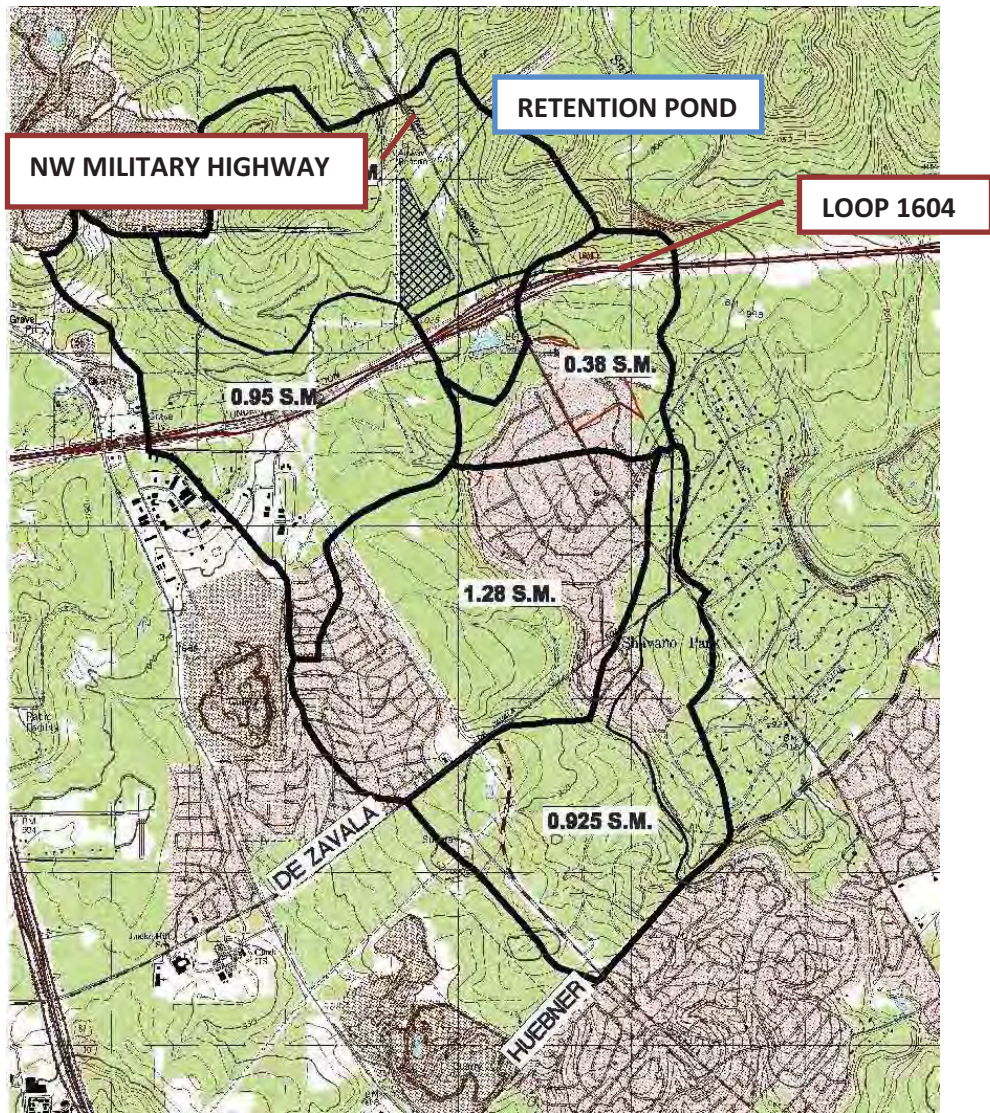
Demolition of a heritage tree as defined by the City's Municipal Code should be considered only as a last resort, and commercial developers must demonstrate that no other alternative is available before proceeding with demolition. During 2005, the City adopted a tree preservation ordinance as part of the City's Municipal Code.



FLOODING/DRAINAGE

Some of the land north of the intersection of Loop 1604 and NW Military Highway drains into Olmos Creek, which is the major watercourse of the upper San Antonio River watershed. Upper branches of the Olmos Creek reach just north of Loop 1604. The Salado Creek watershed begins just east and north of the City. The storm water drainage system serving most areas of Shavano Park consists of overland flow to natural drainage ways or to unlined open ditches and channels alongside public and private roads. Our City typically uses culverts to route storm water under driveways and roadways. Most storm water runoff from within the City flows into roadside drainage ditches that discharge collected storm water to various natural swales, creeks, rivers, and intermittent and perennial streams as determined by local topography.

There are curbs and gutters in most of the City's newer commercial and residential areas. Collected gutter flow discharges into natural drainage swales, roadside ditches, or storm water inlets. Storm water flowing into the inlets or catch basins is typically discharged through culverts to adjacent natural or man-made surface drainage channels.

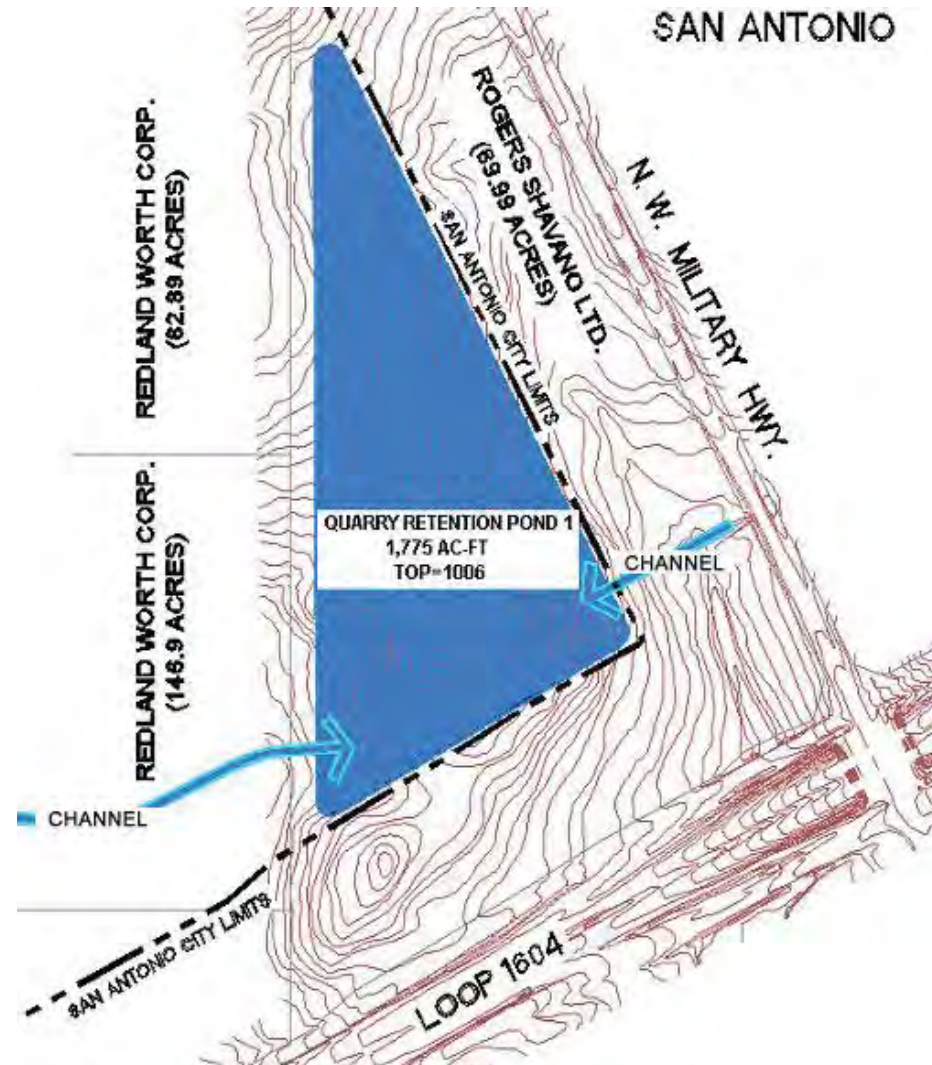


RETENTION POND NORTH OF SHAVANO PARK AND LOOP 1604

QUARRY RETENTION POND

Construction to channelize water from the area northeast of Loop 1604 and N.W. Military Highway to a triangle shaped retention pond has been completed. The channel connecting to the culvert under N.W. Military Highway is intended to alleviate flooding in the northwest quadrant of the City along the Olmos Creek. The triangle shaped quarry pit located northwest of the intersection of Loop 1604 and NW Military Highway should help eliminate many of the City's flooding problems during times of especially heavy rainfall.

The Quarry Retention Pond has been engineered to have a water storage capacity equal to 940 acre feet which is estimated to exceed the requirements for storm water run-off for two 100 year floods.

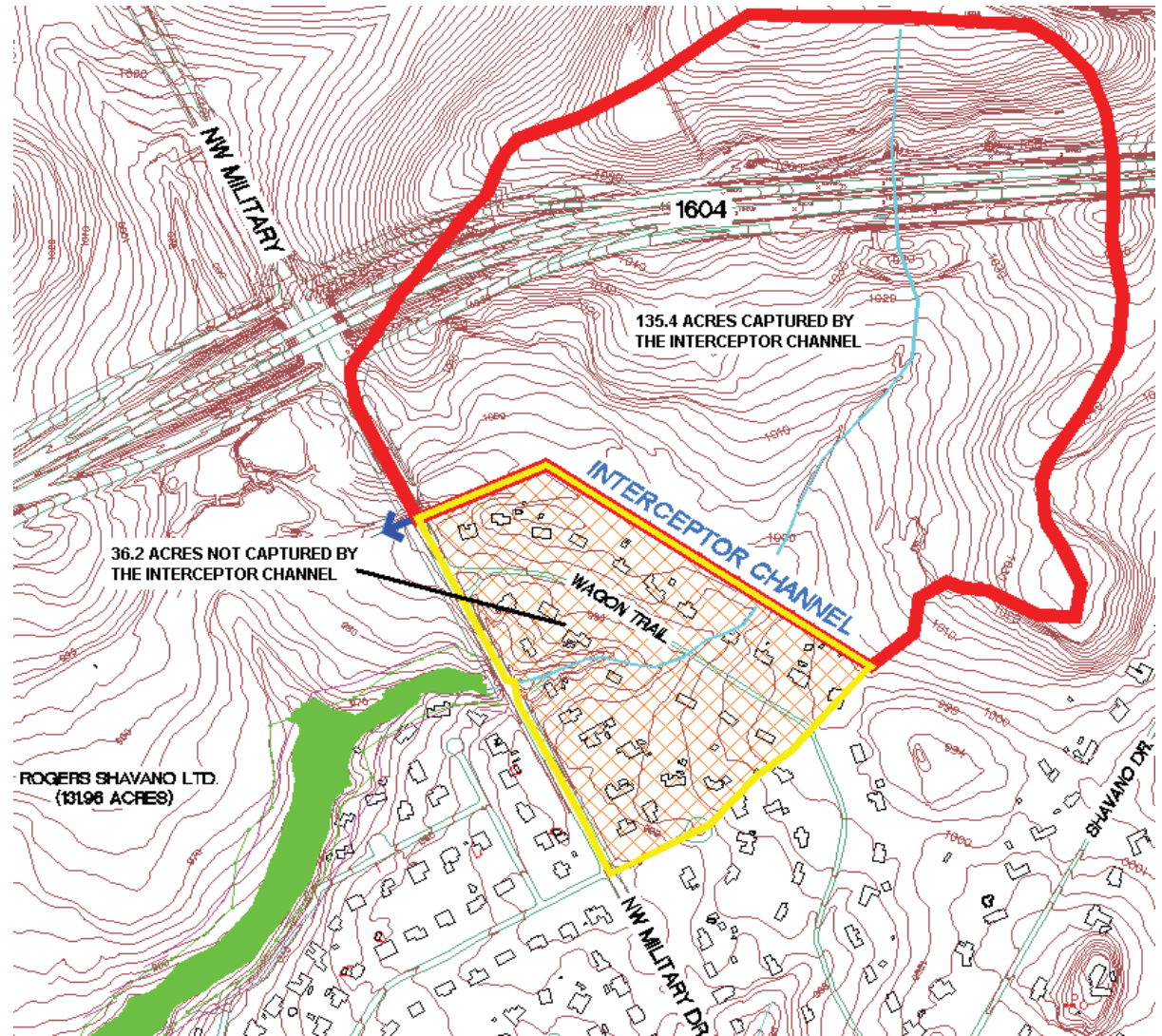


Quarry Retention Pond located just outside Shavano Park, north of 1604 and west of NW Military Highway.

INTERCEPTOR CHANNEL

To control periodic flooding to homes along Wagon Trail and on lands to be developed south of Loop 1604 and west of Wagon Trail, an interceptor channel has been completed.

This channel is intended to intercept storm waters from flood prone areas of Shavano Park and direct the storm flows downstream to the Olmos Creek Watershed.



Emergency Services

The City provides professional, full-time, fire and EMS services and police protection. The Police Department is located at City Hall and the Fire and EMS Departments are located across from City Hall on NW Military Highway in a newly remodeled facility.

Public Works

The Public Works Department's responsibilities include traffic control, emergency response operations, special events, and assistance in code enforcement. The Department also regularly inspects City streets for needed repairs, pavement management, and sight obstructions. It also provides management of the City's water system, maintains and operates the City water well sites, and repairs any water system leaks.

Sewer and Waste Water

The City does not provide wastewater or sewer services to residents connected to the Shavano Park Water System. Instead, these services are provided by citizen owned and maintained septic systems. Residents of Bentley Manor, Huntington, Shavano Creek, and Willow Wood subdivisions, as well as commercial areas along Loop 1604 and Lockhill-Selma Road, receive sewer services from the San Antonio Water System.

Solid Waste

The City contracts with an outside vendor to provide twice-weekly curbside residential garbage collection, once a week curbside recycling collection and bi-annual brush and bulky item collection services. Commercial customers

Infrastructure

receive refuse services every day except for Sunday. Residents may also participate in the free Bexar County Household Hazardous Waste Program. The City also provides a hazardous material spill response, containment, and clean-up service. Although contracted by the City Council, City residents individually pay for all solid waste services.

Street Maintenance

The City's Public Works Department manages, maintains, and repairs approximately 22 miles of City streets and rights-of-way.

Water Service

The City owns and manages its own water system, which provides potable water to approximately one-half of the City's population. Currently, the Shavano Park Water System's only source of water is from the Edwards Aquifer and water is secured from four operational wells. The City is in the process of developing a new alternative water source from the Trinity Aquifer, which City staff has scheduled to begin pumping operations in late 2010. The City's water system provides water for residents located in the older areas east of NW Military Highway and for the original neighborhoods located west of NW Military Highway. Residents living in Bentley Manor, Huntington, Shavano Creek and Willow Wood, and the commercial areas along Loop 1604 and Lockhill-Selma Road, receive potable water services from the San Antonio Water System.

Utilities

CPS Energy provides all electricity and gas service in the City. Time Warner provides cable services, and there are a number of vendors, including AT&T, offering dish network products and telephone service.

Acknowledgements

Citizens of Shavano Park

MAYOR & COUNCIL MEMBERS

A. David Marne, Mayor
Bruce Bauman
Etta Fanning
Ken McClure
Al Walea
Mary Werner

PLANNING AND ZONING COMMISSION

Bob Werner, Chairman
Michele Bunting Ross
John Green
Joseph "Jip" Holmes
Michael Janssen
David Jauer
Mark Kamstra
Richard Lazor
Thomas Weissler

TOWN PLAN TECHNICAL ADVISORY COMMITTEE

Mark Kamstra, Chairman
Clint Adams
Michele Bunting Ross
Jay Gorman
John Green
Joseph "Jip" Holmes
Michael Janssen
David Jauer
Richard Lazor
Vicki Maisel
Kathy Powers
Don Wallace
Randi Wayland
Thomas Weissler
Bob Werner

Special Support Coordinator
Barbara Janssen

OTHER ASSISTANCE PROVIDED BY:

Lloyd A. Denton, Jr.
Greater San Antonio Builders Association
Todd Helmer
Dan Kossl
Daryl Lange
Honorable Howard Peak
Brandon Ross
Shavano Park Women's Club
Dixie Watkins III, Environmental Designer

Texas American Planning Association San Antonio Chapter

Brian Chandler
Dennis Fortassain
Richard Martinez
Emil Moncivais
John Osten
Christine Vina
Joann Walsh
Trish Wallace

THE PLANNING PROCESS

On January 24, 2009 there was a joint City of Shavano Park City Council and Planning and Zoning Workshop to discuss the theory, purpose, and characteristics of city comprehensive plans; elements of the physical shape of the community, the town center, and blocks, streets and buildings; and the process for developing a comprehensive plan such as studies, visioning, and the development of goals and objectives. In addition, there was discussion pertaining to a kickoff meeting, visioning session, public participation process, data gathering, forming a technical committee, an open house, and public hearings.

The City of Shavano Park Comprehensive Plan was initiated by the Mayor and City Council on February 4, 2009. A Technical Advisory Committee (TAC) was appointed consisting of Planning and Zoning Commission members and five citizens of Shavano Park. The responsibilities of the TAC were as follows:

1. CITIZEN INVOLVEMENT: Involve citizens in the city planning process and let them have a voice
2. SENSE OF COMMUNITY: Promote a sense of community by bringing citizens, property owners, business owners, and other stakeholders together to participate
3. FEEDBACK: Give feedback on the city planning process based on data presented and issues that have been voiced
4. TIMELINE: Keep the city planning process on schedule
5. COMMUNITY RESOURCES: Identify the community resources available to support the planning process efforts
6. DISCREPANCIES: Address any unforeseen issues or discrepancies
7. INFORM: Keep the Mayor and Council informed on the city planning process
8. PUBLIC NOTICE: Give public notice and conduct public hearings to solicit ideas from the citizens of Shavano Park

The city comprehensive planning process consisted of the following processes: development of Strength, Weaknesses, Opportunities and Threats (SWOTS); development of goals and objectives; transfer of the goals and objectives into themes by the TAC; meetings with the Cliffside neighborhood pertaining to the hike and bike trail and with the NW Military neighborhood pertaining to the future configuration of the street; and an open house to let the citizens know specifically what the content of the proposed City of Shavano Park Comprehensive Plan.

Public Participation is the key element to the development of a comprehensive plan for a community. It allows input from citizens and lets them voice their opinion and concern about where the community is going, where they want to be in the future, and what strategies are necessary to get there.

Citizens, business owners, and investors of the City of Shavano Park participated in the SWOTS, development of goals and objectives and the open house. These were the elements that created a basis for the comprehensive plan.

A number of communication methods were used to encourage interest among the public and to get them involved in the comprehensive planning process. Citizens were notified of the meetings through an e-mail newsletter that went to every household, and information was placed on the city's website to make them aware of what had transpired.

STRENGTHS, WEAKNESSES, OPPORTUNITIES & THREATS (SWOTS) ANALYSIS

Strengths, Weaknesses, Opportunities and Threats (SWOTS) is a procedure utilized to solicit input from the community about how they see the City of Shavano Park. The community voiced their ideas of these particular elements.

Some questions that arose during this type of procedure were:

- Is the city losing some of its rural character?
- Is there outside influence on the future growth and development of the city?
- Is the city financially sound?
- What does the future hold for the city?

The Shavano Park SWOTS cover a range of issues and concerns. Generally it focuses around maintaining the rural character of the city, being financially sound, good municipal services, quality commercial development, the need for more commercial for tax purposes, maintaining N. W. Military in a rural character, the need for a pedestrian hike and bike trail, drainage, the need for a mixed use development along 1604, municipal tract opportunities, better interface with City of San Antonio and local agencies, tax base erosion and maintaining the identity of the City of Shavano Park.

The SWOTS then become a basis for the development of Goals and Objective which will address some of the issues that are raised in the SWOT public meeting.

STRENGTHS

Rural Character: Small town feel, country feel, deep setbacks; Rural character, small town feel, greenbelt areas/wildlife; Trees, Large lots, no sidewalks, country living atmosphere; Green/oasis feeling location in SA; Location/environment; Sense of community, green open space, large lots, small city feel

Financially Sound: Stable property values; Financial soundness/ city and citizens; Choice property, few sales in established area; financially sound, low taxes w/ quality services

Location/Access: Pedestrian linkages; Location/access, good schools, good roads; Limited access, unified town center; Location, residential mix

Municipal Services: Police force, low crime, fire & police service to city; local control of police/ fire and city council; Police/fire services, city/ development interaction; ordinance protection; driving speed controlled

Quality Development: Commercial development (low impact), N.W. Military does not allow retail; good relationship w/ developer, location of commercial; Controlled commercial development; Building development standards

WEAKNESSES

Northwest Military Highway: Lack of sidewalks on Military; TxDOT development of N.W. Military; Widening N.W. Military; Identification of city limits - street signs; Entrance/egress to N.W. Military, connectivity problems commercial to N.W. Military

Limited Commercial: lack of opportunities for growth in tax base; no commercial style retail; economic - finite development and opportunity; lack of upscale restaurants, no mixed zoning use, connectivity problem - commercial to N. W. Military.

Future Budget Issues: Infrastructure aging; Development fees declining, aging population (property tax cap & services to same), infrastructure maintenance; Too many restrictions on retail makes competition difficult; Funding limitation; No mixed use zoning

Pedestrian Traffic Interaction: Lack of community open space, lack of sidewalks on Military; Speeding increases, greenbelt access (criminal corridors), development poses threat to natural resources; No parks and community green areas; No hike/bike trails & limited sidewalks, speed control on Lockhill Selma & N.W. Military, Not Pedestrian friendly throughout city

Drainage: Flooding; Drainage & flooding, solve drainage flooding; Drainage; Flood Control

Sense of Community: Divided by NW Military; Separation of old and new neighborhoods; Lack of community events to bring City residents together

OPPORTUNITIES

Work with TXDOT on N. W. Military: Leverage TXDOT to fix some of our drainage; Better highway connections; CPS lines

Municipal Tract Opportunities: Municipal tract - family oriented park/ playground; Utilization of municipal tract, funding sources for city tract development;

City Identity: Improve community appearance through corporate & community involvement (street signage & monuments); Monuments to identify city, common & unique street signs

Commercial Development: Commercial tax base/ infill development, improve look & feel of new businesses; Increase tax revenue through more flexible commercial zoning; Future commercial growth - tax base

Hike and Bike Trails & Other Environmental Issues/Safety: Offices on west side of Lockhill Selma (save trees), Maintain rural feel even with commercial, Salado Creek to Loop 1604 hike & bike; Salado Creek & Olmos Creek walkway, master plan for parks, trail along Olmos Creek; Create city parks, solve drainage flooding, controlled access from greenbelts

City of San Antonio & Bexar County: dark skies; Communication w/ S.A. - input to standards for signage on 1604 & thoroughfares; Develop relationship w/ S.A.

THREATS

Tax Base Erosion: If community opportunity not maximized, tax base loss/not maximized; Development fees declining

Environmental Concerns: Drought conditions w/ limited water supply, increased crime along/through unimproved drainage; Development poses threat to natural resources, development being neighborly, greenbelt access; Urban development around area; Unauthorized/ unpatrolled access from trails of Salado Creek; Noise (1604 & airplanes); Feral hogs, potential vandalism, coyotes, need for oak wilt education, septic systems

Governmental Interaction: TxDOT expansion of N.W. Military - fear of potential speed increase, lack of control over S.A. adjacent properties; Control S.A. development that affects Shavano Park, traffic flow and congestion, growth - traffic & schools, need for safer access to roads, widened N.W. Military could divide city; Subdivision & platting; Increased traffic on Lockhill-Selma, oak wilt education

Community Feel: Aging population, no way to down size in Shavano Park, fragmented community participation; Maintaining community identity, widened N.W. Military could divide city in half, communication between HOAs & city; Subdivision & platting

HIKE & BIKE TRAIL MEETING

Town Plan Technical Advisory Committee Meeting
September 23, 2009
6:30 p.m.

These are the minutes from the meeting held September 23rd regarding proposals for hike and bike trails for Shavano Park. The meeting was dedicated to discussing options and needs for creating pedestrian and biking connections throughout Shavano Park.

In general, the citizens of Shavano Park have expressed good support of creating hike and bike trails throughout the city of Shavano Park. The key to success for creating trails is to ensure that they are assets to the city and its citizens. The belief is that the trails will increase property values, but only if the trails are comprehensive, safe, well designed, and configured to blend in with the rural feel of Shavano Park.

The following is a summary of the TAC's discussion of hike and bike trails:

- 1) **Salado Linear Park:** The TAC agreed to propose that Shavano Park pledge to support connecting to the linear park trail system being developed by Bexar County and the city of San Antonio.
 - a. The TAC agreed that support should be made for one connection to the linear park trail at Blattman Elementary School. There was discussion of needing to determine how much of the trail would actually be on land located within Shavano Park.
 - b. Home owners near the trail connection to Cliffside Drive will need to be contacted.
- 2) **Shavano Park Hike and Bike Trails:** The TAC agreed that there were a number of areas within the city of Shavano Park that should be developed for hike and bike trails. The areas recommended are:
 - a. Leave the Lockhill-Selma sidewalks as they are today.

- b. Build a hike and bike trail along the north side of De Zavala from NW Military Highway to Lockhill-Selma Road. This would include the building of some type of bridge (recommendation was for a metal structure) over the Olmos Creek.
- c. Build a trail from connecting Lockhill-Selma to Pond Hill Road (Willow Wood area).
- d. Build a trail that connects Blattman Elementary School to NW military Highway in front of the wall created for the Huntington development.
- e. Support the hike and bike trail requirements included in the NW Military Highway design.
- f. Build a hike and bike trail along the east side of Lockhill-Selma from De Zavala to Huebner.
- g. Support the approval of an optional trail from De Zavala to Huebner along the Olmos Creek area. This would be a secondary priority.

3) Consideration for the Creation of the Hike and Bike Trails:

- a. There would need to be sitting areas created along the trails.
- b. materials and construction of the trails needs to support the rural look and feel desired for Shavano Park.
- c. There will need to be certain municipal ordinances created to support the control and governance of the trails.
- d. Signage will need to be positioned along the trails as appropriate.
- e. Security and EMS issues need to be considered in the building and controlling of the hike and bike trails.
- f. Lighting of the trails will have to be determined as appropriate.
- g. Trash cans and other litter abatement requirements need to be included in the plans for the trails.
- h. Liability and risk issues need to be identified and addressed for the city.
- i. Parking issues as they might exist will need to be addressed.

MUNICIPAL TRACT MEETING

Town Plan Technical Advisory Committee Meeting
September 16, 2009
6:30 p.m.

These are the minutes from the meeting held September 16th regarding proposals for developing goals and objectives for recommended land use of Shavano Park's Municipal Tract. The following are the recommendations from the TAC concerning the goals and objectives for the Municipal tract:

- 1) **No Commercialization:** Due to the following reasons, the TAC agreed that the Municipal Tract should not be commercialized for at least the next five years. This, however, is a topic that should be periodically reviewed and revalidated. The reasons for no commercialization are:
 - a. Comments from the citizens of Shavano Park attending the Citizen Meetings generally favored keeping the Municipal Tract free of commercial activities.
 - b. There is an agreement between the city of Shavano Park and the Rodgers family that the Municipal Tract would not be commercialized.
 - c. Keeps the rural character of Shavano Park's city center.
 - d. There are concerns that the septic and water systems supporting the tract were not built to accommodate significant development(s).
 - e. Development would cause other issues for the city – parking, drainage, traffic and security.
- 2) **Drainage Study:** The TAC agreed that there should be an overall drainage, septic, and other utilities review of the Municipal Tract to determine capabilities and/or limitations.
- 3) **Not Recommended:** The TAC agreed to not support the following land uses: 1) library; 2) other governmental entities; and 3) any commercial uses. The TAC agreed that some type of action was needed and necessary.

- 4) **Recommended Land Use:** A number of possible land uses were discussed, but the TAC felt that the following was the best option:
- a. Shavano Park should dedicate its Municipal Tract to be a city center and gathering point for its citizens. This would be achieved by building a community building with an associated outdoor wellness area and outdoor recreation area. The areas not used in creating Shavano Park's city center would be landscaped and developed consistent with an envisioned rural character.
 - b. There are no other building needs for the city that would conflict with the uses proposed in this recommendation.
- 5) **Components of the Recommended Land Use:** The TAC recommended that an architectural effort be funded to define and create the vision of a City Center for Shavano Park. Some of the elements of the City Center recommended are:
- a. Build a community center building that would be large enough to host city group meetings, citizen functions, and other social and professional meetings. In addition, the building should be outfitted with a catering/community kitchen and other service friendly details.
 - b. The outdoor area should have a pavilion, walking trails, zero-scape landscaping, one or more water features, picnic tables, and benches. The whole tract would be cleaned up and sculpted to present a very pleasing curb appeal image. This would include thinning trees and underbrush except for buffer areas.
 - c. The wellness area should have workout stations and a marked trail for walking/jogging.
 - d. Every effort is to be made to leave a natural buffer of trees and bushes for perimeter areas adjoining other properties.
- 6) **Other Matters:** There were some other matters discussed by the TAC that would likely have some relevance to the Municipal Tract. They were:
- a. Security issues would have to be one topic addressed as the tract would be transformed into a Community Center.
 - b. Potential legal and risks to the city will need to be determined and addressed.
 - c. Funds for creating and sustaining the City Center would have to be determined. (Memorial donations (benches, bricks, namings) and creating a not-for-profit organization were mentioned as possible options.)

NW MILITARY HIGHWAY MEETING

Town Plan Technical Advisory Committee Meeting
September 9, 2009
6:30 p.m.

These are the minutes from the meeting held September 9th regarding proposals for NW Military Highway. The meeting was dedicated to discussing options and needs for the stretch of the highway that runs through Shavano Park from Huebner Road to Highway 1604.

There were 16 topics of discussion regarding NW Military highway. They were as follows:

1. **Speed Limits** – the speed limit for NW Military should be held to 35 MPH – 45 MPH.
2. **Road Width:**
 - a. Traffic lanes should be no more than two lanes in each direction except between Huebner and De Zavala.
 - b. The addition of de-acceleration lanes for right hand turns at intersections would be appropriate as well.
 - c. The goal would be to have landscaped islands to the degree possible.
 - d. Left turning lanes would not be included, but would instead be replaced by circle-back turning locations located in a few spots along the road way. This would also allow for the road to be built in a more serpentine fashion than a straight piece of concrete.
 - e. There would be bike lanes included on both sides of the roadway.
 - f. Special accommodations for home owners along NW Military will be needed – such as special turn lanes and/or parallel collector roads
3. **Sidewalks** - Sidewalks would be built on both sides. The sidewalks would not be adjacent to the roadway. There would grass/vegetation areas separating the roadway from the sidewalk. The sidewalks would be at least 5 feet wide.
4. **Trees** – every effort will be made to save trees and to use trees in the overall landscaping of the roadway through Shavano Park

5. **Stop Lights** – the two existing lights would be the only light for NW military
6. **Road Crossings:** There would only be two crosswalks. It would be at the current light near City Hall and the one at NW Military and the access road to 1604.
7. **Signage:** There should be signage depicting the entry points into Shavano Park at both ends of NW military. The signage could be in the median or on one side or the other of the road.
8. **Drainage:** All drainage for NM Military should be included in the costs and works initiated by TXDOT.
9. **Lighting:** NW Military lighting should be compliant with the “Dark Skies” effort for Camp Bullis.
10. **Bus Stops:** Bus stops should be placed and constructed to ensure that buses are off the roadway when they stop.
11. **Entrances:** There are no major changes recommended as to the number and placement of entrances for ingress or egress to NW Military Highway. There should be flared expansion of the roads to widen the entrance roads.
12. **Noise Abatement:** Sound deadening, especially soft barrier type construction, should be applied as appropriate for homes and businesses along NW Military.
13. **Connection to 1604:** There should be controlled accesses to 1604 so that the traffic flows smoothly and that there are limits placed for by-passing NW through feeder streets.
14. **Landscaping:** All along NW military there should be landscaping consistent with a rural look and feel both from the road and well as for residents living and walking along the roadway.

GOALS & OBJECTIVES

Goal	Maintain rural character of Shavano Park
Objective	Maintain existing residential character
Action steps	<ul style="list-style-type: none"> •Periodic legal review of ordinances •Consistent enforcement of ordinances
Action details	<ul style="list-style-type: none"> •Keep commercialization out of “original city” •Keep signage off of NW Military / “original city” •Maintain existing residential setbacks

Goal	Develop and obtain consensus for a plan for NW Military Highway
Objective	Establish viable communication with TxDot for establishing a quality NW Military Hwy that is safe, effective and within S.P. identity
Action steps	<ul style="list-style-type: none"> •Address issues at town meetings to establish consensus on goals •Coordination with local/access group

Goal	Develop and obtain consensus for a plan for NW Military Highway
Action details	<ul style="list-style-type: none"> •Obtain copy of TxDot's current plan •Develop a plan to include: <ul style="list-style-type: none"> •Limiting lanes to no more than 5 •Keep traffic speed at or below 45mph possibly through use of turnabouts •Limit traffic lights to those existing •Landscape medians •Develop pedestrian-friendly walkways •Integrate safe, separate bikeways •Create crosswalks to connect and unify east-west NW Military neighborhoods •Obtain point of contact at TxDot •Become a part of TXDOT design process •Review synchronization/traffic patterns & speed

Goal	Establish hike and bike trails
Objective	Provide bike / pedestrian trails throughout City to allow safe movement to all parts of city

Goal	Establish hike and bike trails
Action steps	<ul style="list-style-type: none"> •Identify problems / needs / solutions •Survey / map existing conditions •Integrate with committee on hike and bike trails •Obtain developer buy-in •Develop plan •Identify costs / funding •Implement

GOAL	Establish Master Plan for municipal tract
Objective	Create a Community Center
Action steps	<ul style="list-style-type: none"> •Survey community •Consider water/drainage issues •Consider utility issues •Establish master plan for municipal tract •Budget •Present to citizens •Implement

Goal	Future commercial development
Objective	Encourage development that will generate additional tax options (liquor, sales, hotel/motel)
Action steps	<ul style="list-style-type: none"> •Determine type, kind, and amount •Review zoning - explore expanding commercial land, review current allowed businesses for possible updates •Coordinate with developer •Consider targeting businesses with multiple tax base opportunities - restaurants, hotels •Possible incentives •Encourage retail •Mixed use

Goal	Resolve drainage/flood problems
Objective	Reduce or eliminate flooding and standing water that breeds mosquitoes and disease
Action steps	<ul style="list-style-type: none"> •Develop drainage / flooding action plan/ solutions •Inform citizens of flooding control options •Budget •Implement

Goal	Maximize municipal assets
Objective	Do facility study to meet City's future needs
Action steps	<ul style="list-style-type: none"> •Complete facility study to include new Public Works/Water System building •Develop Plan •Propose Budget •P&Z to review and hold citizen meetings for input •City Council to approve •Implement

Goal	Keep Municipality Financially Sound
Objective	Maintain a balanced budget
Action steps	<ul style="list-style-type: none"> •Leverage volunteers •Preventative maintenance •Effective forecasting •Seek grants and donations

Goal	Conserve water resources
Objective	Water conservation
Action steps	<ul style="list-style-type: none"> •Encourage aerobic system •Encourage xeriscape •Establish public awareness program

Goal	Develop “community identity”
Objective	Cohesiveness throughout City
Action steps	<ul style="list-style-type: none"> •Form Citizen Committee •Committee Develop list of ideas/concepts to include: common signage and branding and entry monuments •Public Meeting to discuss and refine ideas/concepts •Identify costs/funding •Budget •Implement

Goal	Maintain communication with SA to influence their development on borders of Shavano Park
Objective	Be an active participant in future development for traffic and quality of life issues
Action steps	<ul style="list-style-type: none">• Establish liaison to communicate with city of SA (District 8)• Meet with SA P&Z to determine plans for undeveloped areas• Take action as necessary