

1. **Call to order**

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

PRESENT:

Albert Aleman

Carla Laws

Richard Lazor

Kerry Dike

Carlos Ortiz

Konrad Kuykendall

Michael Janssen

ABSENT:

Shawn Fitzpatrick

Brian Harr

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

Upon a motion made by Commissioner Dike and a second made by Commissioner Ortiz, 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**

No one signed up to address the Planning & Zoning Commission at this time.

4. Consent Agenda:

A. Approval – Planning & Zoning Commission minutes, July 12, 2017

Upon a motion made by Commissioner Aleman and a second made by Commissioner Kuykendall, the Planning & Zoning Commission voted six (6) for and none (0) opposed to approve the Planning & Zoning Commission July 12, 2017 minutes as presented. The motion carried.

5. **Discussion / action – Final Plat establishing Shavano Park, Unit 19C Phase IV (Huntington), a 32.86 acre tract of land out of that 289.5 acre tract described in deed to Rogers Shavano Park Unit 18/19, LTD.**

Upon a motion made by Commissioner Laws and a second made by Commissioner Dike, the Planning & Zoning Commission voted six (6) for and none (0) opposed to approve the final plat establishing Shavano Park, Unit 19C Phase IV (Huntington), a 32.86 acre tract of land out of that 289.5 acre tract described in deed to Rogers Shavano Park Unit 18/19, LTD subject to removing the phrase “Except as Noted” included in the setback insert. The motion carried.

6. **Presentation – Semiannual presentation by Denton Communities regarding residential and commercial development in Shavano Park and surrounding areas.**
Dan Kossel, Laddie Denton and Daryl Lange presented the semiannual update regarding residential and commercial development in Shavano Park and surrounding areas.
7. **Public Hearing – Receive testimony and written evidence from City of Shavano Park residents and property owners on the possible addition of the A-1 PUD Zoning District to the list of zoning districts eligible to receive special exceptions.**
Public Hearing opened at 7:30 p.m.
City Manager Hill presented an overview of the proposed addition of A-1 PUD Zoning District to the list of zoning districts eligible to receive special exceptions.
Public Hearing closed at 7:36 p.m.
8. **Discussion / Action – Consider the addition of the A-1 PUD Zoning District to the list of zoning districts eligible to receive special exceptions – City Manager Hill.**
Upon a motion made by Commissioner Laws and a second made by Commissioner Aleman, the Planning & Zoning Commission voted six (6) for and none (0) opposed to approve the addition of the A-1 PUD Zoning District to the list of zoning districts eligible to receive special exceptions. The motion carried.
9. **Public Hearing – Receive testimony and written evidence from City of Shavano Park residents and property owners on the review / update of the City’s 2010 Town Plan with focus on the City’s hike & bike trails and sidewalks.**

Public Hearing opened - 7:37 p.m.
City Manager Hill presented an overview of the testimony and written evidence from City of Shavano Park residents and property owners on the review / update of the City’s 2010 Town Plan with focus on the City’s hike & bike trails and sidewalks.
Citizens Holzhauser and Johnston voiced concerns regarding liability, maintenance and security of hike/ bike trails and sidewalks in their areas.

Public Hearing closed - 8:08 p.m.
10. **Discussion – Review and update of the City’s 2010 Town Plan with focus on the City’s hike & bike trails and sidewalks – Commissioner Janssen and City Manager Hill.**
The Planning & Zoning Commission reviewed and discussed each hike & bike trails and sidewalks locations. City Manager Hill will present a summary of the items discussed at the next Planning & Zoning Commission meeting.

11. **Discussion - Review and update of the City’s 2010 Town Plan with focus on the City’s vision and strategic goals, City issues, and the City’s strengths, weaknesses, opportunities, and threats – Commissioner Janssen and City Manager Hill.**

City Manager Hill and Chairman Janssen led discussion on the City’s 2010 Town Plan with focus on the City’s vision and strategic goals, City issues, and the City’s strengths, weaknesses, opportunities, and threats. There was consensus to present the revised vision statement and goals and objectives to City Council.

12. **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 July City Council Meeting.

13. **Chairman Announcements:**

- A. Advise members to contact City staff to add new or old agenda items.
- B. Remind members concerning September 1, 2017 Boards / Commissions application deadline for the Planning & Zoning Commission.
- C. Advise members of pending agenda items, as follows:
 - i. September – Public hearing and discussion regarding the review and update of the City’s 2010 Town Plan with focus on the City’s residential and commercial development.
 - ii. September – Presentation by KFW regarding drainage study.
 - iii. September – Discussion / action on possible amendments to Sec. 24-6 regarding the regulation of political signs.
 - iv. October – Presentation by City Attorney regarding update on Open Meetings Act, Public Information and discussion regarding the same.
 - v. October – Elect Chairman and Vice-Chairman.
 - vi. October – Welcome new members and thank you to departing members.
 - vii. October – Public hearing and discussion regarding the review and update of the City’s 2010 Town Plan with focus on the City’s flooding and drainage.
 - viii. November– Public hearing and discussion regarding the review and update of the City’s 2010 Town Plan with focus on the City’s municipal tract.
 - ix. December – Public hearing and discussion regarding the review and update of the City’s 2010 Town Plan with focus on NW Military Highway improvements.

14. **Adjournment**

Upon a motion made by Commissioner Dike and a second made by Commissioner Laws, the Planning & Zoning Commission voted six (6) for and none (0) opposed to adjourn the meeting. The meeting adjourned at 9:00 p.m.

MICHAEL JANSSEN
Chairman

ZINA TEDFORD
City Secretary