

**CITY OF SHAVANO PARK  
PLANNING & ZONING COMMISSION MEETING  
CITY HALL, COUNCIL CHAMBERS  
900 SADDLETREE COURT, SHAVANO PARK, TEXAS 78231  
December 9, 2015  
6:30 P.M.**

**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(1) of the Code or the severance of one or more of such items for an individual vote on such item or items.
3. Citizens to be heard – Rules for Citizen’s Comments: The Planning & Zoning Commission welcomes citizen participation and comments at all of their meetings. As a courtesy to your fellow citizens and out of respect to Board members; we request that if you wish to speak that you follow these guidelines.
  - A. Direct your comments to the entire Board, not to an individual member;
  - B. Limit your discussion to one or two issues that you wish to address rather than a generalized statement; and
  - C. Show the Board the same respect and courtesy that you expect to be shown to you.
  - D. As stated in Resolution No. 04-11, residents are given three (3) minutes to speak during Citizens to be heard. Residents are only allowed to speak once and cannot pass their time allotment to someone else.

The Presiding Officer will rule any disruptive behavior, including shouting or derogatory statements or comments, out of order. Continuation of this type of behavior could result in a request by the Presiding Officer that the individual leave the meeting, and if refused, an order of removal.

**Note:** The Commission may not debate any non-agenda issue, nor may any action be taken on any non-agenda issue at this time; however, the Board may present any factual response to items brought up by citizens [Attorney General Opinion – JC 0169].

4. Consent Agenda:
  - A. Discussion and possible action to approve minutes of the Planning & Zoning Commission November 4, 2015 meeting
5. Discussion and possible action on a final plat of a 4.360 acre tract of land situated in the City of Shavano Park and being out of a remaining portion of a 46.94 acre tract of land conveyed to Rogers Shavano Park Unit 18/19, LTD. recorded in record in Volume 10075, page 1609 of the public records of Bexar County, Texas.
6. Discussion and possible action on a Preliminary replat establishing lot 1328A, being a 10.219 acre tract of land situated in Shavano Park Unit-17A in the City of Shavano Park.

7. Discussion and possible action led by Commissioner Aleman and the members of the accessory building working group regarding the City's ordinances pertaining to accessory buildings, outbuildings and portable buildings.
8. Discussion and possible action led by Commissioner Janssen and City Manager Hill regarding additional changes to the City's home occupation ordinance as directed by Shavano Park City Council.
9. Discussion and possible action led by Commissioner Janssen and City Manager Hill on possible changes required to the City's sign ordinance due to recent court decision.
10. Presentation by City Manager Hill on the status of the STPMM grant for improvements to NW Military Highway.
11. Presentation by City Manager Hill on the status of the proposed sidewalks and discussion concerning the same.
12. Report and update by City Manager Bill Hill concerning City Council items considered at the November 2015 City Council meeting and discussion concerning the same.
13. Chairman Announcements:
  - A. Advise members to contact City staff to add new or old agenda items.
  - B. Advise members of pending agenda items, as follows:
    - i. January – Discussion and possible action of possible changes to the City's ordinances regarding accessory buildings, outbuildings and portable buildings.
    - ii. January – Discussion and possible action on the City's sign ordinance and the location of signs within the City of Shavano Park.
    - iii. January – Presentation by City Manager Hill on the status of the proposed sidewalks and discussion concerning the same.
    - iv. January – Discussion and possible action on the City's sign ordinance and the location of signs within the City of Shavano Park.
    - v. January - Semiannual presentation by Denton communities regarding residential and commercial development in Shavano Park and surrounding areas and discussion concerning the same.
    - vi. January – Discussion and possible action on rezoning a tract of approximately 10 acres located on De Zavala Road from A-2 to A-1.
    - vii. January – Public Hearing on the possible rezoning of a tract of approximately 10 acres located on De Zavala Road from A-2 to A-1.
    - viii. January – Replatting of an approximately 10 acre tract of land on De Zavala Road.
14. Adjournment

**Accessibility Statement:**

The City of Shavano Park City Hall is wheelchair accessible. The entry ramp is located in the front of the building. Accessible parking spaces are also available in the front and sides of the building. Sign interpretative services for meetings must be made 48 hours in advance of the meeting. Call the A.D.A. Coordinator at 817-447-5400 or TDD 1-800-735-2989.

**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 3<sup>rd</sup> of December, 2015 at 2:00 P.M. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

ZINA TEDFORD  
City Secretary