

**CITY OF SHAVANO PARK
PLANNING & ZONING COMMISSION MEETING
CITY HALL, COUNCIL CHAMBERS
900 SADDLETREE COURT, SHAVANO PARK, TEXAS 78231
January 14, 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 and 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 and 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. Public presentation by Commissions Michael Janssen, Richard Lazor and Bob Werner regarding presentations on municipal tract development.
5. Consent Agenda:
 - A. Discussion and possible action to approve minutes of the Planning and Zoning Commission December 3, 2014 meeting.
6. Public Hearing: Presentation by City Manager Bill Hill concerning rezoning of Lot 1813A, CB5938 – Northeast Corner (3829 Lockhill Selma - Advanced Smile Care) from A-2 Single Family residential to B-2 Business District.

7. Discussion and possible action concerning Ordinance **O-2015-001** rezoning of Lot 1813A, CB5938 – Northeast Corner (3829 Lockhill Selma - Advanced Smile Care) from A-2 Single Family residential to B-2 Business District.
8. Public Hearing: Presentation by City Manager Bill Hill concerning rezoning a 0.0837 acre tract of land and a 2.037 acre tract of land out of Lot 1813, Shavano Park Subdivision, Unit -16A-1 described as Lot 1813A and 1813B, located in the vicinity of Lockhill Selma and Huebner from A-2 Single Family to B-2 Business District.
9. Discussion and possible action concerning Ordinance **O-2015-002** rezoning a 0.0837 acre tract of land and a 2.037 acre tract of land out of Lot 1813, Shavano Park Subdivision, Unit -16A-1 described as Lot 1813A and 1813B, located in the vicinity of Lockhill Selma and Huebner from A-2 Single Family to B-2 Business District.
10. Public Hearing: Presentation by City Manager Bill Hill concerning zoning of 1.88 acres, more or less, tract of land out of the Collin McCrae Survey No. 391, Abstract 482 in Bexar County (south of North Loop 1604, to the east of the City of Shavano Park, and to the west of Bitters Road in North San Antonio to be zoned M- Municipal.
11. Discussion and possible action concerning Ordinance **O-2015-004** zoning of 1.88 acres, more or less, tract of land out of the Collin McCrae Survey No. 391, Abstract 482 in Bexar County (south of North Loop 1604, to the east of the City of Shavano Park, and to the west of Bitters Road in North San Antonio to be zoned M- Municipal.
12. Public Hearing: Presentation by City Manager Bill Hill concerning zoning of 4.36 acre tract of land, more or less, out of the 479.37 acre tract recorded in Volume 12007, Page 2490 out of the official public records of Bexar County Texas, out of the Refugio Vargas Survey No. 80, Abstract 781, Bexar County TX (south of North Loop 1604, to the east of the City of Shavano Park and to the west of Bitters Road in north San Antonio to be zoned B-2 Business District.
13. Discussion and possible action concerning Ordinance **O-2015-005** zoning of 4.36 acre tract of land, more or less, out of the 479.37 acre tract recorded in Volume 12007, Page 2490 out of the official public records of Bexar County Texas, out of the Refugio Vargas Survey No. 80, Abstract 781, Bexar County TX (south of North Loop 1604, to the east of the City of Shavano Park and to the west of Bitters Road in north San Antonio to be zoned B-2 Business District.
14. Public Hearing: Presentation by City Manager Bill Hill concerning rezoning a 16.04 acre tract of land, Shavano Park Unit 19B Phase V to a Planned Unit Development with a base district of B-2.
15. Discussion and possible action concerning Ordinance **O-2015-006** rezoning a 16.04 acre tract of land, Shavano Park Unit 19B Phase V to a Planned Unit Development with a base district of B-2.
16. Discussion and possible action on final plat of Shavano Park, Unit -19C, Phase III, a 39.84 acre tract of land located generally west of Kinnan Way and Collins Circle Intersection.
17. Discussion and possible action on final plat of Pond Hill Commercial West Phase I, a 3.62 acre tract of land out of a 46.94 acre tract of located generally west of NW Military HWY and Pond Hill Rd Intersection.

18. Discussion and possible action on final plat of Shavano Park, Unit 19B Phase V, a 2.19 acre tract of land out of a 289.5 acre tract of land located generally 0.5 miles west of Bitters and Loop 1604 Intersection.
19. Discussion and possible action concerning Ordinance No **O-2015-003** amending Chapter 36 of the City of Shavano Park Code of Ordinances regarding pay at the pump gasoline sales at convenience stores.
20. Presentation by Commissioner Michael Janssen and the hike/bike trail working group, and discussion concerning the same.
21. Presentation by Commissioner Richard Lazor on 1993 City Drainage Plan, and discussion concerning the same.
22. Discussion concerning scheduling of working group meeting regarding review of the certificate of occupancy process.
23. Report and update by City Manager Bill Hill concerning City Council items considered at the October, November and December 2014 City Council meetings and discussion concerning the same.
24. 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. February – Presentation by P&Z Commissioner Michael Janssen and the hike/bike trail working group, and discussion concerning the same.
 - ii. February – Presentation by P&Z Commissioner Richard Lazor on 1993 City Drainage Plan, and discussion concerning the same.
 - iii. February – Presentation by Commissioner Konrad Kuykendall concerning working group review of the certificate of occupancy process, and discussion concerning the same.
 - iv. February - Presentation by working group concerning review of CoSP Code Sections 36-36(a)(7), 36-37(a)(2), and 36-102 regulating home occupations, discussion concerning the same.
 - v. February – Presentation by working group to review CoSP Ordinance 100-12-11 referencing “Covered Parking” “Carports,” discussion concerning the same and possible selection of working group members and chair, and schedule meeting regarding the same, if needed.
 - vi. July – Semiannual presentation by Denton Communities regarding residential and commercial development and discussion concerning the same.
25. 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 January 9, 2015 at 3:30 P.M. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

ZINA TEDFORD
City Secretary

**CITY OF SHAVANO PARK
PLANNING & ZONING COMMISSION MEETING
CITY HALL, COUNCIL CHAMBERS
900 SADDLETREE COURT, SHAVANO PARK, TEXAS 78231
February 4, 2015
7:30 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 and 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 and 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 and Zoning Commission January 14, 2015 meeting.
5. Public Hearing: Presentation by City Manager Bill Hill concerning the amending the City of Shavano Park zoning ordinances adding a definition of convenience stores and clarifying that pay at the pump gasoline sales and stand-alone self-service car washes are authorized uses in B-1 and B-2 Business Districts.

6. Discussion / possible action concerning amending the City of Shavano Park zoning ordinances by adding a definition of convenience stores and clarifying that pay at the pump gasoline sales and stand-alone self-service car washes are authorized uses in B-1 and B-2 Business Districts.
7. Presentation by Commissioner Michael Janssen concerning municipal tract presentations, and discussion concerning the same.
8. Presentation by Commissioner Michael Janssen and the hike/bike trail working group, and discussion concerning the same.
9. Discussion lead by Commissioner Bob Werner concerning review of CoSP Code Sections 36-36(a)(7), 36-37(a)(2), and 36-102 regulating home occupations.
10. Report and update by City Manager Bill Hill concerning municipal tract survey process, and discussion concerning the same.
11. Report and update by City Manager Bill Hill concerning City Council items considered at the October 2014, November 2014, December 2014 and January 2015 City Council meetings and discussion concerning the same.
12. 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. March – Presentation by P&Z Commissioner Michael Janssen and the hike/bike trail working group, and discussion concerning the same.
 - ii. March – Presentation by P&Z Commissioner Richard Lazor on 1993 City Drainage Plan, and discussion concerning the same.
 - iii. March – Presentation by Commissioner Konrad Kurkendall concerning working group review of the certificate of occupancy process, and discussion concerning the same.
 - iv. March - Presentation by working group concerning review of CoSP Code Sections 36-36(a)(7), 36-37(a)(2), and 36-102 regulating home occupations, discussion concerning the same.
 - v. July – Semiannual presentation by Denton Communities regarding residential and commercial development and discussion concerning the same.
13. Adjournment

Accessibility Statement:

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Decorum Required:

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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 January 30, 2015 at 4:00 P.M. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

ZINA TEDFORD
City Secretary

**CITY OF SHAVANO PARK
PLANNING & ZONING COMMISSION MEETING
CITY HALL, COUNCIL CHAMBERS
900 SADDLETREE COURT, SHAVANO PARK, TEXAS 78231
March 4, 2015
7:30 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 and 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 and 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 and Zoning Commission February 4, 2015 meeting.
5. Discussion / action on an application for vacation of the Plat of Shavano Park Lot 394B (known as 99 Cliffside Dr.)
6. Discussion / action on an application for the re-subdivision (Preliminary Plat) of the vacated Plat of Shavano Park Lot 394B (known as 99 Cliffside Dr.) into two conforming lots with one lot facing N.W. Military Hwy and one lot facing Cliffside Dr.

7. Presentation by Commissioner Michael Janssen and the hike/bike trail working group, and discussion concerning the same.
8. Presentation by P&Z Commissioner Richard Lazor on 1993 City Drainage Plan, and discussion concerning the same.
9. Discussion lead by Commissioner Michael Janssen concerning review of CoSP Code Sections 36-36(a)(7), 36-37(a)(2), and 36-102 regulating home occupations.
10. Report and update by City Manager Bill Hill concerning City Council items considered at the February 2015 City Council meetings and discussion concerning the same.
11. Chairman Announcements:
 - A. Advise members to contact City staff to add new or old agenda items.
 - B. Advise members of pending agenda items, as follows:
 - i. April – Presentation by P&Z Commissioner Michael Janssen and the hike/bike trail working group, and discussion concerning the same.
 - ii. April – Presentation by P&Z Commissioner Richard Lazor on 1993 City Drainage Plan, and discussion concerning the same.
 - iii. April – Presentation by Commissioner Konrad Kuykendall concerning working group review of the certificate of occupancy process, and discussion concerning the same.
 - iv. April - Presentation by P&Z Commissioner Michael Janssen concerning review of CoSP Code Sections 36-36(a)(7), 36-37(a)(2), and 36-102 regulating home occupations, discussion concerning the same.
 - v. July – Semiannual presentation by Denton Communities regarding residential and commercial development and discussion concerning the same.
12. Adjournment

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Decorum Required:

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Action by Commission Authorized:

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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:

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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 February 27, 2015 at 4:00 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

ZINA TEDFORD
City Secretary

**CITY OF SHAVANO PARK
PLANNING & ZONING COMMISSION MEETING
CITY HALL, COUNCIL CHAMBERS
900 SADDLETREE COURT, SHAVANO PARK, TEXAS 78231
April 1, 2015
7:30 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 and 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 and 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.
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4. Consent Agenda:
 - A. Discussion and possible action to approve minutes of the Planning and Zoning Commission March 4, 2015 meeting.
5. Discuss and consider final approval of the application for a re-subdivision plat of Shavano Park Lot 394B (known as 99 Cliffside Dr.) into two conforming lots with one lot facing N.W. Military Hwy and one lot facing Cliffside Dr.
6. Presentation by Commissioner Michael Janssen and the hike/bike trail working group, and discussion concerning the same.
7. Presentation by P&Z Commissioner Richard Lazor on 1993 City Drainage Plan, and discussion concerning the same.

8. Discussion lead by Commissioner Michael Janssen concerning review of CoSP Code Sections 36-36(a)(7), 36-37(a)(2), and 36-102 regulating home occupations.
9. Presentation by Commissioner Konrad Kuykendall concerning working group review of the certificate of occupancy process, and discussion concerning the same.
10. Report and update by City Manager Bill Hill concerning City Council items considered at the March 2015 City Council meetings and discussion concerning the same.
11. Chairman Announcements:
 - A. Advise members to contact City staff to add new or old agenda items.
 - B. Advise members of pending agenda items, as follows:
 - i. May – Presentation by P&Z Commissioner Michael Janssen and the hike/bike trail working group, and discussion concerning the same.
 - ii. May – Presentation by P&Z Commissioner Richard Lazor on 1993 City Drainage Plan, and discussion concerning the same.
 - iii. May – Presentation by Commissioner Konrad Kuykendall concerning working group review of the certificate of occupancy process, and discussion concerning the same.
 - iv. May - Presentation by P&Z Commissioner Michael Janssen concerning review of CoSP Code Sections 36-36(a)(7), 36-37(a)(2), and 36-102 regulating home occupations, discussion concerning the same.
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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 March 27, 2015 at 3:30 P.M. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

ZINA TEDFORD
City Secretary

**CITY OF SHAVANO PARK
PLANNING & ZONING COMMISSION MEETING
CITY HALL, COUNCIL CHAMBERS
900 SADDLETREE COURT, SHAVANO PARK, TEXAS 78231
June 3, 2015
7:30 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 and 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 and 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 and Zoning Commission April 1, 2015 meeting.
5. Nomination and appointment of Chairman.
6. Nomination and appointment of Vice-Chairman, if necessary.
7. Chairman recognition of Bob Werner in appreciation of his past service on the Planning & Zoning Commission and welcome Carlos Ortiz as a new commissioner.

8. Presentation by Denton Communities regarding changes to MXD planning south of Loop 1604 and north of Willow Wood Subdivision, and discussions about citizen concerns regarding safety issues at the intersection of the Loop 1604 access road and Pond Hill.
9. Discuss and consider preliminary approval of a plat of Pond Hill Garden Villas, an 8.11 acre tract, being 3.33 acres out of a 55.99 acre tract of land and 4.78 acres out of a 46.94 acre tract, both conveyed to Rogers Shavano Park Unit 18/19, LTD in Special Warranty Deed recorded in Volume 10075, pg. 1609-1624 both of the official public records of real property of Bexar County, Texas.
10. Discuss and consider preliminary approval of a plat of Shavano Park, Unit-19B Phase V, Commercial 2.19 acre tract of land out of a 289.5 acre tract described in deed to Rogers Shavano Park Unit 18/19, LTD recorded in Volume 12007, pg. 2490 of the official public records of Bexar County, Texas.
11. Discussion and possible action concerning application for “STPMM” grant (Federal Highway Administration) and the nature and extent of Planning & Zoning recommended improvements to NW Military Highway, consideration of the appointment of working group members, and scheduling a date for the first meeting.
12. Presentation by Commissioner Michael Janssen and the hike/bike trail working group, and discussion concerning the same.
13. Presentation by Commissioner Richard Lazor on 1993 City Drainage Plan, and discussion concerning the same.
14. Discussion lead by Commissioner Michael Janssen concerning review of CoSP Code Sections 36-36(a)(7), 36-37(a)(2), and 36-102 regulating home occupations.
15. Presentation by Commissioner Konrad Kurkendall concerning working group review of the certificate of occupancy process, and discussion concerning the same.
16. Report and update by City Manager Bill Hill concerning City Council items considered at the April and May 2015 City Council meetings and discussion concerning the same.
17. Discussion and possible action moving the July Planning & Zoning Commission meeting from July 1 to July 8, 2015.
18. 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 – Presentation by P&Z Commissioner Michael Janssen and the hike/bike trail working group, and discussion concerning the same.
 - ii. July – Presentation by P&Z Commissioner Richard Lazor on 1993 City Drainage Plan, and discussion concerning the same.
 - iii. July – Discuss and consider ordinance providing for a certificate of occupancy process for the CoSP.
 - iv. July - Discuss and consider ordinance amending CoSP Code Sections 36-36(a)(7), 36-37(a)(2), and 36-102 regulating home occupations.

- v. July – Presentation and update by the NW Military Highway working group on a recommendation to City Council on the nature and extent of improvements to NW Military Highway.
- vi. July – Semiannual presentation by Denton Communities regarding residential and commercial development and discussion concerning the same.
- vii. July - Presentation by P&Z Commissioner Richard Lazor on 1993 City Drainage Plan, and discussion concerning the same.
- viii. August – Discussion and action on a recommendation to City Council on the nature and extent of improvements to NW Military Highway.

19. 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 May 28, 2015 at 11:00 A.M. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

ZINA TEDFORD
City Secretary

**CITY OF SHAVANO PARK
PLANNING & ZONING COMMISSION MEETING
CITY HALL, COUNCIL CHAMBERS
900 SADDLETREE COURT, SHAVANO PARK, TEXAS 78231
July 8, 2015
7:30 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 June 3, 2015 meeting.
5. Semiannual presentation by Denton Communities regarding residential and commercial development in Shavano Park and discussion concerning the same.
6. Discuss and consider replat subdivision plat establishing Shavano Park Subdivision, Unit -17N (PUD) – a 9.23 acre tract of land situated in the City of Shavano Park, Bexar County, TX out of the Collin C. McCrae Survey No. 391, Abstract 482 and being a portion of Lot 2268, Blk 15, CB 4782 of the Shavano Park Subdivision, Unit -17N of record in Vol 9582 Pages 48-49 of the Deed and Plat records of Bexar County, TX

7. Discussion and possible action led by Commissioner Fandel and the NW Military Highway working group concerning application for “STPMM” grant (Federal Highway Administration) and its recommendations to City Council on the nature and extent of improvements to NW Military Highway.
8. Presentation by Commissioner Michael Janssen and the hike/bike trail working group and discussion concerning the same.
9. Presentation by Commissioner Richard Lazor on 1993 City Drainage Plan and discussion concerning the same.
10. Discussion and possible action led by Chairman Janssen concerning recommended changes to CoSP Code Sections 36-36(a)(7), 36-37(a)(2), and 36-102 regulating home occupations.
11. Discussion and possible action led by Commissioner Kuykendall on an ordinance providing for new certificate of occupancy regulations for the City of Shavano Park.
12. Report and update by City Manager Bill Hill concerning City Council items considered at the June 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. August – Presentation by P&Z Commissioner Michael Janssen and the hike/bike trail working group and discussion concerning the same.
 - ii. August – Presentation by P&Z Commissioner Richard Lazor on 1993 City Drainage Plan and discussion concerning the same.
 - iii. August – Discussion and possible action led by Commissioner Fandel and the NW Military Highway working group on a recommendation to City Council on the nature and extent of improvements to NW Military Highway.
 - iv. August - Presentation by P&Z Commissioner Richard Lazor on 1993 City Drainage Plan and discussion concerning the same.
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 July 2, 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

**CITY OF SHAVANO PARK
PLANNING & ZONING COMMISSION MEETING
CITY HALL, COUNCIL CHAMBERS
900 SADDLETREE COURT, SHAVANO PARK, TEXAS 78231
August 5, 2015
7:30 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 July 8, 2015 meeting.
5. Public Hearing
The Planning and Zoning Commission shall conduct a public hearing to receive testimony and comments on a proposed amendment to City of Shavano Park Code of Municipal Ordinance Section 36-41(d)(2) to allow a 10-foot minimum for side-load residential garages in MXD –Mixed Use Districts
6. Discuss and consider a proposed amendment to City of Shavano Park Code of Municipal Ordinance Section 36-41(d)(2) to allow a 10-foot minimum for side-load residential garages in MXD – Mixed Use Districts

7. Discuss and consider final approval of a plat of Pond Hill Garden Villas, an 8.11 acre tract, being 3.33 acres out of a 55.99 acre tract of land and 4.78 acres out of a 46.94 acre tract, both conveyed to Rogers Shavano Park Unit 18/19, LTD in Special Warranty Deed recorded in Volume 10075, pg. 1609-1624 both of the official public records of real property of Bexar County, Texas.
8. **Public Hearing**
The Planning and Zoning Commission shall conduct a public hearing to receive testimony and comments on the replat of the subdivision plat establishing Shavano Park Subdivision, Unit -17N – a 9.23 acre tract of land situated in the City of Shavano Park, Bexar County, TX out of the Collin C. McCrae Survey No. 391, Abstract 482 and being a portion of Lot 2268, Blk 15, CB 4782 of the Shavano Park Subdivision, Unit -17N of record in Vol 9582 Pages 48-49 of the Deed and Plat records of Bexar County, TX.
9. Discuss and consider final approval of the replat of the subdivision plat establishing Shavano Park Subdivision, Unit -17N – a 9.23 acre tract of land situated in the City of Shavano Park, Bexar County, TX out of the Collin C. McCrae Survey No. 391, Abstract 482 and being a portion of Lot 2268, Blk 15, CB 4782 of the Shavano Park Subdivision, Unit -17N of record in Vol 9582 Pages 48-49 of the Deed and Plat records of Bexar County, TX.
10. Discuss and possible action led by Commissioner Fandel and the NW Military Highway working group concerning application for “STPMM” grant (Federal Highway Administration) and recommendations to City Council on the nature and extent of improvements to NW Military Highway.
11. Presentation by Commissioner Michael Janssen on the status of the proposed hike/bike trails and discussion concerning the same.
12. Presentation by Commissioner Richard Lazor on 1993 City Drainage Plan and discussion concerning the same.
13. Discussion and possible action led by Commissioner Janssen concerning recommended changes to CoSP Code Sections 36-36(a) (7), 36-37(a) (2), and 36-102 regulating home occupations.
14. Discussion and possible action led by Commissioner Janssen on changing the starting time of the Planning & Zoning Commission meetings as established by Sec. 36-69(f).
15. Report and update by City Manager Bill Hill concerning City Council items considered at the July 2015 City Council meeting and discussion concerning the same.
16. **Chairman Announcements:**
 - A. Advise members to contact City staff to add new or old agenda items.
 - B. Advise members concerning application deadline for reappointment to the Planning & Zoning Commission.
 - C. Advise members of pending agenda items, as follows:
 - i. August – Presentation by P&Z Commissioner Michael Janssen and the hike/bike trail working group and discussion concerning the same.
 - ii. August – Presentation by P&Z Commissioner Richard Lazor on 1993 City Drainage Plan and discussion concerning the same.
 - iii. August – Discussion and possible action led by Commissioner Fandel and the NW Military Highway working group on a recommendation to City Council on the nature and extent of improvements to NW Military Highway.

- iv. August - Presentation by P&Z Commissioner Richard Lazor on 1993 City Drainage Plan and discussion concerning the same.
- v. August – Review and discussion of the City’s permitted uses in O-1, B-1 and B-2 zoning districts.
- vi. September – Presentation by Commissioner Kathy Fandel and the NW Military Highway working group on the status of the STPMM grant for improvements to NW Military Highway.
- vii. October - Nomination and appointment of Chairman and Vice Chairman of Planning & Zoning Commission and welcome of any new members.
- viii. October – Presentation by City Attorney regarding Open Meetings Act, Public Information and discussion regarding the same
- ix. October – Presentation by Commissioner Kathy Fandel and the NW Military Highway working group on the status of the STPMM grant for improvements to NW Military Highway.
- x. November - Presentation by Commissioner Kathy Fandel and the NW Military Highway working group on the status of the STPMM grant for improvements to NW Military Highway.
- xi. January, 2016 - Semiannual presentation by Denton communities regarding residential and commercial development in Shavano Park and surrounding areas and discussion concerning the same.

17. Adjournment

Accessibility Statement:

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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 July 31, 2015 at 11:30 A.M. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

ZINA TEDFORD
City Secretary

**CITY OF SHAVANO PARK
PLANNING & ZONING COMMISSION MEETING
CITY HALL, COUNCIL CHAMBERS
900 SADDLETREE COURT, SHAVANO PARK, TEXAS 78231
September 2, 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 August 5, 2015 meeting.
5. Public Hearing
The Planning & Zoning Commission shall conduct a public hearing to receive testimony and comments on proposed changes to the City’s Home occupation regulations provided for in Shavano Park Code of Ordinances Chapter 36

6. Discussion and possible action led by Commissioner Janssen concerning recommendations on proposed changes to the City's Home occupation regulations provided for in Shavano Park Code of Ordinances Chapter 36
7. Discussion led by City Manager Hill on the status of the "STPMM" grant (Federal Highway Administration) for improvements to NW Military Highway.
8. Presentation by City Manager Bill Hill on the status of the proposed hike/bike trails and discussion concerning the same.
9. Presentation by Commissioner Richard Lazor on 1993 City Drainage Plan and discussion concerning the same and discussion concerning timetable for presentation of drainage priorities to City Council.
10. Discussion and possible action led by Commissioner Janssen on eliminating boutique auto sales with outdoor display as a B-2 zoning category permitted use.
11. Report and update by City Manager Bill Hill concerning City Council items considered at the August 2015 City Council meeting and discussion concerning the same.
12. 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. October - Nomination and appointment of Chairman and Vice Chairman of Planning & Zoning Commission and welcome of any new members.
 - ii. October – Presentation by City Attorney regarding Open Meetings Act, Public Information and discussion regarding the same.
 - iii. October – Presentation by Commissioner Kathy Fandel and the NW Military Highway working group on the status of the STPMM grant for improvements to NW Military Highway.
 - iv. October – Presentation by Commissioner Richard Lazor on 1993 City Drainage Plan and discussion concerning the same.
 - v. October – Presentation by City Manager Bill Hill on the status of the proposed hike/bike trails and discussion concerning the same.
 - vi. November - Presentation by Commissioner Kathy Fandel and the NW Military Highway working group on the status of the STPMM grant for improvements to NW Military Highway.
 - vii. January, 2016 - Semiannual presentation by Denton communities regarding residential and commercial development in Shavano Park and surrounding areas and discussion concerning the same.
13. Adjournment

Accessibility Statement:

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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 August 28, 2015 at 11:00 A.M. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

ZINA TEDFORD
City Secretary

**CITY OF SHAVANO PARK
PLANNING & ZONING COMMISSION MEETING
CITY HALL, COUNCIL CHAMBERS
900 SADDLETREE COURT, SHAVANO PARK, TEXAS 78231
October 7, 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. Nomination and appointment of Chairman of the Planning & Zoning Commission.
5. Nomination and appointment of Vice Chairman of the Planning & Zoning Commission.
6. Consent Agenda:
 - A. Discussion and possible action to approve minutes of the Planning & Zoning Commission September 2, 2015 meeting
7. Public Hearing
The Planning & Zoning Commission shall conduct a public hearing to receive testimony and comments on proposed changes to the City’s B-2 zoning category as provided for in Shavano Park Code of Ordinances Chapter 36 eliminating boutique auto sales with outdoor display as a permitted use.

8. Discussion and possible action led by Commissioner Janssen concerning proposed changes to the City's B-2 zoning category as provided for in Shavano Park Code of Ordinances Chapter 36 eliminating boutique auto sales with outdoor display as a permitted use.
9. **Public Hearing**
The Planning & Zoning Commission shall conduct a public hearing to receive testimony and comments on an application for special use assisted living "CC" for Shavano Park Subdivision, Unit – 17N – a 4.030 acre tract of land situated in the City of Shavano Park, Bexar County, TX out of the Collin C. McCrae Survey No. 391, Abstract 482 and being a portion of Lot 2208, Blk 15, CB 4782 of the Shavano Park Subdivision, Unit – 17N of record in Vol. 9582 Pages 48-49 of the Deed and Plat records of Bexar County, TX.
10. Discussion and possible action on an application for special use assisted living "CC" for Shavano Park Subdivision, Unit – 17N – a 4.030 acre tract of land situated in the City of Shavano Park, Bexar County, TX out of the Collin C. McCrae Survey No. 391, Abstract 482 and being a portion of Lot 2208, Blk 15, CB 4782 of the Shavano Park Subdivision, Unit – 17N of record in Vol. 9582 Pages 48-49 of the Deed and Plat records of Bexar County, TX.
11. Discussion and possible action on the Preliminary Plat for final phase of Bentley Manor Garden Villas, a 9.863 acre tract of land out of a 237.37 acre tract conveyed to Rogers Shavano Park Unit 17, LTD. described in Special Warranty Deed with vendors lien recorded in Volume 8194, Pages 1745-1761 of the official public records of Bexar County, Texas, being out of the Collin C. McCrae survey No. 391, Abstract 482, County Block 4782 and out of the M. Duchesne survey No. 77 1/3, Abstract 201, County Block 4771, in the City of Shavano Park, Bexar County, Texas.
12. Presentation by Mr. Laddie Denton regarding site plan for the future development of Collins Circle and discussion concerning the same.
13. Discussion and possible action on a request for change to the Final Plat of Shavano Park, Unit 19B Phase V, a 2.19 acre tract of land out of a 259.5 acre tract of land located generally 0.5 miles west of Bitters Road and Loop 1604 Intersection.
14. Discussion and possible action on a request for change to the Final Plat of the Pond Hill Garden Villas, an 8.11 acre tract, being 3.33 acres out of a 55.99 acre tract of land and 4.78 acres out of a 46.94 acre tract, both conveyed to Rogers Shavano Park Unit 18/19, LTD. in Special Warranty Deed recorded in Volume 10075, pg. 1609-1624 both of the official public records of real property of Bexar County, Texas..
15. Discussion led by Commissioner Janssen on the status of the "STPMM" grant (Federal Highway Administration) for improvements to NW Military Highway.
16. Discussion and possible action led by Commissioner Janssen concerning recommendations on proposed changes to the City's Home occupation regulations provided for in Shavano Park Code of Ordinances Chapter 36.
17. Presentation by City Manager Bill Hill on the status of the proposed sidewalk and hike/bike trails and discussion concerning the same.
18. Presentation by Commissioner Richard Lazor on 1993 City Drainage Plan and the establishment of priorities for any proposed drainage projects, a timetable for presentation of proposed drainage priorities to City Council and discussion concerning the same.

19. Report and update by City Manager Bill Hill concerning City Council items considered at the September 2015 City Council meeting and discussion concerning the same.
20. 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. November – Discuss the City’s ordinances pertaining to accessory buildings and establish a working group to review and consider recommendations for changes in the City’s accessory building ordinances.
 - ii. November – Presentation by Commissioner City Manager Hill on the status of the STPMM grant for improvements to NW Military Highway.
 - iii. November – Presentation by Commissioner Richard Lazor on 1993 City Drainage Plan and discussion concerning the same.
 - iv. November – Presentation by City Manager Hill on the status of the proposed hike/bike trails and discussion concerning the same.
 - v. November – Presentation by City Attorney regarding Open Meetings Act, Public Information and discussion regarding the same.
 - vi. November – Discussion and possible action on the City’s sign ordinance and the location of signs within the City of Shavano Park.
 - vii. December - Presentation by City Manager Hill on the status of the STPMM grant for improvements to NW Military Highway.
 - viii. January, 2016 - Semiannual presentation by Denton communities regarding residential and commercial development in Shavano Park and surrounding areas and discussion concerning the same.
21. 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 October 2, 2015 at 10:30 A.M. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

ZINA TEDFORD
City Secretary

**CITY OF SHAVANO PARK
PLANNING & ZONING COMMISSION MEETING
CITY HALL, COUNCIL CHAMBERS
900 SADDLETREE COURT, SHAVANO PARK, TEXAS 78231
November 4, 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 October 7, 2015 meeting
5. Public Hearing
A public hearing to receive testimony and comments on a request by Bitterblue, Inc. to rezone a 4.030 acre tract of land situated in Shavano Park Subdivision, Unit 17N from B-2 to B-2 PUD to accommodate a revised number of parking spaces.
6. Discussion and possible action on a request by Bitterblue, Inc. to rezone a 4.030 acre tract of land situated in Shavano Park Subdivision, Unit 17N from B-2 to B-2 PUD to accommodate a revised number of parking spaces.

7. Discussion and possible action on the Final Plat for final phase of Bentley Manor Garden Villas, a 9.863 acre tract of land out of a 237.37 acre tract conveyed to Rogers Shavano Park Unit 17, LTD. described in Special Warranty Deed with vendors lien recorded in Volume 8194, Pages 1745-1761 of the official public records of Bexar County, Texas.
8. Discussion and possible action on a preliminary plat of 1604 / Pond Hill Restaurant, 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.
9. Presentation by City Attorney regarding Open Meetings Act, Public Information and discussion regarding the same.
10. Discussion and possible action led by Commissioner Janssen regarding the City's ordinances pertaining to accessory buildings to include outbuildings, and portable buildings.
11. Presentation by Commissioner Richard Lazor and City Manager Hill on drainage issues and discussion concerning the same.
12. Presentation by City Manager Hill on the status of the STPMM grant for improvements to NW Military Highway.
13. Presentation by City Manager Hill on the status of the proposed sidewalk and hike/bike trails and discussion concerning the same.
14. Discussion and possible action moving the December Planning & Zoning Commission meeting from December 2 to December 9, 2015.
15. Report and update by City Manager Bill Hill concerning City Council items considered at the October 2015 City Council meeting and discussion concerning the same.
16. 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. December – Presentation by Commissioner City Manager Hill on the status of the STPMM grant for improvements to NW Military Highway.
 - ii. December – Discussion and possible action on the Final plat of a 4.030 acre tract of land located on Lockhill Selma Road.
 - iii. December – Presentation by City Manager Hill on the status of the proposed hike/bike trails and discussion concerning the same.
 - iv. December – Discussion and possible action on the City's sign ordinance and the location of signs within the City of Shavano Park.
 - v. January, 2016 - Semiannual presentation by Denton communities regarding residential and commercial development in Shavano Park and surrounding areas and discussion concerning the same.
17. 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 October 30, 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

**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:

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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 3rd 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