

**CITY OF SHAVANO PARK
PLANNING & ZONING COMMISSION MEETING
CITY HALL, COUNCIL CHAMBERS
900 SADDLETREE COURT, SHAVANO PARK, TEXAS 78231
August 3, 2016**

6:30 P.M.

MINUTES

1. Call to order

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

PRESENT:

ABSENT:

Carlos Ortiz

Albert Aleman

Konrad Kuykendall

Kathy Fandel

Richard Lazor

Brian Harr

David Jauer

Kerry Dike

Brian Harr

Michael Janssen

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

Upon a motion made by Commissioner Lazor and a second made by Commissioner Ortiz, the Planning & Zoning Commission voted seven (7) for and none (0) opposed to approve the agenda as it was provided as Planning & Zoning Commission issues. The motion carried.

3. Citizens to be heard

Citizens Vasquez, Fanning, and Holzauer addressed the Planning and Commission regarding portable buildings. Signs, sidewalks, and gate to the sidewalks from Bentley Manor.

4. Consent Agenda:

A. Approval - Planning & Zoning Commission minutes, July 6, 2016

Upon a motion made by Commissioner Lazor and a second made by Commissioner Ortiz, the Planning & Zoning Commission voted seven (7) for and none (0) opposed to approve minutes the Planning & Zoning Commission Meeting held July 6, 2016. The motion carried.

5. Discussion / action – Final Plat of Napier Park, Unit-1, a 2.250 acre tract of land out of a 289.5 acre tract out of the Refugio Vargas, Survey Number 80, Abstract Number 781, in County Block 4787 – City Manager Hill.

Upon a motion made by Commissioner Lazor and a second made by Commissioner Ortiz, the Planning & Zoning Commission voted seven (7) for and none (0) opposed to approve the final Plat of Napier Park, Unit-1, a 2.250 acre tract of land out of a 289.5 acre tract out of the Refugio Vargas, Survey Number 80, Abstract Number 781, in County Block 4787. The motion carried.

6. **Discussion / action – Final Plat of Napier Park, Unit-2, a 1.961 acre tract of land out of a 289.5 acre tract out of the Refugio Vargas, Survey Number 80, Abstract Number 781, in County Block 4787 – City Manager Hill.**

Upon a motion made by Commissioner Kuykendall and a second made by Commissioner Ortiz, the Planning & Zoning Commission voted seven (7) for and none (0) opposed to approve the Final Plat of Napier Park, Unit-2, a 1.961 acre tract of land out of a 289.5 acre tract out of the Refugio Vargas, Survey Number 80, Abstract Number 781, in County Block 4787. The motion carried.

7. **Semiannual presentation by Denton Communities regarding residential and commercial development in and in close proximity to Shavano Park and discussion concerning the same.**

Dan Kossel and Darryl Lange presented the semiannual update regarding residential and commercial development in and close proximity to Shavano Park.

8. **Public Hearing
The Planning & Zoning Commission shall conduct a public hearing to receive testimony and comments from members of the public regarding amendments to Chapter 36, Article VI, Table 1 regarding front fences – City Manager Hill and Commissioner Janssen.**

Public Hearing opened 7:41 p.m.

City Manager Hill presented an overview of the proposed amendments to Chapter 36, VI, Table 1 regarding front fences.

Public Hearing closed at 7:45 p.m.

9. **Discussion / action - Proposed amendments to Chapter 36, Article VI, Table 1 regarding front fences – City Manager Hill and Commissioner Janssen.**

Upon a motion made by Commissioner Jauer and a second made by Commissioner Lazor, the Planning & Zoning Commission voted seven (7) for and none (0) opposed to approve the proposed amendments to Chapter 36, Article VI, Table 1 regarding front fences. The motion carried.

10. **Public Hearing
The Planning & Zoning Commission shall conduct a public hearing to receive testimony and comments from members of the public regarding proposed changes to the City’s sign ordinance in accordance with a recent Supreme Court ruling – City Manager Hill and Commissioner Janssen.**

Public Hearing opened at 7:46 p.m.

City Manager Hill presented an overview of the proposed changes to the City’s sign ordinance in accordance with a recent Supreme Court ruling. A number of citizens addressed the Planning & Zoning Commission regarding banner signs at events and protecting political speech.

Public Hearing closed at 8:04 p.m.

11. **Discussion - Proposed changes to the City’s sign ordinance in accordance with a recent Supreme Court ruling – City Manager Hill and Commissioner Janssen.**

Discussion was held on the proposed changes to the City’s sign ordinance in accordance with recent Supreme Court ruling. Chairman Janssen stated that he would like to continue to work with City Staff and present the proposed changes to the City’s sign ordinance at a future meeting.

12. **Discussion / action - Rescheduling the Oct 5 and Nov 4, 2016 Planning & Zoning Meetings – City Manager**

Upon a motion made by Commissioner Jauer and a second made by Commissioner Lazor, the Planning & Zoning Commission voted seven (7) for and none (0) opposed to approve rescheduling the Oct 5 and Nov 4, 2016, Planning & Zoning Commission meetings to Oct. 12 and Nov. 9, 2016, respectively. The motion carried.

13. **Report / update - Status of the proposed sidewalks and discussion concerning the same – City Manager Hill.**

City Manager Hill presented an update on the status of proposed sidewalks.

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

City Manager Hill presented update on the City Council items considered at the July City Council meeting.

15. **Chairman Announcements:**

- A. Advise members to contact City staff to add new or old agenda items.
- B. Advise members concerning September 1, 2016 application deadline for reappointment to the Planning & Zoning Commission.
- C. Advise members of pending agenda items, as follows:
 - i. September - Presentation by City Manager Hill on the status of the proposed sidewalks and discussion concerning the same.
 - ii. October - Presentation by City Attorney regarding update on Open Meetings Act, Public Information and discussion regarding the same.
 - iii. February, 2017 - Semiannual presentation by Denton Communities regarding residential and commercial development in Shavano Park and surrounding areas and discussion concerning the same.

16. **Adjournment**

Upon a motion made by Commissioner Jauer and a second made by Commissioner Fandel, the Planning & Zoning Commission voted seven (7) for and none (0) opposed to adjourn the meeting.

Michael Janssen
Chairman

Zina Tedford
City Secretary