

DRAFT

PLANNING AND ZONING MINUTES

June 22, 2022

The Schertz Planning and Zoning Commission convened on June 22, 2022 at 6:00 p.m. at the Municipal Complex, Council Chambers, 1400 Schertz Parkway Building #4, Schertz, Texas.

Present: Glen Outlaw, Chairman; Richard Braud, Commissioner; Judy Goldick, Commissioner; Tamara Brown, Commissioner

Absent: Ernie Evans, Vice Chairman; Gordon Rae, Commissioner; Roderick Hector, Commissioner

City Staff: Brian James, Assistant City Manager; Emily Delgado, Senior Planner; Megan Harrison, Planner; Samuel Haas, Planner; William Willingham, Planning Intern; Tiffany Danhof, Administrative Assistant

1. CALL TO ORDER

Chairman Mr. Outlaw called the meeting to order at 6:00 P.M.

2. SEAT ALTERNATE TO ACT IF REQUIRED

No alternate was seated.

3. HEARING OF RESIDENTS

Residents who choose to watch the meeting via live stream, but who would like to participate in Hearing of Residents, should email their comments to the Planning Division, at planning@schertz.com by 5:00p.m. on Tuesday, June 21, 2022, so that the Planning Division may read the public comments into the record under the hearing of residents. In the body of the email please include your name, your address, phone number, agenda item number if applicable or subject of discussion, and your comments.

This time is set aside for any person who wishes to address the Planning and Zoning Commission. Each person should fill out the Speaker's register prior to the meeting. Presentations should be limited to no more than three (3) minutes. Discussion by the Commission of any item not on the agenda shall be limited to statements of specific factual information given in response to any inquiry, a recitation of existing policy in response to an inquiry, and/or a proposal to place the item on a future agenda. The presiding officer, during the Hearing of Residents portion of the agenda, will call on those persons who have signed up to speak in the order they have registered.

Mark Penshorn- 8320 Trainer Hale Rd.

4. CONSENT AGENDA:

A. Minutes for the June 8, 2022 Regular Meeting.

B. PLFP20220064 Consider and act upon a request for approval of a final plat of the Willow Grove Estates Commercial Subdivision, an approximately 1.7 acre tract located at the southwest corner of Schaefer Road and FM 1518, City of Schertz, Bexar County, Texas.

Motioned by Commissioner Judy Goldick to approve the consent agenda, seconded by Commissioner Richard Braud

Vote: 4 - 0 Passed

5. PUBLIC HEARING:

The Planning and Zoning Commission will hold a public hearing related to zone change requests and replats within this agenda. The public hearing will be opened to receive a report from staff, the applicant, the adjoining property owners affected by the applicant's request, and any other interested persons. Upon completion, the public hearing will be closed. The Commission will discuss and consider the application, and may request additional information from staff or the applicant, if required. After deliberation, the Commission is asked to consider and act upon the following requests and make a recommendation to the City Council if necessary.

- A.** PLPDD20220079 Hold a public hearing, consider and make a recommendation to the City Council on a request to rezone approximately 362 acres of land to Planned Development District (PDD), generally located 6,050 feet east from the intersection of Trainer Hale Road and FM 1518 also known as Bexar County Property Identification Numbers, 310053, 310060, 310061 and 310121, Bexar County, Texas.

Mrs. Harrison and the applicant provided a presentation.

Mr. Outlaw opened the public hearing at 6:27 P.M.

Rebecca Robertson- 9275 Weir Rd

Mr. Outlaw closed the public hearing at 6:29 P.M.

There was a discussion on:

- Clarification on drainage, wastewater, and water supply
- Sub-Committee guidelines
- Median/mean lot size
- Floodplain and run off
- Clarification on concept plan and master plan
- PPD ratios
- Comprehensive Land Use Plan

Motioned by Commissioner Judy Goldick to recommend approval to the City Council with provisions to have maximum of 65% of the 55 ft. X 110 ft. , seconded by Commissioner Tamara Brown

Vote: 3 - 1 Passed

NAY: Commissioner Richard Braud

Due to there only being four Planning and Zoning Commissioners present at the meeting the motion to recommend approval with a 3-1 vote failed. The Planning and Zoning Commission after further discussion determined that they would be unable to have a motion pass with all four Commissioners voting the same. Based on this, the Planning and Zoning Commission was unable to have a recommendation pass. Therefore, the recommendation to City Council will be for denial due to the Commission being unable to have a successful motion and second.

6. REQUESTS AND ANNOUNCEMENTS:

- A.** Requests by Commissioners to place items on a future Planning and Zoning Agenda

There were no requests by Commissioners.

- B.** Announcements by Commissioners
- City and community events attended and to be attended
 - Continuing education events attended and to be attended

There were no announcements by Commissioners.

- C.** Announcements by City Staff.
- City and community events attended and to be attended.
- There were announcements by City Staff.

**7. INFORMATION AVAILABLE IN THE PLANNING AND ZONING COMMISSION
PACKETS- NO DISCUSSION TO OCCUR**

- A.** Current Projects and City Council Status Update

8. ADJOURNMENT OF THE REGULAR MEETING

Chairman Mr. Outlaw adjourned the regular meeting at 7:39 P.M.

Chairman, Planning and Zoning Commission

Recording Secretary, City of Schertz