

# DRAFT

## PLANNING AND ZONING MINUTES

August 24, 2022

The Schertz Planning and Zoning Commission convened on August 24, 2022 at 6:00 p.m. at the Municipal Complex, Council Chambers, 1400 Schertz Parkway Building #4, Schertz, Texas.

Present: Glen Outlaw, Chairman; Ernie Evans, Vice Chairman; Richard Braud, Commissioner; Roderick Hector, Commissioner; Tamara Brown, Commissioner; John Carbon, Commissioner

Absent: Gordon Rae, Commissioner; Judy Goldick, Commissioner

City Staff: Brian James, Assistant City Manager; Lesa Wood, Director of Planning & Community Development; Emily Delgado, Senior Planner; Megan Harrison, Planner; Samuel Haas, Planner; Tiffany Danhof, Administrative Assistant; Daniel Santee, City Attorney

### 1. CALL TO ORDER

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

### 2. SEAT ALTERNATE TO ACT IF REQUIRED

John Carbon was seated as an alternate.

### 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](mailto:planning@schertz.com) by 5:00p.m. on Tuesday, August 23, 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.*

- Patrick McMaster- 3604 Elm Ct.
- Fred Kunz- 3833 Greenridge
- Maggie Igel- 3712 Hunters Glen
- Joanne Wells- 3409 Wimbledon Dr.
- Richard Maus- 3434 Wimbledon Dr.
- Judy Spencer- 3628 Elm Ct.
- George Maurer- 3721 Hunters Glen
- Robin Streff- 3624 Chestnut Ct.
- Howson Lau- 3678 Pebble Beach
- Laurie Lamphear- 3731 Columbia Dr.
- Jorge Rodriguez- 3334 Foxbriar Ln.
- John Towry- 3825 Greenridge
- Othann Warner- 3717 Hunter Glen
- Gregory Sebold- 3713 Hillside

- Richard Perry- 3913 Pecan Ct
- Samantha Goggans- 3401 Foxbriar Ln
- Betsy Berg- 4013 Cypress Ct
- Steven Smart- 6086 Covers Cove
- Dana Giggy- 3825 Overlook Dr

**4. CONSENT AGENDA:**

**A. Minutes for the June 22,2022 Regular Meeting.**

Motioned by Commissioner Richard Braud to approve the consent agenda, seconded by Commissioner Roderick Hector

**Vote: 6 - 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. PLPDD20220095 A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion of Comal County Property Identification Number 377261 and Guadalupe County Property Identification Number 63833, City of Schertz, Comal County and Guadalupe County, Texas.**

Mr. James and the applicant provided a presentation.

Mr. Outlaw opened the public hearing at 7:32 P.M.

- Jorge Rodriguez- 3334 Foxbriar Ln.
- Lisa Kelly- 3708 Scenic Dr.
- Samantha Goggans- 3401 Foxbriar Ln.
- Ryan Rex- 3302 Turnabout Loop
- Patrick McMaster- 3604 Elm Ct.
- Paul Kendzior- 5713 Fairway Dr.
- Richard Maus- 3434 Wimbledon Dr.
- Ernest Young- 3701 Hillside
- James Beckman- 3632 Chestnut
- Ray Martin- 5701 Whistling Straits
- Barbara Gonzales- 1012 Antler Dr.
- Bill Edmonds- 4909 Crestwood Dr.
- Betsy Berg- 4013 Cypress Ct.
- Bill Jackson- 3410 Wimbledon Dr.
- Gregory Sebold- 3713 Hillside
- Don Dendy- 3149 Cameron River
- Javier Rodriguez- 5621 Fairways Dr.
- Miguel Rosado- 6077 Covers Cv.
- Sharole Beckman- 3632 Chestnut Ct.
- Patsy Lawry- 3504 Wimbledon Dr.
- Brad Weberg- 3809 Overlook Dr.

- Eric Vandervelden- 3433 Cliffside Dr.
- Tammy Kennedy- 3712 Pebble Beach
- Jorge Rodriguez- 3334 Foxbriar Ln.
- Jane Baldwin- 3401 Columbia Dr.

Mr. Outlaw closed the public hearing at 8:39 P.M.

Mr. Outlaw re-opened the Public hearing at 8:40 P.M.

- Donnie Grainger- 5018 Brookhead Ln

Mr. Outlaw closed the public hearing at 8:43 P.M.

Mr. James provided questions and concerns addressed from the open hearing.

There was a discussion on:

- Fencing
- Explaining the Planned Development District (PDD)
- Street size / Parking
- Schertz EMS Responses
- Similar Developments located in Schertz
- HOA Requirements / maintenance on parks
- Landscape Buffer/ private yards
- Environmental Study
- Traffic
- Compatibility / sustainability
- Infrastructure
- Owner Occupied
- School Concerns
- Access

Motioned by Commissioner John Carbon to recommend approval to the City Council to rezone the subject property to Single Family Residential, R-6, seconded by Commissioner Tamara Brown

**Vote:** 4 - 2 Passed

NAY: Chairman Glen Outlaw  
Commissioner Roderick Hector

**B.** The Planning and Zoning Commission took a ten minute break before hearing item 5B.

PLPDD20220054: A request to rezone approximately 20 acres of land to Planned Development District (PDD), the properties, a portion of Parcel ID 67955, approximately 4.2 acres of land, generally located southeast of Archer Pass and Winkler Trail, a portion of Parcel ID 67955, approximately 4.5 acres of land, generally located 1,100 feet southwest of Archer Pass and Winkler Trail, and a portion of Parcel ID 112888, approximately 11 acres of land, generally located 2,900 feet southeast of the intersection of Homestead Parkway and Hartley Square, City of Schertz, Guadalupe County, Texas.

Mrs. Harrison and the applicant provided a presentation.

Mr. Outlaw opened the public hearing at 10:00 P.M.

No one spoke.

Mr. Outlaw closed the public hearing at 10:01 P.M.

There was a discussion on:

- Builder selection
- HOA Responsibility
- Rear Setback

Motioned by Commissioner Richard Braud to recommend approval to the City Council, seconded by Commissioner Roderick Hector

**Vote:** 6 - 0 Passed

- C.** PLUDC20220135 Hold a public hearing, consider and make a recommendation on amendments of Part III, Schertz Code of Ordinances, Unified Development Code (UDC), to Article 5, Section 21.5.11- Specific Use Permit (SUP), Article 9, Section 21.9.7- Landscaping, and Article 10, Section 21.10.4- Schedule of off-street parking requirements

Mrs. Delgado requested to postpone to the next Planning and Zoning meeting.

Mr. Outlaw opened the public hearing at 10:09 P.M.

No one spoke.

Mr. Outlaw closed the public hearing at 10:10 P.M.

Motioned by Commissioner Richard Braud to recommend postponing to the next Planning and Zoning meeting, seconded by Commissioner Tamara Brown

**Vote:** 6 - 0 Passed

## **6. ITEMS FOR INDIVIDUAL CONSIDERATION:**

- A.** PLRP20220129 Consider and act upon a request for approval of a replat of the Building Hope Charter School Subdivision Lot 1 , Block 1 to create Lot 2 and Lot 3 Block 1, an approximately 11.2 acre tract of land located southwest of the intersection of IH 35 and Fairlawn Avenue, City of Schertz, Comal and Guadalupe County, Texas.

Mrs. Harrison provided a presentation.

Motioned by Commissioner Richard Braud to approve PLRP20220129, seconded by Commissioner Roderick Hector

**Vote:** 6 - 0 Passed

## **7. 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 announcements by Mr. Outlaw.

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

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

- A. Current Projects and City Council Status Update

**9. ADJOURNMENT OF THE REGULAR MEETING**

Chairman Mr. Outlaw adjourned the regular meeting at 10:16 P.M.

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Chairman, Planning and Zoning Commission

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Recording Secretary, City of Schertz