

DRAFT

PLANNING AND ZONING MINUTES September 14, 2022

The Schertz Planning and Zoning Commission convened on September 14, 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; Gordon Rae, Commissioner; Judy Goldick, Commissioner; Tamara Brown, Commissioner; John Carbon, Commissioner

Absent: Ernie Evans, Vice Chairman; Roderick Hector, 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

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 by 5:00p.m. on Tuesday, September 13, 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.

No one spoke.

4. CONSENT AGENDA:

A. Minutes for the August 24, 2022 Regular Meeting.

B. PLFP20220144 Consider and act upon a request for approval of a final plat of The Crossvine Module 3A Unit 1 Subdivision, an approximately 53 acre tract of land, generally located two thousand six hundred feet (2,600') from the intersection of Ware Seguin Road and FM 1518, City of Schertz, Bexar County, Texas.

- C. PLFP20220142- Consider and act upon a request for approval of a final plat of the Sanchez Residential Pfeil Road Subdivision, a 2.051 acre tract of land located approximately 1,900 feet north east of the intersection of Pfeil Road and IH 10 access road, City of Schertz, Bexar County.

Motioned by Commissioner Gordon Rae to approve the consent agendas, seconded by Commissioner Judy Goldick

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. PLPDD20220056- A request to rezone approximately 15 acres of land from Pre-Development (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Lower Seguin Road and FM 1518, also known as Bexar County Property Identification Numbers 309997 and 309999, City of Schertz, Bexar County, Texas

Mr. James and the applicant provided a presentation.

Mr. Outlaw opened the public hearing at 6:31 P.M.

- Mr. & Mrs. Pugh- 8914 Stage Stem
- Kelly Decena- 3049 Muntjac St
- Lilian Flores-9330 E FM 1518
- Tyrone Taylor- 11709 Hollering Pass
- Wayne Ashabraner- 1200 N. Old Bastrop Hwy
- Aubrey Dahle- 9120 E FM 1518 N
- Karen Dahle- 9120 E FM 1518 N

Mr. Outlaw closed public hearing at 6:49 P.M.

There was a discussion on:

- Pitch of the roof
- Elevators
- Gate material
- Financing/low-incoming tax credit housing (workforce)
- Sidewalk specifications
- Access/traffics light
- Apartment sizes
- Parking-lot size and location
- Development projects
- Safety and Police Department staffing
- Land uses
- Air Force flight zones
- School bus locations
- Noise insulation/Noise Study

Motioned by Commissioner Judy Goldick to recommend approval to the City Council, seconded by Commissioner Gordon Rae

Vote: 6 - 0 Passed

B. Postponed at the August 24, 2022, Planning and Zoning Commission Meeting:

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.

Mr. James provided a presentation.

Mr. Outlaw opened the public hearing at 7:54 P.M.

- Ashley Fairrmond- 10101 Reunion Place

Mr. Outlaw closed the public hearing at 7:58 P.M.

There was a discussion on:

- Single Family Residential versus Commercial landscaping requirements
- Parking Requirements specifically in relation to space size and ratio requirements for multifamily
- Eliminating the site plan from the SUP application
- Commissioners requested additional time to review draft changes and requested this item have a workshop listed on the next meeting.

Motioned by Commissioner John Carbon to table at this time with no action, seconded by Commissioner Gordon Rae

Vote: 6 - 0 Passed

6. WORKSHOP AND DISCUSSION:

A. Presentation and Discussion regarding CityView

Mrs. Delgado provided a presentation.

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 no announcements by Commissioners.

- 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 8:45 P.M.

Chairman, Planning and Zoning Commission

Recording Secretary, City of Schertz