

DRAFT

PLANNING AND ZONING MINUTES September 28, 2022

The Schertz Planning and Zoning Commission convened on September 28, 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; Patrick McMaster, Commissioner; Tamara Brown, Commissioner; John Carbon, Commissioner

Absent: Ernie Evans, Vice Chairman; Roderick Hector, Commissioner; Judy Goldick, Commissioner

City Staff: Brian James, Assistant City Manager; Emily Delgado, Senior Planner; Tiffany Danhof, Administrative Assistant; Samuel Haas, Planner

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 and Patrick McMaster were seated as alternates.

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 27, 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 September 14, 2022 Regular Meeting.

Motioned by Commissioner Gordon Rae to approve the consent agenda, seconded by Commissioner Richard Braud

Vote: 6 - 0 Passed

5. ITEMS FOR INDIVIDUAL CONSIDERATION:

- A. PLRP20220138 Consider and act upon a request for approval of a replat of the Vestal Subdivision, an approximately 5 acre tract of land, approximately nine hundred eighty feet (980) east of the intersection of FM 3009 and Red Iron, also known as 17992 Red Iron, City of Schertz, Comal County, Texas.

Mr. Haas provided a presentation.

There was a discussion on:

- Clarification on combining the two lots

Motioned by Commissioner Patrick McMaster to approve PLRP20220138, seconded by Commissioner Gordon Rae

Vote: 6 - 0 Passed

- B. PLPP20220149: Consider and act upon a request for approval of a preliminary plat of the IDV Schertz Subdivision, an approximately 119 acre tract of land located approximately 2,500 feet east of the intersection of Hubertus Road and I-35 Access Road, City of Schertz, Comal County, Texas.

Mrs. Delgado provided a presentation.

There was a discussion on:

- Access points
- Clarification on the water source

Motioned by Commissioner Tamara Brown to approve PLPP20220149, seconded by Commissioner Gordon Rae

Vote: 6 - 0 Passed

6. 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. PLUDC20220135 Hold a public hearing, workshop and discussion, and possible action to 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 requested that the public hearing occur, but then to have the item be tabled to the 2nd meeting in October.

Mr. Outlaw opened the public hearing at 6:09 P.M.
No one spoke.

Mr. Outlaw closed the public hearing at 6:10 P.M.

Motioned by Commissioner Patrick McMaster to table the public hearing PLUDC20220135, seconded by Commissioner Gordon Rae

Vote: 6 - 0 Passed

7. REQUESTS AND ANNOUNCEMENTS:

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

There were requests by Chairman Mr. Outlaw.

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 6:13 P.M.

Chairman, Planning and Zoning Commission

Recording Secretary, City of Schertz