

# DRAFT

## PLANNING AND ZONING MINUTES

October 12, 2022

The Schertz Planning and Zoning Commission convened on October 12, 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; Roderick Hector, Commissioner; Judy Goldick, Commissioner; Tamara Brown, Commissioner; Patrick McMaster, Commissioner

Absent: Ernie Evans, Vice Chairman; Gordon Rae, Commissioner; John Carbon, Commissioner

City Staff: Brian James, Assistant City Manager; Lesa Wood, Director of Planning & Community Development; Emily Delgado, Planner Manager; 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

Patrick McMaster was seated as the alternate Commissioner.

### 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, October 11, 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.*

Carlos Sanders 4507 Pecos Pt.

### 4. CONSENT AGENDA:

#### A. Minutes for the September 28, 2022 Regular Meeting.

Motioned by Commissioner Patrick McMaster to approve the consent agenda, 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.** PLZC20220092 – Hold a public hearing, consider and make a recommendation on a request to rezone approximately 31 acres of land from General Business District (GB) to Single-Family Residential District (R-2), the property, a portion of Parcel ID 63998, generally located approximately 1,000 feet to the northwest of the Eckhardt Road and Green Valley Road intersection. City of Schertz, Guadalupe County, Texas.

Mr. Haas and the applicant provided a presentation.

Mr. Outlaw opened the public hearing at 6:11 P.M.

- Louis Dawkins- 536 Scarlet Ct., Canyon Lake
- Donna Sanders- 4507 Pecos Pt.
- Theresa Jeanne Ackermann- property owner
- Carlos Sanders- 4507 Pecos Pt.

Mr. Outlaw closed public hearing at 6:18 P.M.

There was a discussion on:

- Clarification on water standards and availability
- Property Taxes
- Retail sales businesses
- Road improvements
- Land use changes

Motioned by Commissioner Judy Goldick to recommend approval to the City Council, seconded by Commissioner Tamara Brown

**Vote:** 6 - 0 Passed

**6. ITEMS FOR INDIVIDUAL CONSIDERATION:**

- A.** PLFP20220162 Consider and act upon a request for approval of a final plat of the Graytown Subdivision, Unit 1A, an approximately 23 acre tract of land located approximately 550 feet southwest of the intersection of Graytown Road and Boenig Road, City of Schertz, Bexar County.

Mrs. Delgado provided a presentation.

There was a discussion on:

- Clarification on sidewalk and street improvement
- Roadway impact fees

Motioned by Commissioner Patrick McMaster to approve PLFP20220162 including the sidewalk waiver, seconded by Commissioner Judy Goldick

**Vote:** 6 - 0 Passed

- B.** PLFP20220163 Consider and act upon a request for approval of a final plat of the Graytown Subdivision, Unit 3A, an approximately 32 acre tract of land located on Graytown Road, roughly 3,000 feet northwest of the intersection of Graytown Road and I-10, City of Schertz, Bexar County.

Mrs. Delgado provided a presentation.

Motioned by Commissioner Judy Goldick to approve PLFP20220163, seconded by Commissioner Patrick McMaster

**Vote:** 6 - 0 Passed

- C.** PLPP20220168 Consider and act upon a request for approval of a preliminary plat of the QT 4033 Subdivision, an approximately 7 acre tract of land, located northwest of the intersection of IH 35 Access Road and Cibolo Valley Drive, City of Schertz, Guadalupe County, Texas.

Mrs. Delgado provided a presentation.

There was a discussion on:

- Clarification on the tract of land
- Future development on the 2nd lot
- Clarification on Cibolo Valley extension

Motioned by Commissioner Judy Goldick to approve PLPP20220168, seconded by Commissioner Roderick Hector

**Vote:** 6 - 0 Passed

- D.** PLDMP20220173 Consider and act upon a request for approval of a Master Development Plan for the Heritage Oaks Subdivision, an approximately 67 acre tract of land generally located southwest of the intersection between Schertz Parkway and Wiederstein Road, City of Schertz, Guadalupe County, Texas.

Mrs. Delgado provided a presentation.

There was a discussion on:

- Clarification on Unit 1 & 2
- PPD/ Replat's
- Cul-De-sac section
- Emergency access lane
- Driveways
- Alleyways

Motioned by Commissioner Judy Goldick to approve PLDMP20220173, seconded by Commissioner Patrick McMaster

**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 Commissioner Goldick.

**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 7:26 P.M.

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Chairman, Planning and Zoning Commission

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Recording Secretary, City of Schertz