

DRAFT

PLANNING AND ZONING MINUTES

October 26, 2022

The Schertz Planning and Zoning Commission convened on October 26, 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; Gordon Rae, Commissioner; Tamara Brown, Commissioner

Absent: Roderick Hector, Commissioner; Judy Goldick, Commissioner; John Carbon, Commissioner; Patrick McMaster, Commissioner

City Staff: Brian James, Assistant City Manager; Samuel Haas, Planner; 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

There was no alternate 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, October 25, 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. PLANNING AND ZONING COMMISSION ELECTIONS

A. Election of Planning and Zoning Commission Chair and Vice Chair

Motioned by Commissioner Richard Braud to approve Mr. Outlaw as Chairman, seconded by Commissioner Gordon Rae

Vote: 5 - 0 Passed

Motioned by Commissioner Richard Braud to approve Mr. Evans as Vice Chairman, seconded by Commissioner Tamara Brown

Vote: 5 - 0 Passed

5. CONSENT AGENDA:

A. Minutes for the October 12, 2022, Regular Meeting.

Motioned by Commissioner Tamara Brown to approve the consent agenda, seconded by Commissioner Richard Braud

Vote: 5 - 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. PLPDD20220020- Hold a public hearing, consider and make a recommendation on a request to rezone approximately 75 acres of land from General Business District (GB) and Manufacturing District - Light (M-1) to Planned Development District (PDD), generally located southeast of the intersection of IH 35 and Cibolo Valley Drive, also known as Guadalupe County Property Identification Numbers 68313, 68314, 148510, City of Schertz, Guadalupe County, Texas.

Mr. James provided a presentation along with the applicant and developer.

Mr. Outlaw opened the public hearing at 6:47 P.M.

No one spoke.

Mr. Outlaw closed the public hearing at 6:48 P.M.

Motioned by Commissioner Gordon Rae to recommend approval to the City Council with a note in relation to the proposed project needing to meet Unified Development Code Section 21.14.3.F in relation to sight distance requirements, seconded by Commissioner Tamara Brown

Vote: 5 - 0 Passed

B. 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. *Tabled at the September 28, 2022, Planning and Zoning Commission Meeting*****

Mr. James requested due to IT difficulties and staffing, this item be postponed to the November 16, 2022 Planning and Zoning Commission Meeting.

Mr. Outlaw opened the public hearing at 7:16 P.M.

No one spoke.

Mr. Outlaw closed the public hearing at 7:17 P.M.

Motioned by Commissioner Tamara Brown to postpone to the next meeting, seconded by Commissioner Richard Braud

Vote: 5 - 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 announcements by Commissioner Mr. Evans.
- C.** Announcements by City Staff.
- City and community events attended and to be attended.
- There were no 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 7:16 P.M.

Chairman, Planning and Zoning Commission

Recording Secretary, City of Schertz