

DRAFT

PLANNING AND ZONING MINUTES November 16, 2022

The Schertz Planning and Zoning Commission convened on November 16, 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; Roderick Hector, Commissioner; Judy Goldick, Commissioner; John Carbon, Commissioner; Michael Dahle, City Council Liaison

Absent: Ernie Evans, Vice Chairman; Tamara Brown, Commissioner; Patrick McMaster, Commissioner

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

Mr. Carbon was seated as the 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, November 15, 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.

Maria Ellison and Sam Birch - 12762 Woman Hollering Rd

Sam Birch - 12858 Woman Hollering Rd

Raymond Bruce Torgerson - 8795 Quail Wood Run

Steve Slate - 8600 Quail Wood Run

Rod Ellison - 12762 Woman Hollering Rd

Robert Stanfield - 12654 Woman Hollering Rd

Sandra Hillard - 7009 Robin Hood Way

Catherine Torergson - 8795 Quail Wood Run

Todd Vician - 8926 Green Grant

Kacie Starr - 4206 Jennifer Nicole

Joe and Alberta Lundquist - 8630 E FM1518 N

Daren Turner - 12700 Woman Hollering

Rolanda Tuner - 12700 Woman Hollering Rd

Mrs. Delgado read the public comments into record:

Emily Torgerson - 8795 Quail Wood Run
Nikki Oester - Crossvine community
Jackie Oester - 8516 Vinepost
Frances Martine - Crossvine community
Todd Welch - 8520 Vinepost
April Johnson - No address noted

4. CONSENT AGENDA:

A. Minutes for the October 26, 2022 Regular Meeting.

Motioned by Commissioner Gordon Rae to approve, 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. PLCPA20220164 Hold a public hearing, consider and make a recommendation on a request to amend the Comprehensive Land Use Plan by changing approximately 31 acres of the Future Land Use Map from the Estate Neighborhood land use designation to the Mixed-Use Neighborhood land use designation, generally located east of the intersection of FM 1518 and Woman Hollering Road, also known as 12535 Woman Hollering Road, also known as Bexar County Property Identification Numbers, 1150385 and 310128 Bexar County, Texas.

Mrs. Delgado provided a presentation along with the applicant.

Mr. Outlaw opened the public hearing at 7:01 P.M, the following residents spoke during the public hearing:

- Kacie Starr-4206 Jennifer Nicole
- Brittany Bassett - 11121 Hollering Pass
- Delorean Wiley- 12566 Woman Hollering Rd
- Catherine Torgerson- 8795 Quail Wood Run
- Robert Stanfield- 12654 Woman Hollering Rd
- Steve Slate- 8600 Quail Wood Run
- James Wiley- 12566 Woman Hollering Rd
- Michelle Slate- 8600 Quail Wood Run
- Raymond Bruce Torgerson- 8795 Quail Wood Rd
- Todd Vician- 8926 Green Grant
- Sam Birch- 12858 Woman Hollering Rd
- Rachel Escobedo- 8646 Quail Wood Run
- Maria Stanfield- 12654 Woman Hollering Rd
- Catalina Wiley- 12566 Woman Hollering Rd
- Darren Turner- 12700 Woman Hollering Rd

Mr. Outlaw closed the public hearing at 7:28 P.M.

Motioned by Commissioner Gordon Rae to postpone to the January 11, 2023 Planning and Zoning Commission meeting, seconded by Commissioner John Carbon

Vote: 6 - 0 Passed

- B.** PLZC20220124– Hold a public hearing, consider and make a recommendation on a request to rezone approximately 31 acres of land to Apartment/ Multi-Family Residential (R-4), generally located east of the intersection of FM 1518 and Woman Hollering Road, also known as 12535 Woman Hollering Road, also known as Bexar County Property Identification Numbers, 1150385 and 310128 Bexar County, Texas.

Mr. James provided a presentation.

Mr. Outlaw opened the public hearing at 7:48 P.M. the following residents spoke during the public hearing:

- Todd Vician- 8926 Green Grant
- Kacie Starr- 4206 Jennifer Nicole
- Rachel Escobedo- 8646 Quail Wood Run
- Bruce Torgerson- 8795 Crown Wood Run
- Steve Slate- 8600 Quail Wood Run
- DeLorean Wiley- 12566 Woman Hollering Rd
- Darren Tuner- 12700 Woman Hollering Rd
- Brittani Bassett- 11121 Hollering Pass
- Sam Birch- 12858 Woman Hollering Rd
- Rachel Escovedo- 8646 Quail Wood Run
- Nick Dyer- applicant
- Kacie Starr- 4206 Jennifer Nicole
- Catherine Torgerson- 8795 Quail Wood Run

Mr. Outlaw closed the public hearing at 8:06 P.M.

Motioned by Commissioner Gordon Rae to postpone to the January 11, 2023 Planning and Zoning Commission meeting, seconded by Commissioner Richard Braud

Vote: 6 - 0 Passed

- C.** PLZC20220175– Hold a public hearing, consider and make a recommendation on a request to rezone approximately 0.14 acres of land from Single-Family Residential District (R-2) to Main Street Mixed Use District (MSMU), generally located southeast of the intersection of Randolph Ave and Exchange Ave, also known as 204 Randolph Ave, also known as Guadalupe County Property Identification Number 67555, Guadalupe County, Texas.

Mrs. Delgado provided a presentation along with the applicant and developer.

Mr. Outlaw opened the public hearing at 8:43 P.M. the following residents spoke during the public hearing:

- Thomas Perkins- 305 Randolph Ave
- Linda Perkins- 305 Randolph Ave

Mr. Outlaw closed the public hearing at 8:48 P.M.

Motioned by Commissioner Judy Goldick to recommend approval to the City Council ,
seconded by Commissioner John Carbon

Vote: 6 - 0 Passed

- D.** 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. ***Postponed at the October 26, 2022, Planning and Zoning Commission Meeting***
Mr. James provided a presentation.

Mr. Outlaw opened the public hearing at 9:16 P.M.

No one spoke.

Mr. Outlaw closed the public hearing at 9:17 P.M.

Motioned by Commissioner Richard Braud to postpone to the December 14, 2022 or next appropriate Planning and Zoning Commission meeting , seconded by Commissioner Judy Goldick

Vote: 6 - 0 Passed

6. ITEMS FOR INDIVIDUAL CONSIDERATION:

- A.** PLPP20220192 Consider an act upon request for approval of a preliminary plat of the Homestead Unit 11 Subdivision, an approximately 22 acre tract of land approximately 1,500 feet southwest of Homestead Parkway, City of Schertz, Guadalupe County, Texas

PLPP20220192 was heard prior to Agenda Item 5D.

Mr. Haas provided a presentation.

Motioned by Commissioner Roderick Hector to approve, 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 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. Braud.

- 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 9:29 P.M.

Chairman, Planning and Zoning Commission

Recording Secretary, City of Schertz