

# DRAFT

## MINUTES JOINT CITY COUNCIL & PLANNING AND ZONING MEETING July 26, 2023

A Joint Meeting was held by the Schertz City Council & the Schertz Planning and Zoning Commission on July 26, 2023, at 5:30 p.m. in the Hal Baldwin Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas. The following members present to-wit:

Present: Mayor Ralph Gutierrez; Mayor Pro-Tem Tim Brown; Councilmember Mark Davis; Councilmember Jill Whittaker; Councilmember Michael Dahle; Councilmember Allison Heyward; Planning and Zoning Chair Glen Outlaw; Commissioner Gordon Rae; Commissioner Richard Braud; Commissioner Tamara Brown; Commissioner Roderick Hector; Commissioner Judy Goldick; Commissioner (Alternate) John Carbon; Commissioner (Alternate) Patrick McMaster

Absent: Councilmember Michelle Watson; Councilmember David Scagliola; Vice Chair Ernest Evans, Jr.

Staff present: City Manager Steve Williams; Deputy City Manager Brian James; Assistant City Manager Sarah Gonzalez; City Attorney Daniel Santee; City Secretary Sheila Edmondson

### Call to Order

Planning and Zoning Chair Glen Outlaw and Mayor Ralph Gutierrez called the meeting to order at 5:30 p.m.

### Presentations

- Service Recognition for Vice Chair Ernest Evans, Jr.

Vice Chair Ernest Evans, Jr., was recognized for his years of volunteer service on the Planning and Zoning Commission. Planning Manager Emily Delgado provided a brief bio on the years that Vice Chair Evans served. She presented him with a clock as a thank-you gift. Chair Glen Outlaw thanked Mr. Evans for his many years of service, dedication, guidance and advice. Mayor Gutierrez thanked Mr. Evans for his 33 years of service and in shaping the city to what it is now.

### Hearing of Residents

*This time is set aside for any person who wishes to address the Subcommittee. Each person should fill out the speaker's register prior to the meeting. Presentations should be limited to no more than 3 minutes.*

*All remarks shall be addressed to the Subcommittee as a body, and not to any individual member thereof. Any person making personal, impertinent, or slanderous remarks while addressing the Subcommittee may be requested to leave the meeting.*

Councilmember David Scagliola sent in a letter, read by City Secretary Sheila Edmondson during the Hearing of Residents.

No other residents spoke.

## **PUBLIC HEARING:**

City Council and the Planning and Zoning Commission will hold a public hearing related to the Comprehensive Plan Advisory Committee (CPAC) within this agenda. The public hearing will be opened to receive a report from staff, Freese and Nichols, and any other interested persons. Upon completion, the public hearing will be closed. The Joint Session will discuss and consider the application, and may request additional information from staff or the applicant, if required.

Introductions-City of Schertz Senior Planner Sam Haas welcomed the City Council & Planning and Zoning Commission to the 2nd CPAC meeting to update everyone on the Comprehensive Plan Update. The Project Team from Freese and Nichols were in attendance to present information on the Comprehensive Plan and review a Future Land Use Exercise. A public hearing would be open for comment and interaction with City Council, Planning & Zoning, and the Freese and Nichols team.

Mr. Shad Comeaux presented the timeline of this project.

## **Timeline:**

- March-May 2023
  - 03-27-2023: Project Initiation and Kickoff
- May-July 2023
  - 05-24-2023: Snapshot, Analysis & Existing Conditions; Marketing Analysis; Vision & Guiding Principles
- June-August 2023: Future Land Use; Transportation and Parks & Recreation
  - 07-26-2023: CPAC Stakeholders Meetings
- July-August 2023: Implementation Strategies
  - 08-23-2023: CPAC
- September-October 2023
  - 09-27-2023: CPAC
- November-December 2023
  - Adoption Meetings

## **Market Snapshot**

Jason Claunch provided an overview of the Market Snapshot. Economic Development is an important component of the land use strategy. Every comprehensive plan that Freese and Nichols have worked have included an element of integration with economic development creating a more powerful plan. The City of Schertz has first class services and must find ways to continue to extract values to continue that momentum. Economic development is important to provide the

financial abilities to create, fund, and maintain high quality infrastructure. Freese and Nichols have been studying the areas of Market Oriented, Aligned with Ownership, and Community Values and Vision and where they overlap. Their role is to make sure these objectives are calibrated and will help guide the strategic plan and land use strategy and the overall plan is balanced and implementable.

#### Development Factors

- Randolph AFB acts as a strong economic driver
- Schertz has a substantial amount of undeveloped land
- Schertz's location in-between IH35 and IH10
- Schertz is centrally located within a growing region that includes large employment and population centers including San Antonio, New Braunfels, San Marcos, and Seguin, among others.

#### Demographics-Key Takeaways

- Schertz is projected to experience faster population growth than the State, with a projected annual growth rate of 1.8%.
- By 2030, Schertz's population is expected to grow to 58,881
- Strong growth pressure, high homeownership rate, above average incomes, and strong neighborhood values
- More disposable and higher median income stimulate economic growth

#### Market Demand-Homes

Moderate for multi-family housing units, strong demand for affordable rental housing options, strong demand for homes in the \$350k+range. Alternative single-family product is townhomes, condos etc. that developers can consider in the future.

Emerging priorities included exploring opportunities to evolve corporate attraction to advanced technologies, innovate retail, expand housing, and maintain strong economic development programs.

#### **Future Land Use Exercise**

They presented previous studies to include: Future Land Use Plan; Comprehensive Land Plan, Sector Plan; Parks and Recreation Master Plan; Thoroughfare Plan.

The city is divided into 4 key areas: Area 1-Agriculture Conservation and Estate Neighborhood; Area 2-Within the JB SA Randolph Clear Air Impact Compatible Use Zones and Estate Neighborhoods; Area 3A-Mainly quarry area and estate lots, outside our city limits and 3B Area likely to be Suburban Single-Family Residential; and Area 4-lots of potential, vacant land.

Mr. Comeaux explained there are quite a few future land use categories, and it was proposed to simplify them moving forward. He discussed several options in all 4 key areas in Land Use Scenario 1 and 2. The exercise was to start thinking of the 4 key areas and what the city might want to focus on.

## **Public Hearing:**

Mr. Richard Deeds-5523 Cypress Point-The concern is the buffer between area 3B and 4 where the city might be putting high capacity housing. The plan hasn't addressed the fixed income residents, and it might price them out. Housing costs in the \$400k price range will push people out and become another Austin.

Dr. Mark Peshorn-8320 Trainer Hale Rd.-Area 1 is uniquely different with the rain run-off. We need to have the infrastructure ready for heavy rains.

Councilmember Michael Dahle asked if Land Use Scenario 1 or 2 reflect the current comprehensive plan. Both scenarios are different. Area 1 east of Weir Rd. should be left Ag conservation to limit the potential flooding as in the past. The extension of highway commercial in Area 1 is a good choice. Area 2 having commercial light industrial between landing zones is a good use. Area 3A and 3B would like to consider releasing them after a joint discussion with landowners. Area 4-Would like to see a more town-center concept.

Mayor Pro-Tem Brown agrees with Councilmember Dahle. For Area 1, it is too early in the process to determine the best use for the long term. The other side of IH-35 was intended for more light industrial and rural use. In the quarry area, adding multi-family development would not be a good idea.

Mayor Gutierrez agreed with Councilmember Dahle as well. The industrial area along IH-10 for Area 1 is a valuable asset. Area 2 has the industry, technology, and R&D under the current future land use designation.

Mr. Comeaux explained that everything along IH-10 is either highway commercial or light industrial. With the colors being so close on the map, Mr. Comeaux said this was another good reason to simplify the designations.

Mr. Richard Braud would like to hear from Randolph AFB about how much they would accept in terms of our development. He does not want them threatened by development. Would like to protect as much of the south-eastern runway that is empty. We need more retail development on our interstates since Schertz has been so heavily dependent on rooftops.

Chair Glen Outlaw stated there were no surprises to him especially in southern Schertz. He is not a fan of mixed-use neighborhood. The developers are bringing mixed-use plans, but are leaning towards single family residential. He would like to see P&Z and City Council control the density and traffic. So far the industrial has stayed north of IH-35, and it has worked well. The P&Z has addressed multi-family plans and know the demand is out there, so he would like to designate areas in the city for multi-family.

Planning Manager Emily Delgado asked if designating specific areas for multi-family may not be thinking broad enough.

Mr. Richard Deeds-5523 Cypress Point-stated that facilities need to be planned before these

multi-family complexes. Have places where they can walk to and not add to the traffic concerns.

Mr. Ken Tipton-621 Secretariat Drive-grew up in Chattanooga, TN which had a tremendous flooding problem. They created irrigation and a levy on marsh lands that could not be used before. He has not seen alot of townhouses in the area and stated they are a good mix between a single family home and apartments.

Mayor Tem-Tim Brown agreed that with multi-family housing, commercial and facilities need to be near these multi-family areas. It is a combination of commercial growth and planning.

Councilmember Michael Dahle stated that the mixed-use must include the multi-family developments. There needs to be more conversation between P&Z to give staff broader guidelines with PDD's.

Councilmember Allison Heyward stated if the city designates multi-family areas, and we approve multi-family in a mixed use area, it can confuse the public. Also, educating the public that apartments and townhomes are good for the community and some folks are looking for high density housing.

Councilmember Jill Whittaker asked if all the information discussed tonight would be modified and presented to Council again. Mr. Shad Comeaux stated they would take all the information tonight and try to simplify it and come back with a revision of the land use map to review. There will be a lot of opportunities to discuss and make changes.

## **Adjournment**

Mayor Pro-Tem Tim Brown asked for a motion to adjourn the Joint City Council & Planning and Zoning meeting. Councilmember Allison Heyward made the motion. Councilmember Jill Whittaker seconded the motion. Mayor Pro-Tem Tim Brown adjourned the meeting at 7:01 pm.

Chair Glen Outlaw called for a short recess.

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Ralph Gutierrez, Mayor

ATTEST:

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Sheila Edmondson, City Secretary