

DRAFT

PLANNING AND ZONING MINUTES

December 14, 2022

The Schertz Planning and Zoning Commission convened on December 14, 2022 at 6:00 p.m. at the Municipal Complex, Council Chambers, 1400 Schertz Parkway Building #4, Schertz, Texas.

Present: Glen Outlaw, Chairman; Gordon Rae, Commissioner; Roderick Hector, Commissioner; Judy Goldick, Commissioner

Absent: Ernie Evans, Vice Chairman; Richard Braud, Commissioner; Tamara Brown, Commissioner; John Carbon, Commissioner; Patrick McMaster, Commissioner

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

No one 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, December 13, 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 November 16, 2022 Regular Meeting.

B. PLFP20220202 Consider and act upon a request for approval of a final plat of The Crossvine Module 3B Unit 1Subdivision, an approximately 35.79 acre tract of land, generally located one thousand seven hundred fifty feet (1,750') from the intersection of Ware Seguin Road and FM 1518, City of Schertz, Bexar County, Texas.

Motioned by Commissioner Gordon Rae to approve the Consent Agenda, seconded by Commissioner Judy Goldick

Vote: 4 - 0 Passed

5. ITEMS FOR INDIVIDUAL CONSIDERATION:

- A.** PLPP20220199 Consider an act upon a request for approval of a preliminary plat of the Royal Manufacturing Phase II subdivision, an approximately 142 acre tract of land approximately 3,400 feet west of Doerr Lane at the terminus of Tejas Way, Parcel ID: 77739, City of Schertz, Comal County, Texas

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

Vote: 4 - 0 Passed

- B.** PLPP20220197 Consider an act upon a request for approval of a preliminary plat of the Royal Manufacturing Phase III Subdivision, an approximately 87 acre tract of land to the south of Tejas Way, approximately 750 feet west of Doerr Lane, also identified as Parcel IDs: 412335, 74404, 74490, 74458, City of Schertz, Comal County, Texas.

Motioned by Commissioner Gordon Rae to approve, seconded by Commissioner Judy Goldick

Vote: 4 - 0 Passed

- C.** PLPP20220210 Waiver - Consider and act upon a request for approval of a waiver request in relation to improving roadways adjacent to the proposed Core5 Subdivision, an approximately 165 acre tract of land generally located at the northwest corner of the intersection of Scenic Lake Drive and IH-10, also identified as Parcel IDs: 619013, 619006, 619017, City of Schertz, Bexar County, Texas

Motioned by Commissioner Roderick Hector to approve, seconded by Commissioner Gordon Rae

Vote: 4 - 0 Passed

- D.** PLPP20220210 Consider and act upon a request for approval of a preliminary plat of the Core5 Subdivision, an approximately 165 acre tract of land generally located at the northwest corner of the intersection of Scenic Lake Drive and IH-10, also identified as Parcel IDs: 619013, 619006, 619017, City of Schertz, Bexar County, Texas.

Motioned by Commissioner Gordon Rae to approve, seconded by Commissioner Judy Goldick

Vote: 4 - 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. ***Postponed at the November 16, 2022, Planning and Zoning Commission Meeting***

Mr. James provided a presentation.

Mr. Outlaw opened the public hearing at 6:53 P.M. the following residents spoke during the public hearing:

- Raymond Bruce Torgerson- 8795 Quail Wood Run

Mr. Outlaw closed the public hearing at 6:54 P.M.

Motioned by Commissioner Gordon Rae to recommend approval to the City Council UDC amendments for Article 5, Section 21.5.11- Specific Use Permit (SUP), and Article 9, Section 21.9.7-Landscaping, seconded by Commissioner Judy Goldick

Vote: 4 - 0 Passed

Motioned by Commissioner Gordon Rae to postpone action on a UDC Amendment for Article 10, Section 21.10.4- Schedule of off-street parking Requirements to a future Planning and Zoning Commission meeting, seconded by Commissioner Judy Goldick

Vote: 4 - 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. Outlaw.

- 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 7:04 P.M.

Chairman, Planning and Zoning Commission

Recording Secretary, City of Schertz