

# DRAFT

## PLANNING AND ZONING MINUTES January 11, 2023

The Schertz Planning and Zoning Commission convened on January 11, 2023 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; Roderick Hector, Commissioner; Tamara Brown, Commissioner; John Carbon, Commissioner; Patrick McMaster, Commissioner

Absent: Judy Goldick, Commissioner

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

Mr. McMaster 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](mailto:planning@schertz.com) by 5:00p.m. on Tuesday, January 10, 2023, 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 December 14, 2022 Regular Meeting.

B. PLFP20220224 - Consider and act upon a request for approval of a final plat of The Parklands Subdivision Unit 2B, an approximately 7 acre tract of land generally located approximately 3,000 feet southeast of the intersection between Eckhardt Road and Parklands Way.

Motioned by Commissioner Gordon Rae to approve the Consent Agenda, seconded by Commissioner Tamara Brown

**Vote: 7 - 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- 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. **APPLICANT WITHDRAWN / NO PUBLIC HEARING TO OCCUR / NO ACTION TO OCCUR**
  
- B.** PLZC20220124– 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. **APPLICANT WITHDRAWN / NO PUBLIC HEARING TO OCCUR / NO ACTION TO OCCUR**
  
- C.** PLUDC20230006 - Hold a public hearing, workshop, and discussion and possible action to make a recommendation on amendments to Part III of the Schertz Code of Ordinances, Unified Development Code (UDC) to Article 10, Parking Standards and Single Family Residential Density/Development Standards.

Mr. James provided a presentation.

Mr. Outlaw opened the public hearing for the Single Family Density/Development Standards at 6:14 P.M.

No one spoke.

Mr. Outlaw closed the public hearing at 6:14 P.M.

Mr. Outlaw opened the public hearing for the Parking Standards at 6:42 P.M.

No one spoke.

Mr. Outlaw closed the public hearing at 6:42 P.M.

Motioned by Commissioner Patrick McMaster to recommend approval to City Council on amendments to Part III of the Schertz Code of Ordinances, Unified Development Code (UDC) to Article 10, Parking Standards and Single Family Residential Density/Development Standards, seconded by Commissioner Tamara Brown

**Vote: 6 - 1 Passed**

NAY: Vice Chairman Ernie Evans

Motioned by Commissioner Gordon Rae to recommend approval with discussed corrections to City Council action on amendments to Part III of the Schertz Code of Ordinances, Unified Development Code (UDC) to Article 10, Parking Standards, seconded by Commissioner Richard Braud

**Vote:** 7 - 0 Passed

**6. 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 no announcements by Commissioners.

**C.** Announcements by City Staff.

- City and community events attended and to be attended.

There were announcements by City staff.

**7. INFORMATION AVAILABLE IN THE PLANNING AND ZONING COMMISSION PACKETS- NO DISCUSSION TO OCCUR**

**A.** Current Projects and City Council Status Update

**8. 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