

# DRAFT

## PLANNING AND ZONING MINUTES January 25, 2023

The Schertz Planning and Zoning Commission convened on January 25, 2023 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; Tamara Brown, Commissioner; John Carbon, Commissioner; Patrick McMaster, Commissioner

Absent: Ernie Evans, Vice Chairman; Judy Goldick, Commissioner

City Staff: Steve Williams, City Manager; Brian James, Deputy City Manager; Lesa Wood, Director of Planning & Community Development; Emily Delgado, Planning Manager; Samuel Haas, Senior 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 and Mr. Carbon were 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 24, 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.*

- DJ Thompson- 3325 Charleston
- Linda Rasch- 3509 Whisper Knoll
- Robin Streff- 3624 Chestnut Court

### 4. CONSENT AGENDA:

- A. Minutes for the January 11th Regular Meeting.

- B.** PLFP20230009 - Consider and act upon a request for approval of a final plat of the Schertz Wastewater Lift Station Subdivision, an approximately 3.7 acre tract of land, establishing one commercial lot generally located 3,100 feet south of the intersection of FM 78 and River Road, City of Schertz, Guadalupe County, Texas.

Motioned by Commissioner Gordon Rae to approve the Consent Agenda, seconded by Commissioner Patrick McMaster

**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.** PLPDD20220136– Hold a public hearing, consider, and make a recommendation on a request to rezone approximately 12.5 acres of land from Planned Development District (PDD) to Planned Development District (PDD), located approximately 1,500 feet southwest of the intersection between Schertz Parkway and Maske Road, City of Schertz, Guadalupe County, Texas, also known as the Windy Meadows Subdivision Unit 4.

Mrs. Delgado provided a presentation.

Mr. Outlaw opened the public hearing at 6:18 P.M.

- Janice Baldwin- 3401 Columbia

Mr. Outlaw closed the public hearing at 6:19 P.M.

Motioned by Commissioner Patrick McMaster to recommend approval to City Council, seconded by Commissioner Tamara Brown

**Vote:** 7 - 0 Passed

- B.** PLPDD20220186 –Hold a public hearing, consider, and make a recommendation on a request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe County, Texas.

Mrs. Delgado and the applicant provided a presentation.

Mr. Outlaw opened the public hearing at 6:39 P.M.

- Carol Davis- 3337 Wimbledon Dr
- Bill Nakayama- 3526 Charleston Lane
- Brad Weberg- 3809 Overlook Dr.
- Margret Igel- 3712 Hunters Glen
- Dana Giggy- 3825 Overlook Dr.
- Deborah and David Gunschke- 3812 Pheasant Hills

- Heather Jackson- 3410 Wimbledon Dr.
  - Alan Joanningmeier-6058 Covers Cove
  - Jorge Rodriguez- 3334 Foxbriar Lane
  - Mrs. Wright- 3613 Elm Court
  - Sam Atkins- 3505 Wimbledon Dr.
  - Don Dendy- 3149 Cameron River
  - Hannah Ochoa- 5701 Fairways Dr.
  - Tammy Kennedy- 3712 Pebble Beach
  - Charles Burks- 3737 Pebble Beach
  - Michelle Swisher- 6105 Mule Dear
  - Linda Rousch- 3509 Whisper Knoll
  - Steve Smart- 6086 Cover Cove
  - Phillip Jackson- 3410 Wimbledon Dr.
  - David Prestridge- 3708 Hillside
  - Bill Edmonds- 4909 Chestwood Dr
  - Tim Stief- 3774 Pebble Beach
  - Theresa Smart-6086 Covers Cove
  - Carmen Rodriguez- 5621 Fairway Dr.
  - Greg Sebold- 3841 Green Ridge
  - Steve Gooding- 5717 Fairway Dr.
  - Ruth Radcliffe- 3724 Hunters Glen
  - DJ Thompson- 3325 Charleston Dr.
  - James Hough- 5133 Black Horse
  - Reed Carr- 3509 Columbia Dr.
  - Linda Breland- 3801 Green Ridge
- Mr. Outlaw closed the public hearing at 8:17 P.M.

Motioned by Commissioner John Carbon to recommend approval to City Council with conditions, seconded by Commissioner Gordon Rae

**Vote:** 5 - 2 Passed

NAY: Chairman Glen Outlaw  
Commissioner Patrick McMaster

**6. REQUESTS AND ANNOUNCEMENTS:**

**A.** Requests by Commissioners to place items on a future Planning and Zoning Agenda

There were requests by Commissioner 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 no announcements by Commissioners.

**C.** Announcements by City Staff.

- City and community events attended and to be attended.

There were no 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 9:09 P.M.

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Chairman, Planning and Zoning Commission

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Recording Secretary, City of Schertz