

# DRAFT

## PLANNING AND ZONING MINUTES February 8, 2023

The Schertz Planning and Zoning Commission convened on February 8, 2023 at 6:00 p.m. at the Municipal Complex, Municipal Courtroom, 1400 Schertz Parkway Building #1, Schertz, Texas.

Present: Glen Outlaw, Chairman; Ernie Evans, Vice Chairman; Richard Braud, Commissioner; Gordon Rae, Commissioner; Roderick Hector, Commissioner; Judy Goldick, Commissioner; Tamara Brown, Commissioner

Absent: John Carbon, Commissioner; Patrick McMaster, Commissioner

City Staff: Lesa Wood, Director of Planning & Community Development; Emily Delgado, Planning Manager; Samuel Haas, Senior Planner; Tiffany Danhof, Administrative Assistant

### 1. CALL TO ORDER / ROLL CALL THE REGULAR PLANNING & ZONING COMMISSION MEETING

Chairman Mr. Outlaw called the meeting to order at 6:14 P.M.

### 2. SEAT ALTERNATE TO ACT IF REQUIRED

No one was seated.

### 3. HEARING OF RESIDENTS

*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.*

*Residents who choose to watch the meeting via live stream, but who would like to participate in the 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, February 7, 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.*

- Janice Hughes 170 Clear Oak, Universal City, TX
- Edward Chevalier 12505 Will Cloudsley

### 4. CONSENT AGENDA:

- A. Minutes for the January 25, 2023 Regular Meeting.

- B.** PLFP20230014 - Consider and act upon a request for approval of a final plat of the Schertz I -35 Warehouse Subdivision, an approximately 6 acre tract of land, located approximately 1, 900 feet west of the intersection of FM 2252 and Interstate 35, City of Schertz, Comal County, Texas.

Motioned by Commissioner Richard Braud 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.** PLZC20220204– Hold a public hearing, consider, and make a recommendation on a request to rezone approximately 87 acres of land from General Business District (GB) and Single-Family Residential / Agricultural District (RA) to General Business District II (GB-2), located approximately 4,000 feet west of the intersection of IH 10 Access Road and FM 1518, also known as Bexar County Property Identification Number 619249, also known as 12625 IH 10E, City of Schertz, Bexar County, Texas.

Mrs. Delgado and the applicant provided a presentation.

Mr. Outlaw opened the public hearing at 6:32 P.M.

- Sharita Johnson 12501 Will Cloudsley
- Janice Hughes 170 Clear Oak, Universal City, TX
- Edward Chevalier 12505 Will Cloudsley
- Adivene Chevalier 12505 Will Cloudsley

Mr. Outlaw closed the public hearing at 6:38 P.M.

Motioned by Commissioner Richard Braud to recommend approval to City Council, seconded by Commissioner Gordon Rae

**Vote:** 5 - 2 Passed

NAY: Chairman Glen Outlaw  
Commissioner Roderick Hector

**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 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 7:10 P.M.**

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Chairman, Planning and Zoning Commission

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Recording Secretary, City of Schertz