

DRAFT

PLANNING AND ZONING MINUTES

April 12, 2023

The Schertz Planning and Zoning Commission convened on April 12, 2023 at 6:00 p.m. at the Municipal Complex, Courtroom, 1400 Schertz Parkway Building #1, Schertz, Texas.

Present: Glen Outlaw, Chairman; Ernie Evans, Vice Chairman; Richard Braud, Commissioner; Tamara Brown, Commissioner; John Carbon, Commissioner

Absent: Gordon Rae, Commissioner; Roderick Hector, Commissioner; Judy Goldick, Commissioner; Patrick McMaster, Commissioner

Staff present: Steve Williams, City Manager; Brian James, Deputy City Manager; Emily Delgado, Planning Manager; Samuel Haas, Senior Planner; Ameriz Gamez, Planner; Daisy Marquez, 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. Carbon 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, April 11, 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.

- Steve Barry: 12139 Remilly Way
- Joshua Barry: 12370 Erstein Valley
- Ed Paquette: 9858 Mulhouse Dr
- Marissa Nolan: 9823 Mulhouse Dr
- Amanda Jones: 9859 Mulhouse Dr
- Jennifer Pray: 12698 Saverne Way
- Charles Killen: 1212 Eli Whitney
- Sylvia Salas-Brown: 9778 Mulhouse Dr

4. CONSENT AGENDA:

- A. Minutes for the March 22, 2023, Regular Meeting.

Motioned by Commissioner Tamara Brown to approve, seconded by Commissioner Richard Braud

Vote: 5 - 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.** PLZC20220213 - Hold a public hearing, consider, and make a recommendation on a request to rezone approximately 1 acre of land from Single-Family Residential District (R-1) to Neighborhood Services District (NS), located approximately 600 feet south of the intersection of FM 3009 and Live Oak Road, also known as Guadalupe County Property Identification Number 67544, City of Schertz, Guadalupe County, Texas.

Mr. Haas and the applicant provided a presentation.

Mr. Outlaw opened the public hearing at 6:31 P.M.

- Gail Killen : 1212 Eli Whitney

Mr. Outlaw closed the public hearing at 6:35 P.M.

Motioned by Commissioner Richard Braud to recommend approval of PLZC20220213 to the City Council, seconded by Commissioner John Carbon

Vote: 5 - 0 Passed

- B.** PLZC20220161 - Hold a public hearing, consider, and make a recommendation on a request to rezone approximately 15 acres of land from Pre-Development District (PRE) to Apartment/Multi-Family Residential District (R-4), located approximately 1,800 feet east of the intersection of FM 1518 and Ray Corbett Drive, also known as Bexar County Property Identification Number 309863, City of Schertz, Bexar County, Texas.

Mr. Haas and the applicant provided a presentation.

Mr. Outlaw opened the public hearing at 6:57 P.M.

- Barbara Holden: 9829 Mulhouse Dr
- Joshua Barry: 12370 Erstein Valley
- Sylvia Salas-Brown: 9778 Mulhouse Dr
- Lawrence Wilson: 12346 Erstein Valley
- Yessica Marks: 12233 Forbach Dr
- Mike Pacheco: 10397 Obernai Path
- Danielle Smith 10321 Luneville Ln
- Karin Barry: 12139 Remilly Way
- Ed Paquette: 9858 Mulhouse Dr
- Robert Marks: 12233 Forbach Dr
- Richard Johnston: 10303,307,311,315 Hillbrook
- JC Herrera: 12020 Schaffer Rd
- Ryan Frank: 10330 Luneville Ln
- Dana Bynum: 10249 Metz Valley
- Tom Salkowski: 10411 Hillbrook Rd

- Robert Burke: 12548 Rothau Dr
- Gabriele Parizo-Louden: 9858 Mulhouse Dr.
- Marissa Nolan: 9823 Mulhouse Dr
- Steve Barry: 12139 Remilly Way
- Tom Salkowski: 10411 Hillbrook Rd
- Jennifer Pray: 12698 Saverne Way
- Sofia Davis: 10139 Obernai Path
- Sal Reeves: 126987 Remilly Way

Mr. Outlaw closed the public hearing at 7:52 P.M.

Motioned by Commissioner John Carbon to recommend denial of PLZC20220161 to the City Council, seconded by Commissioner Tamara Brown

Vote: 5 - 0 Passed

6. ITEMS FOR INDIVIDUAL CONSIDERATION:

- A.** PLPP20230064 Waiver - Consider and act upon a request for a waiver in relation to sanitary sewer frontage extension requirements for the proposed Saddlebrook Ranch Unit 1B subdivision, approximately 23 acres of land generally located approximately 2,000 feet to the west of the Cibolo Creek along Lower Seguin Road, Parcel ID 310011, City of Schertz, Bexar County, Texas.

Mr. Haas provided a presentation.

Motioned by Commissioner Tamara Brown to approve, seconded by Commissioner Richard Braud

Vote: 5 - 0 Passed

- B.** PLPP20230064 - Consider and act upon a request for approval of a preliminary plat of the Saddlebrook Ranch Unit 1B subdivision, approximately 23 acres of land generally located approximately 2,000 feet to the west of the Cibolo Creek along Lower Seguin Road, Parcel ID 310011, City of Schertz, Bexar County, Texas.

Mr. Haas provided a presentation.

Motioned by Commissioner Tamara Brown to approve, seconded by Commissioner John Carbon

Vote: 4 - 1 Passed

NAY: Vice Chairman Ernie Evans

- C.** PLPP20230060 Waiver - Consider and act upon a request for a waiver in relation to on-site sewer facilities for the preliminary plat for the Hope Acre subdivision, approximately 1 acre of land located at 6040 Pfeil Road, otherwise generally located approximately 2,300 feet to the north-east of the Pfeil Road and IH-10 access road intersection, Parcel ID 619261, City of Schertz, Bexar County, Texas.

The applicant withdrew.

- D. PLPP20230060 - Consider and act upon a request for approval of a preliminary plat of the Hope Acre subdivision, approximately 1 acre of land located at 6040 Pfeil Road, otherwise generally located approximately 2,300 feet to the north-east of the Pfeil Road and IH-10 access road intersection, Parcel ID 619261, City of Schertz, Bexar County, Texas.

The applicant withdrew.

7. REQUESTS AND ANNOUNCEMENTS:

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

There were requests by the Chairman 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 announcements by Chairman 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 9:02 P.M.

Chairman, Planning and Zoning Commission

Recording Secretary, City of Schertz