



MEETING AGENDA
Planning & Zoning Commission
REGULAR SESSION PLANNING & ZONING COMMISSION
May 10, 2023

HAL BALDWIN MUNICIPAL COMPLEX COUNCIL CHAMBERS
1400 SCHERTZ PARKWAY BUILDING #4
SCHERTZ, TEXAS 78154

CITY OF SCHERTZ CORE VALUES

Do the right thing

Do the best you can

Treat others the way you want to be treated

Work cooperatively as a team

AGENDA

WEDNESDAY, MAY 10, 2023 at 6:00 p.m.

The Planning and Zoning Commission will hold the regularly scheduled meeting at 6:00p.m., Wednesday, May 10, 2023, at the City Council Chambers. In lieu of attending the meeting in person, residents will have the opportunity to watch the meeting via live stream on the City's YouTube Channel.

1. CALL TO ORDER

2. SEAT ALTERNATE TO ACT IF REQUIRED

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, May 9, 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.

4. CONSENT AGENDA:

A. Minutes for the April 26, 2023, Regular Meeting.

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. PLSPU20220208 - Conduct a public hearing and make a recommendation on a Specific Use Permit to allow a convenience store with gas pumps on approximately 4.2 acres of land, located at the intersection of North Graytown Road & IH 10, address: 11185 IH 10 E, City of Schertz, Bexar County, Texas, property ID: 619232.

6. REQUESTS AND ANNOUNCEMENTS:

- A. Requests by Commissioners to place items on a future Planning and Zoning Agenda
- B. Announcements by Commissioners
 - City and community events attended and to be attended
 - Continuing education events attended and to be attended
- C. Announcements by City Staff.
 - City and community events attended and to be attended.

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

CERTIFICATION

I, Samuel Haas, Senior Planner, of the City of Schertz, Texas, do hereby certify that the above agenda was posted on the official bulletin boards on this the 4th day of May, 2023 at 2:00 p.m., which is a place readily accessible to the public at all times and that said notice was posted in accordance with chapter 551, Texas Government Code.

Samuel Haas

Samuel Haas, Senior Planner

I certify that the attached notice and agenda of items to be considered by the Schertz Planning & Zoning Commission was removed from the official bulletin board on ____ day of _____, 2023. _____ title: _____

This facility is accessible in accordance with the Americans with Disabilities Act. Handicapped parking spaces are available. If you require special assistance or have a request for sign interpretative services or other services please call 619-1030 at least 24 hours in advance of meeting.

The Planning and Zoning Commission for the City of Schertz reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Open Meetings Act.

Executive Sessions Authorized: This agenda has been reviewed and approved by the City's legal counsel and presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion.

PLANNING AND ZONING COMMISSION MEETING: 05/10/2023
Agenda Item 4 A

TO: Planning and Zoning Commission
PREPARED BY: Tiffany Danhof, Administrative Assistant
SUBJECT: Minutes for the April 26, 2023, Regular Meeting.

Attachments

Draft Minutes for the April 26, 2023 Regular Meeting

DRAFT

PLANNING AND ZONING MINUTES

April 26, 2023

The Schertz Planning and Zoning Commission convened on April 26, 2023 at 6:00 p.m. at the Municipal Complex, Council Chambers, 1400 Schertz Parkway Building #4, Schertz, Texas.

Present: Richard Braud, Commissioner; Gordon Rae, Commissioner; Roderick Hector, Commissioner; Judy Goldick, Commissioner; Tamara Brown, Commissioner; John Carbon, Commissioner

Absent: Glen Outlaw, Chairman; Ernie Evans, Vice Chairman; Patrick McMaster, Commissioner

Staff present: Brian James, Deputy City Manager; Lesa Wood, Director of Planning & Community Development; Samuel Haas, Senior Planner; Ameriz Gamez, Planner; Daisy Marquez, Planner; Tiffany Danhof, Administrative Assistant

1. CALL TO ORDER

Mr. Braud called the meeting to order at 6:06 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 25, 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.

William Bosh-1637 Osage Ave

4. CONSENT AGENDA:

A. Minutes for the April 12, 2023 Regular Meeting.

B. PLFP20230082 - Consider an act upon a request for approval of a final plat of Lot 8 Block 1 of the Royal Manufacturing Phase II subdivision, an approximately 32 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

- C. PLFP20230075 - Consider and act upon a request for approval of a final plat of the Parklands Unit 3A Subdivision, an approximately 20 acre tract of land located approximately 3,700 feet southeast of the intersection of Eckhardt Road and Parklands Way, City of Schertz, Guadalupe County, Texas.

Motioned by Commissioner Tamara Brown to approve the consent agendas, seconded by Commissioner Gordon Rae

Vote: 6 - 0 Passed

5. ITEMS FOR INDIVIDUAL CONSIDERATION:

- A. PLPP20230074 - Consider and act upon a request for approval of a preliminary plat of the Saddlebrook Ranch Unit 6 subdivision, approximately 22 acres of land generally located approximately 2,000 feet to the north-east of the Lower Seguin Road and St. Vincent Way intersection, Parcel ID 1367371, City of Schertz, Bexar County, Texas.

Mr. Haas provided a presentation.

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

Vote: 6 - 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 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

Mr. Braud adjourned the regular meeting at 6:18 P.M.

Chairman, Planning and Zoning Commission

Recording Secretary, City of Schertz

PLANNING AND ZONING COMMISSION MEETING: 05/10/2023
Agenda Item 5 A

TO: Planning and Zoning Commission
 PREPARED BY: Samuel Haas, Senior Planner
 CASE: PLSPU20220208
 SUBJECT: PLSPU20220208 - Conduct a public hearing and make a recommendation on a Specific Use Permit to allow a convenience store with gas pumps on approximately 4.2 acres of land, located at the intersection of North Graytown Road & IH 10, address: 11185 IH 10 E, City of Schertz, Bexar County, Texas, property ID: 619232.

GENERAL INFORMATION:

Owner: QUALCO OPPORTUNITY FUND LLC
 Applicant/Project Engineer: Mario Ipina/ Bovay Engineers

APPLICATION SUBMITTAL DATE:

Date:	Application Submittal Type:
12/06/2022	Specific Use Permit

PUBLIC NOTICE:

On April 18, five (5) public hearing notices were mailed to the surrounding property owners within a 200-foot boundary of the subject property. At the time of this staff report, one (1) response in favor, zero (0) responses neutral, and zero (0) responses opposed have been received. A public hearing notice will be published in the San Antonio Express prior to the City Council meeting.

ITEM SUMMARY:

The applicant is requesting a Specific Use Permit to allow a convenience store with covered gas pumps on approximately 4.2 acres of land, located at 11185 IH 10 E, City of Schertz, Bexar County, Texas, property ID: 619232. The subject property is currently being used as a storage yard for trailers and heavy equipment. The applicant is proposing a 6,500 square foot convenience store with a fuel canopy for both passenger cars and diesel trucks. Truck parking will also be provided.

LAND USES:

	Zoning	Land Use
North	General Business District (GB)	Rural Residence and Vacant
South	Right of Way	IH 10 Access Road
East	General Business District (GB)	Vacant
West	Right of Way	Graytown Road

IMPACT ON EXISTING ADJACENT DEVELOPMENT:

The subject property lies at the intersection of Graytown Road and the IH 10 access road, and is currently zoned General Business District (GB). Other properties along IH 10 are similarly zoned. The current use for the subject property is a storage/salvage yard. Directly to the north appears to be a residential structure, while the property to the east and to the west across Graytown Road are vacant/undeveloped. Further to the east there appears to be a similar storage/salvage yard. Directly to the south is the IH 10 corridor. With the proposed convenience store being surrounded by mostly vacant land, and being directly adjacent to IH 10 the proposed Specific Use Permit would not pose an additional adverse impact on the surrounding properties.

The Comprehensive Land Use Plan, through the South Schertz Sector Plan, identifies this area as Highway Commercial. The Highway Commercial land use designation is intended to allow large format retail with restaurants and entertainment uses or mid-rise office buildings, and may also include lodging and related uses. The Highway Commercial land use designation is located at major highway intersections to maximize access to the region. The proposed convenience store with gas pumps fits the retail land use desired in Highway Commercial designated areas. This business can take advantage of its proximity to IH 10, as it is a highway/transportation oriented business and is dependent on the traffic generated on the highway. The proposed convenience store with gas pumps is compatible with the Highway Commercial land use designation, and therefore the proposed Specific Use Permit is generally in conformance with the Comprehensive Land Use Plan, through the South Schertz Sector Plan.

CONCEPTUAL SITE PLAN:

The applicant is proposing to construct an approximately 6,500 square foot convenience store with 16 gas pumps, and 6 diesel fuel pumps on the approximately 4.2 acre tract of land. Access to the site is proposed to be through two (2) access points: one (1) onto the access road of IH 10, and one (1) driveway onto Graytown Road.

If the Specific Use Permit is approved the applicant will have to go through the site plan process in conformance with UDC Section 21.9.12. and will have to meet all City of Schertz UDC requirements as listed in Article 9. At the time of the site plan a Traffic Impact Analysis Study will be reviewed by both the City of Schertz Engineering Department and the Texas Department of Transportation. In addition, the proposed parking areas will have to meet all current regulations within UDC Article 10; the conceptual site plan proposes thirty-eight (38) parking spaces, thirteen (13) for truck parking and twenty-five (25) normal spaces.

STAFF ANALYSIS AND RECOMMENDATION:

Due to the limited adverse impact on adjacent development and the compatibility between the proposed land use and the Comprehensive Land Use Plan, Staff recommends approval of the Specific Use Permit to allow a convenience store with gas pumps at the subject property conditioned upon the following:

1. A building permit is approved within two years of the adoption of the SUP Ordinance

Planning Department Recommendation	
X	Approve as submitted
	Approve with conditions*
	Denial

* While the Commission can impose conditions; conditions should only be imposed to meet requirements of the UDC.

COMMISSIONERS CRITERIA FOR CONSIDERATION:

The Planning and Zoning Commission is making a recommendation to City Council on the proposed Specific Use Permit and associated conceptual site plan. In considering action on a Specific Use Permit application, the Commission should consider the criteria within UDC, Section 21.5.11 D.

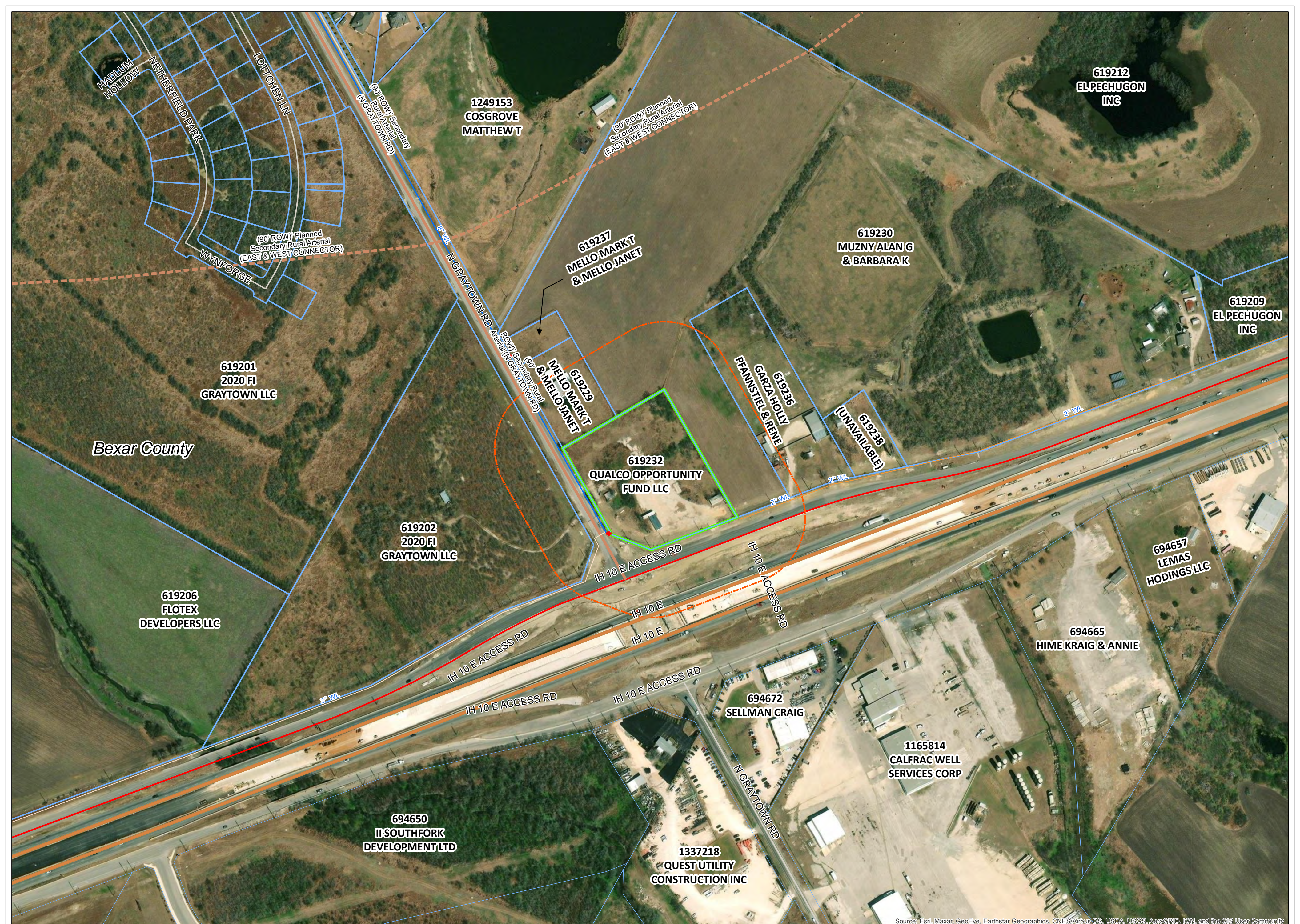
Aerial Exhibit

Public Hearing Notice Map

Specific Use Exhibit

Conceptual Site Plan Exhibit

Public Hearing Responses



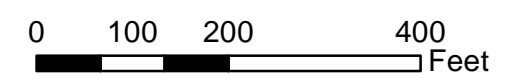
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

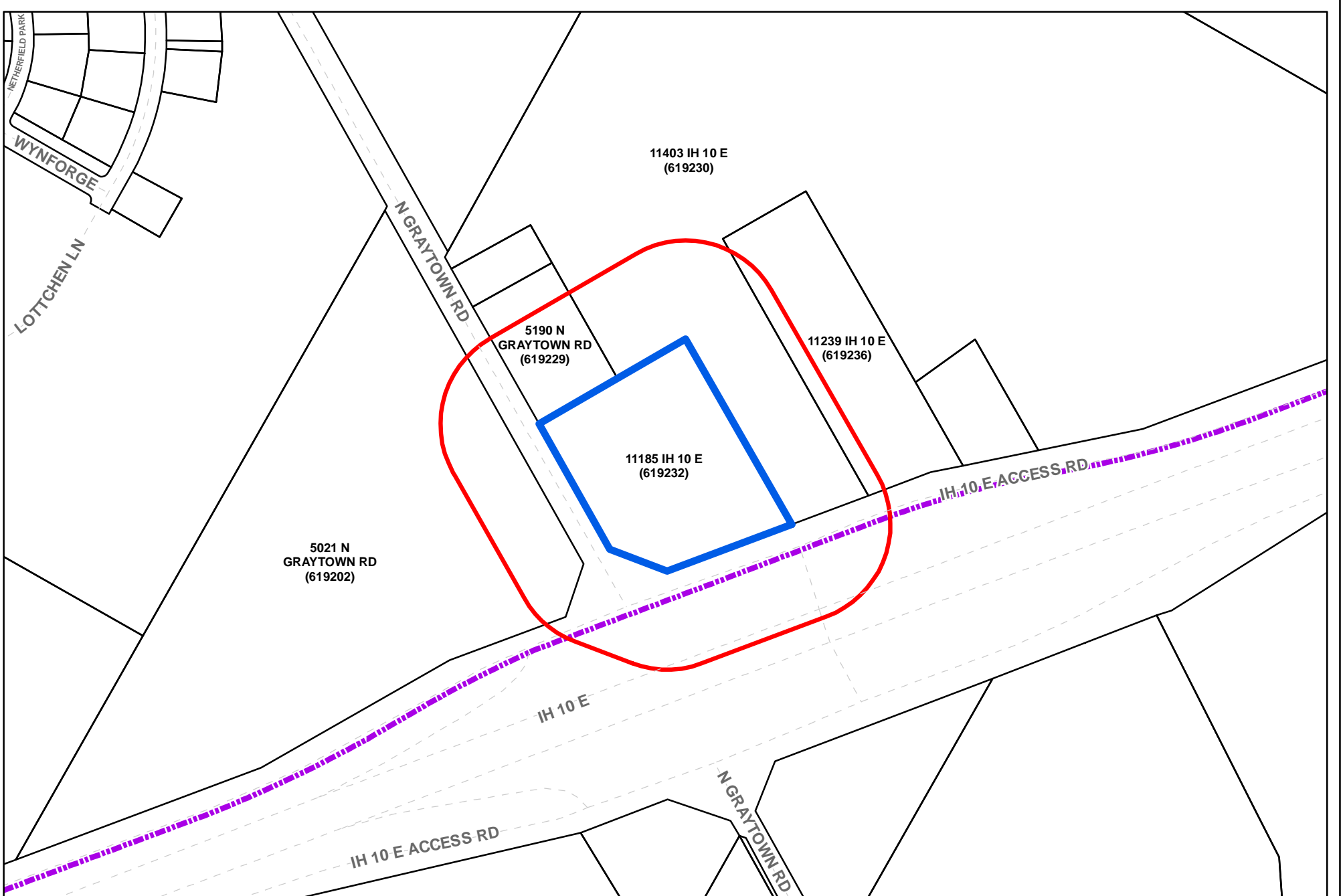


PROPOSED TRUCKSTOP
 11185 IH 10 E
 (PLSPU20220208)

- | | | | | | | | | | | |
|--------------------|----------------------------|----------------------------------|--------------------------------|------------|-----|------------------|----------------------|----------------------|-------------------------|----------------------------|
| <all other values> | <all other values> | Planned Secondary Arterial | Commercial Collector B | 1", 1 1/2" | 10" | 30" | Schertz Gravity | Hydrant | Schertz Treatment Plant | 200' Buffer |
| Highways | Freeway | Secondary Rural Arterial | Planned Commercial Collector B | 2", 2 1/2" | 12" | 36" | Schertz Pressure | Manholes | CCMA Treatment Plant | Schertz Municipal Boundary |
| Major Roads | Principal Arterial | Planned Secondary Rural Arterial | Commercial Collector A | 3" | 16" | Neighboring Main | Neighboring Gravity | Schertz Lift Station | CCMA Lift Station | County Boundaries |
| Minor Roads | Planned Principal Arterial | Residential Collector | Planned Commercial Collector A | 4" | 18" | Private | Neighboring Pressure | CCMA Lift Station | Split Manhole | |
| Other Cities | Secondary Arterial | Planned Residential Collector | | 6" | 20" | | Private Gravity | Private Lift Station | | |
| | | | | 8" | 24" | | Private Pressure | | | |

1 Inch = 200 Feet





Last Update: January 18, 2023
 City of Schertz, GIS Specialist: Bill Gardner, billg@schertz.com (210) 619-1185
The City of Schertz provides this Geographic Information System product "as is" without any express or implied warranty of any kind including but not limited to the implied warranties of merchantability and fitness for a particular purpose. In no event shall the City of Schertz be liable for any special, indirect or consequential damages or any damages whatsoever arising out of or in connection with the use of or performance of these materials. Information published in this product could include technical inaccuracies or typographical errors. Periodical changes may be made and information may be added to the information herein. The City of Schertz may make improvements and/or changes in the product(s) described herein at any time.

City of Schertz

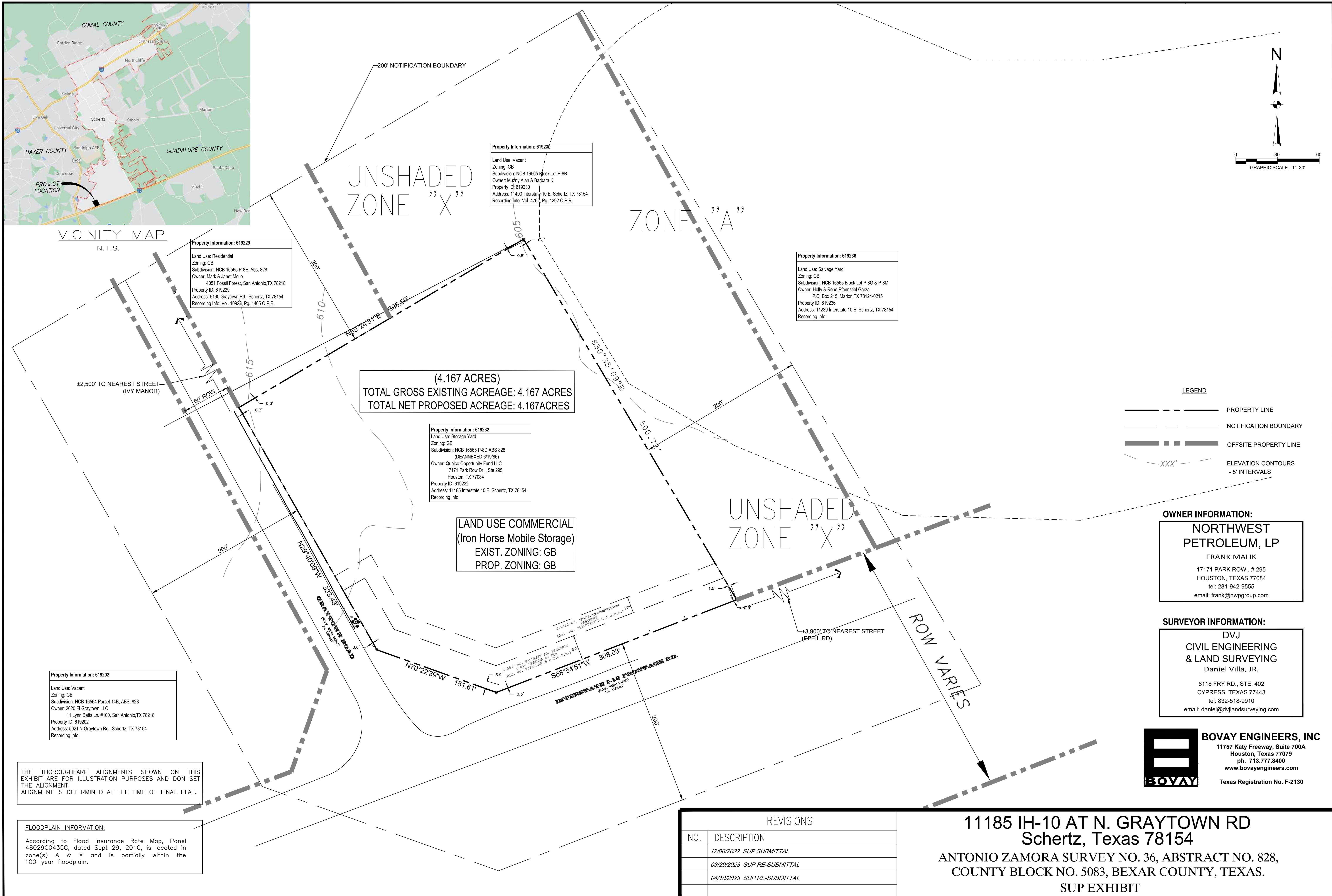
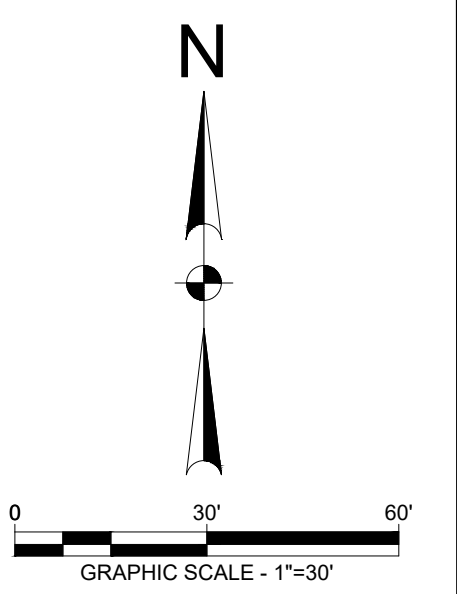
Proposed Truckstop - 11185 IH 10 E (PLSPU20220208)

-  Project Area
-  200' Buffer
-  City Limit Boundary





VICINITY MAP
N.T.S.



Property Information: 619229
 Land Use: Residential
 Zoning: GB
 Subdivision: NCB 16565 P-8E, Abs. 828
 Owner: Mark & Janet Mello
 4051 Fossil Forest, San Antonio, TX 78218
 Property ID: 619229
 Address: 5190 Graytown Rd., Schertz, TX 78154
 Recording Info: Vol. 10923, Pg. 1465 O.P.R.

Property Information: 619230
 Land Use: Vacant
 Zoning: GB
 Subdivision: NCB 16565 Block Lot P-8B
 Owner: Muzny Alan & Barbara K
 Property ID: 619230
 Address: 11403 Interstate 10 E, Schertz, TX 78154
 Recording Info: Vol. 4762, Pg. 1292 O.P.R.

Property Information: 619236
 Land Use: Salvage Yard
 Zoning: GB
 Subdivision: NCB 16565 Block Lot P-8G & P-8M
 Owner: Holly & Rene Plannstiel Garza
 P.O. Box 215, Marion, TX 78124-0215
 Property ID: 619236
 Address: 11239 Interstate 10 E, Schertz, TX 78154
 Recording Info:

Property Information: 619232
 Land Use: Storage Yard
 Zoning: GB
 Subdivision: NCB 16565 P-8D ABS 828
 (DEANNEXED 6/19/06)
 Owner: Qualko Opportunity Fund LLC
 17171 Park Row Dr., Ste 295,
 Houston, TX 77064
 Property ID: 619232
 Address: 11185 Interstate 10 E, Schertz, TX 78154
 Recording Info:

Property Information: 619202
 Land Use: Vacant
 Zoning: GB
 Subdivision: NCB 16564 Parcel-14B, ABS. 828
 Owner: 2020 FJ Graytown LLC
 11 Lynn Batts Ln. #100, San Antonio, TX 78218
 Property ID: 619202
 Address: 5021 N Graytown Rd., Schertz, TX 78154
 Recording Info:

(4.167 ACRES)
 TOTAL GROSS EXISTING ACREAGE: 4.167 ACRES
 TOTAL NET PROPOSED ACREAGE: 4.167 ACRES

LAND USE COMMERCIAL
 (Iron Horse Mobile Storage)
 EXIST. ZONING: GB
 PROP. ZONING: GB

- LEGEND**
- — — — — PROPERTY LINE
 - - - - - NOTIFICATION BOUNDARY
 - — — — — OFFSITE PROPERTY LINE
 - - - - - ELEVATION CONTOURS
- 5' INTERVALS

OWNER INFORMATION:
NORTHWEST PETROLEUM, LP
 FRANK MALIK
 17171 PARK ROW , # 295
 HOUSTON, TEXAS 77084
 tel: 281-942-9555
 email: frank@nwpgroup.com

SURVEYOR INFORMATION:
DVJ CIVIL ENGINEERING & LAND SURVEYING
 Daniel Villa, JR.
 8118 FRY RD., STE. 402
 CYPRESS, TEXAS 77443
 tel: 832-518-9910
 email: daniel@dvjlandsurveying.com



BOVAY ENGINEERS, INC
 11757 Katy Freeway, Suite 700A
 Houston, Texas 77079
 ph. 713.777.8400
 www.bovayengineers.com
 Texas Registration No. F-2130

THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DON SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT THE TIME OF FINAL PLAT.

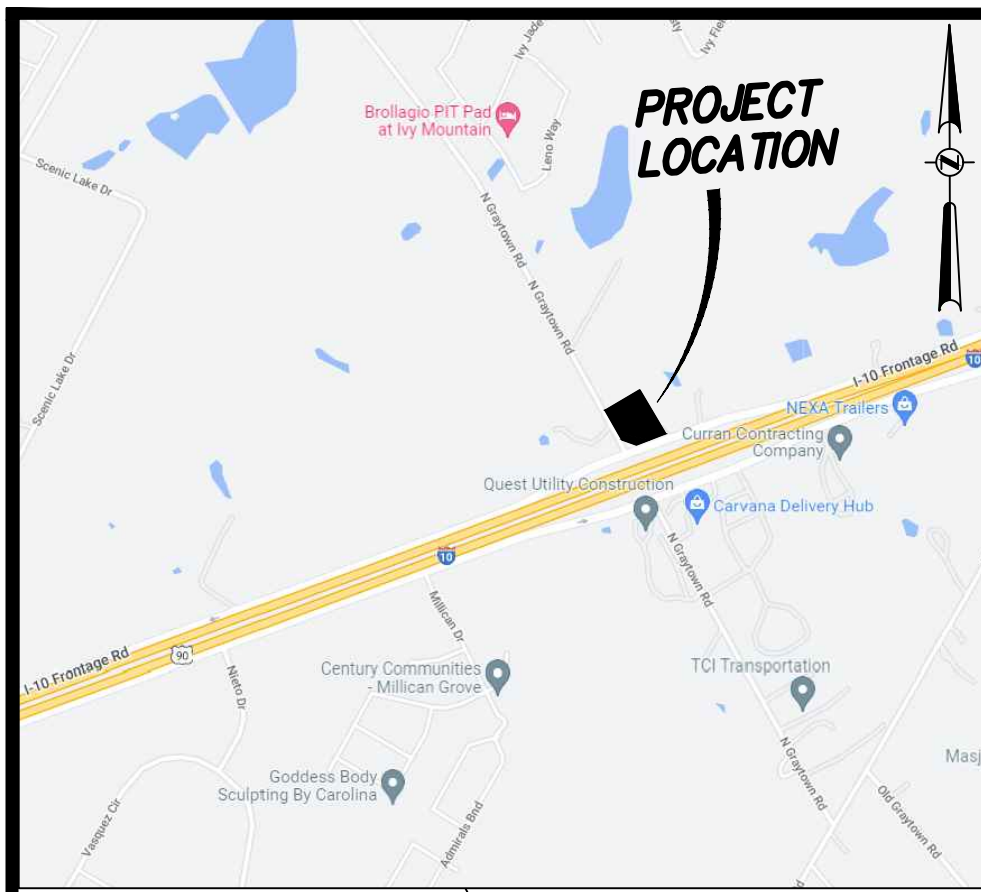
FLOODPLAIN INFORMATION:
 According to Flood Insurance Rate Map, Panel 48029C0435G, dated Sept 29, 2010, is located in zone(s) A & X and is partially within the 100-year floodplain.

REVISIONS	
NO.	DESCRIPTION
12/06/2022	SUP SUBMITTAL
03/29/2023	SUP RE-SUBMITTAL
04/10/2023	SUP RE-SUBMITTAL

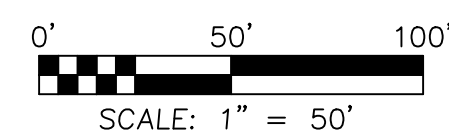
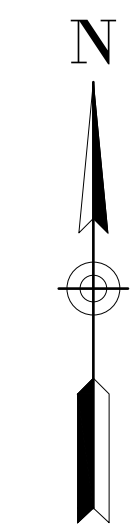
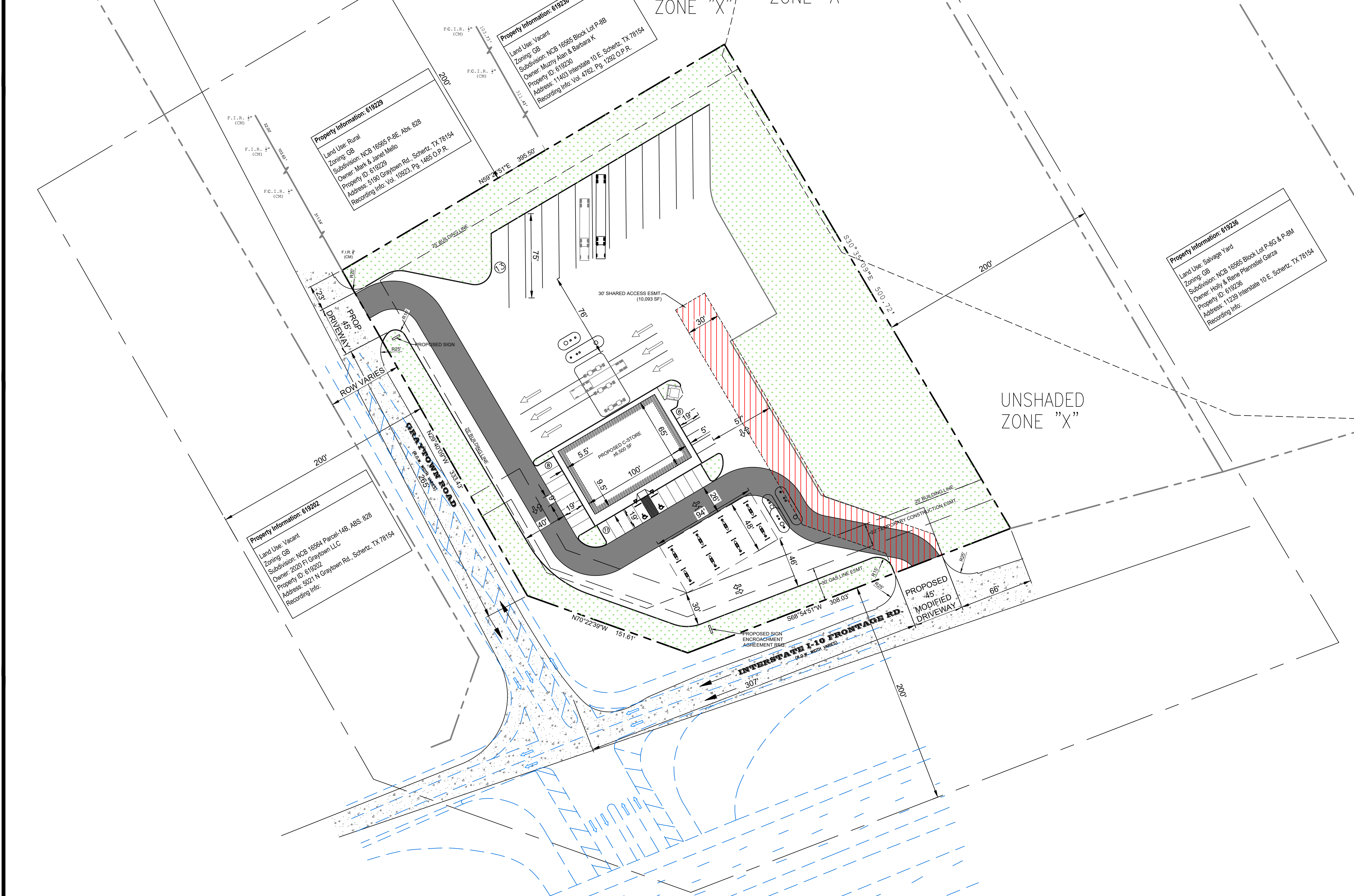
11185 IH-10 AT N. GRAYTOWN RD
Schertz, Texas 78154
 ANTONIO ZAMORA SURVEY NO. 36, ABSTRACT NO. 828,
 COUNTY BLOCK NO. 5083, BEXAR COUNTY, TEXAS.
 SUP EXHIBIT

H:\NORTH2025-100 TRUCK STOP, 11185 IH 10 & N. GRAYTOWN SCHERTZ, TX\CADD\SITE PLANS\SUP EXHIBIT.DWG
 4/17/2023 11:42 AM

H:\NORTH215-100 TRUCK STOP, 11185 IH 10 & N. GRAYTOWN SCHERTZ, TX\CADD\CDS\C-4 PRELIMINARY SITE PLAN.DWG
1/3/2023 1:45 PM



VICINITY MAP
N.T.S.



FLOODPLAIN INFORMATION:
According to Flood Insurance Rate Map, Panel 48029C0435G, dated Sept 29, 2010, is located in zone(s) A & X and is partially within the 100-year floodplain.

LEGEND

	STREET DIRECTIONAL ARROW
	PROPOSED DEVELOPMENT DIRECTIONAL ARROW
	EXISTING PAVEMENT
	PROPOSED LANDSCAPE AREA
	7" PAVED AREA (HEAVY DUTY CONCRETE - 3600 PSI MIN. (28 DAYS) NO. 4 BARS SPACED 18" O.C.E.W.)
	PROPOSED TXDOT IMPROVEMENTS

SITE DATA SUMMARY

Proposed Use	General Business: Convenience Store
Existing Zoning District	GB
Proposed Zoning District	GB
Lot Area (Acreage & SF)	4.167 Acres / 181,514 SF
Square Footage and % of Impervious Cover	109,588 SF / 60%
Building Area in Square Feet	Convenience Store (Retail) = 6,500 SF
Building Height (feet and number of stories)	28 ft. / 1-story
Floor Area Ratio (FAR)	3.5% of Total Site

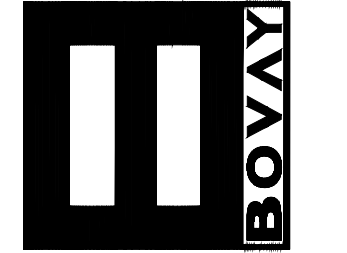
Parking Analysis

Occupancy Type	Estimated Area (S.F. OF GFA)	Required Total Parking	Number of Required Cars
C-Store	6,500	1/250 SF	26
Total Required Parking			26
Total Parking Provided			41

CITY OF SCHERTZ

OWNER INFORMATION:
NORTHWEST PETROLEUM, LP
FRANK MALIK
4403 GREENBRIAR DR.
STAFFORD, TEXAS 77477
tel: 281-942-9555
email: frankmalik@nwgroup.com

BOVAY ENGINEERS, INC
11757 Katy Freeway, Suite 700A
Houston, Texas 77079
ph. 713.777.8400
www.bovayengineers.com
Texas Registration No. F-2130



PROPOSED TRUCK STOP
11185 IH-10 AT N. GRAYTOWN RD
SCHERTZ, TEXAS 78154

12/16/22 SITE PLAN SUBMITTAL

DRAWN BY: JM
CHECKED BY: JM
ANTONIO ZAMORA
SURVEY NO. 36,
ABSTRACT NO. 828,

PRELIMINARY SITE PLAN

C-4

NOTICE OF PUBLIC HEARING

April 18, 2023

To whom it may concern,

The City of Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, May 10th, 2023** at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and act upon the following item:

PLSPU20220208- Conduct a public hearing and make a recommendation on a Specific Use Permit to allow a convenience store with gas pumps on approximately 4.2 acres of land, located at the intersection of North Graytown Road & IH 10, address: 11185 IH 10 E, City of Schertz, Bexar County, Texas, property ID: 619232.

Because you own property within 200 feet of the subject property, the Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing. If you would like to express how you feel, please complete the bottom portion of this letter and return before the public hearing date by mail or personal delivery to Samuel Haas, Senior Planner 1400 Schertz Parkway, Bldg. 1, Schertz, Texas 78154, or by e-mail planning@schertz.com. If you have any questions, please feel free to call Samuel Haas, Senior Planner directly at (210) 619-1783.

Sincerely,

Samuel Haas
Senior Planner

Reply Form

I am: in favor of opposed to neutral to the request for **PLSPU20220208**

COMMENTS: _____

NAME: Lloyd Denton, Jr SIGNATURE
(PLEASE PRINT)

STREET ADDRESS: #11 Lynn Batts Lane #100 SAN ANTONIO, TX

DATE: 04.21.23 78218

SUBJECT

Current Projects and City Council Status Update

DEVELOPMENT INFORMATION

The following is being provided for information purposes only so that the Planning and Zoning Commission is aware of the current status of new site plan applications, status of applications heard by the Commission and recommended for final action by the City Council, and the status of administratively approved applications.

NEW SITE PLAN APPLICATIONS:

- There were no new site plan application submitted to the Planning and Community Development Department between April 22, 2023 and May 4, 2023.

CITY COUNCIL RESULTS: The following development applications were recommended for final action to the City Council:

- Ord. 23-S-02: A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD) with a base zoning of Townhome District (TH). The subject property is generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion of Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe County, Texas.
 - Recommended for approval at the January 25, 2023 P&Z Meeting (5-2)
 - Approved via first reading at the February 28, 2023 CC Meeting (4-3)
 - At the request of the applicant, Ord. 23-S-02 was tabled at the March 7th, 2023 CC Meeting
 - At the request of the applicant, Ord. 23-S-02 was tabled at the April 4th, 2023 CC Meeting
 - Unable to obtain the necessary super majority from City Council to approve the application. Zone Change request was denied at the April 25th, 2023 CC Meeting
- Ord. 23-S-09 – Conduct a public hearing and consideration and/or action 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.
 - Recommended for denial at the April 12, 2023 P&Z Meeting (5-0)
 - Scheduled for first reading at the May 9, 2023 CC Meeting
- Ord. 23-S-10 – Conduct a public hearing and consideration and/or action 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.
 - Recommended for approval at the April 12, 2023 P&Z Meeting (5-0)
 - Scheduled for first reading at the May 9, 2023 CC Meeting

ADMINISTRATIVELY APPROVED PROJECTS:

- There following development application was administratively approved between April 22nd and May 4, 2023.
 - Scenic Hills Community Phase II: Amending Plat relocating lot lines between 4 adjacent

lots, Approved May 3, 2023
