

DRAFT

PLANNING AND ZONING MINUTES

June 14, 2023

The Schertz Planning and Zoning Commission convened on June 14, 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; Judy Goldick, Commissioner; John Carbon, Commissioner

Absent: Ernie Evans, Vice Chairman; Tamara Brown, Commissioner; Patrick McMaster, Commissioner

Staff present: 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 an 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, June 13, 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.

Richard Maus- 3434 Wimbledon Dr.

Bill Edmunds- 4909 Crestwood Dr.

Waynette Dolm- 3401 Columbia

4. CONSENT AGENDA:

A. Minutes for the May 24, 2023, Regular Meeting.

B. PLFP20230140 - Consider and act upon a request for approval of a final plat for the Carmel Ranch Subdivision, an approximately 40 acre tract of land located approximately 4,000 feet east of the intersection of Lower Seguin Road and FM 1518, City of Schertz, Bexar County.

Motioned by Commissioner Judy Goldick to approve the consent agenda's, seconded by Commissioner Gordon Rae

Vote: 6 - 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.** PLPDD20230093—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 6:32 P.M.
Phillip Jackson- 3410 Wimbledon Dr.
Heather Jackson- 3410 Wimbledon Dr.
Kai Jackson- 3410 Wimbledon Dr.
Richard Maus- 3434 Wimbledon Dr
Amanda Reyes- 3726 Columbia Dr.
Kristen Wilson- 5006 Tiffany Lane
Bill Edmonds- 4909 Crestwood Dr

Mr. Outlaw closed the public hearing at 6:55 P.M.

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

Vote: 5 - 1 Passed

NAY: Commissioner Roderick Hector

6. ITEMS FOR INDIVIDUAL CONSIDERATION:

- A.** PLPPP20230073 - Consider and act upon a request for approval of a preliminary plat of the FM 1518 Schertz Multifamily Apartments, approximately 15 acres of land generally located 2,200 feet southeast of the intersection of Lower Seguin Road and FM 1518, Parcel ID 309999, City of Schertz, Bexar County, Texas.

Motioned by Commissioner Richard Braud to approve , seconded by Commissioner Judy Goldick

Vote: 6 - 0 Passed

7. REQUESTS AND ANNOUNCEMENTS:

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

There were requests by Chairman 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.

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 7:41 P.M.

Chairman, Planning and Zoning Commission

Recording Secretary, City of Schertz