

**PLANNING AND ZONING MINUTES  
July 26, 2023**

The Schertz Planning and Zoning Commission convened on July 26, 2023 at 7:00 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; Tamara Brown, Commissioner; Patrick McMaster, Commissioner

**Absent:** Ernie Evans, Vice Chairman; John Carbon, 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; Larry Busch, Director of Public Works

**1. CALL TO ORDER**

Chairman Mr. Outlaw called the meeting to order at 7:11 P.M.

**2. SEAT ALTERNATE TO ACT IF REQUIRED**

Mr. McMaster 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](mailto:planning@schertz.com) by 5:00p.m. on Tues day, July 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.*

Sarah Serrato & Beverly Owns- 1028 FM 78  
Henry Conway-VFW  
Michael Martinez-VFW

**4. CONSENT AGENDA:**

**A.** Minutes for the June 28, 2023 Regular Meeting.

**B.** PLFP20230173 Consider and act upon a request for approval of a Final 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.

- C. PLFP20230148 - Consider an act upon a request for approval of a final plat of the Royal Manufacturing Phase III Subdivision, an approximately 87 acre tract of land to the south of Tejas Way, approximately 750 feet west of Doerr Lane, also identified as ParcelIDs: 412335, 74404, 74490, 74458, City of Schertz, Comal County, Texas.

Motioned by Commissioner Gordon Rae to approve the consent agendas, 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. PLSPU20220116– Conduct a public hearing and make a recommendation on a request for a Specific Use Permit to allow a convenience store with gas pumps on approximately 5.5 acres of land, more specifically described 1008 and 1020 FM 78, Schertz, TX 78154, also known as Guadalupe County Property Identification Number: 67650 and 67552, City of Schertz, Guadalupe County, Texas.

Mrs. Delgado and the applicant provided a presentation.

Mr. Outlaw opened the public hearing at 7:37 P.M.

James Serrato- 1028 FM 78

Mr. Outlaw closed the public hearing at 7:41 P.M.

Motioned by Commissioner Patrick McMaster for recommendation of approval with the condition that the dumpster location be adjacent to 1000 FM 78 and a masonry screening wall be built along the whole property line of 1028 FM 78, seconded by Commissioner Richard Braud

**Vote:** 7 - 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 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 8:09 P.M.

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Chairman, Planning and Zoning Commission

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Recording Secretary, City of Schertz