

DRAFT

PLANNING AND ZONING MINUTES

August 9, 2023

The Schertz Planning and Zoning Commission convened on August 9, 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, Vice Chairman; Tamara Brown, Commissioner; Roderick Hector, Commissioner; Danielle Craig, Commissioner; John Carbon, Commissioner; Patrick McMaster, Commissioner

Absent: Gordon Rae, Commissioner; Judy Goldick, Commissioner

Staff present: Emily Delgado, Planning Manager; Samuel Haas, Senior Planner; Ameriz Gamez, Planner; Daisy Marquez, Planner; Tiffany Danhof, Administrative Assistant; Scott Wayman, Executive Director of Economic Development

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. McMaster and Ms. Craig were 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, August 8, 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. PLANNING AND ZONING COMMISSION ELECTIONS

Mr. Outlaw was reappointed as Chairman with a 6/1 vote, and Mr. Braud was voted the Vice-Chairman with a 4/3 vote.

A. Election of Planning and Zoning Commission Chair and Vice Chair

5. CONSENT AGENDA:

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

Motioned by Commissioner Patrick McMaster to approve, seconded by
Commissioner Tamara Brown

Vote: 7 - 0 Passed

6. ITEMS FOR INDIVIDUAL CONSIDERATION:

- A.** PLPP20230190 Waiver- Consider and act upon a request for a waiver in relation to on-site sewer facilities for the preliminary plat for the STX Frio subdivision, approximately 25.2 acres of land located approximately 990 feet northwest from the intersection of FM2252 and FM 482, also known as Comal County Parcel ID 81088, City of Schertz, Comal County, Texas.

Motioned by Commissioner Patrick McMaster to approve, seconded by
Commissioner John Carbon

Vote: 7 - 0 Passed

- B.** PLPP20230190 Consider and act upon a request for approval of a preliminary plat of the STX Frio Subdivision, an approximately 25.2 acre tract of land located approximately 900 feet northwest from the intersection of FM 2252 and FM 482, also known as Comal County Parcel ID 81088, City of Schertz, Comal County, Texas.

Motioned by Commissioner Patrick McMaster to approve, seconded by
Commissioner John Carbon

Vote: 7 - 0 Passed

- C.** PLRP20230158 Consider and act upon a request for approval of a Replat of the Sanders Subdivision Lot 1, Block 1 to establish the Sanders Subdivision Lot 3, Block 1, an approximately 24 acre tract of land located northeast of the intersection of FM 3009 and FM 78, also known as 200 FM 3009, City of Schertz and Guadalupe County, Texas.

Motioned by Commissioner Patrick McMaster to approve, seconded by
Commissioner John Carbon

Vote: 7 - 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 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 6:34 P.M.

Chairman, Planning and Zoning Commission

Recording Secretary, City of Schertz