

DRAFT

PLANNING AND ZONING MINUTES

August 23, 2023

The Schertz Planning and Zoning Commission convened on August 23, 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; Gordon Rae, Commissioner; Roderick Hector, Commissioner; Danielle Craig, Commissioner- Not Seated; Judy Goldick, Commissioner; Tamara Brown, Commissioner; John Carbon, Commissioner

Absent: Patrick McMaster, Commissioner

Staff present: 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

No one was seated.

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 22, 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.

No one spoke.

4. CONSENT AGENDA:

A. Minutes for the August 9, 2023 Regular Meeting.

B. PLFP20230194 - Consider and act upon a request for approval of a final plat of the QT 4033 Subdivision, an approximately 7 acre tract of land, located northwest of the intersection of IH 35 Access Road and Cibolo Valley Drive, City of Schertz, Guadalupe County, Texas.

Motioned by Commissioner Tamara Brown to approve the consent agenda's, seconded by Commissioner John Carbon

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.** PLZC20230144 - Hold a public hearing, consider, and make a recommendation on a request to rezone approximately 4.5 acres of land from General Business District (GB) to General Business-2 District (GB-2), located at the intersection of IH 35 Access Road and Legacy Oaks Parkway, also known as 16746 IH 35 N, Schertz, Guadalupe County, Texas, also known as Guadalupe County Property Identification Number 64672.

Mrs. Marquez and the applicant provided a presentation.

Mr. Outlaw opened the public hearing at 6:15 P.M.

No one spoke

Mr. Outlaw closed the public hearing at 6:16 P.M.

Motioned by Commissioner Tamara Brown to disapprove, seconded by Vice Chairman Richard Braud

Vote: 3 - 4 Failed

NAY: Vice Chairman Richard Braud
Commissioner Roderick Hector
Commissioner Judy Goldick
Commissioner John Carbon

Motioned by Commissioner Judy Goldick to approve, seconded by Commissioner John Carbon

Vote: 5 - 2 Passed

NAY: Chairman Glen Outlaw
Commissioner Tamara Brown

- B.** PLSPU20230146 - Hold a public hearing and make a recommendation on a Specific Use Permit to allow automobile sales on approximately 4.5 acres of land, located at the intersection of IH 35 N Access Road and Legacy Oaks Parkway, City of Schertz, Guadalupe County, Texas, property ID: 64672.

Mrs. Marquez and the applicant provided a presentation.

Mr. Outlaw opened the public hearing at 6:40 P.M.

No one spoke

Mr. Outlaw closed the public hearing at 6:41 P.M.

Motioned by Commissioner Roderick Hector to approve, seconded by Commissioner Judy Goldick

Vote: 7 - 0 Passed

6. ITEMS FOR INDIVIDUAL CONSIDERATION:

- A.** PLVP20230203 - Consider and act upon a request for approval of a vacating plat of the Pro-Tech Subdivision Lot 1 Block 1, an approximately 4.9 acre tract of land located southeast of the intersection of Doerr Lane and Tejas Way, also known as Parcel ID 45148, City of Schertz, Comal County, Texas.

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

Vote: 7 - 0 Passed

- B.** PLRP20230204 - Consider and act upon a request for approval to replat the former Pro-Tech Subdivision Lot 1 Block 1 to establish the Schertz Industrial Park Subdivision Lot 15 Block 2, an approximately 6.2 acre tract of land located southeast of the intersection of Doerr Lane and Tejas Way, also known as Parcel ID 17308 and 45148, City of Schertz, Comal County, Texas.

Motioned by Commissioner John Carbon to approve, seconded by Commissioner Roderick Hector

Vote: 7 - 0 Passed

7. 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 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 7:09 P.M.

Chairman, Planning and Zoning Commission

Recording Secretary, City of Schertz