

DRAFT

PLANNING AND ZONING MINUTES

September 13, 2023

The Schertz Planning and Zoning Commission convened on September 13, 2023 at 6:00 p.m. at the Municipal Complex, Council Chambers, 1400 Schertz Parkway Building #4, Schertz, Texas.

Present: Richard Braud, Vice Chairman; Gordon Rae, Commissioner; Roderick Hector, Commissioner; Danielle Craig, Commissioner Not Seated; Judy Goldick, Commissioner; Tamara Brown, Commissioner; John Carbon, Commissioner; Patrick McMaster, Commissioner

Absent: Glen Outlaw, Chairman

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

1. **CALL TO ORDER**

Vice Chairman Mr. Braud called the meeting to order at 6:00 P.M.

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

Mr. McMaster 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, September 12, 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 23, 2023 Regular Meeting.

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

Vote: 6 - 0 Passed

Other: Commissioner Patrick McMaster (ABSTAIN)

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.** PLZC20230051– Hold a public hearing, consider and make a recommendation on a request to rezone approximately 21 acres of land from General Business District (GB) and Single-Family Residential / Agricultural District (R-A) to Apartment / Multi-Family Residential District (R-4), generally located approximately 3,000 feet east of the intersection of IH 35 access road and Cibolo Valley Drive, also known as Guadalupe County Property Identification Numbers: 68315, 68316, 68296, 68295, 68294, also known as 2204 Den-Ott Hill, 2228 Den-Ott Hill, 2300 Den-Ott Hill, City of Schertz, Guadalupe County, Texas.

Mrs. Delgado and the applicant provided a presentation.

Mr. Braud opened the public hearing at 6:24 P.M.

Sandra Ott- 18780 IH35 N #3 & 5

Adam Sharp- 2233 Den-Ott Hill

Brenda Ott- 2217 Den-Ott Hill

Mr. Braud closed the public hearing at 6:32 P.M.

Motioned by Commissioner Patrick McMaster to recommend approval to the City Council, seconded by Commissioner Gordon Rae

Vote: 7 - 0 Passed

- B.** PLZC20230170 - Hold a public hearing, consider, and make a recommendation on a request to rezone approximately 14.3 acres from General Business District (GB) to Single-Family Residential District (R-2), located approximately 483 feet from the intersection of Green Valley Road and Eckhardt Road, also known as a portion of 4600 Eckhardt Rd, Schertz, Guadalupe County, Texas, also known as Guadalupe County Property Identification Number 63998 and 7263 Green Valley Road, Schertz, Guadalupe County, Texas, also known as Guadalupe County Property Identification Number 153815.

Mrs. Marquez provided a presentation.

Mr. Braud opened the public hearing at 6:41 P.M.

Jason Lund-4190 Eckardt Rd.

Mr. Braud closed the public hearing at 6:43 P.M.

Motioned by Commissioner Gordon Rae to recommend approval to the City Council, seconded by Commissioner Judy Goldick

Vote: 7 - 0 Passed

- C.** PLPDD20230127 - Hold a public hearing, consider, and make a recommendation on a request to rezone approximately .21 acres of land from Neighborhood Services District (NS) to Planned Development District (PDD), located at 4571 Schertz Parkway, also known as Guadalupe County Parcel ID 31981, generally located northwest of the intersection between Schertz Parkway and Wiederstein Road, City of Schertz, Guadalupe County, Texas.

NO ACTION TO OCCUR / NOTICING ERROR

Mr. Haas provided a presentation.

- D. PLUDC20230214 - Hold a public hearing, workshop and discussion and possible action to make a recommendation on amendments to Part III of the Schertz Code of Ordinances, Unified Development Code (UDC) to Article 4, Section 21.4.12 Variances and Article 9, Section 21.9.7 Landscaping and Section 21.9.9 Tree Mitigation.

Mr. Haas provided a presentation.

Mr. Braud opened the public hearing at 6:51 P.M.

No one spoke.

Mr. Braud closed the public hearing at 6:52 P.M.

Motioned by Commissioner Patrick McMaster to recommend approval to the City Council, seconded by Commissioner Judy Goldick

Vote: 7 - 0 Passed

6. ITEMS FOR INDIVIDUAL CONSIDERATION:

- A. PLFP20230209 WAIVER- Consider and act upon a request for a waiver to the Unified Development Code Section 21.14.1. Streets subsection K Half Streets and Adjacent Streets, in order to not construct the 2,800 feet of the adjacent David Lack Boulevard in accordance with the Master Thoroughfare Plan for the IDV Schertz Subdivision, approximately 119 acres of land, known as 22867 IH 35, Schertz, Comal County, Texas, also known as Comal County Parcel ID 75290.

Mrs. Marquez provided a presentation.

Motioned by Commissioner Gordon Rae to approve, seconded by Commissioner Patrick McMaster

Vote: 7 - 0 Passed

- B. PLFP20230209 - Consider and act upon a request for approval of a final plat of the IDV Schertz Subdivision, approximately 119 acres of land, known as 22867 IH 35, Schertz, Comal County, Texas, also known as Comal County Parcel ID 75290.

Mrs. Marquez provided a presentation.

Motioned by Commissioner John Carbon to approve, seconded by Commissioner Gordon Rae

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 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

Vice Chairman Mr. Braud adjourned the regular meeting at 7:04 P.M.

Chairman, Planning and Zoning Commission

Recording Secretary, City of Schertz