

DRAFT

PLANNING AND ZONING MINUTES

December 13, 2023

The Schertz Planning and Zoning Commission convened on December 13, 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; Patrick McMaster, Commissioner- Not seated

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

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 as the alternate.

3. HEARING OF RESIDENTS

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.

Ted Duigon- 1112 Antler Dr.

Barbara Mansfield Gonzales- 1012 Antler Dr.

Kathy Krnavek- 1201 Antler Dr.

4. CONSENT AGENDA:

A. Minutes for the November 15, 2023 Regular Meeting.

Motioned by Commissioner Roderick Hector to approve, seconded by Commissioner Tamara Brown

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.** PLZC20230186 Hold a public hearing, consider and make a recommendation on a request to rezone approximately 1.3 acres of land from Single- Family Residential District (R-1) to General Business District (GB) generally located southeast of the intersection of Fawn Drive and FM 3009, Parcel ID: 20377 and 20378, City of Schertz, Guadalupe County, Texas.

Ms. Gamez and the applicant provided a presentation.

Mr. Outlaw opened the public hearing at 6:31 P.M.

William Sommers- 1016 Antler Dr.

Jody Baker- 1208 Fawn Dr.

Cody Watson- 916 Fawn Dr

Mary Hammond- 1213 Fawn Dr.

Bobby Jones- 1101 Fawn Dr.

Randy Pots for Lisa Cherry- 1105 Fawn Dr.

Stephen Phillips

Jeremah Nasiatka- 1105 Antler Dr.

Barbara Mansfield Gonzales- 1012 Antler Dr.

Bill Marciniak- 908 Antler Dr.

Veronica Cardnas- 1205 Antler Dr.

Jason Penny- 1005 Antler Dr.

Frank Morales- 1109 Antler Dr.

Jonathan Rowe- 1109 Fawn Dr.

Robin Geiger Kamacho- 1100 Fawn Dr.

Dana Sommers- 1016 Antler Dr.

Amy White- 909 Antler Dr.

Mike Graves- 913 Fawn Dr.

Paul Kowalski- 1121 Antler Dr.

Marjorie Brody- 4201 Deer Run

Melissa Duffield Smith

Mr. Outlaw closed the public hearing at 7:25 P.M.

Motioned by Commissioner Judy Goldick to recommend disapproval to City Council,
seconded by Commissioner John Carbon

Vote: 7 - 0 Passed

6. WORKSHOP AND DISCUSSION:

- A.** Workshop, Discussion, and Possible Action regarding the Planning and Zoning Commission Bylaws

Motioned by Commissioner Roderick Hector to recommend approval to City Council, seconded by Commissioner Judy Goldick

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 the commissioners.

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 Mr. Rae.

- 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 8:07 P.M.

Chairman, Planning and Zoning Commission

Recording Secretary, City of Schertz