

CORRECTED/DRAFT

PLANNING AND ZONING MINUTES

November 15, 2023

The Schertz Planning and Zoning Commission convened on November 15, 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; Judy Goldick, Commissioner; Tamara Brown, Commissioner; John Carbon, Commissioner

Absent: Roderick Hector, Commissioner; Danielle Craig, Commissioner; Patrick McMaster, Commissioner

Staff present: Lesa Wood, Director of Planning & Community Development; Brian James, Deputy City Manager; Emily Delgado, Planning 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 6:04 P.M.

2. SEAT ALTERNATE TO ACT IF REQUIRED

No one 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, November 14, 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 October 25, 2023 Regular Meeting.

Motioned by Vice Chairman Richard Braud to approve, seconded by Commissioner Gordon Rae

Vote: 6 - 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.** PLSPU20230206 - Hold a public hearing and make a recommendation on a Specific Use Permit to allow a convenience store with gas pumps on approximately 1.61 acres of land, located at the intersection of Schaefer Road and FM 1518, also known as: 11786 Schaefer Road, City of Schertz, Bexar County, Texas.

Mr. Haas and the applicant provided a presentation.

Mr. Outlaw opened the public hearing at 6:18 P.M.

Carlos Trenda-10516 Pecan Branch

Alex Smith-11708 Cypress Barn

Todd Vician-8926 Green Grant

Denise Torres-11705 Cypress Barn

Sarah Smith-11708 Cypress Barn

Diana Raina-10413 Pecan Branch

Mr. Outlaw closed the public hearing at 6:33 P.M.

Motioned by Commissioner John Carbon to recommend approval with staff-recommended condition to City Council, seconded by Vice Chairman Richard Braud. Commissioner Carbon withdrew the motion before a vote was published.

Motioned by Commissioner John Carbon to recommend approval of the staff and commissioners' conditions with conceptual site plan to City Council, seconded by Vice Chairman Richard Braud

Vote: 4 - 2 Passed

NAY: Chairman Glen Outlaw

Vice Chairman Richard Braud

- B.** PLPDD20220214 - Hold a public hearing and make a recommendation on a request to rezone approximately 65 acres of land from General Business District (GB) to Planned Development District (PDD), known as Comal County Parcel ID 75458 and Guadalupe County Parcel ID 64005, generally located southeast of the IH 35 and Schwab Road intersection, City of Schertz, Comal County and Guadalupe County, Texas.

Mr. Haas and the applicant provided a presentation.

Mr. Outlaw opened the public hearing at 7:14 P.M.

Lauren Hall- Cypress Point HOA 6020 Cypress Point

Richard Cads-5523 Cypress Point

James Bedwell-5497 Cypress Point

Brian Matthews-5036 Forest Oak Dr.

Nathan Thompson-5287 Top Ridge Lane

Steve Aune-5462 Cypress Point

Irene O'Neal-5299 Top Ridge Ln.

Jeff Baity-4646 Tall Oak

Sandra Linrode-6521 Crocket Rd.

Melissa Reyes-5384 Kingwood St.
Lenoy Woolridge-4638 Pecos Point
Sheri Thompson-5287 Top Ridge Ln.
Barbara Wright-7260 Green Valley Rd.
Richard King-1605 Scwab Rd.
Lindy Wright-849 Wetz Rd. Marion, owner of property 24550 IH35
Ken Sturgis-5175 Top Ridge Rd.
Rebecca Mockerman-5222 Nature Path
Ruben Vasquez-5295 Top Ridge Ln.
Tammy Matthews-5036 Forest Oak Dr.
Ted Capra-5491 Devonwood St.
Michael Mockerman-5222 Nature Path
Robert Nash-4851 Park Leaf
Tony O'Neal-5299 Top Ridge Ln.
Grover Wright-7260 Green Valley Rd.
Mr. Outlaw closed the public hearing at 8:12 P.M.

Motioned by Vice Chairman Richard Braud to recommend approval with the conditions of using the base Multi-Family Residential District (R-4) setbacks in Area III along with a greater side building setback abutting the Cypress Point Subdivision to City Council , seconded by Commissioner Judy Goldick

Vote: 5 - 1 Passed

NAY: Chairman Glen Outlaw

- C.** PLSPU20230153 - Hold a public hearing and make a recommendation on a Specific Use Permit to allow a convenience store with gas pumps on approximately 7.8 acres of land, located approximately 51-feet west from the intersection of IH-35 N Access Road and FM 2252, also known as Guadalupe County Property Identification Number 114083 and Comal County Property Identification Number 119021, City of Schertz, Comal and Guadalupe County, Texas.

Mrs. Marquez provided a presentation.
Mr. Outlaw opened the public hearing at 9:24 P.M.
No one spoke.
Mr. Outlaw closed the public hearing at 9:24 P.M.

Motioned by Commissioner Tamara Brown to recommend approval to City Council, seconded by Commissioner Judy Goldick

Vote: 6 - 0 Passed

- D.** PLSPU20230247 - Hold a public hearing and make a recommendation on a Specific Use Permit to allow a Truck Terminal on approximately 4 acres of land, located approximately 660-feet west from the intersection of Baugh Lane and Schwab Road, also known as Comal Property Identification Number 464879, City of Schertz, Comal County, Texas.

Mrs. Marquez provided a presentation.
Mr. Outlaw opened the public hearing at 9:35 P.M.
No one spoke.
Mr. Outlaw closed the public hearing at 9:36 P.M.

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

Vote: 6 - 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 announcements by Chairman Mr. Outlaw.

C. Announcements by City Staff.

- City and community events attended and to be attended.

There were no 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 9:40 P.M.

Chairman, Planning and Zoning Commission

Recording Secretary, City of Schertz