

DRAFT

PLANNING AND ZONING MINUTES February 7, 2024

The Schertz Planning and Zoning Commission convened on February 7, 2024 at 5:30 p.m. at the Municipal Complex, Council Chambers, 1400 Schertz Parkway Building #4, Schertz, Texas.

Present: Glen Outlaw, Chairman; Richard Braud, Vice Chairman; Roderick Hector, Commissioner; Danielle Craig, Commissioner- Not seated; Judy Goldick, Commissioner; Tamara Brown, Commissioner; John Carbon, Commissioner; Patrick McMaster, Commissioner

Staff present: 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 5:30 P.M.

2. SEAT ALTERNATE TO ACT IF REQUIRED

No alternate was seated.

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.

No one spoke.

4. CONSENT AGENDA:

A. Minutes for the January 31, 2024 Special Meeting.

Motioned by Commissioner Patrick McMaster to approve, seconded by Commissioner Judy Goldick

Vote: 7 - 0 Passed

5. PUBLIC HEARING:

The Planning and Zoning Commission will hold a public hearing related to zone change requests, specific use permit requests, and Unified Development Code Amendments 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. Comprehensive Plan Advisory Committee #4

Freese and Nichols provided the presentation.

Mr. Outlaw opened the public hearing at 5:55 P.M.

No one spoke.

Mr. Outlaw closed the public hearing at 5:55 PM.

No motion was made, and the discussion was closed at 6:38 P.M.

B. PLZC20230223 Hold a public hearing, consider and make a recommendation on a request to rezone approximately 26.11 acres of land from Single - Family Residential / Agricultural District (R-A) to General Business District (GB), a portion of 11209 E FM 1518 generally located 600ft northwest of the intersection of Lisa Meadows and FM 1518, Parcel ID: 308363, City of Schertz, Bexar County, Texas.

Ms. Gamez and John Del Toro 11207 E FM 1518 N provided a presentation.

Mr. Outlaw opened the public hearing at 6:48 P.M.

Mathew Perdue 11207 E FM 1518

Mr. Outlaw closed the public hearing at 6:49 P.M.

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

Vote: 7 - 0 Passed

C. PLUDC20230222 - 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 16 - Definitions.

Mr. Haas provided a presentation.

Mr. Outlaw opened the public hearing at 7:00 P.M.

No one spoke.

Mr. Outlaw closed the public hearing at 7:00 P.M.

Motioned by Commissioner Roderick Hector recommend approval to City Council, seconded by Commissioner John Carbon

Vote: 7 - 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 no announcements by Commissioners.

- C. Announcements by City Staff.
 - City and community events attended and to be attended.There were 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 7:22 P.M.

Chairman, Planning and Zoning Commission

Recording Secretary, City of Schertz