

DRAFT

PLANNING AND ZONING MINUTES

March 6, 2024

The Schertz Planning and Zoning Commission convened on March 6, 2024 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; Roderick Hector, Commissioner; Danielle Craig, Commissioner; Tamara Brown, Commissioner; John Carbon, Commissioner

Absent: Judy Goldick, Commissioner; Patrick McMaster, Commissioner

Staff present: Brian James, Deputy City Manager
Lesa Wood, Director of Planning & Community Development
Kathy Woodlee, City Engineer
Larry Busch, Director of Public Works
John Nowak, Assistant City Engineer
Emily Delgado, Planning Manager
Samuel Haas, Senior Planner
Daisy Marquez, Planner
Tiffany Danhof, Administrative Assistant
Robert Westbrook, Council Liaison

1. **CALL TO ORDER / ROLL CALL THE REGULAR PLANNING & ZONING COMMISSION MEETING**

Chairman Mr. Outlaw called the meeting to order at 6:13 P.M.

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

Danielle Craig was seated as an 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.

Barbara Wargo- 3513 Blue Moon Spur
John Clark- 347 Rustic Willow
Kip Holmstead- 3560 Irish Creek Rd
Lynn Bauer- 3604 Sunglade Ranch
Carol Davis-3337 Wimbleton Dr
David Burtch- 139 Hidden Knoll

4. CONSENT AGENDA:

A. Minutes for the February 7, 2024, Regular Meeting.

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

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. PLZC20240004 - Hold a public hearing and make a recommendation on a request to rezone approximately 44.3 acres of land from Single-Family Residential District (R-2) to Planned Development District (PDD), known as Guadalupe County Property Identification Number 6460, located approximately 78 feet south of the intersection of Savannah Drive and Irish Creek Road, City of Schertz, Guadalupe County, Texas.

Mrs. Marquez and the applicant provided a presentation.

Mr. Outlaw opened the public hearing at 7:04 P.M.

Tom Troutner- 3612 Sharp Hill

Kip Homstead- 3560 Irish Creek Rd.

Angela Chapel-4151 Walnut Crest

Francisco Rosas- 3129 Malbac Dr.

Michelle York- 3601 Sunglade

Bradley Parker- 323 Rustic Willow

Pablo Rosales- 246 Rustic Willow

Barbra Wargo- 3513 Blooming Spur

Mark Juarez- 237 Hawks Meadows

Jennifer Shumaker- 3819 Misty Quail

Tsai Ping- 3528 Irish Creek

Keith Patterson- 364 Silver River

Richard David Daniels- 3524 Enchanted Farm

Amy Cappiello- 368 Silver River

Elsie Houston- 3505 Blue Moon Spur

Darlene Pantoja- 3017 Malbac Dr.

Christina Carrillo- 444 Fawn Pass

Tammy Cleveland- 3517 Enchanted Farm

Kristi Duffett-3400 Woodland Farms

Marie Mendez- 3626 Drywood Ranch

Melanie Cofresi- 449 Silver Buckle

Darren Harvick- 409 Round Creek

Jason Witherspoon- 3505 Willow Ranch

Thomas Trountr- 3612 Sharp Hill

Robert Henkel- 3520 Sunglade Hill

Carltonia Rosa-HOA Board Member for Kensington Ranch

John Clark- 347 Rustic Willow; HOA President for Kensington Ranch
Lynn Bauer- 3604 Sunblade Ranch
Karina Castaneda- 419 Walnut Crest
Christina Carrillo- 444 Fawn Pass
Mr. Outlaw closed the public hearing at 8:18 P.M.

Motioned by Commissioner Danielle Craig, seconded by Commissioner Tamara Brown to recommend disapproval to the City Council

Vote: 5 - 1 Passed

NAY: Vice Chairman Richard Braud

- B.** PLZC20230283 - Hold a public hearing, consider and make a recommendation on a request to rezone approximately 7.7 acres of land, a portion of Bexar County Property Identification Number 339286, to Single-Family Residential District (R-1), also known as 8215 Trainer Hale Road, City of Schertz, Bexar County, Texas.

Recess at 9:30 P.M. and resumed at 9:36 P.M.
Mrs. Marquez provided a presentation.

Mr. Outlaw opened the public hearing at 9:44 P.M.
Keith Morris- 7004 Hallie Path
Daryle Robbison- 6998 Hallie Path
Leslie Pratt- 6986 Hallie Path
Johnathan Cruz- 6992 Hallie Path
Ben Padilla- 6974 Hallie Path
Mr. Outlaw closed the public hearing at 9:53 P.M.

Motioned by Vice Chairman Richard Braud, seconded by Commissioner John Carbon to recommend approval to the City Council

Vote: 4 - 2 Passed

NAY: Commissioner Roderick Hector
Commissioner Tamara Brown

- C.** PLZC20230207 - Hold a public hearing and make a recommendation on a request to rezone approximately 3.6 acres of land from Single-Family Residential District (R-1) to Neighborhood Services District (NS), known as Guadalupe County Property Identification Number 42797, more specifically described as 3517 FM 3009, City of Schertz, Guadalupe County, Texas.

Mrs. Marquez and the applicant provided a presentation.
Mr. Outlaw opened the public hearing at 10:09 P.M.
No one spoke.
Mr. Outlaw closed the public hearing at 10:10 P.M.

Motioned by Commissioner Roderick Hector, seconded by Commissioner Danielle Craig to recommend approval to the City Council

Vote: 6 - 0 Passed

- D.** PLZC20240007 - Hold a public hearing and make a recommendation on a request to rezone approximately 11.7 acres of land from General Business District (GB) to General Business District -2 (GB-2), known as Comal County Property Identification Numbers 78053 and 116266, Guadalupe County Property Identification Numbers 68327, 68329, 114080, and 114082 generally located 500 feet west of the intersection of FM 2252 and IH-35 Frontage Road, City of Schertz, Guadalupe and Comal County, Texas.

Mrs. Marquez and the applicant provided a presentation.

Mr. Outlaw opened the public hearing at 10:28 P.M.

No one spoke.

Mr. Outlaw closed the public hearing at 10:28 P.M.

Motioned by Commissioner John Carbon, seconded by Commissioner Tamara Brown to recommend disapproval to the City Council

Vote: 4 - 2 Passed

NAY: Vice Chairman Richard Braud
Commissioner Roderick Hector

- E.** PLSPU20240009 - Hold a public hearing and make a recommendation on a Specific Use Permit to allow Portable Building Sales in General Business District-2 (GB-2) on approximately 11.7 acres of land known as Comal County Property Identification Numbers 78053 and 116266, Guadalupe County Property Identification Numbers 68327, 68329, 114080, and 114082, generally located 500 feet west of the intersection of FM 2252 and IH-35 Frontage Road, City of Schertz, Guadalupe and Comal County, Texas.

Mrs. Marquez provided a presentation.

Mr. Outlaw opened the public hearing at 11:19 P.M.

Claire Carillo- 5370 Prue Red.

Mr. Outlaw closed the public hearing at 11:22 P.M.

Motioned by Commissioner Danielle Craig, seconded by Commissioner John Carbon to recommend disapproval to the City Council

Vote: 4 - 2 Passed

NAY: Chairman Glen Outlaw
Commissioner Roderick Hector

- F.** *The Planning and Zoning Commission prior to hearing and acting on item 5-F heard agenda items 5-I and 5-J.*

PLUDC20230221 - 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 1 - General Provisions, Article 4 - Procedures and Applications, and Article 14 - Transportation.

Mrs. Woodlee and Mr. Novak provided a presentation.

Mr. Outlaw opened the public hearing at 12:23 A.M.

No one spoke.

Mr. Outlaw closed the public hearing at 12:24 A.M.

Motioned by Commissioner Roderick Hector, seconded by Commissioner Tamara Brown to recommend approval to City Council

Vote: 6 - 0 Passed

- G.** PLUDC20240044 - 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 5 - Zoning District and Article 9 - Site Design Standards.

Mr. Haas provided a presentation.

Mr. Outlaw opened the public hearing at 12:30 A.M.

No one spoke.

Mr. Outlaw closed the public hearing at 12:30 A.M.

Motioned by Vice Chairman Richard Braud, seconded by Commissioner Roderick Hector to recommend approval to the City Council

Vote: 6 - 0 Passed

- H.** PLUDC20240045 - 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 5 - Zoning District and Article 16 - Definitions.

Mr. Haas provided a presentation.

Mr. Outlaw opened the public hearing at 12:34 A.M.

No one spoke.

Mr. Outlaw closed the public hearing at 12:34 A.M.

Motioned by Commissioner Roderick Hector, seconded by Vice Chairman Richard Braud to recommend approval to the City Council

Vote: 6 - 0 Passed

- I.** PLUDC20240048 - 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 5 - Zoning District.

Mr. Haas provided a presentation.

Mr. Outlaw opened the public hearing at 11:39 P.M.

Ken Brown- 100 N.E. Loop 410

Mr. Outlaw closed the public hearing at 11:43 P.M.

Motioned by Commissioner John Carbon, seconded by Vice Chairman Richard Braud to recommend approval with conditions to the City Council

Vote: 5 - 1 Passed

NAY: Commissioner Roderick Hector

- J.** PLCPA20240035 - Hold a public hearing, workshop and discussion and possible action to make a recommendation for a Comprehensive Plan Amendment.

Mr. Haas and the applicant provided a presentation.
Mr. Outlaw opened the public hearing at 12:04 A.M.
No one spoke.
Mr. Outlaw closed the public hearing at 12:05 A.M.

Motioned by Commissioner Roderick Hector, seconded by Vice Chairman Richard Braud to recommend approval to the City Council with clarification for single-family residential

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 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.

- A.** Current Projects and City Council Status Update

7. ADJOURNMENT OF THE REGULAR MEETING

Chairman Mr. Outlaw adjourned the regular meeting at 12:40 P.M.

Chairman, Planning and Zoning Commission

Recording Secretary, City of Schertz