

DRAFT

PLANNING AND ZONING MINUTES

May 8, 2024

The Schertz Planning and Zoning Commission convened on May 8, 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; John Carbon, Commissioner; Patrick McMaster, Commissioner; Danielle Craig, Commissioner; Clayton Wallace, Commissioner

Absent: Judy Goldick, Commissioner; Tamara Brown, Commissioner

Staff present: Daniel Santee, City Attorney; Brian James, Deputy City Manager; Lesa Wood, Director of Planning & Community Development; Emily Delgado, Planning Manager; Daisy Marquez, Planner

1. CALL TO ORDER

Chairman Outlaw called the meeting to order at 6:00pm.

2. SEAT ALTERNATE TO ACT IF REQUIRED

Danielle Craig and Clay Wallace were seated as alternates.

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.

Yanet Rouillard, 5222 Village Park

Tim Brown, 5231 Village Park

Blanca Brown, 5231 Village Park

Marty Maxwell, 5223 Village Park

Ronald Schott, 1300 Engel Rd

Mark Reyes, 12330 Lower Seguin Rd, signed up to speak, but did not speak during the hearing of residents.

Mark A. Penschorn, 8320 Trainer Hale Rd

4. CONSENT AGENDA:

- A. Minutes for the April 3, 2024 Regular Meeting.
There was no discussion.

Motioned by Commissioner Roderick Hector, seconded by Commissioner Clayton Wallace

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. PLUDC20240101-** Hold a public hearing and make a recommendation on amendments to Part III of the Schertz Code of Ordinance, Unified Development Code (UDC) to Article 7- Nonconforming Uses, Lots and Structures to add Section 21.7.11- Agricultural Operations.

Mr. Brian James, Deputy City Manager, spoke.

Mrs. Delgado provided a presentation.

Mr. Outlaw opened the public hearing at 6:31 pm.

The following individuals spoke in opposition:

Ronald Schott, 1300 Engel Rd

Todd Hoffman, FM 2252, Comal County Property Identification Numbers 78957 and 78960

Breezy Gonzalez, 360 Big John Lane

Melissa Cub

Mark Penshorn, 8322 Trainer Hale Rd

Ashley Farrimond, 10101 Reunion Place

Gary Fairley, 12310 Trainer Hale Rd

Craig Moore, 7703 Trainer Hale Rd

Andres Gonzalez, 360 Big John Lane

Peggy Herman, 22515 Alabado, San Antonio

Allen Wiederstein, 7993 Trainer Hale Rd

Minerva Rodriguez, 390 Froboese

Mr Outlaw closed the public hearing at 6:57 pm.

Motioned by Commissioner Clayton Wallace to recommend approval to City Council with changes to fencing and permitting as discussed, seconded by Commissioner John Carbon

Vote: 5 - 2 Passed

NAY: Vice Chairman Richard Braud

Commissioner Patrick McMaster

- B. PLZC20240091** – Hold a public hearing and make a recommendation on a request to rezone approximately 498.2 acres of land to Single-Family Residential District (R-2) known as Comal County Property Identification Numbers 79004, 79006, 78976, 78960, 78957, and Guadalupe County Property Identification Numbers 68374, 61615, 68384, 68385, 68383, 61511, 61609, 68381, 68378, 68382, 68380, 68377, 61614, 63992 and to rezone approximately 132.6 acres of land to General Business District (GB) known as Comal County Property Identification Numbers 79018, 75449, 78923, 374148, 374146, 374145, 374144, 374147, 78218, 79009, and a portion of 79012, and to rezone approximately 262.9 acres of land to Manufacturing District- Light (M-1) known as Comal County Property Identification Numbers 79001, 78945, 78946, 75480, 78247, 79017, 75468, 75462, 75463, a portion of 79012, Comal and Guadalupe County, Texas.

Mr. Brian James, Deputy City Manager, spoke.

Mrs. Delgado provided a presentation.

Mr. Outlaw opened the public hearing at 8:07 pm.

The following individuals spoke in opposition:

Breezy Webb, 360 Big John Lane

Tim Brown, 5231 Village Park

Blanca Brown, 5231 Village Park

April L. Hewlett, 5230 Village Park

Sharlene Fey, 6028 FM 482 & 6025 FM 482

Sandra Reeh, 5887 FM 482

Mellissa M Zipp, 6801 FM 482 (property identification number 70461)

Lloyd Fairley-12290 Lower Seguin Road

Rebecca Mockerman, 5222 Nature Path

Anabelle Gonzalez, 360 Big John Lane

Andres Gonzalez, 360 Big John Lane

Mike Mockerman, 5322 Nature Path

Juan Reyes, 1233 Lower Seguin

Mr. Outlaw closed the public hearing at 8:52 pm.

Mr. John Carbon left the dais at 9:01 pm.

Motioned by Commissioner Clayton Wallace to recommend approval of rezoning all properties listed in PLZC20240091 as Agricultural District (AD) to City Council, seconded by Commissioner Patrick McMaster

Vote: 4 - 2 Passed

NAY: Chairman Glen Outlaw

Vice Chairman Richard Braud

Other: Commissioner John Carbon (ABSENT)

- C.** A 10-minute break was called at 9:18 pm. The meeting was called back to order at 9:28 pm. **PLZC20240092** – Hold a public hearing and make a recommendation on a request to rezone approximately 2062.7 acres to Single Family Residential District (R-2) known as Bexar County Property Identification Numbers 310064, 1141730, 339772, 339773, 339744, 1050203, 340030, 339348, 339359, 339341, 339778, 310012, 309842, 339293, 339275, 339328, 1013798, 310222, 310026, 1274920, 339286, 310019, 1139530, 1056967, 339331, 1178480, 309427, 309425, 310006, 310125, 1056966, 312023, 310002, 310048, 1311565, 310022, 312015, 312017, 310126, 339290, 339288, 339790, 339334, 339329, 1140481, 310007, 312008, 309429, 1190132, 310032, 310090, 310107, 1103091, 1207560, 1103092, 1103093, 339325, 339276, 1178479, 310111, 310039, 339284, 310004, 309421, 309837, 340059, 339295, 309418, 339285, 310059, 310225, 310040, a portion of 339274, and to rezone approximately 10.1 acres to Neighborhood Services District (NS) known as a portion of Bexar County Property Identification Number 339274 and approximately 119.7 acres to General Business District (GB) known as Bexar County Property Identification Numbers 339362 and 339353, Bexar County, Texas.

Mrs. Delgado provided a presentation.

Mr. Outlaw opened the public hearing at 9:47 pm.

The following individuals spoke in opposition:

Rawe Reagan, 7933 Trainer Hale Rd, Unit 4

Kathy Penschorn, Trainer Hale Road

Janis Ludwig, 403 Woodcrest Dr, San Antonio

Mark Penschorn, 8320 Trainer Hale Rd

Tracy Campos, 1230 Schaefer Road

Craig Moore, 7703 Trainer Hale Road

Charlie Luensmann, 8447 Trainer Hale Road

Breezy Webb, 360 Big John Lane
Afton Brown, 12503 Barr Way
Lisa Schmidt, 8256 Trainer Hale Rd
Andres Gonzalez, 360 Big John Lane
James Barr, 8758 Trainer Hale Rd
Mr. Outlaw closed the public hearing at 10:12 pm.

Motioned by Commissioner Danielle Craig to recommend approval of rezoning all properties listed in PLZC20240092 as Agricultural District (AD), with no action to be made on Bexar Property Identification Number 339359, to City Council, seconded by Commissioner Clayton Wallace

Vote: 5 - 1 Passed

NAY: Chairman Glen Outlaw

Other: Commissioner John Carbon (ABSENT)

- D. PLZC20240003-** Hold a public hearing and make a recommendation on a request to rezone approximately 1.4 acres of land, from Office and Professional District (OP) to Neighborhood Services District (NS), generally located 250-feet South of the intersection of Antler Drive and FM 3009, more specifically known as Guadalupe County Property Identification Number 20412, City of Schertz, Guadalupe County, Texas.

Mrs. Marquez provided a presentation.
Mr. Outlaw opened the public hearing at 10:XX pm.
Dennis Kucherka, the property owner, spoke in favor.
Watershed Carwash representatives spoke in favor.
Mr. Outlaw closed the public hearing at 10:38 pm.

Motioned by Commissioner Patrick McMaster to recommend denial to City Council, seconded by Commissioner Clayton Wallace

Vote: 5 - 1 Passed

NAY: Chairman Glen Outlaw

Other: Commissioner John Carbon (ABSENT)

- E. PLZC20240072** - Hold a public hearing and make a recommendation on a request to rezone approximately 9.4 acres of land, from General Business District (GB) to Manufacturing District Light (M-1), a portion of Comal County Property Identification Number 115664 and a portion of Comal County Property Identification Number 402758, approximately 1,500-feet East from the intersection of Hubertus and IH 35 N Access Road, City of Schertz, Comal County, Texas.

The applicant withdrew the application before the Planning and Zoning Commission meeting.
Mrs. Marquez provided a presentation.
Mr. Outlaw opened the public hearing at 10:54 pm.
Dr. Michelle Bammel, the owner of 22525 N Interstate 35, spoke in opposition.
Mr. Outlaw closed the public hearing at 10:55 pm.
No action was taken.

- F. **PLSPU20240058**- Hold a public hearing and make a recommendation on a request for a Specific Use Permit to allow Mixed-Use Self-Storage in General Business District (GB) on approximately 2.2 acres, located East of the intersection of FM 3009 and Forest Ridge, more specifically known as a portion of Guadalupe County Property Identification Number 70506, City of Schertz, Guadalupe County, Texas.

Mrs. Marquez provided a presentation.
The applicant provided a presentation.
Mr. Outlaw opened the public hearing at 11:04 pm.
No one spoke.
Mr. Outlaw closed the public hearing at 11:05 pm.

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

Vote: 6 - 0 Passed

Other: Commissioner John Carbon (ABSENT)

6. REQUESTS AND ANNOUNCEMENTS:

- A. Requests by Commissioners to place items on a future Planning and Zoning Agenda

The Commissioners requested a workshop on fees for properties designated as Pre-Development District (PRE) and a workshop on noticing dates.

- B. Announcements by Commissioners
- City and community events attended and to be attended
 - Continuing education events attended and to be attended
- C. Announcements by City Staff.
- City and community events attended and to be attended.

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 11:15pm.

Chairman, Planning and Zoning Commission

Recording Secretary, City of Schertz