

DRAFT

PLANNING AND ZONING MINUTES May 15, 2024

The Schertz Planning and Zoning Commission convened on May 15, 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; John Carbon, Commissioner; Patrick McMaster, Commissioner; Danielle Craig, Commissioner; Clayton Wallace, Commissioner

Absent: Roderick Hector, Commissioner; Judy Goldick, Commissioner; Tamara Brown, Commissioner

Staff present: Brian James, Deputy City Manager; Lesa Wood, Director of Planning & Community Development; Emily Delgado, Planning Manager; Samuel Haas, Senior Planner; Daisy Marquez, Planner

1. CALL TO ORDER

Chairman Outlaw called the special meeting to order at 6:00 P.M.

2. SEAT ALTERNATE TO ACT IF REQUIRED

Commissioner Craig and Commissioner 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.

No one spoke.

4. 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. PLZC20240103** - Conduct a public hearing and make a recommendation on a request to rezone approximately 32.7 acres to General Business District (GB), known as Bexar County Property Identification Number 339359, more specifically known as 13597 IH10 E, Bexar County, Texas.

Mrs. Delgado provided a presentation.
Ashley Farrimond, was present, on behalf of the property owner.

Chairman Outlaw opened the public hearing at 6:08 pm.
No one spoke.
Chairman Outlaw closed the public hearing at 6:09 pm.

Motioned by Commissioner Clayton Wallace to recommend approval to City Council as presented, seconded by Commissioner Patrick McMaster

Vote: 6 - 0 Passed

5. WORKSHOP AND DISCUSSION:

- A.** Workshop, Discussion and Possible Action on Unified Development Code Article 4, Section 21.4.3 Notice Requirements.

Mrs. Delgado provided a presentation.
The Commissioners discussed the Notice Requirements.
No action was made.

6. REQUESTS AND ANNOUNCEMENTS:

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

Chairman Outlaw adjourned the special meeting at 6:50 P.M.

Chairman, Planning and Zoning Commission

Recording Secretary, City of Schertz