

# DRAFT

## PLANNING AND ZONING MINUTES

June 5, 2024

The Schertz Planning and Zoning Commission convened on June 5, 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; Clayton Wallace, Commissioner; Judy Goldick, Commissioner; Patrick McMaster, Commissioner

Absent: Tamara Brown, Commissioner; John Carbon, Commissioner

Staff present: Emily Delgado, Planning Manager; Tiffany Danhof, Administrative Assistant; Daisy Marquez, Planner; Madeleine Cole, Planner; Samuel Haas, Senior 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.*

*Mary Sanborn- 4462 Brush Creek Rd.  
Charles Lovett- 2305 FM 1518*

### 4. CONSENT AGENDA:

A. Minutes for the May 8, 2024, Regular Meeting.

B. Minutes for the May 15, 2024, Special Meeting.

Motioned by Commissioner Patrick McMaster to approve the consent agendas ,  
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. PLZC20240095** - Hold a public hearing and make a recommendation on a request to rezone approximately 1 acre of land from Pre-Development District (PRE) to Single-Family Residential/ Agricultural District (R-A), known as Bexar County Property Identification Number 308497, more specifically known as 11639 Voges Pass, City of Schertz, Bexar County, Texas.

Mrs. Marquez provided a presentation.  
Mr. Outlaw opened the public hearing at 6:20 P.M.  
No one spoke.  
Mr. Outlaw closed the public hearing at 6:21 P.M.

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

**Vote: 7 - 0 Passed**

- B. PLZC20240098** - Hold a public hearing and make a recommendation on a request to rezone approximately 3.6 acres of land from Pre-Development District (PRE) to Single-Family Residential / Agricultural District (R-A), known as Comal County Property Identification Number 78940, more specifically known as 6691 FM 482, New Braunfels, Comal County, Texas.

Mrs. Marquez provided a presentation.  
Mr. Outlaw opened the public hearing at 6:31 P.M.  
No one spoke.  
Mr. Outlaw closed the public hearing at 6:31 P.M.

Motioned by Commissioner Danielle Craig to recommend approval to the City Council, seconded by Commissioner Patrick McMaster

**Vote: 7 - 0 Passed**

- C. PLSPU20240012** - Hold a public hearing and make a recommendation on a request for a Specific Use Permit to allow a convenience store with gas pumps on approximately 4.33 acres of land, located at the intersection of Maske Road & E FM 1518, more specifically known as Guadalupe County Property Identification Number 64548 City of Schertz, Guadalupe County, Texas.

Mr. Haas and the applicant provided a presentation.  
Mr. Outlaw opened the public hearing at 6:42 P.M.  
Charles Lovett- 2305 E FM 1518  
Mr. Outlaw closed the public hearing at 6:45 P.M.

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

**Vote: 6 - 1 Passed**

NAY: Commissioner Danielle Craig

**6. ITEMS FOR INDIVIDUAL CONSIDERATION:**

- A. PLPP20240008 Waiver** - Consider and act upon a request for a waiver in relation to on-site sewer facilities for the preliminary plat for the Schertz Storage Center Subdivision, approximately 7.8 acres of land generally located 2,800 feet to the east of the IH-35 and FM 2252 intersection, also known as Comal County Parcel ID 73256, City of Schertz, Comal County, Texas.

Motioned by Commissioner Patrick McMaster to approve, seconded by Commissioner Clayton Wallace

**Vote:** 7 - 0 Passed

- B. PLPP20240008** - Consider and act upon a request for approval of a preliminary plat for the Schertz Storage Center Subdivision, approximately 7.8 acres of land generally located 2,800 feet to the east of the IH-35 and FM 2252 intersection, also known as Comal County Parcel ID 73256, City of Schertz, Comal County, Texas.

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

**Vote:** 7 - 0 Passed

**7. 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 City staff.

- C.** Announcements by City Staff.
- City and community events attended and to be attended.
- There were announcements by City staff.

**8. INFORMATION AVAILABLE IN THE PLANNING AND ZONING COMMISSION PACKETS- NO DISCUSSION TO OCCUR**

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

**9. ADJOURNMENT OF THE REGULAR MEETING**

Chairman Mr. Outlaw adjourned the regular meeting at 7:19 P.M.

