

DRAFT

PLANNING AND ZONING MINUTES

November 6, 2024

The Schertz Planning and Zoning Commission convened on November 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; Clayton Wallace, Commissioner

Absent: Judy Goldick, Commissioner; Tamara Brown, Commissioner; John Carbon, Commissioner; Patrick McMaster, 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; William Willingham, Planner

1. CALL TO ORDER

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

2. SEAT ALTERNATE TO ACT IF REQUIRED

Commissioner Wallace was seated as the 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.

Gary Droughbay; 652 Colt Trail
Rebecca Schrader; 704 Colt Trail
Dale Hanson; 305 Kochst

4. CONSENT AGENDA:

A. Minutes for the October 2, 2024 Regular Meeting.

Motioned by Commissioner Clayton Wallace to approve the Consent Agenda, seconded by Vice Chairman Richard Braud

Vote: 4 - 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. PLSPU20240229** - Hold a public hearing and make a recommendation on a Specific Use Permit to allow a convenience store with gas pumps on approximately 2.2 acres of land zoned General Business District (GB), located at the intersection of Schertz Parkway and Live Oak Road, also known as Guadalupe County Property Identification Number 145138, City of Schertz, Guadalupe County, Texas.

Mrs. Marquez gave a presentation on PLSPU20240229.

Chairman Outlaw opened the Public Hearing at 6:16p.m.
Eric Troutman ; 606 Bindseil Grove, Schertz Texas
Gary Droubay ; 652 Colt Trail, Schertz Texas
Heather Haygood ; 821 E. Live Oak, Schertz Texas
Rachelle Schrader; 704 Colt Trail, Schertz Texas
Daniel Calderon ; 684 Colt Trail, Schertz Texas
Joyce Teague ; 607 Bindseil Grove, Schertz Texas
Michele McCoy; 652 Colt Trail, Schertz Texas
Linnea Troutman; 606 Bindseil Grove, Schertz Texas
Vanessa Herrera ; 631 Bindseil Grove, Schertz Texas
Chairman Outlaw closed the Public Hearing at 6:30p.m.

Motioned by Commissioner Clayton Wallace to recommend Denial to the City Council , seconded by Commissioner Roderick Hector

Vote: 4 - 0 Passed

- B. PLZC20240242** - Hold a public hearing and make a recommendation on a request to rezone approximately 19.94 acres of land from General Business District (GB), Agricultural District (AD), and Pre-Development District (PRE) to Apartment / Multifamily District (R-4), more specifically known as 5524 Eckhardt Road, also known as Comal County Property Identification Numbers 75449 and 78233, City of Schertz, Comal County, Texas.

Mr. Haas gave a presentation on PLZC20240242.

Chairman Outlaw opened the Public Hearing at 7:04p.m.
Brian Wetz; 5500 Eckhardt Rd, New Braunfels Texas
Chairman Outlaw closed the Public Hearing at 7:07p.m.

Motioned by Commissioner Clayton Wallace to recommend Denial to the City Council , seconded by Commissioner Roderick Hector

Vote: 4 - 0 Passed

- C. PLZC20240249** - Hold a public hearing and make a recommendation on a request to rezone approximately 100 acres of land from General Business District (GB) and Agricultural District (AD) to Manufacturing Light District (M-1) and Apartment / Multifamily District (R-4) generally located at the intersection of Schwab Road and IH 35, more specifically known as Comal County Property Identification Numbers 79017, 75463, 79018, and 75468, City of Schertz, Comal County, Texas.

Mr. Haas gave a presentation on PLZC20240249. Mr. Landa, applicant's representative, spoke on behalf of the applicant.

Chairman Outlaw opened the Public Hearing at 7:42p.m.

No one spoke.

Chairman Outlaw closed the Public Hearing at 7:43p.m.

Motioned by Commissioner Roderick Hector to recommend Approval to the City Council , seconded by Commissioner Clayton Wallace

Vote: 4 - 0 Passed

- D. PLSPU20240219** - 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 3.6 acres, located along the IH-35 North access road, near the intersection of Cibolo Valley Drive, more specifically known as a portion of Guadalupe County Property Identification Number 185564, City of Schertz, Guadalupe County, Texas.

Mr. Willingham gave a presentation on PLSPU20240219.

Chairman Outlaw opened the Public Hearing at 7:57p.m.

No one spoke.

Chairman Outlaw closed the Public Hearing at 7:58p.m.

Motioned by Vice Chairman Richard Braud to recommend Approval to the City Council with conditions as identified by staff, seconded by Commissioner Clayton Wallace

Vote: 4 - 0 Passed

- E. PLZC20240255** - Hold a public hearing and make a recommendation on a request to rezone approximately .23 acres of land from General Business District (GB) to Main Street Mixed Use District (MSMU), more specifically known as 702 Main Street, also known as Guadalupe County Property Identification Number 21458, City of Schertz, Guadalupe County, Texas.

Mr. Haas gave a presentation on PLZC20240255.

Chairman Outlaw opened the Public Hearing at 8:07p.m.

No one spoke.

Chairman Outlaw closed the Public Hearing at 8:07p.m.

Motioned by Commissioner Clayton Wallace to recommend Approval to the City Council , seconded by Commissioner Roderick Hector

Vote: 4 - 0 Passed

- F. PLZC20240232** - Hold a public hearing and make a recommendation on a request to rezone approximately 1.66 acres of land from General Business District (GB) and Single Family Residential District (R-2) to Main Street Mixed Use District (MSMU), more specifically known as 819, 817, and 815 Main Street and 810 Exchange Avenue, also known as Guadalupe County Property Identification Numbers 29057, 29058, 29059, 29060, 67493, 67495 City of Schertz, Guadalupe County, Texas

Mr. Haas gave a presentation on PLZC20240232.

Chairman Outlaw opened the Public Hearing at 8:13p.m.

No one spoke.

Chairman Outlaw closed the Public Hearing at 8:14p.m.

Motioned by Commissioner Clayton Wallace to recommend Approval to the City Council , seconded by Vice Chairman Richard Braud

Vote: 4 - 0 Passed

- G. PLZC20240237:** Hold a public hearing and make a recommendation on a request to rezone approximately 3.014 acres of land to Agricultural District (AD), more specifically known as a portion of Comal County Property Identification Number 79004, Comal County, Texas.

Mrs. Delgado gave a presentation on PLZC20240237.

Chairman Outlaw opened the Public Hearing at 8:22p.m.

No one spoke.

Chairman Outlaw closed the Public Hearing at 8:22p.m.

Motioned by Commissioner Clayton Wallace to recommend Approval to the City Council , seconded by Commissioner Roderick Hector

Vote: 4 - 0 Passed

6. REQUESTS AND ANNOUNCEMENTS:

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

Chairman Outlaw requested a presentation on the Development Process at a future Planning and Zoning Commission meeting.

- B.** Announcements by Commissioners

- City and community events attended and to be attended
- Continuing education events attended and to be attended

Chairman Outlaw and Commissioner Hector gave announcements.

C. Announcements by City Staff.

- City and community events attended and to be attended.

There were no announcements by 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 Outlaw adjourned the meeting at 8:29 p.m.

Chairman, Planning and Zoning Commission

Recording Secretary, City of Schertz