

# DRAFT

## PLANNING AND ZONING MINUTES October 1, 2025

The Schertz Planning and Zoning Commission convened on October 1, 2025 at 6:00 p.m. at the Municipal Complex, Council Chambers, 1400 Schertz Parkway Building #4, Schertz, Texas.

Present: Chair Clayton Wallace; Commissioner Glen Outlaw; Commissioner Roderick Hector; Commissioner Judy Goldick; Commissioner David Hughes; Commissioner Tamara Brown; Commissioner John Carbon

Absent: Vice Chair Patrick McMaster

Staff present: City Manager Steve Williams; Deputy City Manager Brian James; ; Planning Manager Emily Delgado; Director of Planning & Community Development Lesa Wood; Senior Planner Daisy Marquez; Planner William Willingham; Administrative Assistant Sarah Rodriguez;

### 1. CALL TO ORDER

Chairman Clayton Wallace called the meeting to order at 6:00 P.M.

### 2. SEAT ALTERNATE TO ACT IF REQUIRED

Judy Goldick 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.*

Chairman Wallace opened the Hearing of Residents. The following resident spoke:

- Christopher Duffoit, 3400 Woodlawn Farm spoke in relation to 5C

### 4. CONSENT AGENDA:

#### A. Minutes for the September 3, 2025 Regular Meeting.

There was no discussion.

Moved by Commissioner John Carbon, seconded by Commissioner Roderick Hector to approve the Consent Agenda

**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. PLZC20250166** - Hold a public hearing and make a recommendation on a zone change request from Pre-Development District (PRE), General Business District (GB) and Single-Family Residential District (R-6) to Middle Density Residential District (R-5) on approximately 81 acres of land, generally located 1,900 feet south of the intersection of IH 35 and Country Club Blvd, also known as Guadalupe County Property Identification Numbers 63833, 63836, 63838, 34548, 34577, 34755 City of Schertz, Guadalupe County, Texas and Comal County Property Identification Number 377261, and a portion of Comal County Property Identification Number 75381, City of Schertz, Comal County, Texas.

Mrs. Delgado gave a presentation on PLZC20250166.

Chairman Wallace opened the Public Hearing at 6:09 P.M.

- DJ Thompson & John Thompson -3325 Charleston Lane

Chairman Wallace closed the Public Hearing at 6:14 P.M.

PLZC20250166 was withdrawn by Applicant after the Public Hearing was published. The Public Hearing was held, but no action was taken by the Planning and Zoning Commission on item PLZC20250166

- B. PLZC20250167** – Hold a public hearing and make a recommendation on a zone change request from Pre-Development District (PRE) and General Business District (GB) to Apartment / Multi-family Residential District (R-4) on approximately 24 acres of land, known as Guadalupe County Property Identification Numbers 63835, 72500, and 72501, City of Schertz, Guadalupe County, Texas and Comal County Property Identification Number 81292, 121896, and a portion of Comal County Property Identification Number 75381, City of Schertz, Comal County, Texas.

Mrs. Delgado gave a presentation on PLZC20250167.

Chairman Wallace opened up the Public Hearing at 6:17 P.M

No residents spoke

Chairman Wallace closed the Public Hearing at 6:17 P.M.

PLZC20250167 was withdrawn by Applicant after the Public Hearing was published. The Public Hearing was held, but no action was taken by the Planning and Zoning Commission on item PLZC20250167.

- C. PLZC20250062** - Hold a public hearing and make a recommendation on a zone change request on approximately 32 acres of land from General Business District-II (GB-2) to Single-Family Residential District (R-2), known as Guadalupe Property Identification Number 64558, City of Schertz, Texas.

Mrs. Marquez gave a presentation on PLZC20250062.

Patrick Christenson, the applicant, gave a presentation.

Chairman Wallace opened the Public Hearing at 6:31 P.M.

- Dale Jones 3004 Lapostolle Circle
- Christopher Duffoit- 3400 Woodlawn Farms
- Janora Shaw-Hicks- 3016 Lapostolle Circle

Chairman Wallace closed the public hearing at 6:38 P.M.

Moved by Commissioner Roderick Hector, seconded by Commissioner Glen Outlaw to recommend denial to the City Council of PLZC20250062

**Vote:** 7 - 0 Passed

- D. PLZC20250215** - Hold a public hearing and make a recommendation on request to rezone approximately 11.03 acres of land from Pre-Development District (PRE) to Agricultural District (AD), generally known as 7703 Trainer Hale Road, approximately 1,700 feet north from the intersection of Trainer Hale Road and IH-10, more specifically known as Bexar County Parcel Identification Number 339346, City of Schertz, Bexar County, Texas.

Mr. Willingham gave a presentation on PLZC20250215.

Chairman Wallance opened the Public Hearing at 7:07 P.M.

No residents spoke.

Chairman Wallance closed the Public Hearing at 7:07 P.M.

Moved by Commissioner Glen Outlaw, seconded by Commissioner John Carbon to recommend approval to the City Council of PLZC20250215

**Vote:** 7 - 0 Passed

## **6. ITEMS FOR INDIVIDUAL CONSIDERATION:**

- A. PLRP20250221 Waiver**- Consider and act upon a request for a waiver in relation to on-site sewer facilities for the replat of the Sam B Liftshutz Subdivision No. 9, approximately 0.76 acres of land, located approximately 750 feet east of the intersection of Pfeil Road and IH-10, more specifically known as Bexar County Parcel Identification numbers 618921 and 618922, City of Schertz, Bexar County, Texas.

Mr. Willingham gave a presentation on PLRP20250221 Waiver.

Moved by Commissioner Glen Outlaw, seconded by Commissioner Judy Goldick to approve PLRP20250221 Waiver

**Vote:** 7 - 0 Passed

- B. PLRP20250221-** Consider and act upon a request for approval of a replat of the Sam B Liftshutz No. 9 Subdivision, approximately 0.76 acres of land located at 11825 IH-10 Schertz, Texas, approximately 750 feet east of the intersection of Pfeil Road and IH-10, more specifically known as Bexar County Parcel Identification Numbers 618921 and 618922, City of Schertz, Bexar County, Texas.

Mr. Willingham gave a presentation on PLRP20250221.

Moved by Commissioner John Carbon, seconded by Commissioner Judy Goldick to approve PLRP20250221

**Vote: 7 - 0 Passed**

**7. REQUESTS AND ANNOUNCEMENTS:**

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

No requests were made by Commissioners.

- B.** Announcements by Commissioners

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

Commissioner Carbon announced upcoming events for the candidates who are running for the City Council.

- C.** Announcements by City Staff.

- City and community events attended and to be attended.

Emily Delgado announced the promotion of Daisy Marquez to Senior Planner.

**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 Wallace adjourned the regular meeting at 7:18 P.M.

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Chairman, Planning and Zoning Commission

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Recording Secretary, City of Schertz