

# DRAFT

## PLANNING AND ZONING MINUTES

February 4, 2026

The Schertz Planning and Zoning Commission convened on February 4, 2026 at 6:00 p.m. at the Municipal Complex, Council Chambers, 1400 Schertz Parkway Building #4, Schertz, Texas.

Present: Clayton Wallace, Chairman; Patrick McMaster, Vice Chairman; Glen Outlaw, Commissioner; Roderick Hector, Commissioner; David Hughes, Commissioner; Tamara Brown, Commissioner

Absent: Judy Goldick, Commissioner

Staff present: Jack Bluebird, Director of Information Technology; Emily Delgado, Planning Manager; Daisy Marquez, Senior Planner; William Willingham, Planner; Brandon Elliott, Planner; Sarah Rodriguez, Administrative Assistant

### 1. CALL TO ORDER

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

### 2. SEAT ALTERNATE TO ACT IF REQUIRED

No alternate was seated.

### 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 residents spoke:

- Jesse Anguiano, 913 Beck spoke in relation to Main Street.

### 4. CONSENT AGENDA:

- A. Minutes for the December 3, 2025 Regular Meeting.  
There was no discussion.

Motioned by Chairman Clayton Wallace to approve, seconded by Commissioner David Hughes

**Vote:** 6 - 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. PLSPU20260003** - Hold a public hearing and make a recommendation on a Specific Use Permit to allow a convenience store with gas pumps on approximately 7.8 acres of land, located approximately 51-feet west from the intersection of IH-35 N Access Road and FM 2252, also known as 18920 IH 35 N, more specifically known as Guadalupe County Property Identification Number 114083 and Comal County Property Identification Number 119021, City of Schertz, Comal and Guadalupe County, Texas.

Mrs. Marquez gave a presentation on PLSPU20260003.  
Chairman Wallace opened up the Public Hearing at 6:08 P.M.  
No residents spoke  
Chairman Wallace closed the Public Hearing at 6:08 P.M.

Motioned by Commissioner Glen Outlaw to recommend approval of PLSPU20260003 to City Council with conditions as proposed by Staff, seconded by Vice Chairman Patrick McMaster

**Vote:** 6 - 0 Passed

- B. PLSPU20260006** - Hold a public hearing and make a recommendation on a request for a Specific Use Permit to allow a Truck Terminal on approximately 4.1 acres of land, located approximately 600-feet west of the intersection of Baugh Lane and Schwab Road, also known as 23870 Baugh Lane, more specifically known as Comal County Parcel Identification Number 464879, City of Schertz, Comal County, Texas.

Mr. Willingham gave a presentation on PLSPU20260006.  
Chairman Wallace opened up the Public Hearing at 6:15 P.M.  
No residents spoke.  
Chairman Wallace closed the Public Hearing at 6:15 P.M.

Motioned by Commissioner Glen Outlaw to recommend approval of PLSPU20260006 to City Council with conditions as proposed by Staff, seconded by Vice Chairman Patrick McMaster

**Vote:** 6 - 0 Passed

- C. PLUDC20260015** - Conduct a public hearing, workshop, discussion, and possible action to make a recommendation on amendments to Part III of the Schertz Code of Ordinance, Unified Development Code (UDC), to Article 8 Section 21.8.4 - Home Occupations and Article 16-Definitions.

Mr. Willingham gave a presentation on PLUDC20260015.  
Chairman Wallace opened up the Public Hearing at 6:21 P.M.  
No residents spoke.  
Chairman Wallace closed the Public Hearing at 6:21 P.M.

Motioned by Vice Chairman Patrick McMaster to recommend approval to City Council of PLUDC20260015, seconded by Commissioner David Hughes

**Vote:** 6 - 0 Passed

- D. PLUDC20260016** - Conduct a public hearing, workshop, discussion, and possible action to make a recommendation on amendments to Part III of the Schertz Code of Ordinance, Unified Development Code (UDC), to Article 4 Section 21.4.3- Notice Requirements.

Mrs. Marquez gave a presentation on PLUDC20260016.  
Chairman Wallace opened up the Public Hearing at 6:29 P.M.  
No residents spoke  
Chairman Wallace closed the Public Hearing at 6:29 P.M.

Motioned by Vice Chairman Patrick McMaster to recommend approval of PLUDC20260016 to the City Council , seconded by Commissioner Roderick Hector

**Vote:** 6 - 0 Passed

- E. PLUDC20260020** - Conduct a public hearing, workshop, discussion, and possible action to make a recommendation on amendments to Part III of the Schertz Code of Ordinances, Unified Development Code (UDC) to Article 5, Section 21.5.7- Dimensional and Development Standards , and Article 16 Definitions.

Mrs. Marquez gave a presentation on PLUDC20260020.  
Chairman Wallace opened up the Public Hearing at 6:39 P.M.  
No residents spoke  
Chairman Wallace closed the Public Hearing at 6:39 P.M.

Motioned by Commissioner David Hughes to make a recommendation of approval to City Council, with amendments to the proposed Article 16, Definition of Impervious Coverage amendment, to include a restriction of the amount of allowable impervious coverage that can be used for decorative pavers to only 25% of the maximum impervious coverage per UDC Section 21.5.7. Dimensional and Developmental Standards, and allowing decorative pavers for residential zoning district driveways, seconded by Commissioner Tamara Brown

**Vote:** 5 - 1 Passed

NAY: Commissioner Glen Outlaw

- F. Main Street Workshop** - Conduct a public hearing, workshop, and discussion on the Comprehensive Land Use Plan - Future Land Use Map Designation area of Main Street and Main Street Mixed Use (MSMU) and Main Street Mixed Use - New Development (MSMU-ND) Zoning District Permitted Uses.

Mrs. Marquez gave a presentation on Main Street.  
Chairman Wallace opened the Public Hearing at 7:05 P.M.  
● Jesse Anguiano -913 Beck spoke on Main Street

Chairman Wallace closed the Public Hearing at 7:07 P.M.  
No action was taken.

**6. REQUESTS AND ANNOUNCEMENTS:**

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

The Planning and Zoning Commission requested staff to discuss Main Street with the Main Street Committee and come back at a later date.

**B.** Announcements by Commissioners

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

Chairman Wallace announced the departure of Commissioner John Carbon and thanked him for the time he spent on the Commission. Chairman Wallace also announced that the Planning and Zoning Commission is accepting applications for 2 alternate spots on the Planning and Zoning Commission.

**C.** Announcements by City Staff.

- City and community events attended and to be attended.

Mrs. Delgado introduced Brandon Elliott, new Planner.

**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 Wallace adjourned the meeting at 8:08 P.M.

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Chairman, Planning and Zoning Commission

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Recording Secretary, City of Schertz