

DRAFT

PLANNING AND ZONING MINUTES

August 5, 2026

The Schertz Planning and Zoning Commission convened on August 5, 2026 at 6:00 p.m. at the Municipal Complex, Council Chambers, 1400 Schertz Parkway Building #4, Schertz, Texas.

Present: Clayton Wallace, Chair; Patrick McMaster, Vice Chair; Glen Outlaw, Commissioner; Sonya Loreda-Reyes, Commissioner; Roderick Hector, Commissioner; Francisco Velazquez, Commissioner; David Hughes, Commissioner; Sean Grady, Commissioner; Jesse Anguiano, Commissioner

Staff present: Brian James, Deputy City Manager, Lesa Wood, Director of Planning & Community Development, Emily Delgado, Planning Manager, Daisy Marquez, Planner, Brandon Elliott, Planner, Christina Timke, Administrative Assistant

1. CALL TO ORDER

Chair Wallace called the meeting to order at 6:00 pm.

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.

There were no residents who spoke.

4. PLANNING AND ZONING COMMISSION ELECTIONS

A. Election of Planning and Zoning Commission Chair and Vice Chair

There was an election of the Chair.

There was an election of the Vice-Chair.

Motioned by Commissioner Glen Outlaw to re-elect Commissioner Wallace as Chair, seconded by Commissioner Roderick Hector

Vote: 7 - 0 Passed

Motioned by Chair Clayton Wallace to re-elect Commissioner McMaster as Vice-Chair, seconded by Commissioner Glen Outlaw

Vote: 7 - 0 Passed

5. CONSENT AGENDA

- A.** Minutes for the July 22, 2026 Special Session Meeting.

Motioned by Commissioner Glen Outlaw to approve the minutes, seconded by Vice Chair Patrick McMaster

Vote: 7 - 0 Passed

6. 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. PLSPU20260130** - Hold a public hearing and make a recommendation on a request for a Specific Use Permit to allow Automobile Repairs and Service, Major on an approximately 1.19 acres of land located approximately 1,200 feet south of the intersection of Borgfeld Rd and FM 3009, more specifically known as Guadalupe County Property Identification Number 67644, City of Schertz, Texas.

Mr. Elliott gave a presentation on PLSPU20260130.

Chair Wallace opened the public hearing at 6:07pm.
No one spoke.

Chair Wallace closed the public hearing at 6:07pm.

There was no discussion.

Motioned by Vice Chair Patrick McMaster to recommend approval with conditions as presented by Staff, to City Council, seconded by Commissioner Sonya Loredó-Reyes

Vote: 7 - 0 Passed

- B. PLUDC20260182** - Hold a public hearing and make a recommendation on amendments to Part III of the Schertz Code of Ordinances, Unified Development Code (UDC), to Article 5, Section 21.5.8 Permitted Use Table, and Article 16 Definitions.

Mrs. Marquez gave a presentation on PLUDC20260182.

Chair Wallace opened the public hearing at 6:16pm.
No one spoke.

Chair Wallace closed the public hearing at 6:17pm.

There was a lengthy discussion regarding the following:

- the zoning districts in which a data center would be permitted with an approved SUP
- history of existing centers in Schertz
- adding to the definition "including but not limited to"
- adding a square footage requirement for a Specific Use Permit
- the possibility of coming back to amend the requirements for a proposed Data Center

Motioned by Commissioner Glen Outlaw to recommend approval to City Council with amendments to only allow Data Centers in Manufacturing (Heavy) District (M-2) with a Specific Use Permit in the Permitted Use Table and adding "including but not limited to" to the definition and removing the word "large" from the definition, , seconded by Commissioner Francisco Velazquez

Vote: 7 - 0 Passed

7. ITEMS FOR INDIVIDUAL CONSIDERATION:

- A. PLPP20260176 Waiver** — Consider and act upon a request for a waiver in relation to on-site sewer facilities for the Preliminary Plat of the Ware-Seguin Subdivision, approximately 17 acres of land, known as 11444 Ware Seguin, more specifically known as Bexar County Property Identification Numbers 619175, 1457269, and 1457270, City of Schertz, Bexar County, Texas.

Mr. Elliott gave a presentation on PLPP20260176 Waiver.

Motioned by Vice Chair Patrick McMaster to approve with conditions presented by staff, seconded by Commissioner Glen Outlaw

Vote: 7 - 0 Passed

- B. PLPP20260176** - Consider and act upon a request for approval of a Preliminary Plat of the Ware-Seguin Subdivision, approximately 17 acres of land, known as 11444 Ware Seguin, more specifically known as Bexar County Property Identification Numbers 619175, 1457269, and 1457270, City of Schertz, Bexar County, Texas.

Mr. Elliott gave a presentation on PLPP20260176.

Motioned by Commissioner Glen Outlaw to approve, seconded by Vice Chair Patrick McMaster

Vote: 7 - 0 Passed

8. REQUESTS AND ANNOUNCEMENTS:

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

There were no requests.

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.

C. Announcements by City Staff.

- City and community events attended and to be attended.

There were no announcements.

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

A. Current Projects and City Council Status Update

10. ADJOURNMENT OF THE REGULAR MEETING

Chair Wallace adjourned the meeting at 6:50 pm.

Chairman, Planning and Zoning Commission

Recording Secretary, City of Schertz