

DRAFT

PLANNING AND ZONING MINUTES

October 7, 2026

The Schertz Planning and Zoning Commission convened on October 7, 2026 at 6:00 p.m. at the Municipal Complex, Council Chambers, 1400 Schertz Parkway Building #4, Schertz, Texas.

Present: Patrick McMaster, Vice Chair; Glen Outlaw, Commissioner; Sonya Lored-Reyes, Commissioner; David Hughes, Commissioner; Roderick Hector, Commissioner; Francisco Velazquez, Commissioner; Jesse Anguiano, Commissioner

Staff present: Emily Delgado, Planning Manager; Daisy Marquez, Senior Planner; Brandon Elliott, Planner; Christina Timke, Administrative Assistant

1. CALL TO ORDER

Vice-Chair McMaster called the meeting to order at 6:00 P.M.

2. SEAT ALTERNATE TO ACT IF REQUIRED

Commissioner Jesse Anguiano was seated as an 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.

There were no residents who spoke.

4. CONSENT AGENDA:

A. Minutes for the September 2, 2026, Regular Meeting.

There was no discussion.

Motioned by Commissioner Sonya Lored-Reyes to approve the minutes, seconded by Commissioner Glen Outlaw

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. PLPDD20260052** - Hold a public hearing and make a recommendation on a zone change request on approximately 8 acres of land from Single-Family Residential District (R-2) to Planned Development District (PDD), generally located approximately 2,500 feet northeast of the intersection of E FM 1518 and Maske Road, specifically known as a portion of Guadalupe County Property Identification Number 64582, Guadalupe County, City of Schertz, Texas.

Mrs. Marquez gave a presentation on PLPDD20260052. The applicant, Ashley Farrimond, also gave a presentation.

- Vice-Chair McMaster opened the public hearing at 6:14 P.M.
- No one spoke.
- Vice-Chair McMaster closed the public hearing at 6:14 P.M.
- There was no discussion.

Motioned by Commissioner Glen Outlaw to make a recommendation of approval of PLPDD20260052 to City Council, seconded by Commissioner Francisco Velazquez

Vote: 7 - 0 Passed

- B. PLZC20260208** - Hold a public hearing and make a recommendation on a zone change request on approximately 21 acres of land from Single-Family Residential District (R-2) to Middle-Density Residential District (R-5), generally located approximately 2,700 feet northeast of the intersection of E FM 1518 and Maske Road, specifically known as Guadalupe County Property Identification Number 113897 and a portion of 64582, Guadalupe County, City of Schertz, Texas.

Mrs. Marquez gave a presentation on PLZC20260208.

- Vice-Chair McMaster opened the public hearing at 6:22 P.M.
- No one spoke.
- Vice-Chair McMaster closed the public hearing at 6:22 P.M.
- There was a brief discussion.
 - R-5 density and design requirements;
 - Maske Rd street improvements;
 - Park dedication requirements; and
 - Platting process for a property with two zoning districts.

Motioned by Commissioner Glen Outlaw to make a recommendation of approval of PLZC20260208 to City Council, seconded by Commissioner Roderick Hector

Vote: 7 - 0 Passed

- C. PLZC20260234** - Hold a public hearing and make a recommendation on a zone change request on approximately 0.40 acres of land from Pre-Development District (PRE) to General Business District (GB), generally located at the south-east intersection of FM 1518 and Schaefer Rd, also known as 10580 E FM 1518 N, specifically known as Bexar County Property Identification Number 309822, City of Schertz, Bexar County, Texas.

Mr. Elliott gave a presentation of PLZC20260234.

- Vice-Chair McMaster opened the public hearing at 6:37 P.M.
- No one spoke.
- Vice-Chair McMaster closed the public hearing at 6:37 P.M.
- There was a brief discussion on the history of the lot and the proposed use

Motioned by Commissioner Glen Outlaw to make a recommendation of approval of PLZC20260234 to City Council, seconded by Commissioner Sonya Loreda-Reyes

Vote: 7 - 0 Passed

6. 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

No announcements were made by Commissioners.

- C.** Announcements by City Staff.

- City and community events attended and to be attended.

No announcements were made by City 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

Vice-Chair McMaster adjourned the meeting at 6:40 P.M.