



MEETING AGENDA
Planning & Zoning Commission
REGULAR SESSION PLANNING & ZONING COMMISSION

HAL BALDWIN MUNICIPAL COMPLEX COUNCIL CHAMBERS
1400 SCHERTZ PARKWAY BUILDING #4
SCHERTZ, TEXAS 78154

CITY OF SCHERTZ CORE VALUES

Do the right thing

Do the best you can

Treat others the way you want to be treated

Work cooperatively as a team

AGENDA

WEDNESDAY, JUNE 12, 2019 at 6:00 p.m.

1. CALL TO ORDER

2. 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.

3. CONSENT AGENDA:

A. Minutes for the May 8, 2019 Regular Meeting.

B. PC2019-016 Consider and act upon a request for approval of a final plat of Mark Roberts Subdivision IV, an approximately 3 acre tract of land generally located 1500 feet south of the intersection between IH-35 and FM 1103, more specifically described as 5702 FM 1103, City of Schertz, Guadalupe County, Texas.

4. PUBLIC HEARING:

The Planning and Zoning Commission will hold a public hearing related to zone change requests and replats 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. SUP2019-002 Hold a public hearing, consider, and make a recommendation on a request for a Specific Use Permit to allow an Automobile Repair, Major land use on approximately 1.5 acres of land generally located 1500 feet south of the intersection between IH-35 and FM 1103, more specifically described as 5702 FM 1103, City of Schertz, Guadalupe County, Texas.

5. ITEMS FOR INDIVIDUAL CONSIDERATION:

- A. PC2018-043 Consider and act upon a request for approval of a preliminary plat of the Parklands Subdivision Unit 2A, an approximately 35 acre tract of land generally located approximately 1,500 feet east of the south east corner of Eckhardt Road and Froboese Road intersection, City of Schertz, Guadalupe County, Texas.

6. WORKSHOP AND DISCUSSION:

- A. Workshop / Discussion and Public Hearing on Boarding and Lodging Houses.
- B. Workshop / Discussion and Public Hearing on regulating Short Term Rentals.

7. REQUESTS AND ANNOUNCEMENTS:

- A. Requests by Commissioners to place items on a future Planning and Zoning Agenda
- B. Announcements by Commissioners
 - City and community events attended and to be attended
 - Continuing education events attended and to be attended
- C. Announcements by City Staff.
 - City and community events attended and to be attended.
 - **NEW SITE PLAN APPLICATIONS:** The following site plans were submitted to the Planning and Community Development Department- Planning Division between May 3, 2019, and June 7, 2019.
 - Tri County Business & Industrial Park (5804 Tri County Parkway)
 - Site Plan to modify the existing parking and drive aisle area to incorporate new generators
 - DG Schertz Addition (11787 FM 1518)
 - Site Plan for a 9,122 square foot commercial/retail building
 - Northwest Corner of IH 35 and Schwab Road
 - Site Plan for a 7,318 square foot convenience store with gas pumps
 - Seguin State Bank Subdivison No. 2, Lot 4, Blk 1 (4917 FM 3009)
 - Site Plan for a 4,600 square foot office building

8. ADJOURNMENT OF THE REGULAR MEETING

CERTIFICATION

I, Emily Delgado, Planner, of the City of Schertz, Texas, do hereby certify that the above agenda was posted on the official bulletin boards on this the 7th day of June, 2019 at 5:00 p.m., which is a place readily accessible to the public at all times and that said notice was posted in accordance with chapter 551, Texas Government Code.

Emily Delgado
Emily Delgado, Planner

**I certify that the attached notice and agenda of items to be considered by the Schertz Planning & Zoning Commission was removed from the official bulletin board on ____ day of _____, 2019.
title: _____**

This facility is accessible in accordance with the Americans with Disabilities Act. Handicapped parking spaces are available. If you require special assistance or have a request for sign interpretative services or other services please call 619-1030 at least 24 hours in advance of meeting.

The Planning and Zoning Commission for the City of Schertz reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Open Meetings Act.

Executive Sessions Authorized: This agenda has been reviewed and approved by the City’s legal counsel and presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion.