

CITY OF SAINT HEDWIG

PLANNING & ZONING COMMISSION

APPROVED MINUTES

P&Z Meeting October 27, 2020:

Meeting called to order @ 7:00pm

Roll Call:

Commissioner Jones – Absent
Commissioner Polasek – Present via teleconference
Commissioner Robinette – Present via teleconference
Commissioner Maddox – Present via teleconference
Code Compliance Officer Fornof – Present via teleconference
Secretary Schaefer – Present via teleconference
Quorum established

Reading and approval of minutes:

Commissioner Polasek motioned to accept the September 29, 2020 minutes as written. Commissioner Robinette second motion. September 1, 2020 minutes approved, all in favor.

Update of Code Compliance Old/New Business: None

Citizens to be Heard:

None to be heard.

Old Business:

1. **Zoning Ordinance Review –Discuss and take action.** Zoning Ordinance has been approved.
2. **Subdivision Ordinance Review – Discuss and take action.** Commissioner Polasek stated that no meeting had been made with Mr. McNew. Code Compliance Officer confirmed that there are still some ongoing issues with the contract between the city and Mr. McNew and per Mayor Grimm we are to hold off on moving forward with anything until the contract is completed/finalized. Code Compliance Officer Fornof stated that Mayor Grimm is currently working with another engineering firm so at this point we will wait until we get an update/direction from Mayor Grimm.

New Business:

1. **Zoning Ordinance – Review City Council’s suggestions/remarks. Discuss and take action.** P&Z passed/completed ordinance. Mayor Grim stated at the last City Council Meeting she would like to set up a workshop with City Council and the P&Z Commission. Commissioner Mais asked for possible dates that would work with P&Z Commissioners. Code Compliance Officer Fornof asked if this date needed to attach/coincide with City Council Meeting date(s)? – Per Commissioner Mais Mayor Grim did not specify that the dates needed to coincide. Commissioner Polasek suggested we try November 10th or November 17th – all Commissioners were

in agreement. Motion to accept these dates made by Commissioner Polasek, seconded by Commissioner Maddox. Commissioner Mais will present these 2 options of dates to Mayor Grimm.

2. **Dulces La Mejor Warehouse (13911 US-87) – site plan review.** A candy warehouse in a simple building that is on Hwy 87, in commercial light industrial zoning which is appropriate. The building is sited within the L1 area, right off of Hwy 87. They have adequate parking with minimal employees. Mail order – receiving and shipping of candy. They have the site work with appropriate parking. The only issue they have is they are not able to do a driveway off of Hwy 87, Bexar County will not allow due to a residential/home driveway being too close to this building. The property owner is looking to purchase an easement so they can go further down the line to the other side of their property. The easement they are looking to purchase is from the neighboring property owners. Code Compliance Officer will send via email the site plan to all P&Z Commissioners to review/approve. If approved they will move forward with an architect to design the building. It is really minimal, the only current concern is the easement. Per Code Compliance Officer Fornof we aren't able to approve the site plan without the easement. The only other option would be to make the residential driveway the business driveway as well. Commissioner Mais asked Code Compliance Officer if she had an idea of how long it would take to find out the status of the easement to which she replied she was not sure how long it would take and she didn't think to ask about that. We just have to wait to find out where the driveway will exit Hwy 87. Jose Burguete with Nuclios Architecture, architect the owner has hired to work on this project and to take to the P&Z currently and if approved to move forward with designing it. The client/property owner has secured the easement and is currently working on the survey and the tools necessary to get the easement. Client has secured it verbally with the neighbor, now it is just waiting to formalize it and make it official with the county. If for whatever reason the easement falls through the client/property owner will move forward with the second option, which is to use the residential driveway as the business driveway as well. Commissioner Polasek inquired about the property, if BCAD is correct it measured 4.199 acres and the L1 minimum is 5 acres, would this property require a BOA variance? Per Code Compliance Officer Fornof this property was divided prior to 2004 so this hurdle has been cleared. Commissioner Robinette asked if Jose Burguete, the architect, would go into further detail about the business and what it will be. Jose replied it would basically be a warehouse where his client would be housing and distributing Mexican style candy. Very few clients coming in, primarily will be shippers and trucks coming in to pick up merchandise and distribute to stores around central and south Texas. Jose Burguete stated that the secondary option, for the business driveway, is due East of where the proposed warehouse is cited, where there is an existing driveway that leads off of Hwy 87 which is on the property that the client owns and would utilize, it has already been granted by TXDot so he would just tie in south of where his home is and get on Hwy 87 with that existing driveway. Code Compliance Officer will send the site plan via email to review/approve – we do not have to wait to have another meeting to do this. Jose Burguete stated that he believes he would be able to have the approved/legalized easement ready to submit to us within a few weeks. Once the approval is received from P&Z then he would move forward with full construction documents. Jose Burguete asked for his clarification, versus waiting, if he resubmits the site plan with the existing residential driveway as the business driveway as well would the P&Z approve the site plan and be able to take action before the next P&Z meeting? Code Compliance Officer will wait to get a new/updated site plan emailed from Jose and will then forward to all P&Z Commissioners to review the updated site plan and P&Z Commissioner Robinette made motion to meet on Tuesday, November 3rd to discuss/approve the updated site plan and then Code Compliance Officer Fornof will get back to Jose, Commissioner Maddox second the motion. Jose Burguete's contact information is (956) 589-6962 and email is jburguete@nuclios.net.

Agenda for next meeting:

Old Business:

1. **Dulces La Mejor Warehouse – Discuss and take action.**

New Business:

1. **Zoning Ordinance – Discuss and take action/workshop with City Council.**

Next Meeting: Tuesday, December 1, 2020 @ 7:00pm

Announcements: Commissioner Polasek wanted to share with the group that she knows how Code Compliance Officer Fornof has mentioned repeatedly how she gets so many inquiries about property/land that the property out here in price has skyrocketed. Two lots of land off Pittman Rd. went up for sale, 17 acre tract went for \$880,000, and the other lot was 19 acre tract went for \$380,000. The pricing is almost unbelievable. Also just FYI, if you take 1518 North and cross over IH-10, on your left before you get to the Solar Park (Schertz area), they have plans to put in a low income housing development of 350 units in that area, just for us to be aware and keep in the back of our minds with what is going on around here.

Adjourn Meeting: Commissioner Mais adjourned meeting @ 7:52pm