

# PLANNING AND ZONING COMMISSION MEETING

Wanda Polasek                      Chairman  
Wendy Schaefer                  Vice-Chairman  
Charles Chenoweth              Secretary  
Connor Fillingim                Commissioner



## *City of Saint Hedwig*

13065 FM 1346, St. Hedwig, Texas 78152  
210-667-9568

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Tuesday, June 13, 2023

7:00pm

Saint Hedwig City Hall

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## APPROVED MINUTES

### 1. CALL MEETING TO ORDER

Chairman Polasek called the meeting to order at 7:00 pm.

### 2. ROLL CALL AND ESTABLISH A QUORUM

Chairman	Wanda Polasek	Present
Vice-Chairman	Wendy Schaefer	Present
Secretary	Charles Chenoweth	Present
Commissioner	Connor Fillingim	Present

### 3. PLEDGE OF ALLEGIANCE

Chairman Polasek led the Pledge of Allegiance.

### 4. CONSENT AGENDA

#### A. Reading and Approval of Minutes

Planning and Zoning Meeting Minutes, Tuesday, May 16, 2023

- **MOTION – Commissioner Fillingim**
- **SECOND – Commissioner Schaefer**
- **All Were in Favor - The May 13, 2023, minutes were approved.**

### 5. PUBLIC COMMENTS

Ally Fillingim 2210 E FM 1518 S: I don't have much to say except that I'm very disheartened to see four variance requests for the R&D subdivision on the agenda tonight. I think we already agreed to rezoning for them, and I think that we grant the rezoning that they should abide by those subdivision regulations, at least you could do to respect our city as follow those ordinances that our city worked so hard to put in place for those subdivisions.

Kathy, Crisp Kosub, 269 County Road 340, La Vernia, Texas: And I'm here to help Miss Margaret Wyrwich and she lives on Miller Rd. 13838, and it is her desire to...she has a home on one acre that's cut out of 15.54 acres...she would like to keep her home and sell the remaining acres. Does she have to follow the five-acre rule. (Note: it was discovered by the P&Z Chairman that the one acre was a separate plat. Miss Wyrwich was referred to the city manager who would help her.)

## 6. REPORTS

### A. Report from City Council Meeting

Chairman Polasek: The one item that came out of the City Council meeting is that the City Council approved the resignation of Commissioner Mark Mueller. As far as the regular review and discuss the Commissioners appointment schedule again, the appointment process was postponed. However, the attorney says that we will continue as normal. And that it's covered by something called the holdover rule. So, we will move ahead until City Council decides to make a decision.

- B. Report from City Manager** The second Wednesday of the month Congressman Cuellar's staff will be here. They're going to be here if you need help with any federal offices, you are welcome to come. ACOG will also be here with information and resources for elderly transportation to grocery store or to doctor's appointments. Also, the Veterans Affairs Office will be here to assist veterans. CPS is also going to be here, I encourage everybody to come because they say if we have a good turnout, they'll be coming back. Staff is requesting for the next P&Z meeting to be on July 11 because of the preliminary plat calendar. Next city council meeting will be 6 July.

## 7. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. Consideration and possible action** on a request for a voluntary extension of the 30-day plat action requirement related to the preliminary plat application for the St. Hedwig Road Subdivision, an approximately 88.137 AC track of land generally located at 15490 Block of St. Hedwig Rd; East of the St. Hedwig Rd., and Felix Rd. intersection, also known as Bexar County Property ID 329487 and 329492, City of Saint Hedwig, Bexar County, Texas.

City manager explained the extension was to have the three variances approved before action on the preliminary plat.

Voluntary extension of the 30-day plat action requirement related preliminary plat application

- **MOTION – Commissioner Fillingim**
- **SECOND – Commissioner Chenoweth**
- **All Were in Favor - The voluntary extension of the 30-day plat action was approved.**

- B. Consideration and Possible Action** on a request for approval of a preliminary plat of the St. Hedwig Subdivision, an 88.137 acres tract of land located at 15000 Block of St. Hedwig Road also known as Bexar County Property ID number 329487 and 329492, City of Saint Hedwig, Bexar County, Texas.

**Chairman Polasek** tabled item B. for consideration until the July 11 meeting.

- C. Consideration and Possible Action** on Variance Request at, 15490 Block of St. Hedwig Rd; East of the St. Hedwig Rd. and Felix Rd intersection, Property ID 329487 and 329492, For the Cul-De-Sacs length.

Commissioner Fillingim: Requested consideration of item D. prior to item C. because he thought that the decision on item D. could make consideration of item C. moot.

Table Item C.

- **MOTION – Commissioner Schaefer**
- **SECOND – Commissioner Fillingim**
- **All Were in Favor – The motion to Table Item C. pending legal review was approved.**

- D. Consideration and Possible Action** on a Variance Request at, 15490 Block of St. Hedwig Rd, and Felix Rd. intersection, Property ID 329487 and 329492; for construction of Dead – End – Streets.

Chairman Polasek: Requested legal review of dead-end-streets based on consideration of Section 1. Subsection D.

Table Item D.

- **MOTION – Commissioner Schaefer**
- **SECOND – Commissioner Fillingim**
- **All Were in Favor – The motion to Table Item D. pending legal review was approved.**

- E. Consideration and Possible Action** on a Variance Request at, 15490 Block of St. Hedwig Rd; East of the St. Hedwig Rd., and Felix Rd. intersection, Property ID 329487 and 329492 to allow no sidewalks installation.

Recommendation to approve no sidewalk installation.

- **MOTION – Commissioner Fillingim**
- **SECOND – Commissioner Schaefer**
- **All Were in Favor – The motion to recommend approval of no sidewalk installation.**

- F. Planning and Zoning Ordinance.** Feasibility of creating a new zoning area for agriculture-related commercial business. Discuss /Possible Action

Commissioner Fillingim: Presented a package of documents including portions of section IV and appendix D of the Zoning Ordinance 2022-24. The commission continued discussion of these documents.

Chairman Polasek: We will give city council the cover document created by Commissioner Fillingim.

Motion to present to the city council the first two pages of the document, the summary, and the questions for to request permission to obtain legal advice on the feasibility.

- **MOTION – Commissioner Fillingim**
- **SECOND – Commissioner Chenoweth**
- **All Were in Favor – The motion to present to the city council the first two pages of the document, the summary, and the questions to request permission to obtain legal advice on the feasibility.**

## **8. DISCUSSION ONLY:**

a. Hog Wild 2023, July 28,2023

b. This year’s Planning and Zoning Workshop sponsor from AACOG will be August 4th, 2023, invitations and registration information will be sent out at the end of June.

## **9. ESTABLISH AN AGENDA FOR NEXT MEETING**

## REPORTS

- A. **Report from City Council Meeting**  
Commissioner reappointment schedule
- B. **Report from City Manager**

## ITEMS FOR INDIVIDUAL CONSIDERATION AT SPECIAL CALLED MEETING (JUNE 22)

- A. **Consideration and Possible Action** on Variance Request at, 15490 Block of St. Hedwig Rd; East of the St. Hedwig Rd. and Felix Rd intersection, Property ID 329487 and 329492, For the Cul-De -Sac length.
- B. **Consideration and Possible Action** on a Variance Request at, 15490 Block of St. Hedwig Rd, and Felix Rd. intersection, Property ID 329487 and 329492; for construction of Dead – End – Streets.

## ITEMS FOR INDIVIDUAL CONSIDERATION AT REGULAR MEETING (JULY 11)

- A. **Consideration and Possible Action** on a request for approval of a preliminary plat of the St. Hedwig Subdivision, an 88.137 acres tract of land located at 15000 Block of St. Hedwig Road, Planning and Zoning Commissioners also known as Bexar County Property ID number 329487 and 329492, City of Saint Hedwig, Bexar County, Texas.
- B. **Discussion** on an A-1C commercial district

## 9. DETERMINE DATE FOR NEXT MEETING

Next Planning and Zoning Special Called Meeting will be June 22, 2023.  
Next Regular Planning and Zoning Meeting will be July 11, 2023

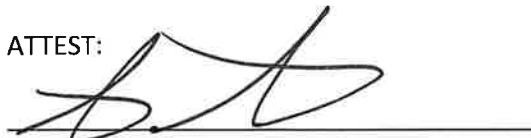
## 10. ADJOURNMENT

Chairman Polasek adjourned the meeting at 8:41 pm



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Wanda Polasek, Chairman

ATTEST:



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Charles Chenoweth, Secretary