



# CITY OF UHLAND

## Notice and Agenda

### Umland Planning and Zoning Commission Meeting Wednesday, January 19, 2022 at 6:00 p.m.

City Hall Council Chambers, 15 North Old Spanish Trail, Umland, Texas

In accordance with the Texas Open Meetings Act this meeting agenda is posted for public information, continuously, for at least 72 hours prior to the scheduled time of the meeting on the bulletin board located on the exterior wall of the City Hall building at 15 North Old Spanish Trail, Umland, Texas. This meeting agenda is also accessible via the Internet at [www.cityofuhland.com](http://www.cityofuhland.com).

**Notice is hereby given that The Planning and Zoning Commission of the City of Umland, Texas will hold a meeting on Wednesday, January 19, 2022 at 6:00 p.m. in the Council Chambers of City Hall at 15 North Old Spanish Trail, Umland, Texas.**

Any person wishing to participate in the meeting or provide public comment must do so during the appropriate time at the physical location of the meeting in accordance with the City's Decorum and Public Comment Policy.

#### **1. CALL SESSION TO ORDER**

##### ***1.1 Roll Call***

##### ***1.2 Declaration of Quorum***

#### **2. PLEDGE OF ALLEGIANCE**

#### **3. ANNOUNCEMENTS / PLANNING AND ZONING COMMISSION COMMENTS**

Pursuant to Texas Government Code Sec. 551.0415, a member of the governing body may make an announcement about items of community interest during a meeting of the governing body without given notice of the subject of the announcement. Items of Community Interests include: (1) expressions of thanks, congratulations, or condolence; (2) information regarding holiday schedule; (3) an honorary or salutary recognition of public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment is not an honorary or salutary recognition of the subdivision; (4) a reminder regarding social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the political subdivision; and (5) announcements involving imminent threat to the public health and safety of people in the political subdivision that has arisen after the posting of the agenda.

#### **4. PUBLIC COMMENT**

All participants and speakers are hereby reminded of the City's Decorum and Public Comment Policy.

Interested persons wishing to provide public comments at this meeting must submit a complete public comment request form to the City Secretary for each topic they wish to speak about no later than five

(5) minutes **PRIOR** to the start of the meeting. All public comment speakers will be allowed to speak for three (3) minutes on each topic for which they properly submitted a public comment request form. **Public comments on non-agenda topics will be taken at this time.**

*Public comments on agenda items will be taken at the time each topic is called.*

[Note: The Texas Open Meetings Act, Texas Government Code, Chapter 551, prohibits the Planning and Zoning Commission from fully discussing, debating, or considering subjects for which public notice has not been given on the agenda. Issues that cannot be referred to the City Staff for action may be placed on the agenda of a future Planning and Zoning Session.]

## **5. CONSENT AGENDA ITEMS**

The following routine, clerical, and administrative items require no public hearing and are anticipated to require little or no individualized discussion by the Planning and Zoning Commission. It is intended that these items will be acted upon with a single motion as a collective, singular item. A Planning and Zoning Member may request separate deliberation for a specific item or items at which time that item or items will be removed from the consent agenda for discussion as a regular agenda item. Prior to a vote, the Planning and Zoning may add to the consent agenda an item or items listed elsewhere on the regular agenda.

### **5.1. *October 20, 2021 – Planning & Zoning Meeting Minutes***

## **6. DISCUSSION ONLY ITEMS**

The following agenda items are for discussion purposes ONLY. No action will be taken at this meeting on the items listed under this heading.

### **6.1. *Introduction to and Summary of Rezoning Process***

## **7. DISCUSSION AND POSSIBLE ACTION ITEMS**

***The Mayor shall preside over the beginning of the meeting as honorary Chairperson until the election of a Chairperson per Ordinance No. 250.***

### **7.1. *Elect P&Z Chair, Mayor***

### **7.2. *Elect P&Z Vice Chair, Mayor***

### **7.3. *Preliminary Report regarding a rezoning of 39.74 acres in the Lewis L. Joseph Survey, Abstract 164 from General Business (GB) and Agriculture (A) to Single Family Dwelling 1 (SF-1), Multiple Family Dwelling 1 (MF-1) and Local Retail (LR) (Jose Garcia)***

### **7.4. *Preliminary Report regarding a rezoning of 35.00 acres in the John Stewart Survey, Abstract 14 from Agricultural (A) to Planned Development District (Umland Plaza)***

### **7.5. *Preliminary Report regarding a conditional use permit for a gas station convenience store on 3.505 acres in Hays County Property ID #11536 (Old Spanish Trail Gas Station)***

**8. PUBLIC HEARINGS**

Public hearings are for public information and input ONLY. No formal action will be taken at this meeting on the items discussed under this heading unless such action is otherwise listed on this agenda as an action item. The hearing(s) will be opened to receive an introduction / report / information from City Staff, then the applicant (if applicable) will be given an opportunity to speak, and then any other interested person(s) will be given an opportunity to provide comment on the hearing topic.

- 8.1. Public Hearing on the preliminary report for rezoning of 39.74 acres in the Lewis L. Joseph Survey, Abstract 164 from General Business (GB) and Agricultural (A) to Single Family Dwelling 1 (SF-1), Multiple Family Dwelling 1 (MF-1) and Local Retail (LR) (Jose Garcia)**
- 8.2. Public Hearing on the preliminary report for rezoning of 35.00 acres in the John Stewart Survey, Abstract 14 from Agricultural (A) to Planned Development District (Uhland Plaza)**
- 8.3. Public Hearing on the preliminary report for a conditional use permit for a gas station convenience store on 3.505 acres in Hays County Property ID #11536 (Old Spanish Trail Gas Station)**

**9. EXECUTIVE SESSION**

The Planning and Zoning Commission for the City of Uhland 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 Government Code Sections 551.071 [Litigation/Consultation with legal counsel], 551.072 [Deliberations regarding real property], 551.073 [Deliberations regarding gifts and donations], 551.074 [Deliberations regarding personnel matters] or 551.076 [Deliberations regarding deployment/implementation of security personnel or devices] and 551.087 [Deliberations regarding Economic Development negotiations].

**10. ADJOURNMENT**

**11. CERTIFICATION**, the undersigned authority, do hereby certify that this Notice and Agenda of Meeting of the Planning and Zoning Commission was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, on the following date and time indicated, and remained so posted continuously for 72 hours preceding the scheduled time of said meeting.

Kimberly Weatherford Posted: January 13, 2022 at 2:53 a.m. / p.m.  
Kimberly Weatherford, City Secretary

*In compliance with the Americans with Disabilities Act, the City of Uhland will provide reasonable accommodations for persons attending Planning and Zoning meetings. Braille is not available. To better serve you, requests should be received 48 hours prior to the meetings. Please contact Kimberly Weatherford, City Secretary, at 512-398-7399 or email [citysecretary@uhlandtx.us](mailto:citysecretary@uhlandtx.us).*