

NOTICE OF
SELMA PLANNING & ZONING COMMISSION MEETING
Monday, January 31, 2022

The Selma Planning & Zoning Commission will convene on Monday, January 31, 2022 at 6:30 P.M. in the Selma City Hall, 9375 Corporate Drive, Selma, Texas. The Order of Business will be:

Call to Order
Roll Call

Citizens to be heard. This time is provided for citizens to address the Commission on issues and concerns. No action can or will be taken on issues raised during this portion of the meeting. Please limit your remarks to a period not to exceed three minutes. We ask that you approach the microphone in front of the Commission and state your name and address for the record.

1. Discussion/Possible Action on the minutes of the November 29, 2021 meeting of the Planning & Zoning Commission.
2. Public Hearing/Discussion/Possible Action on an application for a variance applicable to section 74-431 item (e) of the City Sign Ordinance which stipulates signs having a changeable electronic variable message component shall not be located less than 25' from property and, Section 74-431 item (i) of the City Sign Ordinance in which automatic changing and changeable electronic variable messages signs are prohibited along the I-35 corridor if the changeable message portion is higher than 6 feet off the ground. The applicant has filed for a variance to allow for the use, height and placement of automatic changeable electronic variable message signs along the I-35 corridor. Subject site has a legal description of Lot P-101 (part of Drainage R.O.W.), Blk 1, CB 5046K. Located at the corner of Retama Parkway (by the drainage) and IH 35, Selma TX 78154 Bexar County, Texas
3. Public Hearing/Discussion/Possible Action on a recommendation to the City Council on an application to rezone from C-2 and MF-3 to LI Light Industrial an 8.7 acre parcel of land located just north of the Lookout Road and Jordan Road intersection in the City Selma. The address of one part of the 8.7 acre parcel is 17263 Lookout Road and the other part is directly adjacent to the back of the part with the 17263 Lookout Road address. Rezoning would allow for industrial buildings to be constructed on property.
4. Public Hearing/Discussion/Possible Action on a recommendation to the City Council on an application to rezone a 9.17 acre parcel of land immediately adjacent to the Citadel Lookout Road Apartments, from PUD (Planned Unit Development), to MF-3 Multifamily Dwelling District (High Density). The address of one part of the 9.17 acre parcel is 15497 Lookout Road and the other part of the 9.17 acre parcel is located directly adjacent to the side and back of the part with the address of 15497 Lookout Road. Rezoning would allow for apartments to be constructed on the property.
5. Public Hearing/Discussion/Possible Action on a recommendation to the City Council on an application for landscape variances from requirements of sections 82-723 and 82-845 of the City of Selma Zoning Ordinance. Section 82-845 stipulates various landscape

requirements for property in the I-35 Overlay District, Section 85-723 stipulates the percentage landscape needed per development. The applicant has filed for variances to allow for a reduced landscape area and allow for a pipe rail fence along setback area. Subject site is located at 15670 Interstate 35 N, Selma, Texas 78154.

Public Meetings are accessible to persons with disabilities. To arrange for accommodation, please call (210) 651-6661 at least 48 hours prior to the meeting.

This Notice of Meeting was posted for public viewing on the bulletin board outside City Hall on Friday, January 28, 2022 at 4:00 P.M.

Johnny Casias, City Administrator