

March 12,2020



Planning & Community Development Department  
Attn.: Lesa Wood, Director Planning &  
Community Development Department  
City of Schertz 1400 Schertz Parkway  
Schertz, Texas 78154

Re: Saddlebrook Ranch Comprehensive Plan  
Amendment Request Letter

Dear Ms. Wood:

In connection with the proposed rezoning and development of Saddlebrook Ranch, we are requesting that the City's Future Land Use Plan be amended. The subject property is +/- 217.301-Acres and is located at approximately 13011 Lower Sequin Road (See Exhibit "1").

The City of Schertz Sector Plan lists the current Land Use for the Subject Property as a mix of 'Mixed-Use Neighborhood' and 'Agricultural Conservation' land use designations. We are requesting that these land uses be amended to 'Single-Family Residential' (See Exhibit "2"). Additionally, the owners of the Subject Property will be submitting annexation and zoning requests pursuant to their existing Development Agreements with the City.

The proposed rezoning for the Subject Property will be to the 'Planned Development District' (See Exhibit "3"). That application will be filed within the next two weeks. The proposed Planned Development District will match the Master Plan for Saddlebrook Ranch to be submitted at a later time following approval of the Sector Plan revision.

The existing 'Mixed-Use Neighborhood' and 'Agricultural Conservation' land use designations for the Subject Property may have been appropriate in 2013, but seven years later they are not what is appropriate under today's market and citizen/end-user needs. The Agricultural designation effectively prices the average Schertz citizen out of the market. Additionally, the 'Mixed-Use Neighborhood' designation is too dense. This area of Schertz is just not realistically a walkable community yet. The Lower Schertz Road frontage property is proposed for 'Commercial,' which is intended to be developed for less-intense commercial uses and is appropriate at this location.

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TBPELS: Engineering F-5297 · Surveying F-10131500  
Page 1 of 2

In order to support a Mixed-Use Neighborhood a population base needs to be present within the area that can support the Mixed-Use development. This project, as residential use, will bring homes with families to the area that can later be used to support commercial and retail type developments. Additionally, there is not sufficient visibility for a Mixed-Use development where these tracts are located and there is no focal point, major intersections or depot that provides the traffic and visibility needed to support a Mixed-Use development. A residential use is what the market will support for this area.

We believe that this amendment request for the Subject Property is appropriate, and ask for your support in amending the Future Land Use Plan in this regard.

I appreciate your consideration of our proposed plan amendment. Please do not hesitate to contact me regarding any questions about the request.

Sincerely,  
Moy Tarin Ramirez Engineers, LLC.



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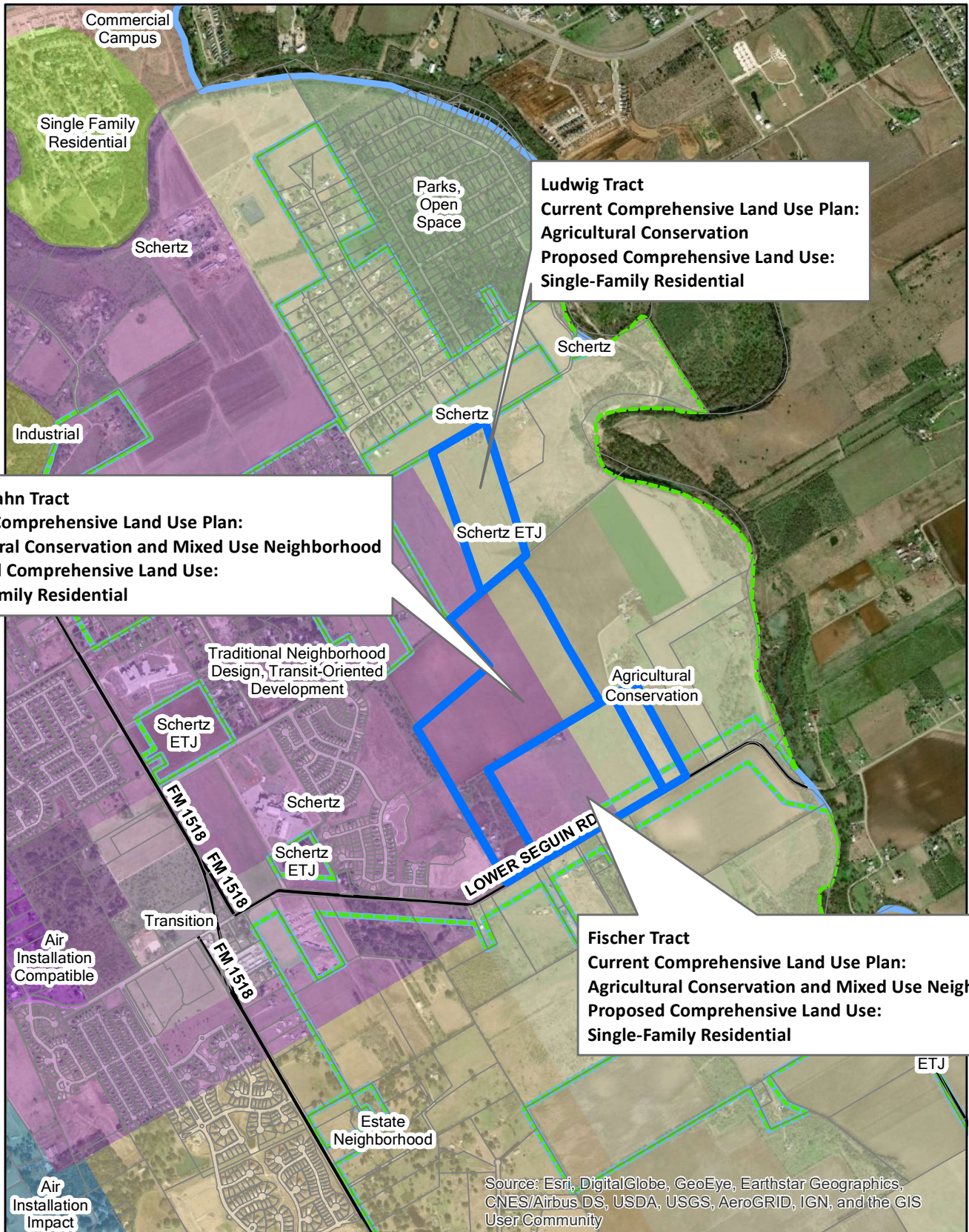
Paul Landa, P.E., CFM  
Vice President



Enclosures: As Stated



# EXHIBIT 2: EXISTING COMPREHENSIVE PLAN



# EXHIBIT 3: PROPOSED COMPREHENSIVE PLAN LAND USE DESIGNATION

