

August 26,2020



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

Re: Fluit Tract Comprehensive Plan  
Amendment Request Letter

Dear Ms. Wood:

In connection with the proposed rezoning and development of the Fluit Tracts, we are requesting that the City's Future Land Use Plan be amended. The subject property is +/- 39.98-Acres and is located at 12610 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 'Estate 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'. That application will be filed within the next two weeks. The proposed Planned Development District will match the Master Plan for the Fluit Tract Subdivision and will be submitted at a later time following approval of the Sector Plan revision.

The existing 'Estate 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 Conservation' designation effectively prices the average Schertz citizen out of the market. Additionally, the 'Estate Neighborhood' designation cannot be considered optimal given the surrounding existing and proposed residential developments in the area.

The nearby large single-family residential developments, both existing (Rhine Valley and Sedona Hills) and proposed (Saddlebrook Ranch), in this area have produced the necessary infrastructure to support larger density developments. Therefore, making the 'Agricultural Conservation' and 'Estate Neighborhood' land use designations obsolete.

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.



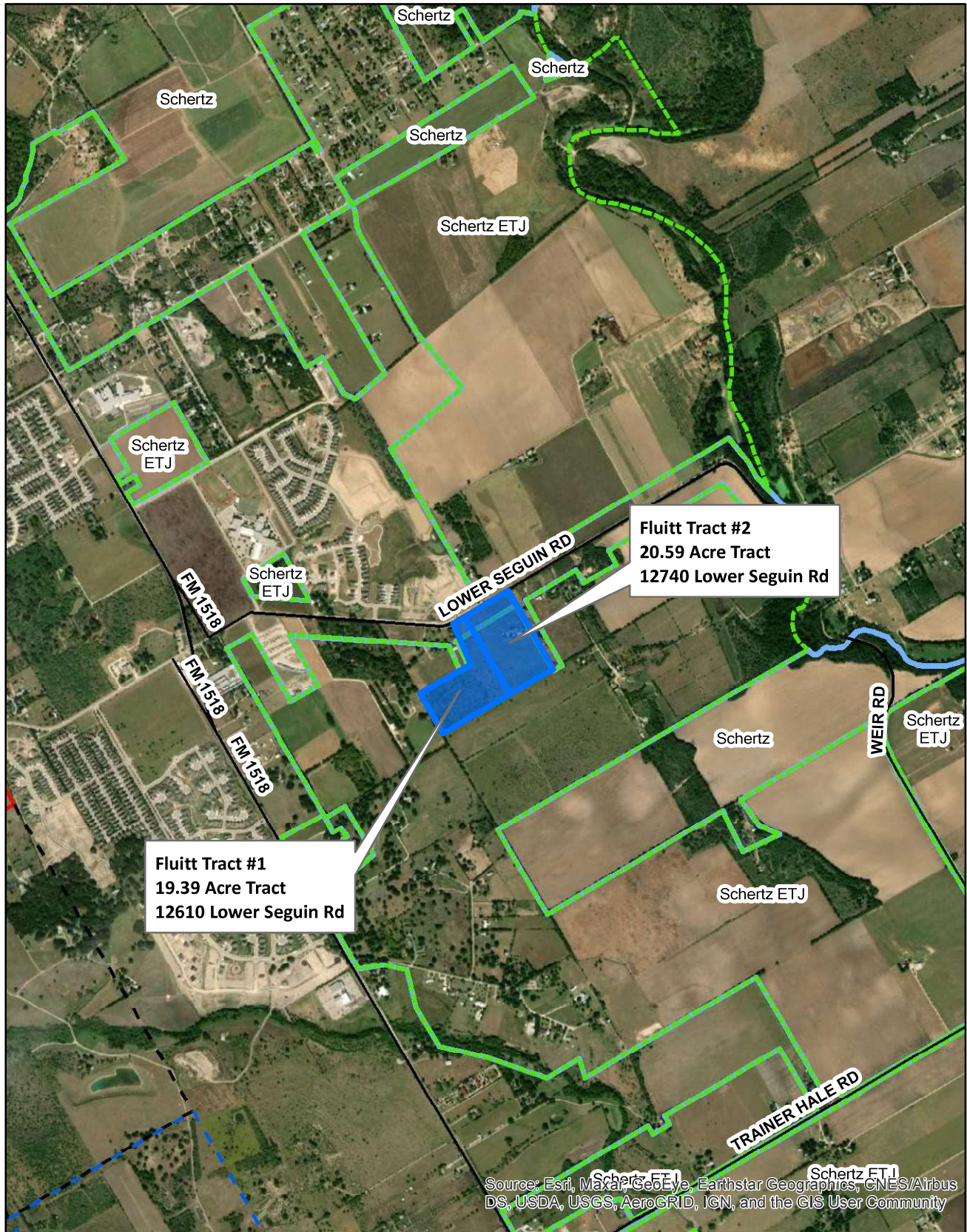
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Paul Landa, P.E., CFM  
Vice President

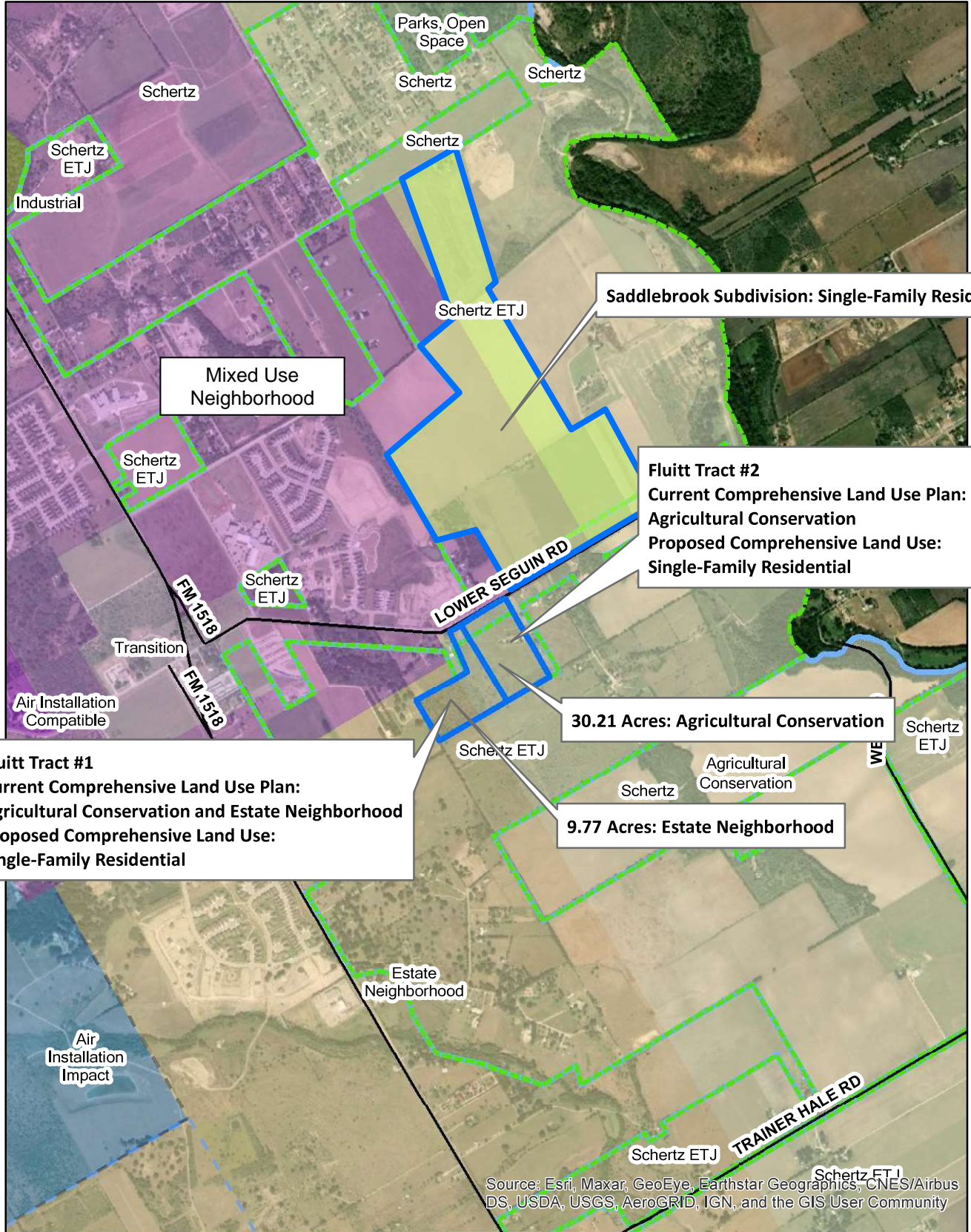


Enclosures: As Stated

# EXHIBIT 1: LOCATION MAP



# EXHIBIT 2: EXISTING COMPREHENSIVE PLAN



# EXHIBIT 3: PROPOSED LAND USE

