

Reply Form

I am: in favor of

opposed to

neutral to

the request for ZC2020-005

COMMENTS: \_\_\_\_\_

NAME: KAREN BRITCH

(PLEASE PRINT)

SIGNATURE [Signature]

STREET ADDRESS: 3408 Biltmore Manor Schertz Tx 78154

DATE: 3-03-2021

1400 Schertz Parkway



Schertz, Texas 78154



210.619.1000



[schertz.com](http://schertz.com)

Reply Form

I am: in favor of  opposed to  neutral to  the request for ZC2020-005

COMMENTS: It would be a shame to loose all of the wild life.

NAME: Robert Duncan SIGNATURE [Signature]  
(PLEASE PRINT)

STREET ADDRESS: 3477 Rock Hill View

DATE: 4/14/2021

Reply Form

I am: in favor of  opposed to  neutral to  the request for ZC2020-005

COMMENTS: the area should remain residential

NAME: Travis Robinette SIGNATURE [Signature]  
(PLEASE PRINT)

STREET ADDRESS: 3404 Biltmore Manor Schertz

DATE: 4/5/2021

Reply Form

I am: in favor of  opposed to  neutral to  the request for ZC2020-005

COMMENTS: THE REST OF SAVANNAH IS RESIDENTIAL - DON'T NEED ANY COMMERCIAL BUILDING NEXT TO MY NEIGHBORHOOD.

NAME: JASON WILLIAMS SIGNATURE   
(PLEASE PRINT)

STREET ADDRESS: 3723 FLORENCE GRV

DATE: 5 APR 2021

*PLEASE PROVIDE A BUSINESS PLAN & INTENDED USE OF THE LAND PRIOR TO REQUESTING A REZONING OF THAT PROPERTY.*

Reply Form

I am:  in favor of  opposed to  neutral to the request for ZC2020-005

COMMENTS: too many people in an area, esp. with drought occurring, will lead to water rationing or no water

NAME: Ed and Dessa Anderson SIGNATURE Ed Dessa Anderson water

(PLEASE PRINT) STREET ADDRESS: 3412 Biltmore Manor for existing families!

DATE: April 14<sup>th</sup>, 2021.

Trees add natural beauty to Schertz!  
Will create more traffic problems in the area!

NOTICE OF PUBLIC HEARING

April 2, 2021

Dear Property Owner,

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Sincerely,

Nick Kopyay (handwritten signature)

Nick Kopyay
Senior Planner

Reply Form

I am: in favor of [ ] opposed to [X] neutral to [ ] the request for ZC2020-005

COMMENTS: Worried about strain on water + electric systems

NAME: Sharon StClair (PLEASE PRINT) SIGNATURE Sharon StClair (handwritten signature)

STREET ADDRESS: 3731 Florence Grove, Schertz, TX

DATE: 4-14-21

**NOTICE OF PUBLIC HEARING**

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Sincerely,



Nick Kopyay  
Senior Planner

Reply Form

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COMMENTS: Building in flood zone, Don't get rid of green belt

NAME: Ivan and Christy Arana SIGNATURE   
(PLEASE PRINT)

STREET ADDRESS: 3700 Florence Cir, Schertz

DATE: 04/12/2021

property ID: 17966

NOTICE OF PUBLIC HEARING

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Sincerely,

Nick Kopyay
Nick Kopyay
Senior Planner

Reply Form

I am: in favor of [ ] opposed to [ ] neutral to [ ] the request for ZC2020-005

COMMENTS: Problem With Develop Issues

NAME: Hector Moreno SIGNATURE [Signature]
(PLEASE PRINT)

STREET ADDRESS: 3416 Atbeville Dr. Schertz TX

DATE: 4/13/2021

property ID: 17923

NOTICE OF PUBLIC HEARING

April 2, 2021

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Sincerely,

Nick Kopyay (handwritten signature)

Nick Kopyay
Senior Planner

Reply Form

I am: in favor of [ ] opposed to [X] neutral to [ ] the request for ZC2020-005

COMMENTS: strongly opposed

NAME: Lori Kolodziejczyk (PLEASE PRINT) SIGNATURE (handwritten signature)

STREET ADDRESS: 34608 Rock Hill View 17876

DATE: 4-12-21

## Megan Harrison

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**From:** Rachel Dias <rachelleigh21@yahoo.com>  
**Sent:** Tuesday, April 13, 2021 4:41 PM  
**To:** planning@schertz.com  
**Subject:** statement for P&Z meeting for 4/13/2021

Good Evening,

Please accept these remarks in my absence from tonight's meeting as I am the only parent at home with three children. As a ten year resident of Schertz, in the community of The Ridge of Carolina Crossing, I wish to express my strong opposition to the city's request to rezone the land along Weiderstein to PPD. Based on my review of the plan for development being proposed, I do not believe this to be in the best interest of the current or future residents of Schertz, who deserve and expect quality neighborhoods that put the safety of families and children first. Additionally, I am concerned with the destruction of a great percentage of the green space behind my home, which would have numerous negative impacts on my family, the families of many others, and the current value of our homes. I am a proud citizen of Schertz, but I am disappointed that the city would even consider a rezone of the land in question. In speaking with numerous residents in my neighborhood, many who are the landowners whom the proposed change would directly impact, I did not find one who supported this proposal. I urge the city to listen to the voices of its residents and oppose the rezone and uphold the standards of development that our city has long held. Thank you,  
Rachel Rosas

3461 Rock Hill View  
Schert, Tx  
210-748-2510

Sent from [Mail](#) for Windows 10

## Megan Harrison

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**From:** Rachel Jackson <rachelnruben@icloud.com>  
**Sent:** Tuesday, April 13, 2021 8:01 AM  
**To:** planning@schertz.com  
**Subject:** Opposition notices for PDD proposal

Nick  
Please find attached notices of opposition to proposed PDD from numerous residents of Ridge at Carolina Crossing.  
Thank you  
Rachel Rosas  
3461 Rock Hill View

NOTICE OF PUBLIC HEARING

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Sincerely,

*Nick Kopyay*

Nick Kopyay  
Senior Planner

Reply Form

I am: in favor of  opposed to  neutral to  the request for **ZC2020-005**

COMMENTS:

*Strongly opposed*

NAME:

*Rachel Rosas (Jackson)*

SIGNATURE

*R Rosas*

(PLEASE PRINT)

STREET ADDRESS:

*3461 Rock Hill View*

DATE:

*4-12-2021*

NOTICE OF PUBLIC HEARING

April 2, 2021

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Sincerely,

Nick Kopyay (handwritten signature)

Nick Kopyay
Senior Planner

Reply Form

I am: in favor of [ ] opposed to [X] neutral to [ ] the request for ZC2020-005

COMMENTS:

NAME: Jimmy Wiley (PLEASE PRINT) SIGNATURE Jimmy Wiley

STREET ADDRESS: 3475 Scarlet Rose

DATE: 4/13/2021

## NOTICE OF PUBLIC HEARING

April 2, 2021

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Sincerely,



Nick Kopyay  
Senior Planner

---

Reply Form

I am: in favor of  opposed to  neutral to  the request for **ZC2020-005**

COMMENTS: I am strongly opposed!

NAME: Dawn Murray SIGNATURE Dawn Murray  
(PLEASE PRINT)

STREET ADDRESS: 3485 Rock Hill View, Schertz

DATE: 04/12/2021 TX 78154

NOTICE OF PUBLIC HEARING

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Sincerely,



Nick Kopyay  
Senior Planner

Reply Form

I am: in favor of  opposed to  neutral to  the request for **ZC2020-005**

COMMENTS: \_\_\_\_\_

NAME: TRAY H. Pocher SIGNATURE   
(PLEASE PRINT)

STREET ADDRESS: 3493 Rock Hill View

DATE: 4.12.2021

NOTICE OF PUBLIC HEARING

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Sincerely,

*Nick Kopyay*

Nick Kopyay  
Senior Planner

Reply Form

I am: in favor of  opposed to  neutral to  the request for **ZC2020-005**

COMMENTS:

NAME: Heather Leal SIGNATURE Heather Leal  
(PLEASE PRINT)

STREET ADDRESS: 3472 Rock Hill View

DATE: 4.12.2021

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Nick Kopyay

Nick Kopyay
Senior Planner

Reply Form

I am: in favor of [ ] opposed to [X] neutral to [ ] the request for ZC2020-005

COMMENTS:

NAME: GEDA PATERSON SIGNATURE GEDA PATERSON
(PLEASE PRINT)

STREET ADDRESS: 3481 Rock Hill View Schertz Tx 78154

DATE: April 11 2021

**NOTICE OF PUBLIC HEARING**

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Sincerely,



Nick Kopyay  
Senior Planner

Reply Form

I am: in favor of  opposed to  neutral to  the request for ZC2020-005

COMMENTS: negative impact of water pressure + drainage environment

NAME: Timothy Carroll SIGNATURE:   
(PLEASE PRINT)

STREET ADDRESS: 3724 Florence Grove

DATE: 13 April 2021

## NOTICE OF PUBLIC HEARING

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Sincerely,



Nick Kopyay  
Senior Planner

---

### Reply Form

I am: in favor of  opposed to  neutral to  the request for ZC2020-005

COMMENTS: environmental impact (negative)

NAME: Cindy Follette SIGNATURE Cindy Follette  
(PLEASE PRINT)

STREET ADDRESS: 3720 Florence Grv.

DATE: 2/14/2021

## Megan Harrison

---

**From:** Doug Pack <dougpack@icloud.com>  
**Sent:** Tuesday, April 13, 2021 3:10 PM  
**To:** planning@schertz.com  
**Subject:** Public Hearing  
**Attachments:** Notice of Public Hearing.pdf

Reply form is attached.

This is a bad idea. The Paschal Elementary is already over crowded. The roads are too busy. Police rarely patrol Schertz Parkway or Savannah. How could this improve the lives of Schertz residents? Just leave the land as is. We need more green space. Most residents moved to Schertz to get away from the crowded city.

Regards,

Doug Pack  
210-268-6980

NOTICE OF PUBLIC HEARING

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Sincerely,

Nick Kopyay (handwritten signature)

Nick Kopyay
Senior Planner

Reply Form

I am: in favor of [ ] opposed to [x] neutral to [ ] the request for ZC2020-005

COMMENTS: How will this improve the lives of Schertz Residents

NAME: Douglas A. Pack Jr. SIGNATURE (handwritten)
(PLEASE PRINT)

STREET ADDRESS: 3425 Abberville Dr.

DATE: 4/13/2021

NOTICE OF PUBLIC HEARING

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Sincerely,

*Nick Kopyay*

Nick Kopyay  
Senior Planner

Reply Form

I am: in favor of  opposed to  neutral to  the request for ZC2020-005

COMMENTS: In addition to traffic concerns for both Savannah Dr. and Wiederstein,

NAME: Elizabeth Pyre SIGNATURE *Elizabeth Pyre*  
(PLEASE PRINT)

STREET ADDRESS: 3473 Rock Hill View Schertz, TX 78154

DATE: 04/12/2021

*I am concerned with flooding issues since there is so much drainage in the land involved with this proposed re-zone. I bought my home b/c of lack of development behind me, and I feel*

*the city would de-value my property w/ this re-zone.*

## Megan Harrison

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**From:** Elizabeth Pyrc <elizabeth.pyrc@yahoo.com>  
**Sent:** Tuesday, April 13, 2021 1:39 PM  
**To:** planning@schertz.com  
**Subject:** Response for Proposed Zone Change for 4/14/2021 Planning and Zoning Meeting  
**Attachments:** SCHERTZ.pdf

To whom it may concern;

Along with the attached reply form, I am submitting the below statement to be read and become part of public record for the Hearing of Residents for the Planning and Zoning Meeting scheduled for April 14, 2021.

I am a relatively new resident of Schertz. A city I have come to love and appreciate in the nearly two years I have been able to call this my hometown. Learning of the proposed Heritage Oaks Plan is concerning to me as this is property located directly behind my home. After careful consideration I have come to the realization that changing the zoning of this area for this purpose, is not in keeping with current city guidance.

From our own city's Unified Development Code, in section 21.5.1, it tells us the purpose and applicability of zoning districts is: "They have been designed to lessen the congestion in the streets, to secure safety from fire, panic and other dangers, to ensure adequate light and air, to prevent the overcrowding of land and thus avoid undue concentration of population, and to facilitate the adequate provision of transportation, water supply, wastewater treatment, schools, parks and other public requirements. They are established with reasonable consideration for, among other things, the character of each zoning district and its peculiar suitability for the particular uses specified, conserving the value of buildings and environmentally sensitive features, and encouraging the most appropriate use of land throughout the City."

The area in question is currently zoned for residential, R2, in section 21.5.5.B is defined as in this code as being "Comprised of single-family detached residential dwellings with a minimum lot size of 8,400 square feet, together with the schools, churches, and parks necessary to create basic neighborhood units."

In contrasts, per section 21.5.10.A, "The purpose of the Planned Development District is to promote and encourage innovative development that is sensitive to surrounding land uses and to the natural environment. If this necessitates varying from available zoning districts, the proposed development should demonstrate community benefits. A PDD should not be used to deviate from the provisions of this UDC (Unified Development Code) in a way that contradicts its intent."

This proposal for a zoning change from R2 to PDD, in this instance for the proposed Heritage Oaks development, clearly contradicts the cited purpose and applicability of zoning under the the Unified Development Code.

Changing the square footage of the lot size down to 5400 square feet doesn't avoid undue concentration, it encourages it. Having personal driveways facing the main thoroughfare (Weiderstein) in this proposed neighborhood greatly compromises safety of both potential residents and anyone who travels on this road. Such an increase in the amount of houses and subsequently residents calls into question the ability to ensure proper access to transportation, schools, parks and other public requirements for the 200+ homes that are planned to occupy this space.

The proposed neighborhood development of Heritage Oaks would not conserve the value of the environmentally sensitive features of this land. Current specs indicate that there is no requirement to retain any trees in this area if they are less than 24 inches in diameter (100 year trees) or if the tree is in the way of any planned right of way, street or other infrastructure. This would decimate all wildlife that currently live on this property and does not conserve the value of the environmentally sensitive features of this area.

This should lead any informed resident to question, is changing the current zone from R-2 to PDD for the purpose of the Heritage Oaks development plan truly the best and most appropriate use of this land? Surely not. City planners have long intended this land to be used for houses set on properly sized plots of land so that current resources and infrastructure are not overly taxed. The changing of R2, a clearly defined zone, to PDD, a zone that is not clearly defined, in this instance seems to be solely a decision motivated by money. By proposing to build and sell over 200 houses in a space that was never intended to be used for this purpose, our city planners and council are effectively stating that money generated by this subdivision is more important that maintaining the integrity of the long standing and long accepted Unified Development Code.

I formally oppose the proposed zoning change as I feel many informed residents would as well.

I thank you for your time and consideration in hearing my opinion.

Respectfully,

Elizabeth Pyrc  
Resident of the Ridge at Carolina Crossing

7:53



notice.pdf



PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

April 2, 2021

Dear Property Owner,

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ZC2020-005 - A request to rezone approximately 66 acres of land from Single-Family Residential District (R-2) and Neighborhood Services District (NS) to Planned Development District (PDD), generally located southwest of the intersection between Schertz Parkway and Waderstein Road, City of Schertz, Guadalupe County, Texas.

The Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing. This form is used to calculate the percentage of landowners that support and oppose the request. You may return the reply form below prior to the first public hearing date by mail or personal delivery to Nick Kopyay, Planner, 1400 Schertz Parkway, Schertz, Texas 78154, by fax (210) 619-1789, or by e-mail [nkopyay@schertz.com](mailto:nkopyay@schertz.com). If you have any questions please feel free to call Nick Kopyay, Senior Planner at (210) 619-1780.

Sincerely,

*Nick Kopyay*

Nick Kopyay  
Senior Planner

Reply Form

I am:  in favor of  opposed to  neutral to  the request for ZC2020-005

COMMENTS:

NAME: Susie Sheffield SIGNATURE: Susie Sheffield  
(PLEASE PRINT)

STREET ADDRESS: 3413 Abbotswood Dr., Schertz 78154

DATE: 4/12/2021

NOTICE OF PUBLIC HEARING

April 2, 2021

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Sincerely,

Nick Kopyay (handwritten signature)

Nick Kopyay
Senior Planner

Reply Form

I am: in favor of [ ] opposed to [X] neutral to [ ] the request for ZC2020-005

COMMENTS: Don't do it!

NAME: Heather Beckmann (PLEASE PRINT) SIGNATURE Heather Beckmann

STREET ADDRESS: 3508 Sumter Glade Schertz Tx 78154

DATE: 4/12/21

NOTICE OF PUBLIC HEARING

April 2, 2021

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Sincerely,

Nick Kopyay

Nick Kopyay
Senior Planner

Reply Form

I am: in favor of [ ] opposed to [x] neutral to [ ] the request for ZC2020-005

COMMENTS: Infrastructure for our area doesn't support

NAME: C + B Bristow SIGNATURE [Signature] current population

STREET ADDRESS: 3440 Dartmouth Cove, Schertz, TX 78154

DATE: 4/12/2021

NOTICE OF PUBLIC HEARING

April 2, 2021

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Sincerely,

Nick Kopyay

Nick Kopyay
Senior Planner

Reply Form

I am: in favor of [ ] opposed to [X] neutral to [ ] the request for ZC2020-005

COMMENTS: We are concerned about the resultant population

NAME: Mary Sparks SIGNATURE [Signature]

STREET ADDRESS: 3491 Scarlet Rose Schertz, TX 78154

DATE: 4/14/21

density change to that area given that the change from R-2/NS to PDD will result in smaller lot sizing and therefore more houses in that area.

We feel that this may negatively affect traffic and schools for the area as well as potentially decrease property values of existing neighborhoods. Also concerned about how this may affect security of gated community located adjacent to the area.

## Megan Harrison

---

**From:** Ken Miess <miessk@yahoo.com>  
**Sent:** Wednesday, April 14, 2021 7:39 AM  
**To:** planning@schertz.com  
**Subject:** ZC2020-005  
**Attachments:** Planning and Zone Public Hearing Form Miess.pdf

I am opposed to the proposed development. This is sub par by any standard. Please have Presidio propose a new development that meets Schertz' standards!

NOTICE OF PUBLIC HEARING

April 2, 2021

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Sincerely,

Nick Kopyay (handwritten signature)

Nick Kopyay
Senior Planner

Reply Form

I am: in favor of [ ] opposed to [X] neutral to [ ] the request for ZC2020-005

COMMENTS: Dangerous, sub par neighborhood. City staff, planning and council should be ashamed!

NAME: Kenneth Miess SIGNATURE
(PLEASE PRINT)

STREET ADDRESS: 3457 Rock Hill View, Schertz TX 78154

DATE: April 13, 2021

No one should allow the developer, no matter how big and powerful, to even propose houses on a feeder road. Lots are ridiculously small, houses 10' apart (what happened to fire safety and the shed policy?!), parking on a feeder road, driveways on a feeder road and no public gathering places. Kids will be forced to play in yards, driveways and primary streets, running out from between parked cars, with limited sight distance on a twisting road. This has not been allowed on Savannah or on Wiederstein prior to now. Obligate the developer to build a safe, proper Schertz quality neighborhood. Zoning is like building codes for neighborhoods. They exist for a reason. You don't bend on the codes, why would you walk away from good zoning? Our residents deserve 8400 sq foot minimum lots, no houses on Wiederstein itself, and public gathering places must be provided. Anything less is shameful and the result of a lazy city staff, lazy city planning, and an absentee city council. To tell a developer, "hey, propose it and we'll see if the residents let you get away with it" is not what you are paid to do. Your job is to look out for us, and throw this back saying "this is not up to Schertz standards and you know it!"

## Megan Harrison

---

**From:** Ivan Arano <brujo2204@gmail.com>  
**Sent:** Tuesday, April 13, 2021 8:01 PM  
**To:** planning@schertz.com  
**Subject:** ZC2020-05 response from Carolina Crossing  
**Attachments:** 3426 Abbevie Dr.pdf; Carolina Crossing sub unit 8.pdf

Hello Planning and Zoning commission,

Please find the attached documents that include 8 responses from myself and other neighbors in both Florence Grv and Abbeville streets of the Carolina Crossing subdivision unit 8. I will be sending some more later today or tomorrow two hours before the meeting.

Please respond to this email with a confirmation that you received these documents.

Thank you,

Ivan Arano

## NOTICE OF PUBLIC HEARING

April 2, 2021

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Sincerely,



Nick Kopyay  
Senior Planner

Reply Form

I am: in favor of  opposed to  neutral to  the request for ZC2020-005

COMMENTS: \_\_\_\_\_

NAME: WILLIAM UHLHORN SIGNATURE W. Uhlhorn  
(PLEASE PRINT)

STREET ADDRESS: 3421 ABBEVILLE DR.

DATE: 4-13-21

NOTICE OF PUBLIC HEARING

April 2, 2021

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Sincerely,

*Nick Kopyay*

Nick Kopyay  
Senior Planner

Reply Form

I am: in favor of  opposed to  neutral to  the request for ZC2020-005

COMMENTS: I.f. an easement is not in place.

NAME: John Lee Sang SIGNATURE: [Signature]  
(PLEASE PRINT)

STREET ADDRESS: 3704 Florence Grove, Schertz Tx 78054

DATE: 4/12/21

Property ID: 17965

## Emily Delgado

---

**From:** Amanda Willmann <akwillmann@hotmail.com>  
**Sent:** Wednesday, April 14, 2021 1:01 PM  
**To:** planning@schertz.com  
**Subject:** Response to be read at Planning and Zoning Committee meeting tonight.  
**Attachments:** Email to Planning Committee re Heritage Oaks.docx

Parcel: 17967

Good afternoon,

I am uncertain if I will be able to attend tonight's meeting but have prepared a list of concerns that I would like the committee and the assembled residents to take into consideration.

Thank you,

**Amanda Willmann, Ph.D.**

NOTE - This message contains an attachment that might contain a malicious payload. Schertz makes every effort to block transmission of dangerous attachments, but you as the recipient should always be cautious of receiving messages with attachments that you don't recognize or request from the sender.

Dear members of the Zoning and Planning Committee:

I write to you today DEEPLY concerned about the Heritage Oaks Planned Development District – 66 acres of land, generally located southwest of the intersection between Schertz Parkway and Wiederstein road.

Schertz is a PREMIER Texas community, nationally recognized for its family atmosphere, whose Core Values include statements such as “Do the right thing” and “Do the best you can” while our Policy Values list “Safe Community”, “High Quality of Life”, and “Attractive Community.” I respectfully request that you oppose this proposition to keep our community safe, to maintain our high standards, and to preserve some of the last beautifully wooded areas in the city.

**Safety concerns:**

- **Curving of the proposed Wiederstein road.** As stated in the Heritage Oaks PDD documents, the curving radius of the proposed changes to Wiederstein road DO NOT meet the City of Schertz Engineering Department Standards AND “requires drivers to work harder to be more attentive and monitor speeds more closely.” You do NOT want to create a road where drivers need to work harder to drive safely through a neighborhood full of children, residents, pedestrians, animals, and bikers especially because Wiederstein road is becoming a more heavily traveled thoroughfare as it connects 1518 to Schertz Parkway.
- **Alleys/Roadside Parking:** The Proposal includes alleys for homes that face Wiederstein road. Research by architect Oscar Newman, commissioned by the Department of Urban Planning and Development show that alleys INCREASE crime rates as they allow more entry points to a home with less visibility. In addition, a literature review commissioned by the Justice Department found studies showing that closing alleys reduced crime in Charlotte, Hartford, Los Angeles and St. Louis as well as several location in England. (<https://ti.org/antiplanner/?p=192>). Furthermore, the presence of these alleys decreases the amount of green space by adding an additional road.

- **Parking/Fake Bike Lane** – Parallel parking in front of homes that face Wiederstein road is inevitable. Even with an alley, most people prefer to park in the front of their home and if there is more than 1 driver in the home, they will need the extra parking space. This presents safety concerns for traffic along Wiederstein Road as these parked cars will push bikers and pedestrians into the road. The Heritage Oaks PDD highlights a bike lane, which is a complete joke, as it will simply be taken up by cars parked along the roadway, as stated in their plan. This is yet another huge safety concern for traffic, residents, and bikers.
- **Reduced Turn Around Radius of Cud-de-sacs:** The Heritage Oaks PDD states that it will have a reduced turn around radius for Cul-de-sacs of 100 feet as opposed to the currently required minimum of 150 feet. Again – huge safety concern. Cars will park along the curb, further reducing a vehicle’s safe turnaround radius and this is a danger for traffic flow and residents as children often play in cul-de-sacs.

#### **A Premier Texas Family Community**

- **Lot Sizes and Setbacks:** The Heritage Oaks PDD plans to reduce the minimum lot size to 5400 sq ft. from the current required minimum of 8400 sq ft. allowing them to squeeze in as many homes as possible. They are also requesting the front setback to be reduced from 25 ft to 20 ft and the side setback to be reduced from 10 ft. to 5 ft., putting homes closer to the street as well as their neighbors. Packing homes in like sardines is not how one creates a Premier Texas Community, and this plan works in direct opposition to the pleasant, spacious, upscale community that Schertz is renowned for. Furthermore, if coving creates more green space and larger lots as repeatedly mentioned in the plan, why is the Heritage Oaks PDD requesting significantly smaller lot sizes?
- **“T” turnaround driveways:** The Heritage Oaks PDD continually speaks to reducing impervious coverage. “T” turnaround driveways, in addition to being unsightly and reducing a home’s front yard size and appeal, will actually increase the impervious coverage as they are larger than a traditional driveway. Furthermore, the T section of the driveway will be used as additional parking instead of a turnaround area as

intended, resulting in vehicles backing into traffic on Wiederstein road, which is obviously dangerous and unsafe.

- **Wooded Areas:** The land in question is one of the last beautifully wooded spots in Schertz. Why would we eliminate the park and open spaces requirement, as requested by the Heritage Oaks PDD, on such a prize piece of land? One filled with trees, vegetation, and wildlife of all kinds. My family and I have personally seen deer, fox, coyotes, racoons, opossums, owls, and birds of all kinds in those woods. The currently planned “park” areas are nothing more than a strip of grass beside a trail. We should not lower our standards for this. In fact, Ashley Park is the closest park to the proposed Heritage Oaks PDD, so why not require them to build a nice city park connected to the proposed trails instead of cramming as many homes in as possible?

In closing I would like to say that I am baffled as to why the City of Schertz would agree to all these allowances when they are clearly not in the best interest of our community. Cramming homes in tight spaces, allowing alleys and “t” turnaround driveways not only increase the crime risk, but demean our community’s reputation and property values. Furthermore, The Heritage Oaks PDD raises severe safety concern for residents, pedestrians, children and bikers in regard to traffic, crime, driver safety and resident safety. Do not make exceptions to our standards that decrease the quality of life in Schertz and instead strive to uphold our high standards of being a premier Texas community, nationally recognized for our family atmosphere.

Sincerely,

Amanda Willmann, PhD

NOTICE OF PUBLIC HEARING

April 2, 2021

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Sincerely,

*Nick Kopyay*

Nick Kopyay  
Senior Planner

Reply Form

I am: in favor of  opposed to  neutral to  the request for ZC2020-005

COMMENTS: \_\_\_\_\_

NAME: Justin Willmann SIGNATURE *Justin Willmann*  
(PLEASE PRINT)

STREET ADDRESS: 3429 Abbeville Dr, Schertz TX 78154

DATE: April 13 2021 property ID 17967

NOTICE OF PUBLIC HEARING

April 2, 2021

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Sincerely,

Nick Kopyay
Nick Kopyay
Senior Planner

I am: in favor of [checked] opposed to [checked] neutral to [ ] the request for ZC2020-005

COMMENTS: Not In Favor of this

NAME: Zach Jarret SIGNATURE [Signature]

STREET ADDRESS: 3727 Florence Grove Schertz 78154

DATE: 04/12/2021 property ID: 17928

NOTICE OF PUBLIC HEARING

April 2, 2021

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Sincerely,

Nick Kopyay

Nick Kopyay
Senior Planner

Reply Form

I am: in favor of [ ] opposed to [x] neutral to [ ] the request for ZC2020-005

COMMENTS: DON'T DO IT!!

NAME: Michael Mullen (PLEASE PRINT) SIGNATURE: Michael Mullen

STREET ADDRESS: 3711 Florence Grove

DATE: 13 APR 2021

property ID: 17924

NOTICE OF PUBLIC HEARING

April 2, 2021

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Sincerely,

*Nick Kopyay*

Nick Kopyay  
Senior Planner

Reply Form

I am: in favor of  opposed to  neutral to  the request for ZC2020-005

COMMENTS: Don't destroy the Green belt

NAME: Javier Palacios SIGNATURE [Signature]  
(PLEASE PRINT)

STREET ADDRESS: 3728 Florence Blvd, Schertz

DATE: 13 APR 2021

property ID: 17959

## Megan Harrison

---

**From:** d brown <djbrown523@yahoo.com>  
**Sent:** Tuesday, April 13, 2021 11:55 AM  
**To:** planning@schertz.com  
**Subject:** Opposed to Heritage Oaks Subdivision ZC2020-005

Attn: Nick Koplyay

13 April 2021

I'm writing to express our objections to building a subdivision behind the Ridge at Carolina Crossing.

When we moved to Schertz in 2009, it had a small city feel and a nice place to raise a family. Over the years, we've seen the addition of several large subdivisions throughout Schertz. The small city feel is quickly fading and our city is becoming nothing but a housing metropolis. We are rapidly losing what drew many of us here to call Schertz home many years ago.

We oppose this subdivision for several reasons:

1. This will remove a large portion of our greenspace. This area provides a home to various wildlife. It also provides a needed aesthetic separating us from living in a sea of wall to wall homes.
2. The trees provide a much needed buffer for traffic noise from FM 1518 and I35.
3. The traffic volume will increase exponentially on Schertz Parkway and FM 1518. The only changes to the roadways we've seen when a new subdivision is built are more traffic lights. The roads have not been widened nor altered to accommodate the increased volume. FM 1518 at I35 is a parking lot at 4:30PM. Schertz Parkway is also backing up at I35 and at Schertz Pkwy. Adding additional volume will only compound the problem.
4. We continue to build housing in an area that has severe drought problems. Adding more households on a strained water system does not seem prudent especially as temperatures continue to increase each year.

We appreciate your time and consideration on this matter.

Donald and Kerry Brown  
3732 Florence Grove  
Schertz, TX 78154

## Megan Harrison

---

**From:** George Shilobod <georghilobod@gmail.com>  
**Sent:** Tuesday, April 13, 2021 11:54 AM  
**To:** planning@schertz.com  
**Subject:** Proposed Zoning Development behind Ridge @ Carolina Crossing

My property is directly affected by this zoning change proposal. I'm opposed to it as I believe it will adversely affect my property value. I'm the original owner of this property and in 2001 when we had the house built we were told they would never build behind our house. I would like to keep it that way. Almost every day before dusk a herd of deer travel past our backyard. We enjoy watching them over our fence. The green belt was a big selling point for choosing this lot location. In addition, the Schertz parkway area is becoming too crowded. We do not need another 207 homes (207 families) along Schertz Parkway. It will take longer to get to IH 35 in the mornings. Schertz Parkway to 35 and 1518 to 35 in the morning will become parking lots during the morning commute. The extra traffic will add possibly another 20 minutes, maybe more, to the commute. The local schools will become overcrowded. As it is now I have to wait in a line that stretches half the length of Savannah drive to pick my child up from Paschal Elementary.

I vehemently oppose this zoning change.

George Shilobod  
3708 Florence Grove, Schertz, TX 78154

210-663-7336

## Megan Harrison

---

**From:** Kylyn Stark <kylynstark@gmail.com>  
**Sent:** Monday, April 12, 2021 8:24 PM  
**To:** planning@schertz.com  
**Subject:** Schertz Rezoning Plan

Kylyn and Dustin Stark

3740 Florence Grv. Schertz, TX 78154

(210)978-4110

Planning and zoning of Heritage Oaks Subdivision

We are opposed to the building of the new subdivision.

**NOTICE OF PUBLIC HEARING**

April 2, 2021

Dear Property Owner,

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**ZC2020-005** – A request to rezone approximately 66 acres of land from Single-Family Residential District (R-2) and Neighborhood Services District (NS) to Planned Development District (PDD), generally located southwest of the intersection between Schertz Parkway and Wiederstein Road, City of Schertz, Guadalupe County, Texas.

The Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to Nick Kopyay, Planner, 1400 Schertz Parkway, Schertz, Texas 78154, by fax (210) 619-1789, or by e-mail [planning@schertz.com](mailto:planning@schertz.com). If you have any questions please feel free to call Nick Kopyay, Senior Planner at (210) 619-1780.

Sincerely,



Nick Kopyay  
Senior Planner

Reply Form

I am: in favor of  opposed to  neutral to  the request for ZC2020-005

COMMENTS: STEPHEN J. CICHERSKI President, Board of Directors

NAME: Ridge at CAROLINA CROSSING Association SIGNATURE [Handwritten Signature]  
(PLEASE PRINT)

STREET ADDRESS: PROP ID 17975 Mailing: Ridge at CAROLINA CROSSING  
P.O. Box 700428

DATE: 8 APRIL 2021 Dallas TX 75370

NOTICE OF PUBLIC HEARING

April 2, 2021

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Sincerely,

Nick Kopyay (handwritten signature)

Nick Kopyay
Senior Planner

Reply Form

I am: in favor of [ ] opposed to [X] neutral to [ ] the request for ZC2020-005

COMMENTS: STEPHEN J. LICHERSKI, President Board of Directors

NAME: Ridge at CAROLINA CROSSING SIGNATURE (handwritten signature)
(PLEASE PRINT)

STREET ADDRESS: PROP ID 17418 Mail: Ridge at CAROLINA CROSSING
P.O. Box 700428

DATE: APRIL 2021 Dallas TX 75370

## NOTICE OF PUBLIC HEARING

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Sincerely,



Nick Kopyay  
Senior Planner

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Reply Form

I am: in favor of  opposed to  neutral to  the request for **ZC2020-005**

COMMENTS: STEPHEN S. CILCHERSKI, President Board of Directors

NAME: Ridge at CAROLINA CROSSING SIGNATURE [Handwritten Signature]  
(PLEASE PRINT)

STREET ADDRESS: PROP ID 17863 Mailing: Ridge at CAROLINA CROSSING  
PO Box 700428

DATE: 8 APRIL 2021 Dallas TX 75370

NOTICE OF PUBLIC HEARING

April 2, 2021

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Sincerely,

*Nick Kopyay*

Nick Kopyay  
Senior Planner

Reply Form

I am: in favor of  opposed to  neutral to  the request for **ZC2020-005**

COMMENTS: STEPHEN J. CICHERSKI, President Board of Directors

NAME: Ridge at CAROLINA CROSSING SIGNATURE *Stephen J. Cicherski*

(PLEASE PRINT)

*mailing: Ridge at CAROLINA CROSSING*

STREET ADDRESS: PO BOX 17917

*P.O. BOX 700428*

DATE: 8 APRIL 2021

*Dallas TX 75370*

**NOTICE OF PUBLIC HEARING**

April 2, 2021

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Sincerely,



Nick Kopyay  
Senior Planner

Reply Form

I am: in favor of  opposed to  neutral to  the request for ZC2020-005

COMMENTS: STEPHEN J. CICHERSKI, President Board of Aineton

NAME: Ridge at CAROLINA CROSSING ASSOCIATION SIGNATURE: [Handwritten Signature]  
(PLEASE PRINT) Mailing 4

STREET ADDRESS: PROP ID 140147 Ridge at CAROLINA CROSSING  
P.O. BOX 700428

DATE: 8 APRIL 2021 Dallas TX 75370

## Megan Harrison

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**From:** Karen Bellin <karen.bellin@hotmail.com>  
**Sent:** Tuesday, April 13, 2021 12:14 PM  
**To:** planning@schertz.com  
**Cc:** Ridge at Carolina Crossing  
**Subject:** Rejection of Planning Board's Proposed Rezoning

Dear Planning Board:

We, Karen Bellin and Robert W. Bellin, Jr., reside at 3600 Augusta Glade, Schertz, TX 78154, Ridge at Carolina Crossing. We strongly oppose the rezoning and development off Schertz Parkway behind our community for the following reasons:

1. Compromising the present flood control plan for the area. Removing the present natural ground covering will reduce the absorption of rain and increase the possibility of flooding downhill to our complex. Houston is an example of how removing too much of the natural grasslands increased the intensity and area of floodwaters.
2. The proposed development will reduce the habitat of birds, deer, wild life and trees, that made the area attractive in the first place. Homes were purchased with this natural environment guaranteed by zoning.
3. Traffic pressures on Schertz Parkway will increase, creating more of a big city than smaller town environment. This was also guaranteed by zoning.
4. Noise will increase in our quiet, somewhat remote neighborhood we purchased because Schertz had zoning in place to maintain the pristine and tranquil environment.

We plan to Zoom into the meeting , and would like our opinion to be taken into consideration as if we were there in person.

Sincerely

Robert W. Bellin, Jr., M.Div., Th.M.,  
Chaplain, U.S. Government, Retired  
Princeton Theological Seminary  
Oral Roberts University

Karen L. Bellin, M.Div., Th.M.  
Chaplain (Captain), U.S. Army, Retired  
Princeton Theological Seminary  
Loyola University in Maryland  
(210) 659-7843 (Home)  
(210) 540-6969 (Cell)  
karenbellinbooks.com

## NOTICE OF PUBLIC HEARING

April 2, 2021

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Sincerely,



Nick Kopyay  
Senior Planner

---

### Reply Form

I am: in favor of  opposed to  neutral to  the request for ZC2020-005

COMMENTS: \_\_\_\_\_

NAME: Antonio E. Vazquez  
(PLEASE PRINT)

SIGNATURE [Handwritten Signature]

STREET ADDRESS: 18618 TUSCANY STONE, #202 SAN ANTONIO TX 78258

DATE: 4/11/21

## NOTICE OF PUBLIC HEARING

Apr 18 owned by

De: Schaefer

The  
p.m  
con

Commission will conduct a public hearing on **Wednesday, April 14, 2021 at 6:00** p.m. at the City Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to discuss the following item:

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Sincerely,



Nick Kopyay  
Senior Planner

### Reply Form

I am: in favor of  opposed to  neutral to  the request for ZC2020-005

COMMENTS: *This area is an entry to Schertz and it is a dumping ground. This change in zoning will greatly improve the area. It is one of the prettiest areas in the city of Schertz.*

NAME: Jane Schaefer (PLEASE PRINT) SIGNATURE Jane Schaefer

STREET ADDRESS: 505 Canton Ave. San Antonio, TX 78209

DATE: 4/12/21 *I am in full support!*

## NOTICE OF PUBLIC HEARING

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Sincerely,



Nick Kopyay  
Senior Planner

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### Reply Form

I am: in favor of  opposed to  neutral to  the request for ZC2020-005

COMMENTS: Too small back yard when compared to ours (setback too close)

NAME: DUSTIN STARK SIGNATURE Dustin Stark  
(PLEASE PRINT)

STREET ADDRESS: 3740 FLORENCE GROVE, SCHERTZ TX 78154

DATE: 14 APR 2021