

Reply Form

I am: in favor of opposed to neutral to the request for ZC2021-002

COMMENTS: _____

NAME: Alfred Leon Flitt SIGNATURE *Alfred L. Flitt*
(PLEASE PRINT)

STREET ADDRESS: 538 Appaloosa Run, Round Mt. Tx 78663

DATE: 4-6-21

Megan Harrison

From: Norma Frasier
Sent: Monday, April 12, 2021 5:36 PM
To: planning@schertz.com
Subject: April 14, 2021 Public Hearing

Nick Kopyay, I am very much in favor of the request to rezone the 39.5 acre to planned Development District PPD located on Lower Seguin Road.

I cannot be there in person because of health reasons Sincerely Alfred Fluitt. My email is drhappydvm@gmail.com

NOTICE OF PUBLIC HEARING

April 2, 2021

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, April 14, 2021 at 6:00 p.m. located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

ZC2021-002 - A request to rezone approximately 39.5 acres of land to Planned Development District (PDD), generally located approximately 4,000 feet southeast of the intersection between FM 1518 and Lower Seguin Road, also known as Bexar County Property Identification Numbers 310024 and 310031, Bexar 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. 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

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COMMENTS:

NAME: JEANNE ZWICKE SIGNATURE Jeanne Zwicke
(PLEASE PRINT)

STREET ADDRESS: 1545 GIN RD SEGUIN TX 78155

DATE: 4-13-21

(12691 LOWER SEGUIN RD
SCHERTZ)

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Sincerely,

Nick Kopyay (handwritten signature)

Nick Kopyay Senior Planner

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COMMENTS:

NAME: Elizabeth Basha (PLEASE PRINT) SIGNATURE Elizabeth Basha (handwritten)

STREET ADDRESS: 1037 Santa Clara Loop Marion 78124

DATE: 4-11-21

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COMMENTS:

NAME: Billie Friesenhahn SIGNATURE Billie Friesenhahn
(PLEASE PRINT)

STREET ADDRESS: 12691 Lower Seguin Rd Schertz 78154

DATE: 4-11-21

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COMMENTS: _____

NAME: Milton Friesenhahn SIGNATURE Milton Friesenhahn
(PLEASE PRINT)

STREET ADDRESS: 12691 Lower Seguin Rd Schertz 78154

DATE: 4-11-21

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I am: in favor of opposed to neutral to the request for **ZC2021-002**

COMMENTS: _____

NAME: Cindy Fischer SIGNATURE Cindy Fischer
(PLEASE PRINT)

STREET ADDRESS: 13011 Lower Seguin Road

DATE: 4-5-2021

NOTICE OF PUBLIC HEARING

April 2, 2021

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COMMENTS: _____

NAME: Donnie Fischer SIGNATURE Donnie Fischer
(PLEASE PRINT)

STREET ADDRESS: 13011 Lower Seguin Rd

DATE: 4-5-2021

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Sincerely,

Nick Kopyay (handwritten signature)

Nick Kopyay
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COMMENTS:

NAME: Steven William Thibodeau (PLEASE PRINT) SIGNATURE: [handwritten signature]

STREET ADDRESS: 8702 E. FM 1518 N. SCHERTZ TX 78154

DATE:

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COMMENTS: see attached sheet

NAME: GARY FAIRLEY
(PLEASE PRINT)

SIGNATURE Mary Fairley

STREET ADDRESS: 12310 Lower Seguin Rd.

DATE: 4-14-2021

RE: request ZC2021-002

There are several reasons I am opposed to the zoning request for those parcels of land, first of all 90% or better of the land that lies from Lower Seguin Rd. to trainer hale rd. or better is either zoned ag or wildlife at the present time which makes the request not compatible with present land use.

Second: lots of wildlife frequent the area and to put that type of zoning will block off their movements and feeding.

Third it is of my opinion that the process of just changing the zoning on a parcel of land to planned development district with out some preliminary studies being done is like getting the horse before the cart.

Questions that need to be answered first:

Traffic, how many cars now use lower seguin rd either to go their home, take their kids to school or use it to go into Guadalupe county? The road is narrow, hilly and with several curves. Another subdivision started before the 1518 widening projects is only going to further the congestion during that time.

What about sewer, there are some subdivisions that are running on temporary sewer systems now and the elevation of the land in question would require a lift station if it is tied into the proposed sanitation plant.

What about water and drainage there is only a 6 inch main running down lower seguin rd. More than likely that would not be large enough to furnish enough water for that size of development. Drainage and safety is the other part that needs to be considered. In 2002 the rains flooded the lower area of lower seguin rd. in front of Mike Ashers farm. People then where not able to reach their homes in vehicles due to the water over the road for several days. Just because there is open fields next to the parcels being rezoned does not address the issue as there is a federal law that prohibits some one from putting more water on another persons property than what the normal flow would have been. Considering factors like roads, sidewalks and structures (at least 5 to the acre) run off will be a major concern.

As a land owner and farmer I enjoy the peaceful setting of the farm, visited every day and night by a host of animals, watching the deer graze on one of my hay fields bring great pleasure to my wife and i.

But at the same time I do not wish my farm to become a sanctuary for animals being displaced by development.

On a personal note I ask the planning and zoning why is it when I go down my drive that I have a junkyard on one side and carport city on the other? Storm water run off from neighboring tracks of land is creating erosion issues; i.e. loss of production. We have as of yet receive a request for a variance.

If you have any questions or concerns please to contact me.

Gary & Penny Fairley

12310 Lower Seguin Rd.

210-240-9993