



November 9, 2021

DELIVERED VIA EMAIL

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

RE: Sterling Grove Comprehensive Plan Amendment, Trainer Hale Road

Dear Ms. Wood,

Scott Felder Homes is excited to share with you all the proposed development of approximately 362 acres on Trainer Hale Road (the “Subject Property”) (see “Exhibit 1”). The Subject Property is located both within the City of Schertz (“City”) boundaries, as well as the City’s Extraterritorial Jurisdiction (“ETJ”). Please accept this letter as a formal request to amend the City’s future land use designation for the Subject Property to ‘Single-Family Residential’. The Subject Property is proposed to be developed as a Master Planned Community, currently branded Sterling Grove (“Project”).

The City of Schertz Comprehensive Plan currently designates the future land use of the Subject Property as Estate Neighborhood and Agricultural Conservation designation (see “Exhibit 2”). These land use designations may have been appropriate in the past, but as the City continues to grow, causing an increased demand for more housing, including more affordable and diverse housing choices. We request that the Subject Property’s current land uses designations be amended to Single-Family Residential (see “Exhibit 3”). As you are aware, the City of Schertz is currently in the process of updating the Comprehensive Land Use Plan and we believe the Subject Property is better suited for Single Family. The Single-Family Residential designation allows for the development of a community that includes amenities, walkability, access to the City’s future trail system, and a variety of housing types.

Please note that following the requested change to the Subject Property’s future land use designation, a petition for annexation and request to change the zoning to the Planned Development District (“PDD”) will be submitted. The PDD shows in greater detail the diverse and creative housing choices for future and current Schertz residents. Additionally, the master-planned community will include access to parks and amenities for all residents. Design guidelines will also be implemented to promote a cohesive style of architecture blending all phases of the Project together.

We believe the requested change in Land Use is appropriate, compatible, and beneficial for the City, and therefore ask for your support. We look forward to working with the City on the Project and are happy to discuss further any questions.

Sincerely,

Marcus Moreno

Marcus C. Moreno
Vice President
Scott Felder Homes, LLC