

November 5, 2021



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

Re: Rumpf Tract Subdivision Comprehensive Plan Amendment Request Letter

Dear Ms. Wood:

In connection with the proposed annexation, rezoning, and development of the Rumpf Tract Subdivision, we are requesting that the City's Future Land Use Plan be amended. The subject properties, three in total, are +/- 43.188-Acres, and are located at 12198 Schaefer Road and 12250 Schaefer Road (See Exhibit "1").

The City of Schertz Sector Plan lists the current Land Use for the subject properties as 'Mixed Use Neighborhood.' We are requesting that these land uses be amended to 'Single-Family Residential' (See Exhibit "3"). 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 properties will be to the 'Planned Development District' designation. That application will be filed within the following couple of weeks. The proposed Planned Development District will match the Master Plan for the Rumpf Tract Subdivision and will be submitted at a later time following approval of the Sector Plan revision.

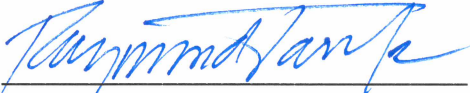
The existing 'Mixed Use Neighborhood' land use designations for the subject properties does not allow for the development of a single-family residential subdivision. The proposed change to 'Single-Family Residential' land use designation falls in line with the City of Schertz Future Land Plan of designating the tracts as 'Traditional Neighborhood Design, Transit-Oriented Development.' The proposed subdivision would provide consumers with a larger lot product (80'x120') than is generally available in the surrounding developments, as well as with quick access to FM1518 and the surrounding schools.

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.



Raymond Tarin Jr., PE, CFM, LEED AP
Principal

Enclosures: As Stated