

October 25, 2021



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

Re: FM 1518 Comprehensive Land Plan Amendment Request Letter

Dear Ms. Wood:

In connection with the proposed rezoning and development of the FM 1518 Multi-family Tract, we are requesting that the City's Comprehensive Land Use Plan be amended. The subject property is +/- 14.69-Acres and is located at 9120 E FM 1518 North Schertz, Texas 78154 (See Exhibit "1").

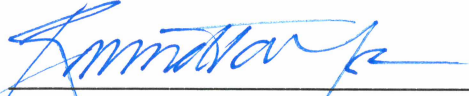
The City of Schertz Current Land Use Plan lists the subject property as 'Estate Neighborhood' designation (See Exhibit "2"). We are requesting that the land use be amended to 'Mixed Use Neighborhood Center' (See Exhibit "3"). The proposed change in land use for the subject property will be in order to develop a Multi-family Apartment complex. A rezoning application will be submitted after the Comprehensive Land Plan Amendment has been approved to change the zoning of the subject tract from Pre-Development (Pre) to Planned Development District (PDD).

The existing 'Estate Neighborhood' land use designation for the subject property does not allow for the development of a Multi-Family Apartment Complex. Given the subject property's location, it is situated in prime position to provide working families quick commute times to Randolph Air Force Base and access to Interstate Highway 10. Additionally, this proposed multi-family development provides more housing options for working families. There has been a large increase in Single-Family Residential developments in the area which has provided the necessary infrastructure to support this multi-family complex.

We believe that this amendment request for the Subject Property is appropriate, and ask for your support in amending the Comprehensive 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.

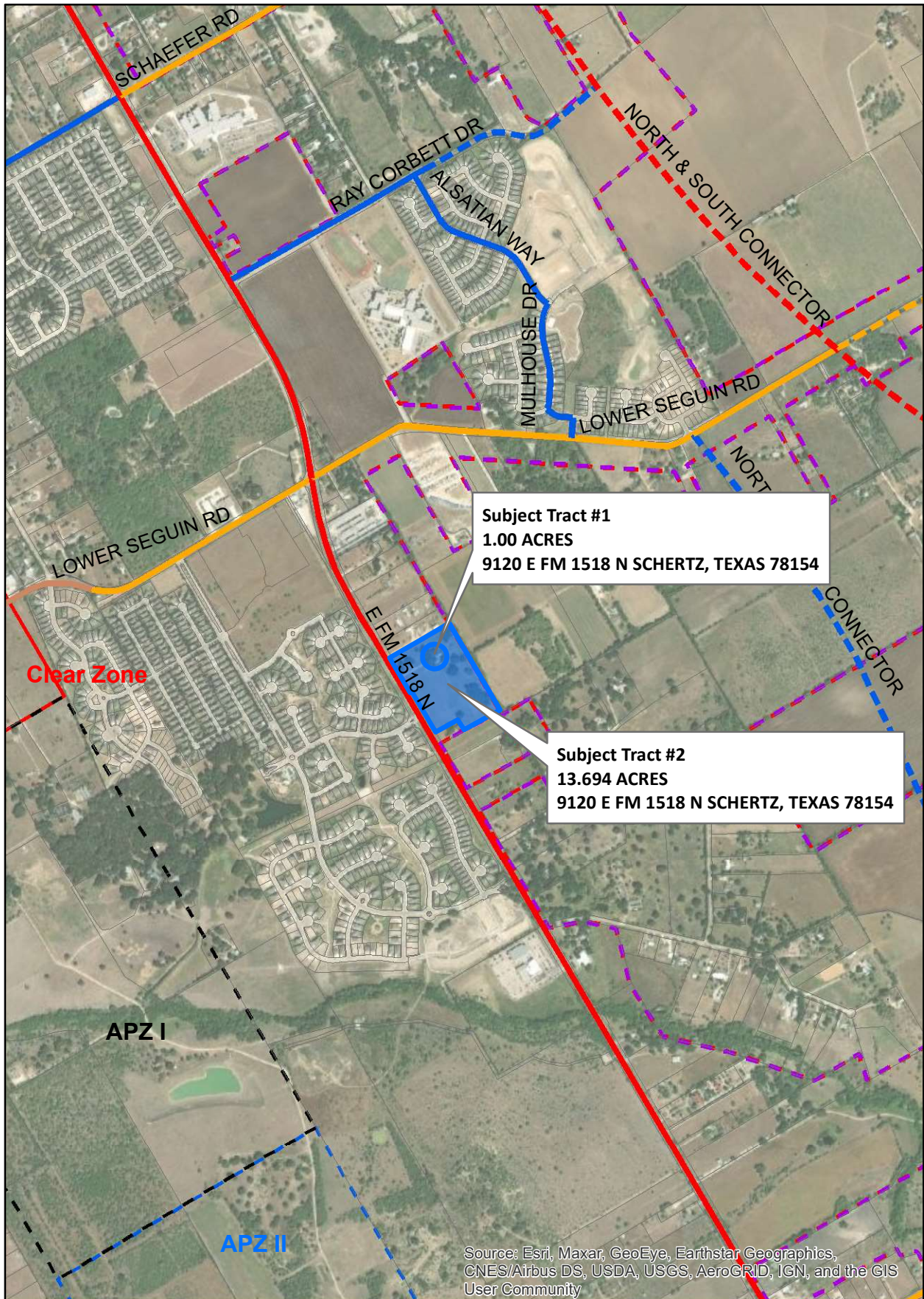


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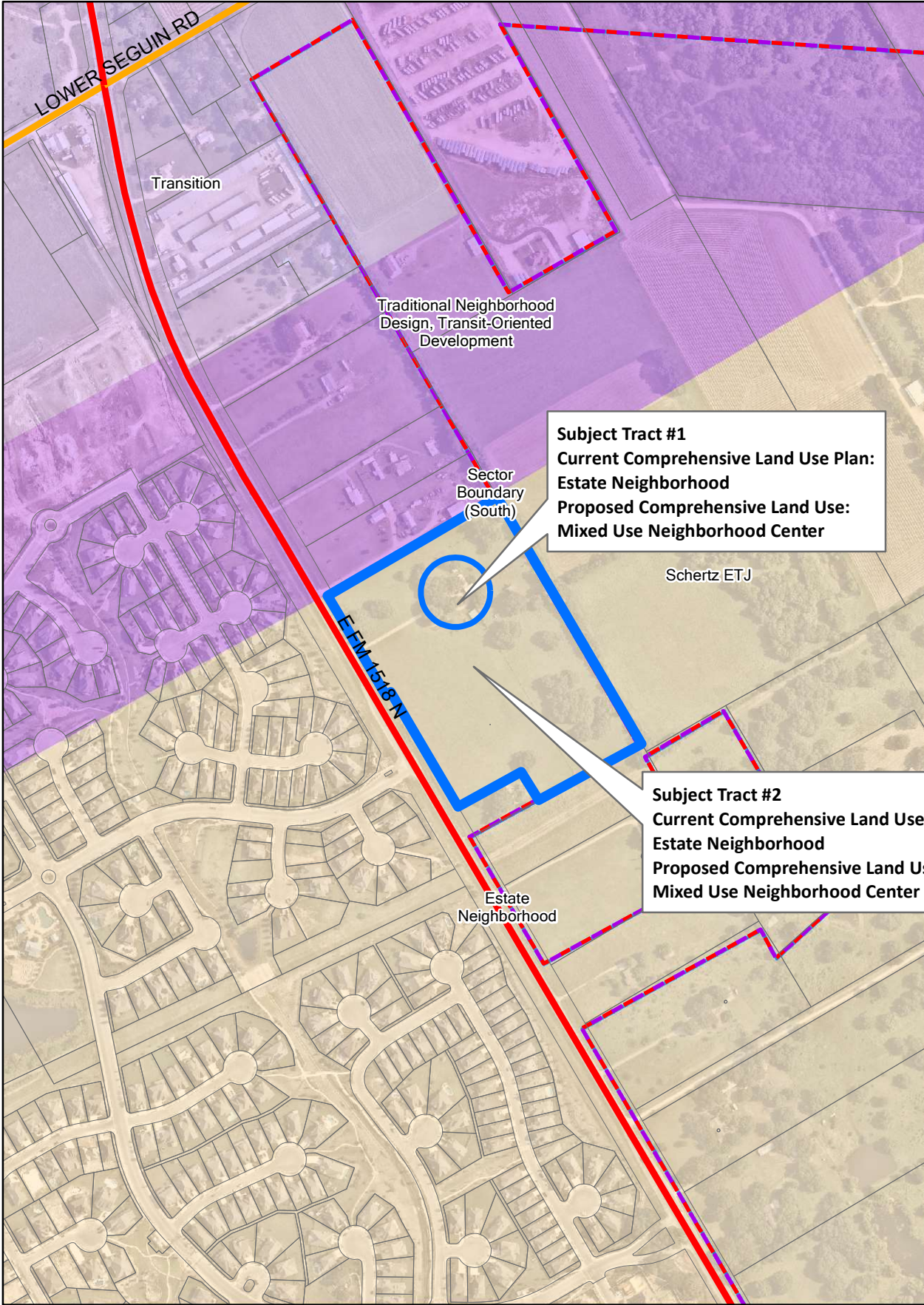
Raymond Tarin Jr., PE, CFM, LEED AP  
Principal

Enclosures: As Stated

# EXHIBIT 1: LOCATION MAP



# EXHIBIT 2: EXISTING COMPREHENSIVE PLAN



**Subject Tract #1**  
Current Comprehensive Land Use Plan:  
Estate Neighborhood  
Proposed Comprehensive Land Use:  
Mixed Use Neighborhood Center

Schertz ETJ

**Subject Tract #2**  
Current Comprehensive Land Use Plan:  
Estate Neighborhood  
Proposed Comprehensive Land Use:  
Mixed Use Neighborhood Center

Estate Neighborhood

# EXHIBIT 3: PROPOSED COMPREHENSIVE PLAN

