

Megan Harrison

From: Megan Harrison
Sent: Thursday, January 6, 2022 4:40 PM
To: Lloyd Fairley
Subject: RE: Michael Dahle Property Rezone

Mr. Fairley,

I will keep this for our records. I completely understand your concern and encourage you to present this matter at the P&Z meeting.

Thank you,

Megan Harrison
Planner
City of Schertz
1400 Schertz Parkway
Schertz, TX 78154
Office: 210-619-1781
Fax: 210-619-1789
Schertz.com

From: Megan Harrison
Sent: Thursday, January 6, 2022 4:33 PM
To: Megan Harrison <MHarrison@schertz.com>
Subject: RE: Michael Dahle Property Rezone

Thank you for the quick response Megan. I will support the redesignation of land use to "Mixed Use Neighborhood Center" and the Rezoning to R4.

I would respectfully request that the city adopt ordinance rules that require developments to present the Stormwater Management Plan to the neighboring properties or properties affected by the stormwater flows, prior to the plat approval process. Especially when stormwater quality is a concern for the neighboring properties. I cannot allow effluent water that contains pesticides or industrial chemicals to enter my hay fields. The quality hay in my fields will be consumed by horses and the chemicals will be presented through the hay.

I can present this case to the P&Z if needed.

Respectfully,
Lloyd Fairley
Engineering Manager
Alamo Group (TX) Inc.



WEB [Alamo Industrial](#) | [Terrain King](#) | [FACEBOOK](#) | [LINKEDIN](#) | [INSTAGRAM](#)

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From: Megan Harrison <MHarrison@schertz.com>
Sent: Thursday, January 06, 2022 4:15 PM
To: Lloyd Fairley
Subject: RE: Michael Dahle Property Rezone

Mr. Fairley,

Thank you for reaching out to the Planning Division. Please see my responses below in red to your questions with reference to the proposed Comprehensive Land Use Plan Amendment for 9120 FM 1518. Please let me know if there are any further questions or concerns.

Thank you,
Megan Harrison
Planner
City of Schertz
1400 Schertz Parkway
Schertz, TX 78154
Office: 210-619-1781
Fax: 210-619-1789
Schertz.com

From: _____
Sent: Thursday, January 6, 2022 3:48 PM
To: Megan Harrison <MHarrison@schertz.com>
Subject: Michael Dahle Property Rezone

Hello Megan,

You recently sent out a notice for the rezoning of property at 9120 E FM 1518. This property is adjacent to my property at 12290 Lower Seguin Rd. I would like to have some clarification on a few things before I respond to the survey.

1. Will there be drainage studies and runoff retention requirements for the apartment buildings and other commercial complex?
 - If the property were to receive approval of the Comprehensive Land Use Plan Amendment and Zoning (which has not taken place yet) they would be required to go through the platting process. The first step for

plating is the preliminary plat. For the preliminary plat they will need to provide a preliminary Stormwater Management Plan that shows the post vs pre, development. Also with the City of Schertz it is required to have detention on the property and the Engineering Department would have to review

2. What would the setback requirements be for these structures under this zoning?

- If the property were to be approved for the zoning of multi-family apartment district, (has not submitted a zoning application) then we would look at the surrounding uses and determine how they are being used. If they are being used as residential then the requirement for the City of Schertz is to construct an 8-foot masonry wall with a 20-foot landscape buffer. The setbacks for the property would be 50' front yard setback as it is located on FM 1518, 10' side yard setback and 20' rear yard setback.

3. Will the city require the developer to build and maintain a fence structure between my farmland and the apartment/commercial complex?

- As mentioned above if the properties adjacent to this lot are used as residential then the developer would be required to construct the 8-foot masonry wall.

Respectfully,
Lloyd Fairley
Engineering Manager
Alamo Group (TX) Inc.



WEB [Alamo Industrial](#) | [Terrain King](#) | [FACEBOOK](#) | [LINKEDIN](#) | [INSTAGRAM](#)

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Megan Harrison

From: Karen Dahle <adchfalkor@yahoo.com>
Sent: Thursday, January 6, 2022 8:20 AM
To: Megan Harrison
Subject: ZC2021-018 Land use

I support the ZC2021-018 to amend the Comprehensive Land Use Plan.

Karen Dahle with Pooka, my Journey to the Past and Fire Spirit

And not forgotten:

ADCH MACH Falkor OAP, OJP, NFP(waitin' by the pot of gold, like his heart) and Vapor AX, AXJ, XF, GS-O, JS-E-OP, RS-E, BN, RN, Charm USA EOJ Team Member, MXJ, MXF, MX, RS-E, GS-E, JS-E-SP, AAD(My Princess)

NOTICE OF PUBLIC HEARING

December 30, 2021

To whom it may concern,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, January 12, 2022 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:

ZC2021-018 A request to amend the Comprehensive Land Use Plan by changing approximately 15 acres of the Future Land Use Map from Estate Neighborhood land use designation to the Mixed-Use Neighborhood Center land use designation, generally located 2,500 feet southeast from the intersection of Lower Seguin Road and FM 1518, known as 9120 E FM 1518N, also known as Bexar County Property Identification Numbers, 309999 and 309997, City of Schertz, 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 Megan Harrison, Planner, 1400 Schertz Parkway, Schertz, Texas 78154, by fax (210) 619-1789, or by e-mail mharrison@schertz.com. If you have any questions please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

[Handwritten signature]

Megan Harrison
Planner

Reply Form

I am: in favor of [checked] opposed to [] neutral to [] the request for ZC2021-018

COMMENTS: []

NAME: Grosvine Master Community SIGNATURE [Handwritten signature]
(PLEASE PRINT)

STREET ADDRESS: 314 E. Commerce St. Suite 600, San Antonio 78245

DATE: 1.4.22

NOTICE OF PUBLIC HEARING

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Sincerely,



Megan Harrison
Planner

Reply Form

I am: in favor of opposed to neutral to the request for ZC2021-018

COMMENTS: See Attached

NAME: Jennifer Pugh SIGNATURE Jennifer Pugh
(PLEASE PRINT)

STREET ADDRESS: 8914 Sage Stem,

DATE: 12 JAN 2022

David Pugh / Jennifer Pugh
8914 Sage Stem
Schertz, TX

12 January 2022

This memo is in response to the Notice of Public Hearing scheduled on Wednesday, 12 January 2022. (ZC2021-018)

COMMENTS: Our residence is located directly across FM 1518 from the proposed Mixed-Use Neighbourhood Center site. We are completely opposed to this proposed development as it would be too close to the residential properties in our community area. In addition, the future road project expansion of FM1518 will generate a more than normal traffic pattern. Having a commercial property so close would add to the traffic. Our objection is based mainly on the close proximity of our property. As our housing area is not a gated community and having a commercial site that close would definitely "encourage" non-residents to use CrossVine as a thru-fare for non-residential traffic. It wouldn't be ideal.

It would be better if another available site (not that close to the homes) along FM 1518 could be proposed instead.

David L Pugh
Jennifer Pugh

Kind regards,
David & Jennifer Pugh

Megan Harrison

From: eckhoffit@aol.com
Sent: Monday, January 10, 2022 11:04 AM
To: Megan Harrison
Subject: Public hearing ZC2021-018

Ma'am, I am opposed to PIN 309999, and 309997 to your Public hearing ZC2021-018. It is bad enough you are widening 1518 to make more noise behind our house and now you want to put even more noise. If I knew all this was going to happen, I won't move out here. Thanks, Thomas Eckhoff 12014 Rockroot.

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December 30, 2021

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Sincerely,




Megan Harrison
Planner

Reply Form

I am: ~~supporting~~ opposed to ~~neutral~~ the request for ZC2021-018

COMMENTS: I strongly oppose any commercial development in the zone described above.

NAME: Walter D. Sherrod SIGNATURE 
(PLEASE PRINT)

STREET ADDRESS: 8910 Sage Stem Schertz, Tx 78154

DATE: 1/8/2022

NOTICE OF PUBLIC HEARING

December 30, 2021

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Sincerely,



Megan Harrison
Planner

Reply Form

I am: in favor of opposed to neutral to the request for ZC2021-018

COMMENTS: I strongly oppose any commercial development of the zone described above.

NAME: Angela D Sherrod (PLEASE PRINT) SIGNATURE: Angela Sherrod

STREET ADDRESS: 8910 Sage Stem, Schertz TX 78154

DATE: 1-9-22 *homeowner

NOTICE OF PUBLIC HEARING

December 30, 2021

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Sincerely,

Megan Harrison
Planner

Reply Form

I am: in favor of opposed to neutral to the request for ZC2021-018

COMMENTS: _____

NAME: Eric Poole
(PLEASE PRINT)

SIGNATURE 

STREET ADDRESS: 12025 Vignette

DATE: 1-8-22

NOTICE OF PUBLIC HEARING

December 30, 2021

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ZC2021-016 A request to amend the Comprehensive Land Use Plan by changing approximately 15 acres of the Future Land Use Map from Estate Neighborhood land use designation to the Mixed-Use Neighborhood Center land use designation, generally located 2,500 feet southeast from the intersection of Lower Seguin Road and FM 1518, known as 9120 E FM 1518N, also known as Bexar County Property Identification Numbers, 309999 and 309997, City of Schertz, Bexar County, Texas

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Sincerely,

Megan Harrison
Planner

Reply Form

I am: In favor of opposed to neutral to the request for ZC2021-016

COMMENTS: We need more info @ 12025

NAME: Ronna Poole
(PLEASE PRINT)

SIGNATURE: Ronna Poole

STREET ADDRESS: 12025 Schertz

DATE: 1-8-22

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December 30, 2021

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Sincerely,

MH

Megan Harrison
Planner

Reply Form

I am: in favor of [] opposed to [X] neutral to [] the request for ZC2021-018

COMMENTS:

NAME: Andres Perez + Victoria Campos
(PLEASE PRINT)

SIGNATURE

[Handwritten signature]

STREET ADDRESS: 12015 Rockroot Schertz TX 78154

DATE: 1/9/22

Reply Form

I am: in favor of opposed to neutral to the request for ZC2021-018

COMMENTS: This move would change the neighborhood ^{increase foot traffic} bring rise in crime,

NAME: Reynaldo Montes SIGNATURE 
(PLEASE PRINT)

STREET ADDRESS: 9118 Lofted Leaf Schertz, Tx

DATE: 01-07-22 78154