

Megan Harrison

From: Hollis Wooldridge
Sent: Wednesday, May 18, 2022 9:11 PM
To: Megan Harrison
Subject: Response to ZC2022-010
Attachments: Schertz ZC2022-010.pdf; Schertz Land Protest Letter CY2022.docx

Hi Megan,

Please see the attached info with regards to the public hearing referred to above and acknowledge receipt at your convenience. We will very likely attend the hearing and can speak directly to our written narrative if necessary.

Thank you,
Hollis Wooldridge
7496 FM 482
New Braunfels, TX 78132

NOTE - This message contains an attachment that might contain a malicious payload. Schertz makes every effort to block transmission of dangerous attachments, but you as the recipient should always be cautious of receiving messages with attachments that you don't recognize or request from the sender.

NOTICE OF PUBLIC HEARING

May 13, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, May 25, 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:

ZC2022-010 – A request to amend the Comprehensive Land Use Plan by changing approximately 22 acres of the Future Land Use Map from the Agricultural Conservation land use designation to the Multi-Family Residential land use designation, generally located approximately 1,100 feet west of the intersection between FM 482 and Hubertus Road, also known as Comal County Property Identification Numbers 401272, 401273, 75375, 75237, 75246 City of Schertz, Comal 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,

MH

Megan Harrison
Planner

Reply Form

I am: in favor of - [] opposed to [x] neutral to [] the request for ZC2022-010

COMMENTS: 365 ATTACHED

NAME: HOLLYS WOOLDRIDGE SIGNATURE [Handwritten Signature]

STREET ADDRESS: 7496 FM 482, NEW BRAUNFELS, TX 78132

DATE: 5-18-2022

May 18, 2022

Schertz Planning and Zoning Commission
1400 Schertz Parkway
Schertz, Texas 78154

Re: Property 75248
Owners: Hollis and Laura Wooldridge
Address: 7496 FM 482, New Braunfels, TX 78132
Re: Hearing ZC2022-010

To Whom It May Concern:

We are hereby protesting the request to change 22 acres to Multi-Family Residential land use – primarily due to ongoing concerns of flooding during rain events.

We moved to this address from San Antonio in August 1994 and at that time, our access from FM 482 flooded only when 5" to 6" of rain or more fell over an extended period. The properties around us consisted primarily of farmland, which absorbed substantial amounts of rain before any runoff occurred. In addition, much of the land directly across I-35 between exits 177 and 178 also consisted of agricultural land.

A RBFCU bank was built in 2007 and a Valero service station was constructed in 2016 on the corner of Hubertus Road and I-35 South, about 3/4 of a mile from our property, and these buildings are located on the high side of the flood plain. In addition, we also now have Danville Middle School directly across from our property, which opened in fall of 2018, and Comal ISD elementary school #20 is currently under construction across Hubertus Road; it is scheduled to open in fall of 2023. The former farmland where these buildings are now located has been replaced with concrete, pavement and other hard impermeable surfaces. Furthermore, more than 2000 houses were built on the east side of 35 in the past 10-12 years; that storm water runoff goes underneath I-35 and ultimately across FM 482. Road access to our property is on the lower west side of FM 482, through Dry Comal Creek flood plain and our property is now inaccessible during rains of more than 1". In addition, a great deal of trash floats in with every flood – most of it in the form of plastic bottles and anything else that will float.

In 2017, a neighbor who was renting the house on 7514 FM 482 was washed into our stock pond while inside his truck when he tried to access his driveway during a flood, which came after a 4" downpour that fell in about an hour. Schertz Emergency Services were called to rescue him from the truck using a boat. We were away from our house during the rainfall and could not gain entrance to our property for 5 hours after the rain stopped.

We were told when Danville Middle School plans were under review that sufficient retention would be installed to control flood waters, but the pond area is easily overwhelmed once its limit is reached. The latest round of rain that fell on April 25, 2022, washed a large amount of organic material into the retention area and clogged the discharge grate, which forced more water across FM 482 and onto our property. Unless FM 482 is widened and drainage improved, reliable access to all property in this area is completely dependent on the weather.

In addition, we have tremendous concerns about increases in vehicle traffic on FM 482 over the past few years. Since the use of mobile app mapping, FM 482 has become a regular alternate route to IH 35 when the highway is experiencing heavy traffic, and that extra traffic has regularly resulted in restriction of our egress from our own property. The frequent semi-truck traffic is also destructive to the road surface. We were previously able to exercise with a walk alongside the road within a mile in either direction, but it is no longer safe to do so. Now that there are two schools with no neighborhoods nearby, the attending students and staff must arrive and depart via bus or private vehicle, which has also increased traffic on FM 482. In addition to addressing

the drainage issues, the road must be widened to support more development. It is also very difficult to put a monetary value on the loss of bucolic views and wildlife habitation, but these proposed structures certainly decrease the value of surrounding land.

In conclusion, we believe that any further development must be preceded by an integrated and fully developed infrastructure plan before any variances can be considered, in order to protect everyone in this area.

Sincerely,
Hollis and Laura Wooldridge
7496 FM 482
New Braunfels, TX 78132
Enc: Various photographs showing flood damage and elevations



Neighbor's truck swept and stranded by flood waters in 2017. Schertz Fire Department had to perform a boat rescue of the driver during the height of the flood.



Our fence in 2017, which was damaged after the truck was swept through. This photo taken two days afterwards.



April 25, 2022 – Taken just after the rain ended; shows our property facing east. The water varies from a few inches to about 6 feet at its deepest point.



April 25, 2022 – Taken just after the rain ended; shows our property facing east towards our neighbor. This water has crossed FM 482 and is blocking access to both the road and our driveway.



April 25, 2022 – Taken from our driveway about 2-1/2 hours after flood waters subsided showing our driveway facing south along FM 482. The utility truck in the background had just loaded a backhoe which was used to clear FM 482 of debris to allow general vehicle access.



April 26, 2022 – Taken from our driveway the following day at 4:30 pm, also facing south along FM 482. An unknown party made an attempt to clean the drainage ditch sometime during the day.

We can provide MANY more photos of floods in recent years should they be needed.

Megan Harrison

From: Georgiana Watts
Sent: Monday, May 23, 2022 8:43 PM
To: Megan Harrison
Subject: ZC2022-010 Public Hearing land use plan

Good day - I cannot attend the meeting Wednesday as our daughter is graduating from Davenport High School.

We are in favor of the change.

We are basically behind the said properties. With 37 acres at 195 Pig Aly (375674,75366)

Thank you,
Georgiana Watts
195 Pig Alley
5/23/2022

Georgiana Watts

Sent from my iPhone

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Sincerely,

[Handwritten signature]

Megan Harrison
Planner

Reply Form

I am: in favor of [checked] opposed to [] neutral to [] the request for ZC2022-010

COMMENTS: _____

NAME: Mary Helen Espaviz (PLEASE PRINT) SIGNATURE: [Handwritten signature]

STREET ADDRESS: 7576 F.M 482 New Braunfels, Texas 78132

DATE: May-19-22