

### NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 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:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe 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 [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

---

#### Reply Form

I am: in favor of  opposed to  neutral to  the request for PLPDD20220095

COMMENTS: Attached list plus Police coverage here is sparse

NAME: Debra + Richard Hudkins SIGNATURE Richard J. Hudkins at  
(PLEASE PRINT) Richard J. Hudkins list.

STREET ADDRESS: 3301 Turnabout Loop, Schertz 78108

DATE: August 19, 2022

- ❖ Property Value Decrease
- ❖ Crime Rate Increase
- ❖ Over Crowded Classrooms/Schools
- ❖ Big Jump In Traffic Around The Neighborhood
- ❖ Unsafe Traffic Flow For Children That Play in OUR Neighborhood
- ❖ Traffic Coming and Going off all Hours
- ❖ Lots of Future Utility Construction
- ❖ Company Wanting to Build and Manage the Property Isn't Even Located in Texas
- ❖ Company Wanting To Build and Manage has Poor History with Other Apartments they Run
- ❖ People in This Neighborhood That Bought These Houses Didn't Buy Them To Have Low Income Apartments Built in Their Backyard.
- ❖ Schertz Has Enough Low In To Suffice Already
- ❖ No Public Transportation for Residents of the Low Income Apartments. Most Low Income Families <sup>come</sup> rel Some Form of Public Transportation (Most Used Would Be Public Buses)

SCHERTZ

COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 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:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe 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 [mharison@schertz.com](mailto:mharison@schertz.com). If you have any questions, please feel free to call Megan Harison, Planner directly at (210) 619-1781.

Sincerely,

*MH*  
Megan Harison  
Planner

Reply Form

I am: in favor of  opposed to  neutral to  the request for PLPDD20220095

COMMENTS:

NAME: Teresa Smart SIGNATURE: Teresa Smart  
(PLEASE PRINT)

STREET ADDRESS: 6086 Covers Cove Schertz TX 78154

DATE: 8/19/22

78128

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 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:

PLPDD20220095 - A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe 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 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 [ ] opposed to [X] neutral to [ ] the request for PLPDD20220095

COMMENTS: Traffic, Roads, crime, Property values will all be damaged.

NAME: Jason Bolyard (PLEASE PRINT) SIGNATURE [Handwritten signature]

STREET ADDRESS: 5740 Columbia Schertz Tx 78108

DATE: 8-16-22

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 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:

PLPDD20220095 - A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe 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 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 [ ] opposed to [X] neutral to [ ] the request for PLPDD20220095

COMMENTS: \_\_\_\_\_

NAME: Jessica Cordova SIGNATURE [Handwritten Signature]
(PLEASE PRINT)

STREET ADDRESS: 5740 Columbia Dr. Schertz, TX 78108

DATE: 8/16/22

## Megan Harrison

---

**From:** April Luna  
**Sent:** Friday, August 19, 2022 11:40 AM  
**To:** Megan Harrison  
**Subject:** PLPDD20220095 - Reply Forms for 5205 Storm King, Schertz, TX 78108  
**Attachments:** PLPDD20220095 5205 Storm King Schertz TX 78108.pdf

Ms. Harrison,

Please see attached our reply forms in opposition of PLPDD20220095, which is being discussed at the Public Hearing on Wednesday, August 24, 2022.

We would appreciate a confirmation that the forms were received.

Thank you,

David Luna and April Alcoser Luna  
5205 Storm King, Schertz, TX 78108

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 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:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe 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 [mharrison@schertz.com](mailto: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  neutral to  the request for PLPDD20220095

COMMENTS: We don't want an apartment complex

NAME: April A. Luna (PLEASE PRINT) SIGNATURE April A. Luna

STREET ADDRESS: 5205 Storm King, Schertz, Tx 78108

DATE: 8/19/22

in the middle of our neighborhood. 

**NOTICE OF PUBLIC HEARING**

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 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:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe 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 [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

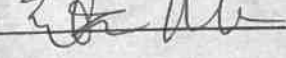
Sincerely,

  
Megan Harrison  
Planner

Reply Form

I am:  in favor of  opposed to  neutral to  the request for PLPDD20220095

COMMENTS: We feel this would cause a increase in crime for our family,

NAME: Erika Martinez SIGNATURE   
(PLEASE PRINT)

STREET ADDRESS: 3320 Turnabout Loop Schertz, TX 78108

DATE: 8/19/2022

We moved to this neighborhood for a safe area for our kids to grow up. Section 8 housing usually attracts crime/drug use. This area is safe. It will also decrease our property value.

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 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:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe 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 [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of  opposed to  neutral to  the request for **PLPDD20220095**

COMMENTS: Animatedly opposed!

NAME: James D Schoelmaer SIGNATURE   
(PLEASE PRINT)

STREET ADDRESS: 6104 Courts Cove, Cibola, Tx 78108

DATE: 8/19/2022

013-1761.

Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of  opposed to  neutral to  the request for PLPDD20220095

COMMENTS: MOVED HERE FOR GOLF. THAT FLOPPED, NOW WANT TO BUILD AS, NO WAY. 15 YRS.

NAME: William T. Morin SIGNATURE William Morin  
(PLEASE PRINT)

STREET ADDRESS: 6074 COVERS COVE.

DATE: 8/18/22

1400 Schertz Parkway

Schertz, Texas 78154

210.619.1000

schertz.com

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 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:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe 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 [mharrison@schertz.com](mailto: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  neutral to  the request for PLPDD20220095

COMMENTS: Traffic, signals, back street back ups

NAME: Kathy Robertson SIGNATURE Kathy Robertson  
(PLEASE PRINT)

STREET ADDRESS: 6121 Portchester Schertz

DATE: 8/19/22

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 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:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe 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 [mharrison@schertz.com](mailto: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  neutral to  the request for PLPDD20220095

COMMENTS: Crime & Traffic - Traffic signals, value of home

NAME: Sandy Aguirre (PLEASE PRINT) SIGNATURE: Sandy Aguirre

STREET ADDRESS: 5121 Knollwood, Schertz

DATE: Aug 19, 22

## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner:

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 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:

**PLPDD20220095** - A request to rezone approximately 25 acres of land from Pre-Development District (PDE) to Planned Development District (PDD) generally located approximately 2,200 feet southeast of the intersection of County Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377251 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe 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 [mhamison@schertz.com](mailto:mhamison@schertz.com). If you have any questions, please feel free to call Megan Hamison, Planner directly at (210) 619-1791.

Sincerely,

MH

Megan Hamison  
Planner

### Reply Form

I am  in favor of  opposed to  neutral to  the request for PLPDD20220095

### COMMENTS

NAME STEPHEN D KRITH SIGNATURE *Stephen D. Krith*  
(PLEASE PRINT)

STREET ADDRESS 3709 Scenic Dr., Schertz, TX 78108

DATE 8/15/22

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 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:

PLPDD20220095 – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe 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 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 [ ] opposed to [x] neutral to [ ] the request for PLPDD20220095

I do not think this is in the best interest of the community and future of this property.

COMMENTS:

NAME: Stephen Dylla SIGNATURE Stephen Dylla

(PLEASE PRINT)

STREET ADDRESS: 5201 Columbia Drive, Schertz TX 78108

DATE: 08/18/22

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 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:

PLPDD20220095 – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe 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 mharrison@schertz.com. If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison
Planner

Reply Form

I am: in favor of [ ] opposed to [X] neutral to [ ] the request for PLPDD20220095

COMMENTS: PLEASE DON'T DO THIS.

NAME: DENNIS P. MARTENS SIGNATURE [Signature] (PLEASE PRINT)

STREET ADDRESS: 5117 BROOKLYNE

DATE: 8/15/2020

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 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:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe 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 [mharrison@schertz.com](mailto: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  neutral to  the request for PLPDD20220095

COMMENTS: \_\_\_\_\_

NAME: Michael Fink SIGNATURE *Michael Fink*  
(PLEASE PRINT)

STREET ADDRESS: 3705 Columbia Drive

DATE: 8-17-22

## Megan Harrison

---

**From:** Dan White < >  
**Sent:** Thursday, August 18, 2022 2:24 PM  
**To:** Megan Harrison  
**Subject:** Proposed Villas at Bluebonnet Ridge  
**Attachments:** Kathy White Reply.pdf; Dan White Reply.pdf

Ms. Harrison,

I and my wife are highly apposed to the proposed project called Villas at Bluebonnet Ridge. Earlier today we visited an identical development over on Lookout Road (about 12 years old) and it is only what I can describe as near slum condition. The density of a development of this nature is in complete contrast to what we have now and will only diminish interest in and value of existing surrounding properties.

Attached (in PDF) are our reply forms for your records and we intend to be present at Wednesday's meeting to personally express our opposition.

Daniel White

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 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:

PLPDD20220095 – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe 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 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 PLPDD20220095

COMMENTS: Not Good For Property Values

NAME: Katherine White (PLEASE PRINT) SIGNATURE: Katherine White

STREET ADDRESS: 4705 Cherry Tree Dr Schertz TX 78108

DATE: 8/17/2022

## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 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:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe 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 [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of  opposed to  neutral to  the request for PLPDD20220095

COMMENTS: NO! NO! NO! This rental property will have a significant negative impact on the area

NAME: Daniel White (PLEASE PRINT) SIGNATURE: Daniel White

STREET ADDRESS: 4705 Cherry Tree Dr Schertz TX 78108

DATE: 8/17/2022

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 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:

PLPDD20220095 – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe 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 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 [ ] opposed to [X] neutral to [ ] the request for PLPDD20220095

COMMENTS: \_\_\_\_\_

NAME: RENEE KEELING (PLEASE PRINT) SIGNATURE Renée Keeling

STREET ADDRESS: 5021 CASTLE HILL DR., SCHERTZ TX 78108

DATE: 08/16/2022

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 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:

PLPDD20220095 – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe 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 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 PLPDD20220095

COMMENTS:

NAME: MICHAEL A. KEELING SIGNATURE [Signature] (PLEASE PRINT)

STREET ADDRESS: 5021 CASTLE HILL DR., SCHERTZ TX 78108

DATE: 08/16/2022

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 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:

PLPDD20220095 – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe 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 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 [ ] opposed to [X] neutral to [ ] the request for PLPDD20220095

COMMENTS: See attached

NAME: Sherry Snyder (PLEASE PRINT) SIGNATURE Sherry Snyder

STREET ADDRESS: 3501 Wimbledon Drive

DATE: 8/16/22

## **Development Concern**

My concern involves traffic issues. From what I understand, the main access to the project will be off Country Club Blvd. For residents to go southbound on IH35, they have mainly two options. They can go west on Country Club and enter the access road. They then must go north to Schwab Road and go under the highway to enter the southbound access road to IH35. There is no turn around lane available at the intersection and it is a four way stop so traffic can become very congested at times.

The other option, which is the way most GPS's will direct you, is to go east on Country Club to Portage and make a right turn. Go to Wedgewood and make another right turn and follow it as it turns and becomes Mayfair. Keep following Mayfair as it makes a left turn and become Cherry Tree. Go down Cherry Tree until you reach an all-way stop and turn right onto Chelsea and go to the traffic light at FM 1103. Turn right on FM 1103 to go to IH35. This route winds through a residential neighborhood with very narrow and crowded streets with cars parked on both sides of the street. It can get very congested at times. There are other routes to get to FM 1103 but all of them wind through residential streets not designed to handle a large volume of through traffic.

To get to shopping (Wal-Mart, H-E-B, The Forum, and more) requires travel either south on IH35 or east on FM 1103. Most jobs and schools would require traveling this way as well which would create major traffic issues. What plans are in place to address these traffic issues?

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 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:

PLPDD20220095 – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe 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 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 [ ] opposed to [X] neutral to [ ] the request for PLPDD20220095

COMMENTS: See attached

NAME: Donald Snyder (PLEASE PRINT) SIGNATURE [Handwritten Signature]

STREET ADDRESS: 3501 Wimbledon Drive

DATE:

## **Development Concern**

My concern involves traffic issues. From what I understand, the main access to the project will be off Country Club Blvd. For residents to go southbound on IH35, they have mainly two options. They can go west on Country Club and enter the access road. They then must go north to Schwab Road and go under the highway to enter the southbound access road to IH35. There is no turn around lane available at the intersection and it is a four way stop so traffic can become very congested at times.

The other option, which is the way most GPS's will direct you, is to go east on Country Club to Portage and make a right turn. Go to Wedgewood and make another right turn and follow it as it turns and becomes Mayfair. Keep following Mayfair as it makes a left turn and become Cherry Tree. Go down Cherry Tree until you reach an all-way stop and turn right onto Chelsea and go to the traffic light at FM 1103. Turn right on FM 1103 to go to IH35. This route winds through a residential neighborhood with very narrow and crowded streets with cars parked on both sides of the street. It can get very congested at times. There are other routes to get to FM 1103 but all of them wind through residential streets not designed to handle a large volume of through traffic.

To get to shopping (Wal-Mart, H-E-B, The Forum, and more) requires travel either south on IH35 or east on FM 1103. Most jobs and schools would require traveling this way as well which would create major traffic issues. What plans are in place to address these traffic issues?

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 2022, at 6:00 p.m. located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building 84, Schertz, Texas to consider and make recommendation on the following item:

**PLP0020220085** – A request to rezone approximately 25 acres of land from Pre-Development District (PDS) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of County Club Boulevard and SH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 62623, City of Schertz, Comal County and Guadalupe 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 before prior to the first public hearing date by mail or personal delivery to [planning@schertz.com](mailto:planning@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 618-1781.

Sincerely,

  
Megan Harrison  
Planner

Reply Form

I am  in favor of  opposed to  neutral to  the request for PLP0020220085

COMMENTS: Don't want low income apartments

NAME: Carol Nijssen SIGNATURE: Carol Nijssen  
(PLEASE PRINT)

STREET ADDRESS: 3728 Hillside Scenic Hills

DATE: 8-18-22

August 12, 2022

NOTICE OF PUBLIC HEARING

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022, at 8:00 a.m.**, located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLP002229095** – A request to rezone approximately 25 acres of land from Five-Development District (FIVE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and 91-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63633, City of Schertz, Comal County and Guadalupe 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 [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 819-1781.

Sincerely,

*MH*  
Megan Harrison  
Planner

Reply Form

I am: in favor of  opposed to  neutral to  the request for PLP002229095

COMMENTS: *UNACCEPTABLE INCREASE IN TRAFFIC AND TIME TO REACH I-35 SOUTH FROM THIS DEVELOPER PROPOSED DEVELOPMENT*

NAME: *John McFarland* SIGNATURE: *[Signature]*  
(PLEASE PRINT)

STREET ADDRESS: *3728 Hillside, Schertz 78105*

DATE: *18 Aug 22*

## Megan Harrison

**From:** Scott J  
**Sent:** Wednesday, August 17, 2022 5:42 PM  
**To:** Megan Harrison  
**Subject:** Public hearing feedback form PLPDD20220095

I am attaching my own separate form. My wife also sent her form in a different email. We are joint property owners so we are each individually offering our opinion. Strongly opposed.

Thanks,

**SCHERTZ** | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

August 12, 2022


**NOTICE OF PUBLIC HEARING**

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 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:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe 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 [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

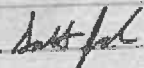
Sincerely,  
  
Megan Harrison  
Planner

---

Reply Form

I am:  in favor of  opposed to  neutral to the request for PLPDD20220095

COMMENTS STRONGLY opposed

NAME: Scott Jeschke SIGNATURE:   
(PLEASE PRINT)

STREET ADDRESS: 5201 Storm King Schertz, TX

DATE: 8-16-22

1400 Schertz Parkway Schertz, Texas 78154 210.619.1780

Scott

**Megan Harrison**

**From:** S Jeschke  
**Sent:** Wednesday, August 17, 2022 5:33 PM  
**To:** Megan Harrison  
**Subject:** PLPDD20220095

**SCHERTZ** COMPLAINT SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

**NOTICE OF PUBLIC HEARING**


August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 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:

PLPDD20220095 – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe 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 [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,  
  
Megan Harrison  
Planner

---

Reply Form

I am:  in favor of  opposed to  neutral to the request for **PLPDD20220095**

COMMENTS:

NAME Holly Jeschke SIGNATURE Holly Jeschke  
(PLEASE PRINT)

STREET ADDRESS 5201 Strim King, Schertz, TX

DATE: 8-16-22

1400 Schertz Parkway Schertz, Texas 78154 210.619.1782

Sent from my iPhone

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 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:

PLPDD20220095 - A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe 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 mharison@schertz.com. If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

[Signature]

Megan Harrison
Planner

Reply Form

I am: in favor of [ ] opposed to [X] neutral to [ ] the request for PLPDD20220095

COMMENTS: \_\_\_\_\_

NAME: MARK A. PAIZ SIGNATURE [Signature]
(PLEASE PRINT)

STREET ADDRESS: 5336 STORM KING SCHERTZ TX. 78108

DATE: 8/15/22

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 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:

PLPDD20220095 – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe 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 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 [ ] opposed to [X] neutral to [ ] the request for PLPDD20220095

COMMENTS:

NAME:

Chris Randle
(PLEASE PRINT)

SIGNATURE

[Handwritten signature]

STREET ADDRESS:

5712 Maxfli Dr

DATE:

8/17/22

SCHERTZ

COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 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:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe 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 [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of  opposed to  neutral to  the request for PLPDD20220095

COMMENTS: It would increase traffic in our area.

NAME: Stanford K. Pennington SIGNATURE [Signature]  
(PLEASE PRINT)

STREET ADDRESS: 3840 Greenridge, Cibola, TX 78108

DATE: 18 Aug, 2022

## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 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:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe 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 [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

---

### Reply Form

I am:  in favor of  opposed to  neutral to the request for PLPDD20220095

COMMENTS: \_\_\_\_\_

NAME: Jennette Kralik SIGNATURE Jennette Kralik  
(PLEASE PRINT)

STREET ADDRESS: 3309 Sherwin Drive

DATE: 8-15-22

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 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:

PLPDD20220095 – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe 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 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 [ ] opposed to [x] neutral to [ ] the request for PLPDD20220095

COMMENTS: This is too much traffic. SCUC can hardly handle bussing this neighborhood as is. The roads are terrible and this is a huge increase in traffic through a quiet neighborhood. Put something recreational that we can all get value from. This area cannot support more housing, put it on the access road

NAME: Samantha Goggans SIGNATURE [Handwritten signature] (PLEASE PRINT)

STREET ADDRESS: 3401 Foxbriar Lane Schertz TX 78108

DATE: August 16, 2022

**NOTICE OF PUBLIC HEARING**

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 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:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe 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 [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

-----  
Reply Form

I am: in favor of  opposed to  neutral to  the request for **PLPDD20220095**

COMMENTS: This area is not built for the increased traffic, schools impacted,

NAME: Bryan & Cynthia Rauch SIGNATURE Cynthia Rauch  
(PLEASE PRINT)

STREET ADDRESS: 5517 Columbia Drive

DATE: August 16, 2022

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 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:

**PLPDD20220095** - A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe 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 [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

Reply Form

I am:  in favor of  opposed to  neutral to the request for PLPDD20220095

COMMENTS: This will lower property value & Increase Crime

NAME: Chelsea Joslin (PLEASE PRINT) SIGNATURE: Chelsea Joslin

STREET ADDRESS: 3624 Storm Ridge

DATE: 8/16/22

What happened to the Splash pad on Cherry tree or the nature park with walking / biking trails. Something positive &

recreational for our community!

## NOTICE OF PUBLIC HEARING

August 12, 2022


Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 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:

**PLPDD20220095** - A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and H-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe 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 [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,


  
Megan Harrison  
Planner

### Reply Form

I am: in favor of  opposed to  neutral to  the request for PLPDD20220095

COMMENTS: \_\_\_\_\_

NAME: Mike Joslin  
(PLEASE PRINT)

SIGNATURE 

STREET ADDRESS: 3624 Storm Ridge

DATE: 8/16/22

SCHERTZ

COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 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:

PLPDD20220095 – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe 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

. If you have any questions, please feel free to call Megan Harrison, Planner directly at (210)

619-1781.

Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of  opposed to  neutral to  the request for PLPDD20220095

COMMENTS:

NAME: Beverly MINATREA SIGNATURE Beverly Minatrea  
(PLEASE PRINT)

STREET ADDRESS: 6062 Covers Cove Schertz 78

DATE: 8-17-2022

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 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:

PLPDD20220095 - A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe 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 mhamison@schertz.com. If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of  opposed to  neutral to  the request for PLPDD20220095

COMMENTS: Increase in crime! Traffic!

NAME: Tony R Minatrea SIGNATURE [Signature]  
(PLEASE PRINT)

STREET ADDRESS: 6062 Covers Cove, Schertz, TX 78108

DATE: 8-17-22

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 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:

PLPDD20220095 – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe 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 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 [ ] opposed to [X] neutral to [ ] the request for PLPDD20220095
I'm totally against the zoning of any type of apartment areas

COMMENTS:

NAME: Chad cagle SIGNATURE [Handwritten signature]
(PLEASE PRINT)

STREET ADDRESS: 5112 storm king

DATE: 8-17-22

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 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:

PLPDD20220095 - A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe 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 mharrison@schertz.com. If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison
Planner

Reply Form

I am: in favor of [ ] opposed to [X] neutral to [ ] the request for PLPDD20220095

COMMENTS: Strongly Opposed

NAME: HAROLD BAUMAN SIGNATURE [Signature] (PLEASE PRINT)

STREET ADDRESS: 3708 HUNTERS GLN

DATE: 14 Aug 22

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 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:

PLPDD20220095 – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe 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 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 [ ] neutral to [ ] the request for PLPDD20220095

COMMENTS: Concern of decreasing property value

NAME: Adriana V. Gully SIGNATURE Adriana V. Gully
(PLEASE PRINT)

STREET ADDRESS: 5145 Storm King

DATE: 8/17/22

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 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:

PLPDD20220095 – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe 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 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 PLPDD20220095

A

COMMENTS:

NAME: Samuel Atkins
(PLEASE PRINT)

SIGNATURE

[Handwritten Signature]

STREET ADDRESS: 3505 Wimbledon Dr, Schertz, TX 78108

DATE: 8-16-22

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 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:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe 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 [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Text

Sincerely,



Megan Harrison  
Planner

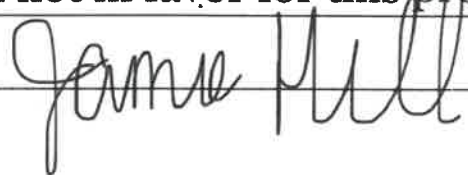
Reply Form

I am: in favor of  opposed to  neutral to  the request for **PLPDD20220095**

COMMENTS: Due to the increase in traffic I am not in favor for this project.

NAME: Jamie Hill  
(PLEASE PRINT)

SIGNATURE



STREET ADDRESS: 6101 Tamaron Schertz TX 78108

DATE: 08/16/2022

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 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:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe 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 [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of  opposed to  neutral to  the request for **PLPDD20220095**

COMMENTS: Fear that apartments will cause property values to decline, while taxes increase due to the need for more roads, maintenance, etc for the additional traffic. We feel that there are better things to do with the property

NAME: Shannon J Green  
(PLEASE PRINT)

SIGNATURE Shannon Green

STREET ADDRESS: 5136 Columbia Dr Cibolo, TX 78108

DATE: 8/16/2022

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 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:

PLPDD20220095 - A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe 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 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 [ ] opposed to [X] neutral to [ ] the request for PLPDD20220095

COMMENTS: Absolutely NOT! The infrastructure is not in place!

NAME: Terrence Staeh SIGNATURE [Handwritten Signature]

STREET ADDRESS: 5021 Whisper Cove Cibola, TX 78108

DATE: 8/16

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 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:

**PLPDD20220095** - A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe 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 [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of  opposed to  neutral to  the request for **PLPDD20220095**

COMMENTS: Do NOT Approve.

NAME: KEISHA STACK  
(PLEASE PRINT)

SIGNATURE



STREET ADDRESS: 5021 Whisper Cove Cibdo, TX. 78108

DATE: 8/10

## Megan Harrison

---

**From:** FredKathy Kunz  
**Sent:** Tuesday, August 16, 2022 9:57 AM  
**To:** Megan Harrison  
**Subject:** PLPDD20220095  
**Attachments:** PLPDD20220095.pdf

Please find attached two signed "Notice of Public Hearing" forms.  
We just had difficulty deciding how to vote with very little information supplied.  
Fred and Kathleen Kunz

Reply Form

I am: in favor of  opposed to  neutral to  the request for PLPDD20220095

COMMENTS: Would like more detailed information

NAME: FRED S. KUNZ  
(PLEASE PRINT)

SIGNATURE Fred S. Kunz

STREET ADDRESS: 3833 Greenridge Schertz, TX 78108

DATE: 8/16/22

Reply Form

I am: in favor of  opposed to  neutral to  the request for PLPDD20220095

COMMENTS: Not enough information Given

NAME: Kathleen Kunz SIGNATURE Kathleen Kunz  
(PLEASE PRINT)

STREET ADDRESS: 3833 Greenridge Schertz, Tx 78108

DATE: 8/16/22

I am: in favor of  opposed to  neutral to  the request for PLPDD20220095

COMMENTS: I DO NOT WANT TO SEE APARTMENTS AND ESPECIALLY

DO NOT WANT TO SEE SECTION 8 HOUSING

NAME: BRANDON TIDMORE SIGNATURE [Signature]

(PLEASE PRINT)  
STREET ADDRESS: 3796 PEBBLE BEACH SCHERTZ, TX 78108

DATE: 08/15/2022

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 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:

PLPDD20220095 – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe 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 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 PLPDD20220095

COMMENTS:

NAME: Morgan Seaber + SIGNATURE [Signature]
(PLEASE PRINT)

STREET ADDRESS: 3009 Storm Ridge, Schertz TX 78108

DATE: 8/15/22



COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 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:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe 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 [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of  opposed to  neutral to  the request for PLPDD20220095

COMMENTS: \_\_\_\_\_

NAME: Steven Clark SIGNATURE

(PLEASE PRINT)

STREET ADDRESS: 5269 Brookline

DATE: 8/15/22

## **Megan Harrison**

---

**From:** Robin Streff  
**Sent:** Monday, August 15, 2022 4:01 PM  
**To:** Megan Harrison  
**Subject:** Public Hearing Notice

Hello Ms. Harrison,

I have printed out the form for the public hearing on August 24th concerning the PRE to PPD rezoning. However, I need more information before marking my reply form. Can you please provide a description and the type of planned development for The Villas at Bluebonnet Ridge between Country Club Blvd and Columbia Dr?

Thank you,

Robin Streff

3624 Chestnut Ct, Schertz 78108

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 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:

PLPDD20220095 – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe 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 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 [ ] opposed to [x] neutral to [ ] the request for PLPDD20220095

COMMENTS: Developing the land that were previous fairways with apartments will destroy neighboring home values.

NAME: Travis Chrest SIGNATURE Travis Chrest
(PLEASE PRINT)

STREET ADDRESS: 3755 Columbia Dr

DATE: 8/15/2022

**NOTICE OF PUBLIC HEARING**

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 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:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe 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 [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of  opposed to  neutral to  the request for PLPDD20220095

COMMENTS: \_\_\_\_\_

NAME: Luis R Sanchez  
(PLEASE PRINT)

SIGNATURE



STREET ADDRESS: 5721 Maxfli Dr, Schertz

DATE: 8/15/2022

## Megan Harrison

---

**From:** Colby White  
**Sent:** Monday, August 15, 2022 4:45 PM  
**To:** Megan Harrison  
**Subject:** Against

Colby&sharon white- opposed as to any kind of re zoning

Sent from my iPad

3816 PHEASANT  
ID# 40662  
(GUAD)

## Megan Harrison

---

**From:** Justin Wehman >  
**Sent:** Monday, August 15, 2022 4:32 PM  
**To:** Megan Harrison  
**Subject:** Notice of Public Hearing- PLPDD20220095 signed reply form.  
**Attachments:** PLPDD20220095 The Villas at Bluebonnet Ridge Rezoning.pdf

Good Afternoon,

Please see the attached form for your Planning and Zoning Commission related to the public hearing on Wednesday, August 24, 2022.

Sincerely,  
Justin J. Wehman

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 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:

PLPDD20220095 – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe 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 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 [ ] opposed to [x] neutral to [ ] the request for PLPDD20220095

COMMENTS: Apartments are one of the last things our neighborhood is wanting.

NAME: Justin J. Wehman (PLEASE PRINT) SIGNATURE Justin J. Wehman Digitally signed by Justin J. Wehman Date: 2022.08.15 16:23:30 -05'00'

STREET ADDRESS: 3809 Smokey Pointe

DATE: 08/15/2022

## **Megan Harrison**

---

**From:** Colin Linerode  
**Sent:** Monday, August 15, 2022 3:51 PM  
**To:** Megan Harrison;  
**Subject:** PLPDD20220095 - opposition  
**Attachments:** PLPDD20220095 - No.pdf

Hi Megan, please see the attached opposition for PLPDD20220095. Let me know if you have any questions or concerns.  
Thanks.

--

Sincerely,

Colin Linerode

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 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:

PLPDD20220095 - A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe 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 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 PLPDD20220095

COMMENTS: parks, pathways, walking/biking trails preferred

NAME: Sandra Linerode (PLEASE PRINT) SIGNATURE [Signature]

STREET ADDRESS: 6521 Crockett Cove, Schertz, TX 78108

DATE: 8/15/22

**Megan Harrison**

---

**From:** Michelle Zimmerhanzel >  
**Sent:** Monday, August 15, 2022 11:52 AM  
**To:** Megan Harrison  
**Subject:** Reply to Rezoning - PLPDD20220095  
**Attachments:** OPPOSED\_Rezoning.pdf

Attached is the opposed reply to rezoning inside of our neighborhood.

Thank you for your consideration

--

***Michelle Zimmerhanzel***

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 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:

PLPDD20220095 – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe 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 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 [ ] opposed to [X] neutral to [ ] the request for PLPDD20220095

Negatively effecting property values, traffic, parking, personal privacy, safety/ property destruction, issues with dwellers vs home owners. Coming into a HOA type neighborhoods where the community pours themselves into maintaining a certain safety standard.

COMMENTS: A community whoa constantly deals with traffic from the frontage road due to I35 infrastructure changes.

NAME: Michelle Zimmerhanel
(PLEASE PRINT)

SIGNATURE [Handwritten signature]

STREET ADDRESS: 3522 Charleston Lane Schertz TX 78108

DATE: 08/15/2022

## Megan Harrison

---

**From:** Sandra Hovatter  
**Sent:** Monday, August 15, 2022 1:35 PM  
**To:** Megan Harrison  
**Subject:** PLPDD20220095 Reply Form - Opposition to Rezoning  
**Attachments:** PLPDD20220095 The Villas at Bluebonnet Ridge Rezoning - SJH - Opposed To Rezoning.pdf

Attached is my reply form expressing my opposition to the rezoning of the approximately 25 acres of land located about 2,200 feet southeast of the intersection of Country Club Blvd and IH-35 access road.

Thank you for considering my opposition as you vote.  
Sandra J. Hovatter



Sandy Hovatter

Schertz, TX



**NOTICE OF PUBLIC HEARING**

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 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:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe 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 [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

-----  
Reply Form

I am: in favor of  opposed to  neutral to  the request for **PLPDD20220095**

COMMENTS: I am very much opposed to this rezoning.

NAME: Sandra J. Hovatter SIGNATURE   
(PLEASE PRINT)

STREET ADDRESS: 3633 Scenic Drive

DATE: 8/15/22

## Megan Harrison

---

**From:** Mike Klang  
**Sent:** Monday, August 15, 2022 10:40 AM  
**To:** Megan Harrison  
**Subject:** Public Hearing, Northcliff  
**Attachments:** SchertzPublicHearing\_Reply.pdf

Ms. Harrison,  
I am opposed because I heard this is for section 8 housing.  
Respectfully,  
Michael Klang  
3733 Pebble Beach

**NOTICE OF PUBLIC HEARING**

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 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:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe 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 [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of  opposed to  neutral to  the request for PLPDD20220095

COMMENTS: No Section 8

NAME: Michael Klang SIGNATURE Michael Klang  
(PLEASE PRINT)

STREET ADDRESS: 3733 Pebble Beach

DATE: 8/15/22

## Megan Harrison

---

**From:** Michelle Saunders  
**Sent:** Tuesday, August 16, 2022 6:29 AM  
**To:** Megan Harrison  
**Cc:** Paul Saunders  
**Subject:** Rezoning Letter  
**Attachments:** PLPDD20220095-The-Villas-at-Bluebonnet-Ridge-Rezoning.pdf

Good Morning,

Please find attached the signed letter opposing rezoning the PLPDD20220095

Thank you,  
Michelle Saunders

**NOTICE OF PUBLIC HEARING**

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 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:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe 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 [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of  opposed to  neutral to  the request for **PLPDD20220095**

COMMENTS: \_\_\_\_\_

NAME: Michelle Saunders SIGNATURE Michelle Saunders  
(PLEASE PRINT)

STREET ADDRESS: 3438 Foxbriar LN, Schertz, TX 78108

DATE: 8-16-2022

## Megan Harrison

---

**From:** David Hermann  
**Sent:** Tuesday, August 16, 2022 1:45 AM  
**To:** Megan Harrison  
**Subject:** OPPOSED to PLPDD20220095  
**Attachments:** PLPDD20220095 The Villas at Bluebonnet Ridge Rezoning (Hermann, David).pdf

Ms. Harrison,

Please see attached form OPPOSED to PLPDD20220095. Proposal significantly degrades the environment, and decreases land/housing values.

Owner 6037 Scenic Links, Schertz, TX.

Very respectfully,  
David Hermann

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 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:

PLPDD20220095 – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe 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 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 [ ] opposed to [x] neutral to [ ] the request for PLPDD20220095

COMMENTS: Proposal significantly degrades environment, and decreases land/housing values.

NAME: David Hermann SIGNATURE David A. Hermann
(PLEASE PRINT)

STREET ADDRESS: 6037 Scenic Links, Schertz, TX

DATE: 8/15/2022

## Megan Harrison

---

**From:** Krystal Paiz  
**Sent:** Monday, August 15, 2022 7:25 PM  
**To:** Megan Harrison  
**Subject:** Public hearing truly form  
**Attachments:** HPSCAN\_20220815230246029\_2022-08-15\_230333917.pdf

Krystal Paiz

956 534 7811

Get [Outlook for Android](#)

---

**From:** <[REDACTED]>  
**Sent:** Monday, August 15, 2022 6:03:34 PM  
**To:** [REDACTED]  
**Subject:** Scanned document from HP ePrint user

This email and attachment are sent on behalf of [REDACTED]

If you do not want to receive this email in future, you may contact [REDACTED] directly or you may consult your email application for spam or junk email filtering options.

Regards,  
HP Team

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 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:

PLPDD20220095 – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe 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 [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

Reply Form

I am:  in favor of  opposed to  neutral to the request for PLPDD20220095

COMMENTS:

NAME: Krystal S. Paiz SIGNATURE: [Signature]  
(PLEASE PRINT)

STREET ADDRESS: 5336 Storm King, Schertz, TX 78108

DATE: 8/15/2022

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 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:

PLPDD20220095 – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe 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 mharrison@schertz.com. If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison
Planner

Reply Form

I am: in favor of [ ] opposed to [X] neutral to [ ] the request for PLPDD20220095

COMMENTS: This is next a place for apartments!!

NAME: Kevin James (PLEASE PRINT) SIGNATURE [Signature]

STREET ADDRESS: 5109 Columbia Drive

DATE: 8/16/2022

Reply Form

I am: in favor of  opposed to  neutral to  the request for **PLPDD20220095**

COMMENTS: RISING CRIME, CONGESTION

NAME: GEORGE KOLTERMANN SIGNATURE George Koltorman  
(PLEASE PRINT)

STREET ADDRESS: 3748 HUNTERS GLEN SCHERTZ TX

DATE: 8-16-2022 78108



COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 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:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe 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 [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of  opposed to  neutral to  the request for PLPDD20220095

COMMENTS: \_\_\_\_\_

NAME: JANICE KOLTERMAN SIGNATURE Janice Kolterman  
(PLEASE PRINT)

STREET ADDRESS: 3748 HUNTERS GREEN SCHERTZ, TX

DATE: 8-16-22 78108

## Megan Harrison

---

**From:** William Zulaica · [mailto:william@zulaica.com]  
**Sent:** Friday, August 19, 2022 10:51 AM  
**To:** Megan Harrison  
**Subject:** Opposed to- Replay Form  
**Attachments:** Schertz- Zoning 001.jpg

I wanted to email you my form Mrs. Harrison just in case I don't make it to the meeting. I live at 5700 Pelican Hls, and I oppose having duplexes in my backyard. I really wish they would make walking trls, play ground, dog park or even a splash pads for our kids in this community.

William M. Zulaica

10624 IH 35 N  
San Antonio, Tx 78233

## NOTICE OF PUBLIC HEARING

August 12, 2022


Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 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:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe 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 [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

  
Megan Harrison  
Planner

Reply Form

I am:  in favor of  opposed to  neutral to  the request for PLPDD20220095

COMMENTS: We need walking trails, playground, dog park, splash & pads

NAME: William M Zulaica SIGNATURE   
(PLEASE PRINT)

STREET ADDRESS: 5700 Pelican HCS, 78108

DATE: 8-18-22

Reply Form

I am: in favor of  opposed to  neutral to  the request for PLPDD20220095

COMMENTS: \_\_\_\_\_

NAME: GERALD MALLAMS SIGNATURE Gerald Mallams  
(PLEASE PRINT)

STREET ADDRESS: 3716 HUNTERS Glen SCHERTZ, TX 78108

DATE: 8-15-2022

ATTN: MEGAN HARRISON

Reply Form

I am:  in favor of  opposed to  neutral to the request for PLPDD20220095

COMMENTS: Why do I need to spend 60 on a stamp for something

NAME: Kelly Griffin  
(PLEASE PRINT)

SIGNATURE Kelly Griffin

SO OBVIOUS

STREET ADDRESS: 3745 HUNTERS GLN

DATE: 8/15/22

IT will lower our

home VALUES. Why would I spend money maintaining my home when NO ONE will buy or offer little. CRIME will GO UP - JUST NOT A GOOD IDEA WITH ELDERLY POPULATION - EASY PICKINGS. JUST TIRED OF THE GREED!

1400 Schertz Parkway \* Schertz, Texas 78154 \* 210.619.1000 \* schertz.com

Reply Form

I am: in favor of  opposed to  neutral to  the request for **PLPDD20220095**

COMMENTS: Schertz Please keep for walking & exercise it is well used for this

NAME: William & Laurete McGehee SIGNATURE William & Laurete McGehee  
(PLEASE PRINT)

STREET ADDRESS: 3617 Elm Court

DATE: August 16, 2022

Reply Form

I am: in favor of  opposed to  neutral to  the request for PLPDD20220095

COMMENTS: \_\_\_\_\_

NAME Wesley + Marcheta SIGNATURE Marcheta Wright  
(PLEASE PRINT) Wright

STREET ADDRESS: 3613 Elm Ct. Schertz, Tx 78108

DATE: 8-16-2022

Reply Form

I am:  in favor of  opposed to  neutral to  the request for PLPDD20220095

COMMENTS: \_\_\_\_\_

NAME: Rnifer Cardeno SIGNATURE   
(PLEASE PRINT)

STREET ADDRESS: 5705 Tuckatoe, Schertz, TX 78108

DATE: 8-18-22

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 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:

PLPDD20220095 – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe 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 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 [ ] opposed to [X] neutral to [ ] the request for PLPDD20220095

COMMENTS: Buy it from landowner and convert back to Golf Course!

NAME: David Cummings (PLEASE PRINT) SIGNATURE [Handwritten Signature]

STREET ADDRESS: 6109 Portchester

DATE: 8/15/22

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 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:

PLPDD20220095 – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe 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 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 [ ] opposed to [X] neutral to [ ] the request for PLPDD20220095

COMMENTS: CONCERNED ABOUT IMPACT ON PROPERTY VALUES

NAME: GEORGE H. MAURER SIGNATURE [Handwritten Signature]
(PLEASE PRINT)

STREET ADDRESS: 3721 HUNTERS GLN SCHERTZ, TX 78108

DATE: 8/15/22

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 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:

PLPDD20220095 – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe 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 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 PLPDD20220095

COMMENTS: concerns about property value

NAME: Rhonda Rightnow
(PLEASE PRINT)

SIGNATURE Rhonda Rightnow

STREET ADDRESS: 3601 Elm Ct

DATE: 8/16/2022

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 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:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe 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 [mharrison@schertz.com](mailto: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  neutral to  the request for PLPDD20220095

COMMENTS: Concern about drainage into southeast corner of the plat

NAME: Mary E Berg SIGNATURE: *Mary E Berg*  
(PLEASE PRINT)

STREET ADDRESS: 4013 Cypress Court

DATE: 16 AUG 2022

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 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:

PLPDD20220095 – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe 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 [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of  opposed to  neutral to  the request for PLPDD20220095

COMMENTS: No, we do not want apts behind us.

NAME: Loretta Goodwin SIGNATURE Loretta Goodwin  
(PLEASE PRINT)

STREET ADDRESS: 5705 Mahogany Bay

DATE: 8-16-22

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 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:

PLPDD20220095 - A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe 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 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 [ ] opposed to [X] neutral to [ ] the request for PLPDD20220095.

COMMENTS: who would want 220 units in their backyard, what about drainage and property value.

NAME: kristal Miller SIGNATURE [Handwritten Signature]
(PLEASE PRINT)

STREET ADDRESS: 5700 tuckator

DATE: 8/17/22

## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 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:

**78154**  
**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe County, Texas

The Planning and Zoning Commission would like to hear how you feel about this request and invites you to a 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 [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at 610-1791.

Sincerely,

  
Megan Harrison  
Planner

### Reply Form

I am:  in favor of  opposed to  neutral to the request for PLPDD20220095

COMMENTS: NEGATIVE EFFECT ON MY PROPERTY VALUE

NAME: DEMMIS R COOK  
(PLEASE PRINT)

SIGNATURE: Demmis R Cook

STREET ADDRESS: 3609 Elm Court

DATE: 15 Aug 22

NOTICE OF PUBLIC HEARING

August 12, 2022


Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 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:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe 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 [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.


Sincerely,

  
Megan Harrison  
Planner

Reply Form

I am: in favor of  opposed to  neutral to  the request for PLPDD20220095

COMMENTS: WE ARE OPPOSED TO ANY MULTI-FAMILY DEVELOPMENT

NAME: MIKE & TISH MOORE SIGNATURE   
(PLEASE PRINT)

STREET ADDRESS: 5712 TUCKATOE

DATE: 8-16-22

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 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:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe 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 [mharrison@schertz.com](mailto: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  neutral to  the request for **PLPDD20220095**

COMMENTS: Increased vehicle & foot traffic; what affect on our property values

NAME: Mark Rightnour SIGNATURE *Mark Rightnour*  
(PLEASE PRINT)

STREET ADDRESS: 3601 Elm Ct

DATE: 16 Aug 22

## Megan Harrison

---

**From:** Maggie Igel >  
**Sent:** Tuesday, August 16, 2022 9:14 AM  
**To:** Megan Harrison  
**Subject:** PLPDD20220095 VOTE - IGEL-3712 HUNTERS GLN  
**Attachments:** IGEL-3712 HUNTER GLN-PLPDD20220095.pdf

Please find attached my vote, I will also be attending this meeting. I believe many from the neighboring Scenic Hills community will be attending this meeting.

See you August 24th.

Best Regards,

Maggie Igel  
3712 Hunters Glen, Schertz, TX 78108

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 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:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe 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 [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of  opposed to  neutral to  the request for PLPDD20220095

COMMENTS: NOT enough info provided - big impact to scenic hills

NAME: Margaret Igel SIGNATURE: Margaret Igel  
(PLEASE PRINT)

STREET ADDRESS: 3712 HUNTERS GIN - Schertz

DATE: 8-16-22

## Megan Harrison

---

**From:** Michael A. Boisvert <[redacted]>  
**Sent:** Monday, August 15, 2022 3:49 PM  
**To:** Megan Harrison  
**Subject:** Opposition Form for north Schertz PRD  
**Attachments:** Signed Opposition Form February 17, 2011.pdf

Hello,

Please see my opposition to the proposed development in north Schertz attached.

I would also like to note that I was informed of this via word of mouth, not via any official correspondence. I would have expected to at least receive a mailed copy of this.



**Michael Boisvert**



NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 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:

PLPDD20220095 – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe 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 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 [ ] opposed to [x] neutral to [ ] the request for PLPDD20220095

COMMENTS: My wife and son walks the area regularly, do not want increase in traffic, will loose view and value

NAME: Michael Boisvert SIGNATURE MAB
(PLEASE PRINT)

STREET ADDRESS: 6113 Portchester, Schertz TX 78108

DATE: August 15th, 2022

## Megan Harrison

---

**From:** philip berg <>  
**Sent:** Monday, August 15, 2022 3:58 PM  
**To:** Megan Harrison  
**Subject:** PLDDD20220095

My Dear Ms Harrison;

I am in receipt of your letter dated 12 August 2022, Proposing to change zoning from PRE to PDD.

According to Sec 21.5.10 PDD "is to promote and encourage innovative development that is sensitive to surrounding land uses and to the surrounding environment."

Nothing in the information sent to me indicates compliance with this section.

I am therefore opposed to the request for PLPDD20220095. (Need some hard plans.)

Philip Berg  
3740 Hunters Glen (78108)  
15 August, 2022.

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 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:

PLPDD20220095 – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe 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 [mharrison@schertz.com](mailto: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  neutral to  the request for PLPDD20220095

COMMENTS: DO NOT WANT IT AT ALL

NAME: THOMAS GOODWIN SIGNATURE: *Thomas Goodwin*  
(PLEASE PRINT)

STREET ADDRESS: 5705 MAHOGANY BAY SCHERTZ, TX 78108

DATE: 8/16/22