

NOTICE OF PUBLIC HEARING

September 2, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, September 14, 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:

PLPDD20220056 – A request to rezone approximately 15 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Lower Seguin Road and FM 1518, also known as Bexar County Property Identification Number 309997 and 309999, City of Schertz, Bexar County, Texas.

The Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to 1400 Schertz Parkway, Building #1, or email 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 PLPDD20220056

COMMENTS: raise, ~~oppose~~ roads cant support increase in traff

NAME: Ronna + Eric Poze
(PLEASE PRINT)

SIGNATURE 

STREET ADDRESS: 12025 Vignette

DATE: 9-7-22

Megan Harrison

From: Karen Dahle
Sent: Wednesday, September 7, 2022 6:14 PM
To: Megan Harrison
Subject: PLPDD20220056

Megan,

Please mark my notice of hearing as IN FAVOR for this request to rezone.

Thank you.

Karen Dahle - electronic signature

Schertz, Texas 78154

Date signed 09/07/2022

Sent from Yahoo Mail on Android

Megan Harrison

From: Nancy Imholte
Sent: Thursday, September 8, 2022 9:39 PM
To: Megan Harrison
Subject: PLPDD20220056

Ms. Harrison,

I am responding to the notice of public hearing for PLPDD20220056 – the request to rezone approximately 15 acres of land from Pre-Development District (PRE) to Planned Development District (PDD) Generally located approximately 2,200 feet southeast of the intersection of Lower Seguin Road and FM 1518, also known as Bexar County Property Identification Number 309997 and 309999, City of Schertz, Bexar County, Texas.

I am opposed to the request of PLPDD20220056.

When the property was rezoned for mixed use in early 2021 we were informed the intention of the rezoning was for The NRP Group to construct an apartment complex across the street from our community. I do not believe that a 300 unit apartment complex in the area identified will be a positive addition to our community. My main concerns are the impact to my property value, increased traffic congestion, light pollution, and additional noise from increased traffic and goings on at the apartment complex.

My house is located across from where the secondary exit from the apartment complex is drawn. People who move this far of 1604 typically are not wanting to look at an apartment complex from their back yard. This will directly impact the aesthetic and value of my home because it is so close to the apartments.

Cross traffic to get on to 1518 in the morning from the Crossvine Community is already overcrowded and prone to backups. Even with the road upgrades to convert 1518 to a divided highway there will still be traffic delays trying to exit or enter the Crossvine or the apartment complex. The Crossvine Community is still adding houses and another subdivision is being added up 1518 toward 10, therefore I believe the infrastructure will struggle to support the intended growth.

The lighting for safety reasons around the apartment complex will also diminish the tranquility of our neighborhood. The path and street lights in the Crossvine are very sparse and it adds to the country feel and calm of our neighborhood. If the complex is built I would hope they would have dark sky limitations as well.

We already have increased traffic; the road noise from an additional 300 units across the street will be constant. Also there is inherently more noise from an apartment complex with the increased number in a smaller space.

There was a lot of opposition on the community FaceBook page which I believe Jill Whitaker tried to address when the property was merely being rezoned. I would prefer another subdivision go in across the street before an apartment complex. This mainly being because I know the people in my neighborhood treat their properties as homes. Apartments are often temporary stops and easily given up for lower rent or a shorter commute, so the way you care for those places that you have no sense of permanency for or ownership of is very different. **If this was your property, your neighborhood, would you want this to be constructed across from your home?**

It is my sincere hope that this does not pass and another use for the property is determined.

Sincerely,

Nancy Imholte

Nancy Imholte, CPA
Tax Services – Business Tax Services

Megan Harrison

From: Johnny Cortez
Sent: Friday, September 9, 2022 10:23 AM
To: Megan Harrison
Subject: PLPDD20220056

Good morning,

My name is Juan Cortez and I am a resident of the cross one community. I wanted to reach out to you this morning to express my opposition to rezoning Property Identification Number 309997 and 309999, City of Schertz, Bexar County, Texas. Please let me know if I Anything else is needed for my vote to be taken into consideration. Thanks

Johnny Cortez

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Sincerely,

MH

Megan Harrison
Planner

Reply Form

I am: in favor of [] opposed to [X] neutral to [] the request for PLPDD20220056

COMMENTS: Too close to hsg and could effect home values.

NAME: Jennifer Pugh (PLEASE PRINT) SIGNATURE Jennifer Pugh

STREET ADDRESS: 8914 Sage Stem, Schertz, TX 78154

DATE: 7 Sep 2022