

NOTICE OF PUBLIC HEARING

January 13, 2023

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, January 25, 2023**, at **6:00 p.m.** located at the Schertz Civic Center, 1400 Schertz Parkway, Building #5, Schertz, Texas to consider and make recommendation on the following item:

PLPDD20220186 – 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 shaas@schertz.com. If you have any questions, please feel free to call Samuel Haas, Planner directly at (210) 619-1783.

Sincerely,



Samuel Haas
Planner

Reply Form

I am: in favor of opposed to neutral to the request for **PLPDD20220186**

COMMENTS: _____

NAME: Amanda Jackson SIGNATURE: Amanda Jackson
(PLEASE PRINT)

STREET ADDRESS: 6108 Merion way

DATE: 1/23/23

NOTICE OF PUBLIC HEARING

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Sincerely,



Samuel Haas
Planner

Reply Form

I am: in favor of opposed to neutral to the request for **PLPDD20220186**

COMMENTS: _____

NAME: Shirley R. Olinik SIGNATURE Shirley R. Olinik
(PLEASE PRINT)

STREET ADDRESS: 3817 Hunters Glen, Schertz

DATE: 01/25/2023

NOTICE OF PUBLIC HEARING

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Sincerely,



Samuel Haas
Planner

Reply Form

I am: in favor of opposed to neutral to the request for **PLPDD20220186**

COMMENTS:

NAME: JAMES L. KOSIBIE SIGNATURE: James L. Kosibie
(PLEASE PRINT)

STREET ADDRESS: 3624 ELM COURT, SCHERTZ TX

DATE: 1-19-2023

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Sincerely,

[Handwritten signature of Samuel Haas]

Samuel Haas
Planner

Reply Form

I am: in favor of [checked] opposed to [] neutral to [] the request for PLPDD20220186

COMMENTS: I have spoken to Doug Young and he addressed my concerns so I'm changing my reply "Vote!"

NAME: Mary E "Betsy" Berg SIGNATURE [Handwritten signature]
(PLEASE PRINT)

STREET ADDRESS: 4013 Cypress Court, Schertz, TX 78108

DATE: 24 JAN 2023

Reply Form

I am: in favor of opposed to neutral to the request for PLPDD20220186

COMMENTS:

NAME: Judy Spencer SIGNATURE Judy Spencer
(PLEASE/PRINT)

STREET ADDRESS: 3628 Elm Ct, Schertz 78108

DATE: 1/23/23

1400 Schertz Parkway Schertz, Texas 78154 210.619.1000

reply Form

I am: in favor of opposed to neutral to the request for PLPDD20220186

COMMENTS:

NAME: Verry Spicer SIGNATURE Verry Spicer
(PLEASE PRINT)

STREET ADDRESS: 4021 Cypress Court Schertz Tx 78108

DATE: 1/24/23

I am: in favor of opposed to neutral to the request for PLPDD20220186

COMMENTS: _____
NAME: Amelia Courser SIGNATURE: Amelia Courser
(PLEASE PRINT)

STREET ADDRESS: 3620 EIMC4-

DATE: Jan. 24, 2023

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 PLPDD20220186

COMMENTS: _____

NAME: Ann McMaster SIGNATURE *Ann McMaster*
(PLEASE PRINT)

STREET ADDRESS: 3604 Elm Ct Schertz

DATE: 1/24/23

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Sincerely,

Samuel Haas
Planner

Reply Form

I am in favor of [X] opposed to [] neutral to [] the request for PLPDD20220186

COMMENTS:

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

STREET ADDRESS: 3721 HUNTERS GLN SCHERTZ, TX 78108

DATE: 1/24/23

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Sincerely,



Samuel Haas
Planner

Reply Form

I am: in favor of opposed to neutral to the request for **PLPDD20220186**

COMMENTS: _____

NAME: Wes + Marcheta Wright SIGNATURE Wes Wright Marcheta Wright
(PLEASE PRINT)

STREET ADDRESS: 3613 Elm Ct Schertz, TX 78108

DATE: 1-24-2023

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Sincerely,

Samuel Haas
Planner

Reply Form

I am: in favor of opposed to neutral to the request for PLPDD20220186

COMMENTS:

NAME: Robert F. Radcliffe SIGNATURE: Robert F. Radcliffe
(PLEASE PRINT) Ruth A. Radcliffe Ruth Radcliffe
STREET ADDRESS: 3724 Hunters Glen, Schertz TX 78108
DATE: 1/24/2023

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Sincerely,

Samuel Haas
Planner

Reply Form

I am: in favor of opposed to neutral to the request for PLPDD20220186

COMMENTS:

NAME: ROBERT LA SANTE SIGNATURE (PLEASE PRINT)

STREET ADDRESS: 4012 Cypress Ct

DATE: 1-23-23

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Sincerely,

[Handwritten signature of Samuel Haas]

Samuel Haas
Planner

Reply Form

I am in favor of [checked] opposed to [] neutral to [] the request for PLPDD20220186

COMMENTS:

NAME: WESS CRAWFORD (PLEASE PRINT)

SIGNATURE [Handwritten signature]

STREET ADDRESS: 3725 Hawthorn Glen, Schertz, TX 78108

DATE: 1/24/23

NOTICE OF PUBLIC HEARING

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Sincerely,

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Planner

Reply Form

I am: in favor of opposed to neutral to the request for PLPDD20220186

COMMENTS: _____

NAME: PATRICIA CRAWFORD SIGNATURE Patricia Crawford
(PLEASE PRINT)

STREET ADDRESS: 3725 Hunters Glen, Schertz, TX 78108

DATE: Jan. 24, 2023

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,

[Handwritten signature of Samuel Haas]

Samuel Haas
Planner

Reply Form

I am: in favor of [checked] opposed to [] neutral to [] the request for PLPDD20220186

COMMENTS: _____

NAME: LYNN WHITE (PLEASE PRINT) JUDYJANE WITTE SIGNATURE [Handwritten signatures]

STREET ADDRESS: 4025 CYPRESS CT

DATE: 1-24-2023

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Sincerely,

Samuel Haas
Planner

Reply Form

I am: in favor of opposed to neutral to the request for PLPDD20220186

COMMENTS: Thank you!

NAME: Laurie Jenks Hale SIGNATURE Laurie Jenks Hale
(PLEASE PRINT)

STREET ADDRESS: 3900 Pecan Ct. Schertz, TX 78108

DATE: 01/24/2023

NOTICE OF PUBLIC HEARING

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Sincerely,

Samuel Haas
Planner

Reply Form

I am: in favor of opposed to neutral to the request for PLPDD20220186

COMMENTS: _____

NAME: SUSAN WALKER SIGNATURE Susan Walker
(PLEASE PRINT)

STREET ADDRESS: 3921 Pecan Ct.

DATE: 1/24/23

NOTICE OF PUBLIC HEARING

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Sincerely,

[Handwritten signature of Samuel Haas]

Samuel Haas
Planner

Reply Form

I am: in favor of [checked] opposed to [] neutral to [] the request for PLPDD20220186

COMMENTS: _____

NAME: OTHANN WARNER SIGNATURE [Handwritten Signature] (PLEASE PRINT)

STREET ADDRESS: 3717 Hunters Glen Schertz, TX

DATE: 1-24-23

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,

[Handwritten signature of Samuel Haas]

Samuel Haas
Planner

Reply Form

I am: in favor of [checked] opposed to [] neutral to [] the request for PLPDD20220186

COMMENTS: _____

NAME: Margaret Lgel SIGNATURE Margaret Lgel
(PLEASE PRINT)

STREET ADDRESS: 3712 Hunters Glen

DATE: 1-24-23

NOTICE OF PUBLIC HEARING

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Sincerely,

Samuel Haas
Planner

Reply Form

I am: in favor of opposed to neutral to the request for PLPDD20220186

COMMENTS:

NAME: Ken & Bonnie Miller SIGNATURE (PLEASE PRINT)

STREET ADDRESS: 3709 Hunters Glen

DATE: 1/24/23

NOTICE OF PUBLIC HEARING

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Sincerely,



Samuel Haas
Planner

Reply Form

I am: in favor of opposed to neutral to the request for **PLPDD20220186**

COMMENTS: _____

NAME: CHARLES J. JENKINS SIGNATURE 
(PLEASE PRINT)

STREET ADDRESS: 3729 HUNTERS LANE, SCHERTZ, TX 78105

DATE: 1/24/2023

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Sincerely,

Samuel Haas
Planner

Reply Form

I am: in favor of opposed to neutral to the request for **PLPDD20220186**

COMMENTS: _____

NAME: Kelly Griffin SIGNATURE Kelly Griffin
(PLEASE PRINT)

STREET ADDRESS: 3745 HUNTERS GLEN SCHERTZ TX

DATE: 1/25/2023

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Sincerely,



Samuel Haas
Planner

Reply Form

I am: in favor of opposed to neutral to the request for PLPDD20220186

COMMENTS: _____

NAME: GARY ENSMINGER SIGNATURE 
(PLEASE PRINT)

STREET ADDRESS: 3753 HUNTERS GLEN

DATE: 1/24/23

Reply Form

the request for PLPDD20220186

I am: in favor of

opposed to

neutral to

COMMENTS:

NAME: DONNA IRELAND SIGNATURE Donna Ireland

(PLEASE PRINT)

STREET ADDRESS: 3720 Hunters Glen, Schertz

DATE: 1-19-23

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PLPDD20220186 – 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.

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Sincerely,



Samuel Haas
Planner

Reply Form

I am: in favor of opposed to neutral to the request for **PLPDD20220186**

COMMENTS: It's houses (rentals) in my backyard

NAME: Heath Miller SIGNATURE _____
(PLEASE PRINT)

STREET ADDRESS: 5708 Buckaroo

DATE: 5/17/23

*plus
5708
on the
other
side
of
Hornie*

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,



Samuel Haas
Planner

Reply Form

I am: in favor of opposed to neutral to the request for **PLPDD20220186**

COMMENTS: No Town Homes - Only residential Houses

NAME: David Cummings SIGNATURE David Cummings
(PLEASE PRINT)

STREET ADDRESS: 6109 Portchester

DATE: 1/18/23

Samuel Haas

From:
Sent: Saturday, January 21, 2023 3:37 PM
To: Samuel Haas
Subject: PLPDD20220186

Mr Samuel Haas
Planner

Dear Mr Haas;
I am opposed to the change in zoning proposed in PLPDD20220186.

I approve of single family homes on the site, same as ALL the developed land surrounding the site.
As proposed, the change in NO WAY benefits the City of Schertz nor the neighbors of the property.

Thank you,
Philip Berg
3740 Hunters Glen
Schertz, TX 78108

21 January 2023

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,



Samuel Haas
Planner

Reply Form

I am: in favor of opposed to neutral to the request for **PLPDD20220186**

COMMENTS: LOWER HOME VALUES

NAME: JOHN ALLWAY
(PLEASE PRINT)

SIGNATURE: John Allway

STREET ADDRESS: 6109 MERION WAY

DATE: 1/19/23

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,



Samuel Haas
Planner

Reply Form

I am: in favor of opposed to neutral to the request for **PLPDD20220186**

COMMENTS: Need area developed for recreation uses

NAME: JASON ALLOWAY
(PLEASE PRINT)

SIGNATURE 

STREET ADDRESS: 6109 Meridian Way

DATE: 1/20/23

NOTICE OF PUBLIC HEARING

January 13, 2023

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Planner

Reply Form

I am: in favor of opposed to neutral to the request for PLPDD20220186

COMMENTS: APARTMENTS WILL DEVALUE OUR INVESTMENT

NAME: Aaron Alloway SIGNATURE Aaron Alloway
(PLEASE PRINT)

STREET ADDRESS: 6109 MERION WAY

DATE: 1/18/23

NOTICE OF PUBLIC HEARING

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Sincerely,



Samuel Haas
Planner

Reply Form

I am: in favor of opposed to neutral to the request for **PLPDD20220186**

COMMENTS: NEED GOLF COURSE NOT APARTMENTS

NAME: RAY ALLOWAY SIGNATURE: 
(PLEASE PRINT)

STREET ADDRESS: 6109 Meridian Way

DATE: 1/18/23

X5

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,



Samuel Haas
Planner

Reply Form

I am: in favor of opposed to neutral to the request for **PLPDD20220186**

COMMENTS: _____

NAME: Carmelita Alloway SIGNATURE Carmelita Alloway
(PLEASE PRINT)

STREET ADDRESS: 6109 Merion Way

DATE: 1/18/23

Samuel Haas

From:
Sent: Monday, January 23, 2023 11:09 AM
To: Samuel Haas
Subject: Rezoning PLPDD20220186

I am opposed to PLPDD20220186.

Gail Johnson
3757 Hunters Glen
Schertz, TX 78108

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,

Samuel Haas
Planner

Reply Form

I am: in favor of opposed to neutral to the request for PLPDD20220186

COMMENTS:

NAME: Laurie Lamphear (PLEASE PRINT) SIGNATURE: Laurie Lamphear

STREET ADDRESS: 3731 Columbia Dr., Cibola TX 78

DATE: 1/24/23

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,

Samuel Haas
Planner

Reply Form

I am: in favor of opposed to neutral to the request for PLPDD20220186

COMMENTS: _____

NAME: GEORGE KOLTERMANN SIGNATURE *George Koltermann*
(PLEASE PRINT)

STREET ADDRESS: 374 B HUNTERS GLEN SCHERTZ TX

DATE: 1-21-2023 78108

Reply Form

I am: in favor of opposed to neutral to the request for PLPDD20220186

COMMENTS: Single Family Homes, No Apartments, No Townhouses.

NAME: Gina + Melissa Marchese SIGNATURE Gina + Melissa
(PLEASE PRINT)

STREET ADDRESS: 3674 Pebble Beach, Schertz Texas 78108

DATE: 1-25-2023

1400 Schertz Parkway Schertz, Texas 78154 210.619.1000 schertztx.com



NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,



Samuel Haas
Planner

Reply Form

I am: in favor of opposed to neutral to the request for **PLPDD20220186**

COMMENTS: _____

NAME: Ruth LAWRENCE SIGNATURE Ruth Lawrence
(PLEASE PRINT)

STREET ADDRESS: 6100 Merion Way, Schertz

DATE: 1-25-23

Samuel Haas

From:
Sent: Tuesday, January 24, 2023 5:00 PM
To: Samuel Haas
Subject: Northcliffe Rezoning

Hello Mr. Haas,

I live off of the Northcliffe Golf Course, and wanted to be sure to let you know that although I don't live within the 200ft radius of the proposed area to be rezoned, I do strongly oppose the rezoning. It just doesn't make sense to plop multifamily housing in the middle of all single home neighborhoods. Schertz may have a need for this type of housing, but this is not the place for it. Thank you for your consideration.

Phil Jackson

James M. Hough
5133 Black Horse
Schertz, TX 78108

January 24, 2023

Good evening,

My name is James M. Hough (H-O-U-G-H...I pronounce my last name as H-U-F-F, like R-O-U-G-H). I live at 5133 Black Horse, Schertz, TX 78108. I am a retired Vietnam War veteran with 30 years of Military Service: 26 years as a USAF Chaplain, LtCol (Ret) and 4 years as a USN Personnelman, Second Class, E-5. My telephone number is .

There are two reasons I am addressing the Schertz City Council tonight:

- 1) To pray for each member of the Schertz City Council and
- 2) To express my view about the proposed change of the Zoning for the Northcliffe Area.

First, let us pray,

“Dear Lord, we gather tonight to conduct the business of the Schertz City Council. It is our prayer that each City Council member: The Mayor, and each City Council member be richly blessed and their families. May they conduct the business and service of the City of Schertz with integrity by doing the right thing and always representing the people of Schertz, TX for the greatest good. In Your Holy Name we pray. Amen.”

Second, I would like to express my view of the proposed change for the Zoning area of Northcliffe. I have reflected on this proposal and strongly feel that this is not in the best interest of many people because:

- 1) The neighborhoods that are adjacent to this area need the Park facing their homes so that they can conveniently walk and enjoy its beautiful surroundings.

This is the major reason why our neighbors bought their home in the Fairway Ridge and Northcliffe neighborhoods. The closest park is farther away and does not directly connect with these homes as this current Park does.

- 2) I was disappointed that I did not receive a survey to express my view. I do not believe many of our neighbors were contacted either. However, we understand that we do not have to be notified since we are not within 200 feet of the area. QUESTION: Is there somewhere our residents can go to see all the details of this proposal?
- 3) A proposed housing area would become problematic if the project managers and builders do not live there. They would become like hired shepherds that would abandon the flock after the building was completed. We in our neighborhoods would never get to meet and know them as our neighbors.
- 4) Currently, our neighbors are hardworking and faithful tax payers citizens of Schertz, TX. We enjoy our neighbors and socializing with them. We have had neighbors that have rented homes here and we found them to be wonderful people. (We got to know them. They too enjoyed using the Park while living here.) We would like to keep this Park so that we all can enjoy it.

If the recommended Zoning has to be changed, **then** we recommend that it be changed to **A Single Family Residence** in keeping with the surrounding area. I feel that it is in **the best interest** of the City of Schertz, TX and citizens of Schertz and surrounding communities to allow **this Park and this Zoning** to remain **as is** for the best interest of all to enjoy.

Thank you,

James M. Hough

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,



Samuel Haas
Planner

Reply Form

I am: in favor of opposed to neutral to the request for PLPDD20220186

COMMENTS: I support the integrity of keeping this a single family neighborhood

NAME: D. DRAKE SIGNATURE: [Handwritten Signature]
(PLEASE PRINT)

STREET ADDRESS: 5621 CRESWOOD DR

DATE: 01/24/2023

Samuel Haas

From: -
Sent: Tuesday, January 24, 2023 9:36 AM
To: Samuel Haas
Subject: Northcliffe Rezoning Opposition

Mr. Haas,

My name is Heather Jackson. I live at 3410 Wimbledon Drive here in Schertz, TX. I am writing to you to let it be known that I strongly oppose the proposed rezoning of the 25 acres in the Northcliffe subdivision. I will be in attendance at the meeting Jan. 25th. Thank you for your time.

Sincerely,

Heather Jackson
3410 Wimbledon Dr.
Schertz, TX 78108

NOTICE OF PUBLIC HEARING

January 13, 2023


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Sincerely,


Samuel Haas
Planner

Reply Form

I am: in favor of opposed to neutral to the request for PLPDD20220186

COMMENTS: I oppose to any and all rezoning of the golf course for multi-home building. Improve it for the current residents to use instead.

NAME: Tammy Kennedy
(PLEASE PRINT)

SIGNATURE Tammy Kennedy

STREET ADDRESS: 3712 Pebble Beach, Schertz, TX 78108

DATE: January 22, 2023

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,

Samuel Haas
Planner

Reply Form

I am: in favor of [] opposed to [x] neutral to [] the request for PLPDD20220186
I do not live within 200ft of the propose area, but I am in the subdivision. I oppose the rezoning
COMMENTS: of this property.

NAME: Michelle Saunders SIGNATURE Michelle Saunders
(PLEASE PRINT)

STREET ADDRESS: 3438 Foxbriar LN, Schertz, TX 78108

DATE: 1-23-2023

NOTICE OF PUBLIC HEARING

January 13, 2023

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Sincerely,

Samuel Haas
Planner

Reply Form

I am: in favor of opposed to neutral to the request for PLPDD20220186

COMMENTS: *Townhomes will decrease property values. It will increase crime. There isn't enough parking in developer's plan.*

NAME: Linda Rasch SIGNATURE: Linda Rasch
(PLEASE PRINT)

STREET ADDRESS: 3509 Whisper Knoll Schertz, Tx 78108

DATE: 1/21/23 *zone it for single family homes only like the rest of the neighborhood.*

Emily Delgado

From: Douglas Young
Sent: Thursday, February 23, 2023 5:29 PM
To: Emily Delgado
Subject: COMMENTS ON PENDING ACTION - PLPDD20220186

As a registered voter in Schertz, I am writing to urge you to approve PLPD20220186 (Villas at Bluebonnet Ridge) as originally submitted without the Great North Walking Trail through the project site. I believe that the walking trail suggested by city staff would jeopardize the security of all residents in SCHA. The reason I object to the inclusion of the walking trail in the submission by Bluebonnet is that it's inclusion will not allow the permanent seclusion of the Scenic Hills Subdivision and therefore prevent the permanent completion of the security for the Scenic Hills Subdivision and it's 210 property owners in the Scenic Hills Community Association with the security they deserve. Thank you for your assistance and consideration in this matter.

Douglas Young
3701 Hillside
Schertz, TX