

NOTICE OF PUBLIC HEARING

March 29, 2023

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, April 12th, 2023**, at **6:00 p.m.** located at the Hal Baldwin Municipal Complex Courtroom, 1400 Schertz Parkway, Building #1, Schertz, Texas to consider and make recommendation on the following item:

**PLZC20220161** – A request to rezone approximately 15 acres of land from Pre-Development District (PRE) to Apartment/Multi-Family Residential District (R-4), the property, listed as Parcel ID 309863, generally located approximately 1,800 feet to the east of the FM 1518 and Ray Corbett Drive intersection, 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 Samuel Haas, Senior Planner, 1400 Schertz Parkway, Bldg.1 Schertz, Texas 78154 or by email at [planning@schertz.com](mailto:planning@schertz.com). If you have any questions, please feel free to call Samuel Haas, Senior Planner directly at (210) 619-1783.

Sincerely,

Samuel Haas  
Senior Planner

Reply Form

I am: in favor of  opposed to  neutral to  the request for **PLZC20220161**

COMMENTS: opposed to request for PLZC20220161

NAME: CHAD S. VAUGHAN SIGNATURE Chad S. Vaughan  
(PLEASE PRINT)

STREET ADDRESS: 10243 Metz Valley

DATE: 4/4/2023

## Samuel Haas

---

**From:** first last <montebobbie@gmail.com>  
**Sent:** Friday, March 31, 2023 11:51 PM  
**To:** planning@schertz.com  
**Subject:** PLZC20220161

hello,

i am emailing you regarding the proposed rezone at ray corbett and 1518.

we are homeowners in rhine valley, and we absolutely love our neighborhood. we chose this area because of how secluded, yet close to town it is. the infrastructure is already decades behind, it is unimaginable that it would be able to support more cars on the road from an apartment complex. it would be a great tragedy for our young family and the many others in our neighborhood. crime and property values are also a huge concern for us. our development is a tight knit community, and having apartments so close is very alarming. we are not in favor of this proposal.

--

Bobbie Monte

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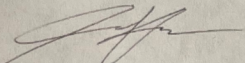
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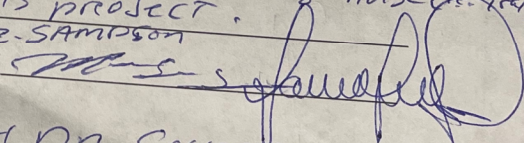


Samuel Haas  
Senior Planner

Reply Form

I am: in favor of  opposed to  neutral to  the request for **PLZC20220161**

COMMENTS: THE CITY OF SCHERTZ DOES A POOR JOB CONTROLLING NOISE (ie. train) same is going to happen with this project.

NAME: MARINOR JACQUELINE JEREZ-SAMPSON  
(PLEASE PRINT) SIGNATURE 

STREET ADDRESS: 12221 FORBACH DR. SCHERTZ, TX 78154

DATE: 12 APRIL, 2023

Reply Form

I am: in favor of  opposed to  neutral to  the request for PLZC20220161

COMMENTS: who wants to Build on a 30+ Land fill, asphalt. <sup>Filled with concrete</sup>

NAME: Joel Newton SIGNATURE Joel D. Newton  
(PLEASE PRINT)

STREET ADDRESS: 10427 Hillbrook Rd

DATE: 4/3/22

additional comment: access to the property is from schaefer Rd, Hillbrook Rd is not designed for that kind of traffic.

Reply Form

I am: in favor of  opposed to  neutral to  the request for **PLZC20220161**

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

NAME: Dana Bynum SIGNATURE Dana Bynum  
(PLEASE PRINT)

STREET ADDRESS: 10249 Metz Valley Schertz Tx 78154

DATE: 4/3/2023

## Samuel Haas

---

**From:** Shakari Carson <stgreene@yahoo.com>  
**Sent:** Wednesday, April 5, 2023 2:10 PM  
**To:** planning@schertz.com  
**Subject:** Opposition to request for PLZC20220161

Hello,

Please see attached form in opposition of the zoning change.

Reply Form

I am...  SUPPORT  OPPOSED  AM NEUTRAL  THE REQUEST FOR PLZC20220161

COMMENTS: we are opposed to the zoning plan

NAME: Shakari Greene (PLEASE PRINT) SIGNATURE: [Handwritten Signature]

STREET ADDRESS: 12475 Belfort Pt.

DATE: 04/04/2023

1400 Schertz Parkway • Schertz, Texas 78154 • 214.478.1000 • schertz.com

Thanks,  
Theodore and Shakari Greene

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Sincerely,

Samuel Haas  
Senior Planner

Reply Form

I am: in favor of  opposed to  neutral to  the request for **PLZC20220161**

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

NAME: Yessica Marks SIGNATURE   
(PLEASE PRINT)

STREET ADDRESS: 12233 Forbach Dr.

DATE: 04 APR 2023

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Sincerely,

[Handwritten signature of Samuel Haas]

Samuel Haas
Senior Planner

Reply Form

I am: in favor of [ ] opposed to [x] neutral to [ ] the request for PLZC20220161

COMMENTS: Crime rate will increase, too much traffic and lower property value

NAME: Aaron Perez (PLEASE PRINT) SIGNATURE [Handwritten signature]

STREET ADDRESS: 10391 Obenai Path Schertz TX 78154

DATE: 4/7/2023

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Sincerely,

[Handwritten signature of Samuel Haas]

Samuel Haas
Senior Planner

Reply Form

I am: in favor of [ ] opposed to [X] neutral to [ ] the request for PLZC20220161

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

NAME: Mercedeselia Navarro (PLEASE PRINT) SIGNATURE Mercedeselia Navarro

STREET ADDRESS: 10523 Hillbrook Rd

DATE: 4-7-23

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Sincerely,

[Handwritten signature of Samuel Haas]

Samuel Haas
Senior Planner

Reply Form

I am: in favor of [ ] opposed to [X] neutral to [ ] the request for PLZC20220161

COMMENTS: Traffic on 1518 & lower Seguin are already unbearable adding

NAME: Mindy Trejo (PLEASE PRINT) SIGNATURE: [Handwritten signature]

STREET ADDRESS: 12203 Forbach Drive

DATE: 04/03/2023

an apartment complex in between two schools + two neighborhoods would impact current residents and the schools in a negative way.

Reply Form

I am: in favor of  opposed to  neutral to  the request for PLZC20220161

COMMENTS: <sup>1</sup>Current street infrastructure inadequate <sup>2</sup>sewer system in Area

NAME: Angie & Michael Pacheco SIGNATURE Angie R Pacheco Already being utilized by Sewer Dept  
(PLEASE PRINT)

STREET ADDRESS: 10397 Obernai Path, Schertz, 78154 Tr

DATE: 4/5/23

*② We didn't move to the outskirts of the Big City only to be encroached upon by multi-unit Residential Apartments.*

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Sincerely,

[Handwritten signature of Samuel Haas]

Samuel Haas
Senior Planner

Reply Form

I am: in favor of [ ] opposed to [x] neutral to [ ] the request for PLZC20220161

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

NAME: Richard Johnston Amy Johnston SIGNATURE [Handwritten signatures]
(PLEASE PRINT)

STREET ADDRESS: 10311 Hillbrook Rd

DATE: \_\_\_\_\_

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Sincerely,

Samuel Haas  
Senior Planner

Reply Form

I am. in favor of  opposed to  neutral to  the request for PLZC20220161

COMMENTS: I absolutely DO NOT want an Apt Complex built next

NAME: Richard NUNCIO SIGNATURE

(PLEASE PRINT)

STREET ADDRESS: 12239 Forbach Dr, Schertz, TX 78154

DATE: 4-4-2023

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Sincerely,



Samuel Haas  
Senior Planner

-----  
Reply Form

I am. in favor of  opposed to  neutral to  the request for **PLZC20220161**

COMMENTS: We don't want the noise or property value to go down.

NAME: Soreya Callahan SIGNATURE Soreya  
(PLEASE PRINT)


STREET ADDRESS: 12227 Forback Drive, Schertz Tx 78154

DATE: 4/10/23

Reply Form

I am in favor of  opposed to  neutral to  the request for PLZC20220161

COMMENTS: Just purchased our little house. We enjoy our nice quiet Road.

NAME: Quinton Herrman SIGNATURE   
(PLEASE PRINT)

STREET ADDRESS: 10605 Hill Brook Dr

DATE: 4/4/23

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Sincerely,

Samuel Haas Senior Planner

this property is a landfill we have watched for 30 years!

Reply Form

I am: in favor of [ ] opposed to [X] neutral to [ ] the request for PLZC20220161

COMMENTS: build apartments next to your home!

NAME: Tom Slakowski SIGNATURE: [Signature]

STREET ADDRESS: 10419 Hillbrook Cubito TX 78108

DATE: 4/11/23 A.D.

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Sincerely,



Samuel Haas  
Senior Planner

*Property is a landfill - lived here 30 yrs!*

Reply Form

I am: in favor of  opposed to  neutral to  the request for PLZC20220161

COMMENTS: *We enjoy the peace of our country road - renters would be a night mare!!*

NAME: Tammy Silakowski SIGNATURE: *Tammy Silakowski* NO APARTMENTS!  
(PLEASE PRINT)

STREET ADDRESS: 10419 Millbrook Circle TX 78108

DATE: 4/11/23 A.D.

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Sincerely,

[Handwritten signature of Samuel Haas]

Samuel Haas
Senior Planner

Reply Form

I am: in favor of [ ] opposed to [X] neutral to [ ] the request for PLZC20220161

COMMENTS: Oppose: the decrease in property value, increase in traffic & overcrowding in schools that this would cause.

NAME: Susana Alejandre-Mitchell (PLEASE PRINT) SIGNATURE Susana Alejandre Mitchell

STREET ADDRESS: 10242 Metz Valley, Schertz, Tx. 78154

DATE: 04/11/2023

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Sincerely,

[Handwritten signature of Samuel Haas]

Samuel Haas
Senior Planner

Reply Form

I am: in favor of [checked] opposed to [ ] neutral to [ ] the request for PLZC20220161

COMMENTS:

NAME: Jeffrey Carlisle (PLEASE PRINT) SIGNATURE [Handwritten signature]

STREET ADDRESS: 10511 Hillbrook Rd Schertz, TX 78108

DATE: 4/11/23

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Samuel Haas  
Senior Planner

Reply Form

I am: in favor of  opposed to  neutral to  the request for **PLZC20220161**

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

NAME: Rublio Lozano - SIGNATURE [Signature]  
(PLEASE PRINT)

STREET ADDRESS: 10323 Hillbrook - RD

DATE: 12-4-23

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Sincerely,

[Handwritten signature of Samuel Haas]

Samuel Haas
Senior Planner

Reply Form

I am: in favor of [ ] opposed to [ ] neutral to [ ] the request for PLZC20220161

COMMENTS: [Handwritten: NO]

NAME: [Handwritten: Tom Sillars] SIGNATURE [Handwritten signature]
(PLEASE PRINT)

STREET ADDRESS: [Handwritten: 10811 Hillbelle]

DATE: [Handwritten: April 12, 2023]