

Samuel Haas

From: Kim Roza PEREIRA <kimrozapereira@gmail.com>
Sent: Wednesday, April 5, 2023 6:12 AM
To: planning@schertz.com
Subject: Request for PLZC20220213

4/5/23

I am opposed to Request for PLZC20220213.

We do not need more commercial, retail, food, or medical business built on FM3009. How many car washes, chicken joints do we need on our street. I have lived in Schertz for 6 1/2 years now and have seen so much development but I don't think it helps.

Traffic is horrible on FM 3009. Speeding cars and semi trucks. Trucks downshifting noise is increasing. Pulling off the street in the morning is awful and scary. Also, cutting down more green space doesn't help the environment. I used to be able to drive around and see many bluebonnets, not any more.

Thank you
Kim Roza-Pereira
1208 Cyrus McCormick
Schertz TX

Reply Form

I am: in favor of opposed to neutral to the request for PLZC20220213

COMMENTS: causes more traffic and accidents
NAME: William M. Gibbs SIGNATURE: [Signature]
(PLEASE PRINT)

STREET ADDRESS: 1212 Eli Whitney
DATE: 9-4-23

1400 Schertz Parkway

Schertz, Texas 78154

210.619.1000

schertz.com

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:

PLZC20220213 – A request to rezone approximately 1 acre of land from Single-Family Residential District (R-1) to Neighborhood Services District (NS), the property, listed as Parcel ID 67544, generally located approximately 600 feet to the south of the Live Oak Road and FM 3009 intersection, City of Schertz, 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 Samuel Haas, Senior Planner, 1400 Schertz Parkway, Bldg.1 Schertz, Texas 78154 or by email at 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 **PLZC20220213**

COMMENTS: _____

NAME: LINDA DIETZ (PLEASE PRINT) SIGNATURE Linda Dietz

STREET ADDRESS: 1204 Cypress M^e Cornish, Schertz 78154

DATE: 4 April 2023

May 2, 2023

RE: REZONING OF 1 ACRE OF LAND PROPERTY ID # 67544, CITY OF SCHERTZ, GUADALUPE COUNTY, TEXAS

PATRICIA & GARY GAYNOR
1217 ELI WHITNEY
SCHERTZ, TX 78154
516-220-8623

Unfortunately I had to work late the night of the Public Hearing – I tried to watch the “live coverage” of it on You-tube but that was unavailable to me as well. Thankfully some of our neighbors were able to go and they filled me in on what happened and I was able to watch it the next night.

Please note that though my husband and I rent our property – we have been living here for 5 years and are or were planning to purchase the home from the landlord Michael McCabe; though we are reconsidering this option as of late. Here is my takeaway from this very bad decision to build yet another medical facility (with a drive thru pharmacy no less 😞).

- 1) The public notice sign placed on 3009 was unreadable due to its size and of course quite obviously no one can just stop on 3009, park, jump out of their car and read a sign. Really ?? I would love to see that happen. This is insulting to think that the City of Schertz did their “due diligence” by posting an unreadable sign on a road that ABSOLUTELY NO ONE can park on to read said tiny sign.
- 2) Since we live across the street from the sign I went down the street – crossed at the light and snapped a picture of the sign which was now leaning backwards due to the windy day. That was first time I saw that something was going up there.
- 3) I immediately looked it up and discovered 25 notices were mailed out – of course living across the street, 2nd house on the left -one would think we would have gotten a letter – NOPE. No letter. Thankfully my neighbor who is in the first house on the left let me read theirs.

Here are the issues:

- 1) Traffic in both directions is ridiculously busy – it is near impossible to get out of our cul de sac on any given day especially trying to make a left hand turn.
- 2) The center lane ? Absolutely taking your life in your hands if you are traveling down 3009 to make a left hand turn into the cul de sac. Traffic heading East on 3009 to make a lefthand turn at Live Oak Rd (Schertz Funeral home) travel down the center lane as far back as Cyrus McCormick Rd – especially when the light is red and cars are backed up. Those cars are illegally riding the center lane to a) turn into the kidney center or b) make a left onto Live Oak Rd. The only apparent left turn arrows are for the left hand turn at Live Oak Rd. I was trying to turn into my cul de sac and watched a woman drive all the way up the center lane to the nose of my car honking and waving at me to move out of HER WAY. What ??? She had ridden all the way up the center lane to try and turn into the kidney center and apparently I was in her way. She had to now wait for me to make my left hand turn – she was clearly in the wrong since she had started her left hand turn long before it was legally viable. Lets now add in yet another medical facility into the mix where the residents along 3009 and those who live across the street from

commercial properties will have further difficulty getting in and out of the respective streets. This is a recipe for disaster.

- 3) There are NO arrows in the center lane from just after Live Oak Road almost all the way down to Silver Tree Nursing Home. ALL of the entrances to the residential streets will be affected by this.
- 4) The proposed medical facility is also on a part of 3009 which has a curve. This will be a blind spot for traffic pulling out of a drive thru pharmacy – depending on where the exit will be – trying to make a left hand turn (which is near impossible for our cul de sac traffic) could be dangerous.
- 5) We already have a CVS and a Walgreens right down the road from our cul de sac. I can walk there if need be – do we really need ANOTHER pharmacy ?????

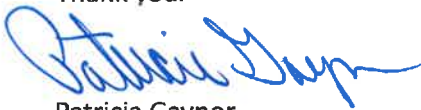
As such – I do not understand why this facility needs to be built directly across the street from a residential neighborhood and to abut a residential neighborhood. The conversations during the meeting were quite heated – and I truly cannot blame our Schertz neighbors.

Right down the road on 3009 just past 7-11 there is construction going on for what I am being told is Dollar Tree or Dollar General. Since this area is not surrounded by any homes (with the exception of the apartment complex across the street) why can't the developers look into this area for their medical facility or how about FM78 ?

We have had to adjust to the kidney center built directly across the street between the traffic from that facility – the bright lights from their parking lot and the “lost” drivers who pull into our cul de sac to make a U-turn because they missed the entrance to that center – our quality of life has already taken a hit. How much more “technology and construction” do Schertz residents have to put up with???

We have a vested interest in our home and cul de sac – we all take care of our property not only because we take joy from it but also for possible future financial gain if we have to sell our home – having commercial property right across the street from our homes takes away the value of the homes and will be almost impossible to sell if we need to or want to. This does not seem like a fair trade-off.

Thank you.



Patricia Gaynor

Mayor Ralph Gutierrez
City of Schertz, Texas

May 5-2023

This letter is to inform you and city council of a dangerous situation at 3009 and Eli Whitney. As we are trying to turn left from 3009 into Eli Whitney another vehicle is coming from the opposite direction towards us and trying to stay in the same turn lane that we are in. It appears that these drivers think they can turn into the Kidney center from this particular point - however the entrance to the Kidney center is further down.

Here recently a truck was coming right at us illegally. This is an accident waiting to happen.

Our neighbor - Patricia Gaylord has had the same incident happen to her.

Our solution is to paint a turning arrow on the street (3009) showing turn lane is for entrance to Eli Whitney.

Also a lot of vehicles are making illegal u-turns at this same junction.

Another concern is we travel past Clemens High School coming and going at different times and days and experience many drivers speeding regardless of flashing lights and speed limit posted.

Solution: More police presence and radar.
Let's make our city and our streets safer.

Delbert & Gloria Rose
1309 Eli Whitney
Schertz, Texas