

rec 9/18/23

NOTICE OF PUBLIC HEARING

September 15, 2023

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, September 27, 2023 at 6:30 p.m. located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make a recommendation on the following item:

PLPDD20230127 - A request to rezone approximately 2 acres of land from Neighborhood Services District (NS) and Planned Development District (PDD) to Planned Development District (PDD), known as Guadalupe County Parcel ID 31970, 31971, 31972, 31973, 31980, 31981, 31982, 31983, generally located northwest of the intersection between Schertz Parkway and Wiederstein Road, 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, Schertz, Texas 78154, or by e-mail: planning@schertz.com. If you have any questions, please feel free to call Samuel Haas, Senior Planner at (210) 619-1783.

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 PLPDD20230127

COMMENTS: Schaefer, Nancy Non Est Exempt Trust FBO Jane Schaefer

NAME: Jane Schaefer SIGNATURE Jane Schaefer
(PLEASE PRINT)

STREET ADDRESS: 334 N. Park Drive, San Antonio, TX 78216

DATE: 9/19/2023 (See attached list)

See all James W's

PROPERTY OWNERS

✕

② SCHAEFER NANCY NON GST EXEMPT TRUST FBO JANE SCHAEFER, STEVE PRESLEY-TRUSTEE  
334 N. PARK DRIVE, SAN ANTONIO TX 78216  
PROPERTY ID: 32027  
LIVE OAK HILL SUBDIVISION (VOL. 2, PGS. 146-147, M.P.R.)  
UNDEVELOPED; ZONED: NS

✕

③ SCHAEFER NANCY NON GST EXEMPT TRUST FBO JANE SCHAEFER, STEVE PRESLEY-TRUSTEE  
334 N. PARK DRIVE, SAN ANTONIO TX 78216  
PROPERTY ID: 32026  
LIVE OAK HILL SUBDIVISION (VOL. 2, PGS. 146-147, M.P.R.)  
UNDEVELOPED; ZONED: NS

④ CITY OF SCHERTZ  
1400 SCHERTZ PKWY SCHERTZ, TX 78154  
PROPERTY ID: 32025  
LIVE OAK HILL SUBDIVISION (VOL. 2, PGS. 146-147, M.P.R.)  
UNDEVELOPED; ZONED: NS

⑤ CITY OF SCHERTZ  
1400 SCHERTZ PKWY SCHERTZ, TX 78154  
PROPERTY ID: 32024  
LIVE OAK HILL SUBDIVISION (VOL. 2, PGS. 146-147, M.P.R.)  
UNDEVELOPED; ZONED: NS

⑥ HERNANDEZ JESUS LOPEZ & DORIS REBECCA PRATHER  
814 CIBOLO TRAIL UNIVERSAL CITY TX 78148  
PROPERTY ID: 32023  
LIVE OAK HILL SUBDIVISION (VOL. 2, PGS. 146-147, M.P.R.)  
UNDEVELOPED; ZONED: NS

✕

⑦ SCHAEFER NANCY NON GST EXEMPT TRUST FBO JANE SCHAEFER, STEVE PRESLEY-TRUSTEE  
334 N. PARK DRIVE, SAN ANTONIO TX 78216  
PROPERTY ID: 32022  
LIVE OAK HILL SUBDIVISION (VOL. 2, PGS. 146-147, M.P.R.)  
UNDEVELOPED; ZONED: NS

⑧ CITY OF SCHERTZ  
1400 SCHERTZ PKWY SCHERTZ, TX 78154  
PROPERTY ID: 32021  
LIVE OAK HILL SUBDIVISION (VOL. 2, PGS. 146-147, M.P.R.)  
UNDEVELOPED; ZONED: NS

⑱ CITY OF SCHERTZ  
1400 SCHERTZ PKWY SCHERTZ, TX 78154  
PROPERTY ID: 31969  
LIVE OAK HILL SUBDIVISION (VOL. 776, PG. 948)  
UNDEVELOPED; ZONED: NS

⑬ EUGENIO ANTHONY W  
334 N. PARK DRIVE, SAN ANTONIO TX 78216  
PROPERTY ID: 31984  
LIVE OAK HILL SUBDIVISION (VOL. 2997, PG. 0588)  
UNDEVELOPED; ZONED: PDD

PDD - REZONING 2.06 AC.

**Binkley & Barfield**

**DCCM**

Binkley & Barfield, Inc.  
TxEng F-257  
190 S Seguin Ave  
New Braunfels, TX 78130  
830-606-3913  
BinkleyBarfield.com

P:\Engineering\2021\2106\13\PHASE 1\DWGS\Z\_ Rezoning-Exhibit\_01 - 2106.13.dwg  
9/14/2023 7:58 AM

## Samuel Haas

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**From:** Steve Presley <txpharmacy@gmail.com>  
**Sent:** Tuesday, September 19, 2023 2:21 PM  
**To:** Melissa Mahula  
**Cc:** planning@schertz.com; Jane Schaefer Eugenio; Tony Eugenio  
**Subject:** Re: Notice of Public Hearing 09.27.23 reply form signed by Jane Schaefer 09.19.23  
**Attachments:** image003.jpg

As Trustee of the Nancy Schaefer Exempt Trust, I am in favor of the zoning change as presented by Jane Schaefer Eugenio. Thank you, Steve Presley, Trustee  
903-731-3007 cell

On Tue, Sep 19, 2023 at 1:14 PM Melissa Mahula <[mmahula@presidio-sa.com](mailto:mmahula@presidio-sa.com)> wrote:

To Planning Department (City of Schertz),

Please find attached Notice of Public Hearing 09.27.23 reply form signed by Jane Schaefer 09.19.23.

**Steve**, please reply all to this email “that you are in favor”, too for the PDD zoning change – since you are the trustee of the Nancy Schaefer Non GST Trust FBO Jane Schaefer, Steve Presley – Trustee. Jane has already signed.

Thanks, Melissa

**PLEASE NOTE OUR NEW OFFICE ADDRESS EFFECTIVE 4/20/23**

*Melissa Mahula, Office Manager*

*and Licensed Sales Agent*

**Presidio Group, LLC**

334 N. Park Drive

San Antonio, Texas 78216