

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

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**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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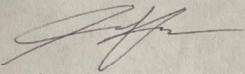
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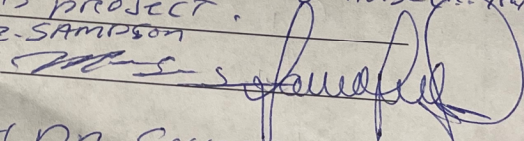


Samuel Haas  
Senior Planner

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  
(PLEASE PRINT)

SIGNATURE Joel D. Newton

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

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**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: Shakari Greene

STREET ADDRESS: 12475 Belfort Pt.

DATE: 04/04/2023

1400 Schertz Parkway • Schertz, Texas 78154 • 214.478.1000

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