



NOTICE OF PUBLIC HEARING

November 16, 2023

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, December 13, 2023 at 6:00 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:

PLZC20230186 – A request to rezone approximately 1.3 acres of land from Single Family Residential District (R-1) to General Business District (GB), known as Guadalupe County Property Identification Numbers 20377 and 20378, generally located southeast of the intersection of Fawn Drive and FM 3009, 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. You may return the reply form below by mail or personal delivery to Ameriz Gamez, Planner, 1400 Schertz Parkway, Schertz, Texas 78154, or by e-mail: planning@schertz.com. If you have any questions, please feel free to call Ameriz Gamez, Planner at (210) 619-1781.

Sincerely,

Ameriz Gamez
Planner

Reply Form:

City Council will have two readings on the request after the recommendation from the Planning and Zoning Commission. This form is used to calculate the protest in accordance with LGC, Local Government Code 211.006(d). The written protest must be received by City no later than noon (central time) on the Friday before each reading by the City Council. If the name of the person signing this form does not match the name listed as the owner on the appraisal district website, proof of ownership is required in order for this to count towards the protest.

I am: in favor of [] opposed to [X] neutral to [] the request for PLZC20240001

COMMENTS: See Attached Letter

NAME: Karen Louise Baker SIGNATURE: Karen Louise Baker (PLEASE PRINT)

STREET ADDRESS: 1208 Fawn Dr.

DATE: 12/4/23

Karen Baker (Home Owner)
Jody Baker (Son and Future Owner)
1208 Fawn Dr. Schertz, TX 78154

Schertz Planning and Zoning Commission
1400 Schertz Pkwy, Schertz, TX 78154

December 2, 2023

I would like to take this opportunity to convey my complete disagreement with the rezoning of this subject parcel on the corner of 3009 and our Fawn Drive. This issue is of great importance to me as my family and I have the most to lose with the rezoning of this lot. We are the home directly uphill from this parcel on the same side of Fawn Drive as this planned rezoning. My family and I live in this home together with my mother who, with my father, originally purchased the home in 1972. I was born in 1974 and lived my entire childhood here. After a short stint away and with very small children of my own, I moved back to raise my family up into adulthood in this same home. I have lived here a majority of my 49 years and plan to spend the next 49 here as well. This planned rezoning would be detrimental to our futures for all the many reasons listed below.

TXDOT has stated no access from 3009 will be permitted:

General Business Zoning must be accessed from a principal transportation corridor. Without direct access to the lot from 3009, it will have to be accessed from the country lane named Fawn Drive. This is incredibly impactful to our neighborhood and our individual adjacent residential property.

Entry to Fawn Drive, while traveling South on 3009, is via a very short deceleration lane. Increased traffic turning right onto Fawn Drive is going to add to the traffic and incidents on 3009.

Exit from Fawn Drive to turn left (North) onto 3009 is already very difficult. It often requires an initial exit from Fawn Dr. into the middle turn lane of 3009 to wait for a break in traffic traveling North. Guests to our street won't know this and will back up traffic at the stop sign on Fawn Drive.

The vacant lot's access drive cannot be too near 3009 which forces it to be directly adjacent to the entry of mine and my neighbor's driveways.

Headlights of cars entering this commercial lot are going to shine right up my driveway and into our bedroom windows while cars exiting the lot will shine directly into my neighbor's home across the street.

Traffic on our country lanes will be increased:

After learning of these difficulties entering and exiting Fawn Drive, some visitors will decide to travel around our neighborhood to exit at the light on the adjacent Antler Drive.

Our country lane roads are narrow and have no sidewalks. When we walk the neighborhood, we walk on the streets. Increased traffic is going to add to the danger to do so, especially on our poorly lighted roads.

Our neighborhood has over a hundred deer which call it home. Increased traffic again is going to cause increased incidents with wildlife.

Our neighborhood was not platted with commercial zoning along 3009:

Our neighborhood is one of the original developments in Schertz. It was not planned to have commercial zoning along 3009. My home was the first home built in our neighborhood even before it was a neighborhood. It was built to face the small Farm to Market road of 3009. This means my home and all its major rooms (three bedrooms and a family room) face 3009 and also this empty lot, which could be rezoned to General Business. Please see my attached photo taken viewing the front of my home taken from this lot.

As we are up hill from this lot, our elevated perspective is going to force us to look out our bedroom windows into a lighted parking lot for this commercial lot.

The required 8' masonry fence which is to surround the parcel will do nothing to block our view of these cars as we are at such a higher elevation than the lot.

Development would require an 8' fence on all sides:

Our existing neighborhood is comprised of large lots with no fences in the front yards. The addition of this brutal and tall fence right at the entry to our neighborhood would dramatically change the open country lane aesthetic that all neighbors appreciate and respect in our area.

Flooding:

Critically important to this decision is the fact that this entire parcel is under water during even moderate rain storms. Please see attached photos taken during a normal rain just a few months ago. Any development would require for this entire parcel to be raised to prevent flooding of the development. This will inevitably push water towards the adjacent lots causing additional flooding of their homes. Water comes down Fawn Drive in the form of a river. The required 8' perimeter fence will block the flow of this water and will definitely cause adverse effects to the adjacent parcels.

General Business Zoning allows for most anything:

Even if this individual owner states he or she is going to develop one type of business, this does not mean that they couldn't sell at any time and any other type of business be built in the middle of our neighborhood.

Rezoning within our neighborhood seems to be spot zoning:

As this development will have to be accessed from Fawn Drive and all surrounding parcels will be residential zoning, this seems to lend itself to being spot zoning within the neighborhood.

Other commercial exists on 3009:

To justify rezoning, there must be a need. There are multiple existing commercial lots for sale and lease along 3009. This owner can simply go develop one of those parcels at an increased cost to his development. The reason he is attempting to rezone within our neighborhood is simple, it's cheaper for him to do this than to develop an alternate site. His financial gain will be our loss.

Loss of value of home and neighborhood:

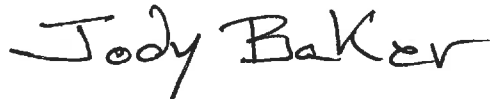
Lastly and most importantly, this development would have a dramatic impact on my property's value. I'm not interested in living next to a visually polluting commercial property and the future buyers of my home will agree and will therefore pay considerably less for my property.

The new owner of this lot is going to get rich quick if allowed to rezone and the city stands to make more money off the increased value of his land to the detriment of every other land owner in the neighborhood. Everyone in support of the rezoning of this lot stands to make money while everyone in opposition is to lose on multiple fronts. This should be a very telling fact in your decision-making process.

I appreciate your time spent reading through all my concerns.

With much appreciation,

Jody Baker



With the support of my mother and the owner of this home

Karen Baker



VIEW OF FRONT OF MY HOME
FROM VACANT LOT

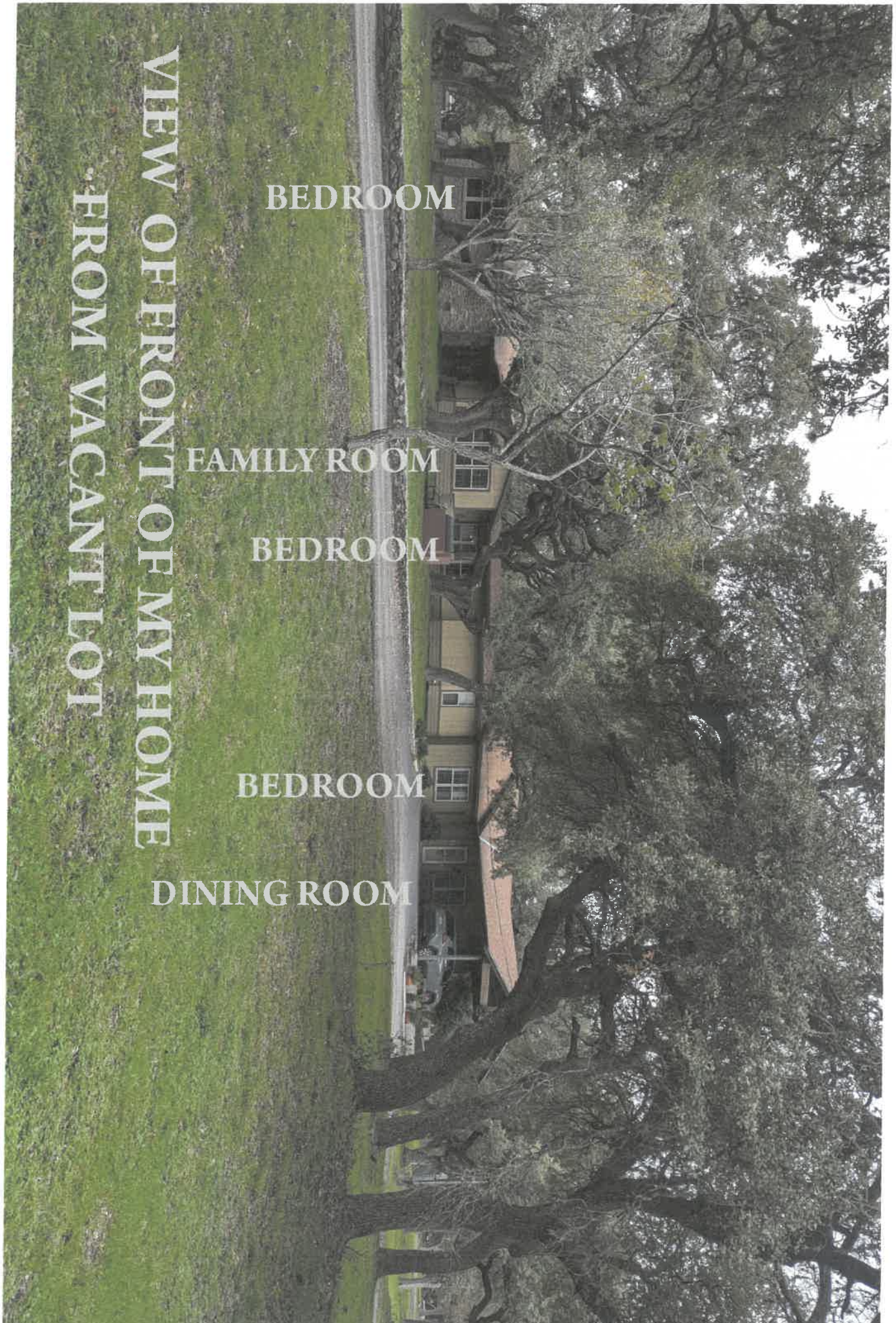
BEDROOM

FAMILY ROOM

BEDROOM

BEDROOM

DINING ROOM



Taken May 16, 2023



3009

My
Lot

Fawn Dr



3009

Fawn
Drive

River From
Up Fawn Dr.

My
Driveway

Taken May 16, 2023

3009



My Lot

3009



My Lot

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Sincerely,

Ameriz Gamez
Planner

Reply Form:

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I am: in favor of opposed to neutral to the request for **PLZC20240001**

COMMENTS: This is not beneficial in any way to current homeowners increase noise, traffic and decreased overall quality of life.

NAME: Dr. Veronica Cardenas SIGNATURE [Handwritten Signature]
(PLEASE PRINT)

STREET ADDRESS: 1205 Antler Dr. Schertz, TX, 78154

DATE: 11/20/2023

From: Richard Cervantes
Sent: Thursday, December 7, 2023 6:09 PM
To: planning@schertz.com
Subject: Proposed Zoning Change from 1(R1) to GB

Dear Mayor and Council Members:

We Richard and Marilyn Cervantes have been residents of Deer Haven since 1998 and reside at 1016 Fawn. The proposed/pending zoning change is of serious concern and therefore, oppose the change for the following reasons:

1. Rezoning to General Business would allow many different types of businesses; some of which would create noise and increased traffic. Some of these GB would not be conducive so close to a housing neighborhood.
2. Deer Haven homes have been here since the 70's and the housing was not set off as far from FM3009 like the newer neighborhoods. New business will tightly encroach the first house on Fawn and Antler creating more noise and traffic for their homes.
3. In 2018 this same rezoning was attempted and failed.
4. The top of Fawn and Antler are virtually the same elevation as HEB. When it rains, it all comes down the hills very quickly flooding the proposed zoning change area and both properties on the left and right at 3009.. Even at our 1016 address which is mid way down the hill water floods our yard followed by dirt and debris.
5. We understand there will not be an entry from 3009 and that the entry would be onto Fawn Drive. This creates a major traffic problem. As of now, trying to enter 3009 from Fawn is difficult and dangerous. At present, the traffic from the HEB traffic light builds up speed and in many cases go over 45mph making it difficult and dangerous to turn left and even right. Any new business customers will have the same issue entering FM3009 In addition, once they discover the light on Antler, the neighborhood will increase in traffic.
6. Traffic on Fawn and Antler is of great danger concern. We have children riding bikes, joggers, dog walking and our elderly walking for exercise. Our speed limit is currently 20MPH. Speed is a current concern as many abuse the speed limit and it will get worse with enhanced traffic. Our area is very nice with large lots and remains desired by many. To add increased traffic from General Business drivers is a dangerous outcome. Our streets were purposely designed years ago. They do not accommodate two cars passing each other and our residents have become accustomed to our courteous ways of yielding. We are a unique neighborhood and it would be a shame to change its beauty with General Business in the

front. Perhaps we could find another use for it in another way. Park,greenbelt, add a Deer Haven sign.

7. Adding to the beauty of Deer Haven are our deer. We have many bucks, does and babies running unafraid. They are special and sometimes a nuisance when they eat our plants,but we love them and they love us. More traffic also endangers our deer!

8. We've also heard concerns that we don't want our FM3009 to become another Pat Booker Road. Schertz is really special!

We feel that the neighborhood's overall concerns relating to rezoning would create a huge safety and noise concern. Please consider our concerns as you make your decisions.

Respectfully,

Richard and Marilyn Cervantes
1016 Fawn Drive

From: Christina Cox
Sent: Tuesday, December 5, 2023 7:35 PM
To: planning@schertz.com
Subject: Christina Cox

1105 Fawn Dr.. we oppose the rezoning of our subdivision to commercial property in the entry and exit of our subdivision Deer Haven .. Thank you ! Christina Sent from my iPhone

From: ~ ~ ~
Sent: Thursday, December 7, 2023 8:20 PM
To: planning@schertz.com
Subject: Fawn Dr Rezoneing protest

I Leon Deolloz and Virginia Deolloz want it known that we do not want rezoning to be approved for Fawn Dr. When we moved to 1013 Fawn Dr because of the quiet and peaceful nature of the neighborhood, we had no idea that the neighborhood was going to change and disrupt our peace and quiet. Please do not approve this rezoning thank you for hearing our voice Leon and Virginia Deolloz

Deer Haven

Oppose the rezoning in Deer Haven

PLZC20230186

Our family of 4 moved into Deer Haven in 1972. Choosing Deer Haven over a similar larger neighborhood, Garden Ridge, for several reasons. Deer Haven is a small neighborhood located just off 3009, quiet, isolated, gorgeous large oak tree filled lots with only 3 streets in a Rural Route area (at the time). Children could play outside, and on the streets safely, we were just a few miles away from Schertz, but still close enough to Wuest Grocery, Sipple

Hardware, the schools and Schertz in general. 51 years later, and 5 great grandchildren added to the family, 3009 is a bustling 5 lane road with a multitude of different small businesses to choose from. In the summers growing up, I remember all the wildlife surrounding us, humming birds, rabbits, bees getting nectar, deer roaming the neighborhood. Seeing a fox running around every now and then, the hoot of two owls talking to each other or enjoying the lizards, squirrels, and the birds moving about. Playing baseball and kickball in the large front yards of our friends. Climbing trees and riding our bikes without having to worry about traffic. One of us would see a car coming up the street and would yell "CAR" and we all would stand at the side of the road while Mrs. Wills, Mr. Dietz or whomever would drive by and wave. The people in our neighborhood were and still are living in a world all our own.

To this day our grandchildren LOVE to be in Deer Haven and watch the deer with their newborn fawns on their wobbly legs stand for the first time and watch them running and jumping with each other playing without worry of being hurt. We, like the deer, have spent generations having our children, grandchildren, and great grandchildren here in this neighborhood. Turning off 3009 to Fawn Dr. or Antler Dr. your entire being changes.... It's a calm, peaceful tranquil transition from all the business, traffic lights, vehicles and the sounds and smells of that. You get into Deer Haven and that's exactly what it is a Haven made for man and wildlife. The deer have had to take refuge in Deer Haven, due to the demolition of their wooded habitat for new construction along 3009 between IH 35 to FM 78.

You don't just cut up a perfect homestead and habitat and not expect some sort of blowback. It WILL change Deer Haven, but it won't change that there is another business in Schertz if the business is a mile down the street on an already zoned commercial property. We care about our neighborhood, we don't want someone to build a commercial building and business and change everything it stands for, just for the sake of making more \$\$\$\$\$. Rezoning will change Deer Haven, it will then entice and enable more commercial businesses to attempt to steal away our little piece of Heaven, our Haven, one house at a time. That dream will be gone forever, and we can't get it back.

Whoever owns that property can find another spot of commercial real estate along 3009 that is already zoned for their needs.

Respectfully,

Kelly C Weikert Estrada

Faye E. Jones/ JD Jones

1104 Fawn Dr.

Resident of Schertz, TX since 1970

From: Rosebud Geiger
Sent: Monday, December 4, 2023 7:36 PM
To: Ameriz Gamez
Subject: Deer Haven PLZC20230186

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms Gamez

I am reaching out for your help regarding a proposed zoning change for Deer Haven.

There is a proposal to turn 2 empty lots at the entrance of Fawn Drive from residential to business. Not only will this spoil the look of our neighborhood, but there are also many other concerns to consider:

- Increased traffic within our small neighborhood – we are only 3 country lanes.
- Safety concerns as many of the residents walk our neighborhood – both the senior citizens and the young families with children and pets.
- The loss of beautiful trees, many are “Heritage Trees”.
- Flooding issues – that parcel of land floods with every rainfall.
- Diminished value of our properties
- If this were to pass would other residents close to FM 3009 sell their properties to commercial as well?

While many other neighborhoods along FM 3009 have commercial in front of them – it was planned for that and there was space to allow for it. Deer Haven literally sits along FM 3009. I grew up in Deer Haven and still live in Schertz to this day. My parents bought a home in Deer Haven in good faith that we would always be a residential slice of heaven!

It was suggested we reach out to you so that is what I am doing. Any help or guidance would be greatly appreciated.

We are called Deer Haven for a reason! Thank you for your time.

Sincerely,

Rosebud Geiger

From: Rosemary Geiger
Sent: Tuesday, December 5, 2023 10:24 AM
To: Ameriz Gamez
Subject: PLZC20230186

Dear Ms.Gamez -

I am writing to you on behalf of the purposed zoning change for the entry to Deer Haven - the 2 lots off of Fawn Drive.

Deer Haven is one of the oldest subdivisions in the Schertz area and my family has lived here for over 50 years. My husband and I purchase here because of the charm of this unique neighborhood. With the proposals of these zoning changes all of that will be lost. Not only will this spoil the look of our neighborhood but it will also lower the property values of all the homes in this special place we call home.

As you drive up and down FM3009 you can see that other subdivisions were planned with commercial property in front, Deer Haven was not.

It was suggested that I voice my concerns to our city government so that is what I am doing. Any help would be greatly appreciated.

Thank you,

Rosemary Geiger
1100 Fawn Dr.

From: Russell Goldberg
Sent: Wednesday, December 6, 2023 7:54 PM
To: planning@schertz.com
Subject: Concerns Regarding Rezoning Request PLZC20230186

Dear Members of the Planning and Zoning Commission,

We are writing to express our concerns and opposition to the proposed rezoning request (PLZC20230186) to convert approximately 1.3 acres of land from Single Family Residential District (R-1) to General Business District (GB). As residents in close proximity to the proposed rezoning area, we are deeply invested in maintaining the existing residential character of our community.

While we understand the need for development and progress, we believe that preserving the current residential zoning is crucial for several reasons. Our neighborhood has thrived as a peaceful and family-oriented residential area, and commercial rezoning could have significant negative impacts on our community's well-being and quality of life.

Here are some specific reasons for our opposition to the proposed rezoning:

1. **Traffic Congestion:** The conversion to a General Business District may lead to increased traffic in our residential streets. This could create safety concerns for pedestrians, especially children, and disrupt the peaceful flow of our neighborhood.
2. **Noise and Pollution:** Commercial developments often bring increased noise levels and environmental pollution. This would be detrimental to the tranquility and clean air we currently enjoy in our residential area.
3. **Property Values:** There is a potential risk of decreased property values for nearby homes if the rezoning leads to the development of commercial properties. This could have a lasting impact on the financial well-being of the residents.
4. **Community Character:** Our neighborhood has a unique and cherished character that is primarily residential. Introducing commercial elements may compromise the close-knit and family-friendly atmosphere that defines our community.

We kindly request the Planning and Zoning Commission to consider the long-term effects on the residents and the neighborhood before making a decision. We urge you to preserve the existing residential zoning and explore alternative solutions that align with the community's best interests.

Thank you for your attention to this matter. We trust that you will carefully consider the perspectives of the residents as you evaluate the rezoning request.

Sincerely,

Russell and Rebekah Goldberg
1121 Fawn Dr
Schertz, TX 78154

From: Ameriz Gamez
Sent: Friday, December 8, 2023 11:26 AM
To: J Graves; planning@schertz.com
Subject: RE: Rezoning of lot on Fawn Drive

Good Morning,

Please have this email serve as confirmation that I have received your opposition to PLZC20230186. A copy of this email will be provided to the Planning and Zoning Commissioners in their agenda packet.

Thank you,
Ameriz Gamez
Planner
Planning & Community Development
City of Schertz
1400 Schertz Parkway Bldg. 1
Schertz, TX. 78154
210-619-1781
Schertz.com

-----Original Message-----

From: J Graves
Sent: Friday, December 8, 2023 10:49 AM
To: planning@schertz.com
Subject: Rezoning of lot on Fawn Drive

Good morning,

We would like express our opposition to the first lot on Fawn Drive being rezoned. We dealt with this a few years back and we were very grateful when your committee rejected it. Nothing has changed that would make it a better idea this time around. We would appreciate the same action this time around.

Our neighborhood would be changed for the worse were this property allowed to be rezoned. We are are very narrow street with no sidewalks. Our street cannot handle the increased traffic that a commercial business would bring. You can barely access 3009 during high traffic times as it is.

We also feel it would bring our property value down. It seems that only one property owner would benefit from the rezoning and the rest of the homeowners would be negatively impacted.

We would appreciate you not allowing someone who doesn't live in our neighborhood, to ruin it for the rest of us.

Thank you for your service to our community and the city of Schertz as a whole!

Mike and Jennifer Graves
913 Fawn Dr.

Sent from my iPad

MYRTLE HILD
1017 FAWN DRIVE
SCHERTZ, TEXAS

STANLEY "Sonny" Hild
"DECEASED"

BOUGHT PROPERTY, CLEARED THE LOT
AND BUILT THE HOUSE
GOT MARRIED IN 1980
LIVED HERE SINCE THEN
THE ENTRANCE WAS ON A GRAVEL ROAD
OUR HOUSE WAS THE FIFTH HOUSE IN THE
SUBVISION

THE SUBDIVISION HAS GROWN A LOT.

NEEDS SIDEWALKS AND WIDER ROADS SO
2 VEHICLES CAN TRAVEL SIDE BY SIDE
AND CHILDREN CAN BE ABLE TO WALK
SAFELY ON THE STREET.

I OPPOSE THE IDEA OF BUILDING A
BUSINESS ON THE CURRENT PROPERTY
AT THE BOTTOM PIECE OF PROPERTY ON
FAWN DRIVE. NOT SAFE • TOO MUCH

BACK UP FOR SAFETY OF OUR CHILDREN
AND ELDERS.

From: Bobby Jones ·
Sent: Tuesday, December 5, 2023 9:37 PM
To: planning@schertz.com
Subject: Pending Zoning Change PLZC20230186

Dear Commission:

I am **strongly opposed** to the subject zoning change at the corner of FM 3009 and Fawn Dr in the Deer Haven subdivision for the following reasons:

- It would serve only one property owner's interest while being a great disservice to all eighty other property owners in Deer Haven.
 - Property Values would see a negative impact
 - We undoubtedly would see an increase in traffic if the only Entrance/Exit choice would be on Fawn Dr. as presented in the 2018 rezoning effort.
 - Streets in Deer Haven are not typical city streets. They are narrow and curvy with many mature trees in close proximity to the road and a sizable heard of deer constantly moving back and forth across them. They are not designed per the UDC for such zoning.
 - Increase in traffic typically means an increase in crime.
 - It is not within the considerations and expectations we had when deciding to purchase property there.
- The property in question is a very low lying area that has seen flooding before. Building to provide something suitable for General Business would result in increased displacement and speed of runoff waters and likely cause damage downstream.
- A lesser zoning change proposal was submitted in 2018 and was not approved.
- Unified Development Code, Article 5, Sec 21.5.6, Statement of Purpose and Intent for Nonresidential Districts says in part ".....located on appropriatelydesigned sites along principal transportation corridors". If entrance/exit cannot be made on FM 3009 and would use fawn Dr. instead, it should not be considered to be on a principal transportation corridor.
- Also in Sec. 21.5.6 is the description for Neighborhood Services District (NS) and General Business (GB). NS approves less intrusive uses than GB and suggests they be in 1 to 3 acres sites. In reading that section I think one reasonably comes away believing the intent of the UDC was to require more property than the 1.3 acres for GB activities.

Thank you so much for your service to the community, your careful consideration and hopefully rejection of this matter.

Sincerely,

Bobby Jones
1101 Fawn Dr
Schertz, TX 78154

From: Barbara Gonzales
Sent: Thursday, December 7, 2023 4:08 PM
To: planning@schertz.com
Subject: PLZC20230186 Deerhaven Estates: Opposition Notice to GB

Follow Up Flag: Follow up
Flag Status: Flagged

I (Barbara Mansfield Gonzales) am the owner of 1012 Antler Drive, 1.3 acres. My family has lived in this house since Memorial Day, 1969, with documents signed in June, 1969.

Deerhaven Estates has lots of an acre or more. Deerhaven Estates was an unincorporated area that was annexed to the City of Schertz as a residential only area. You can find that information probably in the 1970's, because we went off well water that smelled of sulphur to government paid for city water. Mayor Baldwin found that government program so that we did not have to pay water connection fees.

1-That lot in question was one lot. Now you have it marked as two. There was no consultation or research to keep that from happening, since Deerhaven Estates was platted with an acre or more than an acre lot size. The Beck family has been owners of that lot and has been unfortunately unsuccessful in using it due to the fact that it floods.

The land is low because it is part of a creek bed. The creek runs across FM 3009 into the park area. A great oak was to be preserved when 3009 was widened from two lanes, but destroyed when it was bulldozed on the sly. So trees were removed that would have controlled flooding. The creek bed area extends from the lot across Fawn from 20377 and 20378, through to an area including the two lots on either side of Antler Drive that border FM 3009.

Construction that does not permit water flow through this creek bed will affect all the Deerhaven Estates properties bordering on FM3009. The owner of the lot across Fawn will have INCREASED FLOODING. All the lots bordering FM3009 flood now. The DRAINAGE PIPES are NOT EFFECTIVE NOW.

2-Before Mayor Baldwin passed away in 2009, Antler, Deer Run, and Fawn were rebuilt. At that time, it was agreed after meetings with the city that the streets would stay the same width, like a COUNTRY LANE, with FLAT CURBS to allow passage of emergency vehicles. Deerhaven Estates does not have the ROAD INFRASTRUCTURE to support traffic coming from the traffic light at Antler and FM3009, through our narrow streets. It took us 30 years to get that traffic light because we do not have through streets to the Carolina Crossing subdivisions.

If we could not get out onto FM3009 due to the increased 18 wheeler traffic, how are we supposed to handle our traffic from this neighborhood?

3-Before the sidewalk was built on FM3009, high schoolers would cut across at night through Deerhaven Estates because there are no fences around the separate properties. We should not have to BUILD FENCES to accommodate that lot use. We are still wary since the greenbelt between Carolina Crossing that extends through the water easement between Deerhaven Estates and Savannah is still open to foot traffic at all hours. (Savannah owners mow that area because it is part of their lot.)

Just since August, 2023, we have had four car breakins, one truck theft, and one unauthorized soliciting trespass on Antler. Why increase traffic through our area? You know that traffic will not be able to exit Fawn onto FM3009 and so traffic will intrude on our peace and quiet.

I was opposed to NS zoning in 2018 and am now opposed to GB zoning for that property. This is a residential area. What happened to NS? Why is the city exposing us to GB?

From: Lisa Marcheschi ·
Sent: Thursday, December 7, 2023 9:20 PM
To: planning@schertz.com
Subject: RE: OBJECTION to Re-Zoning Request: PLZC20230186

Dear Planning & Zoning Committee,

This email is from:
Marcenia Cherry and
Lisa Cherry Marcheschi
1105 Fawn Drive
Schertz, TX 78154

We are devastated that we are once again facing a request for rezoning part of our beautiful neighborhood, Deer Haven, from residential to commercial. This is an action that we ardently OPPOSE!

We grew as a family in this neighborhood and have been a part of the continuing changes for more than 50 years. We remember moving to Deer Haven when there was almost no commercial development along FM 3009. This area seemed so remote and the stars at night hung so low you could practically touch them. The beauty and peacefulness of our neighborhood was unequalled in Schertz then just like it is now. Commercial development has taken a toll along FM 3009 systematically destroying the quaint country road that it once was. This request to put commercial development at our Deer Haven entrance now is simply going beyond what is needed or desired.

When you pass the entrances to our neighborhood on FM 3009, you almost don't even notice that there are homes tucked behind the beautiful trees. This has essentially protected our homes as a sanctuary since most people don't even see our small oasis of rural peace. There is no longer a sign at our entrances but there are simply streetlights. Our homes are very different from other neighborhoods in the Schertz community with our home styles being varied and unique on large lots preserving many legacy trees. Our properties are not "cookie cutter" homes and each expresses character with elegance. So many of our neighbors have owned their homes for decades, raised their children and now those adult children have purchased the homes creating generational homesteads.

Our neighborhood is home to white-tailed deer that number more than 50 in this particular herd. We also have foxes, racoons, squirrels, rodents, rabbits, possums, feral cats, ring-tailed cats, skunks, red-tailed hawks, owls, Mexican ducks, hummingbirds, cardinals, and many more species. All of these animals experience the same sense of "this is MY home" that we humans do in our neighborhood called Deer Haven. Our neighborhood is like walking around in a park that's actually a nature preserve. The two lots in question for the rezoning actually are one of the main lounging areas where the deer make their bed at night and rest in the heat of the day. The herd actually will bed down throughout Deer Haven and there are clear trails where they trek the entire neighborhood seeking their favorite nibbles or their next resting place. This herd has consistently birthed healthy fawns every year perpetuating the legacy of this area being a haven for deer. Many residents feed them and provide water especially during times of drought.

We can't imagine having to fight any kind of commercial traffic to enter one of the most peaceful places on the planet: our neighborhood. We know that none of the residents in Deer Haven ever expected to

have to drive through a commercial area or parking lot to access their quiet place to live nor did they expect to endure commercial traffic throughout this residential area. This will severely impact our home values now and for the future homeowners, the general ambiance of our entire neighborhood will be sacrificed. This doesn't just affect the houses immediately bordering the property in question. Rezoning to commercial will drastically affect the environment, ambiance, and deer habitat that we purchased our homes to enjoy. The street names, Fawn, Antler and Deer Run all testify to the original vision of establishing this neighborhood as a Deer Haven. We believe that re-zoning any part of Deer Haven for any type of commercial use will destroy the sanctity of our homes and the habitat for our deer herd.

Please do not allow commercial development at the entrance to our lovely neighborhood.

Respectfully,

Marcenia Cherry and

Lisa Cherry Marcheschi

From: William Marciniak < >
Sent: Thursday, December 7, 2023 1:11 PM
To: planning@schertz.com; Ameriz Gamez

To. Planning & Community Development
Submission to our opposition to PLZC20230189.

Ameriz Gamez
1400 Schertz Parkway
Schertz, Texas 78154

Dear Mr. Brown

My wife and I have been homeowners and taxpayers in Schertz for 42 years at our current address .
We oppose the potential rezoning of 1 lot out of 80 in Deer Haven from residential to commercial for the following reasons.

1. Deer Haven was built as a residential community up to FM 3009. There were no setbacks for commercial use unlike communities like Savanna Square. The zoning and intended use have always been residential. The lot in question should then remain residential.
2. Allowing commercial construction would reduce property values for 75+ long-time families for the benefit of a single investment company.
3. TxDot would not allow entrance directly from 3009 to the property. Traffic would be directed to Fawn Drive. Both streets are dead ends with the only exit on to 3009.
4. Fawn Drive and Antler Drive are narrow streets. Increased traffic would cause accidents.
5. There is a drainage issue with that lot that would need to be considered.
6. Seems to me that the city would receive very little value to the detriment of the Deer Haven families.
7. If this investment company really wants to build a commercial property on 3009, there are numerous commercial sites available.

We are a community that has supported Schertz for over 50 years, and paid millions of dollars in taxes. The 75+ families that live here would like your consideration and support.

Thank You

William Marciniak
908 Antler Drive
Since May 1982

Deborah Marciniak
1200 Antler Drive and 908 Antler Drive
Since July 1970

William J Marciniak

From: Kerstan Marquez
Sent: Monday, December 4, 2023 5:24 PM
To: planning@schertz.com
Subject: PLZC20240001 Reply

Dear Schertz Planning,

I would like to inform you that I am OPPOSED to the request PLZC20240001.

In Deer Haven the residential streets are country lanes without sidewalks and by adding commercial traffic, it would be too dangerous for children and families enjoying the outdoors. Also, the traffic exiting Fawn Drive to FM3009 is already extremely dangerous during rush hour. Then add someone not familiar with the area and disaster will happen, it's not if, but when... Thank you for your time . Please feel free to reach out to me if you have any questions or concerns.

--

Regards,
Kerstan Marquez
1000 Fawn Dr.
Schertz, TX 78154

From: Vicki
Sent: Thursday, December 7, 2023 9:19 AM
To: planning@schertz.com
Subject: Deer Haven Neighborhood

Follow Up Flag: Follow up
Flag Status: Flagged

> Good morning,

>

> My name is Victoria Marquez and I live at 1000 Fawn Dr in Deer Haven.

>

> First, let me applaud you for representing our community. It's a very proud feeling to represent. For me, I represented the Air Force as a Federal Agent. I continue my service as an Investigative Analyst for the Internal Revenue Service, Criminal Investigations Division.

>

> I would like to give my opinion on the rezoning of the 2 plots of land on Fawn Dr and 3009, which I am adamantly against.

>

> First, the issue of safety is at risk for our residents. We have several elderly people who love to walk the neighborhood. We have children who love to run around on the properties and ride their bikes. Having others from the community coming into our neighborhood is not a good idea. Even now, we have others speeding through our neighborhood. I also have a major concern about any criminal activity that any business would bring to our neighborhood. With easy access to 3009 and IH-35, I believe the attraction of criminal activity would increase.

>

> Our street is for Deer Haven residents and not ideal for commercial traffic. We don't even have regulation-size streets. Any changes to the street would take away from the neighborhood appeal and would have an adverse impact on those of us who live on Fawn Drive. TXDOT has already stated that they would not allow access from 3009 so do we have to be inconvenienced by this rezoning?

>

> Why does the land need to be rezoned? There is a large group of buildings just up the street with Kellum Medical that could offer any business lease space. Other empty business offices in Schertz could house the business. Why would you want to destroy a neighborhood for a building to be constructed with all the requirements for fences, parking, walls, and landscaping, taking more than half of the area?

>

> Our neighborhood is called Deer Haven for a reason. We have well over 300 deer in the area, not to mention foxes, coyotes, and other small animals that will have less land to relax and be safe.

>

> You may believe you will get a larger tax income from this General business but what will happen when over 80 property owners protest for lower taxes because this business has lowered our property values?

>

> The last point I have is that our neighborhood has been in Schertz before the 1970s. Deer Haven should be classified as a historical area, not a place where a new business is going to be constructed.

>

> I hope I have provided the points that will have you voting no for the rezoning. I look forward to the next city election as well.

>

> Thank you,
> Victoria Marquez
> 1000 Fawn Dr.
>
>
>
>

From: Karen Morales ·
Sent: Thursday, December 7, 2023 11:48 AM
To: planning@schertz.com
Cc: Ralph Gutierrez; Mark Davis; Michelle Watson; Paul Macaluso; Michael Dahle; Robert Westbrook; Allison Heyward; Tim Brown
Subject: Case # PLZC20230186

12/6/2023

City of Schertz
1400 Schertz Parkway
Schertz, TX 78154

Planning Division planning@Schertz.com
Planning & Zoning Commission
Attention Commissioners:
G. Outlaw, R. Braud, T. Brown, G. Rae, J. Goldick, R. Hector, J. Carbon, P. McMaster, and D. Craig

Karen Mayers-Morales and Frank Morales
1109 Antler Drive
Schertz, TX 78154

Subject: Case # PLZC20230186
Rezoning Proposal of 2 vacant parcels in Deer Haven from Single Family Residential (R1) to General Business District (GB) ID #20377 and ID #20378 Deer Haven

Commissioners:

We have been residents and registered voters of Deer Haven at 1109 Antler Drive in Schertz for over 19 years, and the property owner for 17 years. Prior to our ownership, this home was owned and occupied by Karen's parents for over 31 years. We plan to continue to make this our permanent home due to Deer Haven's unique qualities and the many happy memories we have shared here with 4 generations of our family.

We are strongly opposed to the rezoning of the two parcels of Deer Haven from R-1 to GB as follows:

GB is not an appropriate designated classification to put into a Residential Neighborhood.

GB zones are along principal transportation corridors. TxDot will not allow direct access to these parcels from FM 3009, please reference case #ZC2017016.

This will then route the business traffic into a residential neighborhood via Fawn Drive and Antler Drive causing serious safety issues for residents of Deer Haven. There is no traffic control light at Fawn Drive and FM 3009, there is one at Antler Drive and FM 3009. Most residents access the traffic control light on Antler Drive for safe exit of the

neighborhood, and the potential business traffic will as well. These are the only two entrances and exits from Deer Haven, they are not thoroughfares. They are both country style roads, narrow, deteriorated asphalt chip seal and cracks, with no sidewalks that dead end and only connect via Deer Run. Deer Haven's residential roads were not designed or intended to be used by commercial business traffic. Residents exercise, walk their pets and our neighborhood children play on these 3 streets. In addition, the neighborhood has an ever present population of deer roaming the properties and the streets. Adding potential business traffic to this neighborhood is a serious safety concern.

GB zoning requirements include specific building setbacks, landscape buffers, and masonry walls to screen a commercial business from surrounding residential homes. This would restrict the building and necessary parking substantially. Any overflow parking would be on Fawn Drive, a narrow dead end residential street with private driveways and no sidewalks for foot traffic.

The two parcels requesting a zone change, along with adjacent properties, have a long standing issue with flooding during heavy rains, specifically after FM 3009 was elevated during the widening and lane expansion phase. Adding a business building and the required infrastructure would only exacerbate the problem for the adjacent homeowners that would require major engineering plans and construction to correct.

The two parcels have beautiful mature oak trees in both the protected class and heritage class designations of the tree preservation and mitigation (section 21.9.9) of the UDC. In fact all of the properties in Deer Haven do. They are part of the beauty of the neighborhood, and why Deer Haven is actively sought after by home buyers and should not be allowed to be removed in mass for a commercial business.

A commercial building, retail business, service establishment or general business of any kind on these parcels would substantially and negatively impact the charm, uniqueness, and quality of life for those living in Deer Haven. The homes in the neighborhood of Deer Haven continue to be highly sought after by families wishing to live in Schertz. The homes are more valuable year after year thus increasing the tax value for our city, school, and county. There are 80 homes whose value would undeniably decrease with a commercial business of any kind on these parcels. Eighty homes decreasing in value versus 1 general business tax revenue is not a good value proposition for the city. Furthermore, we can think of no business that would meet a need for Deer Haven or the entire community of Schertz if these parcels are zoned General Business District.

As you are aware, a previous request was made to rezone these 2 parcels in the past (reference ZC2017-016) and staff recommended denial of the proposed rezoning. We believe all of the reasons stated at that time are still relevant.

We respectfully ask that this rezone request be denied, and hope that a permanent solution for appropriate use of this property be agreed upon.

Sincerely,

Karen Mayers-Morales Frank Morales

CC: Schertz City Council

From: Marty
Sent: Saturday, December 2, 2023 5:27 PM
To: planning@schertz.com
Subject: zoning case # PLZC20230186

Planning and zoning Commission
2023
1400 Schertz Parkway, Bldg. 4
Schertz, TX 78154

December 2,

This letter is address to Schertz planning and zoning commission concerning the rezoning of the two properties on IH3009 between Fawn Dr. and Antler Dr.

We are vehemently opposed to rezoning this property for commercial use.

This is one of the first established neighborhoods in Schertz with 1–2-acre wooded lots. We do not have two-lane streets, but more of a one lane country paved road. The increase in traffic would be devastating and frankly not feasible.

We have no sidewalks, so this endangers not only pedestrians but also the children in the neighborhood who ride their bikes and walk to school. There are young families with small children who live only 3 houses from the entrance to a business on Fawn and Antler.

Light and noise pollution to those households that border the property. I also have questions about the easement requirements for this property.

This property should be turned **permanently into a greenbelt** by the city and **common sense** should be the leading argument for this proposal.

Regards,

Tim and Marty Morgan

1116 Fawn Drive

From: David & Monica Silva [t](#)
Sent: Monday, December 4, 2023 3:22:11 PM
To: planning@schertz.com; Emily Delgado; Samuel Haas
Cc: Monica Silva
Subject: PLZC20230186 zoning opposition

Good afternoon Planning and Zoning Commission,

We David & Monica Silva, residing at 1117 Fawn Drive in Schertz are writing to submit our opposition to the rezoning of lots-property 20377 & 20378.

This rezoning would allow a business to be considered which would create a domino effect of unfavorable events as follows:

1. Create a very hazardous unsafe environment for elderly residents walking and families walking or riding bikes with their children and pets. Current 45 plus mph traffic on Roy Richard would be required to halt and turn into an unknowing 20 mph residential speed limit change
2. Would increase traffic on an already congested and dangerous intersection which is already difficult enough to get in and out of especially for EMS, fire, etc during emergencies as there is no outlet at end of streets
3. Businesses would create excessive noise to a quiet residential area.
4. Will Ordinances be implemented to avoid
 - noise, odor, smoke, dust, light, glare, and electrical interference are not noticeable to the neighbors.
5. A business could also Create or expose residents to environmental hazards. Most businesses on Roy Richard Drive do not have home so close in proximity as the homes on Fawn Drive and Antler Drive.
6. Is the City of Schertz ready to agree put forth funding to repair our street with increased traffic should zoning be approved? A business would require widening or straightening of streets, water or sewer line projects, or any other public works projects (e.g. installation or improvement of storm drains, water lines, sewer lines, etc.) on our narrow street with currently no drains?

As the appraisal value of both lots combined are a mere \$65k, We recommend the lots in question be purchased by the City as an investment for the community to preserve green space or utilize for a community garden, dog park, kids park, in an already calm and beautiful residential environment.

Please find it in your hearts to Do what is and feels right. Thank you so much for considering our request.

Happy Holidays!
Respectfully
The Silva's

November 16, 2023

NOTICE OF PUBLIC HEARING

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, December 13, 2023 at 6:00 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:

PLZC20230186 – A request to rezone approximately 1.3 acres of land from Single Family Residential District (R-1) to General Business District (GB), known as Guadalupe County Property Identification Numbers 20377 and 20378, generally located southeast of the intersection of Fawn Drive and FM 3009, 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. You may return the reply form below by mail or personal delivery to Ameriz Gamez, Planner, 1400 Schertz Parkway, Schertz, Texas 78154, or by e-mail: planning@schertz.com. If you have any questions, please feel free to call Ameriz Gamez, Planner at (210) 619-1781.

Sincerely,

Ameriz Gamez
Planner

Reply Form:

City Council will have two readings on the request after the recommendation from the Planning and Zoning Commission. This form is used to calculate the protest in accordance with LGC, Local Government Code 211.006(d). **The written protest must be received by City no later than noon (central time) on the Friday before each reading by the City Council.** If the name of the person signing this form does not match the name listed as the owner on the appraisal district website, proof of ownership is required in order for this to count towards the protest.

I am: in favor of opposed to neutral to the request for PLZC20240001

COMMENTS:

NAME: David & Monica Silva SIGNATURE: [Handwritten Signature]
(PLEASE PRINT) Monica M. Silva

STREET ADDRESS: 1117 Fawn Drive

DATE: 11/29/2023

Sent from my iPhone

From:
Sent: Wednesday, December 6, 2023 9:12 PM
To: planning@schertz.com
Cc: Leslie Gabelmann
Subject: Deer Haven, PLZC20230186

Dear Members of the Planning and Zoning Committee,

We are writing in opposition to the proposed rezoning of the lot located southeast of the intersection of Fawn Drive and FM 3009 from R1 to GB. Our family has resided at 1020 Fawn Drive since 1972. Our primary concerns are as follows:

Increased traffic on neighborhood streets. It is our understanding that any traffic to a business located on this lot would not have access onto FM 3009 but would instead enter and exit via Fawn Drive. In order to exit at a protected light, traffic would need to travel through the neighborhood to the traffic signal at Antler Drive and FM 3009. This traffic pattern would create a safety issue as many residents walk in the neighborhood and there are no sidewalks for pedestrian use. An additional safety concern arises from the fact that there are some stretches of the streets that do not easily accommodate two-way traffic. Wear and tear and additional maintenance of the streets should also be considered.

Dangerous entrance to subdivision. As it currently stands, the turn onto Fawn Drive is already difficult to negotiate. The addition of traffic coming into and out of a business at this location would worsen an already dangerous situation.

Improper drainage of the lot. This lot has a history of flooding. We fear efforts to correct the drainage to allow for development could potentially divert excess water to surrounding properties and FM 3009.

Rezoning was previously not recommended by Schertz city employees. In 2018 City of Schertz employees recommended against allowing rezoning from R1 to NS for numerous reasons. One reason is because Fawn Drive is a residential street and not a “collector” or “minor arterial” which are the roadways that generally accommodate business traffic. An additional reason was that after the required setbacks, screening, and landscaping to be “properly buffered” there was a question as to whether or not the lot could accommodate a building and parking. Additional concerns were also addressed by the city employees. It is our belief that the only thing that has changed in the five years since the city addressed this possible rezoning is that the concerns have only become more valid.

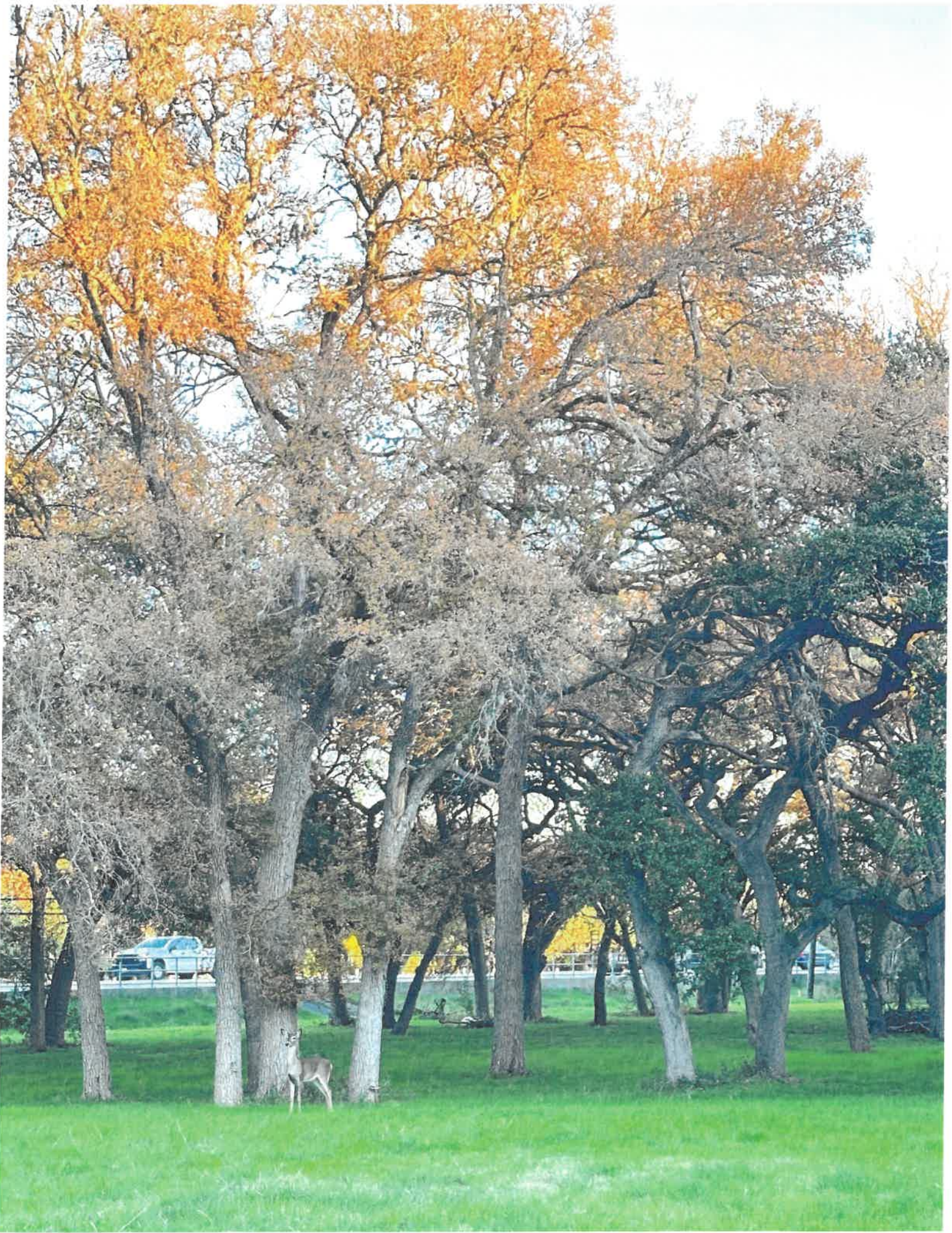
We appreciate your time and service to the City of Schertz and the residents of Deer Haven.

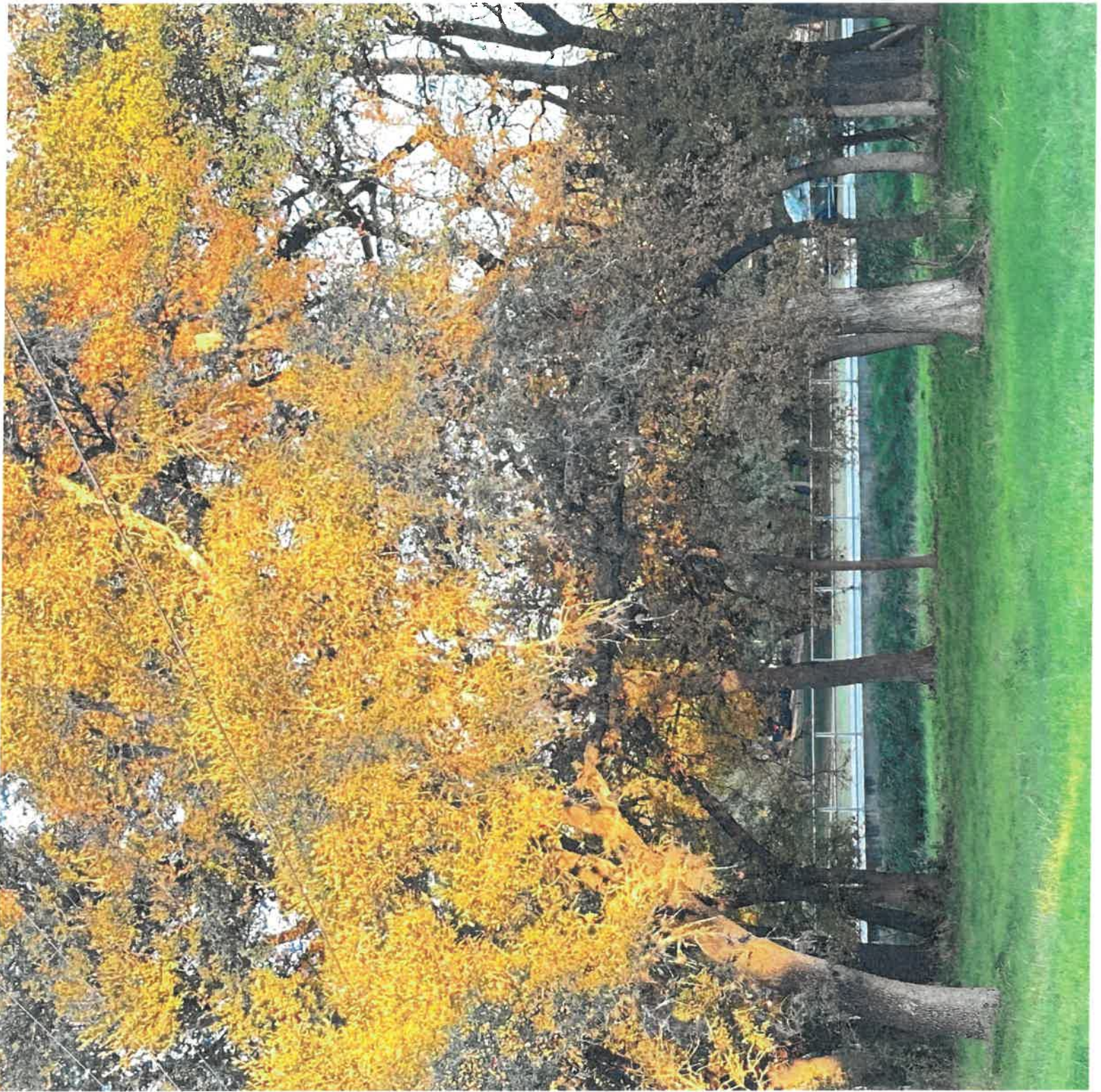
Sincerely,

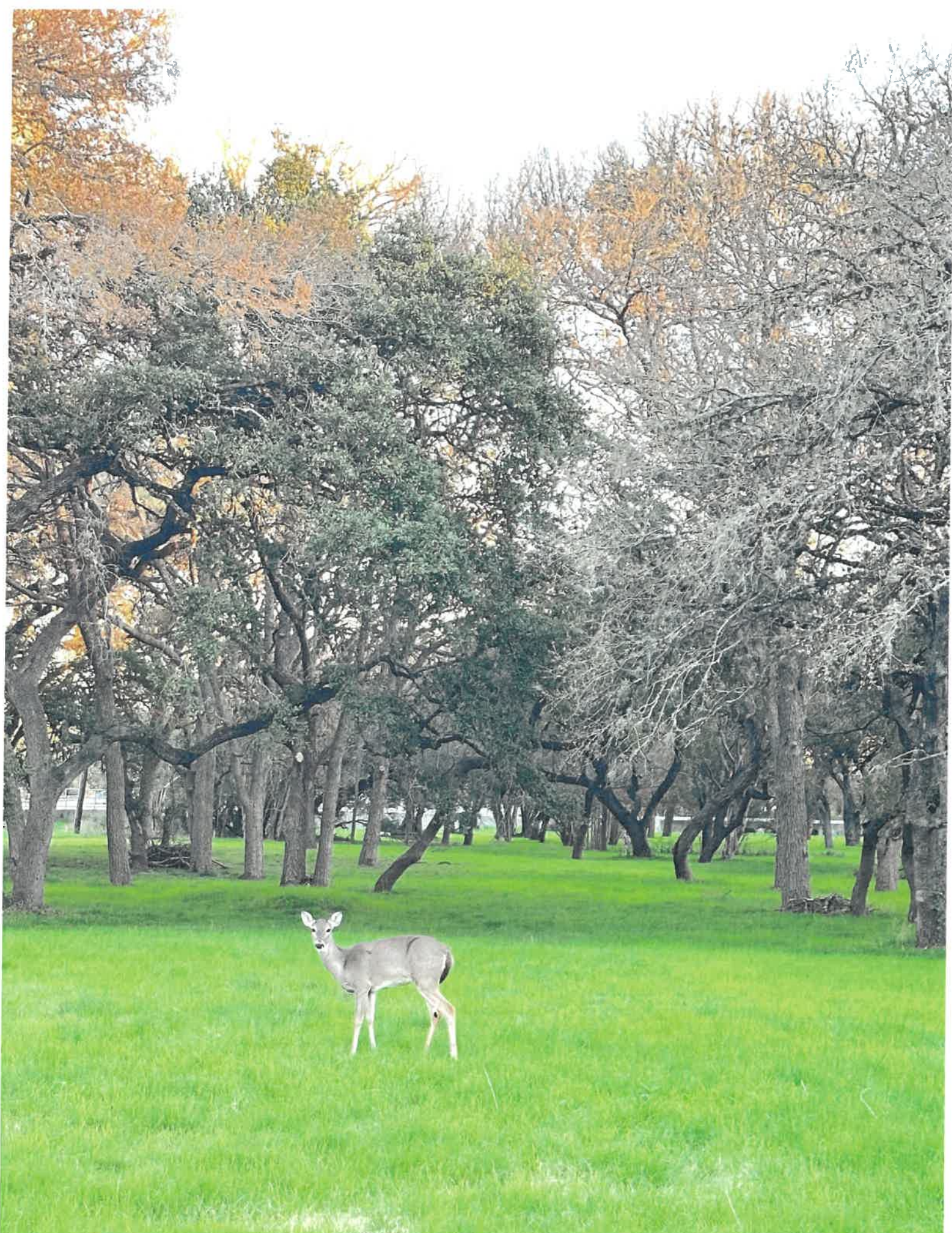
Linda Duffield, Deer Haven resident

Leslie Duffield Gabelmann, POA for Linda Duffield

Melissa Duffield Smith, Alternate POA for Linda Duffield







From:
Sent: Tuesday, December 5, 2023 5:10 PM
To: planning@schertz.com
Subject: Proposed zoning change for lot # 20377 & #20378

Dear honored members of our Schertz planning and zoning committee;

I am writing to express my opposition to the proposed zoning change of 1.3 acres of land in my neighborhood, Deer Haven, from R-1 to General Business District. My husband and I have owned our home and lived at 1016 Antler Drive since 1982. We have weathered many changes to our neighborhood and community in the past forty one years. Deer Haven has stood the test of time. It has remained a unique and charming neighborhood with its large, tree covered 3/4 acre or larger yards.

The proposed zoning change would increase the value of one lot in our neighborhood while working to the detriment of all the some 70 other lots in our beautiful neighborhood. Any increase in tax revenue for the city that might occur from granting this zoning change will surely be offset from the loss of income from property protest from residents of Deer Haven that will result in loss of revenue for the city.

In addition this lot on Fawn Drive that is requesting the zoning change is in the flood way. Having lived here for forty one years, I can assure you that even after the drainage improvements put in by the city, that lot is subject to extreme flooding. If developed, the proposed lot will have to be built up considerably. Where will the resulting drainage go? How will this drainage affect our neighbors? What will the city do to protect our citizens? Our neighborhood was very negatively affected by a previous zoning change when the Savannah Square development was allowed a zoning change. The flooding from that development eventually cost the city of Schertz somewhere over a million dollars in mitigation fees when citizens affected sought legal recourse. The property in question should be greenbelted as similar property in Greenshire and Oak Forrest is. The only reason it is not greenbelted is because our neighborhood was platted before this practice became standard practice.

Tex Dot will not allow a curb cut on 3009 for this property. If this lot that is part of our R-1 neighborhood is allowed to be developed into a general business commercial property, then all of the traffic that frequents it will have to enter the business via Fawn Drive. They will most likely exit said business by traveling through our neighborhood by traveling up Fawn, across Deer Run, and down Antler to access the traffic light to enter 3009. Our streets are charming, narrow, country lanes with no sidewalks. Children play in the street and pedestrians walk in the street. As the name of our neighborhood suggests, Deer Haven, we have a large population of deer and wildlife that inhabit our neighborhood. This increased traffic will probably result in loss of life and injury to the wildlife and could potentially injure pedestrians or children on the roads. The increased traffic will most definitely have a negative impact on our neighborhood.

Additionally, the proposed lot is literally covered in both protected and heritage trees. Whoever would develop this lot would have to spend exorbitant sums to mitigate the tree loss. In fact I would like to suggest that if this property is going to be rezoned that the city consider an environmental preserve designation which seems much more appropriate than a general business as this lot is covered with trees, deer, other wildlife and prone to flooding. I am attaching pictures of the lot to my letter. Please note the deer and trees.

I thank you for reading my letter and listening to my concerns. Deer Haven and its residents have played an integral role in the history and shaping of this community. We have a high

number of original owners and homes that have passed to the once children that grew up in this neighborhood and then as adults moved back into their childhood home to raise their own family in this neighborhood. Deer Haven is a unique and beautiful area with intrinsic value. It is woven into the very fabric of the history of Schertz. I will close with the words of John Prine, one of the foremost songwriters of our times. Please don't pave paradise and put up a parking lot.

Thank you for your service to our community and careful consideration in this matter.

Respectfully,

Dana Sommers

Sent from Yahoo Mail for iPhone

From:
Sent: Wednesday, December 6, 2023 10:29 AM
To: planning@schertz.com
Cc:
Subject: Reference PLZC 20230186 Rezoning Deer Haven

Follow Up Flag: Follow up

Flag Status: Flagged

The City of Schertz appears to be using Flood Map information dated May 2, 2007 from the Federal Emergency Management Agency (FEMA) which became effective on November 2, 2007 in determining rezoning of the two residential lots located at the bottom of Antler and Fawn Dr.

FEMA is required to update flood maps every five years.

If a map is not assessed within the five-year window, the level of flood risk is considered “unknown.” The two lots in question are currently located in a Zone X area and should be classified as UNKNOWN area IAW FEMA.

Inaccurate and out-of-date flood maps put communities at risk. Climate change impacts, like rising sea levels and more intense rain storms, also influence flood risk. A recent investigation by the Department of Homeland Security’s Inspector General revealed that [58% of all FEMA flood maps are considered inaccurate or out-of-date](#).

FEMA must reassess flood maps regularly because flood risks are not static. Flood risks change over time due to a variety of factors, like changing land use patterns, Climate change impacts, and more intense rain storms (May 2023 Deer Haven received 2” of rain in 30 minutes) .

In my opinion, any construction, be it residential or commercial, should not be allowed until Flood Maps are updated. Any efforts to raise the grade of these two sites to allow for construction of any sort, would have a serious impact on the existing homes located left, right, and possibly to the rear. The lot located at the bottom of Antler (1013) already has elevated their outside AC unit because of ongoing/existing flooding.

In closing, I would also like to point out that the streets in Deer Haven have no sidewalks, so everyone walks in the streets. The possible introduction of any commercial traffic could have a serious impact to the safety of all residents.

Sincerely,

Joseph H Tavernier, SGM (Retired USA)

913 Antler

Schertz, TX 78154

From: Linda Warren
Sent: Thursday, December 7, 2023 10:40 AM
To: planning@schertz.com
Subject: Zoning Change

Follow Up Flag: Follow up
Flag Status: Flagged

I am writing to express my opposition to the rezoning of the property at Fawn Dr and FM 3009 I am a long time resident of Deer Haven. Primarily, I do not think that the streets can accommodate the increased traffic that will result from this rezoning Thank you for your consideration Linda Warren

From: Amy White
Sent: Wednesday, December 6, 2023 8:55 AM
To: planning@schertz.com
Subject: PLZC20230186: Deer Haven Subdivision

Dear P&Z Commission Members,

In 1976, my parents, Ervin and Linda Jupe, built a home at 909 Antler Drive in Deer Haven Subdivision. This is where I grew up from the ages of 2 to 18 years. After graduating from Clemens, sadly my parents sold my childhood home. To say the least, I was devastated. In the years after they sold it, I graduated college, got a teaching job, got married, bought and sold two houses, and had three children of my own. In 2012, my childhood home on Antler went up for sale, and my husband and I gladly bought it back. We have now lived here 11 years. This neighborhood is truly a gem tucked away with gorgeous trees and an abundance of beautiful deer. Even though our streets do not have sidewalks, we enjoy seeing our neighbors walking and children riding their bikes. We have very little traffic and crime, and we truly love our neighborhood. It has often been compared to Garden Ridge because you really can't find anything like it anywhere else in Schertz.

The reason we are writing this letter is to voice our opposition to the rezoning of the two empty lots on Fawn Drive. Currently, they are zoned residential, and we would like for them to stay that way. We need to preserve these lots as this neighborhood was not designed to host any kind of commercial businesses. Please consider the impact it will have on us homeowners.

- Increase in traffic which poses a safety issue to all who live and drive in this neighborhood.
- Difficulty exiting Fawn which will increase traffic flow to drive up Fawn, cross Deer Run, and drive down Antler to catch the light.
- Increase in congestion on 3009.
- Neighbors on Fawn who live directly behind these lots (the Bakers) will be facing a masonry wall.
- Parking on narrow streets. (Our streets are not the same width as Savannah Drive and Woodland Oaks Drive which have commercial properties at their entrances; therefore this is another reason why it is unsafe for our residents).
- Flooding already occurs on both streets near 3009. How will a business built there help this situation?
- A business built at our entrance will alter the aesthetics and decrease our property values while the owner of these two lots seeks to make a significant financial gain.

Please vote against the rezoning and help the Deer Haven residents preserve what little nature we have left in Schertz. We already have empty office buildings in the area and an increase in fatalities on FM 3009. Do we really want to add more?

Thank you,
David and Amy White
909 Antler Drive
Schertz, TX 78154

Reference PLZC20230186