
From: Abraham
Sent: Monday, November 13, 2023 11:51 PM
To: Brian James; planning@schertz.com
Subject: Plan PLPDD20220214

Dear Planning & Zoning Committee (including Samuel Haas, Senior Planner),

I am writing to express my strong opposition to rezoning of approximately 65 acres of land from General Business District (GB) to Planned Development District (PDD), specifically titled "Schertz Gateway", generally located southeast to the IH 35 and Schwab Road. This development will be detrimental to the area, nearly all residents in the surrounding neighborhoods are completely opposed to the addition of commercial/retail, multi-family residential, and residential/low density multi-family housing that will cause traffic and safety problems, create even more problems with schools that are already over-capacity, destroy local wildlife habitat, increase the already existing issues with water pressure in the area, and potentially lower the property values of the existing community.

Traffic and safety of pedestrians are major areas of concern. Traffic jams on the access road of I-35 already exist up and down Schwab and there are often accidents. The local neighborhood traffic will disproportionately surge during morning and evening rush hours, causing traffic issues during critical times for the existing multiple existing neighborhoods. The traffic surge during morning rush hours will also negatively impact safety for children, since students walk to buses in the mornings. In general, the area traffic is continuing to increase, and heavy traffic is already common at times which may not have been anticipated. Additionally, the roads continue to increase with traffic hazardous including potholes and litter and this development will further exacerbate that hazard that could lead to accidents and create an unsafe situation for residents. There are already multiple large master planned communities and developments and continuing to rezone will strain the area and increase traffic and safety risk.

This development will create safety concerns as the local police are already 12 officers short and increasing the number of residents and adding commercial property presents a very dangerous situation for residents. As recently as last year a high-speed chase ended in this area and crime has been very relevant in this area. Theft of cars and break-ins have been rapidly increasing. This will increase response times drastically and create a very risky situation.

Schools in the area are already reported at overcapacity, and the council should not approve multi-family dwellings that creates or exacerbates a situation that will cause school concurrency to fail for this proposal and/or other approved plans. Additionally, bus drivers are limited and we already have issues with children being late to school and unsafely having to sit 3 across on the bus seats.

Wildlife has been observed in the area, and any development will destroy their habitat. Any planned development of the property should consider the continuing impact to local wildlife habitat. The area has lots of wildlife and has the potential to impact several endangered species, which should be investigated by the appropriate agency prior to approving development. Additionally, with nearby ranches these re-zoning threatens the ranch wildlife on these ranches. Lastly, continuing to develop the land will enhance the safety issues on the roads noted above as displacing the wildlife such as deer will lead to wildlife running into the roads and surrounding communities and causing accidents. Air pollution and litter would likely increase as well in these areas and threaten wildlife and humans' health.

Multiple complaints have been sent to the city regarding issues with water pressure in the area this development is purposed. This issue occurs around the clock but especially during peak usage hours the surrounding neighborhoods have decreased access to water and putting increased pressure on these systems threatens the already large issue residents are experiencing. This is a true human health risk and should be weighed heavily.

Property values are likely to go down in the area if multi-family apartments or condominiums are built. Multifamily dwellings are inconsistent with the neighborhoods developed in the area. I am very disappointed that only a limited number of notices were mailed even though this largely impacts the entire surrounding communities. There was no indication of where the notifications were sent, but I suspect very few were delivered into our neighborhood. Additionally, these were sent on 11/3, not received until 11/6-11/7 and then the entire planning and zoning office was out of office 11/9-11/13 only leaving 2 business days for the community to voice concerns in advance of the meeting. This application was submitted in January 2023 and the fact that this rezoning is being rushed with very limited notice is very disappointing and concerning.

I urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to attend meeting or write letters and emails.

Thank you for your continued service and support of our communities.

Best regards,

MY FULL NAME IS:
Abraham David Marquez

MY HOME ADDRESS IS:
5383 Kingswood
Schertz TX 78108

Thank you,
Abraham Marquez
Sent from my iPhone

From: Amber Shaw
Sent: Tuesday, November 14, 2023 4:33 PM
To: planning@schertz.com
Subject: Rezoning of PLPDD20220214

Dear Planning & Zoning Committee (including Samuel Haas, Senior Planner) - I am writing to express my strong opposition to rezoning of PLPDD20220214 approximately 65 acres of land from General Business District (GB) to Planned Development District (PDD), specifically titled "Schertz Gateway", generally located southeast to the IH 35 and Schwab Road.

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Lastly, continuing to develop the land will enhance the safety issues on the roads noted above as displacing the wildlife such as deer will lead to wildlife running into the roads and surrounding communities and causing accidents. Air pollution and litter would likely increase as well in these areas and threaten wildlife and humans' health. Multiple complaints have been sent to the city regarding issues with water pressure in the area this development is proposed. This issue occurs around the clock but especially during peak usage hours the surrounding neighborhoods have

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This application was submitted in January 2023 and the fact that this rezoning is being rushed with very limited notice is very disappointing and concerning. I urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to attend meeting or write letters and emails.

Put a really nice park with bike trails out there. Our children need somewhere to play. Stop thinking of the kickbacks and money lining your pockets and think about the residents that are already here. I understand Schertz is growing and growth means money, but make wise decisions about where things should go. Y'all can't even fix our roads for goodness sake, so think about what else you want to add to this growing mess with no proper infrastructure.

Thank you for your continued service and half-hearted support of our communities.

Best regards,

MY FULL NAME IS: Amber Shaw

MY HOME ADDRESS IS: 5260 Forest Oak, Schertz TX 78108

From: Anthony O'Neal
Sent: Thursday, November 9, 2023 4:10 PM
To: Brian James
Subject: PLPDD20220214

Brian James,

I, (Anthony O'Neal) currently live at 5299 Top Ridge Ln, Schertz, TX 78108 and I oppose to this project.

Reason being is the current water pressure in this community fluctuate and with the new housing development it will not be able to support.

Policing is another issue, current police force will be under staff in order support the community.

Animal control will be another issue.

I-35 is already congested, when it gets backed up, people already wonder through our community to find a short cut. We are already concerned for the safety our children. With addition growth this will increase of traffic flow through the community.

Anthony O'Neal
5299 Top Ridge Ln, Schertz, TX 78108

NOTICE OF PUBLIC HEARING

November 3, 2023

To whom it may concern,

The City of Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, November 15th, 2023 at 6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and act upon the following item:

PLPDD20220214 - Hold a public hearing, consider, and make a recommendation on a request to rezone approximately 65 acres of land from General Business District (GB) to Planned Development District (PDD), known as Comal County Parcel ID 75458 and Guadalupe County Parcel ID 64005, generally located southeast of the IH 35 and Schwab Road intersection, City of Schertz, Comal County and Guadalupe County, Texas.

Because you own property within 200 feet of the subject property, the Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing. If you would like to express how you feel, please complete the bottom portion of this letter and return before the public hearing date by mail or personal delivery to Samuel Haas, Senior Planner 1400 Schertz Parkway, Bldg. 1, Schertz, Texas 78154, or by e-mail 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 **PLPDD20220214**

COMMENTS: *This Development Will Have a negative Impact on the area + well Beyond Just here*

NAME: Barbara A. Wright SIGNATURE Barbara A. Wright
(PLEASE PRINT)

STREET ADDRESS: 24550 IH 35 N New Braunfels TX 78132

DATE: 11-13-23 (*Home address 7260 Green Valley Rd Cibola TX 78108*)

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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 PLPDD20220214

COMMENTS: This development limits what we can do with our property in the future

NAME: Bobby Wright SIGNATURE [Handwritten signature]
(PLEASE PRINT)

STREET ADDRESS: 24550 IH 35 N New Braunfels TX

DATE: 11/11/2023 78132

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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 PLPDD20220214

COMMENTS: This area cannot support the development

NAME: Lindy Ann Wright SIGNATURE [Handwritten signature]

STREET ADDRESS: 24550 IH 35 N. New Braunfels 78132 (Schertz City Limits) DATE: 11/9/2023

From:
Sent: Sunday, November 12, 2023 11:13 AM
To: planning@schertz.com
Subject: Re: PLPDD20220214 - Rezone Hearing

In regard to the hearing on the 15th, I have attached a letter of my concerns and my opposition for the rezoning. I live on 5291 Top Ridge Ln and this impacts my family and I as well as the community.

Regards,
Bertha Murad

Dear Planning & Zoning Committee (including Samuel Haas, Senior Planner) -

I am writing to express my strong opposition to rezoning of approximately 65 acres of land from General Business District (GB) to Planned Development District (PDD), specifically titled "Schertz Gateway", generally located southeast to the IH 35 and Schwab Road. This development will be detrimental to the area, nearly all residents in the surrounding neighborhoods are completely opposed to the addition of commercial/retail, multi-family residential, and residential/low density multi-family housing that will cause traffic and safety problems, create even more problems with schools that are already over-capacity, destroy local wildlife habitat, increase the already existing issues with water pressure in the area, and potentially lower the property values of the existing community.

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I urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to attend meeting or write letters and emails.

Thank you for your continued service and support of our communities.

Best regards,

Bertha Murad

MY FULL NAME IS:

Bertha Dolores Murad

MY HOME ADDRESS IS:

5291 Top Ridge Ln.

Schertz, TX 78108

From: The Cooper Family
Sent: Monday, November 13, 2023 7:02 PM
To: planning@schertz.com
Subject: Rezoning of PLPDD20220214

Dear Planning & Zoning Committee (including Samuel Haas, Senior Planner)

We are writing to express my strong opposition to rezoning of PLPDD20220214 approximately 65 acres of land from General Business District (GB) to Planned Development District (PDD), specifically titled "Schertz Gateway", generally located southeast to the IH 35 and Schwab Road. This development will be detrimental to the area, nearly all residents in the surrounding neighborhoods are completely opposed to the addition of commercial/retail, multi-family residential, and residential/low density multi-family housing that will cause traffic and safety problems, create even more problems with schools that are already over-capacity, destroy local wildlife habitat, increase the already existing issues with water pressure in the area, and potentially lower the property values of the existing community.

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Thank you for your continued service and support of our communities.

Best regards,

Bryan and Latoya Cooper
4838 Park Leaf
Schertz, TX 78124

Samuel Haas

From: Cameron Hall ·
Sent: Tuesday, November 14, 2023 6:26 PM
To: planning@schertz.com
Subject: Opposition to Rezoning

Dear Planning & Zoning Committee (including Samuel Haas, Senior Planner) -

I am writing to express my strong opposition to rezoning of PLPDD20220214 approximately 65 acres of land from General Business District (GB) to Planned Development District (PDD), specifically titled "Schertz Gateway", generally located southeast to the IH 35 and Schwab Road. This development will be detrimental to the area, nearly all residents in the surrounding neighborhoods are completely opposed to the addition of commercial/retail, multi-family residential, and residential/low density multi-family housing that will cause traffic and safety problems, create even more problems with schools that are already over-capacity, destroy local wildlife habitat, increase the already existing issues with water pressure in the area, and potentially lower the property values of the existing community.

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Thank you for your continued service and support of our communities.

Best regards,

MY FULL NAME IS: Cameron Hall

MY HOME ADDRESS IS: 5043 Top Ridge Lane
Schertz, TX 78108

Dear Planning & Zoning Committee (including *Samuel Haas, Senior Planner*)

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Thank you for your continued service and support of our communities.

Best regards,



CARMELO VEGA MARTINEZ

5503 DEVONWOOD ST

SCHERTZ, TX 78108

From: Christopher Harlin
Sent: Thursday, November 9, 2023 5:32 PM
To: planning@schertz.com; Brian James
Subject: Schertz Gateway Rezoning

Dear Planning & Zoning Committee (including Samuel Haas, Senior Planner) -

I am writing to strongly oppose the proposed rezoning of approximately 65 acres of land from General Business District (GB) to Planned Development District (PDD), specifically titled "Schertz Gateway," situated southeast of IH 35 and Schwab Road. This development poses significant drawbacks to the area, with nearly all residents in the adjacent neighborhoods expressing staunch opposition. The addition of commercial/retail, multi-family residential, and residential/low-density multi-family housing is anticipated to result in traffic and safety issues, strain already overburdened schools, disrupt local wildlife habitat, exacerbate water pressure problems, and potentially decrease property values. One major concern revolves around traffic and pedestrian safety, as the existing traffic congestion on the I-35 access road and Schwab Road is already problematic, leading to accidents. The surge in local neighborhood traffic during peak hours, particularly during morning and evening rush periods, will further intensify these issues. This surge poses safety risks for children walking to buses in the mornings. The area's overall traffic is on the rise, with existing hazards such as potholes and litter likely to escalate with the proposed development, creating an unsafe environment for residents.

The development also raises safety concerns due to the existing shortage of local police officers. Increasing the resident population and introducing commercial properties heightens the risk for residents, as demonstrated by recent incidents such as a high-speed chase in the area. The rise in crime, including car thefts and break-ins, further emphasizes the need to address these safety issues promptly.

The schools in the area are already reported to be overcapacity, and approving multi-family dwellings without addressing this issue would strain school resources and compromise the safety of students. Additionally, the proposed development would impact local wildlife habitat, potentially affecting endangered species. The displacement of wildlife, such as deer, could lead to increased road hazards, accidents, and threats to human and wildlife health due to air pollution and litter. Water pressure issues in the area have been previously reported, and the proposed development threatens to exacerbate these problems, posing a significant risk to human health. Furthermore, the construction of multi-family apartments or condominiums is likely to lower property values, as it is inconsistent with the established character of the surrounding neighborhoods.

I express disappointment in the limited notice provided to the community, with notices received only days before a meeting and during a time when the planning and zoning office was largely inaccessible. The rushed nature of this rezoning process, initiated in January 2023, raises concerns about transparency and community involvement.

I strongly urge you to disapprove the proposed rezoning, a sentiment shared by many in the community who may not have had the opportunity to attend meetings or submit formal correspondence.

Best Regards,

MY FULL NAME IS: Christopher D. Harlin

MY HOME ADDRESS IS: 5712 Cypress Point, Schertz, TX 78108

Dear Planning & Zoning Committee (including *Samuel Haas, Senior Planner*) -

I am writing to express my strong opposition to rezoning of PLPDD20220214 approximately 65 acres of land from General Business District (GB) to Planned Development District (PDD), specifically titled "Schertz Gateway", generally located southeast to the IH 35 and Schwab Road. This development will be detrimental to the area, nearly all residents in the surrounding neighborhoods are completely opposed to the addition of commercial/retail, multi-family residential, and residential/low density multi-family housing that will cause traffic and safety problems, create even more problems with schools that are already over-capacity, destroy local wildlife habitat, increase the already existing issues with water pressure in the area, and potentially lower the property values of the existing community.

Traffic and safety of pedestrians are major areas of concern. Traffic jams on the access road of I-35 already exist up and down Schwab and there are often accidents. The local neighborhood traffic will disproportionately surge during morning and evening rush hours, causing traffic issues during critical times for the existing multiple existing neighborhoods. The traffic surge during morning rush hours will also negatively impact safety for children, since students walk to buses in the mornings. In general, the area traffic is continuing to increase, and heavy traffic is already common at times which may not have been anticipated. Additionally, the roads continue to increase with traffic hazardous including potholes and litter and this development will further exacerbate that hazard that could lead to accidents and create an unsafe situation for residents. There are already multiple large master planned communities and developments and continuing to rezone will strain the area and increase traffic and safety risk.

This development will create safety concerns as the local police are already 12 officers short and increasing the number of residents and adding commercial property presents a very dangerous situation for residents. As recently as last year a high-speed chase ended in this area and crime has been very relevant in this area. Theft of cars and break-ins have been rapidly increasing. This will increase response times drastically and create a very risky situation.

Schools in the area are already reported at overcapacity, and the council should not approve multi-family dwellings that creates or exacerbates a situation that will cause school concurrency to fail for this proposal and/or other approved plans. Additionally, bus drivers are limited, and we already have issues with children being late to school and unsafely having to sit 3 across on the bus seats.

Wildlife has been observed in the area, and any development will destroy their habitat. Any planned development of the property should consider the continuing impact to local wildlife habitat. The area has lots of wildlife and has the potential to impact several endangered species, which should be investigated by the appropriate agency prior to approving development. Additionally, with nearby ranches these re-zoning threatens the ranch wildlife on these ranches. Lastly, continuing to develop the land will enhance the safety issues on the roads noted above as displacing the wildlife such as deer will lead to wildlife running into the roads and surrounding

communities and causing accidents. Air pollution and litter would likely increase as well in these areas and threaten wildlife and humans' health.

Multiple complaints have been sent to the city regarding issues with water pressure in the area this development is proposed. This issue occurs around the clock but especially during peak usage hours the surrounding neighborhoods have decreased access to water and putting increased pressure on these systems threatens the already large issue residents are experiencing. This is a true human health risk and should be weighed heavily.

Property values are likely to go down in the area if multi-family apartments or condominiums are built. Multifamily dwellings are inconsistent with the neighborhoods developed in the area. I am very disappointed that only a limited number of notices were mailed even though this largely impacts the entire surrounding communities. There was no indication of where the notifications were sent, but I suspect very few were delivered into our neighborhood. Additionally, these were sent on 11/3, not received until 11/6-11/7 and then the entire planning and zoning office was out of office 11/9-11/13 only leaving 2 business days for the community to voice concerns in advance of the meeting. This application was submitted in January 2023 and the fact that this rezoning is being rushed with very limited notice is very disappointing and concerning.

I urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to attend meeting or write letters and emails.

Thank you for your continued service and support of our communities.

Best regards,

MY FULL NAME IS:

Clare and Larry Sparks

MY HOME ADDRESS IS:

5507 Devonwood st.
Cibola, TX. 78108

From:
Sent: Saturday, November 11, 2023 12:13 PM
To: planning@schertz.com; Brian James
Cc: 'Martinez Velazquez NANNIE'
Subject: RE: REZONE no. PLPDD20220214 letter dated 3 Nov 2023
Attachments: REZONE letter no PLPDD20220214 dated 3 Nov 2023.pdf

To Who it may concern

Reference is made to the Planning & Community letter dated 3 Nov 2023 with a notice to public hearing for PLPDD20220214 for only the residents within 200 feet of the new REZONE area.

Enclosed is our letter of disapproval regarding subject action. We are in strong disagreement and opposition with the proposed rezoning of PLPDD20220214 approximately 65 acres of land from General Business District (GB) to Planned Development District (PDD), specifically titled "Schertz Gateway", generally located southeast to the IH 35 and Schwab Road.

Pls contact the undersigned for any additional information.

v/r

Francisco Velazquez
4621 Falling Oak
Schertz, TX 78108

11 Nov 2023

To: Planning & Zoning Committee
Mr. Samule Haas, Senior Planner

Reference is made to the Planning & Community letter dated 3 Nov 2023 with a notice to public hearing for PLPDD20220214 for only the residents within 200 feet of the new REZONE area.

We are in strong disagreement and opposition with the proposed rezoning of PLPDD20220214 approximately 65 acres of land from General Business District (GB) to Planned Development District (PDD), specifically titled "Schertz Gateway", generally located southeast to the IH 35 and Schwab Road.

There was no indication of where the notifications were sent, but I suspect very few were delivered into our neighborhood. Additionally, these were sent on 11/3, not received until 11/6-11/7 and then the entire planning and zoning office was out of office 11/9-11/13 only leaving 2 business days for the community to voice concerns in advance of the meeting. This application was submitted in January 2023 and the fact that this rezoning is being rushed with very limited notice is very disappointing and concerning. You all fail to include all the residents of the surrounding area to carry out a rezoning without opposition. This new proposal affects Cypress point and all the pending housing development North of Eckhart Road which is in a very state of disrepairs causing extensive heavy traffic, noise problems and damage to the roads in our subdivision.

This new rezoning and development will be detrimental to the area, nearly all residents in the surrounding neighborhoods are completely opposed to the addition of commercial/retail, multi-family residential, and residential/low density multi-family housing that will cause traffic and safety problems along the I35 corridor and the existing frontage roads which are in a very unsatisfactory condition. There are already multiple large master planned communities and developments and continuing to rezone will strain the area and increase traffic and safety risk.

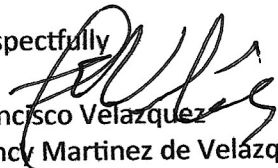
The local neighborhood traffic will disproportionately surge during morning and evening rush hours, causing traffic issues during critical times for the existing multiple existing neighborhoods. The traffic surge during morning rush hours will also negatively impact safety for children, since students walk to buses in the mornings.


There is no indication from you all in the need to increase and improve the existing infrastructure to the current load and here you are planning for additional stress to an existing cripple system. Our electrical, water and road network are behind a few decades and no action has been taken to improve our current system. We have been informed of the issues with water pressure and electrical consumption during the peak months and the city is not doing anything to provide adequate services, making the home owners to search for solar or emergency power generation systems.

We urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to attend meetings or write letters and emails.

Thank you for your continued service and support of our community.

Respectfully


Francisco Velazquez

 Nancy Martinez de Velazquez

4621 Falling Oak

Schertz, TX 78108

From: Holly Coin
Sent: Thursday, November 9, 2023 3:59 PM
To: planning@schertz.com; Brian James
Subject: Plan PLPDD20220214

Good Afternoon,

I am writing to express my strong opposition to rezoning of approximately 65 acres of land from General Business District (GB) to Planned Development District (PDD), specifically titled "Schertz Gateway", generally located southeast to the IH 35 and Schwab Road. This development will be detrimental to the area, nearly all residents in the surrounding neighborhoods are completely opposed to the addition of commercial/retail, multi-family residential, and residential/low density multi-family housing that will cause traffic and safety problems, create even more problems with schools that are already over-capacity, destroy local wildlife habitat, increase the already existing issues with water pressure in the area, and potentially lower the property values of the existing community.

Traffic and safety of pedestrians are major areas of concern. Traffic jams on the access road of I-35 already exist up and down Schwab and there are often accidents. The local neighborhood traffic will disproportionately surge during morning and evening rush hours, causing traffic issues during critical times for the existing multiple existing neighborhoods. The traffic surge during morning rush hours will also negatively impact safety for children, since students walk to buses in the mornings. In general, the area traffic is continuing to increase, and heavy traffic is already common at times which may not have been anticipated. Additionally, the roads continue to increase with traffic hazardous including potholes and litter and this development will further exacerbate that hazard that could lead to accidents and create an unsafe situation for residents. There are already multiple large master planned communities and developments and continuing to rezone will strain the area and increase traffic and safety risk.

This development will create safety concerns as the local police are already 12 officers short and increasing the number of residents and adding commercial property presents a very dangerous situation for residents. As recently as last year a high-speed chase ended in this area and crime has been very relevant in this area. Theft of cars and break-ins have been rapidly increasing. This will increase response times drastically and create a very risky situation.

Schools in the area are already reported at overcapacity, and the council should not approve multi-family dwellings that creates or exacerbates a situation that will cause school concurrency to fail for this proposal and/or other approved plans. Additionally, bus drivers are limited and we already have issues with children being late to school and unsafely having to sit 3 across on the bus seats.

Wildlife has been observed in the area, and any development will destroy their habitat. Any planned development of the property should consider the continuing impact to local wildlife habitat. The area has lots of wildlife and has the potential to impact several endangered species, which should be investigated by the appropriate agency prior to approving development. Additionally, with nearby ranches these re-zoning threatens the ranch wildlife on these ranches. Lastly, continuing to develop the land will enhance the safety issues on the roads noted above as displacing the wildlife such as deer will lead to wildlife running into the roads and surrounding communities and causing accidents. Air pollution and litter would likely increase as well in these areas and threaten wildlife and humans' health.

Multiple complaints have been sent to the city regarding issues with water pressure in the area this development is purposed. This issue occurs around the clock but especially during peak usage hours the surrounding neighborhoods have decreased access to water and putting increased pressure on these systems threatens the already large issue residents are experiencing. This is a true human health risk and should be weighed heavily.

Property values are likely to go down in the area if multi-family apartments or condominiums are built. Multifamily dwellings are inconsistent with the neighborhoods developed in the area. I am very disappointed that only a limited number of notices were mailed even though this largely impacts the entire surrounding communities. There was no indication of where the notifications were sent, but I suspect very few were delivered into our neighborhood. Additionally, these were sent on 11/3, not received until 11/6-11/7 and then the entire planning and zoning office was out of office 11/9-11/13 only leaving 2 business days for the community to voice concerns in advance of the meeting. This application was submitted in January 2023 and the fact that this rezoning is being rushed with very limited notice is very disappointing and concerning.

I urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to attend meeting or write letters and emails.

Thank you for your continued service and support of our communities.

Best regards,

Holly Coin

Cypress Point
4630 Pecos Point

Sent from my iPhone

From: Monet1173
Sent: Wednesday, November 15, 2023 12:18 PM
To: Brian James; planning@schertz.com
Subject: PLPDD20220214, Schertz Gateway

Dear Mr. Haas and Committee Members:

We are writing this to express our vehement opposition to the proposed rezoning of the land from General Business District (GB) to the Planned Development District (PDD) which consists of approximately 65 acres of land located at approximately 200 feet from the Cypress Point subdivision, the area of southeast IH 35 and Schwab Road. There is not enough infrastructure to support this development and will be extremely detrimental to this area. Nearly all of the residents in our neighborhood and the surrounding communities are entirely opposed to the addition of multi-family residential to include residential/low density multi-family housing and commercial/retail. These densely populated types of developments produce traffic and safety issues that will amplify the current issues with the surrounding schools, which are currently over-capacity, not to mention the bus driver shortage issues we are already facing. Additionally, this will proliferate the existing water pressure issues in the area; not to mention completely destroying the local wildlife habitat. Adding multi-family developments to the area will proliferate these compounding issues and adversely impact our currently strained resources.

Traffic, the safety of pedestrians, and our children are major areas of concern. These neighborhoods are situated right off of IH 35, which already causes increased traffic on the access road up and down the Schwab Road corridor. Accidents on the highway aggregate and increases the amount of vehicles around our communities, we often have drivers cutting and speeding through these neighborhoods looking for alternate routes, which again is a huge safety issue for not only our children but anyone walking or driving in the neighborhood. Furthermore, this upsurge in local neighborhood traffic exacerbates the already existing traffic issues during rush hours for the multiple surrounding communities. Currently, these morning rush hour traffic surges negatively impact the safety of our children, who are walking to and waiting on school buses. Traffic in our area continues to rise, and heavy traffic is now commonplace at times, which planners failed to anticipate. On top of this, the burgeoning traffic on these roads continues to increase hazards like the ever constant potholes. The addition of this type of development will only compound these problems, creating perilous, dangerous, not to mention costly road and vehicle repairs. We currently have multiple large master planned communities and developments in this area, by continuing to rezone this area for multi-family/commercial/retail developments will increase the strain not only on the infrastructure, but will also increase the traffic and safety issues.

This type of development puts an extra burden on the local police force, increasing safety concerns considering that the police force is already short 12 officers. Increasing the number of residents, not to mention adding commercial property jeopardizes the safety of all residents. Crime has been increasingly prevalent. Most recently, a high-speed car chase ended in this area. We have already had occurrences of home invasions, car break-ins and thefts, and these issues are rapidly increasing. The population from these proposed types of developments will exceedingly increase police response times, creating extremely hazardous, not to mention, possibly life-threatening situations. There are not enough critical infrastructure resources to support these types of developments.

Schools in our local area are already reported at being overcapacity, and the committee should not approve multi-family dwellings that creates or aggravates situations that cause school concurrency to fail for this proposal and/or other approved plans. As previously mentioned, schools are already short bus drivers which has already caused our children to be late to school on numerous occasions but additionally has created dangerous situations of having children sit three across on bus seats in order to get them to school on the buses that are available. Rezoning to allow multi-family dwellings will elevate this situation from serious to critical.

There is wildlife living in the area and any development will not only destroy their habitat but causes safety concerns for children and pets when they are pushed into neighborhoods, especially considering there have already been reported sightings of potentially dangerous animals such as coyotes and bobcats in the area. Any planned development of the property should consider the continuing impact to the local wildlife habitat. The area has lots of wildlife and has the potential to impact several endangered species, which needs to be investigated by the appropriate agency prior to approving development. Additionally, with nearby ranches, re-zoning threatens the wildlife on these ranches. Continuing to develop the land will not only increase the safety issues on the roads, as previously mentioned, but will also displace the deer in the area causing them to run out onto the roads and in/around surrounding communities leading to accidents. Pollution and litter will likely increase as well, leading to health and safety hazards not only for people living here but the wildlife as well.

There have already been multiple complaints lodged with the city regarding the ever-present water pressure issues in the area of this proposed development. These issues arise continuously, especially during peak usage hours. The surrounding communities already have decreased access to water, adding multi-family developments will only put increased pressure on these systems and compound the existing issues residents are already experiencing. This creates a true human health and welfare risk and should be heavily weighed.

Property values are likely to go down in the area if multi-family dwelling units are built, not to mention overlooked revenue not only to the city but the county as well. In multi-family units, the only one responsible for paying taxes on that type of property is the property owner, not the numerous families that reside in each individual apartment/condominium. The county, city, and surrounding communities are losing out on the beneficial, essential funds generated from single family homes and the individual property owners that each contribute to our city's much needed revenues. This means there is less money for health, safety, and welfare assistance such as fire and ambulance services, including crucial funding for our school districts. These tax funded services are detrimental to each and every community. In addition to these multi-family developments' lack of contributions to the annual financial budgets of the county and city, but the individuals and families that reside in these developments have no vested interest in the community, no pride in ownership since they are not individually paying property taxes. Schertz is touted as a "premier community" that promotes a family atmosphere where we can settle and build roots. The transient nature of multi-family developments are the antithesis of this acclaim. Basically it boils down to reaping all the benefits from our property taxes with zero contributions. This should be a concern for everyone, considering that this money helps fund not only public infrastructures but necessary education, health, and welfare services that support our communities. Re-zoning to approve multi-family developments puts the burden of the many on the few where the benefits, if any are few and far between. A bit clichéd but the cons in this case definitely outweigh the pros.

It was a bit negligent to only personally inform a very small portion of our neighborhood about this proposed development as it impacts not only those that live within 200 feet of this proposed development but our entire neighborhood and surrounding communities. Speaking to our neighbors that did receive notices on November 6th and 7th, it does not appear that our community's input or concerns were going to be considered, especially when the entire planning and zoning office was out observing Veterans Day from November 9th-11th and the public hearing is scheduled for the 15th. Considering that the application to rezone was submitted in January of this year, there was more than ample time for the committee to notify our communities. The timing of this hearing seems rushed, and the lack of opportunities for our communities to respond is concerning. This is extremely disappointing not only because we are taxpayers in this community but also your neighbors.

We urge you not to approve this proposed rezoning. We may be the voice of one household, but from discussions with our neighbors, we know that this sentiment is shared by all. We don't live in a bubble so invariably any negative impact caused to one neighborhood tends to trickle out and affect surrounding neighborhoods and communities. Thank you for taking the time to read our concerns and oppositions to this detrimentally impacting rezoning proposal. We appreciate you for your continued service and support to our communities.

Sincerely,

James and Julie Forames

5720 Cypress Point

Schertz, TX 78108

Get BlueMail for Android

From:
Sent: Monday, November 13, 2023 12:24 PM
To: planning@schertz.com
Subject: Public Hearing for Nov 19th, 2023 Rezoning
Attachments: HOA.pdf

Dear Sir/Madam,

We are opposed to the rezoning efforts PLPDD20220214. Attached is our notice of opposition and a letter explaining why.

Sincerely,

James & Mary Bechtel
4488 Winged Elm
Schertz, TX 78108

LETTER MAILED OUT TO COMMUNITY

PLANNING & COMMUNITY
DEVELOPMENT

November 3, 2023

NOTICE OF PUBLIC HEARING

To whom it may concern,

The City of Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, November 15th, 2023 at 6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and act upon the following item:

PLPDD20220214 - Hold a public hearing, consider, and make a recommendation on a request to rezone approximately 65 acres of land from General Business District (GB) to Planned Development District (PDD), known as Comal County Parcel ID 75458 and Guadalupe County Parcel ID 64005, generally located southeast of the IH 35 and Schwab Road intersection, City of Schertz, Comal County and Guadalupe County, Texas.

Because you own property within 200 feet of the subject property, the Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing. If you would like to express how you feel, please complete the bottom portion of this letter and return before the public hearing date by mail or personal delivery to Samuel Haas, Senior Planner 1400 Schertz Parkway, Bldg. 1, Schertz, Texas 78154, or by e-mail 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

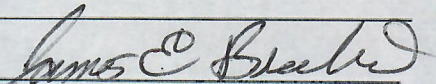
I am: in favor of opposed to neutral to the request for **PLPDD20220214**

COMMENTS: _____

NAME: JAMES E. BRICHEL

(PLEASE PRINT)

SIGNATURE



STREET ADDRESS: 4488 Winged Elm, Schertz, TX 78108

DATE: 11/13/2023

Dear Planning & Zoning Committee (including *Samuel Haas, Senior Planner*) -

I am writing to express my strong opposition to rezoning of PLPDD20220214 approximately 65 acres of land from General Business District (GB) to Planned Development District (PDD), specifically titled "Schertz Gateway", generally located southeast to the IH 35 and Schwab Road. This development will be detrimental to the area, nearly all residents in the surrounding neighborhoods are completely opposed to the addition of commercial/retail, multi-family residential, and residential/low density multi-family housing that will cause traffic and safety problems, create even more problems with schools that are already over-capacity, destroy local wildlife habitat, increase the already existing issues with water pressure in the area, and potentially lower the property values of the existing community.

Traffic and safety of pedestrians are major areas of concern. Traffic jams on the access road of I-35 already exist up and down Schwab and there are often accidents. The local neighborhood traffic will disproportionately surge during morning and evening rush hours, causing traffic issues during critical times for the existing multiple existing neighborhoods. The traffic surge during morning rush hours will also negatively impact safety for children, since students walk to buses in the mornings. In general, the area traffic is continuing to increase, and heavy traffic is already common at times which may not have been anticipated. Additionally, the roads continue to increase with traffic hazardous including potholes and litter and this development will further exacerbate that hazard that could lead to accidents and create an unsafe situation for residents. There are already multiple large master planned communities and developments and continuing to rezone will strain the area and increase traffic and safety risk.

This development will create safety concerns as the local police are already 12 officers short and increasing the number of residents and adding commercial property presents a very dangerous situation for residents. As recently as last year a high-speed chase ended in this area and crime has been very relevant in this area. Theft of cars and break-ins have been rapidly increasing. This will increase response times drastically and create a very risky situation.

Schools in the area are already reported at overcapacity, and the council should not approve multi-family dwellings that creates or exacerbates a situation that will cause school concurrency to fail for this proposal and/or other approved plans. Additionally, bus drivers are limited, and we already have issues with children being late to school and unsafely having to sit 3 across on the bus seats.

Wildlife has been observed in the area, and any development will destroy their habitat. Any planned development of the property should consider the continuing impact to local wildlife habitat. The area has lots of wildlife and has the potential to impact several endangered species, which should be investigated by the appropriate agency prior to approving development. Additionally, with nearby ranches these re-zoning threatens the ranch wildlife on these ranches. Lastly, continuing to develop the land will enhance the safety issues on the roads noted above as displacing the wildlife such as deer will lead to wildlife running into the roads and surrounding

communities and causing accidents. Air pollution and litter would likely increase as well in these areas and threaten wildlife and humans' health.

Multiple complaints have been sent to the city regarding issues with water pressure in the area this development is proposed. This issue occurs around the clock but especially during peak usage hours the surrounding neighborhoods have decreased access to water and putting increased pressure on these systems threatens the already large issue residents are experiencing. This is a true human health risk and should be weighed heavily.

Property values are likely to go down in the area if multi-family apartments or condominiums are built. Multifamily dwellings are inconsistent with the neighborhoods developed in the area. I am very disappointed that only a limited number of notices were mailed even though this largely impacts the entire surrounding communities. There was no indication of where the notifications were sent, but I suspect very few were delivered into our neighborhood. Additionally, these were sent on 11/3, not received until 11/6-11/7 and then the entire planning and zoning office was out of office 11/9-11/13 only leaving 2 business days for the community to voice concerns in advance of the meeting. This application was submitted in January 2023 and the fact that this rezoning is being rushed with very limited notice is very disappointing and concerning.

I urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to attend meeting or write letters and emails.

Thank you for your continued service and support of our communities.

Best regards,

MY FULL NAME IS:

Jana E Bechtel
Mary Elaine Siegel-Bechtel

MY HOME ADDRESS IS:

4488 Winged Elm
Schertz TX 78108

LETTER MAILED OUT TO COMMUNITY

PLANNING & COMMUNITY
DEVELOPMENT

November 3, 2023

NOTICE OF PUBLIC HEARING

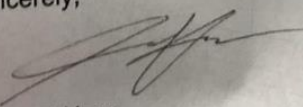
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Because you own property within 200 feet of the subject property, the Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing. If you would like to express how you feel, please complete the bottom portion of this letter and return before the public hearing date by mail or personal delivery to Samuel Haas, Senior Planner 1400 Schertz Parkway, Bldg. 1, Schertz, Texas 78154, or by e-mail planning@schertz.com. If you have any questions, please feel free to call Samuel Haas, Senior Planner directly at (210) 619-1783.

Sincerely,

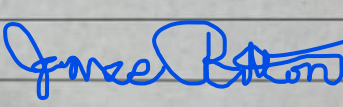


Samuel Haas
Senior Planner

Reply Form

I am: in favor of opposed to neutral to the request for **PLPDD20220214**

COMMENTS: _____

NAME: James and Sylke Patton SIGNATURE: 

(PLEASE PRINT)

STREET ADDRESS: 5495 Devonwood Street

DATE: 11/14/2023

1400 Schertz Parkway * Schertz, Texas 78154 * 210.619.1000 * schertz.com

Dear Planning & Zoning Committee (including *Samuel Haas, Senior Planner*) -

I am writing to express my strong opposition to rezoning of PLPDD20220214 approximately 65 acres of land from General Business District (GB) to Planned Development District (PDD), specifically titled "Schertz Gateway", generally located southeast to the IH 35 and Schwab Road. This development will be detrimental to the area, nearly all residents in the surrounding neighborhoods are completely opposed to the addition of commercial/retail, multi-family residential, and residential/low density multi-family housing that will cause traffic and safety problems, create even more problems with schools that are already over-capacity, destroy local wildlife habitat, increase the already existing issues with water pressure in the area, and potentially lower the property values of the existing community.

Traffic and safety of pedestrians are major areas of concern. Traffic jams on the access road of I-35 already exist up and down Schwab and there are often accidents. The local neighborhood traffic will disproportionately surge during morning and evening rush hours, causing traffic issues during critical times for the existing multiple existing neighborhoods. The traffic surge during morning rush hours will also negatively impact safety for children, since students walk to buses in the mornings. In general, the area traffic is continuing to increase, and heavy traffic is already common at times which may not have been anticipated. Additionally, the roads continue to increase with traffic hazardous including potholes and litter and this development will further exacerbate that hazard that could lead to accidents and create an unsafe situation for residents. There are already multiple large master planned communities and developments and continuing to rezone will strain the area and increase traffic and safety risk.

This development will create safety concerns as the local police are already 12 officers short and increasing the number of residents and adding commercial property presents a very dangerous situation for residents. As recently as last year a high-speed chase ended in this area and crime has been very relevant in this area. Theft of cars and break-ins have been rapidly increasing. This will increase response times drastically and create a very risky situation.

Schools in the area are already reported at overcapacity, and the council should not approve multi-family dwellings that creates or exacerbates a situation that will cause school concurrency to fail for this proposal and/or other approved plans. Additionally, bus drivers are limited, and we already have issues with children being late to school and unsafely having to sit 3 across on the bus seats.

Wildlife has been observed in the area, and any development will destroy their habitat. Any planned development of the property should consider the continuing impact to local wildlife habitat. The area has lots of wildlife and has the potential to impact several endangered species, which should be investigated by the appropriate agency prior to approving development. Additionally, with nearby ranches these re-zoning threatens the ranch wildlife on these ranches. Lastly, continuing to develop the land will enhance the safety issues on the roads noted above as displacing the wildlife such as deer will lead to wildlife running into the roads and surrounding

communities and causing accidents. Air pollution and litter would likely increase as well in these areas and threaten wildlife and humans' health.

Multiple complaints have been sent to the city regarding issues with water pressure in the area this development is proposed. This issue occurs around the clock but especially during peak usage hours the surrounding neighborhoods have decreased access to water and putting increased pressure on these systems threatens the already large issue residents are experiencing. This is a true human health risk and should be weighed heavily.

Property values are likely to go down in the area if multi-family apartments or condominiums are built. Multifamily dwellings are inconsistent with the neighborhoods developed in the area. I am very disappointed that only a limited number of notices were mailed even though this largely impacts the entire surrounding communities. There was no indication of where the notifications were sent, but I suspect very few were delivered into our neighborhood. Additionally, these were sent on 11/3, not received until 11/6-11/7 and then the entire planning and zoning office was out of office 11/9-11/13 only leaving 2 business days for the community to voice concerns in advance of the meeting. This application was submitted in January 2023 and the fact that this rezoning is being rushed with very limited notice is very disappointing and concerning.

I urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to attend meeting or write letters and emails.

Thank you for your continued service and support of our communities.

Best regards,

MY FULL NAME IS: James and Sylke Patton

MY HOME ADDRESS IS: 5495 Devonwood Street


James Patton


Sylke Patton

Dear Planning & Zoning Committee (including Samuel Haas, Senior Planner) -

I am writing to express my strong support to rezoning of PLPDD20220214 approximately 65 acres of land from General Business District (GB) to Planned Development District (PDD), specifically titled "Schertz Gateway", generally located southeast to the IH 35 and Schwab Road. This area has so far been undeveloped and I believe that developing this area with the proposed retail, multi and single family housing would be a great improvement to the area. Firstly, building more housing will expand the supply of homes within Schertz and as a result keep cost of living affordable here, I have seen first hand many of my friends and family struggle to afford living in communities that have shot down proposals for more housing and I do not want to see the same thing happen to my community as I am a strong believer that Schertz should be a community for everybody not just those rich few who can afford it. Secondly, the retail that is proposed would be a great revenue generator as it is right along one of the busiest highways in the country and I personally feel that Schertz has failed so far to really take advantage of the incredible location it has along I-35 and building retail here would be a great opportunity for the city to pull in extra money to improve the community as a whole. Lastly, I am a strong supporter of this zoning change because building multifamily housing would be a great way for Schertz to prevent or slow the approach of buildout. We have seen in many other communities such as Plano what happens when a city reaches buildout, Plano has since started to stagnate in population and it has caused many financial struggles for the city. I don't want to see the same thing happen to Schertz so I support this rezoning as it would help alleviate that problem

Best Regards,

James Bedwell

5497 Cypress Point, Schertz, TX 78108

From: James Schoelman
Sent: Tuesday, November 14, 2023 3:28 PM
To: planning@schertz.com
Subject: PLPDD20220214

Follow Up Flag: Follow up
Flag Status: Flagged

I animatedly oppose the rezoning of 65 acres behind cypress point to build apartments.

Regards,

James Schoelman
6104 Covers Cove
Schertz, Tx 78108

From:
Sent: Monday, November 13, 2023 11:31 AM
To: planning@schertz.com
Subject: Help
Attachments: Dear Planning.docx

Dear Planning & Zoning Committee (including Samuel Haas, Senior Planner) -

I am writing to express my strong opposition to rezoning of PLPDD20220214 approximately 65 acres of land from General Business District (GB) to Planned Development District (PDD), specifically titled "Schertz Gateway", generally located southeast to the IH 35 and Schwab Road.

I have attached a letter that addresses my concerns.

Thank you for your consideration,

James Staggenborg

NOTE - This message contains an attachment that might contain a malicious payload. Schertz makes every effort to block transmission of dangerous attachments, but you as the recipient should always be cautious of receiving messages with attachments that you don't recognize or request from the sender.

Dear Planning & Zoning Committee (including Samuel Haas, Senior Planner) -

I am writing to express my strong opposition to rezoning of PLPDD20220214 approximately 65 acres of land from General Business District (GB) to Planned Development District (PDD), specifically titled "Schertz Gateway", generally located southeast to the IH 35 and Schwab Road. This development will be detrimental to the area, nearly all residents in the surrounding neighborhoods are completely opposed to the addition of commercial/retail, multi-family residential, and residential/low density multi-family housing that will cause traffic and safety problems, create even more problems with schools that are already over-capacity, destroy local wildlife habitat, increase the already existing issues with water pressure in the area, and potentially lower the property values of the existing community.

Traffic and safety of pedestrians are major areas of concern. Traffic jams on the access road of IH35 already exist up and down Schwab and there are often accidents. The local neighborhood traffic will disproportionately surge during morning and evening rush hours, causing traffic issues during critical times for the existing multiple existing neighborhoods. The traffic surge during morning rush hours will also negatively impact safety for children, since students walk to buses in the mornings. In general, the area traffic is continuing to increase, and heavy traffic is already common at times which may not have been anticipated. Additionally, the roads continue to increase with traffic hazardous including potholes and litter and this development will further exacerbate that hazard that could lead to accidents and create an unsafe situation for residents. There are already multiple large master planned communities and developments and continuing to rezone will strain the area and increase traffic and safety risk.

This development will create safety concerns as the local police are already 12 officers short and increasing the number of residents and adding commercial property presents a very dangerous situation for residents. As recently as last year a high-speed chase ended in this area and crime has been very relevant in this area. Theft of cars and break-ins have been rapidly increasing. This will increase response times drastically and create a very risky situation.

Schools in the area are already reported at overcapacity, and the council should not approve multi-family dwellings that creates or exacerbates a situation that will cause school concurrency to fail for this proposal and/or other approved plans. Plus, bus drivers are limited, and we already

have issues with children being late to school and unsafely having to sit 3 across on the bus seats. Wildlife has been observed in the area, and any development will destroy their habitat. Any planned development of the property should consider the continuing impact to local wildlife habitat. The area has lots of wildlife and has the potential to impact several endangered species, which should be investigated by the appropriate agency prior to approving development. Additionally, with nearby ranches these re-zoning threatens the ranch wildlife on these ranches. Lastly, continuing to develop the land will enhance the safety issues on the roads noted above as displacing the wildlife such as deer will lead to wildlife running into the roads and surrounding communities and causing accidents. Air pollution and litter would likely increase as well in these areas and threaten wildlife and humans' health.

Multiple complaints have been sent to the city regarding issues with water pressure in the area this development is proposed. This issue occurs around the clock but especially during peak usage hours the surrounding neighborhoods have decreased access to water and putting increased pressure on these systems threatens the already large issue residents are experiencing. This is a true human health risk and should be weighed heavily.

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I urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to attend meeting or write letters and emails.

Thank you for your continued service and support of our communities.

Best regards,

James Staggenborg

4624 Falling Oak , Schertz, Tx 78108

Dear Planning & Zoning Committee (including *Samuel Haas, Senior Planner*) -

I am writing to express my strong opposition to rezoning of PLPDD20220214 approximately 65 acres of land from General Business District (GB) to Planned Development District (PDD), specifically titled "Schertz Gateway", generally located southeast to the IH 35 and Schwab Road. This development will be detrimental to the area, nearly all residents in the surrounding neighborhoods are completely opposed to the addition of commercial/retail, multi-family residential, and residential/low density multi-family housing that will cause traffic and safety problems, create even more problems with schools that are already over-capacity, destroy local wildlife habitat, increase the already existing issues with water pressure in the area, and potentially lower the property values of the existing community.

Traffic and safety of pedestrians are major areas of concern. Traffic jams on the access road of I-35 already exist up and down Schwab and there are often accidents. The local neighborhood traffic will disproportionately surge during morning and evening rush hours, causing traffic issues during critical times for the existing multiple existing neighborhoods. The traffic surge during morning rush hours will also negatively impact safety for children, since students walk to buses in the mornings. In general, the area traffic is continuing to increase, and heavy traffic is already common at times which may not have been anticipated. Additionally, the roads continue to increase with traffic hazardous including potholes and litter and this development will further exacerbate that hazard that could lead to accidents and create an unsafe situation for residents. There are already multiple large master planned communities and developments and continuing to rezone will strain the area and increase traffic and safety risk.

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Schools in the area are already reported at overcapacity, and the council should not approve multi-family dwellings that creates or exacerbates a situation that will cause school concurrency to fail for this proposal and/or other approved plans. Additionally, bus drivers are limited, and we already have issues with children being late to school and unsafely having to sit 3 across on the bus seats.

Wildlife has been observed in the area, and any development will destroy their habitat. Any planned development of the property should consider the continuing impact to local wildlife habitat. The area has lots of wildlife and has the potential to impact several endangered species, which should be investigated by the appropriate agency prior to approving development. Additionally, with nearby ranches these re-zoning threatens the ranch wildlife on these ranches. Lastly, continuing to develop the land will enhance the safety issues on the roads noted above as displacing the wildlife such as deer will lead to wildlife running into the roads and surrounding

communities and causing accidents. Air pollution and litter would likely increase as well in these areas and threaten wildlife and humans' health.

Multiple complaints have been sent to the city regarding issues with water pressure in the area this development is proposed. This issue occurs around the clock but especially during peak usage hours the surrounding neighborhoods have decreased access to water and putting increased pressure on these systems threatens the already large issue residents are experiencing. This is a true human health risk and should be weighed heavily.

Property values are likely to go down in the area if multi-family apartments or condominiums are built. Multifamily dwellings are inconsistent with the neighborhoods developed in the area. I am very disappointed that only a limited number of notices were mailed even though this largely impacts the entire surrounding communities. There was no indication of where the notifications were sent, but I suspect very few were delivered into our neighborhood. Additionally, these were sent on 11/3, not received until 11/6-11/7 and then the entire planning and zoning office was out of office 11/9-11/13 only leaving 2 business days for the community to voice concerns in advance of the meeting. This application was submitted in January 2023 and the fact that this rezoning is being rushed with very limited notice is very disappointing and concerning.

I urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to attend meeting or write letters and emails.

Thank you for your continued service and support of our communities.

Best regards,

MY FULL NAME IS:

Jason and Petra Jackson

MY HOME ADDRESS IS:

**5512 Devonwood St
Schertz, Tx 78108**

From: Jenifer Matta
Sent: Thursday, November 9, 2023 3:48 PM
To: Brian James
Cc: planning@schertz.com
Subject: Opposition to Rezoning for "Schertz Gateway"

Dear Planning & Zoning Committee (including Samuel Haas, Senior Planner)

I am writing to express my strong opposition to rezoning of approximately 65 acres of land from General Business District (GB) to Planned Development District (PDD), specifically titled "Schertz Gateway", generally located southeast to the IH 35 and Schwab Road. This development will be detrimental to the area, nearly all residents in the surrounding neighborhoods are completely opposed to the addition of commercial/retail, multi-family residential, and residential/low density multi-family housing that will cause traffic and safety problems, create even more problems with schools that are already over-capacity, destroy local wildlife habitat, increase the already existing issues with water pressure in the area, and potentially lower the property values of the existing community.

Traffic and safety of pedestrians are major areas of concern. Traffic jams on the access road of I-35 already exist up and down Schwab and there are often accidents. The local neighborhood traffic will disproportionately surge during morning and evening rush hours, causing traffic issues during critical times for the existing multiple existing neighborhoods. The traffic surge during morning rush hours will also negatively impact safety for children, since students walk to buses in the mornings. In general, the area traffic is continuing to increase, and heavy traffic is already common at times which may not have been anticipated. Additionally, the roads continue to increase with traffic hazardous including potholes and litter and this development will further exacerbate that hazard that could lead to accidents and create an unsafe situation for residents. There are already multiple large master planned communities and developments and continuing to rezone will strain the area and increase traffic and safety risk.

This development will create safety concerns as the local police are already 12 officers short and increasing the number of residents and adding commercial property presents a very dangerous situation for residents. As recently as last year a high-speed chase ended in this area and crime has been very relevant in this area. Theft of cars and break-ins have been rapidly increasing. This will increase response times drastically and create a very risky situation.

Schools in the area are already reported at overcapacity, and the council should not approve multi-family dwellings that creates or exacerbates a situation that will cause school concurrency to fail for this proposal and/or other approved plans. Additionally, bus drivers are limited and we already have issues with children being late to school and unsafely having to sit 3 across on the bus seats.

Wildlife has been observed in the area, and any development will destroy their habitat. Any planned development of the property should consider the continuing impact to local wildlife habitat. The area has lots of wildlife and has the potential to impact several endangered species, which should be investigated by the appropriate agency prior to approving development. Additionally, with nearby ranches these re-zoning threatens the ranch wildlife on these ranches. Lastly, continuing to develop the land will enhance the safety issues on the roads noted above as displacing the wildlife such as deer will lead to wildlife running into the roads and surrounding communities and causing accidents. Air pollution and litter would likely increase as well in these areas and threaten wildlife and humans' health.

Multiple complaints have been sent to the city regarding issues with water pressure in the area this development is purposed. This issue occurs around the clock but especially during peak usage hours the surrounding neighborhoods have decreased access to water and putting increased pressure on these systems threatens the already large issue residents are experiencing. This is a true human health risk and should be weighed heavily.

Property values are likely to go down in the area if multi-family apartments or condominiums are built. Multifamily dwellings are inconsistent with the neighborhoods developed in the area. I am very disappointed that only a limited number of notices were mailed even though this largely impacts the entire surrounding communities. There was no indication of where the notifications were sent, but I suspect very few were delivered into our neighborhood. Additionally, these were sent on 11/3, not received until 11/6-11/7 and then the entire planning and zoning office was out of office 11/9-11/13 only leaving 2 business days for the community to voice concerns in advance of the meeting. This application was submitted in January 2023 and the fact that this rezoning is being rushed with very limited notice is very disappointing and concerning.

I urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to attend meeting or write letters and emails.

Thank you for your continued service and support of our communities.

Best regards,

Jenifer Matta

MY FULL NAME IS: Jenifer Matta

MY HOME ADDRESS IS: 5252 Forest Oak, Schertz, Tx 78108

Sent from my iPhone

Samuel Haas

From:
Sent: Wednesday, November 15, 2023 3:59 PM
To: planning@schertz.com
Cc:
Subject: PLPDD20220214))

I Jesus Enriquez owner of 4636 Split Oak Oppose the rezoning of said matter,

Jesus Enriquez
4636 Split Oak Schertz Texas 78108
210-313-9807

Samuel Haas

From: Karen Macias
Sent: Tuesday, November 14, 2023 5:23 PM
To: planning@schertz.com
Subject: Stong Opposition to REZONING Schertz Gateway

Dear Planning & Zoning Committee (including Samuel Haas, Senior Planner):

I am writing to express my strong opposition to rezoning of PLPDD20220214 approximately 65 acres of land from General Business District (GB) to Planned Development District (PDD), specifically titled "Schertz Gateway", generally located southeast to the IH 35 and Schwab Road.

Let me be upfront with you. I moved to Schertz / Cibolo in 1995. I welcomed growth as nothing was here. The longer I live here the more I oppose the growth.

I believe this development will be detrimental to the area. It is my understanding nearly all residents in the surrounding neighborhoods are completely opposed to the addition of commercial/retail, multi-family residential, and residential/low density multi-family housing that will cause traffic and safety problems, create even more problems with schools that are already over-capacity, destroy local wildlife habitat, increase the already existing issues with water pressure in the area, and potentially lower the property values of the existing community.

I agree that traffic and safety of pedestrians are major areas of concern. Traffic jams on the access road of I-35 already exist up and down Schwab and there are often accidents.

The local neighborhood traffic will disproportionately surge during morning and evening rush hours, causing traffic issues during critical times for the existing multiple existing neighborhoods.

The traffic surge during morning rush hours will also negatively impact safety for children, since students walk to buses in the mornings.

In general, the area traffic is continuing to increase, and heavy traffic is already common at times which may not have been anticipated. Additionally, the roads continue to increase with traffic hazardous including potholes and litter and this development will further exacerbate that hazard that could lead to accidents and create an unsafe situation for residents.

There are already multiple large master planned communities and developments and continuing to rezone will strain the area and increase traffic and safety risk. This development will create safety concerns as the local police are already 12 officers short and increasing the number of residents and adding commercial property presents a very dangerous situation for residents.

As recently as last year a high-speed chase ended in this area and crime has been very relevant in this area. Theft of cars and break-ins have been rapidly increasing. This will increase response times drastically and create a very risky situation.

Schools in the area are already reported at overcapacity, and the council should not approve multi-family dwellings that creates or exacerbates a situation that will cause school concurrency to fail for this proposal and/or other approved plans. Additionally, bus drivers are limited, and we already have issues with children being late to school and unsafely having to sit 3 across on the bus seats.

Wildlife has been observed in the area, and any development will destroy their habitat. Any planned development of the property should consider the continuing impact to local wildlife habitat. The area has lots of wildlife and has the potential to impact several endangered species, which should be investigated by the appropriate agency prior to approving development.

Additionally, with nearby ranches these re-zoning threatens the ranch wildlife on these ranches.

Lastly, continuing to develop the land will enhance the safety issues on the roads noted above as displacing the wildlife such as deer will lead to wildlife running into the roads and surrounding communities and causing accidents. Air pollution and litter would likely increase as well in these areas and threaten wildlife and humans' health.

Multiple complaints have been sent to the city regarding issues with water pressure in the area this development is proposed. This issue occurs around the clock but especially during peak usage hours the surrounding neighborhoods have decreased access to water and putting increased pressure on these systems threatens the already large issue residents are experiencing. This is a true human health risk and should be weighed heavily.

Property values are likely to go down in the area if multi-family apartments or condominiums are built. Multifamily dwellings are inconsistent with the neighborhoods developed in the area.

I urge you to disapprove the proposed rezoning as I what happens in Schertz affects Cibolo residences.

Thank you for your continued service and support of our communities.

Sincerely,

Karen Macias
220 Kipper Ave
Cibolo, TX 78108

From: STURGIS, KENNETH J Lt Col USAF AFPC AFPC/DPMOAC
Sent: Monday, November 13, 2023 9:31 AM
To: planning@schertz.com
Cc: Kenneth Sturgis;
Subject: Opposition to Rezoning areas ivo Cypress Point HOA

Dear Mr. Haas and Planning and Zoning Committee

I am writing to express my strong opposition to the rezoning of the 65 acres in the vicinity of the Cypress Point neighborhood. This rezoning would convert 65 acres of General Business District property to Planned Development District. This proposed plan drastically changes the landscape, functionality, and resource requirements of which the infrastructure in this area was developed for and is detrimental to the area because it doesn't bring anything to the community but additional requirements on resources that are already constrained in this part of the city. The development of multi-family and residential/low density multi-family (apartments) in this area will likely more than double the number of families already in this small area which places strain on the limited infrastructure currently in place. My specific concerns are lack of quality roadways, water supply, and most importantly access to schools and childcare.

The roadways in this area are insignificant to support the amount of traffic currently in the area. Green valley, Shwab, and Eckert roads are already in horrible shape due to potholes, trash and damage from large trucks and construction vehicles throughout the area. In addition they're dark, narrow and all around dangerous and additional development will bring additional traffic which only exacerbates this already bad situation. Water concerns are already an issue in this area. Currently in Cypress Point during weekday evenings and weekend afternoons water pressure decreases to the point where the faucets in our home become unusable. Doubling the number of homes in this region without increasing the size of the water supply pipes is a great cause for concern. Finally, schools in this area are already at max capacity. Increasing the number of families will place additional strain on the district. Currently, I drive past a new elementary school to get to our elementary school....it makes no sense. In addition, we know of families in Schertz that have been on waiting lists for over 6 months to get their children into daycare.

These are drastic limitations in infrastructure that must be addressed before developing land that was never meant to be utilized in that capacity. Recommend developers stick to land zoned for residential development as that land possess the infrastructure required to support it. If this land must be rezoned due to a lack of residential zoned land, then the infrastructure concerns must be addressed prior to the property being zoned for that use, not afterwards.

Lastly, I will address one specific concern relating to the plans for Schertz Gateway and my specific property at 5175 Top Ridge Lane. The plans show a 200' buffer zone around the entire project area, except where the project area lies along the back of my property line. I strongly oppose this plan as there exists no buffer from traffic, noise and specifically 35' tall buildings that will tower over this entire neighborhood eliminating any sense of privacy for both residents of Schertz Gateway and Cypress Point. If a buffer zone is planned for this project then there is no reason residents along Top Ridge Lane shouldn't be afforded the same buffer space as everyone else impacted by this development. I recommend the developer's plans be modified to incorporate the 200' buffer where this project runs along properties of Cypress Point HOA.

I will attend Wednesday's public hearing on this project but if you have any questions regarding my concerns above, feel free to give me a call on my mobile number below. Thank you for taking the time to hold this hearing and for taking the concerns of residents in the vicinity of this projects into consideration. Have a great day!

v/r,

KENNETH J. STURGIS, Lt Col, USAF
5175 Top Ridge Ln, Schertz, TX 78108

From: Lauren Hall
Sent: Thursday, November 9, 2023 9:01 PM
To: Brian James; planning@schertz.com
Subject: Opposition to Rezoning: Schertz Gateway

Dear Planning & Zoning Committee (including *Samuel Haas, Senior Planner*) -

I am writing to express my strong opposition (as well as the Schertz cypress point HOAs) to rezoning of approximately 65 acres of land from General Business District (GB) to Planned Development District (PDD), specifically titled "Schertz Gateway", generally located southeast to the IH 35 and Schwab Road. This development will be detrimental to the area, nearly all residents in the surrounding neighborhoods are completely opposed to the addition of commercial/retail, multi-family residential, and residential/low density multi-familyhousing that will cause traffic and safety problems, create even more problems with schools that are already over-capacity, destroy local wildlife habitat, increase the already existing issues with water pressure in the area, and potentially lower the property values of the existing community.

Traffic and safety of pedestrians are major areas of concern. Traffic jams on the access road of I-35 already exist up and down Schwab and there are often accidents. The local neighborhood traffic will disproportionately surge during morning and evening rush hours, causing traffic issues during critical times for the existing multiple existing neighborhoods. The traffic surge during morning rush hours will also negatively impact safety for children, since students walk to buses in the mornings. In general, the area traffic is continuing to increase, and heavy traffic is already common at times which may not have been anticipated. Additionally, the roads continue to increase with traffic hazardous including potholes and litter and this development will further exacerbate that hazard that could lead to accidents and create an unsafe situation for residents. There are already multiple large master planned communities and developments and continuing to rezone will strain the area and increase traffic and safety risk.

This development will create safety concerns as the local police are already 12 officers short and increasing the number of residents and adding commercial property presents a very dangerous situation for residents. As recently as last year a high-speed chase ended in this area and crime has been very relevant in this area. Theft of cars and break-ins have been rapidly increasing. This will increase response times drastically and create a very risky situation.

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Wildlife has been observed in the area, and any development will destroy their habitat. Any planned development of the property should consider the continuing impact to local wildlife habitat. The area has lots of wildlife and has the potential to impact several endangered species, which should be investigated by the appropriate agency prior to approving development. Additionally, with nearby ranches these re-zoning threatens the ranch wildlife on these ranches. Lastly, continuing to develop the land will enhance the safety issues on the roads noted above as displacing the wildlife such as deer will lead to wildliferunning into the roads and surrounding communities and causing accidents. Air pollution and litter would likely increase as well in these areas and threaten wildlife and humans' health.

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I urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to attend meeting or write letters and emails.

Thank you for your continued service and support of our communities.

Best regards,

Lauren Hall

5043 Top Ridge Lane, Schertz, TX 78108

VICE PRESIDENT CYPRESS POINT HOA

REPRESENTATIVE OF SCHERTZ CYPRESS POINT HOA

Property ID NUMBER: 390082

From: Lindy Wright
Sent: Friday, November 10, 2023 8:42 PM
To: Brian James; planning@schertz.com
Subject: Concerns for Rezoning of PLPDD20220214

Dear Planning & Zoning Committee (including Samuel Haas, Senior Planner)

I am writing to express my strong opposition to rezoning of PLPDD20220214 approximately 65 acres of land from General Business District (GB) to Planned Development District (PDD), specifically titled "Schertz Gateway", generally located southeast to the IH 35 and Schwab Road. This development will be detrimental to the area, nearly all residents on the surrounding small farms/ranches and in the surrounding neighborhoods are completely opposed to the addition of commercial/retail, multi-family residential, and residential/low density multi-family housing that will create more problems in the area for crime, traffic and pollution than we already have and lower the property values of the existing community.

Traffic and safety of pedestrians are major areas of concern. Traffic jams on the access road of I-35 already exist up and down Schwab and there are often accidents.. There is an influx of high traffic on inadequate the feeder roads the City of Schertz

Has already neglected the last 20 years to increasing size or control of traffic. As a local farmer my mother has been struck by a speeding truck while lawfully operating her tractor in the are. She could have been killed or seriously injured in addition to the tractor equipment being massively damaged. This summer while moving livestock from our farm at 24450 IH 35 N it took nearly an hour just to leave the drive way due the massive amounts of traffic on the access road due to road closures in IH 35 proper. Being unable to exit my property is not a one time happening - during rush hours and any time there is a crash vehicle traffic in this area has no regard for speed limits or maintaining their lane on a hill with limited visibility. Once you are able

To get out of the property onto the access road you have to aggressively accelerate to avoid getting crashed into! The roads continue to increase with traffic hazardous including potholes and litter and this development will further exacerbate that hazard that could lead to accidents and create an unsafe situation for residents. There are already multiple large master planned communities and developments and continuing to rezone will strain the area and increase traffic and safety risk.

This development will create additional safety concerns as the local police are already 12 officers short and take no less than 30 minutes to respond to in progress vandalism and trespassing on private property due to working the car crashes on IH 35, FM 3009 and FM1103. Increasing the number of residents presents a very dangerous situation for the current citizens. The dumping animals, large furniture items and bulk trash on local roads such as Schwab Rd, Green Valley Road and Eckhardt Road as risen drastically in the last several years with the current growth in the area. Theft of cars and break-ins have been rapidly increasing. This will increase the already unacceptable police response times drastically and create a very risky situations.

On our small farm several of our cattle and goats have already became sick and or died due to falling is washouts on our property from poorly designed drainage from adjoining communities recently built, eating poisonous plants tossed over our fence from the surrounding neighborhoods, plastic bags and other garbage blowing onto the property and getting stuck in the vegetation. Wildlife, both predatory and non-predatory have already been forced out of large properties in the area, such as Homestead, parklands and Cypress Point and have made this their home. Where will they go if forced out of this property, as any development will destroy their habitat. Any planned development of the property should consider the continuing impact to local wildlife habitat. With several nearby farms and ranches these re-zoning threatens the ranch wildlife and livestock cohabitation as the cattle, goats and other livestock will fall prey to the coyotes and bobcats who currently have much more land to hunt. Do you plan on hiring trappers to relocate the coyotes

and bobcats? Yes, both have been seen on this potential development property by me personally in the last six months. Lastly, continuing to develop the land will enhance the safety issues on the roads noted above as displacing the wildlife such as deer will lead to wildlife running into the roads and surrounding communities and causing accidents or coyote attacks as has been seen in other areas of the state with massive uncontrolled growth.

Property values are likely to go down in the area if multi-family apartments or condominiums are built. Multifamily dwellings are inconsistent with the neighborhoods developed in the area. I am very disappointed that only a limited number of notices were mailed even though this largely impacts the entire surrounding communities. Additionally these were sent on 11/3, not received until 11/6-11/7 and then the entire planning and zoning office was out of office 11/9-11/13 only leaving 2 business days for the community to voice concerns in advance of the meeting. This application was submitted by the developer for re-zoning in January 2023 and the fact that this rezoning is being rushed with very limited notice is very disappointing and concerning. This is obviously an intentional attempt by the City of Schertz to skirt around and force reasoning on citizens and property owners in the area. Unfortunately, this is not surprising or shocking as it seems the City of Schertz never has the best interest of the local citizens or property owners in mind unless it pads the pockets of the City or a cooperation they are able to get a more tax revenue from. The family who has maintained and kept their property family owned the past 5-6 generations since the early 1800's don't provide the money or agenda for the City so they do not matter. It seems more and more like the City's goal is to make it so hard for the small farm to continue to operate there no choice but sell out for development. When the City of Schertz forced annexed us they didn't provide any services Comal County was not already providing, they just gave us the unfortunate privilege of paying our hard earned money on additional taxes (City of Schertz Taxes) for nothing in return. Sadly, that has not changed in the last 20 years.

I urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to attend meeting or write letters and emails.

Thank you for your consideration,

MY FULL NAME IS: Lindy Ann Wright

MY PROPERTY ADDRESS IS: 24550 IH 35 N New Braunfels TX 78132 (City Limits is Schertz)

Samuel Haas

From: M Sizemore
Sent: Tuesday, November 14, 2023 5:30 PM
To: planning@schertz.com
Subject: Reasoning of PLPDD20220214

Dear Planning & Zoning Committee (including Samuel Haas, Senior Planner) - I am writing to express my strong opposition to rezoning of PLPDD20220214 approximately 65 acres of land from General Business District (GB) to Planned Development District (PDD), specifically titled "Schertz Gateway", generally located southeast to the IH 35 and Schwab Road. This development will be detrimental to the area, nearly all residents in the surrounding neighborhoods are completely opposed to the addition of commercial/retail, multi-family residential, and residential/low density multi-family housing that will cause traffic and safety problems, create even more problems with schools that are already over-capacity, destroy local wildlife habitat, increase the already existing issues with water pressure in the area, and potentially lower the property values of the existing community. Traffic and safety of pedestrians are major areas of concern. Traffic jams on the access road of I-35 already exist up and down Schwab and there are often accidents. The local neighborhood traffic will disproportionately surge during morning and evening rush hours, causing traffic issues during critical times for the existing multiple existing neighborhoods. The traffic surge during morning rush hours will also negatively impact safety for children, since students walk to buses in the mornings. In general, the area traffic is continuing to increase, and heavy traffic is already common at times which may not have been anticipated. Additionally, the roads continue to increase with traffic hazardous including potholes and litter and this development will further exacerbate that hazard that could lead to accidents and create an unsafe situation for residents. There are already multiple large master planned communities and developments and continuing to rezone will strain the area and increase traffic and safety risk. This development will create safety concerns as the local police are already 12 officers short and increasing the number of residents and adding commercial property presents a very dangerous situation for residents. As recently as last year a high-speed chase ended in this area and crime has been very relevant in this area. Theft of cars and break-ins have been rapidly increasing. This will increase response times drastically and create a very risky situation. Schools in the area are already reported at overcapacity, and the council should not approve multi-family dwellings that creates or exacerbates a situation that will cause school concurrency to fail for this proposal and/or other approved plans. Additionally, bus drivers are limited, and we already have issues with children being late to school and unsafely having to sit 3 across on the bus seats. Wildlife has been observed in the area, and any development will destroy their habitat. Any planned development of the property should consider the continuing impact to local wildlife habitat. The area has lots of wildlife and has the potential to impact several endangered species, which should be investigated by the appropriate agency prior to approving development. Additionally, with nearby ranches these re-zoning threatens the ranch wildlife on these ranches. Lastly, continuing to develop the land will enhance the safety issues on the roads noted above as displacing the wildlife such as deer will lead to wildlife running into the roads and surrounding communities and causing accidents. Air pollution and litter would likely increase as well in these areas and threaten wildlife and humans' health. Multiple complaints have been sent to the city regarding issues with water pressure in the area this development is proposed. This issue occurs around the clock but especially during peak usage hours the surrounding neighborhoods have decreased access to water and putting increased pressure on these systems threatens the already large issue residents are experiencing. This is a true human health risk and should be weighed heavily. Property values are likely to go down in the area if multi-family apartments or condominiums are built. Multifamily dwellings are inconsistent with the neighborhoods developed in the area. I am very disappointed that only a limited number of notices were mailed even though this largely impacts the entire surrounding communities. There was no indication of where the notifications were sent, but I suspect very few were delivered into our neighborhood. Additionally, these were sent on 11/3, not received until 11/6-11/7 and then the entire planning and zoning office was out of office 11/9-11/13 only leaving 2 business days for the community to voice concerns in advance of the meeting. This application was submitted in January 2023 and the fact that this rezoning is being rushed with very limited notice is very disappointing and concerning. I urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my

neighbors, I know my opinions are shared by many who have not managed to attend meeting or write letters and emails. Thank you for your continued service and support of our communities.

Best regards,

MY FULL NAME IS: Marjorie Sizemore
MY HOME ADDRESS IS:5260 Forest Oak
Schertz, TX.

Reply Form

I am: in favor of opposed to neutral to the request for **PLPDD20220214**

COMMENTS: _____

NAME: MARK MWEAR
(PLEASE PRINT)

SIGNATURE *Mark Mwear*

STREET ADDRESS: 5291 TOP RIDGE LN SCHERTZ TX 78108

DATE: 11/6/2023

I am: in favor of opposed to neutral to the request for **PLPDD20220214**

COMMENTS: _____
NAME: Marla Brown SIGNATURE Marla Brown
(PLEASE PRINT)

STREET ADDRESS: 10226 Montano Dr

DATE: 12-5-23

From: Matthew Bradsher
Sent: Friday, November 10, 2023 5:57 PM
To: Brian James
Subject: Public hearing PLPDD20220214 Concern

Dear Planning & Zoning Committee (including Samuel Haas, Senior Planner),

I am writing to express my strong opposition to rezoning of approximately 65 acres of land from General Business District (GB) to Planned Development District (PDD), specifically titled "Schertz Gateway", generally located southeast to the IH 35 and Schwab Road.

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concerning. I urge you to disapprove of the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to attend meeting do to my travel working for the federal Government or write letters and emails as I was just informed of this.
Thank you for your continued service and support of our communities.

Respectfully,

Matthew Bradsher
4481 Winged Elm
Schertz, TX 78108

--
Matthew Bradsher

NOTICE OF PUBLIC HEARING

November 3, 2023

To whom it may concern,

The City of Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, November 15th, 2023 at 6:00 p.m. located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and act upon the following item:

PLPDD20220214 - Hold a public hearing, consider, and make a recommendation on a request to rezone approximately 65 acres of land from General Business District (GB) to Planned Development District (PDD), known as Comal County Parcel ID 75458 and Guadalupe County Parcel ID 64005, generally located southeast of the IH 35 and Schwab Road intersection, City of Schertz, Comal County and Guadalupe County, Texas.

Because you own property within 200 feet of the subject property, the Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing. If you would like to express how you feel, please complete the bottom portion of this letter and return before the public hearing date by mail or personal delivery to Samuel Haas, Senior Planner 1400 Schertz Parkway, Bldg. 1, Schertz, Texas 78154, or by e-mail 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 [X] neutral to [] the request for PLPDD20220214
Please do not proceed with this. You already know the negative impact it will
COMMENTS: have on the surrounding area.

NAME: Matthew E. Wood SIGNATURE: Matthew E. Wood
(PLEASE PRINT)

STREET ADDRESS: 5487 Devonwood St. Schertz, TX. 78108

DATE: 14 Nov 2023

From: Melissa Reyes
Sent: Friday, November 10, 2023 3:36 PM
To: planning@schertz.com
Subject: Fwd: Rezoning by Cypress Point

----- Forwarded message -----

From: **Melissa Reyes**
Date: Thu, Nov 9, 2023, 9:22 PM
Subject: Rezoning by Cypress Point
To: <BJames@schertz.com>

Good evening Mr James

I am a homeowner in Cypress Point. I'm actually one of the initial homeowners in this area. I have seen a lot of development in my area which to date has caused decrease in water pressure, increase in traffic and an increase in mice and snakes due to all the development. Something I have adjusted too. However, now we are looking at more development and I am deeply concerned about drainage issues, road conditions especially if roads are opened into our subdivision. Decreased or no water pressure. Increased traffic. It has already started to get difficult leaving the subdivision as people use the access road when traffic is heavy with another development it will be impossible to get out. Please reconsider this rezoning. Thanks for listening to my concerns. Melissa Reyes 5384 Kingswood St Schertz Tx 78108.

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Sincerely,

Samuel Haas
Senior Planner

Reply Form

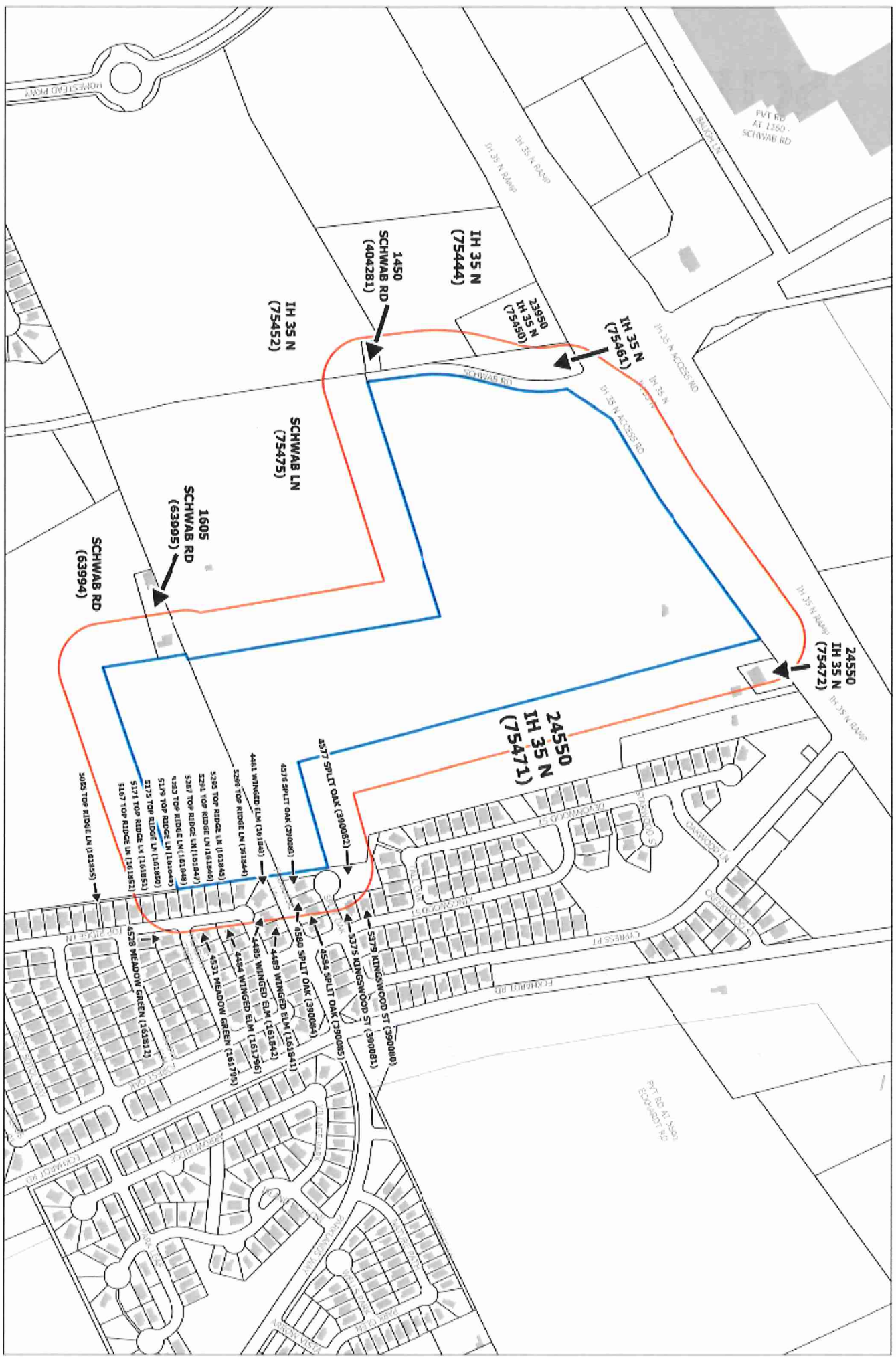
I am: in favor of opposed to neutral to the request for **PLPDD20220214**

COMMENTS: Fully Support

NAME: MFP Realty - Harry Penland III SIGNATURE
(PLEASE PRINT) McLamb's Enterprises

STREET ADDRESS: 155 E. Mulberry Ave Ste 600 SA TX 78212

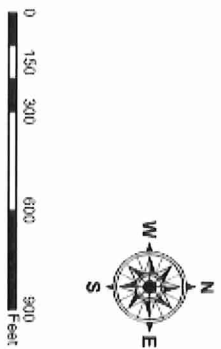
DATE: 11/13/23



City of Schertz

24500 IH-35 N
(PLPDD20220214)

200' Buffer
Project Area



From: Mike Lee
Sent: Tuesday, November 14, 2023 10:31 AM
To: Ralph Gutierrez; Mark Davis; Michelle Watson; Jill Whittaker; Michael Dahle; David Scagliola; Allison Heyward; Tim Brown; planning@schertz.com; Samuel Haas
Subject: Re zoning the parklands

Dear Planning & Zoning Committee (including Samuel Haas, Senior Planner) -

I am writing to express my strong opposition to rezoning of PLPDD20220214 approximately 65 acres of land from General Business District (GB) to Planned Development District (PDD), specifically titled "Schertz Gateway", generally located southeast to the IH 35 and Schwab Road. This development will be detrimental to the area, nearly all residents in the surrounding neighborhoods are completely opposed to the addition of commercial/retail, multi-family residential, and residential/low density multi-family housing that will cause traffic and safety problems, create even more problems with schools that are already over-capacity, destroy local wildlife habitat, increase the already existing issues with water pressure in the area, and potentially lower the property values of the existing community.

Traffic and safety of pedestrians are major areas of concern. Traffic jams on the access road of I-35 already exist up and down Schwab and there are often accidents. The local neighborhood traffic will disproportionately surge during morning and evening rush hours, causing traffic issues during critical times for the existing multiple existing neighborhoods. The traffic surge during morning rush hours will also negatively impact safety for children, since students walk to buses in the mornings. In general, the area traffic is continuing to increase, and heavy traffic is already common at times which may not have been anticipated. Additionally, the roads continue to increase with traffic hazardous including potholes and litter and this development will further exacerbate that hazard that could lead to accidents and create an unsafe situation for residents. There are already multiple large master planned communities and developments and continuing to rezone will strain the area and increase traffic and safety risk.

This development will create safety concerns as the local police are already 12 officers short and increasing the number of residents and adding commercial property presents a very dangerous situation for residents. As recently as last year a high-speed chase ended in this area and crime has been very relevant in this area. Theft of cars and break-ins have been rapidly increasing. This will increase response times drastically and create a very risky situation.

Schools in the area are already reported at overcapacity, and the council should not approve multi-family dwellings that creates or exacerbates a situation that will cause school concurrency to fail for this proposal and/or other approved plans. Additionally, bus drivers are limited, and we already have issues with children being late to school and unsafely having to sit 3 across on the bus seats.

Wildlife has been observed in the area, and any development will destroy their habitat. Any planned development of the property should consider the continuing impact to local wildlife habitat. The area has lots of wildlife and has the potential to impact several endangered species, which should be investigated by the appropriate agency prior to approving development. Additionally, with nearby ranches these re-zoning threatens the ranch wildlife on these ranches. Lastly, continuing to develop the land will enhance the safety issues on the roads noted above as displacing the wildlife such as deer will lead to wildlife running into the roads and surrounding communities and causing accidents. Air pollution and litter would likely increase as well in these areas and threaten wildlife and humans' health.

Multiple complaints have been sent to the city regarding issues with water pressure in the area this development is proposed. This issue occurs around the clock but especially during peak usage hours the surrounding neighborhoods

have decreased access to water and putting increased pressure on these systems threatens the already large issue residents are experiencing. This is a true human health risk and should be weighed heavily.

Property values are likely to go down in the area if multi-family apartments or condominiums are built. Multifamily dwellings are inconsistent with the neighborhoods developed in the area. I am very disappointed that only a limited number of notices were mailed even though this largely impacts the entire surrounding communities. There was no indication of where the notifications were sent, but I suspect very few were delivered into our neighborhood. Additionally, these were sent on 11/3, not received until 11/6-11/7 and then the entire planning and zoning office was out of office 11/9-11/13 only leaving 2 business days for the community to voice concerns in advance of the meeting. This application was submitted in January 2023 and the fact that this rezoning is being rushed with very limited notice is very disappointing and concerning.

I urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to attend meeting or write letters and emails.

Thank you for your continued service and support of our communities.

Best regards,

Michael Lee Mockerman Jr
5222 Nature Path

Sent from my iPad

From: Michelle Nail
Sent: Thursday, November 9, 2023 2:40 PM
To: Brian James
Subject: Rezoning swabb road

My name is Michelle Nail I live at 4539 Meadow Green in Schertz Texas in the Cypress point neighborhood I am against the rezoning in the area next to us due to the fact that we're not sure if there is enough required emergency support, the streets can't support it, traffic, water pressure is already low and I don't know what that would do to the apartments going up next to us, and the school in this area are already packed. Please provide more research and look into how this would affect the existing neighborhood.

There is already a new neighborhood going in behind us.

Thank you for your time.

Michelle Nail

From: Olivia Alvarado ·
Sent: Thursday, November 9, 2023 4:00 PM
To: bjames@schertz.com
Cc: planning@schertz.com
Subject: Schertz Re-Zoning

Dear Planning & Zoning Committee (including Samuel Haas, Senior Planner)

I am writing to express my strong opposition to rezoning of approximately 65 acres of land from General Business District (GB) to Planned Development District (PDD), specifically titled "Schertz Gateway", generally located southeast to the IH 35 and Schwab Road. This development will be detrimental to the area, nearly all residents in the surrounding neighborhoods are completely opposed to the addition of commercial/retail, multi-family residential, and residential/low density multi-family housing that will cause traffic and safety problems, create even more problems with schools that are already over-capacity, destroy local wildlife habitat, increase the already existing issues with water pressure in the area, and potentially lower the property values of the existing community.

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Thank you for your continued service and support of our communities.

Best regards,

Miguel A. Alvarado
4583 Scots Elm
Schertz, Tx 78108
Cypress Point Subdivision

Get [Outlook for iOS](#)

From: Chelsea Rivas
Sent: Thursday, November 9, 2023 4:06 PM
To: Brian James; planning@schertz.com
Subject: Zoning committee
Attachments: 20231109_160308.jpg

Dear Planning & Zoning Committee (including Samuel Haas, Senior Planner) -

I am writing to express my strong opposition to rezoning of approximately 65 acres of land from General Business District (GB) to Planned Development District (PDD), specifically titled "Schertz Gateway", generally located southeast to the IH 35 and Schwab Road. This development will be detrimental to the area, nearly all residents in the surrounding neighborhoods are completely opposed to the addition of commercial/retail, multi-family residential, and residential/low density multi-family housing that will cause traffic and safety problems, create even more problems with schools that are already over-capacity, destroy local wildlife habitat, increase the already existing issues with water pressure in the area, and potentially lower the property values of the existing community.

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Multiple complaints have been sent to the city regarding issues with water pressure in the area this development is purposed. This issue occurs around the clock but especially during peak usage hours the surrounding neighborhoods

have decreased access to water and putting increased pressure on these systems threatens the already large issue residents are experiencing. This is a true human health risk and should be weighed heavily.

Property values are likely to go down in the area if multi-family apartments or condominiums are built. Multifamily dwellings are inconsistent with the neighborhoods developed in the area. I am very disappointed that only a limited number of notices were mailed even though this largely impacts the entire surrounding communities. There was no indication of where the notifications were sent, but I suspect very few were delivered into our neighborhood. Additionally, these were sent on 11/3, not received until 11/6-11/7 and then the entire planning and zoning office was out of office 11/9-11/13 only leaving 2 business days for the community to voice concerns in advance of the meeting. This application was submitted in January 2023 and the fact that this rezoning is being rushed with very limited notice is very disappointing and concerning.

I urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to attend meeting or write letters and emails.

Thank you for your continued service and support of our communities.

Best regards,

MIGUEL Rivas

5379 Kingwood St

NOTICE OF PUBLIC HEARING

November 3, 2023

To whom it may concern,

The City of Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, November 15th, 2023 at 6:00 p.m. located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and act upon the following item:

PLPDD20220214 - Hold a public hearing, consider, and make a recommendation on a request to rezone approximately 65 acres of land from General Business District (GB) to Planned Development District (PDD), known as Comal County Parcel ID 75458 and Guadalupe County Parcel ID 64005, generally located southeast of the IH 35 and Schwab Road intersection, City of Schertz, Comal County and Guadalupe County, Texas.

Because you own property within 200 feet of the subject property, the Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing. If you would like to express how you feel, please complete the bottom portion of this letter and return before the public hearing date by mail or personal delivery to Samuel Haas, Senior Planner 1400 Schertz Parkway, Bldg. 1, Schertz, Texas 78154, or by e-mail 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 **PLPDD20220214**

COMMENTS: _____

NAME: Miguel Rivas SIGNATURE
(PLEASE PRINT)

STREET ADDRESS: 5379 Kingswood St Schertz TX 78108

DATE: 11/09/2023

From: Sherri Thompson
Sent: Thursday, November 9, 2023 8:37 PM
To: planning@schertz.com
Subject: Proposed Rezoning Request: PLPDD20220214

November 9, 2023

Dear Planning & Zoning Committee; Samuel Haas, Senior Planner,

We are writing to express our strong opposition to the rezoning of approximately 65 acres of land from General Business District (GB) to Planned Development District, specifically titled "Schertz Gateway," generally located southeast to the IH 35 and Schwab Road. This development will be detrimental to the area, nearly all residents in the surrounding neighborhoods are completely opposed to the addition of commercial/retail, multi-family residential, and residential/low density multi-family housing. We believe that this will cause traffic and safety problems, create even more problems with already over-capacity schools, destroy local wildlife habitat, increase the already existing issues with water pressure in the area, and potentially lower the property values of the existing community.

Traffic and safety of pedestrians are major areas of concern. Traffic jams trying to get onto the access road of IHo-35 already exist from Schwab Road to Engel Road. The local neighborhood traffic will disproportionately surge during morning and evening rush hours, causing traffic issues during critical times for the existing neighborhoods. The traffic surge during morning rush hours will also negatively impact safety for children, since students walk to buses in the mornings. In general, the area traffic is already continuing to increase with continued building, and heavy traffic is already common at times which may not have been anticipated. Additionally, the roads are already hazardous enough with potholes and litter, and this development will further exacerbate the hazards that could lead to accidents and create unsafe situations for residents. There are already multiple large master planned communities and developments and continuing to rezone will strain the area and increase traffic and safety risk.

This proposed development will create additional safety concerns for me. Already the local police are 12 officers short and increasing the number of residents and adding commercial property presents a very dangerous situation for residents. As recently as last year a high-speed chase ended in this area with an individual fleeing police by running through back yards - including ours! Theft of cars and break-ins have been rapidly increasing as it moves north along IH-35. High density housing will cause higher crime rates as well as drastically increase response times thus creating potentially dangerous situations.

Schools in the area are already at overcapacity, and the council should not approve multi-family dwellings that creates or exacerbates a situation that will cause the schools additional problems. Additionally, buses and drivers are in limited supply. There are already issues with children being late to school due to increased traffic and unsafely having to sit three across on the seats.

Wildlife has been observed in the area and any development will destroy their habitat. Any planned development of the property should consider the continuing impact to local wildlife habitat. The area has lots of wildlife (we frequently have visitors in our backyard) and has the potential to impact endangered plant and wildlife, which should be investigated by the appropriate agency prior to approving development. Additionally, with nearby ranches, this rezoning threatens the wildlife on those ranches. Continuing to develop the land will increase safety issues on the roads (as noted above) as wildlife - such as deer - will run into the roads and surrounding communities potentially causing accidents. Air pollution and litter would also increase as well in these areas, threatening the health of both humans and wildlife.

It is our understanding that multiple complaints have been sent to the city regarding water pressure in the area of this proposed development. This issue occurs around the clock but especially during peak usage hours. Our neighborhoods already have decreased access to water and putting increased loads on these systems threatens the already large issues residents are currently experiencing. Other infrastructure needs are of concern as well: sewer systems, ...

Property values are likely to be affected if the multi-family apartments or condominiums are built. Multi-family dwellings are inconsistent with the neighborhoods already being developed in the area. We are disappointed that only households in the buffer zone were notified of this proposed change even though this would largely impact all communities in the surrounding area. These notices were sent on 11/3 but not received until 11/6 - 11/7. Top that off with the entire Planning

and Zoning office is out from 11/9-11/13. That leaves community residents with only two business days to voice their concerns in advance of the meeting. This rezoning application was submitted in January of this year. That is at least 10 months ago and now it is suddenly being rushed with very limited notice? This is very disappointing and concerning. It makes us wonder if you are trying to hide something.

We believe that it is your responsibility to look out for the best interests of the current residents and not the developers. Thus, we urge you to **NOT** approve the proposed rezoning request PLPDD20220214. We know that this opinion is shared by many in our community who were not invited to express their opinion but would nonetheless be affected by this rezoning.

Thank you for your continued service and support of our communities.

Regards,

Nathan and Sherri Thompson
5287 Top Ridge Ln
Schertz, TX 78108

Sherri Thompson

"We are all under the obligation of making this world a happier place for our having lived in it,"
-George Albert Smith

Samuel Haas

From: Ramona Owens
Sent: Tuesday, November 14, 2023 7:16 PM
To: planning@schertz.com
Subject: strong opposition to rezoning of PLPDD20220214 approximately 65 acres of land from General Business District (GB) to Planned Development District (PDD)

Dear Planning & Zoning Committee (including Samuel Haas, Senior Planner) -

I am writing to express my strong opposition to rezoning of PLPDD20220214 approximately 65 acres of land from General Business District (GB) to Planned Development District (PDD), specifically titled "Schertz Gateway", generally located southeast to the IH 35 and Schwab Road. This development will be detrimental to the area, nearly all residents in the surrounding neighborhoods are completely opposed to the addition of commercial/retail, multi-family residential, and residential/low density multi-family housing that will cause traffic and safety problems, create even more problems with schools that are already over-capacity, destroy local wildlife habitat, increase the already existing issues with water pressure in the area, and potentially lower the property values of the existing community.

Traffic and safety of pedestrians are major areas of concern. Traffic jams on the access road of I-35 already exist up and down Schwab and there are often accidents. The local neighborhood traffic will disproportionately surge during morning and evening rush hours, causing traffic issues during critical times for the existing multiple existing neighborhoods. The traffic surge during morning rush hours will also negatively impact safety for children, since students walk to buses in the mornings. In general, the area traffic is continuing to increase, and heavy traffic is already common at times which may not have been anticipated. Additionally, the roads continue to increase with traffic hazardous including potholes and litter and this development will further exacerbate that hazard that could lead to accidents and create an unsafe situation for residents. There are already multiple large master planned communities and developments and continuing to rezone will strain the area and increase traffic and safety risk.

This development will create safety concerns as the local police are already 12 officers short and increasing the number of residents and adding commercial property presents a very dangerous situation for residents. As recently as last year a high-speed chase ended in this area and crime has been very relevant in this area. Theft of cars and break-ins have been rapidly increasing. This will increase response times drastically and create a very risky situation.

Schools in the area are already reported at overcapacity, and the council should not approve multi-family dwellings that creates or exacerbates a situation that will cause school concurrency to fail for this proposal and/or other approved plans. Additionally, bus drivers are limited, and we already have issues with children being late to school and unsafely having to sit 3 across on the bus seats.

Wildlife has been observed in the area, and any development will destroy their habitat. Any planned development of the property should consider the continuing impact to local wildlife habitat. The area has lots of wildlife and has the potential to impact several endangered species, which should be investigated by the appropriate agency prior to approving development. Additionally, with nearby ranches these re-zoning threatens the ranch wildlife on these ranches. Lastly, continuing to develop the land will enhance the safety issues on the roads noted above as displacing the wildlife such as deer will lead to wildlife running into the roads and surrounding communities and causing accidents. Air pollution and litter would likely increase as well in these areas and threaten wildlife and humans' health.

Multiple complaints have been sent to the city regarding issues with water pressure in the area this development is proposed. This issue occurs around the clock but especially during peak usage hours the surrounding neighborhoods

have decreased access to water and putting increased pressure on these systems threatens the already large issue residents are experiencing. This is a true human health risk and should be weighed heavily.

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I urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to attend meeting or write letters and emails.

Thank you for your continued service and support of our communities.

Best regards,

MY FULL NAME IS: Ramona Owens

MY HOME ADDRESS IS: 953 Forest Ridge Parkway, Schertz, TX 78154

Sent from my iPad

Samuel Haas

From: rgonzales6581
Sent: Tuesday, November 14, 2023 7:32 PM
To: planning@schertz.com
Subject: Rezoning of land next to Cypress Point

I and my wife oppose the rezoning of the land next to Cypress Point. We live at 4504 Winged Elm and oppose the rezoning of this property for apartments. Homes, no problem. Apartments, NO WAY.
Richard E and Maria Linda Gonzales

Sent from my T-Mobile 4G LTE Device

From: Richard Eads
Sent: Thursday, November 9, 2023 4:48 PM
To: Brian James
Subject: Schertz Gateway Re-Zoning
Attachments: Re-Zoning Schertz Gateway.docx

The Cypress Point Board of Directors approved this document about re-zoning.

Thanks

Richard Eads
5523 Cypress Pt Schertz Tx

NOTE - This message contains an attachment that might contain a malicious payload. Schertz makes every effort to block transmission of dangerous attachments, but you as the recipient should always be cautious of receiving messages with attachments that you don't recognize or request from the sender.

Dear Planning & Zoning Committee (including Samuel Haas, Senior Planner) -

I am writing to express my strong opposition to rezoning of approximately 65 acres of land from General Business District (GB) to Planned Development District (PDD), specifically titled "Schertz Gateway", generally located southeast to the IH 35 and Schwab Road. This development will be detrimental to the area, nearly all residents in the surrounding neighborhoods are completely opposed to the addition of commercial/retail, multi-family residential, and residential/low density multi-family housing that will cause traffic and safety problems, create even more problems with schools that are already over-capacity, destroy local wildlife habitat, already existing issues with water pressure in the area, and potentially lower the property values of the existing community.

Traffic and safety of pedestrians are major areas of concern. Traffic jams on the access road of I-35 already exist up and down Schwab and there are often accidents. The local neighborhood traffic will disproportionately surge during morning and evening rush hours, causing traffic issues during critical times for the existing multiple existing neighborhoods. The traffic surge during morning rush hours will also negatively impact safety for children, since students walk to buses in the mornings. In general, the area traffic is continuing to increase, and heavy traffic is already common at times which may not have been anticipated. Additionally, the roads continue to increase with traffic hazardous including potholes and litter and this development will further exacerbate that hazard that could lead to accidents and create an unsafe situation for residents. There are already multiple large master planned communities and developments and continuing to rezone will strain the area and increase traffic and safety risk.

This development will create safety concerns as the local police are already 12 officers short and increasing the number of residents and adding commercial property presents a very dangerous situation for residents. As recently as last year a high-speed chase ended in this area and crime has been very relevant in this area. Theft of cars and break-ins have been rapidly increasing. This will increase response times drastically and create a very risky situation.

Schools in the area are already reported at overcapacity, and the council should not approve multi-family dwellings that creates or exacerbates a situation that will cause school concurrency to fail for this proposal and/or other approved plans.

Wildlife has been observed in the area, and any development will destroy their habitat. Any planned development of the property should consider the continuing impact to local wildlife habitat. The area has lots of wildlife and has the potential to impact several endangered species, which should be investigated by the appropriate

agency prior to approving development. Additionally, with near by ranches these re-zoning threatens the ranch wildlife on these ranches. Lastly, continuing to develop the land will drive and enhance the safety issues on the road above as displacing the wildlife will lead to them running into the roads and causing accidents. Air pollution and litter would likely increase as well in these areas and threaten wildlife and humans.

Multiple complaints have been sent to the city regarding issues with water pressure in the area this development is purposed. This issue can occur at any time but especially during peak usage hours the surrounding neighborhoods have decreased access to water and putting increased pressure on these systems threatens the already large issue residents are experiencing.

Property values are likely to go down in the area if multi-family apartments or condominiums are built. Multi family dwellings are inconsistent with the neighborhoods developed in the area. I am very disappointed that only a limited number notices were mailed even though this largely impacts the entire surrounding communities. There was no indication of where the notifications were sent, but I suspect very few were delivered into our neighborhood. Additionally these were sent on 11/3, not received until 11/6-11/7 and then the entire planning and zoning office was out of office 11/9-11/13 only leaving 2 business days for the community to voice concerns in advance of the meeting. This application was submitted in January 2023 and the fact that this rezoning is being rushed with very limited notice is very disappointing and concerning.

I urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to attend meeting or write letters and emails.

Thank you for your continued service and support of our communities.

Best regards,

MY FULL NAME: Richard Eads

MY HOME ADDRESS: 5523 Cypress Point Schertz Texas

I am President of the Cypress Point HOA and properties:

4577 Split Oak and 5055 Top Ridge Ln are properties owned by the HOA which I have authority to apply my disapproval to this re-zoning.

NOTICE OF PUBLIC HEARING

November 3, 2023

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PLPDD20220214 - Hold a public hearing, consider, and make a recommendation on a request to rezone approximately 65 acres of land from General Business District (GB) to Planned Development District (PDD), known as Comal County Parcel ID 75458 and Guadalupe County Parcel ID 64005, generally located southeast of the IH 35 and Schwab Road intersection, City of Schertz, Comal County and Guadalupe County, Texas.

Because you own property within 200 feet of the subject property, the Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing. If you would like to express how you feel, please complete the bottom portion of this letter and return before the public hearing date by mail or personal delivery to Samuel Haas, Senior Planner 1400 Schertz Parkway, Bldg. 1, Schertz, Texas 78154, or by e-mail 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 **PLPDD20220214**

COMMENTS: OVERCROWDING OF SCHOOLS, DECLINING PROPERTY VALUES, CHILDREN SAFETY

NAME: RICHARD W KING, RBVZ LP SIGNATURE: [Handwritten Signature]
(PLEASE PRINT)

STREET ADDRESS: 1605 SCHWAB ROAD

DATE: 11-13-2023

Samuel Haas

From: Robert Nash
Sent: Tuesday, November 14, 2023 7:11 PM
To: planning@schertz.com
Subject: Rezoning Request - PLPDD20220214

Dear Planning & Zoning Committee (Including Samuel Haas, Senior Planner)

My name is Robert Nash and my wife and I just bought a house in the Parklands at 4851 Park Leaf, Marion, TX 78124. I am sending an email in regards to the rezoning request that would allow commercial/retail and multifamily residential into our area.

I am writing to express my strong opposition to the rezoning of PLPDD20220214, approximately 65 acres of land from General Business District (GB) to Planned Development District (PDD), specifically titled "Schertz Gateway", generally located southeast to the IH 35 and Schwab Road. This development would be extremely detrimental to the neighborhoods in this area, and nearly all residents in the surrounding neighborhoods are completely opposed to the addition of commercial/retail, multi-family residential and multi-family properties that will cause more problems than the already understaffed Schertz PD can properly protect and serve - who are already 12 officers short.

Not only this, but the addition of such properties will increase traffic, cause more safety problems, create even more problems with schools that are already over-capacity and under-staffed, destroy local wildlife habitat, increase an already existing issue with low water pressure, and potentially lower the property value of the existing communities. Multifamily dwellings are inconsistent with the neighborhoods developed in the area.

I am aware of multiple complaints being sent to the city regarding issues with water pressure in the area this development is proposed. It is a consistent issue that increases during peak usage hours and the surrounding neighborhoods would not only have decreased access to water, but the development would put increased pressure on an already overwhelmed system.

Lastly, schools in the area are already reported overcapacity, to the point that it is affecting the efficiency and success of the students attending, according to GreatSchools.org. The council should not approve multi-family dwellings that creates a situation that will cause school concurrency to fail. Additionally, bus drivers are limited, and we already have issues with children being late to school and unsafely sitting 3 to a seat across the bus seats.

I am very disappointed, as are several of my neighbors, at the lack of communication on this issue and the ability to respond in an appropriately timely manner. All in all, I urge the disapproval of the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not only been denied the opportunity or appropriate time to hear about this issue, but who have also not managed to attend a meeting or write letters or emails.

Very Respectfully,

Robert G. Nash
Retired Army Veteran

Samuel Haas

From: Sandra L
Sent: Wednesday, November 15, 2023 3:09 PM
To: planning@schertz.com

Dear Planning & Zoning Committee (including Samuel Haas, Senior Planner) -

I am writing to express my strong opposition to rezoning of PLPDD20220214 approximately 65 acres of land from General Business District (GB) to Planned Development District (PDD), specifically titled "Schertz Gateway", generally located southeast to the IH 35 and Schwab Road. This development will be detrimental to the area, nearly all residents in the surrounding neighborhoods are completely opposed to the addition of commercial/retail, multi-family residential, and residential/low density multi-family housing that will cause traffic and safety problems, create even more problems with schools that are already over-capacity, destroy local wildlife habitat, increase the already existing issues with water pressure in the area, and potentially lower the property values of the existing community.

Traffic and safety of pedestrians are major areas of concern. Traffic jams on the access road of I-35 already exist up and down Schwab and there are often accidents. The local neighborhood traffic will disproportionately surge during morning and evening rush hours, causing traffic issues during critical times for the existing multiple existing neighborhoods. The traffic surge during morning rush hours will also negatively impact safety for children, since students walk to buses in the mornings. In general, the area traffic is continuing to increase, and heavy traffic is already common at times which may not have been anticipated. Additionally, the roads continue to increase with traffic hazardous including potholes and litter and this development will further exacerbate that hazard that could lead to accidents and create an unsafe situation for residents. There are already multiple large master planned communities and developments and continuing to rezone will strain the area and increase traffic and safety risk.

This development will create safety concerns as the local police are already 12 officers short and increasing the number of residents and adding commercial property presents a very dangerous situation for residents. As recently as last year a high-speed chase ended in this area and crime has been very relevant in this area. Theft of cars and break-ins have been rapidly increasing. This will increase response times drastically and create a very risky situation.

Schools in the area are already reported at overcapacity, and the council should not approve multi-family dwellings that creates or exacerbates a situation that will cause school concurrency to fail for this proposal and/or other approved plans. Additionally, bus drivers are limited, and we already have issues with children being late to school and unsafely having to sit 3 across on the bus seats.

Wildlife has been observed in the area, and any development will destroy their habitat. Any planned development of the property should consider the continuing impact to local wildlife habitat. The area has lots of wildlife and has the potential to impact several endangered species, which should be investigated by the appropriate agency prior to approving development. Additionally, with nearby ranches these re-zoning threatens the ranch wildlife on these ranches. Lastly, continuing to develop the land will enhance the safety issues on the roads noted above as displacing the wildlife such as deer will lead to wildlife running into the roads and surrounding communities and causing accidents. Air pollution and litter would likely increase as well in these areas and threaten wildlife and humans' health.

Multiple complaints have been sent to the city regarding issues with water pressure in the area this development is proposed. This issue occurs around the clock but especially during peak usage hours the surrounding neighborhoods have decreased access to water and putting increased pressure on these systems threatens the already large issue residents are experiencing. This is a true human health risk and should be weighed heavily.

Property values are likely to go down in the area if multi-family apartments or condominiums are built. Multifamily dwellings are inconsistent with the neighborhoods developed in the area. I am very disappointed that only a limited number of notices were mailed even though this largely impacts the entire surrounding communities. There was no indication of where the notifications were sent, but I suspect very few were delivered into our neighborhood. Additionally, these were sent on 11/3, not received until 11/6-11/7 and then the entire planning and zoning office was out of office 11/9-11/13 only leaving 2 business days for the community to voice concerns in advance of the meeting. This application was submitted in January 2023 and the fact that this rezoning is being rushed with very limited notice is very disappointing and concerning.

I urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to attend meeting or write letters and emails.

Thank you for your continued service and support of our communities.

Best regards,

MY FULL NAME IS: Sandra Linerode

MY HOME ADDRESS IS: 6521 Crockett Cove, Schertz, TX 78108

From:
Sent: Monday, November 13, 2023 11:47 AM
To: planning@schertz.com
Subject: My thoughts on :
Attachments: Dear Planning.docx

Categories: Blue Category

I have attached a letter with my thoughts on this zoning change.

Thak you,

Sandra Staggenborg

NOTE - This message contains an attachment that might contain a malicious payload. Schertz makes every effort to block transmission of dangerous attachments, but you as the recipient should always be cautious of receiving messages with attachments that you don't recognize or request from the sender.

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Schools in the area are already reported at overcapacity, and the council should not approve multi-family dwellings that creates or exacerbates a situation that will cause school concurrency to fail for this proposal and/or other approved plans. Plus, bus drivers are limited, and we already

have issues with children being late to school and unsafely having to sit 3 across on the bus seats. Wildlife has been observed in the area, and any development will destroy their habitat. Any planned development of the property should consider the continuing impact to local wildlife habitat. The area has lots of wildlife and has the potential to impact several endangered species, which should be investigated by the appropriate agency prior to approving development. Additionally, with nearby ranches these re-zoning threatens the ranch wildlife on these ranches. Lastly, continuing to develop the land will enhance the safety issues on the roads noted above as displacing the wildlife such as deer will lead to wildlife running into the roads and surrounding communities and causing accidents. Air pollution and litter would likely increase as well in these areas and threaten wildlife and humans' health.

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I urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to attend meeting or write letters and emails.

Thank you for your continued service and support of our communities.

Best regards,

James Staggenborg

4624 Falling Oak , Schertz, Tx 78108

NOTICE OF PUBLIC HEARING

November 3, 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 PLPDD20220214

COMMENTS: This development will be detrimental to the area, nearly all residents in the surrounding neighborhoods are completely opposed to the addition of commercial/retail, multi-family residential, and residential/low density multi-family housing that will cause traffic and safety problems, create even more problems with schools that are already over-capacity, destroy local wildlife habitat, increase the already existing issues with water pressure in the area, and potentially lower the property values of the existing community.

NAME: Schertz Cypress Point HOA SIGNATURE [Handwritten signature]
(PLEASE PRINT)

STREET ADDRESS: 4577 Split Oak, Schertz, TX 78108 & 5055 Top Ridge Lane, Schertz, TX 78108

DATE: 11/10/2023

Samuel Haas

From: Diane Schmidt
Sent: Tuesday, November 14, 2023 8:33 PM
To: planning@schertz.com
Subject: Oppose rezoning #PLPDD20220214

Dear Planning & Zoning Committee (including *Samuel Haas, Senior Planner*) -

I am writing to express my strong opposition to rezoning of PLPDD20220214 approximately 65 acres of land from General Business District (GB) to Planned Development District (PDD), specifically titled "Schertz Gateway", generally located southeast to the IH 35 and Schwab Road. This development will be detrimental to the area, nearly all residents in the surrounding neighborhoods are completely opposed to the addition of commercial/retail, multi-family residential, and residential/low density multi-family housing that will cause traffic and safety problems, create even more problems with schools that are already over-capacity, destroy local wildlife habitat, increase the already existing issues with water pressure in the area, and potentially lower the property values of the existing community.

Traffic and safety of pedestrians are major areas of concern. Traffic jams on the access road of I-35 already exist up and down the Schwab Rd exit and there are often accidents. The local neighborhood traffic will disproportionately surge during morning and evening rush hours, causing traffic issues during critical times for the existing multiple existing neighborhoods. The traffic surge during morning rush hours will also negatively impact safety for children, since students walk to buses in the mornings. In general, the area traffic is continuing to increase, and heavy traffic is already common at times which may not have been anticipated. Additionally, the roads continue to increase with traffic hazardous including potholes and litter and this development will further exacerbate that hazard that could lead to accidents and create an unsafe situation for residents. There are already multiple large master planned communities and developments and continuing to rezone will strain the area and increase traffic and safety risk.

This development will create safety concerns as the local police are already 12 officers short and increasing the number of residents and adding commercial property presents a very dangerous situation for residents. As recently as last year a high-speed chase ended in this area and crime has been very relevant in this area. Theft of cars and break-ins have been rapidly increasing. This will increase response times drastically and create a very risky situation.

Schools in the area are already reported at overcapacity, and the council should not approve multi-family dwellings that creates or exacerbates a situation that will cause school concurrency to fail for this proposal and/or other approved plans. Additionally, bus drivers are limited, and we already have issues with children being late to school and unsafely having to sit 3 across on the bus seats.

Wildlife has been observed in the area, and any development will destroy their habitat. Any planned development of the property should consider the continuing impact to local wildlife habitat. The area has lots of wildlife and has the potential to impact several endangered species, which should be investigated by the appropriate agency prior to approving development. Additionally, with nearby ranches these rezonings threaten the ranch wildlife on these ranches. Lastly, continuing to develop the land will enhance the safety issues on the roads noted above as displacing the wildlife such as deer will lead to wildlife running into the

roads and surrounding communities and causing accidents. Air pollution and litter would likely increase as well in these areas and threaten wildlife and humans' health.

Multiple complaints have been sent to the city regarding issues with water pressure in the area this development is proposed. This issue occurs around the clock but especially during peak usage hours the surrounding neighborhoods have decreased access to water and putting increased pressure on these systems threatens the already large issue residents are experiencing. This is a true human health risk and should be weighed heavily.

Property values are likely to go down in the area if multi-family apartments or condominiums are built. Multifamily dwellings are inconsistent with the neighborhoods developed in the area. I am very disappointed that only a limited number of notices were mailed even though this largely impacts the entire surrounding communities. There was no indication of where the notifications were sent, but I suspect very few were delivered into our neighborhood. Additionally, these were sent on 11/3, not received until 11/6-11/7 and then the entire planning and zoning office was out of office 11/9-11/13 only leaving 2 business days for the community to voice concerns in advance of the meeting. This application was submitted in January 2023 and the fact that this rezoning is being rushed with very limited notice is very disappointing and concerning.

I urge you to disapprove this proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to write letters and emails.

Thank you for your continued service and support of our communities.

Best regards,

Scott & Diane Schmidt
5515 Cypress Point

From: Shawn Smith
Sent: Friday, November 10, 2023 8:58 PM
To: Brian James; planning@schertz.com
Subject: Zoning Schertz Gateway

Planning & Zoning Committee (including Samuel Haas, Senior Planner) -

I am writing to express my strong opposition to rezoning of approximately 65 acres of land from General Business District (GB) to Planned Development District (PDD), specifically titled "Schertz Gateway", generally located southeast to the IH 35 and Schwab Road. This development will be detrimental to the area, nearly all residents in the surrounding neighborhoods are completely opposed to the addition of commercial/retail, multi-family residential, and residential/low density multi-family housing that will cause traffic and safety problems, create even more problems with schools that are already over-capacity, destroy local wildlife habitat, increase the already existing issues with water pressure in the area, and potentially lower the property values of the existing community.

Traffic and safety of pedestrians are major areas of concern. Traffic jams on the access road of I-35 already exist up and down Schwab and there are often accidents. The local neighborhood traffic will disproportionately surge during morning and evening rush hours, causing traffic issues during critical times for the existing multiple existing neighborhoods. The traffic surge during morning rush hours will also negatively impact safety for children, since students walk to buses in the mornings. In general, the area traffic is continuing to increase, and heavy traffic is already common at times which may not have been anticipated. Additionally, the roads continue to increase with traffic hazardous including potholes and litter and this development will further exacerbate that hazard that could lead to accidents and create an unsafe situation for residents. There are already multiple large master planned communities and developments and continuing to rezone will strain the area and increase traffic and safety risk.

This development will create safety concerns as the local police are already 12 officers short and increasing the number of residents and adding commercial property presents a very dangerous situation for residents. As recently as last year a high-speed chase ended in this area and crime has been very relevant in this area. Theft of cars and break-ins have been rapidly increasing. This will increase response times drastically and create a very risky situation.

Schools in the area are already reported at overcapacity, and the council should not approve multi-family dwellings that creates or exacerbates a situation that will cause school concurrency to fail for this proposal and/or other approved plans. Additionally, bus drivers are limited and we already have issues with children being late to school and unsafely having to sit 3 across on the bus seats.

Wildlife has been observed in the area, and any development will destroy their habitat. Any planned development of the property should consider the continuing impact to local wildlife habitat. The area has lots of wildlife and has the potential to impact several endangered species, which should be investigated by the appropriate agency prior to approving development. Additionally, with nearby ranches these re-zoning threatens the ranch wildlife on these ranches. Lastly, continuing to develop the land will enhance the safety issues on the roads noted above as displacing the wildlife such as deer will lead to wildlife running into the roads and surrounding communities and causing accidents. Air pollution and litter would likely increase as well in these areas and threaten wildlife and humans' health.

Multiple complaints have been sent to the city regarding issues with water pressure in the area this development is purposed. This issue occurs around the clock but especially during peak usage hours the surrounding neighborhoods

have decreased access to water and putting increased pressure on these systems threatens the already large issue residents are experiencing. This is a true human health risk and should be weighed heavily.

Property values are likely to go down in the area if multi-family apartments or condominiums are built. Multifamily dwellings are inconsistent with the neighborhoods developed in the area. I am very disappointed that only a limited number of notices were mailed even though this largely impacts the entire surrounding communities. There was no indication of where the notifications were sent, but I suspect very few were delivered into our neighborhood. Additionally, these were sent on 11/3, not received until 11/6-11/7 and then the entire planning and zoning office was out of office 11/9-11/13 only leaving 2 business days for the community to voice concerns in advance of the meeting. This application was submitted in January 2023 and the fact that this rezoning is being rushed with very limited notice is very disappointing and concerning.

I urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to attend meeting or write letters and emails.

Thank you for your continued service and support of our communities.

Best regards,

Shawn D Smith
4646 Pecos Point
Schertz TX 78108

Shawn D. Smith
Mobile Notary Public

Sent from my iPhone

From: Sherri S
Sent: Saturday, November 11, 2023 8:56 AM
To: planning@schertz.com; Brian James; Samuel Haas
Subject: Rezoning Plan

Dear Samuel Haas, Senior Planner and Schertz Planning and Zoning:

I am writing to express my strong opposition to rezoning of PLPDD20220214 approximately 65 acres of land from General Business District (GB) to Planned Development District (PDD), specifically titled "Schertz Gateway", generally located southeast to the IH 35 and Schwab Road. This development will be detrimental to the area, nearly all residents in the surrounding neighborhoods are completely opposed to the addition of commercial/retail, multi-family residential, and residential/low density multi-family housing that will cause traffic and safety problems, create even more problems with schools that are already over-capacity, destroy local wildlife habitat, increase the already existing issues with water pressure in the area, and potentially lower the property values of the existing community.

Traffic and safety of pedestrians are major areas of concern. Traffic jams on the access road of I-35 already exist up and down Schwab and there are often accidents. The local neighborhood traffic will disproportionately surge during morning and evening rush hours, causing traffic issues during critical times for the existing multiple existing neighborhoods. The traffic surge during morning rush hours will also negatively impact safety for children, since students walk to buses in the mornings. In general, the area traffic is continuing to increase, and heavy traffic is already common at times which may not have been anticipated. Additionally, the roads continue to increase with traffic hazardous including potholes and litter and this development will further exacerbate that hazard that could lead to accidents and create an unsafe situation for residents. There are already multiple large master planned communities and developments and continuing to rezone will strain the area and increase traffic and safety risk.

This development will create safety concerns as the local police are already 12 officers short and increasing the number of residents and adding commercial property presents a very dangerous situation for residents. As recently as last year a high-speed chase ended in this area and crime has been very relevant in this area. Theft of cars and break-ins have been rapidly increasing. This will increase response times drastically and create a very risky situation.

Schools in the area are already reported at overcapacity, and the council should not approve multi-family dwellings that creates or exacerbates a situation that will cause school concurrency to fail for this proposal and/or other approved plans. Additionally, bus drivers are limited, and we already have issues with children being late to school and unsafely having to sit 3 across on the bus seats.

Wildlife has been observed in the area, and any development will destroy their habitat. Any planned development of the property should consider the continuing impact to local wildlife habitat. The area has lots of wildlife and has the potential to impact several endangered species, which should be investigated by the appropriate agency prior to approving development. Just yesterday a deer was killed by a driver in our neighborhood.

Additionally, with nearby ranches these re-zoning threatens the ranch wildlife on these ranches. Lastly, continuing to develop the land will enhance the safety issues on the roads noted above as displacing the wildlife such as deer will lead to wildlife running into the roads and surrounding communities and causing accidents. Air pollution and litter would likely increase as well in these areas and threaten wildlife and humans' health.

Multiple complaints have been sent to the city regarding issues with water pressure in the area this development is proposed. This issue occurs around the clock but especially during peak usage hours the surrounding neighborhoods

have decreased access to water and putting increased pressure on these systems threatens the already large issue residents are experiencing. This is a true human health risk and should be weighed heavily.

Property values are likely to go down in the area if multi-family apartments or condominiums are built. Multi-family dwellings are inconsistent with the neighborhoods developed in the area. I am very disappointed that only a limited number of notices were mailed even though this largely impacts the entire surrounding communities. There was no indication of where the notifications were sent, but I suspect very few were delivered into our neighborhood. Additionally, these were sent on 11/3, not received until 11/6-11/7 and then the entire planning and zoning office was out of office 11/9-11/13 only leaving 2 business days for the community to voice concerns in advance of the meeting. This application was submitted in January 2023 and the fact that this rezoning is being rushed with very limited notice is extremely disappointing and concerning.

I strongly urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to attend meetings or write letters and emails.

Thank you for your support of our communities.

Regards,

Sherri Ansley
5217 Nature Path
Schertz, TX 78154

From: Stephanie Chelar
Sent: Thursday, November 9, 2023 2:34 PM
To: Brian James
Subject: Cypress point

My name is Stephanie Chelar and I live at 4535 Meadow Green in Schertz Texas in the Cypress point neighborhood

I am against the rezoning in the area next to us due to the fact that we're not sure if there's enough fire or EMS support, the streets can't support it, and water pressure is already low and I don't know what that would do to the apartments going up next to us. Please provide more research and look into how this would affect the existing neighborhood.

Thank you
Sent from my iPhone

From: Stephanie Chelar
Sent: Monday, November 13, 2023 10:09 AM
To: planning@schertz.com
Cc: Brian James
Subject: Cypress point rezoning

Dear Planning & Zoning Committee (including Samuel Haas, Senior Planner)

I am writing to express my strong opposition to rezoning of PLPDD20220214 approximately 65 acres of land from General Business District (GB) to Planned Development District (PDD), specifically titled "Schertz Gateway", generally located southeast to the IH 35 and Schwab Road. This development will be detrimental to the area, nearly all residents in the surrounding neighborhoods are completely opposed to the addition of commercial/retail, multi-family residential, and residential/low density multi-family housing that will cause traffic and safety problems, create even more problems with schools that are already over-capacity, destroy local wildlife habitat, increase the already existing issues with water pressure in the area, and potentially lower the property values of the existing community.

Traffic and safety of pedestrians are major areas of concern. Traffic jams on the access road of I35 already exist up and down Schwab and there are often accidents. The local neighborhood traffic will disproportionately surge during morning and evening rush hours, causing traffic issues during critical times for the existing multiple existing neighborhoods. The traffic surge during morning rush hours will also negatively impact safety for children, since students walk to buses in the mornings. In general, the area traffic is continuing to increase, and heavy traffic is already common at times which may not have been anticipated. Additionally, the roads continue to increase with traffic hazardous including potholes and litter and this development will further exacerbate that hazard that could lead to accidents and create an unsafe situation for residents. There are already multiple large master planned communities and developments and continuing to rezone will strain the area and increase traffic and safety risk.

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Schools in the area are already reported at overcapacity, and the council should not approve multi-family dwellings that creates or exacerbates a situation that will cause school concurrency to fail for this proposal and/or other approved plans. Additionally, bus drivers are limited, and we already have issues with children being late to school and unsafely having to sit 3 across on the bus seats. **My kindergartener comes home so late due to the lack of drivers and overfilled schools!**

Wildlife has been observed in the area, and any development will destroy their habitat. Any planned development of the property should consider the continuing impact to local wildlife habitat. The area has lots of wildlife and has the potential to impact several endangered species, which should be investigated by the appropriate agency prior to approving development. Additionally, with nearby ranches these re-zoning threatens the ranch wildlife on these ranches. Lastly, continuing to develop the land will enhance the safety issues on the roads noted above as displacing the wildlife such as deer will lead to wildlife running into the roads and surrounding communities and causing accidents. Air pollution and litter would likely increase as well in these areas and threaten wildlife and humans' health.

Property values are likely to go down in the area if multi-family apartments or condominiums are built. Multifamily dwellings are inconsistent with the neighborhoods developed in the area. **I am very disappointed that only a limited number of notices were mailed even though this largely impacts the entire surrounding communities.** There was no

indication of where the notifications were sent, but I suspect very few were delivered into our neighborhood. Additionally, these were sent on 11/3, not received until 11/6-11/7 and then the entire planning and zoning office was out of office 11/9-11/13 only leaving 2 business days for the community to voice concerns in advance of the meeting. This application was submitted in January 2023 and the fact that this rezoning is being rushed with very limited notice is very disappointing and concerning. I urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to attend meeting or write letters and emails. Thank you for your continued service and support of our communities. Best regards,

MY FULL NAME IS: Stephanie and Joseph Chelar

MY HOME ADDRESS IS: 4535 Meadow Green, Schertz, TX 78108

--

Stephanie Chelar M.S., CPRP

NSCA-CPT

Zyia Active Independent Rep.

From: Steven Aune
Sent: Monday, November 13, 2023 9:10 AM
To: planning@schertz.com; Brian James; Tiffany Aune
Subject: Opposition of PLPDD20220214

Good morning,

I'm writing to you to express my sincere opposition to the rezoning of the property that borders Cypress Point that will include commercial/retail & multi-family residential (ex: apartments). While I can understand the need for additional development, rezoning this parcel will negatively impact the quality of life for the residents bordering this project. The area is simply not prepared for the amount of new residents this development will bring.

Traffic & Roads

The stretch of I-35 adjacent to this parcel is already known for some of the most traffic congestion in the San Antonio metro area and the scene of frequent accidents. With the recent additions of QT and the continuing operations of Sysco and Amazon has already led to a significant increase in truck traffic and congestion along the frontage roads. South East of the parcel is bordered by Green Valley Road, a very narrow 2 way track that is already not sufficiently designed and maintained enough to accommodate the current amount of traffic. The roads that surround the project are in severe disrepair with potholes causing damage to motorist vehicles. The drastic increase in traffic will only exacerbate the deterioration of road surfaces.

Schools

Comal Creek Elementary was just opened and we as parents are just starting to see improvements in overcrowding. But, Danville Middle School, and Davenport High School are still reeling from the effects of overcrowding and understaffing. There's a severe shortage of bus drivers and this development will push the situation beyond critical.

Infrastructure

The existing municipal infrastructure has already proven to be challenging for the City to maintain. Water pressure is a constant issue and breaks in the mains have been an issue. This project will also likely require significant municipal investment to accommodate the influx of residents and business. These are tax dollars being spent on future residents. But, paid for by current property owners. How is that fair?

Public Safety

Beyond the increase of traffic related incidents that this development will cause, residents will also see an increase in crime. More people = more crime. This has been seen time and time again. With every new development we have seen increases in property crime. Vehicular and residential burglaries will increase. Is there a plan in place to increase police budgets to account for this? Response times to the neighborhood are already a challenge due to this being on the edge of the jurisdiction. Homeless encounters and curbside drug use are already the norm in the area. The addition of more commercial properties and apartments will only increase the frequencies of these encounters.

Property Values

Property values are likely to go down in the area if multi-family apartments or condominiums are built. Multifamily dwellings are inconsistent with the neighborhoods developed in the area.

Environment & Health

Wildlife are routinely observed in the area, and any development will destroy their habitat. Any planned development of the property should consider the continuing impact to local wildlife habitat. The area has lots of wildlife and has the potential to impact several endangered species, which should be investigated by the appropriate agency prior to approving development. Additionally, with nearby ranches these re-zoning threatens the ranch wildlife on these ranches. Lastly, continuing to develop the land will enhance the safety issues on the roads noted above as displacing the wildlife such as deer will lead to wildlife running into the roads and surrounding communities and causing accidents. Air pollution and litter would likely increase as well in these areas and threaten wildlife and humans' health.

As a Husband, Father of 3, Resident, and TAXPAYER, I strongly urge you to disapprove of the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to attend meetings or write letters and emails. Thank you for your continued service and support of our communities.

Best Regards,
Steve Aune
5462 Cypress Point
Schertz, TX 78108

EM:
Can Do!
- U.S. Navy Seabee Motto

From: Sukanya Nadkarni
Sent: Saturday, November 11, 2023 8:59 PM
To: planning@schertz.com
Cc: Brian James
Subject: opposition of PLPDD20220214

Dear Planning & Zoning Committee (including *Samuel Haas, Senior Planner*),

I am writing to express my strong opposition to rezoning of PLPDD20220214 approximately 65 acres of land from General Business District (GB) to Planned Development District (PDD), specifically titled "Schertz Gateway", generally located southeast to the IH 35 and Schwab Road.

This development will be detrimental to the area, nearly all residents in the surrounding neighborhoods are completely opposed to the addition of commercial/retail, multi-family residential, and residential/low density multi-family housing that will cause traffic and safety problems, create even more problems with schools that are already over-capacity, destroy local wildlife habitat, increase the already existing issues with water pressure in the area, and potentially lower the property values of the existing community.

As a homeowner, my biggest concern is that property values are likely to go down in the area if multi-family apartments or condominiums are built. If I wanted to live next to an apartment complex, I would have moved to San Antonio. Multifamily dwellings are inconsistent with the neighborhoods developed in this area.

Traffic and safety of pedestrians are major areas of concern. Traffic jams on the access road of I-35 already exist up and down Schwab and there are often accidents. The local neighborhood traffic will disproportionately surge during morning and evening rush hours, causing traffic issues during critical times for the existing multiple existing neighborhoods. The traffic surge during morning rush hours will also negatively impact safety for children, since students walk to buses in the mornings. In general, the area traffic is continuing to increase, and heavy traffic is already common at times which may not have been anticipated.

Additionally, the roads continue to increase with traffic hazardous including potholes and litter and this development will further exacerbate that hazard that could lead to accidents and create an unsafe situation for residents. There are already multiple large master planned communities and developments and continuing to rezone will strain the area and increase traffic and safety risk.

This development will create safety concerns as the local police are already 12 officers short and increasing the number of residents and adding commercial property presents a very dangerous situation for residents. As recently as last year a high-speed chase ended in this area and crime has been very relevant in this area. Theft of cars and break-ins have been rapidly increasing. This will increase response times drastically and create a very risky situation.

Schools in the area are already reported at overcapacity, and the council should not approve multi-family dwellings that creates or exacerbates a situation that will cause school concurrency to fail for this proposal and/or other approved plans. Additionally, bus drivers are limited, and we already have issues with children being late to school and unsafely having to sit 3 across on the bus seats.

Wildlife has been observed in the area, and any development will destroy their habitat. Any planned development of the property should consider the continuing impact to local wildlife habitat. The area has lots of wildlife and has the potential to impact several endangered species, which should be investigated by the appropriate agency prior to approving development.

Additionally, this re-zoning threatens the ranch wildlife on nearby ranches. Continuing to develop the land will exacerbate the safety issues on the roads noted above. Displacing the wildlife, such as deer, will lead to wildlife running into the roads and surrounding communities and causing accidents. Air pollution and litter would likely increase as well in these areas and threaten wildlife and human health.

Multiple complaints have been sent to the city regarding issues with water pressure in the area this development is proposed. This issue occurs around the clock but especially during peak usage hours the surrounding neighborhoods have decreased access to water and putting increased pressure on these systems threatens the already large issue residents are experiencing. This is a true human health risk and should be weighed heavily.

Please note, I am also very disappointed that only a limited number of notices were mailed even though this largely impacts the entire surrounding communities. There was no indication of where the notifications were sent, but I suspect very few were delivered into our neighborhood. Additionally, these were sent on 11/3, not received until 11/6-11/7 and then the entire planning and zoning office was out of office 11/9-11/13 only leaving 2 business days for the community to voice concerns in advance of the meeting.

This application was submitted in January 2023 and the fact that this rezoning is being rushed with very limited notice is very disappointing and concerning.

I urge you to disapprove of the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to attend meetings or write letters and emails.

Thank you for your continued service and support of our great city.

Kind regards,

Sukanya Nadkarni

Owner and Resident of:
5047 Top Ridge Lane
Schertz, TX 781008

Samuel Haas

From: Symone
Sent: Tuesday, November 14, 2023 2:27 PM
To: planning@schertz.com
Subject: PLSPU20230206

Dear Mr. Haas and The City of Schertz Planning and Zoning Commission,

I am writing concerning PLSPU20230206, the Specific Use Permit to allow a convenience store with gasoline pumps at the intersection of Schaefer Road and FM 1518 (11786 Schaefer Road, Schertz, TX 78154). As the mother of 2 young children living within 200 ft of the proposed gasoline pumps, I am strongly oppose to the City of Schertz granting this permit. The health risks of daily exposure to benzene and other toxins posed by living in close proximity to gasoline pumps are simply too grave. We are already exposed to jet fuels, air and noise pollutants coming from the JBSA flight line, however those concerns were present at the time of purchasing our home.

Setback distance limits for constructing gas stations adjacent to residential homes don't adequately account for toxic vapor fumes. The setback calculations generally assume about 0.1 lbs of fuel vapor emitted per 1,000 gallons of gasoline. Unfortunately, despite modern safety regulations and equipment, observed evaporative vapor losses are actually in the 1.4 to 1.7 lbs per 1,000 gallon range (over ten times higher than estimated). Not surprisingly, numerous municipalities across the country have deemed even California's 300 ft setback as woefully insufficient. Setbacks of 500 ft to 750 ft are becoming more common especially given that benzene is being detected well over 300 ft from gasoline dispensing facilities. No amount of benzene is safe. This proposed convenience store with gas pumps significantly jeopardizes the health of several families with children living within 200 ft of the proposed site. If we're responsible enough to consider a 300 ft buffer, the number of impacted households increases more than twofold. Furthermore, the recently constructed Rose Garden Elementary School lies directly across the street and within 300 ft of the proposed pumps. Not only does this pose health risks to the students and faculty, but it also adds to the existing traffic congestion where numerous accidents have already transpired.

The detrimental impacts of this proposal extend beyond the substantial health and safety risks that would burden this community. Nationally, convenience store holdups account for 6% of all robberies. This proposal stands to increase the risk of crime in very close proximity to an elementary school. The Willow Grove neighborhood, already forced to contend with the light pollution and displeasing signage of the newly built Dollar General on the adjacent corner of Schaefer Road, would be further subjected to downward pressure on property values and damage its appeal as a safe, quiet neighborhood beside an elementary school.

I urge our city planners to do better by its residents and take necessary measures to ensure this proposal is denied. There are ample alternative uses for this plot that could actually improve the lives of surrounding residents rather than disrupt and endanger them.

Thank you for your time and efforts on this matter.

Sincerely,

Mrs. Symone Owens
10501 Pecan Branch
Schertz, TX 78154
uk_symone@yahoo.com

From: Ted Capra
Sent: Monday, November 13, 2023 8:53 PM
To: planning@schertz.com; Brian James
Subject: Rezoning Opposition to PLPDD20220214

Dear Planning & Zoning Committee (including Samuel Haas, Senior Planner);

I am writing to express my strong opposition to rezoning of PLPDD20220214 approximately 65 acres of land from General Business District (GB) to Planned Development District (PDD), specifically titled "Schertz Gateway", generally located southeast to the IH 35 and Schwab Road.

According to 2020, FBI Data; homes and apartment complexes are the number 1 most common location for violent crimes. Apartment complexes can be particularly dangerous. A combination of numerous people living in close proximity, a high turnover rate, and little control of who comes in and out can lead to a dangerous mix.

Moreover, tenants at these apartment complexes have less control over crime than those in residential homes. Apartment complexes are commercially owned properties, and thus, tenants are generally at the mercy of the property owner or manager to provide maintenance and security measures.

Apartment complexes bring with them traffic, noise, and the potential for crime. Not to mention the fact that the buildings can become more and more of an eyesore as they age. All of those factors can negatively impact demand for houses near and immediately adjacent to the complex.

KERA news in Dallas reports much of the violent crime in Dallas happens near apartment complexes.

University of Arkansas at Little Rock conducted research and determined large apartment complexes appear to increase the vulnerability of properties within 1000 feet to violent crime.

The University of Texas School of Law reports apartment complexes tend to have habitually high levels of violent crime. For example, at one apartment complex in Southeast Houston, 284 major crimes were recently reported in a single year—an average of one major crime every 1.3 days.

Relator.com reported that neighborhoods with high renter concentrations account for a 13.8% drop in property value.

Thank you for your continued service and support of our communities.
Best regards,

LTC(R) Ted and Lisa Capra

5491 Devonwood St
Schertz, Texas 78108

From: Terry Anglin
Sent: Friday, November 10, 2023 4:06 PM
To: planning@schertz.com; Brian James
Subject: Zoning Notice by Cypress Point

To Zoning Board,

I would like to oppose the zoning change at this time for the property located next to Cypress Point. I believe we are already pushing the limits on utilities in the area along with the roads cannot handle the additional traffic this will bring. I understand progress but there has to be responsible growth. Until you have the roads, utilities, law enforcement and safety for children and residence in place I believe this needs to be rejected.

I moved here 8.5 years ago and have watched the surrounding area be swallowed up so fast that it is making it a nightmare on the roads. I know government only truly cares about the money they put in your pockets but it is time to think of the people you already have in the area. I am not saying that more changes should be avoided in the long future but I don't believe Schertz is ready around our area called Cypress Point

Grow Responsibly should be the moto

Terry Anglin
5724 Cypress Point
Schertz, TX 78108

From: Vanessa Grant
Sent: Tuesday, November 14, 2023 4:36 PM
To: bjames@shertz.com; planning@schertz.com; ralphgutierrez@schertz.com
Subject: We don't want more apartments!!!!

Dear Planning & Zoning Committee (including Samuel Haas, Senior Planner)

I am writing to express my strong opposition to rezoning of approximately 65 acres of land from General Business District (GB) to Planned Development District (PDD), specifically titled "Schertz Gateway", generally located southeast to the IH 35 and Schwab Road. This development will be detrimental to the area, nearly all residents in the surrounding neighborhoods are completely opposed to the addition of commercial/retail, multi-family residential, and residential/low density multi-family housing that will cause traffic and safety problems, create even more problems with schools that are already over-capacity, destroy local wildlife habitat, increase the already existing issues with water pressure in the area, and potentially lower the property values of the existing community. Traffic and safety of pedestrians are major areas of concern. Traffic jams on the access road of I-35 already exist up and down Schwab and there are often accidents. The local neighborhood traffic will disproportionately surge during morning and evening rush hours, causing traffic issues during critical times for the existing multiple existing neighborhoods. The traffic surge during morning rush hours will also negatively impact safety for children, since students walk to buses in the mornings. In general, the area traffic is continuing to increase, and heavy traffic is already common at times which may not have been anticipated.

Additionally, the roads continue to increase with traffic hazardous including potholes and litter and this development will further exacerbate that hazard that could lead to accidents and create an unsafe situation for residents. There are already multiple large master planned communities and developments and continuing to rezone will strain the area and increase traffic and safety risk. This development will create safety concerns as the local police are already 12 officers short and increasing the number of residents and adding commercial property presents a very dangerous situation for residents.

As recently as last year a high-speed chase ended in this area and crime has been very relevant in this area. Theft of cars and break-ins have been rapidly increasing. This will increase response times drastically and create a very risky situation. Schools in the area are already reported at overcapacity, and the council should not approve multi-family dwellings that creates or exacerbates a situation that will cause school concurrency to fail for this proposal and/or other approved plans. Additionally, bus drivers are limited and we already have issues with children being late to school and unsafely having to sit 3 across on the bus seats. Wildlife has been observed in the area, and any development will destroy their habitat. Any planned development of the property should consider the continuing impact to local wildlife habitat. The area has lots of wildlife and has the potential to impact several endangered species, which should be investigated by the appropriate agency prior to approving development. Additionally, with nearby ranches these rezoning threatens the ranch wildlife on these ranches. Lastly, continuing to develop the land will enhance the safety issues on the roads noted above as displacing the wildlife such as deer will lead to wildlife running into the roads and surrounding communities and causing accidents. Air pollution and litter would likely increase as well in these areas and threaten wildlife and humans' health. Multiple complaints have been sent to the city regarding issues with water pressure in the area this development is purposed. This issue occurs around the clock but especially during peak usage hours the surrounding neighborhoods have decreased access to water and putting increased pressure on these systems threatens the already large issue residents are experiencing. This is a true human health risk and should be weighed heavily. Property values are likely to go down in the area if multi-family apartments or condominiums are built.

Multifamily dwellings are INCONSISTENT with the neighborhoods developed in the area. I am very DISAPPOINTED that only a limited number of notices were mailed even though this largely impacts the entire surrounding communities.

There was no indication of where the notifications were sent, but I suspect very few were delivered into our neighborhood. Additionally, these were sent on 11/3, not received until 11/6-11/7 and then the entire planning and zoning office was out of office 11/9-11/13 only leaving 2 business days for the community to voice concerns in advance of the meeting.

This application was submitted in January 2023 and the fact that this rezoning is being rushed with very limited notice is very disappointing and concerning.

I urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to attend meeting or write letters and emails.

Thank you for your continued service and support of our communities. If you really care about the quality of life in Schertz you will not allow this to happen!

Best regards, MY FULL NAME IS: Vanessa GRANT
MY HOME ADDRESS IS:
5488 Devonwood street
Cibolo TX 78108

From: Wendi Potts
Sent: Wednesday, November 15, 2023 10:09 AM
To: planning@schertz.com

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Planning & Zoning Committee (including Samuel Haas, Senior Planner) - I am writing to express my strong opposition to rezoning of PLPDD20220214 approximately 65 acres of land from General Business District (GB) to Planned Development District (PDD), specifically titled "Schertz Gateway", generally located southeast to the IH 35 and Schwab Road. This development will be detrimental to the area, nearly all residents in the surrounding neighborhoods are completely opposed to the addition of commercial/retail, multi-family residential, and residential/low density multi-family housing that will cause traffic and safety problems, create even more problems with schools that are already over-capacity, destroy local wildlife habitat, increase the already existing issues with water pressure in the area, and potentially lower the property values of the existing community. Traffic and safety of pedestrians are major areas of concern. Traffic jams on the access road of I-35 already exist up and down Schwab and there are often accidents. The local neighborhood traffic will disproportionately surge during morning and evening rush hours, causing traffic issues during critical times for the existing multiple existing neighborhoods. The traffic surge during morning rush hours will also negatively impact safety for children, since students walk to buses in the mornings. In general, the area traffic is continuing to increase, and heavy traffic is already common at times which may not have been anticipated. Additionally, the roads continue to increase with traffic hazardous including potholes and litter and this development will further exacerbate that hazard that could lead to accidents and create an unsafe situation for residents. There are already multiple large master planned communities and developments and continuing to rezone will strain the area and increase traffic and safety risk. This development will create safety concerns as the local police are already 12 officers short and increasing the number of residents and adding commercial property presents a very dangerous situation for residents. As recently as last year a high-speed chase ended in this area and crime has been very relevant in this area. Theft of cars and break-ins have been rapidly increasing. This will increase response times drastically and create a very risky situation. Schools in the area are already reported at overcapacity, and the council should not approve multi-family dwellings that creates or exacerbates a situation that will cause school concurrency to fail for this proposal and/or other approved plans. Additionally, bus drivers are limited, and we already have issues with children being late to school and unsafely having to sit 3 across on the bus seats. Wildlife has been observed in the area, and any development will destroy their habitat. Any planned development of the property should consider the continuing impact to local wildlife habitat. The area has lots of wildlife and has the potential to impact several endangered species, which should be investigated by the appropriate agency prior to approving development. Additionally, with nearby ranches these re-zoning threatens the ranch wildlife on these ranches. Lastly, continuing to develop the land will enhance the safety issues on the roads noted above as displacing the wildlife such as deer will lead to wildlife running into the roads and surrounding communities and causing accidents. Air pollution and litter would likely increase as well in these areas and threaten wildlife and humans' health. Multiple complaints have been sent to the city regarding issues with water pressure in the area this development is proposed. This issue occurs around the clock but especially during peak usage hours the surrounding neighborhoods have decreased access to water and putting increased pressure on these systems threatens the already large issue residents are experiencing. This is a true human health risk and should be weighed heavily. Property values are likely to go down in the area if multi-family apartments or condominiums are built. Multifamily dwellings are inconsistent with the neighborhoods developed in the area. I am very disappointed that only a limited number of notices were mailed even though this largely impacts the entire surrounding communities. There was no indication of where the notifications were sent, but I suspect very few were delivered into our neighborhood. Additionally, these were sent on 11/3, not received until 11/6-11/7 and then the entire planning and zoning office was out of office 11/9-11/13 only leaving 2 business days for the community to voice concerns in advance of the meeting. This application was submitted in January 2023 and the fact that this rezoning is being rushed with very limited notice is very disappointing and

concerning. I urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to attend meeting or write letters and emails. Thank you for your continued service and support of our communities.

Best regards,
Wendi Potts
2653 Gallant Fox Dr
Schertz, Tx 78108

From: Yadiri Tamez
Sent: Thursday, November 9, 2023 4:40 PM
To: Brian James; planning@schertz.com
Subject: Cypress Point Rezoning

Dear Planning & Zoning Committee (including Samuel Haas, Senior Planner) -

I am writing to express my strong opposition to rezoning of approximately 65 acres of land from General Business District (GB) to Planned Development District (PDD), specifically titled "Schertz Gateway", generally located southeast to the IH 35 and Schwab Road. This development will be detrimental to the area, nearly all residents in the surrounding neighborhoods are completely opposed to the addition of commercial/retail, multi-family residential, and residential/low density multi-family housing that will cause traffic and safety problems, create even more problems with schools that are already over-capacity, destroy local wildlife habitat, increase the already existing issues with water pressure in the area, and potentially lower the property values of the existing community.

Traffic and safety of pedestrians are major areas of concern. Traffic jams on the access road of I-35 already exist up and down Schwab and there are often accidents. The local neighborhood traffic will disproportionately surge during morning and evening rush hours, causing traffic issues during critical times for the existing multiple existing neighborhoods. The traffic surge during morning rush hours will also negatively impact safety for children, since students walk to buses in the mornings. In general, the area traffic is continuing to increase, and heavy traffic is already common at times which may not have been anticipated. Additionally, the roads continue to increase with traffic hazardous including potholes and litter and this development will further exacerbate that hazard that could lead to accidents and create an unsafe situation for residents. There are already multiple large master planned communities and developments and continuing to rezone will strain the area and increase traffic and safety risk.

This development will create safety concerns as the local police are already 12 officers short and increasing the number of residents and adding commercial property presents a very dangerous situation for residents. As recently as last year a high-speed chase ended in this area and crime has been very relevant in this area. Theft of cars and break-ins have been rapidly increasing. This will increase response times drastically and create a very risky situation.

Schools in the area are already reported at overcapacity, and the council should not approve multi-family dwellings that creates or exacerbates a situation that will cause school concurrency to fail for this proposal and/or other approved plans. Additionally, bus drivers are limited and we already have issues with children being late to school and unsafely having to sit 3 across on the bus seats.

Wildlife has been observed in the area, and any development will destroy their habitat. Any planned development of the property should consider the continuing impact to local wildlife habitat. The area has lots of wildlife and has the potential to impact several endangered species, which should be investigated by the appropriate agency prior to approving development. Additionally, with nearby ranches these re-zoning threatens the ranch wildlife on these ranches. Lastly, continuing to develop the land will enhance the safety issues on the roads noted above as displacing the wildlife such as deer will lead to wildlife running into the roads and surrounding communities and causing accidents. Air pollution and litter would likely increase as well in these areas and threaten wildlife and humans' health.

Multiple complaints have been sent to the city regarding issues with water pressure in the area this development is purposed. This issue occurs around the clock but especially during peak usage hours the surrounding neighborhoods

have decreased access to water and putting increased pressure on these systems threatens the already large issue residents are experiencing. This is a true human health risk and should be weighed heavily.

Property values are likely to go down in the area if multi-family apartments or condominiums are built. Multifamily dwellings are inconsistent with the neighborhoods developed in the area. I am very disappointed that only a limited number of notices were mailed even though this largely impacts the entire surrounding communities. There was no indication of where the notifications were sent, but I suspect very few were delivered into our neighborhood. Additionally, these were sent on 11/3, not received until 11/6-11/7 and then the entire planning and zoning office was out of office 11/9-11/13 only leaving 2 business days for the community to voice concerns in advance of the meeting. This application was submitted in January 2023 and the fact that this rezoning is being rushed with very limited notice is very disappointing and concerning.

I urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to attend meeting or write letters and emails.

Thank you for your continued service and support of our communities.

Best regards,

MY FULL NAME IS: Yadiri & Charles Tamez

MY HOME ADDRESS IS: 4601 Falling Oak, Schertz, TX 78108