

**From:** Rafael Amezcua  
**Sent:** Thursday, February 29, 2024 10:44 PM  
**To:** planning@schertz.com; zoning@schertz.com  
**Subject:** Irish Creek and Savannah New Development

Good Evening,

My name is Rafael Amezcua and I live in Orchard Park (Meritage Homes Newest Development), The reason for this email is to communicate my concerns about this new development, and the negative impacts it will have in traffic, school enrollment, safety, and property values. I want to express my opposition to this new development due to the negative effects previously mentioned.

Please take my opinion into consideration in the next planning and zoning committee on March 6th 2024.

Here is my full Address:  
3391 Triangle Ranch  
Schertz, TX 78154

Please feel free to contact me

Best Regards,  
Rafael Amezcua

## NOTICE OF PUBLIC HEARING

February 23, 2024

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, March 6, 2024 at 6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make a recommendation on the following item:

**PLZC20240004** – A request to rezone approximately 44.3 acres of land from Single-Family Residential District (R-2) to Planned Development District (PDD), known as Guadalupe County Property Identification Number 64640 located approximately 78 feet south of the intersection of Savannah Drive and Irish Creek Road, City of Schertz, Guadalupe County, Texas.

The Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing. You may return the reply form below by mail or personal delivery to Daisy Marquez, Planner, 1400 Schertz Parkway, Schertz, Texas 78154, or by e-mail: [planning@schertz.com](mailto:planning@schertz.com). If you have any questions, please feel free to call Daisy Marquez, Planner at (210) 619-1782.

Sincerely,



Daisy Marquez, AICP  
Planner

### Reply Form:

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I am: in favor of  opposed to  neutral to  the request for PLZC20240004

COMMENTS: The reason we chose our lot to build is because of the view.

NAME: Pamela Hanna Esparza SIGNATURE 

(PLEASE PRINT)  
Audrey J. Hanna Audrey J. Hanna

STREET ADDRESS: 3069 Casi Negro St

DATE: 2/28/24

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I am: in favor of  opposed to  neutral to  the request for **PLZC20240004**

COMMENTS: 50% traffic increase and schools ~~at~~ <sup>already</sup> full. <sup>depreciate</sup> home values

NAME: Gloria G. Eskridge SIGNATURE Gloria G. Eskridge  
(PLEASE PRINT)

STREET ADDRESS: 3520 TreeLine Acres

DATE: Feb. 29, 2024

Feb 01, 2024

## NOTICE OF PUBLIC HEARING

February 23, 2024

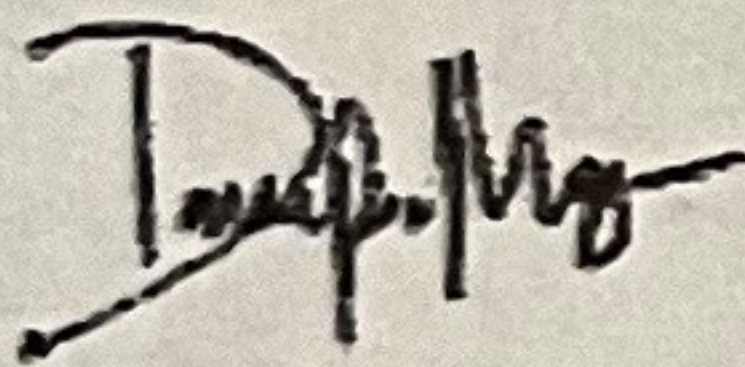
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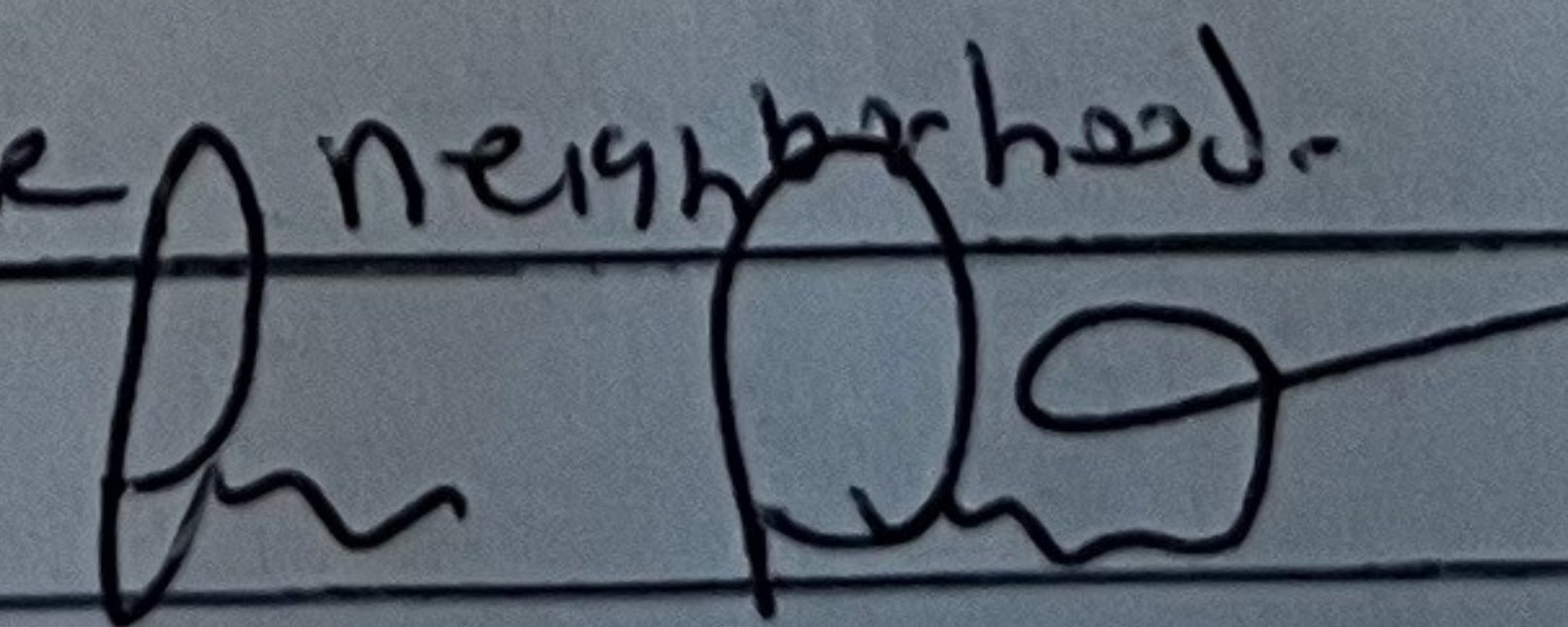
Daisy Marquez, AICP  
Planner

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I am: in favor of  opposed to  neutral to  the request for PLZC20240004

COMMENTS: this proposal will ruin the neighborhood. BIG NO

NAME: CHRISTOPHER DAVENPORT SIGNATURE   
(PLEASE PRINT)

STREET ADDRESS: 3621 Cherokee Winds Selma TX 78154

DATE: 2/29/2024

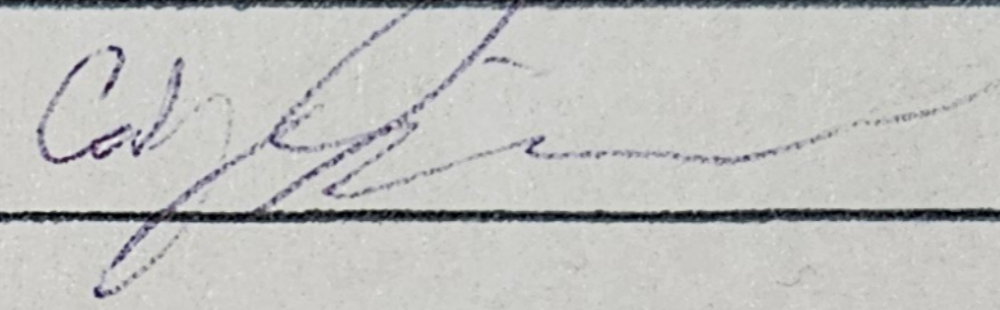
Kensington Ranch Subdivision

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I am: in favor of  opposed to  neutral to  the request for PLZC20240004

COMMENTS: Vehemently oppose

NAME: Cody Sievers SIGNATURE   
(PLEASE PRINT)

STREET ADDRESS: 3500 TRIANGLE RANCH

DATE: 02/29/2024

## NOTICE OF PUBLIC HEARING

February 23, 2024

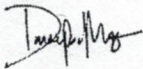
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I am: in favor of  opposed to  neutral to  the request for **PLZC20240004**

COMMENTS: \_\_\_\_\_

NAME: William Broderick SIGNATURE [Signature]

(PLEASE PRINT)

STREET ADDRESS: 3525 Irish Creek Rd Schertz

DATE: 2-29-24

**From:** Simone Winters  
**Sent:** Thursday, February 29, 2024 8:31 PM  
**To:** [planning@schertz.com](mailto:planning@schertz.com)  
**Subject:** REZONING REQUEST SAVANNAH DR AND IRISH CREEK RD.  
**Attachments:** [Rezoning proposal.pdf](#)

Dear Mrs. Marquez.

My husband and I very strongly oppose the rezoning plan of the property with ID#64640 (PLZC20240004). We believe that this project would have a detrimental impact on our community.

The planned development, if rezoning would be allowed, is simply too large for our area. The construction of multiple three story apartment buildings along with duplexes, would severely increase the population density in our area and increase the strain on our already overburdened infrastructure. Daily traffic congestion along FM 1518 and Savannah Dr. is already a very real problem, and would get even worse if this plan would be approved.

We are also very concerned over water pressure issues. Our neighborhood is experiencing constant lower water pressure and the significant increase in population density would only make it worse.

This planned development would bring a large number of new residents and corral them into a high density housing complex located within a quaint community. With such a high concentration of people from different socioeconomic backgrounds an increased strain and burden on public services can be anticipated. Additionally increase in crime, social conflicts / problems, noise pollution and environmental pollution is very highly likely. The aforementioned problems are already present and would exponentially increase if the plans were to pass.

Proposed rezoning with subsequent construction of monolithic high density housing would also very negatively impact the environment, cause more damage to and loss of natural areas, habitats and wildlife.

A very big concern is the potential decrease in property value due to the high density housing complex, over loaded infrastructure, increased crime, noise pollution and environmental pollution.

The proposed project would negatively impact the very fabric of this community and does not go with the character our neighborhood.

When we chose Schertz as our home twelve years ago, it was the small town feel that made us want to put down our roots and raise our kids here. Rezoning to allow construction of multi unit, high density housing would absolutely destroy the character that made us chose Schertz and this neighborhood as our home.

I strongly urge you to decide against rezoning and the subsequent proposed development. It simply is not a fit for our neighborhood.

Thank you very much for your time and attention to this matter.

Respectfully,

Simone and Ardell Winters

3500 Irish Creek Rd.

Schertz, TX 78154

Simone Winters

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Planner

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SEE ATTACHED LETTER FOR COMMENTS.

COMMENTS: \_\_\_\_\_

NAME: SIMONE WINTERS SIGNATURE

(PLEASE PRINT)

STREET ADDRESS: 3500 IRISH CREEK RD., SCHERTZ, TX, 78154

DATE: 28 FEB 2024

NOTICE OF PUBLIC HEARING

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I am: in favor of  opposed to  neutral to  the request for **PLZC20240004**

COMMENTS:

NAME: Deatrah Aguilera SIGNATURE: Deatrah Aguilera  
(PLEASE PRINT)

STREET ADDRESS: 312 Sunset Ridge

DATE: 2/26/24

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Sincerely,

[Handwritten signature of Daisy Marquez]

Daisy Marquez, AICP
Planner

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I am: in favor of [checked] opposed to [ ] neutral to [ ] the request for PLZC20240004

COMMENTS: \_\_\_\_\_

NAME: CLARENCE HAYES WEHMAN SIGNATURE [Handwritten signature] (PLEASE PRINT)

STREET ADDRESS: 1320 CIRCLE OAK DR. SCHERTZ, TX 78154

DATE: 3/1/24



COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

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I am: in favor of  opposed to  neutral to  the request for PLZC20240004

COMMENTS: \_\_\_\_\_

NAME: Darice Garbridge Matthes SIGNATURE   
(PLEASE PRINT)

STREET ADDRESS: 3508 Triangle Ranch Selma Tx 78154 (Kensington Ranch)

DATE: 2/29/2024

**From:** Betsy Sweetland ·  
**Sent:** Wednesday, March 13, 2024 1:08 PM  
**To:** Daisy Marquez  
**Subject:** Re: rezoning

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

427 Harvest Pt. Selma, Tx. 78154

Sent from my iPhone

> On Mar 12, 2024, at 3:22 PM, Daisy Marquez <[dmarquez@schertz.com](mailto:dmarquez@schertz.com)> wrote:

>

> Good Afternoon,

>

> May I please have your address?

>

> Best,

> Daisy Marquez, AICP

> Planner

> Planning & Community Development

> City of Schertz

> 1400 Schertz Parkway

> Schertz, Tx 78154

> Office: 210.619.1782

> Schertz.com

>

> -----Original Message-----

> From: Betsy Sweetland <

> Sent: Tuesday, March 12, 2024 2:59 PM

> To: [planning@schertz.com](mailto:planning@schertz.com)

> Subject: Re: rezoning

>

> I'm opposed to the rezoning for the apartments by Irish creek and Savannah

>

>

> Sent from my iPhone

>

**From:** Amy Heater  
**Sent:** Friday, March 1, 2024 9:03 AM  
**To:** planning@schertz.com  
**Subject:** Not In Support of: PLZX20240004

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Daisy,

I'm writing to voice my concern of PLZX20240004. I am **\*NOT\*** in support of rezoning 44.3 acres of land from single - family residential to a planned development district. I'm not even in favor of turning the 44.3 acres of land into single family dwelling, but we didn't have a say in that. But turning that property into a planned development district would be horrific for our small area.

The traffic on FM1518 has already heightened from when we moved here ~7 years ago. It now sometimes takes 10-15 minutes to get through the 1518/I35 intersection. Depending on the time of day, there is no alternative route as Savannah Pkwy to Schertz Pkwy is main alternative and during school zone hours the traffic is also intense. This area is turning into the FM1103 situation. FM1518 is also very torn up and whenever it does get repaired, due to the sheer traffic on the road, it quickly becomes in disrepair again. On top of residents you add guests, random people cutting through, traffic from the base, it all starts to really build up.

Speaking of school, our schools are full. There has been no planning for this development from what I can see - I see no schools going up, no plans for schools to go up, etc. I don't know where we will house any additional children going into our SCUCISD school system. SCUCISD is one of the lowest paid districts. Please don't put more pressure on our teachers.

Our infrastructure is overloaded - restaurants, parks, grocery stores, etc. The ability to do anything with ease no longer exists in our area, please don't make it worse.

I have seen an increase in crime in the last year in our area. Having more houses in our area brings the potential for more crime. While our police department is very responsive, having more people to manage in this community without increasing the force will not be helpful for the influx of crime (and really potential for crime as I see more attempts than I have ever seen due to the community posting videos of people trying to break into cars, homes, stealing bikes, stealing Christmas decorations, etc). When we first moved here, I felt very safe. That feeling for me no longer exists. I even used to see patrol cars cruise our streets every day. I no longer see that. More people will make the situation worse.

Our Kensington Ranch community has a lot of pride in our community. Many of us have

started our families here, we are very ingrained in the community and we watch out for each other. Having rentals and apartments does NOT create continuity of that community because of turnover. We have kids and elderly people up and down Savannah all day long. We don't even have safe crossing spots or continuity of sidewalks. Can we please focus on that before we move more and more people into this community? Kids walking and riding home from school don't need a constant stream of traffic passing them and trying to cross streets with curves. I love our street and the beauty of it. That will be lost as we continue to add people who have no buy in into this community or our families.

I really do hope our concerns will be listened to and that this decision isn't already made. Our community feels quaint, which is a reason we purchased here. Please don't destroy that; it feels like that quaintness is being taken away slowly, one piece at a time.

Appreciate your time.

-Amy Heater  
3501 Willows Rnch  
Schertz, Tx

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I am:  in favor of  opposed to  neutral to  the request for PLZC20240004

COMMENTS: \_\_\_\_\_

NAME: Amy Heater (PLEASE PRINT) SIGNATURE: Amy Heater

STREET ADDRESS: 3501 Willows Bnch, Schertz 78154

DATE: 2/28/24

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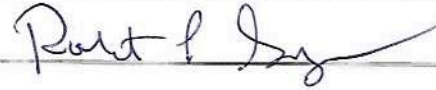
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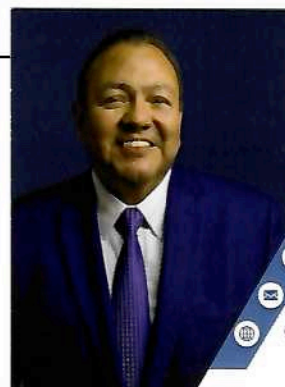
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COMMENTS: I've been a real estate agent for over 20 years. In my opinion, if the current proposed plans go forward, this will bring down the property values of not only my home but all the homes in this area. I am therefore opposed.

NAME: Robert P Salazar SIGNATURE   
(PLEASE PRINT)

STREET ADDRESS: 3001 Malbac Drive, Schertz, TX 78154

DATE: 2/29/24



**From:** Tiffany Witherspoon  
**Sent:** Friday, March 1, 2024 9:05 AM  
**To:** planning@schertz.com; Tiffany Witherspoon  
**Subject:** Planning And Zoning Opposition  
**Attachments:** [IMG\\_7863.jpeg](#)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To whom it may concern,

We are really sad to see this beautiful farm being sold off and if this passes it would be in the worst possible way too. We moved to Schertz to get away from the traffic and overpopulation in the Alamo Ranch area...now it seems that Schertz could be headed in the same direction. Since moving here we have seen so much of the natural beauty of Schertz disappear and with all of the new construction (and especially with construction of this type) it really takes away from the small hometown feel and community that we love(d) about Schertz.

We literally just planted fruit trees this week as we want Schertz to be a place that we can put down roots and call home and then we received the news of this proposal and it has us questioning everything.

It would be so amazing if the city of Schertz could acquire this land for a park instead, possibly even keeping the existing buildings and pond and creating something similar to what Selma has with their Stage Stop park. The location would be perfect for something like this as it could connect to the new trail system, be easily accessed by multiple neighborhoods and is also in close proximity to the soccer fields. Knowing that is a long shot, at the very least, I hope and pray that this PDD rezoning does not go through so at least we can hopefully preserve some of what makes Schertz special and the land be put to a use that better serves the community.

In all honesty, do we want Schertz to be a place that people live because rent and property is so cheap because it is overpopulated and not somewhere that people see a value in owning, investing and being a part of community or do we want Schertz to be a highly desirable place to live because it is Home to the people who live there? Don't we want Schertz to be a small town that has managed to maintain a small town feel with a strong sense of community despite the crazy growth happening all around it? A place where people take pride in their community and their property and hold Schertz to a higher standard?

I feel that this rezoning is met with so much opposition because people feel a strong love and connection to and for Schertz and want what is best for Schertz. But if this passes, property values will plummet, families will sell their homes or rent them out and future proposals of this sort will be met with much less resistance as no one will be left that cares enough to speak up. There is a reason that owners tend to take better care of things than renters... they take pride in ownership, they are invested, they care and they want what is best for their property and their community.

The effects of this rezoning (if it passes) will be further reaching than just decreasing property values and killing the community feel...

Increased traffic makes people less likely to want to leave their homes and so less likely to frequent and support local businesses and help the local economy of Schertz.

We could go on and on... and already sort of have... but what we really hope is that what makes Schertz a place that people want to call home is what will go on and on.

The Witherspoon Family

SCHERTZ

February 23, 2024

Dear Property Owner,

The Schertz Planning and

## NOTICE OF PUBLIC HEARING

February 23, 2024

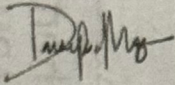
Dear Property Owner,

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**PLZC20240004** – A request to rezone approximately 44.3 acres of land from Single-Family Residential District (R-2) to Planned Development District (PDD), known as Guadalupe County Property Identification Number 64640 located approximately 78 feet south of the intersection of Savannah Drive and Irish Creek Road, City of Schertz, Guadalupe County, Texas.

The Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing. You may return the reply form below by mail or personal delivery to Daisy Marquez, Planner, 1400 Schertz Parkway, Schertz, Texas 78154, or by e-mail: [planning@schertz.com](mailto:planning@schertz.com). If you have any questions, please feel free to call Daisy Marquez, Planner at (210) 619-1782.

Sincerely,



Daisy Marquez, AICP  
Planner

### Reply Form:

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I am: in favor of  opposed to  neutral to  the request for **PLZC20240004**

COMMENTS: THIS WILL STRAIN SCHOOLS, CONGEST ROADS & DRIVE DOWN HOME VALUES

NAME: JASON WINTERSPOON SIGNATURE: [Signature]  
(PLEASE PRINT)

STREET ADDRESS: 3505 WILLOWS RANCH, SCHERTZ TX

DATE: 2-29-24

## NOTICE OF PUBLIC HEARING

February 23, 2024

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I am: in favor of  opposed to  neutral to  the request for PLZC20240004

COMMENTS: \_\_\_\_\_

NAME: STEWART ARMSTRONG SIGNATURE Stewart Armstrong  
(PLEASE PRINT)

STREET ADDRESS: P.O. Box 193 Kingville, TX 78364

DATE: 2/28/24

**From:** Brian Baran  
**Sent:** Thursday, February 29, 2024 8:39 PM  
**To:** planning@schertz.com  
**Subject:** PLZ 20240004

We, the undersigned owners of property affected by the requested zoning change, PLZC20240004, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than Single Family Residential (R-2).

Firstly, The existing traffic and manner in which drivers operate their vehicles on Savannah Drive is already an alarming situation. The intersection of Savannah and Sunset Ridge doesn't even have a street lamp. Schertz has not had this completed. All of the other street lights are approximately 250 feet apart however there is a gap of nearly 600 feet on the curve where our homestead is located. It's unsafe; it's very dark, everyone speeds and there have been no attempts in this area to detour that. It's difficult to cross the street safely, walk to school or board a school bus. The pick up line for Paschal Elementary nearly reaches Irish creek on normal school days.

The added traffic to this area by building an apartment complex in the middle of an existing planned unit development will negatively affect our community in so many ways.

Home values will decrease. It's asinine to add apartments to this tract of land IN THE MIDDLE OF A NEIGHBORHOOD. Recent additions of apartment rentals in the surrounding area have already saturated the market.

An Environmental impact study has not been performed or provided to residents. There is a large amount of wildlife that will be directly affected. Some of this wildlife will be forced over to our neighborhood. The current property in question is located on a unique aquifer channel that is rare for this area. The proper study and research of this needs to be done to determine ability to sustain a new complex.

A wide vegetation buffer should be required to maintain the overall aesthetic Kensington Ranch is used to. How can Schertz announce the addition of nature trails to this very area and then at the same time encourage a zone change involving apartment buildings??

To conclude, these 44 acres in question are NOT the place for this apartment development or any development. The zone should remain as it is. The City of Schertz should embrace the current natural beauty of this area and not allow this zone change to pass.

Signed,  
Brian Baran  
Tessa Baran  
300 Sunset Ridge



COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

February 23, 2024

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Sincerely,

Daisy Marquez, AICP  
Planner

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I am: in favor of  opposed to  neutral to  the request for **PLZC20240004**

COMMENTS: Due to traffic and decreased property value concerns

NAME: Colleen M Koon SIGNATURE   
(PLEASE PRINT)

STREET ADDRESS: 3374 Triangle Ranch, Schertz TX 78154

DATE: 29 February 2024

**From:** Brittany Eichholtz ·  
**Sent:** Friday, March 1, 2024 10:01 AM  
**To:** planning@schertz.com  
**Subject:** Written Protest - OPPOSED

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To whom it may concern,

In addition to the following signed and dated public form, which was provided, I feel it's important to list other reasons as to why this is a horrible idea.

The fact that this part of land is proposed to be used for residential zoning on an already dangerous road is asinine. You would be better equipped to add more things for families in the Schertz area versus overcrowding our city and our school district. Our teachers are already overworked and underpaid with an enormous amount of children from not only Schertz and Cibolo, but also universal city and incoming military families. Not to even mention that we don't even have enough bus drivers in the district to take care of the children we already have. Our students are constantly late to school, because these bus drivers are so overwhelmed with the amount of routes they're having to cover to make up for the lack of drivers. Same could be said for teachers who are literally having to work both in school and at home to make up for the lack of support.

The city choosing to add more residences, just proves that you're not thinking of the welfare of your current citizens.

SCH

February 23, 20

Sent from my iPhone

**From:** Teruko Parmelee Russell  
**Sent:** Wednesday, February 28, 2024 10:50 AM  
**To:** planning@schertz.com  
**Subject:** Ref: PLZC20240004

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To Whom it May Concern;

My family and I reside in the Kensington Ranch community. We are extremely opposed to apartment complexes being built in this neighborhood. It will bring more noise, people, traffic and crime to this single-family home neighborhood. Traffic in this area is already out of control. Property values will tank during and after its construction of apartment complexes. We are opposed in every facet to the proposed rezoning and construction plan for the area at Savannah and Irish Creek. Our address is

3501 treeline acres  
78154

I will be attending the rezoning meeting, and a lot of my neighbors will be there as well. If you have any concern for the safety and the opinions of the residents in the neighboring developments, this project should not get approved. Please feel free to reach out me.

Respectfully,

Kevin Russell

NOTICE OF PUBLIC HEARING

February 23, 2024

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Sincerely,

Daisy Marquez, AICP  
Planner

Reply Form:

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I am: in favor of  opposed to  neutral to  the request for PLZC20240004

COMMENTS: WE DO NOT SUPPORT ZONING FOR MULTI FAMILY HOMES.

NAME: DENNIS + LINDA BELL SIGNATURE Dennis Bell Linda Bell  
(PLEASE PRINT)

STREET ADDRESS: 3501 ENCHANTED FARM Schertz Tx 78154

DATE: 27 FEB 2024

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

I am:  in favor of  opposed to  neutral to  the request for PLZC20240004

NAME: George Michelle Garcia SIGNATURE [Signature]  
(PLEASE PRINT)

STREET ADDRESS: 304 Sunset Ridge  
DATE: 28 Feb 2024 78154

**From:** Hannia Contreras ·  
**Sent:** Wednesday, February 28, 2024 12:32 PM  
**To:** planning@schertz.com; zoning@schertz.com  
**Subject:** Re: PLZC20240004

Sent from my iPhone

> On Feb 28, 2024, at 10:17 AM, Hannia Contreras · wrote:  
>  
>  
> PLZC20240004  
>  
> To Whom it May Concern;  
>  
> My family and I reside in the Kensington Ranch community. We are extremely opposed to apartment complexes being built in this neighborhood. It will bring more noise, people, traffic and crime to this single-family home neighborhood. Traffic in this area is already out of control. Property values will tank during and after its construction of apartment complexes. We are opposed in every facet to the proposed rezoning and construction plan for the area at Savannah and Irish Creek. Our address is  
>  
> 224 cactus patch  
> 78154  
>  
> I will be attending the rezoning meeting, and a lot of my neighbors will be there as well. If you have any concern for the safety and the opinions of the residents in the neighboring developments, this project should not get approved. Please feel free to reach out me.  
>  
> Respectfully,  
>  
> Hannia Coronado  
> Sent from my iPhone

**From:** Lexie Su  
**Sent:** Wednesday, February 28, 2024 12:15 PM  
**To:** [planning@schertz.com](mailto:planning@schertz.com)  
**Attachments:** [image\\_67210241.JPG](#)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

RE: PLZC20240004

To Whom it May Concern; My family and I reside in the Kensington Ranch community since 2016, I have seen the change in this area and we are extremely opposed to apartment complexes being built in this neighborhood. It will bring more noise, people, traffic and crime to this single-family home neighborhood. Traffic in this area is already out of control and getting worse especially at the intersection of 1518 and under I 35. Our property values will tank during and after its construction of apartment complexes. We are opposed in every facet to the proposed rezoning and construction plan for the area at Savannah and Irish Creek. My address is 225 Cactus Patch, Selma TX, 78154 I will be attending the rezoning meeting, and a lot of my neighbors will be there as well. If you have any concern for the safety and the opinions of the residents in the neighboring developments, this project should not get approved. Please feel free to reach out me.

Respectfully,  
Yangqin Su

NOTICE OF PUBLIC HEARING

February 23, 2024

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Sincerely,

[Handwritten signature of Daisy Marquez]

Daisy Marquez, AICP
Planner

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I am: in favor of [ ] opposed to [X] neutral to [ ] the request for PLZC20240004

COMMENTS: It will brings more noise, traffic, and crime to neighborhood.

NAME: Yang Qin Su (PLEASE PRINT) SIGNATURE [Handwritten signature]

STREET ADDRESS: 225 Cactus Patch, Selma, TX. 78154

DATE: 2/28/2024

NOTICE OF PUBLIC HEARING

February 23, 2024

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I am: in favor of  opposed to  neutral to  the request for PLZC20240004

COMMENTS: It will brings more noise, traffic, and crime to neighborhood.

NAME: Yangqin Su (PLEASE PRINT) SIGNATURE [Handwritten Signature]

STREET ADDRESS: 225 Cactus Patch, Selma, Tx. 78154

DATE: 2/28/2024

**From:** William Smith  
**Sent:** Wednesday, February 28, 2024 9:53 AM  
**To:** planning@schertz.com  
**Subject:** RE:PLZC20240004

RE: PLZC20240004

To Whom it May Concern;

My family and I reside in the Kensington Ranch community. We are extremely opposed to apartment complexes being built in this neighborhood. It will bring more noise, people, traffic and crime to this single-family home neighborhood. Traffic in this area is already out of control. Property values will tank during and after its construction of apartment complexes. We are opposed in every facet to the proposed rezoning and construction plan for the area at Savannah and Irish Creek. Our address is

462 Harvest Point  
Selma, TX 78154

I will be attending the rezoning meeting, and a lot of my neighbors will be there as well. If you have any concern for the safety and the opinions of the residents in the neighboring developments, this project should not get approved. Please feel free to reach out me.

Respectfully,

William C. Smith

[Sent from AT&T Yahoo Mail for iPhone](#)

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I am: in favor of  opposed to  neutral to  the request for **PLZC20240004**

COMMENTS: Without more details - No blankcheck!

NAME: Jill A. Moore SIGNATURE JAM  
(PLEASE PRINT)

STREET ADDRESS: 3534 Woodlawn Farms

DATE: 02-26-2024

1400 Schertz Parkway \* Schertz, Texas 78154 \* 210.619.1000 \* [schertz.com](http://schertz.com)

*M*  
Billy & Jill Moore  
3534 Woodlawn Farms  
Schertz, TX 78154  
U.S.A.



Daisy Marquez, Planner  
1400 Schertz Parkway  
Schertz, TX 78154

**From:** kip holmstead  
**Sent:** Wednesday, February 28, 2024 9:45 AM  
**To:** planning@schertz.com  
**Subject:** Fwd: Kip Holmstead has shared a file with you  
**Attachments:** [Schertzzoning.pdf](#)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

RE: PLZC20240004

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3560 Irish Creek Rd  
78154

I will be attending the rezoning meeting, and a lot of my neighbors will be there as well. If you have any concern for the safety and the opinions of the residents in the neighboring developments, this project should not get approved. Please feel free to reach out me.

Respectfully,

Kip Holmstead

Sent from my T-Mobile 5G Device  
Get [Outlook for Android](#)

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February 23, 2024


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Sincerely,



Daisy Marquez, AICP  
Planner

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I am: in favor of  opposed to  neutral to  the request for PLZC20240004

COMMENTS: Opposed in every possible way

NAME: Kip Holmstead

SIGNATURE 

(PLEASE PRINT)

STREET ADDRESS: 3560 Irish Creek Road, Schertz

DATE: 2/28/24 78154

**NOTICE OF PUBLIC HEARING**

February 23, 2024

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Planner

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I am: in favor of  opposed to  neutral to  the request for **PLZC20240004**

**COMMENTS:** It will disrupt and cause an undo infrastructural burden in an already congested area. In addition, it will cause an economic imbalance by bringing in lower cost housing which will impart lower existing home values and tax revenue.

**NAME:** Waco York **SIGNATURE**   
(PLEASE PRINT)

**STREET ADDRESS:** 3601 Sunglade Ranch Schertz, TX 78154

**DATE:** February 27, 2023

**NOTICE OF PUBLIC HEARING**

February 23, 2024

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Sincerely,



Daisy Marquez, AICP  
Planner

**Reply Form:**

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I am:  in favor of  **opposed to**  neutral to the request for **PLZC20240004**

COMMENTS: Shertz already does not have the resources to take care of our safety → See back.

NAME: Michelle Vork (PLEASE PRINT) SIGNATURE [Handwritten Signature]

STREET ADDRESS: 3601 Sunlark RANCH Schertz 78154

DATE: Feb 28, 2024

there are not enough officers to assist with issues already adding 7000+ people in a small area & the infrastructure already in place will cause nothing but further issues

This proposed location has many issues with drainage & that needs to be heavily weighed as well. If the purpose is to bring in revenue but you bring in traffic, crime and lowered home values, drive out good residents & open the city to law suits due to poor planning and sound infrastructure then you are really not bringing in revenue at all. You are just destroying this beautiful city!

I am wholly OPPOSED to this structure and DO NOT want it anywhere near this subdivision!

Traffic & school situation is already bad in this area please don't bring in renters that will not care about the community!

THANK,  
Michelle Lopez

**From:** Robin Druckman  
**Sent:** Tuesday, February 27, 2024 11:26 AM  
**To:** planning@schertz.com  
**Subject:** PLZC20240004

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I just heard about the request to rezone the land at the intersection of Savannah Drive and Irish Creek Road and am very concerned about the prospect of this being approved. As you're aware there are numerous surrounding neighborhoods that have children attending Paschal Elementary which creates a huge amount of traffic for school pick up and drop offs. Adding an apartment complex would significantly increase the traffic posing a danger to children as well as drivers. This would also negatively affect the property values of the surrounding neighborhoods especially Kensington Ranch which is directly across the street from the intersection.

I hope these concerns will be taken into account before approving this request. I plan to attend the public hearing on this subject but I wanted to voice my concerns before the meeting.

Robin Druckman  
3520 Enchanted Farm  
Schertz, TX 78154



COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

February 23, 2024

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, March 6, 2024 at 6:00 p.m. located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make a recommendation on the following item:

PLZC20240004 – A request to rezone approximately 44.3 acres of land from Single-Family Residential District (R-2) to Planned Development District (PDD), known as Guadalupe County Property Identification Number 64640 located approximately 78 feet south of the intersection of Savannah Drive and Irish Creek Road, City of Schertz, Guadalupe County, Texas.

The Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing. You may return the reply form below by mail or personal delivery to Daisy Marquez, Planner, 1400 Schertz Parkway, Schertz, Texas 78154, or by e-mail: planning@schertz.com. If you have any questions, please feel free to call Daisy Marquez, Planner at (210) 619-1782.

Sincerely,

Daisy Marquez, AICP
Planner

Reply Form:

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I am: in favor of [ ] opposed to [x] neutral to [ ] the request for PLZC20240004

COMMENTS: KEEP AS SINGLE-FAMILY RESIDENTIAL TO MAINTAIN OUR PROPERTY INVESTMENT VALUE.

NAME: LYNN A. BAUER (PLEASE PRINT) SIGNATURE [Handwritten Signature]

STREET ADDRESS: 3604 SUNGLADE RANCH SCHERTZ TX 78154

DATE: 2-27-2024



COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

February 23, 2024

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The Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing. You may return the reply form below by mail or personal delivery to Daisy Marquez, Planner, 1400 Schertz Parkway, Schertz, Texas 78154, or by e-mail: planning@schertz.com. If you have any questions, please feel free to call Daisy Marquez, Planner at (210) 619-1782.

Sincerely,

Daisy Marquez, AICP Planner

Reply Form:

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I am: in favor of [ ] opposed to [X] neutral to [ ] the request for PLZC20240004

COMMENTS:

NAME: Linda K Bauer SIGNATURE Linda K Bauer (PLEASE PRINT)

STREET ADDRESS: 3604 Sunglade Ranch, Schertz

DATE: 2/27/2024

**From:** Amanda Hepburn  
**Sent:** Wednesday, February 28, 2024 4:05 PM  
**To:** planning@schertz.com  
**Subject:** Re: PLZC20240004

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To Whom it May Concern; My family and I reside in the Kensington Ranch community. We are extremely opposed to apartment complexes being built in this neighborhood. It will bring more noise, people, traffic and crime to this single-family home neighborhood. Traffic in this area is already out of control. Property values will tank during and after its construction of apartment complexes. We are opposed in every facet to the proposed rezoning and construction plan for the area at Savannah and Irish Creek. Our address is

3737 Lazy Diamond  
Selma, TX 78154

I will be attending the rezoning meeting, and a lot of my neighbors will be there as well. If you have any concern for the safety and the opinions of the residents in the neighboring developments, this project should not get approved. Please feel free to reach out me.

Respectfully, Amanda Hepburn

**From:** Cathy McQuiston  
**Sent:** Wednesday, February 28, 2024 8:44 AM  
**To:** Daisy Marquez  
**Subject:** Re: Regarding changing zoning on Savannah Drive

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

3533 Irish Creek Road.

Y'all need to do something with 1518 NOW! It is becoming impossible with traffic.

Sent from my iPhone

> On Feb 28, 2024, at 8:01 AM, Daisy Marquez <[dmarquez@schertz.com](mailto:dmarquez@schertz.com)> wrote:

>

> Good Morning Cathy,

>

> Can I please have your address?

>

> Best,

> Daisy Marquez, AICP

> Planner

> Planning & Community Development

> City of Schertz

> 1400 Schertz Parkway

> Schertz, Tx 78154

> Office: 210.619.1782

> Schertz.com

>

> -----Original Message-----

> From: Cathy McQuiston <

> Sent: Tuesday, February 27, 2024 11:22 PM

> To: [planning@schertz.com](mailto:planning@schertz.com)

> Subject: Regarding changing zoning on Savannah Drive

>

>

> There is already too much traffic on 1518. I frequently have to sit through 3 lights to get through the intersection at I35 access road.

> Multi-family dwellings will further impact the traffic on 1518.

>

> Will this be low-income and/or lots of turnover or short term occupancy? Many of the apartment complexes in Universal City and Live Oak list frequent crime on the Nextdoor App. If any residences are built on the part of Savannah drive near Irish Creek they should ONLY be similar to the Kensington Ranch homes.

>

> I am very concerned about this.

>  
> Cathy D. McQuiston  
>  
>  
> Sent from my iPhone  
>

**From:** George bonilla ·  
**Sent:** Wednesday, February 28, 2024 8:48 PM  
**To:** planning@schertz.com  
**Subject:** Concerned planning

RE: PLZC20240004

To Whom it May Concern;

My family and I reside in the Kensington Ranch community. We are extremely opposed to apartment complexes being built in this neighborhood. It will bring more noise, people, traffic and crime to this single-family home neighborhood. Traffic in this area is already out of control with the elementary school traffic and the other people that come speeding down Savannah dr. We already worry about our kids playing outside and now we will have to worry more with traffic that will come with the presented plans. Property values will tank during and after its construction of apartment complexes. We are opposed in every facet to the proposed rezoning and construction plan for the area at Savannah and Irish Creek. Our address is

3509 willows ranch  
78154

I will be attending the rezoning meeting, and a lot of my neighbors will be there as well. If you have any concern for the safety and the opinions of the residents in the neighboring developments, this project should not get approved. Please feel free to reach out me.

Respectfully,

George Bonilla

**From:** Linda Bauer <  
**Sent:** Wednesday, February 28, 2024 10:00 AM  
**To:** planning@schertz.com  
**Subject:** Proposed Apartment complex

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I am deeply concerned with the city planning to build an apartment complex on Savannah Dr across the street from Irish Creek Road. I'm not in favor of this at all. I live at 3604 Sunglade Ranch in Kensington Ranch.

I feel this complex would greatly devalue our subdivision. We moved here because it was a nice family neighborhood. We feel safe here and our kids can be safe

So many children walk to Paschal and Wilder to school morning and afternoon. Many people use the sidewalks on Savannah for exercise. The traffic is already getting worse and to add additional cars would be unsafe for all

We don't need these apartments in our area. Our schools are over crowded and we want our nice safe communities to stay that way.

So I am totally opposed to this complex being build.

Sincerely ,  
Linda Bauer  
3604 Sunglade Ranch  
Schertz Tx 78154

**Reply Form:**

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I am: in favor of  opposed to  neutral to  the request for PLZC20240004

COMMENTS: DO NOT WANT MY PROPERTY DEVALUED

NAME: MELINDA WALES (PLEASE PRINT) SIGNATURE Melinda Wales

STREET ADDRESS: 361 FRANK BAUM DR, SCHERTZ

DATE: 2-29-2024

**From:** NATHAN Hunt <  
**Sent:** Wednesday, February 28, 2024 10:19 AM  
**To:** planning@schertz.com  
**Subject:** Apartment complex

To Whom it May Concern;

My family and I reside in the Kensington Ranch community. We are extremely opposed to apartment complexes being built in this neighborhood. It will bring more noise, people, traffic and crime to this single-family home neighborhood. Traffic in this area is already out of control. Property values will tank during and after its construction of apartment complexes. We are opposed in every facet to the proposed rezoning and construction plan for the area at Savannah and Irish Creek. Our address is

430 harvest point  
78154

I will be attending the rezoning meeting, and a lot of my neighbors will be there as well. If you have any concern for the safety and the opinions of the residents in the neighboring developments, this project should not get approved. Please feel free to reach out me.

Respectfully,

Nathaniel hunt

**From:**  
**Sent:** Wednesday, February 28, 2024 10:43 AM  
**To:** planning@schertz.com  
**Subject:** PLZC20240004

To Whom it May Concern;

My family and I reside in the Kensington Ranch community. We are vehemently opposed to apartment complexes being built in and around this neighborhood. An apartment complex will bring more people, traffic, noise and crime the area. Just the construction process alone, will damage the roads and surrounding areas. Wildlife in the vicinity will also suffer. The schools, which are overcrowded, will become worse. Samuel Clemens High School currently has in excess of 2,500 students, not to mention, Corbett JHS-1,200/ Wilder intermediate-770/ Paschal-650/Schertz Elementary-670. What will this do to the already stressed school district? The transportation department of SCUCISD is short staffed and overwhelmed. There have been many occurrences of children being late, due to staffing shortages. Traffic in this area is out of control. Property values will decrease substantially with the addition of this apartment complex. I am opposed to the proposed rezoning and construction plan for the area at Irish Creek and Savannah. My address is:

3738 Painted Tracks  
78154

I will be attending the rezoning meeting, along with several of the residents of KR. If safety, values and opinions of the residents in this area are valued, then this project should not be approved. Please put the wellbeing and safety of the residents above profits and corporate interests.

Respectfully,

Traci Evans

**From:** Whitley Casas ·  
**Sent:** Wednesday, February 28, 2024 5:02 PM  
**To:** planning@schertz.com  
**Cc:** James Casas  
**Subject:** RE: PLZC20240004

To Whom it May Concern;

James and I are homeowners in the Kensington Ranch Subdivision. We strongly oppose the plans or talk of any apartment complexes on Irish Creek and Savanna Drive. We have seen a tremendous amount of traffic during school hours as well as the weekends, on FM 1518. Approval of any type of apartment complexes would increase this by approximately 50 percent. Furthermore, we feel that apartment complexes will increase crime, decrease cleanliness of our community, and further lower our water pressure resulting in a decrease of our property value. We strongly oppose these plans and want our voices heard.

Our address is:  
209 Rustic Acres  
78154

I will be attending the rezoning meeting, As well as many other Kensington Ranch residents.  
Please feel free to reach out us via this email or by phone at

Respectfully,

James & Whitley Casas

**NOTICE OF PUBLIC HEARING**

February 23, 2024

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The Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing. You may return the reply form below by mail or personal delivery to Daisy Marquez, Planner, 1400 Schertz Parkway, Schertz, Texas 78154, or by e-mail: [planning@schertz.com](mailto:planning@schertz.com). If you have any questions, please feel free to call Daisy Marquez, Planner at (210) 619-1782.

Sincerely,

Daisy Marquez, AICP  
Planner

**Reply Form:**

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I am:  in favor of  opposed to  neutral to  the request for **PLZC20240004**

COMMENTS: Opposed due to: decreased property value, increased congestion on Savannah as well as FM 1518. Danger to children walking home from school on Savannah due to increased traffic. Obstructed view of events  
NAME: Zachary and Claudia Keyes SIGNATURE: Zachary Keyes (PLEASE PRINT) ~~(C) Cont. on bottom~~

STREET ADDRESS: 3504 Woodlawn Farms, Schertz TX 78154

DATE: 29 Feb 24

**\*** Obstructed view of Pickrell Park events, overcrowding at local schools. (Already 24 + in classrooms)

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The Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing. You may return the reply form below by mail or personal delivery to Daisy Marquez, Planner, 1400 Schertz Parkway, Schertz, Texas 78154, or by e-mail: planning@schertz.com. If you have any questions, please feel free to call Daisy Marquez, Planner at (210) 619-1782.

Sincerely,

[Handwritten signature of Daisy Marquez]

Daisy Marquez, AICP Planner

Reply Form:

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I am: in favor of [ ] opposed to [X] neutral to [ ] the request for PLZC20240004

COMMENTS: Concerns on property value, increased traffic, noise pollution (from traffic), increased crime,

NAME: Amy L Cappiello (PLEASE PRINT) SIGNATURE [Handwritten signature of Amy L Cappiello]

STREET ADDRESS: 368 Silver River Schertz, TX 78154

DATE: 28 Feb 2024

Where will excessive rain water go? Entrance diagram near water collects.

**From:** Angela Chaplin  
**Sent:** Wednesday, February 28, 2024 11:53 AM  
**To:** planning@schertz.com  
**Subject:** RE : PLZC20240004

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

RE: PLZC20240004

To Whom it May Concern;

My family and I reside in the Kensington Ranch community. We are extremely opposed to apartment complexes being built in this neighborhood. It will bring more noise, people, traffic and crime to this single-family home neighborhood. Traffic in this area is already out of control. Property values will tank during and after its construction of apartment complexes. We are opposed in every facet to the proposed rezoning and construction plan for the area at Savannah and Irish Creek. Our address is

415 Walnut Crest  
78154

I will be attending the rezoning meeting, and a lot of my neighbors will be there as well. If you have any concern for the safety and the opinions of the residents in the neighboring developments, this project should not get approved. Please feel free to reach out me.

Respectfully,  
Angela Chaplin

**From:** Belinda Gutierrez  
**Sent:** Tuesday, February 27, 2024 5:38 PM  
**To:** planning@schertz.com  
**Subject:** NO to apartment construction

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I Belinda & Shannon Sabatelli are totally against an apartment complex being built much less being considered. This will depreciate our property values, increase crime and a lot more traffic.

Sincerely,

Belinda & Shannon Sabatelli  
3548 Enchanted Farm Residence

[Sent from Yahoo Mail on Android](#)

**From:** Brad Parker  
**Sent:** Tuesday, February 27, 2024 7:59 PM  
**To:** [planning@schertz.com](mailto:planning@schertz.com)  
**Subject:** PLZC20240004

To Whom it May Concern;

My family and I reside in the Kensington Ranch community. We noticed the rezoning signs and are none too pleased with the possibility. We don't need any more renters in the area. Apartment complexes just bring more noise, more people, and more traffic. Getting out of this neighborhood is already bad enough. I have owned a home that had a similar development built near it and my property values tanked during and after its construction. We are vehemently opposed to the proposed rezoning and construction plan for the area at Savannah and Irish Creek. Our address is

323 Rustic Willow  
78154

I will be attending the rezoning meeting, and hopefully all of my neighbors will be there as well. If you have any concern for the safety and happiness of the families in the neighboring developments, this project will not get approved. Please feel free to reach out me if you have any questions or would like to address any of our concerns.

Thank you,

Brad Parker  
[bparker@me.com](mailto:bparker@me.com)

**From:** Brenda Aleman  
**Sent:** Wednesday, February 28, 2024 8:21 AM  
**To:** planning@schertz.com  
**Subject:** Schertz Re-Zonint

To whom it may concern,

My family and I currently live in Kensington Ranch and we have noticed rezoning signs and are extremely unhappy with the possibility of apartment complexes being built. The idea of more people and traffic is horrifying. We are completely against the proposed rezoning and construction plan off of Irish Creek and Savannah

Our address is

259 Rustic Willow  
78154

Thank you for your time,

Brenda Aleman

**From:**  
**Sent:** Monday, February 26, 2024 6:43 PM  
**To:** [planning@schertz.com](mailto:planning@schertz.com)  
**Subject:** No new housing in Schertz  
**Attachments:** [planning.jpg](#)

Dear Daisy Sanchez,

I live on Irish Creek in Kensington Ranch. I saw there was a proposal to build more housing in our area, and I vote NO; Apartments or Town Homes are a magnet for crime. We moved to Kensington Ranch because it is a nice safe place to live. You can't just build more homes on every square inch of Schertz.

Again, I vote no on any new Apartments or Town homes.

Sincerely,  
Christopher Thomson  
3524 Irish Creek  
Schertz, TX 78154

**From:** Jeniffer Soliz  
**Sent:** Tuesday, February 27, 2024 8:46 AM  
**To:** Daisy Marquez  
**Subject:** Re: Proposed zoning at Irish Creek and Savannah

3636 Sunblade Ranch  
Schertz, 78154

~Jeniffer

> On Feb 27, 2024, at 8:31 AM, Daisy Marquez <[dmarquez@schertz.com](mailto:dmarquez@schertz.com)> wrote:

>

> Good Morning Jeniffer,

>

> Can you please also provide your address?

>

> Best,

> Daisy Marquez, AICP

> Planner

> Planning & Community Development

> City of Schertz

> 1400 Schertz Parkway

> Schertz, Tx 78154

> Office: 210.619.1782

> Schertz.com

>

> -----Original Message-----

> From: Jeniffer Soliz ·

> Sent: Tuesday, February 27, 2024 4:25 AM

> To: [zoning@schertz.com](mailto:zoning@schertz.com); [planning@schertz.com](mailto:planning@schertz.com)

> Subject: Proposed zoning at Irish Creek and Savannah

>

> To whom it may concern,

>

> Absolutely not in favor of the duplexes and apartments. This will negatively impact property values and traffic. We are requesting that it only be used for single family homes or senior assisted living.

>

> Low income housing tends to impact property values.

>

> We respectfully request that it is voted against.

>

> Jeniffer Soliz

> Resident of Kensington Ranch

>

**From:** DARLENE KNUTH ·  
**Sent:** Tuesday, February 27, 2024 10:34 PM  
**To:** Daisy Marquez; [planning@schertz.com](mailto:planning@schertz.com)  
**Subject:** Re: I want my thoughts to be heard

Of course! 3501 Mesquite Chase

[Sent from Yahoo Mail for iPhone](#)

On Tuesday, February 27, 2024, 4:28 PM, Daisy Marquez <[dmarquez@schertz.com](mailto:dmarquez@schertz.com)> wrote:

Good Afternoon,

Can I please have your address?

Best,

**Daisy Marquez, AICP**

Planner

Planning & Community Development  
City of Schertz  
1400 Schertz Parkway  
Schertz, Tx 78154

Office: 210.619.1782

[Schertz.com](http://Schertz.com)

---

**From:** DARLENE KNUTH · [\\_\\_\\_\\_\\_](#)  
**Sent:** Tuesday, February 27, 2024 4:28 PM  
**To:** [planning@schertz.com](mailto:planning@schertz.com)  
**Subject:** I want my thoughts to be heard

To whom it may concern: We understand that there is a rezoning request for the 44.3 acres off Savannah Drive. I understand they're looking to put apartments in that area. We live in Kensington Ranch and have to deal with

the traffic on that main road all the time! It is backed up morning and evening. Not only the traffic congestion it will cause, but there goes our nice quiet neighborhood. Our property value goes down along with it. Nobody living in this neighborhood wants this in their backyard. We moved here from Seattle to get away from the city pushing their agenda on the community. I am sure hoping y'all are not going to ramrod this through anyway. We cannot attend the meeting next week. Please listen to the concerns of the people and do the right thing! There is land everywhere, why ruin a neighborhood that is already established and one we chose to live in according to it's benefits. I sure hope Texas does a better job then the liberal cities making sure to take care of the families who will be negatively affected. Thank you for your time, Curt and Darlene Knuth

[Sent from Yahoo Mail for iPhone](#)

**From:** David Karras ·  
**Sent:** Wednesday, February 28, 2024 10:26 AM  
**To:** Daisy Marquez  
**Subject:** Re: PLZC20240004 Rezoning 44.3 Acres +/-

It's 3001 Muscat Way Schertz in Orchard Park. I was told one of the secondary exits will be through our community and we will have to deal with the added traffic in the area.

Sent from my iPhone

On Feb 28, 2024, at 07:56, Daisy Marquez <[dmarquez@schertz.com](mailto:dmarquez@schertz.com)> wrote:

Good Morning,

Can I please have your address?

Best,

**Daisy Marquez, AICP**

Planner

Planning & Community Development

City of Schertz

1400 Schertz Parkway

Schertz, Tx 78154

Office: 210.619.1782

[Schertz.com](http://Schertz.com)

---

**From:** david karras <[david.karras@schertz.com](mailto:david.karras@schertz.com)>

**Sent:** Tuesday, February 27, 2024 5:56 PM

**To:** Emily Delgado <[EDelgado@schertz.com](mailto:EDelgado@schertz.com)>;

**Subject:** PLZC20240004 Rezoning 44.3 Acres +/-

Good afternoon,

I hope this email finds you all well. I am writing to share my objection with regards to the possible rezoning of apx 44.3 acres of land from R2 to PDD for GCP ID Number 64640 located apx 78 feet south of the intersection of Savannah Drive and Irish Creek Road as I will not be able to attend in person at the next planning and zoning meeting where this will be discussed.

I am not against development at all, however, I am for development that makes sense, not population numbers on street signs grow and I feel that adding an apartment complex in this area will only add numbers to a sign and not provide any real benefit to the residents in this area. As you all know, and Tim can attest to as being one of the most

regarded real estate brokers in the area, adding an apartment complex in this area will be detrimental to the area for the following reasons:

- 1: The location and set back for this community does not fit in with the current environment, it will look out of place and detract from the already well established environment, much like sticking out like a sore thumb, as it does not fit the environment.
2. The school district is already taxed as it is. Adding a 30 acre or so community (accounting for parking and drainage to determine possible usable space) will surely bring in numerous families with school age children that will further overcrowd our school system. Adding this complex to the one being built on the other end of 1518 is just too much too fast for our community to adapt to.
3. The roads around this area are primarily single lane. Traffic at Schertz Pkwy and Savannah during school days is already bad enough, adding this much density will further complicate an already taxed road system around a school. Schertz Pkwy, although a nice road, is not really geared to handle all of this additional traffic, wait lines at traffic lights will increase, thus increasing congestion, and if you are an environmentalist it will increase the carbon footprint for our community. Lastly, the FM 1518 to I35 corridor is definitely not suited for any additional traffic. Some days it takes me almost 20 minutes to get from the traffic light at 1518 and Savannah to the traffic light at the I35 access road. Until 1518 has been expanded to a 4 lane road, any significant building in this area should be held off. If emergency services need to get through this area with the additional traffic in this area, it will significantly impede their progress.

I know green land will eventually become rooftops, but as city leaders you have the important obligation to the entire community to control what type of roof tops come into specific areas. Adding single family homes will add to the congestion, but not at the level a high density apartment complex of this possible size will bring. Having single family homes will also match the surrounding area and will not be an eyesore for everyone to look at. It will add tax revenue much like apartment complexes without the tax breaks that typically come with apartment complexes and other commercial entities. It will add children to the schools in a controlled environment versus mad rushes as buildings are completed and leased.

It is my goal to concisely condense some of the main points of contention for those who live in and around the affected areas to simply ask you to use your responsibility to the citizens and vote against the rezoning of this parcel of land for the betterment of the community and its citizens versus a goal of adding numbers to a population sign that no one really cares about.

Thank you for time and consideration in all of our requests, written and verbal, to help keep this area the area we all need it to be.

Respectfully,

David Karras

**From:** Deb  
**Sent:** Wednesday, February 28, 2024 10:06 AM  
**To:** planning@schertz.com  
**Subject:** Zoning

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

RE: PLZC20240004

To Whom it May Concern;

My family and I reside in the Kensington Ranch community. We are extremely opposed to apartment complexes being built in this neighborhood. It will bring more noise, people, traffic and crime to this single-family home neighborhood. Traffic in this area is already out of control. Property values will tank during and after its construction of apartment complexes. We are opposed in every facet to the proposed rezoning and construction plan for the area at Savannah and Irish Creek. Our address is

3526 Woodlawn farms  
78154

I will be attending the rezoning meeting, and a lot of my neighbors will be there as well. If you have any concern for the safety and the opinions of the residents in the neighboring developments, this project should not get approved. Please feel free to reach out me.

Respectfully,

Deborah McMahon



COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

February 23, 2024

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PLZC20240004 – A request to rezone approximately 44.3 acres of land from Single-Family Residential District (R-2) to Planned Development District (PDD), known as Guadalupe County Property Identification Number 64640 located approximately 78 feet south of the intersection of Savannah Drive and Irish Creek Road, City of Schertz, Guadalupe County, Texas.

The Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing. You may return the reply form below by mail or personal delivery to Daisy Marquez, Planner, 1400 Schertz Parkway, Schertz, Texas 78154, or by e-mail: planning@schertz.com. If you have any questions, please feel free to call Daisy Marquez, Planner at (210) 619-1782.

Sincerely,

Daisy Marquez, AICP
Planner

Reply Form:

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

I am: in favor of [ ] opposed to [ ]^X neutral to [ ] the request for PLZC20240004

COMMENTS: \_\_\_\_\_

NAME: Deborah mcMahon SIGNATURE [Handwritten Signature]
(PLEASE PRINT)

STREET ADDRESS: \_\_\_\_\_

DATE: Feb 27/2024

## NOTICE OF PUBLIC HEARING

February 23, 2024

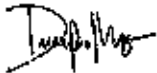
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Sincerely,



Daisy Marquez, AICP  
Planner

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I am: in favor of  opposed to  neutral to  the request for PLZC20240004

COMMENTS: \_\_\_\_\_

NAME: Destiny Hawkins (ma) SIGNATURE   
(PLEASE PRINT)

STREET ADDRESS: 3012 muscat way 78154

DATE: 2-28-24

NOTICE OF PUBLIC HEARING

February 23, 2024

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Sincerely,

[Handwritten signature of Daisy Marquez]

Daisy Marquez, AICP
Planner

Reply Form:

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I am: in favor of [ ] opposed to [X] neutral to [ ] the request for PLZC20240004

COMMENTS: Increased traffic concerns; overall property value decrease

NAME: Christopher Duffett (PLEASE PRINT) SIGNATURE [Handwritten signature]

STREET ADDRESS: 3400 Woodlawn Farms

DATE: 26 Feb 2024

NOTICE OF PUBLIC HEARING

February 23, 2024

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Sincerely,

[Handwritten signature of Daisy Marquez]

Daisy Marquez, AICP
Planner

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I am: in favor of [ ] opposed to [X] neutral to [ ] the request for PLZC20240004

COMMENTS: Im opposed due to property value decline + traffic concerns,

NAME: Kristi L. Duffett SIGNATURE: Kristi L. Duffett among other concerns

STREET ADDRESS: 3400 Woodlawn Farms Schertz, TX 78154

DATE: 26 Feb 2024

Christopher Duffett  
3400 Woodlawn Farms  
Schertz, Texas 78154

February 28, 2023

Planning and Community Development – City of Schertz  
Attn: Daisy Marquez  
1400 Schertz Parkway  
Schertz, Texas 78154

Planning and Zoning Committee members,

As the former President of the Kensington Ranch Homeowners Association, current member of our Association's Architectural Review board, and a Schertz homeowner inside the 200-foot buffer zone for the **PLZC20240004** Rezoning request, **I am writing this letter to oppose this rezoning effort.**

As of today, this rezoning plan is incomplete, and if approved to move forward, could have negative impacts to:

*Homeowner values.* Local relators have informed Schertz homeowner's that current home values could decrease based on the little information disclosed of this new development and its population density impact to an already populous area. Homes belonging to Schertz, Selma, and Universal City residents, would certainly be impacted by this proposal.

*Local traffic flow.* As of this date, a full traffic impact study has yet to be completed assessing the impact that potentially hundreds of more vehicles would have on the Savannah Drive and FM1518 area.

*The local environment.* As of this date, an environmental impact study has not been performed or shared with residents. JBSA has been consulted regarding the impact to APZ2, but those results have not been fully shared with residents aside from a cursory verbal brief that the developer will not build on 12-acres to honor the APZ.

*The property rights of the Kensington Ranch Homeowners Association.* As of this date, to meet the legal obligation of two entrances for the proposed rezoning plan, the developer is dependent on an entrance at Irish Creek and Savannah. For this to happen, this new entrance would cross Kensington Ranch Homeowners Association property. As of this writing, no communication with the association has occurred regarding this entrance or plans for our association's property.

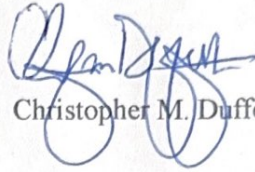
Since the rezone notification signs posted on the February 23, 2024 and homeowner impact notifications were delivered by mail, a full property development proposal has not been published or provided to the homeowners and the citizens of Schertz.

Bottom-line, there are major concerns with this rezoning proposal and its lack of detail. Most concerning is the entrance issue which will directly affect the Kensington Ranch Homeowners Association and the possible development of our private property.

Additionally, the lack of traffic and environmental studies prior to the Planning and Zoning consideration is of real concern.

**I oppose this rezoning request until the Schertz Planning and Rezoning Committee and the citizens of Schertz—specifically those whose homes are affected along Savannah Drive—receive adequate information regarding traffic, environmental and other impacts to our Association's property based on this proposal.**

Sincerely,

A handwritten signature in blue ink, appearing to read "Chris Duffett", written in a cursive style.

Christopher M. Duffett

**From:** Mike and Erica Silva <  
**Sent:** Wednesday, February 28, 2024 10:15 PM  
**To:** planning@schertz.com  
**Subject:** Reply form: PLZC20240004

Dear Ms. Marquez,  
Please consider this email as my reply form to record our protest in accordance with LGC.

I am OPPOSED TO the request for PLZC20240004.

COMMENTS: The addition of more residential units will lead to higher traffic volumes in the already congested FM 1518 during high traffic times. This poses a risk to the safety of our community and will cause disruptions in our daily lives. The influx of new residents may strain our local resources, including schools and public services. The construction of multi-family units may have an adverse effect to our property values in our neighborhood. Potential buyers or renters may be deterred by the proximity of the new buildings. The buildings would significantly alter the visual character of our neighborhood, possibly diminishing its charm and appeal. During construction, that phase of the development would bring noise, dust, and disruption to our current peaceful community, causing an inconvenience to my myself and my neighbors.

Name: Erica Silva and Michael Silva

STREET ADDRESS: 3001 Lapostolle Circle, Schertz, TX 78154  
#36 183298

DATE: February 28, 2024

Thank you,  
Erica and Michael Silva

**Reply Form:**

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I am: in favor of  opposed to  neutral to  the request for PLZC20240004

COMMENTS: PLS. NO ENTRANCE ON SAVANNAH AND IRISH CREEK.

NAME: INEZ C. EISAZADEH SIGNATURE Inez C. Eisazadeh  
(PLEASE PRINT)

STREET ADDRESS: 3512 Woodlan Farms (Konsington Ranch)

DATE: 2/27/24

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

approximately 78 feet south of the intersection of Savannah Drive and Irish Creek Road, City of Schertz, Guadalupe County, Texas.

The Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing. You may return the reply form below by mail or personal delivery to Daisy Marquez, Planner, 1400 Schertz Parkway, Schertz, Texas 78154, or by e-mail: [planning@schertz.com](mailto:planning@schertz.com). If you have any questions, please feel free to call Daisy Marquez, Planner at (210) 619-1782.

Sincerely,

Daisy Marquez, AICP  
Planner

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I am: in favor of  opposed to  neutral to  the request for PLZC20240004

COMMENTS: SENSELESS PROTEST IF PLANS ARE DONE / ENTRANCE BAD idea SAV. + IRK

NAME: GHANIA E. EISAZADEH SIGNATURE [Signature]  
(PLEASE PRINT)

STREET ADDRESS: 3512 WOODLAN FARMS SCHERTZ TX 78154

DATE: 2/27/24

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

## NOTICE OF PUBLIC HEARING

February 23, 2024

Dear Property Owner,

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Sincerely,



Daisy Marquez, AICP  
Planner

### Reply Form:

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I am: in favor of  opposed to  neutral to  the request for **PLZC20240004**

COMMENTS: Plans Guarantee Greenspace Behind Home vs other plans

NAME: Juan Rosas SIGNATURE   
(PLEASE PRINT)

STREET ADDRESS: 3129 Malbac dr Schertz, TX

DATE: 2/28/2024 78154

**From:** Kelcie Titus <  
**Sent:** Wednesday, February 28, 2024 8:16 AM  
**To:** Daisy Marquez  
**Subject:** Re: PLZC20240004

Hey Daisy,

451 Rustic Willow

> On Feb 28, 2024, at 8:07 AM, Daisy Marquez <[dmarquez@schertz.com](mailto:dmarquez@schertz.com)> wrote:

>

> Good Morning Kelcie,

>

> Can I please have your address?

>

> Best,

> Daisy Marquez, AICP

> Planner

> Planning & Community Development

> City of Schertz

> 1400 Schertz Parkway

> Schertz, Tx 78154

> Office: 210.619.1782

> Schertz.com

>

> -----Original Message-----

> From: Kelcie Titus

> Sent: Tuesday, February 27, 2024 6:04 PM

> To: [planning@schertz.com](mailto:planning@schertz.com)

> Subject: PLZC20240004

>

> Hello,

>

> It has come to my attention that there is a rezoning request to put in apartments near my home. This is concerning to me due to the impact on property values, additional traffic it will produce, and safety concerns I have. I am writing to request that this request be declined.

>

> Thank you,

> Kelcie Titus

>



COMMUNITY  
SERVICE  
OPPORTUNITY

**PLANNING & COMMUNITY  
DEVELOPMENT**

**NOTICE OF PUBLIC HEARING**

February 23, 2024

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Sincerely,

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Planner

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I am: in favor of  opposed to  neutral to  the request for **PLZC20240004**

COMMENTS: Safety - Increased traffic on congested roadways (1518 & Savannah Dr.), increased traffic in residential area (Orchard Park); Community - addition to overcrowded schools that are currently lacking teachers and bus drivers; Environment - significant impact to environment (large open area for drainage) and wildlife getting pushed to inhabited areas.

NAME: Kelly Jackson SIGNATURE  
(PLEASE PRINT)

STREET ADDRESS: 3025 Beringer Blvd, Schertz, TX 78154

DATE: 02/28/2024

**From:** Kimberly A Kuehler ·  
**Sent:** Wednesday, February 28, 2024 12:23 PM  
**To:** [planning@schertz.com](mailto:planning@schertz.com)  
**Subject:** PLZC20240004

RE: PLZC20240004

To Whom it May Concern;

My family and I reside in the Kensington Ranch community. We are extremely opposed to apartment complexes being built in this neighborhood. It will bring more noise, people, traffic and crime to this single-family home neighborhood. Traffic in this area is already out of control. Property values will tank during and after its construction of apartment complexes. We are opposed in every facet to the proposed rezoning and construction plan for the area at Savannah and Irish Creek. Our address is

200 Stampede Ranch  
78154

I will be attending the rezoning meeting, and a lot of my neighbors will be there as well. If you have any concern for the safety and the opinions of the residents in the neighboring developments, this project should not get approved. Please feel free to reach out me.

Respectfully,

Kimberly A. Kuehler

[kareed0710@yahoo.com](mailto:kareed0710@yahoo.com)



COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

February 23, 2024

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I am: in favor of [ ] opposed to [ ]^X neutral to [ ] the request for PLZC20240004

COMMENTS: In an already declining market this rezoning will further diminish property values.

NAME: Kristina Edwards SIGNATURE [Handwritten Signature] (PLEASE PRINT)

STREET ADDRESS: 3121 Malbac Dr

DATE: 29 February 2024

**From:** Laura Field <  
**Sent:** Wednesday, February 28, 2024 8:37 AM  
**To:** planning@schertz.com  
**Subject:** Zoning PLZC20240004

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To whom it may concern,

I am a resident in Kensington Ranch, Selma side. I have seen the rezoning sign posted and learned there is a proposed apartment complex and other structures proposed for the area off Savannah. I feel apartments complexes would negatively affect and impact our community. I have lived here for seven years and would hate for our property values to decline along with additional traffic impacts on Savannah and FM1518. I am vehemently opposed to the rezoning and any construction of apartments in our community.

Sincerely,  
Laura Troutner  
3612 Sharp Hill,  
Selma  
Sent from my iPhone

**From:** Linda Bauer  
**Sent:** Wednesday, February 28, 2024 7:56 AM  
**To:** planning@schertz.com  
**Subject:** Apartments

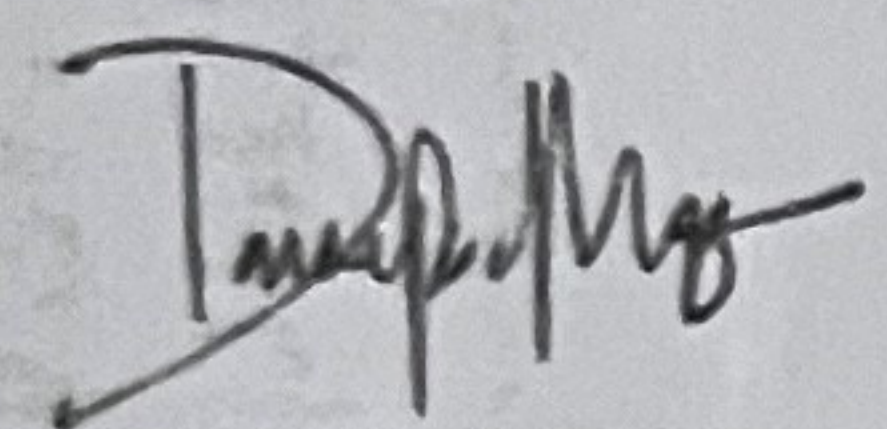
I wish to express my view on the apartment complex that is going to be built across from Kensington Ranch. I live at 3604 Sunblade Ranch and I will be directly affected by this. I am opposed to this as it will decrease my property value, the traffic it will cause and safety of the kids who walk to school and the many people who exercise on the sidewalks. It is a safe place for all the people who live in this area. It is a quiet place to live and raise a family. We want it to stay that way and this apartment complex will not insure

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, March 6, 2024 at 5:00 p.m. located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas. Consider and make a recommendation on the following item:

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Sincerely,



Daisy Marquez, AICP  
Planner

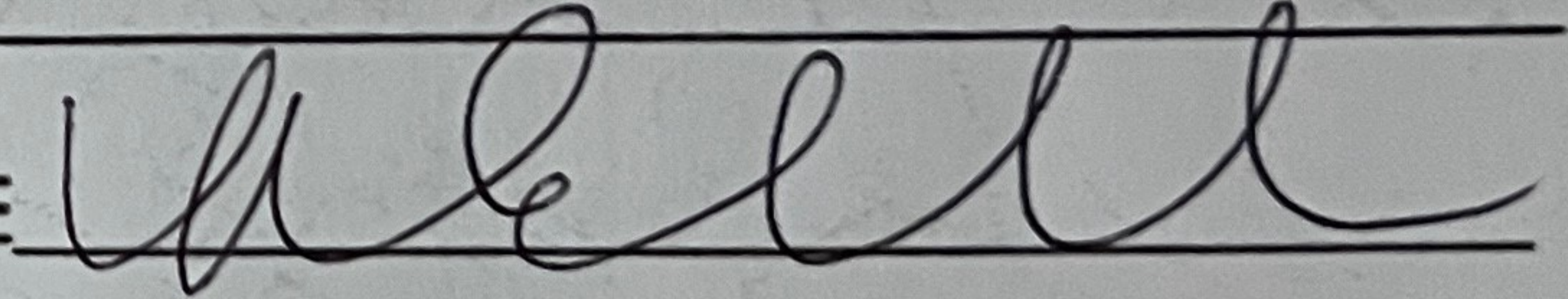
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I am: in favor of  opposed to  neutral to  the request for PLZC20240004

COMMENTS: \_\_\_\_\_

NAME: Linda Campbell  
(PLEASE PRINT)

SIGNATURE 

STREET ADDRESS: 337 Frank Bauin Dr Schertz 78154

DATE: 29 Feb 2024

**From:** Manuel Pantoja <mpantoja@schertz.com>  
**Sent:** Thursday, February 29, 2024 11:49 AM  
**To:** planning@schertz.com  
**Cc:** Emily Delgado; Samuel Haas  
**Subject:** Fwd: Homeowner of 3017 Malbac Dr.

Good morning,

I emailed the email address that was given to me via my neighborhood Facebook page, [zoning@schertz.com](mailto:zoning@schertz.com), but that email came back as not valid, so hopefully I am emailing the correct people. If not please forward my email to the correct POC.

I am the homeowner of 3017 Malbac Dr. and I am in the 200ft buffer of the Savannah and Irish Creek proposal. My home is in the Orchard Park community and my back fence backs up to the area that is being considered for rezoning.

I AM NOT IN FAVOR of this proposed project. Having multiple rental properties and apartment buildings in my backyard would affect my family's mental health. I suffer from PTSD and anxiety, my wife suffers from anxiety and my daughter has autism and crowds, loud noises causes sensory overload for her.

The current environment in our backyard assists all of us with relaxing and easing anxiety and our overall physical and mental wellness. Building multiple rental homes and apartments and the noise that comes with it would affect our wellbeing and cause unnecessary stress in our home, a place where we should be calm and relaxed.

I just want to reiterate, I am not in favor of this proposed plan. Thank you for your time and opportunity to present my concern.

Manuel A. Pantoja

3017 Malbac Dr.  
Schertz, TX 78154

**From:** Melinda [REDACTED]  
**Sent:** Thursday, February 29, 2024 5:39 AM  
**To:** planning@schertz.com  
**Subject:** Fwd: PLZC20240004

**Date:** February 29, 2024 at 5:32:06 AM CST

**Subject: PLZC20240004**

To whom it may concern;

Our family resides in Kensington Ranch neighborhood. We noticed the rezoning signs, and are not pleased. We are extremely against a change in zoning to allow for building an apartment complex. The Kensington Ranch road infrastructure was not designed to allow for the heavy traffic all the new occupants will require. The elementary school cannot accommodate more students raising the teacher student ratio. As it is the student pick up car line is wrapped down and around Savannah daily.

We are most concerned about the drop in property values this change will bring. We are vehemently against this proposed change,

Our address is 429 Silver Buckle, Schertz TX 78154

We will be attending the March 6th meeting with our many other neighbors against the rezoning proposal.

Please don't hesitate to reach out to us if additional information is needed in regard to our opposition of this rezoning proposal.

Michael & Melinda Mapp

**From:** Melissa Patterson ·  
**Sent:** Wednesday, February 28, 2024 7:28 AM  
**To:** planning@schertz.com  
**Subject:** Rezoning on Savannah Drive

To whom it may concern,

We live in Kensington Ranch at 364 Silver River. We have been informed of the rezoning and plans for the old horse farm on Savannah Drive to turn into duplexes and apartments. The word is spreading in the area and has many families upset over this possible development. We, and other families, feel very strongly this will negatively affect our property values and the well being of the city of Schertz.

Please listen to those who have already invested in the city of Schertz. This has been our home for many years and pray we, and others who feel as strongly as us, are not forced out of our homes and the city.

Thank you for your time,  
Melissa Patterson

Sent from my iPhone

**NOTICE OF PUBLIC HEARING**

February 23, 2024

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, March 6, 2024 at 6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make a recommendation on the following item:

**PLZC20240004** – A request to rezone approximately 44.3 acres of land from Single-Family Residential District (R-2) to Planned Development District (PDD), known as Guadalupe County Property Identification Number 64640 located approximately 78 feet south of the intersection of Savannah Drive and Irish Creek Road, City of Schertz, Guadalupe County, Texas.

The Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing. You may return the reply form below by mail or personal delivery to Daisy Marquez, Planner, 1400 Schertz Parkway, Schertz, Texas 78154, or by e-mail: [planning@schertz.com](mailto:planning@schertz.com). If you have any questions, please feel free to call Daisy Marquez, Planner at (210) 619-1782.

Sincerely,



Daisy Marquez, AICP  
Planner

**Reply Form:**

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

I am: in favor of  opposed to  neutral to  the request for PLZC20240004

COMMENTS: traffic is already bad, will get worse.

NAME: Michael Tracy SIGNATURE  
(PLEASE PRINT)

STREET ADDRESS: 3620 Double Diamond, Selma TX 78154

DATE: 2/29/24

*See attached*

To whom it may concern:

I am opposed to PLZC20240004 rezoning of the area across from Kensington Ranch, Savannah Drive.

1st the additional issues that come from apartment complexes is just a fact. It happens.

Mostly I am opposed because of the additional traffic in the area. I already avoid 1518 all day on Saturday and Sunday. And during the week during the morning and evening hours. Going that way it backs up for sometimes up to a mile from IH35. I have sat in that line for up to 20 minutes just to get to the highway only 1 mile away. So I go up to Schertz Parkway even though that is out of my way. The additional traffic will make going that way just as bad.

Also, the line for Paschal Elementary lines up down the hill and around the corner already. I will stretch all the way to 1518 if that many more families are added to the area.

Some serious infrastructure needs to be complete before any more houses or apartments are built.

We have lived here for 13 years now and this was going to be our forever home. But we are not sure about that anymore.

Thank you for your time,  
Michael Tracy  
3620 Double Diamond

**From:** Michelle Aguilar  
**Sent:** Wednesday, February 28, 2024 10:25 AM  
**To:** planning@schertz.com  
**Subject:** PLZC20240004

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To whom it May Concern;

My family and I reside in the Kensington Ranch community. We are extremely opposed to apartment complexes being built in this neighborhood. It will bring more noise, people, traffic and crime to this single-family home neighborhood.

Traffic in this area is already out of control. Property values will tank during and after its construction of apartment complexes. We are opposed in every facet to the proposed rezoning and construction plan for the area at Savannah and Irish Creek. Our address is;

313 Silver Buckke  
Schertz, Tx 78154

Respectfully,

Arcadio and Michelle Aguilar  
Sent from my iPhone

**NOTICE OF PUBLIC HEARING**

February 23, 2024

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Sincerely,



Daisy Marquez, AICP  
Planner

**Reply Form:**

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I am:  in favor of  opposed to  neutral to  the request for PLZC20240004

COMMENTS: Please keep Kensington area as Single Home zone because  
Multi Story Apartments will lower everyone's Home Value -

NAME: Nola Rittenberg SIGNATURE Nola Rittenberg  
(PLEASE PRINT)

STREET ADDRESS: 3600 Sunblade Ranch Schertz, Tx 78154

DATE: Feb 28, 2024

## NOTICE OF PUBLIC HEARING

February 23, 2024

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Sincerely,



Daisy Marquez, AICP  
Planner

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I am:  in favor of  **opposed to**  neutral to  the request for PLZC20240004

COMMENTS: Keep area as single home zone because mult. story apartments will lower everyone's home value

NAME: MARK RITTENBERRY SIGNATURE Mark Rittenberry  
(PLEASE PRINT)

STREET ADDRESS: 3600 SUNGLADE RNCIT Schertz, Tx. 78154

DATE: 28 Feb 2024

**NOTICE OF PUBLIC HEARING**

February 23, 2024

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Sincerely,



Daisy Marquez, AICP  
Planner

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I am: in favor of  opposed to  neutral to  the request for **PLZC20240004**

COMMENTS: Traffic and safety concerns.

NAME: Paul Mortensen SIGNATURE Paul Mortensen  
(PLEASE PRINT)

STREET ADDRESS: 220 Passerina Spur, Selma TX 78154

DATE: 02/28/2024

**From:** Renee  
**Sent:** Wednesday, February 28, 2024 3:22 PM  
**To:** planning@schertz.com; zoning@schertz.com  
**Subject:** PLZC20240004

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To Whom it May Concern;

My family and I reside in the Kensington Ranch community. We are extremely opposed to apartment complexes being built in this neighborhood. It will bring more noise, people, traffic and crime to this single-family home neighborhood. Traffic in this area is already out of control. Property values will tank during and after its construction of apartment complexes. We are opposed in every facet to the proposed rezoning and construction plan for the area at Savannah and Irish Creek. Our address is

3612 Sunglade Ranch  
78154

I will be attending the rezoning meeting, and a lot of my neighbors will be there as well. If you have any concern for the safety and the opinions of the residents in the neighboring developments, this project should not get approved. Please feel free to reach out me.

Thank you,  
Renee La Rue



COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

February 23, 2024

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Sincerely,

Daisy Marquez, AICP  
Planner

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I am: in favor of  opposed to  neutral to  the request for **PLZC20240004**

COMMENTS: This will affect n This will affect negatively our community with excessive traffic and increased in crime

NAME: Rocio Alvarez SIGNATURE   
(PLEASE PRINT)

STREET ADDRESS: 3009 Muscat Way, Schertz TX 78154

DATE: 02/28/2024

**From:** Ryan Schneider  
**Sent:** Wednesday, February 28, 2024 8:13 PM  
**To:** planning@schertz.com  
**Subject:** PLZC20240004

To Whom it May Concern;

My family and I reside in the Kensington Ranch community. We are extremely opposed to apartment complexes being built in this neighborhood. It will bring more noise, people, traffic and crime to this single-family home neighborhood. Traffic in this area is already out of control. Property values will tank during and after its construction of apartment complexes. We are opposed in every facet to the proposed rezoning and construction plan for the area at Savannah and Irish Creek. Our address is 340 Cattle Run 78154

I will be attending the rezoning meeting, and a lot of my neighbors will be there as well. If you have any concern for the safety and the opinions of the residents in the neighboring developments, this project should not get approved. Please feel free to reach out me.

Respectfully,  
Ryan Schneider

**NOTICE OF PUBLIC HEARING**

February 23, 2024

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Sincerely,



Daisy Marquez, AICP  
Planner

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I am: in favor of  opposed to  neutral to  the request for **PLZC20240004**

COMMENTS: \_\_\_\_\_

NAME: Stephen King SIGNATURE Stephen King  
(PLEASE PRINT)

STREET ADDRESS: 447 Rustic Willow, Selma TX 78154

DATE: 29 Feb 2024

**From:** Susan Raiford  
**Sent:** Wednesday, February 28, 2024 2:14 PM  
**To:** [planning@schertz.com](mailto:planning@schertz.com)  
**Attachments:** [Schertzzoning.pdf](#)

Opposed to apartment buildings and rentals in our beautiful new neighborhood. This will drive down property values, cause traffic, and increase crime. Absolutely not!

Susan Engi Raiford, PhD  
Principal research director, Pearson

---

We have moved! New address:  
3379 Triangle Ranch  
Schertz, TX 78154



COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

February 23, 2024

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Sincerely,

Daisy Marquez, AICP Planner

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I am: in favor of [ ] opposed to [ ]xx neutral to [ ] the request for PLZC20240004

COMMENTS: This proposal will hurt property values, increase crime, and increase traffic. No!

NAME: Susan Raiford (PLEASE PRINT) SIGNATURE [Handwritten Signature]

STREET ADDRESS: 3379 Triangle Ranch Schertz TX 78154 United States

DATE: 2/28/24

NOTICE OF PUBLIC HEARING

February 23, 2024

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Sincerely,

[Handwritten signature of Daisy Marquez]

Daisy Marquez, AICP
Planner

Reply Form:

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I am: in favor of [ ] opposed to [X] neutral to [ ] the request for PLZC20240004

COMMENTS: \_\_\_\_\_

NAME: Tanneka Chew SIGNATURE [Handwritten Signature]
(PLEASE PRINT)

STREET ADDRESS: 3585 Sunblade Ranch Schertz, TX 78154

DATE: 29 Feb 24

**Reply Form:**

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I am:  in favor of  opposed to  neutral to  the request for PLZC20240004

COMMENTS:

NAME: Tessa Baran SIGNATURE Baran  
(PLEASE PRINT)

STREET ADDRESS: 300 Sunset Ridge

DATE: 2.28.24

**Reply Form:**

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I am:  in favor of  opposed to  neutral to  the request for PLZC20240004

COMMENTS:

NAME: Victoria Dixie de Leon SIGNATURE *V. de Leon*  
(PLEASE PRINT)

STREET ADDRESS: 316 SUNSET RDG

DATE: 03/08/24

**From:** Violette Martinez  
**Sent:** Thursday, February 29, 2024 2:48 PM  
**To:** planning@schertz.com  
**Subject:** Zoning

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Sent from my iPhone

RE: PLZC20240004

To Whom it May Concern;

My family and I reside in the Kensington Ranch community. We are extremely opposed to apartment complexes being built in this neighborhood. It will bring more noise, people, traffic and crime to this single-family home neighborhood. Traffic in this area is already out of control. Property values will tank during and after its construction of apartment complexes. We are opposed in every facet to the proposed rezoning and construction plan for the area at Savannah and Irish Creek. Our address is

3508 enchanted farms  
78154

I will be attending the rezoning meeting, and a lot of my neighbors will be there as well. If you have any concern for the safety and the opinions of the residents in the neighboring developments, this project should not get approved. Please feel free to reach out me.

Respectfully,  
Violette Martinez

**From:** Kaitlin Wollney  
**Sent:** Tuesday, February 27, 2024 10:15 PM  
**To:** Daisy Marquez  
**Cc:** [planning@schertz.com](mailto:planning@schertz.com)  
**Subject:** Re: PLZC20240004

330 Rustic Willow  
Thank you

> On Feb 27, 2024, at 4:34 PM, Daisy Marquez <[dmarquez@schertz.com](mailto:dmarquez@schertz.com)> wrote:

>

> Good Afternoon Kaitlin,

>

> Can we please get your address so we can document this response?

>

> Best,

> Daisy Marquez, AICP

> Planner

> Planning & Community Development

> City of Schertz

> 1400 Schertz Parkway

> Schertz, Tx 78154

> Office: 210.619.1782

> Schertz.com

>

> -----Original Message-----

> From: Kaitlin Wollney <[k](mailto:k)>

> Sent: Tuesday, February 27, 2024 12:55 PM

> To: [planning@schertz.com](mailto:planning@schertz.com)

> Subject: Re: PLZC20240004

>

> To Whom It May Concern:

>

> The proposal to change the zoning for the 44.3 acres of land near Savannah Rd and Irish Creek Rd to accommodate high density housing seems like a bad idea for several reasons:

>

> 1. The physical location of the proposed apartments will impact the drainage of the area negatively, possibly increasing the chances of flooding the homes already in the area and the new buildings.

>

> 2. One of the proposed entrances will lead directly into Universal City and 1518, increasing the traffic on 1518. Due to all of UC's emergency services being located on the other side of Cibolo Creek, any traffic incidents on that stretch of 1518 or in the neighborhood before it (Orchard Park) will have a longer response time for help to arrive.

>

> 3. The school traffic along the other proposed exit on Savannah Drive will become exacerbated by high density housing, not to mention the actual schools themselves that are already experiencing overcrowding. Many children in the area walk home from both Paschal and Wilder. Will there be

safeguards in place to ensure that Savannah remains a safe area for the children to walk home when the traffic (both pedestrian and vehicular) increases?

>

> 4. With the area being so close to Randolph, how did the military approve high density housing when the homes in Kensington Ranch and the surrounding area had to meet a recommended dwelling units per acre? Part of this land that is being proposed for rezoning falls squarely within APZ II, which is a more accident prone area for aircraft landings and has a recommended maximum density of 1-2 dwelling units per acre. My concern with apartments in particular being placed in this location is the higher amount of casualties that will take place if an aircraft accident occurs vs if the land were used for the recommended housing units.

>

> I know at the end of the day the planners will do what is best for themselves in terms of monetary gain, but I would advise them to look to Cibolo's crumbling infrastructure and plummeting public opinion as a lesson of what not to do when working in a public office. The good of those already settled here should weigh more heavily than what an outside corporation wants to do before they disappear.

>

> Thank you for your time.

>

> Sincerely,

> Kaitlin Wollney

>

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I am: in favor of

opposed to

neutral to

the request for PLZC20240004

COMMENTS: \_\_\_\_\_

NAME: Nicole Torres SIGNATURE Nicole Torres  
(PLEASE PRINT)

STREET ADDRESS: 3520 Willows Ranch

DATE: 2/28

1400 Schertz Parkway

Schertz, Texas 78154

210.619.1000

schertz.com

**Reply Form:**

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I am:  in favor of  opposed to  neutral to  the request for PLZC20240004

COMMENTS: strongly, bring my home value down

NAME: ROSALYN WISE SIGNATURE ROSALYN WISE

(PLEASE PRINT)

STREET ADDRESS: 308 SCENSEY RD GE SCHERTZ 78154

DATE: 28 FEB 2024

**From:** Jill Moore  
**Sent:** Thursday, February 29, 2024 7:41 PM  
**To:** planning@schertz.com  
**Subject:** Addendum to Moore's Response dated, February 26, 2024 Re: Hearing for Rezoning of PLZC20240004

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Ms Marquez/Planning:

We have received your “Notice of Public Hearing” regarding the above-referenced change of zoning. My husband Billy and I have already turned in our written opposition to the rezoning with the small coupon that was provided. We only had 4 days from receipt so we wanted to make sure the form was in your office before noon on Friday, March 2, 2024 as stated in the correspondence. Because we were given so little information and so little time to consider this matter, we will now need more information (as follows) so that we can be just as informed as the City of Schertz at the hearing on Wednesday, March 6, 2024:

1. Where can we go to see the complete proposal/plan for this parcel of land. All we got was a map with an empty rectangle. We cannot properly evaluate the situation when all you gave us is a picture of an empty rectangle. As a taxpayer—we will need to see the plan. **PLEASE** provide a link to it or send it to our email given below. We will expect it soon.
2. Why do we have to bear the burden for a bad decision by the purchaser of land when they knew it was already zoned differently (single family)?
3. **OR**, were there promises made by the City to the buyer that, if they bought this land, it would be re-zoned before you asked us about it?
4. What or who is stopping this parcel from remaining under its original zoning and being developed that way? The City?
5. Do any of the contractors or sub-contractors on this project have any connection to any of the people who work for the City of Schertz?
6. Have the buyers/builders been properly vetted so we know they do good work?
7. Who are all the entities that are proposing this development? **PLEASE** include that information with the plan that you will send to us.
8. Will this development include “low cost” or “affordable” housing which is a euphemism for government-funded slums?
9. If this development is to include government subsidized housing—will it house people who are not citizens?
10. Will the City take care of its own people and make the builders sign contracts of responsibility for any harm by their workers?\*

\*Every time we have had construction in the area—crime has gone up because of the transient and illegal workers they use.

11. Will Schertz City actually enforce that a construction supervisor is present when concrete foundations are being poured unlike what we saw here in our own development and what happened in the Fairhaven development that was such a scandal (approx 2011) that the FBI got involved?
12. Why is there implication that there will be only one entrance/exit at Savannah and Irish Creek when the tiny section of homes (K4) in our development was forced to have two entrance/exits because of safety codes that were legally enforceable on that builder? What changed?
13. Is there a prohibition against mailing a notice to residents in the 200 foot buffer around a proposed zoning change sooner than the 8 business days from the mandated time of our response? (The Notice was dated February 23, 2024. We received it late, February 26, 2024)
14. Is there a prohibition against sending a notice to other affected residents outside of the 200 foot buffer if it is obvious they will be affected?
15. Isn't the City supposed to be concerned about the quality of life of its residents more than that of developers who would exploit it?

We will expect your reply in the next 2 business days.

Jill Moore  
Billy Moore  
3534 Woodlawn Farms  
Schertz, TX 78154

**From:** Isaura Colon ·  
**Sent:** Thursday, March 7, 2024 4:26 PM  
**To:** Daisy Marquez  
**Subject:** RE: Planning PLZC2024004

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Ms. Marquez,

3517 Willows Ranch

[Yahoo Mail: Search, Organize, Conquer](#)

On Thu, Mar 7, 2024 at 3:42 PM, Daisy Marquez  
<[dmarquez@schertz.com](mailto:dmarquez@schertz.com)> wrote:

Good Afternoon,

May I please have your address?

Best,

**Daisy Marquez, AICP**

Planner

Planning & Community Development  
City of Schertz  
1400 Schertz Parkway  
Schertz, Tx 78154

Office: 210.619.1782

[Schertz.com](http://Schertz.com)

---

**From:** Isaura Colon ·  
**Sent:** Wednesday, March 6, 2024 2:44 PM  
**To:** [planning@schertz.com](mailto:planning@schertz.com)  
**Subject:** Planning PLZC2024004

>

I currently reside in the Kensington Ranch Area . I am against this project for numerous reasons:

1. The amount to traffic that this will add to our area . Which I hand selected for living due to the peaceful comfort that the location brings.

2. There is innesurable amounts of social issue that arise when an area is overpopulated. There is no need to satisfy to disrupt our lives with potential problems.

3. The intentions of the addition do not benefit the value of our homes.

4. We have beautiful wild life around us. This project will affect it.

Sincerely,

Isaura Colon

[Yahoo Mail: Search, Organize, Conquer](#)

NOTICE OF PUBLIC HEARING

February 23, 2024

Dear Property Owner,

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**PLZC20240004** -- A request to rezone approximately 44.3 acres of land from Single-Family Residential District (R-2) to Planned Development District (PDD), known as Guadalupe County Property Identification Number 64640 located approximately 78 feet south of the intersection of Savannah Drive and Irish Creek Road, City of Schertz, Guadalupe County, Texas.

The Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing. You may return the reply form below by mail or personal delivery to Daisy Marquez, Planner, 1400 Schertz Parkway, Schertz, Texas 78154, or by e-mail: [planning@schertz.com](mailto:planning@schertz.com). If you have any questions, please feel free to call Daisy Marquez, Planner at (210) 619-1782.

Sincerely,

Daisy Marquez, AICP  
Planner

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I am:  in favor of  opposed to  neutral to  the request for PLZC20240004

COMMENTS: \_\_\_\_\_

NAME: Tnc vj SIGNATURE: (PLEASE PRINT)

STREET ADDRESS: 3105 Malbec Dr.

DATE: 03/01/2024

**From:** Raul Caballero ·  
**Sent:** Wednesday, March 6, 2024 5:12 PM  
**To:** [planning@schertz.com](mailto:planning@schertz.com)  
**Subject:** PLZC20240004 - Request to Rezone  
**Attachments:** [Zoning Protest - 3117 MALBAC.pdf](#)

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

Good afternoon,

It has come to my attention that there is a rezoning proposal Guadalupe County Property Identification Number 64640 located near my residence. I am opposed to the changes requested by the Planning and Zoning Committee.

The City of Schertz is rapidly developing and becoming an ideal location for families to move and find a forever home. However, the location of the proposed rezoning will continue to increase traffic on the 1518 Farm Road that is already abysmal during rush hour throughout the week and weekends. The city is growing at a rate that it may not be able to keep up with by not expanding the developments of public use infrastructure in and around the area to count for the continued influx of residents.

Not only will traffic continue to be a problem with the creation of a potential multifamily development, but the reduction to the natural landscape may create additional issues as well. There is a green belt that is directly behind our property that allows for water to drain/flow safely away. The reduction to the amount of green space may affect the drainage around the proposed area and could cause issues during construction/development of the property.

From my understanding this is still in the initial stages regarding the proposal. I would like to be informed of future plans or recommendations from the Committee.

Thank you for your time.

-Raul C  
Raul Caballero

## NOTICE OF PUBLIC HEARING

February 23, 2024

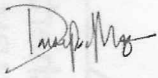
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Sincerely,



Daisy Marquez, AICP  
Planner

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I am: in favor of  opposed to  neutral to  the request for **PLZC20240004**

COMMENTS: \_\_\_\_\_

NAME: Raul Caballero SIGNATURE:   
(PLEASE PRINT)

STREET ADDRESS: 3117 Malbec Dr

DATE: 3/6/2024

**From:** Patricia Estrada  
**Sent:** Wednesday, March 6, 2024 3:58 PM  
**To:** planning@schertz.com  
**Subject:** Rezoning

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I am a citizen that lives in Kensington Ranch off Irish Creek Road. We are not in favor of any rezoning to put apartments in this area. We have lived here for over 10 years, raised our kids here and plan to retire here. Bringing in an apartment complex will only bring down our property value not to mention riff raff. This community is very quiet and safe in which I don't want that to change. You keep bringing in more families but never once considered providing us with recreational areas for our kids to play. Do that instead. We know everything is about the all-mighty dollar but not here in our area. Take the apartments to anywhere else but here. I would love to help raise our grandkids here knowing they will be safe.

Get [Outlook for iOS](#)

**From:** ki3L  
**Sent:** Friday, March 8, 2024 3:46 PM  
**To:** Daisy Marquez  
**Cc:** Rachel Christina Stalder;  
**Subject:** Re: PLZC20240004

Hello Daisy,  
We live at 236 Stampede Ranch, Selma, TX, 78154.

Thank you for your response and considering our petition. We're greatly concerned about this project and if it does go through we'd like to know the start date so we can plan accordingly on listing our property for sale before any work starts on the project.  
Thank you,  
Kyle Stalder

On Fri, Mar 8, 2024, 3:39 PM Daisy Marquez <[dmarquez@schertz.com](mailto:dmarquez@schertz.com)> wrote:

Good Afternoon,

Can I please have your address?

Best,

**Daisy Marquez, AICP**

Planner

Planning & Community Development  
City of Schertz  
1400 Schertz Parkway  
Schertz, Tx 78154

Office: 210.619.1782

[Schertz.com](http://Schertz.com)

---

**From:** ki3L <  
**Sent:** Friday, March 8, 2024 3:28 PM  
**To:** [planning@schertz.com](mailto:planning@schertz.com)

**Cc:** Rachel Christina Stalder

**Subject:** PLZC20240004

To whom it may concern,

We live in the Kennsington Ranch neighborhood and we're greatly concerned about this proposal to change 44.3 acres into a planned development district. We feel this proposal will drastically impact our daily lives in ways that are not beneficial. Not only will the amounts of traffic generate immensely, but our property values will decline drastically with large apartment complexes built in the area. No one wants this type of development in our neighborhood and we are petitioning you to respect the homeowners who have made our roots here. Please don't ignore us and please continue to zone that area for single family homes only. Thank you for your time and consideration.

Kyle Stalder

**NOTICE OF PUBLIC HEARING**

February 23, 2024

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Sincerely,



Daisy Marquez, AICP  
Planner

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I am: in favor of  opposed to  neutral to  the request for PLZC20240004

COMMENTS: concern over access roads, all other development is single family, too much density, looks out of place, devalue properties beside it

NAME: Paula Ernst SIGNATURE: Paula Ernst  
(PLEASE PRINT)

STREET ADDRESS: 248 Cactus Patch

DATE: 3-5-24

NOTICE OF PUBLIC HEARING

February 23, 2024

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Sincerely,

[Handwritten signature]

Daisy Marquez, AICP Planner

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I am: in favor of [ ] opposed to [X] neutral to [ ] the request for PLZC20240004

COMMENTS:

NAME: Pablo Rosales SIGNATURE [Handwritten Signature] (PLEASE PRINT)

STREET ADDRESS: 2410 Rustic Willow Setina TX 78154

DATE: 3/16/24

**NOTICE OF PUBLIC HEARING**

February 23, 2024

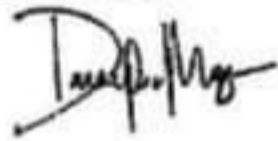
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Sincerely,



Daisy Marquez, AICP  
Planner

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I am: in favor of  opposed to  neutral to  the request for PLZC20240004

COMMENTS: \_\_\_\_\_

NAME: Hannia M Coronado SIGNATURE Hannia M Coronado  
(PLEASE PRINT)

STREET ADDRESS: \_\_\_\_\_

DATE: 3/6/2024

**224 cactus patch**

**Reply Form:**

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I am: in favor of  opposed to  neutral to  the request for **PLZC20240004**

COMMENTS: \_\_\_\_\_

NAME: Greg and Nemi Buckman SIGNATURE Nemi Buckman  
(PLEASE PRINT)

STREET ADDRESS: 3005 Malbac Dr, Schertz, TX 78154 (Orchard Park)

DATE: 03-06-2024

**From:** Jessica Gamez ·  
**Sent:** Wednesday, March 6, 2024 3:14 PM  
**To:** planning@schertz.com; zoning@schertz.com  
**Subject:** PLZC20240004 - Rezoning

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To Whom it May Concern:

My family and I reside in the Kensington Ranch community – The Estates of Kensington Ranch. We were the first home built in the Estates and we love it here. I haven't been happy with all the additional changes that have been made to this community within the past few years. The cluster of homes built across the Estates ruined a forest, demolished trees, moved away animals, and not to mention all the heavy machinery and drilling caused my pool to crack (pool company came and confirmed this years ago). I am are extremely against any type of housing especially apartment complexes being built in this neighborhood. It will negatively attract more noise, people, traffic, speed motorists, and crime to this neighborhood. Traffic in this area is already out of control with the school being up the street and children riding their bikes and/or walking to and from school. Property values will tank during and after its construction of these apartment complexes. I am opposed in every aspect to the proposed rezoning and construction plan for the area at Savannah and Irish Creek. I will feel so bad for my neighbors living across from that chaos.

My address is:  
3620 Woodlawn Farms  
Schertz, TX 78154

I am unable to attend the rezoning meeting, but I pray this does not get approved. If you have any concerns for the safety and the opinions of the long term residents in the neighboring developments - this project should not get approved. Please feel free to reach out me with questions.

Respectfully,  
Jessica A. Gamez

**From:** donna coburn <  
**Sent:** Thursday, March 7, 2024 10:52 AM  
**To:** planning@schertz.com  
**Subject:** PLZC20240004 Rezoning property on Savannah Drive and Irish Creek

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good morning

I would like to express my opposition to rezone this area from a single family residence to a PDD. I bought this home as a single mother, I put all the money I had into this home. I love this home. I bought this home because it was in a single family zoned area. I do not want my property value to decrease while my taxes increase. I do not feel this would benefit myself, my neighbors or the city of Schertz. The traffic situation in this area cannot absorb the amount of cars that an apartment complex will bring. There is not room for widening of 1518. There are children that walk to school or to the bus stop off Savannah drive and I worry about the danger the additional traffic will bring to this area. I attended the city council meeting last night and I do not understand the need for more apartments in this area. Within a 3 mile radius from me there are 49 apartment complexes. If there is a need or JBSA wants to offer more living options, I am sure there are other areas that are not zoned single family that would be better suited for this project. I do not feel it is beneficial to the city to rezone when there are so many apartments in the area that are not at full capacity.

The plan to have the sole entrance and exits on Savannah drive is not feasible. It is too big a project to fit into our community.

I also feel it would strain the resources of fire and police if we added so many residents in such a compacted area.

When I was looking at homes and I heard the jets overhead, the agent told me... that's just the sound of freedom. I have grown used to the jets and I do not mind the sound. The noise and traffic and potential crime that comes along with an apartment complex, I cannot get used to. I do not want to walk outside and see a 3 story apartment. That is not the dream home I bought in my dream neighborhood. It has caused so much stress for myself and my neighbors that this is even being considered.

Thank you for taking the time to read this.

Donna Coburn  
3504 Willows Ranch

Sent from my iPhone

**From:** debbie waits  
**Sent:** Thursday, March 7, 2024 3:37 PM  
**To:** planning@schertz.com  
**Subject:** Proposed Apartment Complex

My husband and I live in the Selma side of Kensington Ranch not far from these proposed apartments. The City of Schertz doesn't have the infrastructure to add apartments in this area. 1518 daily becomes more congested; afternoon pickup traffic for Paschal stretches to the retention pond bridge. We don't have one hospital in Schertz/Selma/Cibolo. What about law enforcement and fire department? Bus drivers, new schools? Heck, we don't even have a grocery store or retail center over here.

This may be a good deal in the future just not right now. Thanks for your consideration.

RC and Debbie Waits  
438 Harvest Point

Sent from my iPad

## NOTICE OF PUBLIC HEARING

February 23, 2024

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Sincerely,



Daisy Marquez, AICP  
Planner

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I am: in favor of  opposed to  neutral to  the request for PLZC20240004

COMMENTS: \_\_\_\_\_

NAME: Anthony Kaiser SIGNATURE   
(PLEASE PRINT)

STREET ADDRESS: 357 Frank Baum Dr Schertz 78154

DATE: 02-29-24

NOTICE OF PUBLIC HEARING

February 23, 2024

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Sincerely,

Daisy Marquez, AICP  
Planner

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I am: in favor of  opposed to  neutral to  the request for PLZC20240004

COMMENTS: In Our previous home apartments were built and crime rate went up. Not enough room on 1518

NAME: Peter Aleman SIGNATURE

(PLEASE PRINT)

STREET ADDRESS: 259 Schertz Willow Selma Tx 78154

DATE: 03/03/2024

to drive. It is over congested.

NOTICE OF PUBLIC HEARING

February 23, 2024

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The Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing. You may return the reply form below by mail or personal delivery to Daisy Marquez, Planner, 1400 Schertz Parkway, Schertz, Texas 78154, or by e-mail: [planning@schertz.com](mailto:planning@schertz.com). If you have any questions, please feel free to call Daisy Marquez, Planner at (210) 619-1782.

Sincerely,

Daisy Marquez, AICP  
Planner

Reply Form:

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I am: in favor of  opposed to  neutral to  the request for PLZC20240004

COMMENTS: strongly opposed to even more development.

NAME: MICHAEL E. RINEHART SIGNATURE   
(PLEASE PRINT)

STREET ADDRESS: 341 Frank BAUM Drive, Schertz, TX 78154

DATE: 3 MAR 2024

**From:** Daisy Raygoza ·  
**Sent:** Sunday, March 3, 2024 7:55 AM  
**To:** planning@schertz.com; zoning@schertz.com  
**Subject:** RE: PLZC20240004 - Opposed  
**Attachments:** [Rezoning form.pdf](#)

RE: PLZC20240004

To Whom it May Concern;

My family and I reside in the Kensington Ranch community. We are extremely opposed to apartment complexes being built in this neighborhood. It will bring more noise, people, traffic and crime to this single-family home neighborhood. Traffic in this area is already out of control. Property values will tank during and after its construction of apartment complexes. We are opposed in every facet to the proposed rezoning and construction plan for the area at Savannah and Irish Creek. Our address is

158 Hidden Knoll  
78154

I will be attending the rezoning meeting, and a lot of my neighbors will be there as well. If you have any concern for the safety and the opinions of the residents in the neighboring developments, this project should not get approved. Please feel free to reach out me.

Respectfully,  
Daisy Rodriguez

Sent from my iPhone

**NOTICE OF PUBLIC HEARING**

February 23, 2024

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I am: in favor of  opposed to  neutral to  the request for **PLZC20240004**

COMMENTS: \_\_\_\_\_

NAME: Daisy Rodriguez SIGNATURE   
(PLEASE PRINT)

STREET ADDRESS: 158, Hidden Knoll, Selma TX 78154

DATE: 03/01/2024

**From:** Carolee Hinojosa ·  
**Sent:** Saturday, March 2, 2024 12:56 PM  
**To:** planning@schertz.com  
**Subject:** Rezoning concern

To Whom it May Concern;

My husband and I reside in the Kensington Ranch community. We are extremely opposed to apartment complexes being built in this neighborhood. It will bring more noise, people, traffic and crime to this single-family home neighborhood. Traffic in this area is already out of control. Property values will tank during and after its construction of apartment complexes. We are opposed in every facet to the proposed rezoning and construction plan for the area at Savannah and Irish Creek. Our address is

435 Harvest Point Selma TX 78154

I will be attending the rezoning meeting, and a lot of my neighbors will be there as well. If you have any concern for the safety and the opinions of the residents in the neighboring developments, this project should not get approved. Please feel free to reach out me.

Respectfully,

Carolee Hinojosa

**From:** Barbara Wargo <  
**Sent:** Tuesday, March 5, 2024 11:03 PM  
**To:** planning@schertz.com  
**Subject:** Proposed Duplex/Apartment Development near Kensington Ranch

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

As a long time resident of Kensington Ranch, I vehemently oppose the rezoning of the old farm land and its proposed development into a duplex and 3 story apartment residential complex.

This entire community is currently comprised of single residence detached homes. Strict HOA enforcement has helped to keep the community clean and well taken care of. Accordingly, our property values have increased over time. There is an overall feeling of safety and community.

This new proposed development would introduce a population of lesser income, likely more transient in nature, who in being transient & renters, do not have pride in property ownership or feel the need to upkeep.

Additionally, Savannah Drive cannot support all of the additional traffic. No one who lives here wants the road expanded. FM 1518 has already become a backed up nightmare at morning/evening commute times and on weekends, given the several newer housing developments that have been built which open onto it.

Our local schools are already over capacity and cannot accommodate a significant influx of new students.

Some of the joys of living in Kensington Ranch are the relative peace & quiet, and the overall safety. All of these will undoubtedly be greatly compromised should this real estate venture proceed.

Sincerely,  
Barbara Wargo  
Sent from my iPhone

## NOTICE OF PUBLIC HEARING

February 23, 2024

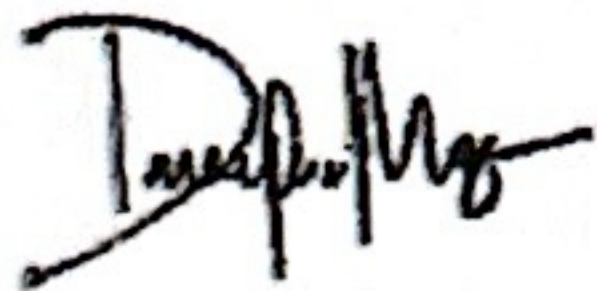
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Sincerely,



Daisy Marquez, AICP  
Planner

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I am: in favor of  opposed to  neutral to  the request for **PLZC20240004**

COMMENTS: concerned with traffic, crime, property values.

NAME: KARINA CASTANEDA SIGNATURE   
(PLEASE PRINT)

STREET ADDRESS: 419 WALNUT CREST, SELMA 78154

DATE: 3.2.24

## NOTICE OF PUBLIC HEARING

February 23, 2024

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I am: in favor of  opposed to  neutral to  the request for **PLZC20240004**

COMMENTS: already deal with awful traffic from the school on Savannah and people cutting through willows Ranch at a fast speed.

NAME: George Bonilla SIGNATURE   
(PLEASE PRINT)

STREET ADDRESS: 3509 Willows Ranch, Schertz, TX 78154

DATE: 2-28-24

NOTICE OF PUBLIC HEARING

February 21, 2024

Dear Property Owner,

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

**PLZC20230207** – A request to rezone approximately 3.6 acres of land from Single-Family Residential District (R-1) to Neighborhood Services District (NS), known as Guadalupe County Property Identification Number 42797, more specifically described as 3517 FM 3009, City of Schertz, Guadalupe County, Texas.

The Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing. You may return the reply form below by mail or personal delivery to Daisy Marquez, Planner, 1400 Schertz Parkway, Schertz, Texas 78154, or by e-mail: [planning@schertz.com](mailto:planning@schertz.com). If you have any questions, please feel free to call Daisy Marquez, Planner at (210) 619-1782.

Sincerely,

Daisy Marquez, AICP  
Planner

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I am: in favor of  opposed to  neutral to  the request for **PLZC20230207**

COMMENTS: "Neighborhood Services" is NOT remotely accurate

NAME: Rosemary Kay Scott SIGNATURE R. Scott This is Commercial!  
(PLEASE PRINT)

STREET ADDRESS: 3576 Olde Moss

DATE: 3/2/24

**NOTICE OF PUBLIC HEARING**

February 23, 2024

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Planner

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I am: in favor of  opposed to  neutral to  the request for PLZC20240004

COMMENTS: \_\_\_\_\_

NAME: KEUSIGER RANCH HOA SIGNATURE John P. Cal PRESIDENT  
(PLEASE PRINT)

STREET ADDRESS: 340 SAVANNAH DRIVE PROP ID# 127262

DATE: 1 MAR 24

**NOTICE OF PUBLIC HEARING**

February 23, 2024

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I am: in favor of  opposed to  neutral to  the request for PLZC20240004

COMMENTS: \_\_\_\_\_

NAME: Kensington Ranch HOA SIGNATURE: John P. Clark PRESIDENT  
(PLEASE PRINT)

STREET ADDRESS: 380 SAVANNAH DRIVE Prop ID 127263

DATE: 1 Mar 24

**NOTICE OF PUBLIC HEARING**

February 23, 2024

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I am: in favor of  opposed to  neutral to  the request for PLZC20240004

COMMENTS: \_\_\_\_\_

NAME: KEESINGTON RANCH HOA SIGNATURE: John P. Clark PRESIDENT  
(PLEASE PRINT)

STREET ADDRESS: 390 SAVANNAH DRIVE PROP ID# 159379

DATE: 1 Mar 24

NOTICE OF PUBLIC HEARING

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Sincerely,

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I am:  in favor of  opposed to  neutral to  the request for PLZC20240004

COMMENTS: \_\_\_\_\_

NAME: Ashley Mercer (PLEASE PRINT) SIGNATURE

STREET ADDRESS: 256 Cactus Patch Selma, TX 78154

DATE: 3-2-24

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I am: in favor of  opposed to  neutral to  the request for PLZC20240004

COMMENTS: \_\_\_\_\_

NAME: Laura Dunn (PLEASE PRINT) SIGNATURE Laura Dunn

STREET ADDRESS: 3802 Indian Hills, Selma, TX 78154

DATE: 2/29/2024

**From:** Dominic Borja ·  
**Sent:** Tuesday, March 5, 2024 8:58 AM  
**To:** [planning@schertz.com](mailto:planning@schertz.com)  
**Subject:** RE: PLZC20240004  
**Attachments:** [Rezoning form.pdf](#)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To Whom it May Concern;

My family and I reside in the Kensington Ranch community. We are extremely opposed to apartment complexes being built in this neighborhood. It will bring more noise, people, traffic and crime to this single-family home neighborhood. Traffic in this area is already out of control. Property values will tank during and after its construction of apartment complexes. We are opposed in every facet to the proposed rezoning and construction plan for the area at Savannah and Irish Creek.

Our address is  
3806 Heather Nest  
78154

I will be attending the rezoning meeting, and a lot of my neighbors will be there as well. If you have any concern for the safety and the opinions of the residents in the neighboring developments, this project should not get approved. Please feel free to reach out me.

Respectfully,

Dominic Boria

*"Ducti Amore Patriae"*

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February 23, 2024

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Sincerely,



Daisy Marquez, AICP  
Planner

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I am: in favor of  opposed to  neutral to  the request for **PLZC20240004**

COMMENTS: This would affect the commute on 1518. This could affect my commute by 30 min or more.

NAME: Dominique Borja SIGNATURE   
(PLEASE PRINT)

STREET ADDRESS: 3806 Heather Nest Schertz, TX 78154

DATE: 5MARCH2024

**From:** Kellie Davidson-Hall  
**Sent:** Monday, March 4, 2024 8:43 AM  
**To:** [planning@schertz.com](mailto:planning@schertz.com)  
**Subject:** PLZC20240004  
**Attachments:** [image2578.pdf](#)

Daisy,

My initial email did not go through so I am trying to send from this email instead. I understand that it is after the Friday deadline and will appear in person at the meeting as well should this reply form not be considered due to the date.

My reply form is attached. Thank you for all your help to our community with this manner.

Kellie Davidson-Hall  
307 Passerina Spur

NOTICE OF PUBLIC HEARING

February 23, 2024

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I am: in favor of  opposed to  neutral to  the request for PLZC20240004

COMMENTS: Current infrastructure of streets and drainage can not handle this development

NAME: Kellie Davidson-Hall SIGNATURE Kellie Davidson-Hall  
(PLEASE PRINT)

STREET ADDRESS: 307 Passerina Spur, Selma TX 78154  
(Kensington Ranch)

DATE: 3-01-2024

**From:** firebird161  
**Sent:** Monday, March 4, 2024 8:50 AM  
**To:** Daisy Marquez  
**Subject:** RE: PLZC20240004 - Rezoning opposed x2

Good morning,

260 Cactus Patch

Respectfully,

Jason Fernandez

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

**From:** Daisy Marquez <[dmarquez@schertz.com](mailto:dmarquez@schertz.com)>  
**Date:** 3/4/24 8:04 AM (GMT-06:00)  
**To:** firebird161 ·  
**Subject:** RE: PLZC20240004 - Rezoning opposed x2

Good Morning,

Can I please have your address?

Best,

**Daisy Marquez, AICP**

Planner

Planning & Community Development  
City of Schertz  
1400 Schertz Parkway  
Schertz, Tx 78154

Office: 210.619.1782

[Schertz.com](http://Schertz.com)

---

**From:** firebird161  
**Sent:** Saturday, March 2, 2024 1:43 PM  
**To:** [planning@schertz.com](mailto:planning@schertz.com)  
**Subject:** PLZC20240004 - Rezoning opposed x2

Good Afternoon,

My wife and I are opposed to the rezoning of the 44.3 acres.

Respectfully,

Jason Fernandez


Sent from my Verizon, Samsung Galaxy smartphone

**From:** Kelly k <  
**Sent:** Tuesday, March 5, 2024 2:42 PM  
**To:** planning@schertz.com  
**Subject:** Re: PLZC20240004

Good afternoon, my family and I are homeowners in the Kensington Ranch subdivision, and have concerns regarding the proposed apartment complex across from our neighborhood. The area we live already has an incredible amount of traffic and the addition of 100+ families will greatly burden the roads. It sometimes takes up to 30 minutes to leave 1518, as the single lane road bottle necks up from the light getting on to I35 all the way to the entrance to Kensington Ranch at peak hours, and sometimes randomly throughout the day. Increased traffic on Savannah Dr. also poses a danger to pedestrians, especially children walking to and from school.

Additionally our home currently has difficulty maintaining water pressure. Our family can not currently run more than one machine (shower, dishwasher, washing machine etc) without experiencing a significant decrease throughout the home, and I know of many neighbors with the same issues. Adding a great number of homes to the area will strain our resources greatly.

Please see attached response to the petition currently circulating. Our address is 406 Harvest Point 78154, feel free to reach out with any questions by responding to this email, or by telephone

 20240305\_134057.jpg

.  
Sincerely,  
Kelly Buckingham

**From:** JW Davis ·  
**Sent:** Monday, March 4, 2024 11:28 AM  
**To:** planning@schertz.com  
**Subject:** RE: PLZC20240004

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

RE: PLZC20240004

To Whom it May Concern;

My family and I reside in the Kensington Ranch community. We are extremely opposed to apartment complexes being built in this neighborhood for many reasons. It will bring more noise, people, traffic, and crime to this single-family home neighborhood. Traffic in this area is already out of control. 1518 is unable to handle much more, Savannah is getting dangerous already without having Stop signs or speed humps for those of us to get onto safely and not to mention the intersection at 35 and 1518, especially without a right turn only lane to the access road for 35 North. Are there any plans for 1518 NORTH of IH-10? Really need an upgrade at the intersection of 35 and 1518 to include a right turn only lane and a divider to prevent left turns into that dealership coming south until a left turn only lane is provided for them.

Property values will decline during and after its construction of apartment complexes in our neighborhood. We are opposed to the proposed rezoning and construction plan for the area at Savannah and Irish Creek.

Our address is:

3628 Cherokee Winds  
78154

I work on call and plan to attend the rezoning meeting if I am available, and a lot of my neighbors will be there as well. If you have any concern for the safety and the opinions of the residents in the neighboring developments, this project should not get approved. Please feel free to reach out to me.

Respectfully,

Jeremy Davis

Christopher Duffett  
3400 Woodlawn Farms  
Schertz, Texas 78154

February 28, 2023

Planning and Community Development – City of Schertz  
Attn: Daisy Marquez  
1400 Schertz Parkway  
Schertz, Texas 78154

Planning and Zoning Committee members,

As the former President of the Kensington Ranch Homeowners Association, current member of our Association's Architectural Review board, and a Schertz homeowner inside the 200-foot buffer zone for the **PLZC20240004** Rezoning request, **I am writing this letter to oppose this rezoning effort.**

As of today, this rezoning plan is incomplete, and if approved to move forward, could have negative impacts to:

*Homeowner values.* Local relators have informed Schertz homeowner's that current home values could decrease based on the little information disclosed of this new development and its population density impact to an already populous area. Homes belonging to Schertz, Selma, and Universal City residents, would certainly be impacted by this proposal.

*Local traffic flow.* As of this date, a full traffic impact study has yet to be completed assessing the impact that potentially hundreds of more vehicles would have on the Savannah Drive and FM1518 area.

*The local environment.* As of this date, an environmental impact study has not been performed or shared with residents. JBSA has been consulted regarding the impact to APZ2, but those results have not been fully shared with residents aside from a cursory verbal brief that the developer will not build on 12-acres to honor the APZ.

*The property rights of the Kensington Ranch Homeowners Association.* As of this date, to meet the legal obligation of two entrances for the proposed rezoning plan, the developer is dependent on an entrance at Irish Creek and Savannah. For this to happen, this new entrance would cross Kensington Ranch Homeowners Association property. As of this writing, no communication with the association has occurred regarding this entrance or plans for our association's property.

Since the rezone notification signs posted on the February 23, 2024 and homeowner impact notifications were delivered by mail, a full property development proposal has not been published or provided to the homeowners and the citizens of Schertz.

Bottom-line, there are major concerns with this rezoning proposal and its lack of detail. Most concerning is the entrance issue which will directly affect the Kensington Ranch Homeowners Association and the possible development of our private property.

Additionally, the lack of traffic and environmental studies prior to the Planning and Zoning consideration is of real concern.

**I oppose this rezoning request until the Schertz Planning and Rezoning Committee and the citizens of Schertz—specifically those whose homes are affected along Savannah Drive—receive adequate information regarding traffic, environmental and other impacts to our Association’s property based on this proposal.**

Sincerely,



Christopher M. Duffett

**From:** Rob Hicks  
**Sent:** Sunday, March 3, 2024 3:25 PM  
**To:** planning@schertz.com  
**Subject:** PLZC20240004: Rezone

Ms. Marquez,

I received the notice thru the Kensington Ranch Home Owners Association related to the hearing on March, 6, 2024 to discuss the rezoning of 64640 from R2 to PDD. I am not able to attend due to work obligations, but would like to give my input to the rezoning discussion as a home owner in the area.

I currently live at 3536 Enchanted Farm within the Kensington Ranch neighborhood. I am familiar with the property in discussion for rezoning. I would not like to see this area rezoned from R2 to PDD. I am concerned about the increased amount of traffic that will occur on Savannah Drive; the increased maintenance required on Savannah Drive due to the increased traffic. Since moving into Schertz city limits, the attention to road repair and care does not seem to be a high priority for the city of Schertz. FM1518 is a great example of this observation. The increased traffic will also bring additional safety concerns to those living along the Savannah Drive corridor who utilize the public walking paths.

I would request the City Council and Rezoning leadership not classify 64640 from R2 to PDD.

Thank you for your time and allowance for me to speak to this matter.

--

**Robert Hicks**

March 3, 2024

FROM:

Angela Harris  
3520 Irish Creek Rd  
Schertz Texas 78154

TO: Planning and Community Development-City of Schertz

Attn: Daisy Marquez  
1400 Schertz Parkway  
Schertz, Texas 78514

I am writing this letter in opposition to the Rezoning effort as I and my husband are homeowners that are in close proximity to the 200-foot buffer zone for the PLZC20240004 zoning request. After just receiving notification of this action a little over a week ago and doing research it appears this plan is incomplete and not enough research has been conducted on how this will impact the homeowners along with the local area,

When we moved to our home in March of 2012, we knew there would still be some growth to come which included adding more homes into what we had thought was an already complete community and then additional homes were built off of Savannah Parkway which when we purchased our home we were told would be future site of a park/pool area which never came to be. Then another development was created continuing Kensington Ranch. Most recently a community was added off FM 1518 which I believe is called Orchard Park. With the addition of all these homes it has already had an impact on traffic.

The proposal to add these apartments/homes will surely impact an already populous area which has not been able to keep up with the significant growth of this area in such a short time frame. Without a complete traffic study being completed this proposal cannot realize how the addition of homes will impact traffic on FM1518, Savannah Drive and Schertz Parkway. The traffic has already seemed to double on FM 1518 and adding these homes/apartments will add possibly hundreds more vehicles to these roads. In addition to traffic on the local roads there is currently significant reconstruction that is happening on highway 35 near FM 1518 which will compound an already congested area.

The rezone notification signs were posted on February 23, 2024, and as of today, a full property development proposal has not been published or provided to the homeowners and the citizens of Schertz. There are major concerns about this rezoning proposal and its lack of details. Most concerning is the entrance issue which will directly affect the Kensington Ranch Homeowners and the possible development of our private property. Also, the lack of traffic and environmental studies prior to the Planning and Zoning consideration is of real concern. I oppose this rezoning request until the Schertz Planning and Rezoning Committee and residents of Kensington Ranch—specifically those whose homes are affected along Savannah Drive—receive adequate information

regarding traffic, environmental and other impacts to our Association's property based on this proposal.

Thank you for the opportunity to voice my concerns and I do plan to attend the upcoming Schertz Planning and Zoning Committee public hearing on March 6.2024.

v/r

Angela Harris

**From:** Ronda Dexter  
**Sent:** Monday, March 4, 2024 11:05 AM  
**To:** planning@schertz.com  
**Subject:** Rezoning

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

RE: PLZC20240004

To Whom it May Concern;

Our family resides in the Kensington Ranch community. We are extremely opposed to rezoning of the local land area in question, ie. apartment complexes or rental properties being built in this neighborhood. It will bring more noise, people, traffic and crime to this single-family home neighborhood. Traffic in this area is already out of control. It often takes 2-3 light cycles to leave the neighborhood. Property values will decrease during and after its construction. We are opposed in every facet to the proposed rezoning and construction plan for the area at Savannah and Irish Creek. Our address is

219 Rustic Willow  
78154

Respectfully,

Ronda and Tim Dexter

**From:** Chris Brothers ·  
**Sent:** Monday, March 4, 2024 9:36 AM  
**To:** planning@schertz.com  
**Subject:** Rezoning at intersection of Savannah Drive & Irish Creek Rd

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To whom it may concern,

I am a resident of Kensington Ranch (3501 Blue Moon Spur), and I strongly oppose the rezoning of property south of the intersection of Savannah Drive and Irish Creek Rd. Savannah Drive, Schertz Parkway and especially 1518 are heavily driven roads. This would only add a much greater traffic jam to the entire area. We moved into the subdivision in the fall of 2020, a few months prior to the new subdivision being built to the south of Kensington Ranch (entrance off of 1518). With that addition to the area the traffic at the light of 35 and 1518 became consistently backed up. **We are regularly sitting in traffic from that light all the way back to the Valero on 1518.** The addition of an apartment complex and duplex housing would merely make traveling down 1518, Savannah Dr. and Schertz parkway a constant traffic jam. **Traffic to the area as a whole, Schertz Parkway and 1518, MUST be considered.** *If not considered, then this will lead to further complications with travel in the area.* **None of the roads around the aforementioned area are well suited or situated for expansion.** Thus, added traffic CANNOT be relieved by adding lanes of travel in the future.

Thank you,

Chris Brothers

**NOTICE OF PUBLIC HEARING**

February 23, 2024

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, March 6, 2024 at 6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make a recommendation on the following item:

**PLZC20240004** – A request to rezone approximately 44.3 acres of land from Single-Family Residential District (R-2) to Planned Development District (PDD), known as Guadalupe County Property Identification Number 64640 located approximately 78 feet south of the intersection of Savannah Drive and Irish Creek Road, City of Schertz, Guadalupe County, Texas.

The Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing. You may return the reply form below by mail or personal delivery to Daisy Marquez, Planner, 1400 Schertz Parkway, Schertz, Texas 78154, or by e-mail: [planning@schertz.com](mailto:planning@schertz.com). If you have any questions, please feel free to call Daisy Marquez, Planner at (210) 619-1782.

Sincerely,



Daisy Marquez, AICP  
Planner

**Reply Form:**

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I am: in favor of  opposed to  neutral to  the request for PLZC20240004

COMMENTS: HAS AN ENVIRONMENTAL + TRAFFIC STUDY BEEN ACCOMPLISHED

NAME: JOHN PATRICK CLARK SIGNATURE John P. Clark  
(PLEASE PRINT)

STREET ADDRESS: 347 RUSTIC WILLOW, SELMA, TX 78154

DATE: 1 MAR 24

**From:** r\_ \_  
**Sent:** Tuesday, March 5, 2024 9:02 PM  
**To:** planning@schertz.com; Daisy Marquez  
**Cc:** Ralph Gutierrez  
**Subject:** Cibolo Farm Planned Development District (CFPDD), PLZC20240004 --  
Opposed

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Schertz is overdeveloped! Everyone genuinely appreciated our small town, whether they were long-time Schertz residents or had relocated here within the last two decades. However, our city's development has continued apace, seemingly with no concern for key infrastructure, supply and demand for municipal services, or sustainability. The proposed CFPDD represents a notable example of how the City of Schertz supports short-sided development.

Typical travel times between Interstate Highway 35 and FM 78 have risen from 15 to 20 minutes to 30 to 45 minutes, showing a significant increase in Schertz traffic congestion. While FM 1518 from Interstate Highway 35 to FM 78 has improved, traffic congestion is becoming increasingly common at the FM 1518-Interstate Highway 35 interchange. The surge of new projects has led to an increase in property crime. Our city's crime was probably less than 1% 20 years ago. It is now a consistent pattern across all neighborhoods. Murder and drug-related crimes are also now more common than they were previously. Overdevelopment has increased traffic congestion and property crimes, to name a few costs for Schertz inhabitants.

Is it feasible to slow down growth so that Schertz retains its small, farm-town feel? When will Schertz stop developing, or is our city willing to lose its distinctive identity, like New Braunfels and Boerne, now that it has turned into San Antonio's urban sprawl rather than a small-town farming community?

## **ISSUES**

Consideration under *UDC Sec. 21.5.10. - Planned development district.*

*F. Criteria for Approval. “Whether the proposed PDD promotes the city’s health, safety, or general welfare and the city’s safe, orderly, efficient and healthful development.”*

1. The City of Schertz is facing overdevelopment, appreciably affecting homeowners’ property values and reducing home prices, causing a potential decrease in our city tax base. The proposed development of townhomes or apartments (R-4 - Apartment/Multifamily Residential District) does not contribute to our city’s tax base. Yes, townhouses or apartment owners contribute to the city base, although the total amount is smaller than that of single-family homes (R-2 - Single-Family Residential District). The city of Arlington belatedly discovered that as an apartment-dense developed community, the city tax base was eroded due to the imbalance of apartments to single-family homes. The past City of Schertz administration has punted the ball on growth to the present without specifying the type of city we want in the future—as a result of this short-sighted planning, the City of Schertz has lost its distinct identity as a small town that everyone has grown to expect. Furthermore, it enabled urban sprawl to displace a sense of community. This short-sighted planning has allowed developers to determine our city’s future, unduly burdening our community with ongoing developments such as the CFPDD to provide services with a potentially dwindling tax base. The continued developments, with their adverse effects on our community, encourage people to seek better communities for themselves and their families.

2. Our utility services may have connections for the new development; however, it will drain the supply of resources delivered. GVEC may be able to provide, but the continued demand across its grid will tax it during peak demand. The City of Schertz is blessed with an abundant water supply; however, continued pressure to deliver, especially during drought conditions, will critically deplete our unique water supply outside of the Edwards Aquifer. We need to change the mentality of an endless water supply, which these developments will challenge. Of note, our city agreed to allow the city of San Antonio to tap into our water supply years ago. With the City of San Antonio’s thirst for water, it won’t be long before it begins drawing from our water, especially as the Edwards Aquifer reaches critical levels. With proposed developments along the Schertz Parkway, FM 1518, and other city developments, we can no longer avoid the question of sustainment. Developments across our city, starting with CFPDD, need to downsize to meet

resource capacities like water, sewer, and electricity for the present needs and our community's future needs. Before we say yes to any new developments, our city must adequately address the area's capacity, including resources, services, and infrastructure to deliver resources.

3. Property crimes have increased dramatically as the City of Schertz has grown, particularly in the areas surrounding Savannah Drive. While our region no longer has a credible news source, social media networks like Nextdoor emphasize willful acts of theft, destruction, and other criminal behavior. The brazen crimes continue while our police department struggles to address the issue, and our city's focus on building high-density housing and targeted low-income households may not offer the appropriate solution. San Antonio and other cities in the metroplex have witnessed the adverse effects of increasing targeted low-income housing. This raises questions about our city's approach to housing and the need for community integration. CFPDD is an example of targeted low-income housing that will compound, not alleviate, our city's burgeoning crime problem.

4. The CFPDD's principal and secondary entry and exit points direct traffic onto primary (FM 1518 and Schertz Parkway) and secondary roadways (Savannah Drive and Berringer), which were not designed to handle the additional traffic. FM1518 is a two-lane former agricultural road with choke points at FM 78, FM 1518, and IH 35. The Texas Department of Transportation must address critical road development to expand capacity, improve flow, and remove bottlenecks. The choke point at IH 35 will remain significant until FM 1518 is upgraded and IH 35 construction is completed. Savannah Drive consists of two lanes with bicycle lanes on either side, and the walkways are frequently utilized for recreation. Savannah Drive poses an added risk due to the parent pick-up line for Paschal Elementary School near Schertz Parkway. The route runs from the school to or near the proposed primary entrance of CFPDD. The line already poses a significant safety risk for access to the Savannah Drive community ("Savannah Bluff") on the first right after the bridge into Schertz Parkway.

5. The Kensington Ranch HOA (KR) must additionally approve the construction of a bridge on their property before the primary entry and exit can occur. Our city can only use its eminent

domain authority to construct the bridge if the preponderance of the evidence supports that the public taking of private property is for the good of the entire community. (*The State of Texas Landowner's Bill of Rights*) Currently, there is no feasible egress from the stream or negotiation of an easement through private land to Maske Road. Given the drawbacks above, the development gives KR no positive benefit. Furthermore, the retaining pond the bridge is expected to cross is an essential aspect of flood management for KR and the Schertz community. The creek flowing along the northeast side of the proposed CFPDD has been expanded to allow water runoff from the communities northeast of the creek. The retaining pond, which drains into the stream and the bridge would cross, is part of a more extensive system designed to capture downhill runoff and runoff from Kensington Ranch. Without the retaining pond, Kensington Ranch would suffer irreversible soil erosion, affecting its houses. (UDC Article 13, Sec. 21.13.3. - Flood Damage Prevention.) Instructive in UDC Article 13 is 4. *Methods of Reducing Flood Losses*. "Control ***the alteration of*** natural floodplains, stream channels, and natural protective barriers, which are involved in the accommodation of flood waters" (4c, emphasis added). KR has not approved or compensated for construction on its site, and the developers have given no plans to mitigate soil and water damage from altering the retaining pond. As current laws dictate, the CFPDD must establish a secondary entry without the principal exit. The request for change on the development should include proof of concept that it will meet or exceed all requirements of city, county, state, and federal requirements to build on a flood plain as outlined in Exhibit A: Sec. 21.13.2 Flood Damage Prevention Ordinance (*UDC Article 13, Sec. 21.13.4. – Flood Damage Prevention*).

6. The consideration of JBSA Randolph's flying patterns is laudable. Yes, CFPDD met the minimum requirements of the *2017 Joint Base San Antonio-Randolph and Seguin Auxiliary Airfield, Texas, Air Installation Compatible Use Zone Study (AICUZ 2017)*. The point at which aircraft depart and veer right to their assigned airspace or make their final approach for landing ('approach departure clearance' area) is directly over the proposed CFPDD 's Area II. The development should thus adhere to the specified requirements for developments within Accident Potential Zone I (APZ I) or "(s)uggested maximum density of 1-2 dwelling units per acre possibly increased under a Planned Unit Development where maximum lot coverage is less than 20 percent." (*2008 Air Installation*

*Compatible Use Zone Study (AICUZ 2008))* This would entail preserving the current zoning of single-family homes (R - 2) that are adequately spaced apart to limit the density of the development, hence lowering the risk of catastrophes. I recommend reviewing the arrival and departure flight track maps from *AICUZ 2008 and AICUZ 2017*. The City of Schertz has made similar accommodations outside APZ I in the adjacent neighborhoods west of KR to relieve density issues. An ancillary goal of complying with APZ I standards is to alleviate any concerns about encroaching on any JBSA-Randolph missions that could not be carried out effectively due to overbuilding outside its gates, such as high-density housing developments, increased light pollution, and community activities that conflict with JBSA-Randolph operations. The end would mark a decision to curtail activities, withdraw the mission, and close the installation. (*Article 5, Sec. 21.5.9. - Special districts. A. Air Installation Compatible Use Zone District (AICUZ)*).

## **Recommendations**

1. Maintain the current CFPDD residential zoning (R – 2) to ensure the neighborhood’s continuity with the nearby Universal City and KR developments. Townhomes and apartments are not compatible.
2. To safeguard against potential catastrophic events, CFPDD must adhere to APZ I density standards, which are likewise met by other developments outside of APZ II in the same area.
3. Before beginning CFPDD, the developer must present proof of concept to the City of Schertz that the project will meet or exceed all local, county, state, and federal regulations for building on a flood plain, including mitigating strategies of flooding in the adjacent Universal City and KR developments.
4. Set aside the recommendation for CFPDD’s primary entry and exit to Savannah Drive and change to either Berringer and flow the traffic to FM 1518 or propose a primary road from CFPDD to Maske Road. In either scenario, Berringer would be retained as entry and exit, and Savannah Drive would be removed to alleviate congestion along Savannah Drive.

Ron Bransford

416 Fawn Pass

Schertz, Texas 78154

**From:** Nicole Schuler <nicole\_s1985@yahoo.com>  
**Sent:** Monday, March 4, 2024 9:29 PM  
**To:** planning@schertz.com  
**Subject:** Rezoning at Savannah and Irish Creek

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Here is the form showing our opposition to the rezoning proposal for Savannah and Irish Creek Rd. People who purchased homes in this area did so based on the single family homes/neighborhood. Our home is very close to this area. Adding apartments will significantly increase the already incredibly heavy traffic on 1518 and surrounding areas, amongst many other concerns we have with this proposal.

Thank you,  
Nicole and Timothy Schuler

# SCHIEFT

**February 23, 2024**

**Dear Property Owner,**

NOTICE OF PUBLIC HEARING

February 23, 2024

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, March 6, 2024 at 6:00 p.m. located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make a recommendation on the following item:

**PLZC20240004** – A request to rezone approximately 44.3 acres of land from Single-Family Residential District (R-2) to Planned Development District (PDD), known as Guadalupe County Property Identification Number 64640 located approximately 78 feet south of the intersection of Savannah Drive and Irish Creek Road, City of Schertz, Guadalupe County, Texas.

The Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing. You may return the reply form below by mail or personal delivery to Daisy Marquez, Planner, 1400 Schertz Parkway, Schertz, Texas 78154, or by e-mail: [planning@schertz.com](mailto:planning@schertz.com). If you have any questions, please feel free to call Daisy Marquez, Planner at (210) 619-1782.

Sincerely,

Daisy Marquez, AICP  
Planner

Reply Form:

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

I am: in favor of  opposed to  neutral to  the request for PLZC20240004

COMMENTS: This will increase traffic, noise, and crime.

NAME: Timothy + Nicole Schuler SIGNATURE   
(PLEASE PRINT)

STREET ADDRESS: 360 Silver River Schertz 78154

DATE: 3/4/24

NOTICE OF PUBLIC HEARING

February 23, 2024

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, March 6, 2024 at 8:00 p.m. located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make a recommendation on the following item:

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Sincerely,

*Daisy Marquez*

Daisy Marquez, AICP  
Planner

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I am: in favor of  opposed to  neutral to  the request for PLZC20240004

COMMENTS: Not enough room on 1518, traffic is over congested. We moved here from previous

NAME: Brenda Aleman SIGNATURE Brenda Aleman  
(PLEASE PRINT)

STREET ADDRESS: 259 Rustic Willow Selma TX 78154

DATE: 3-3-2024

have to stay away from apartment that were built and drove crime rate up

**NOTICE OF PUBLIC HEARING**

February 23, 2024

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Sincerely,



Daisy Marquez, AICP  
Planner

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I am: in favor of  opposed to  neutral to  the request for PLZC20240004

COMMENTS: I oppose the request to rezone.

NAME: Latechia Barnes SIGNATURE Latechia Barnes  
(PLEASE PRINT)

STREET ADDRESS: 3508 Irish Creek Rd Schertz, TX 78154

DATE: 3/4/2024



COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

February 23, 2024

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I am: in favor of  opposed to  neutral to  the request for PLZC20240004

COMMENTS: \_\_\_\_\_

NAME: Alvaro Benteria SIGNATURE   
(PLEASE PRINT)

STREET ADDRESS: 3823 misty Quail Selma, TX 78154

DATE: 3/5/24

NOTICE OF PUBLIC HEARING

February 23, 2024

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The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, March 6, 2024 at 6:00 p.m. located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make a recommendation on the following item:

**PLZC20240004** – A request to rezone approximately 44.3 acres of land from Single-Family Residential District (R-2) to Planned Development District (PDD), known as Guadalupe County Property Identification Number 64640 located approximately 78 feet south of the intersection of Savannah Drive and Irish Creek Road, City of Schertz, Guadalupe County, Texas.

The Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing. You may return the reply form below by mail or personal delivery to Daisy Marquez, Planner, 1400 Schertz Parkway, Schertz, Texas 78154, or by e-mail: [planning@schertz.com](mailto:planning@schertz.com). If you have any questions, please feel free to call Daisy Marquez, Planner at (210) 619-1782.

Sincerely,



Daisy Marquez, AICP  
Planner

Reply Form:

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

I am: in favor of  opposed to  neutral to  the request for PLZC20240004

COMMENTS:

NAME: Diane C Peterson SIGNATURE: Diane C Peterson  
(PLEASE PRINT)

STREET ADDRESS: 3602 Friendly Acres Salma TX 78057

DATE: 3-4-2024

**From:** Kevin Moore  
**Sent:** Monday, March 4, 2024 12:33 PM  
**To:** Daisy Marquez  
**Subject:** Re: Kevin Moore has shared a file with you

Kevin S Moore Jr.  
439 harvest point, Selma, TX 78154

On Mon, Mar 4, 2024, 12:28 PM Daisy Marquez <[dmarquez@schertz.com](mailto:dmarquez@schertz.com)> wrote:

Good Afternoon,

Can I please get your name and address?

Best,

**Daisy Marquez, AICP**

Planner

Planning & Community Development  
City of Schertz  
1400 Schertz Parkway  
Schertz, Tx 78154

Office: 210.619.1782

[Schertz.com](http://Schertz.com)

---

**From:** Kevin Moore ·  
**Sent:** Monday, March 4, 2024 12:02 PM  
**To:** [planning@schertz.com](mailto:planning@schertz.com)  
**Subject:** Kevin Moore has shared a file with you

<https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:d65b313a-c6f8-4c02-8276-6d2aa280adc8>

**NOTICE OF PUBLIC HEARING**

February 23, 2024

Dear Property Owner,

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**PLZC20240004** – A request to rezone approximately 44.3 acres of land from Single-Family Residential District (R-2) to Planned Development District (PDD), known as Guadalupe County Property Identification Number 64640 located approximately 78 feet south of the intersection of Savannah Drive and Irish Creek Road, City of Schertz, Guadalupe County, Texas.

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Sincerely,



Daisy Marquez, AICP  
Planner

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I am: in favor of  opposed to  neutral to  the request for **PLZC20240004**

COMMENTS: \_\_\_\_\_

NAME: \_\_\_\_\_ SIGNATURE \_\_\_\_\_  
(PLEASE PRINT)

STREET ADDRESS: \_\_\_\_\_

DATE: \_\_\_\_\_

**From:** rick horne <  
**Sent:** Monday, March 4, 2024 12:50 PM  
**To:** planning@schertz.com  
**Subject:** Kensington ranch rezoning

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To whom it may concern:

My family and I own a home at 427 Rustic Willow 78154. I am vehemently opposed to the rezoning of the area on Savannah drive to allow apartments to be built. We already have difficulty trying to get to I-35 due to heavy traffic on 1518 that I have seen reach back to Savannah drive. I also can't imagine trying to drop my grandkids off at Wilder or Paschal with the increase in car traffic. I also want to mention that it would definitely harm the investment that I have in my home as I near retirement.

Thank you,  
Richard Horne

[Sent from Yahoo Mail on Android](#)

NOTICE OF PUBLIC HEARING

February 23, 2024

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Sincerely,



Daisy Marquez, AICP  
Planner

Reply Form:

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I am: in favor of  opposed to  neutral to  the request for PLZC20240004

COMMENTS: Would cause too much congested traffic

NAME: Jacquelyn B. Lopez SIGNATURE Jacquelyn B. Lopez  
(PLEASE PRINT)

STREET ADDRESS: 3561 Enchanted Farm

DATE: 2/29/2024

**From:** Naylea Hernandez  
**Sent:** Monday, March 4, 2024 10:31 AM  
**To:** planning@schertz.com  
**Subject:** PLZC20240004

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To Whom it May Concern;

My family and I reside in the Kensington Ranch community. We are extremely opposed to apartment complexes being built in this neighborhood. It will bring more noise, people, traffic and crime to this single-family home neighborhood. Traffic in this area is already out of control. Property values will tank during and after its construction of apartment complexes. We are opposed in every facet to the proposed rezoning and construction plan for the area at Savannah and Irish Creek. Our address is

237 Stampede Ranch, Selma, TX 78154

I will be attending the rezoning meeting.

Thank you,

Naylea Hernandez

**NOTICE OF PUBLIC HEARING**

February 23, 2024

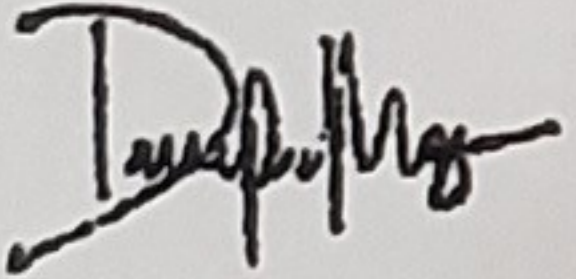
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Sincerely,



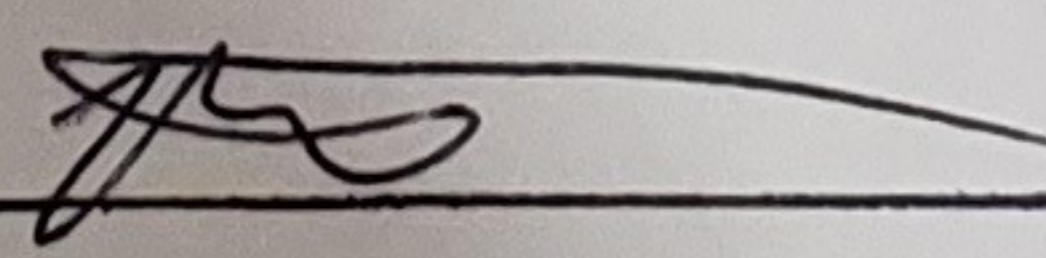
Daisy Marquez, AICP  
Planner

**Reply Form:**

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I am: in favor of  opposed to  neutral to  the request for PLZC20240004

COMMENTS: Opposed due to traffic

NAME: Miguel Godinez SIGNATURE   
(PLEASE PRINT)

STREET ADDRESS: 359 Rustic Willow

DATE: 03/04/2024

**From:** Desiree Serwit <  
**Sent:** Sunday, March 10, 2024 2:14 PM  
**To:** [planning@schertz.com](mailto:planning@schertz.com)  
**Subject:** Fwd: Plzc20240004- pending zone change  
**Attachments:** [73163333035\\_\\_E16612A5-7B2F-4439-8F82-74C2022B188E.HEIC](#)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I also own 3004 Sonoma Blvd. can you count my vote twice, please.

Thank you!  
Corissa

Sent from my iPhone

Begin forwarded message:

**From:** Desiree Serwit >  
**Date:** March 8, 2024 at 5:30:38 PM CST  
**To:** [planning@schertz.com](mailto:planning@schertz.com)  
**Subject:** **Plzc20240004- pending zone change**

Sent from my iPhone

## NOTICE OF PUBLIC HEARING

February 23, 2024

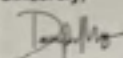
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Sincerely,




Daisy Marquez, AICP  
Planner

## Reply Form:

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I am: in favor of  opposed to  neutral to  the request for PLZC20240004

COMMENTS: \_\_\_\_\_

NAME: DBS Conissa Pate SIGNATURE:   
(PLEASE PRINT)

STREET ADDRESS: 3101 Halbar Dr., Schertz TX 78154

DATE: 3/7/2024

NOTICE OF PUBLIC HEARING

February 23, 2024

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Sincerely,

Daisy Marquez, AICP  
Planner

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I am: in favor of  opposed to  neutral to  the request for **PLZC20240004**

COMMENTS: crime will go up, Property value will decrease

NAME: Teresa Edwards SIGNATURE: [Signature]  
(PLEASE PRINT)

STREET ADDRESS: 3412 Woodlawn Farms Schertz, TX 78152

DATE: 3/6/2024

**the Friday before each reading by the City Council. If the name of the person signing this form does not match the name listed as the owner on the appraisal district website, proof of ownership is required in order for this to count towards the protest.**

I am: in favor of  opposed to  neutral to  the request for **PLZC20240004**

COMMENTS: To much traffic, Property Value will decrease.

NAME: Robert Edwards SIGNATURE   
(PLEASE PRINT)

STREET ADDRESS: 3412 Woodlawn Farms Schertz TX 78154

DATE: 3/6/2024

**From:** Lesa C. Wood  
**Sent:** Monday, March 25, 2024 11:17 AM  
**To:** Daisy Marquez; Emily Delgado  
**Cc:** Samuel Haas  
**Subject:** Fw: PLZC20240004

**Lesla Wood**

Director of Planning and Community Development  
City of Schertz  
1400 Schertz Parkway  
Schertz, Texas 78154

Office: 210-619-1785  
Mobile: 210-488-4202  
Fax: 210-619-1789

Schertz.com

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**From:** Steve Williams <[steve.williams@schertz.com](mailto:steve.williams@schertz.com)>  
**Sent:** Monday, March 25, 2024 8:54 AM  
**To:** Lesa C. Wood <[LWood@schertz.com](mailto:LWood@schertz.com)>; Emily Delgado <[EDelgado@schertz.com](mailto:EDelgado@schertz.com)>; Brian James <[bjames@schertz.com](mailto:bjames@schertz.com)>  
**Subject:** FW: PLZC20240004

FYI

**Steve Williams, ICMA-CM, MPA, CGFO**

City Manager  
1400 Schertz Parkway  
Schertz, Tx 78154  
Office: 210.619.1000  
Mobile: 210.906.3128  
[Schertz.com](http://Schertz.com)

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**From:** Ralph Gutierrez <[RalphGutierrez@schertz.com](mailto:RalphGutierrez@schertz.com)>  
**Sent:** Sunday, March 24, 2024 6:21 PM  
**To:** Steve Williams <[steve.williams@schertz.com](mailto:steve.williams@schertz.com)>  
**Subject:** Fwd: PLZC20240004

FYI

Sent from my Verizon, Samsung Galaxy smartphone  
Get [Outlook for Android](#)

---

**From:** krystal strong

**Sent:** Sunday, March 24, 2024 10:54:02 AM

**To:** Ralph Gutierrez <[RalphGutierrez@schertz.com](mailto:RalphGutierrez@schertz.com)>; Mark Davis <[markdavis@schertz.com](mailto:markdavis@schertz.com)>; Michelle Watson <[mwatson@schertz.com](mailto:mwatson@schertz.com)>; Paul Macaluso <[paulmacaluso@schertz.com](mailto:paulmacaluso@schertz.com)>; Tiffany Gibson <[tiffanygibson@schertz.com](mailto:tiffanygibson@schertz.com)>; Robert Westbrook <[robertwestbrook@schertz.com](mailto:robertwestbrook@schertz.com)>; Allison Heyward <[allisonheyward@schertz.com](mailto:allisonheyward@schertz.com)>; Tim Brown <[TimBrown@schertz.com](mailto:TimBrown@schertz.com)>

**Subject:** PLZC20240004

Honorable Mayor and City Councilmembers:

Thank you for your service to the City of Schertz. My family and I reside in the Kensington Ranch community. We noticed the rezoning signs for PLZC20240004 and we strongly oppose rezoning from Single-Family Residential District (R-2) to Planned Development District (PDD). Nearly all residents in our area are completely opposed to the addition of multi-family housing that will cause traffic and safety concerns. With recent development along 1518, there has already been increased traffic along Savannah and 1518 which causes us to change our commute and has a real impact on our daily lives.

We urge you to disapprove rezoning so that future development is done in a way that is consistent with the existing adjacent neighborhoods and respects the quality of life of current residents.

Thank you,  
Krystal & Steve Strong  
3508 Willows Ranch  
Schertz, TX 78154

**From:** Emily Delgado  
**Sent:** Monday, March 25, 2024 7:42 AM  
**To:** Daisy Marquez  
**Subject:** Fw: Re-Zoning #PLZC240004

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Thanks,  
**Emily Delgado**  
Planning Manager  
Planning & Community Development  
City of Schertz  
1400 Schertz Parkway  
Schertz, TX 78154  
Office: 210-619-1784  
Mobile: 210-419-1480  
Schertz.com

---

**From:** Steve Williams <[steve.williams@schertz.com](mailto:steve.williams@schertz.com)>  
**Sent:** Sunday, March 17, 2024 5:16 PM  
**To:** Lesa C. Wood <[LWood@schertz.com](mailto:LWood@schertz.com)>; Emily Delgado <[EDelgado@schertz.com](mailto:EDelgado@schertz.com)>; Brian James <[bjames@schertz.com](mailto:bjames@schertz.com)>  
**Subject:** Fwd: Re-Zoning #PLZC240004

FYI

Steve Williams  
936-672-9486

Begin forwarded message:

**From:** Ralph Gutierrez <[RalphGutierrez@schertz.com](mailto:RalphGutierrez@schertz.com)>  
**Date:** March 16, 2024 at 11:54:24 PM MDT  
**To:** Steve Williams <[steve.williams@schertz.com](mailto:steve.williams@schertz.com)>  
**Subject:** Fwd: Re-Zoning #PLZC240004

Fyi - email was forwarded to all council.

Sent from my Verizon, Samsung Galaxy smartphone  
Get [Outlook for Android](#)

---

**From:** Jill Moore <  
**Sent:** Saturday, March 16, 2024 4:46:00 PM  
**To:** Ralph Gutierrez <[RalphGutierrez@schertz.com](mailto:RalphGutierrez@schertz.com)>; Mark Davis  
<[markdavis@schertz.com](mailto:markdavis@schertz.com)>; Michelle Watson <[mwatson@schertz.com](mailto:mwatson@schertz.com)>; Paul Macaluso  
<[paulmacaluso@schertz.com](mailto:paulmacaluso@schertz.com)>; Tiffany Gibson <[tiffanygibson@schertz.com](mailto:tiffanygibson@schertz.com)>; Robert  
Westbrook <[robertwestbrook@schertz.com](mailto:robertwestbrook@schertz.com)>; Allison Heyward  
<[allisonheyward@schertz.com](mailto:allisonheyward@schertz.com)>; Tim Brown <[TimBrown@schertz.com](mailto:TimBrown@schertz.com)>  
**Subject:** Re-Zoning #PLZC240004

To Mayor, Ralph Gutierrez, and Council Members Tim Brown, Allison Hayward, Robert Westbrook, Tiffany Gibson, Paul Macaluso, Michelle Watson, and Mark Davis:

I first wish to express my gratitude for being given an opportunity to address all of you and comment on an issue that will have an extreme effect upon my husband and I as well as the community in which we reside. As you can see by the subject reference, the issue is regarding a Re-Zoning (#PLZC240004).

We have lived in our home for over 14 years. We were here when the last part of the Kensington Ranch Estates development was finished (K4) about 10 years ago. Sadly, it obliterated the natural beauty of that piece of land and drove away the wildlife of which we had all grown so fond. However, to be fair, the homes that were built did end up being compatible with the area and our concerns were somewhat ameliorated. There was, however, another problem that was never “ameliorated” or addressed. The K4 land had to be shored up and leveled out before homes could be built upon it. Because of that, we experienced a constant pounding on the ground as they compacted the soil. This had a decidedly negative effect upon homes that were nearby. Because the shaking reverberated outward for quite a few feet from the site, some residents suffered damage to their homes. Some said damage was minimal but others had more significant problems. I specifically recall a homeowner that suffered a severely cracked, in-ground pool that required costly repairs. There was never responsibility taken by the builder for what the homeowner suffered even after they were notified.

Please be assured that we always knew the property being proposed for a re-zone would be developed someday. We knew it was zoned for single family homes to be built and had expectations that the new homes would be of similar quality and size that is reflective of the neighborhood. We are realistic. However, the structures that would come with re-zoning present some serious problems. Considering what I shared above about the effects of ground compaction when K4 was built—it is reasonable to wonder what

will happen when, not just soil compaction machines shake our ground, but also footing has to be dug for a three-story apartment building. I fear the damage from that kind of pounding could be much worse than what was experienced during K4 construction.

We actually own two homes that face the proposed re-zone. Both homes are, essentially, across from where the apartment complex would be built and we are fearful we would be left with no recourse for damages we would surely suffer. Our neighbor next door (who has multiple sclerosis) fought for years to get a therapeutic, in-ground pool installed. If it was severely damaged by the ground shaking that will surely occur—who will help her? Who will take responsibility if the pool is so severely damaged that she can no longer use it? Nothing was done before to help the people who suffered damage so it becomes necessary to bring up that issue now.

As I implied above, both of our homes are in the 200 foot buffer near the re-zone and are only a few houses from where the proposed Irish Creek opening would intersect Savannah. To find out that, in this proposed build, this intersection is the main entry/egress for hundreds more people and innumerable extra cars is almost unbelievable. To have your main opening in an area with blind curves on either side makes no sense.

One of our residents asked Mr. James from Schertz City if a traffic light would have to be installed at this intersection. They were informed that no light could be installed. Apparently, the road curves too close to the intersection. To add cross traffic to this already busy area means accidents would be inevitable and possibly frequent. You would put all of us in an impossible situation. This absolutely has to be considered as a major issue because, if it is purposely overlooked, when people get hurt—there may be liability to the City (and other entities?). We do not want the City's money spent on preventable litigation. It serves no one.

From Schertz Parkway, Savannah is the closest route for emergency vehicles to get to existing residents here. It becomes a tragedy waiting to happen if they are impeded by the increased congestion from the hundreds of extra cars pouring onto that roadway. The situation will neither be safe for our community nor for the one that is proposed to be housed inside of what would be a densely populated, isolated area. Add to that, if an emergency vehicle needed passage at the very time cars are lining up along Savannah to pick up their children from Pascal School, you would have a worst case scenario. (Cars can be lined up on the east side of Savannah all the way down to Irish Creek.) You have to see what we see—there are many children who walk home or bike home on this same route at the same time and the

odds would be greatly increased one of them could be hit or even killed. This is untenable.

I'm aware that there is a designated route for emergency vehicles to enter this proposed development to the west through Berenger Street in an annexed part of Universal City. Berenger lies within Orchard Park and winds through the whole length of the development to finally exit on 1518. During busy times, the 1518 backs up from too many vehicles already. It is very congested at rush hour and after soccer events. I cannot imagine a less safe situation for the people inside this dense, isolated housing development. To overbuild like that, provide a substandard exit/entry plan, which is highly unsafe, and say you have provided for them in an emergency doesn't pass the smell test.

I cannot possibly cover all the problems that dense housing like this would cause to the whole area, but I don't really have to. If you have watched the video of the re-zone hearing you would be able to hear the area residents give account of how this proposal for denser housing would absolutely strip them of their quality of life. I care very much about my neighbors and was moved more than I can describe by what they shared at that hearing. At that hearing, you would also see that some dealt well with the reality of the parcel being developed into single-family housing, but simply objected to the incredible hardships this type of dense housing would inflict upon this whole area.

I thank you for your willingness to read this and your willingness to give your time to a matter so near the heart of so many of us.

Sincerely,

Jill Moore  
Billy Moore  
3534 Woodlawn Farms  
Schertz, TX 78154

(we also own 3530 Woodlawn Farms)

**From:** Ariana Gomez  
**Sent:** Monday, March 25, 2024 6:02 PM  
**To:** planning@schertz.com  
**Cc:** Ivan Gomez  
**Subject:** Petition Against the Proposed Rezoning on Savannah Drive

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

Dear Sir/Madam,

I hope this message finds you well. My name is Ariana Gomez, and I reside at Kensington Ranch in Selma, Texas, along with my husband, Ivan Gomez. Today, I am reaching out to express our concerns regarding the proposed rezoning near Irish Creek and Savannah Drive for a commercial multi-family development.

While we understand the potential benefits such a project might bring, we respectfully disagree with this rezoning proposal. Our apprehension stems from the belief that the adverse effects may overshadow the positive aspects. Having chosen our home in 2017 for its current attributes, we are keen to maintain the quality of life and tranquility it offers without the disruptions this change could introduce.

With utmost respect,  
Ariana Gomez  
3757 Lazy Diamond, Selma, TX 78154

March 21, 2024

The Honorable Mayor Ralph Gutierrez and City Council Members of Schertz, Texas  
1400 Schertz Parkway  
Schertz, TX 78154  
210-619-1030

Subject: Petition in **OPPOSITION** of Planned Development District (PDD), Guadalupe County Property Identification Number 64640

Dear Mayor and Council Members,

We the residents of Schertz/Selma/Universal City, are submitting this petition to express our concern and **OPPOSITION** to the recent request for rezoning approximately 44.3 acres of land from Single-Family Residential (R-2) to Planned Development District (PDD), known as Guadalupe County Property Identification Number 64640 near Kensington Ranch. Collectively, we believe the rezoning of this land will greatly detract from the safety and well-being of our neighborhood while significantly and negatively impacting the traffic flow, environment and the overall quality of life in our beloved community.

Mr. Mayor, you and many of our council members, have personally participated in our community activities to include annual neighborhood Christmas parades and have witnessed our neighborhoods first-hand. As you are aware, these proposed affected Schertz/Selma/Universal City neighborhoods are family-oriented communities with numerous children, pedestrians, and pets that frequently traverse the area. A rezoning from Single-Family Residential (R-2) to Planned Development District (PDD) means--per the proposed development plan, an unacceptable increase in our neighborhood population resulting in undue stress on our cities' infrastructure, resources and environment. The Schertz Planning and Zoning Commission agrees, having voted to deny the recommendation of this rezoning.

Of note, the proposed environmental and traffic impact studies are built on best-case forecasts, unrealistic and ineffective control measures, and are independent of our resident's real-life experiences navigating the Savannah Drive, FM1518 and Schertz Parkway area. Again, by voting to deny, our Planning and Zoning Commission has agreed with our residents.

**By signing this petition, we, the undersigned residents of Schertz/Selma/Universal City community, respectfully express our OPPOSITION of the proposal to rezone approximately 44.3 acres of land from Single-Family Residential (R-2) to Planned Development District (PDD), known as Guadalupe County Property Identification Number 64640.**





KENSINGTON  
RANCH

Kensington Ranch Homeowners Association  
2611 North Loop 1604 West Suite 100  
San Antonio, Texas 78258  
(210) 485-4088

March 20, 2024

The Honorable Mayor Ralph Gutierrez and City Council Members of Schertz, Texas  
1400 Schertz Parkway  
Schertz, TX 78154  
210-619-1030

Subject: Petition in **OPPOSITION** of Planned Development District (PDD), Guadalupe County Property Identification Number 64640

Dear Mayor and Council Members,

We the members of Kensington Ranch Homeowners Association, are submitting this petition to express our concern and **OPPOSITION** to the recent request for rezoning approximately 44.3 acres of land from Single-Family Residential (R-2) to Planned Development District (PDD), known as Guadalupe County Property Identification Number 64640 near Kensington Ranch. Collectively, we believe the rezoning of this land will greatly detract from the safety and well-being of our neighborhood while significantly and negatively impacting the traffic flow, environment and the overall quality of life in our beloved community.

Mr. Mayor, you and many of our council members, have personally participated in our community activities to include our annual Christmas parade and have witnessed our neighborhood first-hand. As you are aware, Kensington Ranch is a family-oriented community with numerous children, pedestrians, and pets that frequently traverse the area. A rezoning from Single-Family Residential (R-2) to Planned Development District (PDD) means--per the proposed development plan, an unacceptable increase in our neighborhood population resulting in undue stress on our city infrastructure, resources and environment. The Schertz Planning and Zoning Commission agrees, having voted to deny the recommendation of this rezoning.

Of note, the proposed environmental and traffic impact studies are built on best-case forecasts, unrealistic and ineffective control measures, and are independent of our resident's real-life experiences navigating the Savannah Drive, FM1518 and Schertz Parkway area. Again, by voting to deny, our Planning and Zoning Commission has agreed with our residents.

**By signing this petition, we, the undersigned residents of Kensington Ranch, respectfully express our OPPOSITION of the proposal to rezone approximately 44.3 acres of land from Single-Family Residential (R-2) to Planned Development District (PDD), known as Guadalupe County Property Identification Number 64640.**



KENSINGTON RANCH

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2611 North Loop 1604 West Suite 100
San Antonio, Texas 78258
(210) 485-4088

We kindly request the Schertz City Council hear our collective voice and uphold the Schertz Planning and Zoning Commission's recommendation to DENY this proposal.

Thank you for your attention to this pressing matter.

Sincerely,

John Patrick Clark, Jr.
President, Kensington Ranch Homeowners Association

[Handwritten signature of John Patrick Clark, Jr.]

Thomi Troutner
Vice President, Kensington Ranch Homeowners Association

[Handwritten signature of Thomi Troutner]

Carolee Ann Hinojosa-East
Treasurer, Kensington Ranch Homeowners Association

[Handwritten signature of Carolee Ann Hinojosa-East]

Table with 3 columns: Name, Signature, Address. Contains handwritten entries for various homeowners including Christopher Pavenant, Benjamín A. G... , Katarsha Castillo, Rodolfo Castillo, Amanda Micklos, Candy Tanner, Brian Baran, Tessa Baran, Vinette Martens, Robert Macchiarri, Ann Christina Clark, Kara Jones, Christopher Duffett, Latchia Barnes, and Sheila O'Connor.



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Kensington Ranch Homeowners Association  
2611 North Loop 1604 West Suite 100  
San Antonio, Texas 78258  
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Name	Signature	Address
MENDOZA Jairo		3715 Painted Tracks 7815
Brittany Giddens		240 Cactus Patch
Chris Giddens		240 Cactus Patch
Bill Kopper		3509 Sunshade Ranch 7815
Patricia Wyatt		3715 Painted Tracks 7815
Maria Brown		3524 Sunshade Ranch
Frankie Brown		3524 Sunshade Ranch
Tamara Wible		3536 Iron Creek 78154
Debra Formby		217 Passerina Spar
Derrick Nelson		3504 Irish Creek
Chantilly Chen		3504 IRISH CREEK RD
Christopher Thomson		3504 Irish Creek
Janic Kopper		3509 Sunshade Ranch
Guadalupe Gomez		421 Silver Budde
DARRELL CLEVELAND		3517 EXHIBITED FARM
Jon Rignsford		4116 Fawn Pass
Mariela Moses		3015 Mondavi Crest
Michelle York		3601 Sunshade Ranch
Wendy York		3601 Sunshade Ranch
Jessica De La Cruz		417 Silver Budde
Amber Smith		3601 Sunshade Ranch
Paul Smith		3607 Sunshade Ranch
Gloria Fannon		3613 Cherokee Woods
Naura Troutner		3612 Sharp Hill
Peter Cervantes		3605 Sharp Hill
Pedro D Agudo		3605 SHARP HILL
JANINA MOLINA		3605 SHARP HILL
CABE MARYANN		224 Buck Mt
PAUL WOLF		224 BUCK MTN
Isabel Ordóñez		3509 Destiny Acres, 78154
Angela Ordóñez		3505 Destiny Acres, 78154
Sean Ordóñez		3509 Destiny Acres,
Elijah B. Ordóñez		3509 Destiny Acres
Carlos L. Ordóñez		3505 Destiny Acres
Jessica Compton		3612 Sharp Hill



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Kensington Ranch Homeowners Association  
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Name	Signature	Address
Alluson Lang	Alluson Lang	441 Silver Buckle Schertz, TX
Toyce Perry	Toyce Perry	3549 Irish Creek Rd
Billy Moore	Billy Moore	3534 Woodlawn Farms
Jill Moore	Jill Moore	3534 Woodlawn Farms
JARROLD ECKMAN	Jarrold Eckman	117 HAWKS MEADOWS
Andrew W. Eckman	Andrew W. Eckman	117 Hawks Meadows
Nadia Newman	Nadia Newman	117 Hawks Meadows
Patricia Estrada	Patricia Estrada	3557 Irish Creek Rd.
Nicole Estrada	Nicole M. Estrada	3557 Irish Creek Rd.
William Gilmore	William Gilmore	325 Silver Buckle
Mary Gilmore	Mary Gilmore	325 Silver Buckle
Caira Spencath	Caira Spencath	101 Hawks Meadows
Robert Hobbs	Robert W. Hobbs	101 Hawks Meadows
Amy Russo	Amy Russo	404 Round Creek
Nicholas Russo	Nicholas Russo	404 Round Creek
KELLY JACKSON	Kelly Jackson	3025 BERINGER BLVD
Cheryl Jackson	Cheryl Jackson	3025 Beringer Blvd
Pam Hanne Espinoza	Pam Hanne Espinoza	3069 Casillero St
Andrey Hanna	Andrey Hanna	3069 Casillero St
Simone Winters	Simone Winters	3500 Irish Creek Rd
Abigail Montes	Abigail Montes	3517 Irish Creek Road
Stephanie Estrada	Stephanie Estrada	3557 Irish Creek Rd
David Estrada	David Estrada	3557 Irish Creek Rd
Teruko Russell	Teruko Russell	3501 Tree Line Acres S
Kevie KUSSEN	Kevie Kussen	3501 Tree Line Acres
Emilie Gray	Emilie Gray	3614 Inwood Ranch
Jonathan E. Colon	Jonathan E. Colon	3517 Irish Creek Rd
Mya Pineda	Mya Pineda	3517 Irish Creek Rd
Jadriel Colon	Jadriel Colon	3517 Irish Creek Rd
DONIVA COBURN	Doniva Coburn	2504 Willows Ranch
Cynthia L. Henkel	Cynthia L. Henkel	3520 Sunshade Ranch
ROBERT R. HANKEL	Robert R. Henkel	3520 Sunshade Ranch
Michael Proctor	Michael Proctor	3528 Sunshade Ranch
Cindy Proctor	Cindy Proctor	3528 Sunshade Ranch
Wendy Valbrun	Wendy Valbrun	3625 Double Diamond



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Kensington Ranch Homeowners Association  
 2611 North Loop 1604 West Suite 100  
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Name	Signature	Address
DAVID VALDEARIST	[Signature]	3625 Fousler Pkwy
Ashley Bonilla	[Signature]	3509 Willow's Ranch
George Bonilla	[Signature]	3509 Willow's Ranch
Kandis A. Myers	[Signature]	355 F Enchanted Farm
Jason Witherspoon	[Signature]	3505 Willow's Ranch
Tiffany Witherspoon	[Signature]	3505 Willow's Ranch
Allie Finelli	[Signature]	417 Circle Star Rd
Joseph Finelli	[Signature]	417 Circle Star Rd.
Daniel Vera	[Signature]	3504 Triline Acres
Marianne Hundley	[Signature]	3549 Enchanted Farm
Stephen W. Hundley	[Signature]	3549 Enchanted Farm
Gary Livingston	[Signature]	3517 Mesquite Chase
Carissa Livingston	[Signature]	3517 Mesquite Chase
Nola Rittenberry	[Signature]	3600 Sundade Ranch
Mark Rittenberry	[Signature]	3600 Sundade Ranch
Jared Hankinson	[Signature]	458 Walnut Crest
Jong Lee	[Signature]	3009 Casillero St
Jane Lee	[Signature]	3009 Casillero St.
Tammy Little	[Signature]	212 Cactus Patch
Cristine Harren	[Signature]	3548 Irish Creek Rd.
Josh Harren	[Signature]	3548 Irish Creek Rd.
Nora Rose Lundberg	[Signature]	929 Stampede Ranch.
John De La Cruz	[Signature]	417 Silver Buckle
Natasha De La Cruz	[Signature]	417 Silver Buckle
Oziel Cano	[Signature]	405 Round Creek
APRIL CANO	[Signature]	405 Round Creek
C Barry	[Signature]	26 Woodrow
TRANGA SHERRELL	[Signature]	3536 Woodlawn Farms
LAWRENCE SHERRELL	[Signature]	3536 WOODLAWN FARMS
VICTOR DIAZ de LEON Sr.	[Signature]	316 SUNSET RDG
Alva Diaz de Leon	[Signature]	316 Sunset Rdg
Kelley Williams	[Signature]	421 Auburn Park
Amy Williams	[Signature]	421 Auburn Park
Joe R Jenkins Jr	[Signature]	309 Silver Buckle

Name	Signature	Address
Ana Marie Canti		3553 Enchanted Farm Schertz TX 78154
Maria L. Canti		3553 Enchanted Farm Schertz TX 78154
Ignacio Cantu		3553 Enchanted Farm 78154
Wanda Fies		3509 Enchanted Farm 78154
Michael Fies		3509 Enchanted Farm 78154
Michelle Garcia		304 Sunset Rdg 78154
GEORGE GARCIA		304 Sunset Rdg 78154
Dustin Braschot		3512 Painted River 78154
Melaine Coty		449 Silver Buckle 78154
Amayvy Coty		449 Silver Buckle 78154
Teresa Edwards		3412 Woodlawn Farms Schertz TX 78154
Taneka & Timothy Crew		3505 Sunglade Ranch 78154
Andreas Jolly		3001 Casillero St Schertz TX 78154
Shirley Broderick		3525 Irish Creek Rd, Schertz TX 78154
HENRY CROCKETT		412 CIRCLE STAR RD 78154
Sheila L Jolly		3001 Casillero St Schertz TX 78154
ENRIQUE SANTIAGO		3528 DESTINY ACRES 78154
SHIRAZ E. EISAZADEH		3512 WOODLAWN FARMS 78154
Sherry Reed		401 Silver Buckle, 78154
Steven Kulyk		3541 IRISH CREEK 78154
Zachary Keyes		3504 Woodlawn Farms, Schertz TX 78154
Claudia Keyes		3504 Woodlawn Farms Schertz TX 78154
Antonio Milton		3513 Enchanted Farms Schertz TX 78154
Leonid Turner		7552 ENCHANTED FARM Schertz TX 78154
Bonnie La Rue		3612 Sunglade Ranch
Paul Mathias		220 PASSERINA SPUR Selma TX 78154
STEPHANIE GREEN		220 PASSERINA SPUR Selma TX 78154
LINDA BELL		3501 ENCHANTED FARM
Dennis Bell		3501 ENCHANTED FARM
Cynthia Keene		436 Silver Buckle Schertz TX 78154
Tim Keene		436 Silver Buckle Schertz TX 78154
Sharon Hutzler		3033 Beringer Blvd. Schertz TX 78154
Baschal Hutzler		3033 BERINGER Schertz TX 78154
Ryan Schneider		228 Cactus Patch Schertz TX 78154
Chanda Holmes		3509 TREELINE ACRES SELMA TX 78154
WILLIAM HOLMES		3509 Treeline acres Selma TX 78154
Patrick Atrey		253 Cactus Patch Selma, TX
Robert W. Hicks		3536 Enchanted Farm Schertz TX 78154
Nicole Schuler		360 Silver River Schertz TX 78154
Jerry Long		441 Silver Buckle Schertz TX 78154



KENSINGTON RANCH

Kensington Ranch Homeowners Association  
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Name	Signature	Address
Ryan Dominowski	Ryan Dominowski	3560 Irish Creek Road
Tyten Holmstead	Tyten Holmstead	3560 Irish Creek Road
Shawn Dombrowski	Shawn Dombrowski	3560 Irish Creek Road
Harlem Holmstead	Harlem Holmstead	3560 Irish Creek Rd
Deborah McMahon	[Signature]	3526 Woodlawn Farms
Jessica Bennett	[Signature]	3638 Drywood Ranch
Violette Haysmiz	[Signature]	3508 Enchanted Farm
Gabriel Bennett	[Signature]	3638 Drywood Ranch
Katelyn Rowe	[Signature]	3601 Mesquite Chase
Kyle Rowe	[Signature]	3603 Mesquite Chase
Cherelle Turner	[Signature]	3613 Sunglade Ranch
Jimmy Healer	[Signature]	3501 Willows Ranch
Jimmy Healer	[Signature]	3501 Willows Ranch
Richard D Daniels	[Signature]	3524 Enchanted Farm
Timothy Schaler	[Signature]	360 Silver River
Yang Qin Su	[Signature]	225 Cactus Path
Christandra Acker-Brown	[Signature]	3556 Irish Creek Rd
Stephanie Hayes	[Signature]	3625 Sunglade Ranch
Belen Soliz	[Signature]	3525 Tree Line Acres
ERIC Hamilton	[Signature]	3525 Tree Line Acres
SHANWON SABATELLI	[Signature]	3548 ENCHANTED FARM
Belinda Sabatelli	[Signature]	3548 Enchanted Farm
Charles Brown	[Signature]	428 Silver Buckle
Joadean Daniels	[Signature]	3524 Enchanted Farm
Vanessa Wetden	[Signature]	3608 Sunglade Ranch
Daniel Willmann	[Signature]	3602 Drywood Ranch
Cardella Willmann	[Signature]	3602 Drywood Ranch
Wendy B Johnson	[Signature]	3722 Acorn Place
KARAFEL AMEZCUA	[Signature]	3391 TRIANGLE RANCH
Silvia Ortiz	[Signature]	3391 Triangle Ranch
Arnold Harris	[Signature]	3520 Irish Creek Rd
Marie Mendez	[Signature]	3626 Drywood Ranch
Leony Wedema	[Signature]	360 Silver River
CHARLES ROSENBERGER	[Signature]	3561 IRISH CREEK RD
Ann Rosenberger	[Signature]	3561 Irish Creek Rd



KENSINGTON  
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2611 North Loop 1604 West Suite 100  
San Antonio, Texas 78258  
(210) 485-4088

Name	Signature	Address
Kip Holmstead		3560 Irish Creek Rd
Maxim Itagiri		3013 TOSCA NA WAY
Michelle SANDRICH		3013 TOSCA NA WAY
Richard Womowski		3383 TRIANGLE RANCH
Shelly Womowski		3383 TRIANGLE RANCH
Georgiana Ruiz		3001 HESS BLVD
Fred Ruiz		3001 HESS BLVD
Ron Vickrey		3009 HESS BLVD
Kelley Kneese		3009 HESS BLVD
Xavier Bynum		3016 HESS BLVD
Kurie Bynum		3016 HESS BLVD
Jocelyn Silva		3005 SONOMA BLVD
James Silva		3005 SONOMA BLVD.
Mia Silva		3005 SONOMA BLVD
Denisse Vargas		3007 SONOMA BLVD
Enrique Ramos		3009 SONOMA BLVD
Jean Bushman		3013 SONOMA BLVD
JOSEPH R CRUZ		3095 MONDAVI
Madeira Macamel		3095 MONDAVI CREST
Victoria Goodridge		3508 TRIANGLE RANCH
Gerald Goodridge		3508 TRIANGLE RANCH
Dance Matelescu		3508 TRIANGLE RANCH
Jesse Gaura		3517 TREE LINE ACRES
Linda Faresyeh		252 BUCK Mtn
JAMES R. FARESJEH		252 BUCK Mtn
EDUARDO FIGUEROA		3616 DOUBLE DIAMOND
John Reyes		3601 SHAW HILL
STEVEN POTTER		121 HAWKS MEADOWS
Jimmy & Cobb		230 HAWK Mtn
VOLT. Voorhees		230 HAWK Mtn
Bruce Hammit		3632 Cherokee Winds
Lillian Hammit		3632 Cherokee Winds
Cody Granby		116 BUCK Mtn.
Kyle Munro		3606 Cherokee Hills
Karen Holmstead		3560 Irish Creek Rd



**KENSINGTON RANCH**

**Kensington Ranch Homeowners Association  
2611 North Loop 1604 West Suite 100  
San Antonio, Texas 78258  
(210) 485-4088**

Name	Signature	Address	Sheet
Michelle Aguilera	[Signature]	313 Silver Buckle	78154
Arcadio Aguilar	[Signature]	313 Silver Buckle	
Bianca Charles	[Signature]	221 Cactus Patch	
Jabari Charles	[Signature]	221 Cactus Patch	
Robert Druckman	[Signature]	3520 Enchanted Farm	
Daniel Osburn	[Signature]	337 Silver Buckle	
MICHAEL FRANKLIN	[Signature]	3524 WILLOWS PARCH	
Arcadio Aguilar	[Signature]	313 Silver Buckle	
Debra Aguilar	[Signature]	313 Silver Buckle School	
Edna V. Martinez	[Signature]	3612 Double Diamond	
ESTER R. MARTINEZ	[Signature]	3553 Irish Creek School	78154
Jack Eyle	[Signature]	3053 Casillezo St	
KIRSTAN Pyce	[Signature]	3553 Casillezo St School	
Journey Martinez	[Signature]	3553 IRISH CREEK Rd	
Lynsey Ramirez	[Signature]	3640 Double Diamond Selma	
Michael Ramirez	[Signature]	3640 Double Diamond Selma	
Chns Brothers	[Signature]	3501 Blue Moon Spur, Selma	
Ashu Fitasola	[Signature]	356 Sarsal Panch	
Culkmey Brothers	[Signature]	3501 Blue Moon Spur	
Kristi Duffett	[Signature]	3400 Woodlawn Farms	
Laraine Covey	[Signature]	405 Silver Buckle	
Carol Covey	[Signature]	405 Silver Buckle	
Heather Avalos	[Signature]	253 Cactus Patch	
Carlos Karza	[Signature]	3628 Double Diamond Selma	78154
ERIC MARKUS	[Signature]	3624 WOODLAWN FARMS, Selma	78154
Daniel Hoyt	[Signature]	409 whitetail Pass	
Karina Hoyt	[Signature]	409 whitetail Pass	
Jefanie Alphin	[Signature]	3632 Woodlawn Farms	
Daniel Alphin	[Signature]	3632 Woodlawn farms	
Evelyn Jugo	[Signature]	3710 Painted Track	
Orlando Jabcies	[Signature]	3710 Painted Track	
Mathew Gray	[Signature]	3614 Drywood Ranch	
Sara Jones	[Signature]	3004 Lapostolle Cir	
Connie Jones	[Signature]	3004 Lapostolle Cir	
DEL JONES	[Signature]	3004 LAPOSTOLLE CIR	



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Kensington Ranch Homeowners Association  
2611 North Loop 1604 West Suite 100  
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Name	Signature	Address
Curtis Werten	<i>Curtis Werten</i>	3734 Painted Tracks 78154
Haley Turner	<i>Haley Turner</i>	3714 Painted Tracks
Derrick Taylor	<i>Derrick Taylor</i>	3715 A corn Place
Randall Newick	<i>Randall Newick</i>	229 BLUE MOON Court
Daniel Garcia	<i>Daniel Garcia</i>	422 Harvest Pt 78154
Tyler Nelson	<i>Tyler Nelson</i>	478 Harvest Pt 78154
Lizy's Willow	<i>Lizy's Willow</i>	414 Walnut Crest
Carolyn Monosmith	<i>Carolyn Monosmith</i>	419 Rustic Willow
ALEX HORNE	<i>Alex Horne</i>	407 WALNUT CREST
Miguel Godinez	<i>Miguel Godinez</i>	351 Rustic Willow
Cristina Godinez	<i>Cristina Godinez</i>	359 Rustic Willow
Mark A. Writts	<i>Mark A. Writts</i>	203 Rustic Willow
Cheri Davis	<i>Cheri Davis</i>	2766 Lazy Diamond
Rebecca Medina	<i>Rebecca Medina</i>	3628 Lazy Diamond
Cristian Munoz	<i>Cristian Munoz</i>	448 Auburn Park 78154
Gabrielle Hunt	<i>Gabrielle Hunt</i>	430 Harvest Point
Nathaniel Hunt	<i>Nathaniel Hunt</i>	430 Harvest Point
Marta Salinas	<i>Marta Salinas</i>	3714 Painted tracks
Mark Juarez	<i>Mark Juarez</i>	237 HAWK'S MEADOWS
Jeni Diaz	<i>Jeni Diaz</i>	403 Harvest Point
Una Contreras	<i>Una Contreras</i>	232 Rustic Acres
Victor Contreras	<i>Victor Contreras</i>	232 Rustic Acres
Cynthia Warts	<i>Cynthia Warts</i>	203 Rustic Willow 78154
Phillip Wallis Jr	<i>Phillip Wallis Jr</i>	250 Rustic Willow
Jaren McAllister	<i>Jaren McAllister</i>	260 Rustic Willow
Apa E Andrao E Jr	<i>Apa E Andrao E Jr</i>	2819 Quiet Pine
Ping-Jung Tsai	<i>Ping-Jung Tsai</i>	3528 Irish Creek
Toaiah Garfias	<i>Toaiah Garfias</i>	331 Rustic Willow
Monica Garfias	<i>Monica Garfias</i>	331 Rustic Willow
Chelsea Nichell	<i>Chelsea Nichell</i>	3730 Coyote Creek
Alicia Guilford	<i>Alicia Guilford</i>	155 Hidden Knoll
Linda Upson	<i>Linda Upson</i>	159 Hidden Knoll
David Estrada	<i>David Estrada</i>	3557 Irish Creek
Justin Estrada	<i>Justin Estrada</i>	3557 Irish Creek
Edna Moore	<i>Edna Moore</i>	439 Harvest Pt



KENSINGTON RANCH

Kensington Ranch Homeowners Association  
2611 North Loop 1604 West Suite 100  
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(210) 485-4088

Name	Signature	Address	
Greg Buckman	<i>Greg Buckman</i>	3005 Malbac Dr.	Richard Park
Noemi Buckman	<i>Noemi Buckman</i>	3005 Malbac Dr.	
THOMAS WILLIAMS	<i>Thomas Williams</i>	3707 Painted Tracks	
MA ROSARIO PADUGANAN	<i>Ma Rosario</i>	431 Harvest Pt. 78154	
MICHAEL ANGELO PADUGANAN	<i>Michael</i>	431 Harvest Pt 78154	
Noemi Feudo	<i>Noemi Feudo</i>	3707 Friendly Acres	
Dennis Pardon	<i>Dennis Pardon</i>	201 Rustic Acres 78154	
Tracie Guzman	<i>Tracie Guzman</i>	201 Rustic Acres 78154	
Carolee Hinojosa	<i>Carolee Hinojosa</i>	435 Harvest Point 78154	
Laura Williams	<i>Laura Williams</i>	339 Rustic Willow	
DAVID L WILLIAMS	<i>David L Williams</i>	339 RUSTIC WILLOW 78154	
Sumner Mills	<i>Sumner Mills</i>	484 Auburn Park, Selma, TX 78154	
Arlinn Wake	<i>Arlinn M Wake</i>	3745 LAZY Diamond Selma, TX 78154	
Nathan Wake	<i>Nathan Wake</i>	3745 Lazy Diamond, Selma, TX 78154	
Ashley APODACA	<i>Ashley</i>	3718 Coyote Creek, Selma, TX 78154	
ADAM APODACA	<i>Adam</i>	3718 Coyote Creek, Selma, TX 78154	
Diane Peterson	<i>Diane Peterson</i>	3607 Friendly Acres 78154	
Angela Chapin	<i>Angela</i>	415 Walnut Crest 78154	
Richard Chapin	<i>Richard</i>	415 Walnut Crest 78154	
Simon Aguirre	<i>Simon</i>	446 Harvest Point Selma, TX 78154	
VALORIE BIVINS	<i>Valorie Bivins</i>	223 Rustic Willow	
Christina Gomez	<i>Christina</i>	3761 Lazy Diamond 78154	
Cheryl Clark	<i>Cheryl Clark</i>	110 Hidden Knoll 78154	
Justin Clark	<i>Justin Clark</i>	110 Hidden Knoll 78154	
Joseph Nickell	<i>Joseph</i>	3730 Coyote Ck 78154	
Victoria Munoz	<i>Victoria</i>	306 Walnut Crest 78154	
Ashley Mercar	<i>Ashley</i>	256 Cactus Patch 78154	
Stephanie Nates	<i>Stephanie Nates</i>	343 Rustic Willow Selma, TX 78154	
KARINA CASTANEDA	<i>Karina</i>	419 Walnut Crest, Selma, TX 78154	
Peter Titus	<i>Peter Titus</i>	451 Rustic Willow Selma	
Kelcie Titus	<i>Kelcie Titus</i>	451 Rustic Willow 78154	
Brad Parker	<i>Brad Parker</i>	325 Rustic Willow 78154	
Zaegan Nieves	<i>Zaegan Nieves</i>	435 Walnut Crest 78154	
Juan Flores	<i>Juan Flores</i>	435 Walnut Crest 78154	
Amanda Wooten	<i>Amanda Wooten</i>	3734 painted tracks 78154	



**KENSINGTON RANCH**

**Kensington Ranch Homeowners Association**  
**2611 North Loop 1604 West Suite 100**  
**San Antonio, Texas 78258**  
**(210) 485-4088**

Name	Signature	Address
Carolyn Dillett	Carolyn Dillett	3616 Lazy Diamond
Bob Spennett	[Signature]	" " "
Tara Ruth	[Signature]	233 Hawks Meadows
DONALD J RUTH	[Signature]	233 HAWK MEADOWS SELMA
Karen Ryan	Karen Ryan	335 Rustic Willow
Don Obischwage	[Signature]	335 Rustic Willow SELMA
Hector O'Guin	[Signature]	3009 Malbec Dr
Lucy Olgun	Lucy Olgun	3009 Malbec Dr
Carlos Newell	[Signature]	463 Rustic Willow
Liliana Leija	[Signature]	8930 Rustic Willow
John Shannon	[Signature]	3723 Painted Tachs, Selma, TX 7815
Alejandro franco	[Signature]	482 Harvest point
Kimberly Krum	[Signature]	3186 Lazy Diamond
Taylor franco	[Signature]	482 Harvest point
BRIAN WALLACE	[Signature]	182 HIDDEN KNOLL
Danvra Wallace	[Signature]	182 Hidden Knoll
John-Henry Dean	[Signature]	493 Auburn Park
Katie Dean	Katie Dean	493 Auburn Park
Jedell Loeffler	Jedell Loeffler	474 Harvest Pt
Jessica Sisk	Jessica Sisk	3818 Misty Quail
Nathaniel Sisk	[Signature]	3818 Misty Quail
Jacob Loeffler	Jacob Loeffler	474 Harvest Point
Michelle Gonzalez	Michelle Gonzalez	475 Rustic Willow
Alejandra Avelar	[Signature]	339 Passerina Spur
RENATO AVELAR	[Signature]	339 Passerina Spur
Alfred Salazar	[Signature]	3914 Quail Pine
JOSEPH LOEFFLER	Joseph M Loeffler	474 HARVEST PT
Rodrigue Sanchez	[Signature]	322 Rustic willow
[Signature]	[Signature]	211 Indian Hills
Keanna Cantu	Keanna Cantu	3810 Indian Hills
LUIS F. FERNANDEZ	[Signature]	3806 HEATHERNEST
JAMES POWELL	[Signature]	447 Harvest Pt.
Sergio Benteira	[Signature]	3823 Misty Quail
Tawanna Richard	[Signature]	3754 Lazy Diamond
Michael + Gretchen Duffy	Gretchen Duffy	3814 Heather Nest



**KENSINGTON  
RANCH**

**Kensington Ranch Homeowners Association  
2611 North Loop 1604 West Suite 100  
San Antonio, Texas 78258  
(210) 485-4088**

We kindly request the Schertz City Council hear our collective voice and uphold the Schertz Planning and Zoning Commission's recommendation to **DENY** this proposal.




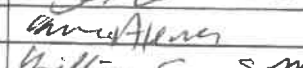
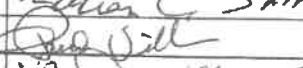
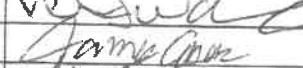
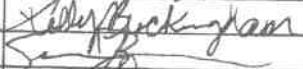






Thank you for your attention to this pressing matter.

Sincerely,

  
John Patrick Clark, Jr.  
President, Kensington Ranch Homeowners Association

Thomi Troutner  
Vice President, Kensington Ranch Homeowners Association

Carolee Ann Hinojosa-East  
Treasurer, Kensington Ranch Homeowners Association

Name	Signature	Address
RICK TREVINO		3758 LAZY DIAMOND
Zachary Ellis		433 Silver Buckle
Destiny Ellis		433 Silver Buckle
Kathlin Waldrey		330 Rustic Willow
Pete Aleman		259 Rustic Willow
Brenda Aleman		259 Rustic Willow
William C. Smith		462 Harvest Point
Faul Ville		200 Hawks Meadows
Verdon Wallace		319 Rustic Willow
JAMES CASAS		209 RUSTIC ACRES
Kelly Buckingham		406 Harvest Point
HAD BUCKINGHAM		406 Harvest Point
John Mortimer-Villas		423 Rustic Willow
Brittany Clark		221 Rustic <del>Willow</del> acres
Shannon Clark		221 Rustic Acres



KENSINGTON RANCH

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Table with 3 columns: Name, Signature, Address. Contains handwritten entries for various homeowners including Julianne Kepistell Crawford, Kristy Hill, Kelly Wells, and others.



KENSINGTON  
RANCH

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Carolee Ann Hinojosa-East  
 Treasurer, Kensington Ranch Homeowners Association

Name	Signature	Address
Jordan Williams Thomson		3749 Lazy Diamond Blvd Schertz 78159
Denise Trejo		3604 Mist, K Manor, Schertz 781
John Reyes		3604 Mist, K Manor
Christiane Wheeler		401 Round Creek
Denise Wheeler		401 Round Creek
Trisha Harvick		409 Round Creek
DARREN HARVICK		409 Round Crk Schertz
LYNN BAUER		3604 SUNGLADE RANCH
Linda Bauer		31004 Sun Glade Ranch
andra Hernandez		3513 IRISH CREEK Rd.
Kellen MacDonnell		2017 Beringer Blvd Schertz 78154
Kenneth N. MacDonnell		3065 Casillero Schertz 78154
GERTRAUDE M <sup>AC</sup> DONNELL		3065 Casillero Schertz 7815
Krystal Strong		3508 Willow Ranch, Schertz 7815

