

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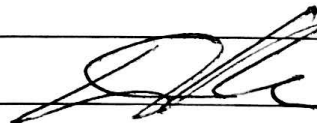
I am: in favor of opposed to neutral to the request for PLZC20230207

COMMENTS:

NAME:

Darrell Keller
(PLEASE PRINT)

SIGNATURE



STREET ADDRESS:

3521 Fm 3009 Schertz, TX 78154

DATE:

2-27-24

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

COMMENTS: _____

NAME: Danell Keller (Owners Rep) SIGNATURE: 
(PLEASE PRINT)

STREET ADDRESS: 3701 Fm 3009 Bldg A Schertz, Tx 78154

DATE: 2/27/24

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

COMMENTS: _____

NAME: Darrell Keller SIGNATURE
(PLEASE PRINT)

STREET ADDRESS: 3795 FM 3009 BLDG B Schertz, Tx 78154

DATE: 2/26/24

NOTICE OF PUBLIC HEARING

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

COMMENTS: my concerns are for the owls, hawks, & other animals in
NAME: Myra Meckel SIGNATURE Myra Meckel Isn't there anything in place to protect their habitats?
(PLEASE PRINT)

STREET ADDRESS: 3504 William Scarbrough Schertz

DATE: 2-28-24

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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 PLZC20230207

COMMENTS: We are opposed of any construction on this land due to wild life that lives on the property, also the risk of our property value going down.

NAME: Cody Robertson SIGNATURE [Handwritten Signature]
(PLEASE PRINT)

STREET ADDRESS: 3584 Olde Moss

DATE: 2/27/24

Reply Form:

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

COMMENTS: We do not need or want anything built behind my house. Schertz does not need any more zone changes in our area. I have the land for the wild animals.

NAME: Jean Curtie (PLEASE PRINT) SIGNATURE Jean Curtie


STREET ADDRESS: 2817 Ashley Oak Dr Schertz TX 78154

DATE: 26th Feb 2024

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 **PLZC20230207**

COMMENTS: We bought this house because there was no commercial development behind it.

NAME: Jonathan Mohler SIGNATURE 
(PLEASE PRINT)

STREET ADDRESS: 3600 William Scarbrough

DATE: Feb 27th, 2024

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Daisy Marquez, AICP
Planner

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I am: in favor of [] opposed to [X] neutral to [] the request for PLZC20230207

COMMENTS: _____

NAME: Nicole Griffin / BEATRIX GRIFFIN SIGNATURE: [Handwritten Signature] / Beat M. Griffin (PLEASE PRINT)

STREET ADDRESS: 3516 William Scarborough Schertz TX 78154

DATE: 2-29-2024

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 PLZC20230207

COMMENTS: When completed I request A 10 ft. Barrier be placed. 8 ft. NOT ENOUGH

NAME: Kenneth A. HAYS (PLEASE PRINT) SIGNATURE Kenneth A. Hays

STREET ADDRESS: 2821 ASTLEY OAK DR.

DATE: 2-27-2024

If the plan is to have anything built that is 2 stories or higher I ask that the city require a 10 or 12 ft. barrier be placed separating my or our residences from their business.
T.Y. Hays

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I am: in favor of [] opposed to [X] neutral to [] the request for PLZC20230207

COMMENTS: It could devalue property (homes)

NAME: Charlotte J. Roberts (Stoss) SIGNATURE [Handwritten signature]
(PLEASE PRINT)

STREET ADDRESS: 3588 Olde Moss Schertz

DATE: 3/2/2024

From: Barbara Mansfield Gonzales ·
Sent: Tuesday, March 5, 2024 12:14 AM
To: Daisy Marquez
Cc: Samuel Haas
Subject: Thank you for your answer on 3/4/2024 Re: Correction: about March 6, 2024. PLZC20230207

Follow Up Flag: Follow up
Flag Status: Flagged

I appreciate your detailed answer today, especially the link to the agenda for Planning and Zoning on March 6, 2024.

1- However, last week the same information available on the 'Notice of Public Hearings at the Planning and Zoning Commission (for March 6, 2024)' for the 44 acre tract on Savannah was NOT available for the 3.6 acre tract. That notice site says February 28, 2024 was the date that site was updated (or finished.)

2- Last week the ownership information for the 3.6 acre tract was NOT available, which would give residents— whose long-term , single-family homes surround the 3.6 acres tract on 3 sides—somewhat of a hint as to NS possible use of the property. Research on other sites showed that Keller-Williams real estate company was the owner. Any person would WORRY that that real estate company could sell or lease to any NS business.

3- Keller Williams probably manages the property, but it is more accurate to know Kellum is the owner.

4- The Kellum buildings there are multistory buildings close to FM 3009. No residential owners want multistory buildings looming over their backyard fences. For that matter, no one wants 24/7 noise of possible NS businesses. Neither do residential owners want people driving around or hanging out at night behind the back of their houses.

5- The link that you sent me today showed that Kellum is the owner of the 3.6 acre tract. This information was likely posted on the agenda on March 1, 2024 at 5:00 pm for a meeting to take place at 6:00 pm on March 6, 2024. It does seem to be a notice of barely 72 hours for residents to have the complete ownership information to be able to plan to deal with the meeting. That does not give the needed appearance of transparency for this important ownership detail for residents.

6- Kellum has a good reputation in the community. The residents bought those homes years ago, expecting peaceful enjoyment of their residential property.

THEREFORE, due to the LACK of TRANSPARENCY AS TO the OWNER, further time should be considered to be given to all nearby and affected residents of this property. Height

restrictions, tree coverage, protection of wildlife, safety, and excessive noise could be talked about between the owner and residents.

7- There is no traffic plan for handling the Green Valley intersection with the proposed Kellum development.

IMPORTANT: You also referenced a Comprehensive Land Use Plan map that has not been formally adopted yet. In fact that interactive map has not been publicly available in any form on the Schertz City website since it was removed November 28, 2023. Therefore the reference to this Local Corridor is disturbing to residents of other long-term established neighborhoods along FM 3009.

Thank you for your time. I will try to put this on Next Door so families can know that more information is on the Agenda section of the March 6, 2024 meeting.

What I Sent from my iPhone

On Mar 4, 2024, at 4:38 PM, Daisy Marquez <dmarquez@schertz.com> wrote:

Good Afternoon Ms. Gonzales,

The property that is requesting the rezoning to Neighborhood Services is the one in the image below that is an orange color with the pink star.

<image001.png>

The white map that was in the mailer and is online is meant to outline the property that is being rezoned in blue and all the properties within the 200-foot notification buffer, which is that red line.

<image002.png>

Here is a link to the Agenda Item in the Posted Agenda:

https://agendaquick.schertz.com/agenda_publish.cfm?id=0&mt=ALL&get_month=

[3&get_year=2024&dsp=agm&seq=2913&rev=0&ag=635&ln=15311&nseq=2916&nev=0&pseq=2914&prev=0#ReturnTo15311](https://library.municode.com/tx/schertz/codes/unified_development_code?nodeId=SCUNDECO_ART5ZODI_S21.5.8PEUSTA)

This property is part of the Cal Stone subdivision more specifically known as block 1, lot 2 and is approximately 3.5 acres. The people requesting the rezone are the same people that run the current Kellum Medical Development. The applicant wants to rezone the property for future expansion of the Kellum Development but there is no plan nor a site plan application in for a structure now.

Here is the link to the permitted use table :

https://library.municode.com/tx/schertz/codes/unified_development_code?nodeId=SCUNDECO_ART5ZODI_S21.5.8PEUSTA. In the table you can search for what is allowed in the Neighborhood Services District (NS). Some permitted uses include an art gallery, alcohol package sales, bakery, book store, bank, beauty salon, community center, etc.

Best,
Daisy Marquez, AICP
Planner
Planning & Community Development
City of Schertz
1400 Schertz Parkway
Schertz, Tx 78154
Office: 210.619.1782
Schertz.com

From: Samuel Haas <shaas@schertz.com>
Sent: Monday, March 4, 2024 4:09 PM
To: Barbara Mansfield Gonzales ·
Cc: Daisy Marquez <dmarquez@schertz.com>
Subject: RE: Correction: Fwd: March 6, 2024. PLZC20230207

Good Afternoon,

I am CC'ing Daisy Marquez in our Planning Department. This is her project, and she may be better equipped to help you with this matter.

Thanks,

Samuel Haas
Senior Planner
Planning & Community Development
City of Schertz
1400 Schertz Parkway
Schertz, TX 78154
Office: 210-619-1783

Schertz.com

From: Barbara Mansfield Gonzales
Sent: Saturday, March 2, 2024 2:50 PM
To: Samuel Haas <shaas@schertz.com>
Subject: Correction: Fwd: March 6, 2024. PLZC20230207

I need to correct the part of my message Friday that mentioned that this tract might be a Beck property linked to Deerhaven.

There is another similar property right next to Deerhaven that is shaped just like this one, that we believe belonged to Rubin and Sylvia Beck. Rubin Beck had the deed restrictions put on the Deerhaven subdivision. I visited this property years ago, and it had similar placement of the house and trees.

However, I hope that there will be more added to the March 6, 2024 meeting information for the proposed tract use for the 3.6 acre tract. Without that information on Schertz.com, neighbors are completely blind sighted as to effects of NZ zoning close to long-term, established homes under R-1 zoning. No one wants a dense or noisy, 24-hour establishment over their back fence.

As of Saturday, there's only the lined map and the lined map.

Thank you for your patience.

Sent from my iPhone

Begin forwarded message:

From: Barbara Mansfield Gonzales
Date: March 1, 2024 at 4:23:34 PM CST
To: shaas@schertz.com
Subject: March 6, 2024. PLZC20230207

Dear Mr. Haas,

On Next Door, a resident mentioned that she is trying to call Planning & Zoning but is not able to get through to talk to a planner for this matter. On Schertz.com nothing appears but a colored-in picture of the neighborhood and a line drawing showing the entrance to this rear lot is opposite Green Valley Drive.

The change proposed is R-1 to NZ.

In others words, there is no planning explanation about what kind of building or business is proposed on this Beck single-family home property. Nothing about proposed noise levels in this lot at least half-surrounded by R-1 homes.

This Beck family is the same family that put the deed restrictions for residential-only on the Deerhaven property.

Are there planning documents to inform residents? They are concerned about noise. Traffic at that corner across from the Methodist church would be horrific. There may be other concerns not mentioned on Next Door.

The “unavailable” property looks like a driveway planned to enter from the Savannah development. That looks residential-only.

I cannot find the thread of Next Door with the poster again, so I can't help you with her name.

Thank you.

Sent from my iPhone

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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

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

COMMENTS: Decrease in Property Value, Tax/FA Question, Crime

NAME: GARY LASKOWSKI SIGNATURE [Signature] Wildlife Disturbed
(PLEASE PRINT)

STREET ADDRESS: 3604 William Scarborough

DATE: 3-21-24