

**NOTICE OF PUBLIC HEARING**

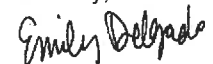
April 25, 2024

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, May 8, 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:

**PLZC20240092** – Hold a public hearing and make a recommendation on a request to rezone approximately 2062.7 acres to Single Family Residential District (R-2) known as Bexar County Property Identification Numbers 310064, 1141730, 339772, 339773, 339744, 1050203, 340030, 339348, 339359, 339341, 339778, 310012, 309842, 339293, 339275, 339328, 1013798, 310222, 310026, 1274920, 339286, 310019, 1139530, 1056967, 339331, 1178480, 309427, 309425, 310006, 310125, 1056966, 312023, 310002, 310048, 1311565, 310022, 312015, 312017, 310126, 339290, 339288, 339790, 339334, 339329, 1140481, 310007, 312008, 309429, 1190132, 310032, 310090, 310107, 1103091, 1207560, 1103092, 1103093, 339325, 339276, 1178479, 310111, 310039, 339284, 310004, 309421, 309837, 340059, 339295, 309418, 339285, 310059, 310225, 310040, a portion of 339274 , and to rezone approximately 10.1 acres to Neighborhood Services District (NS) known as a portion of Bexar County Property Identification Number 339274 and approximately 119.7 acres to General Business District (GB) known as Bexar County Property Identification Numbers 339362 and 339353, Bexar County, Texas.

The Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing. You may return the reply form below by mail or personal delivery to Emily Delgado, Planning Manager, 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 Emily Delgado, Planning Manager at (210) 619-1784.

Sincerely,  
  
 Emily Delgado  
 Planning Manager

**Reply Form:**

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I am: in favor of  opposed to  neutral to  the request for **PLZC20240092**

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

NAME: Brian Beutner SIGNATURE Brian Beutner

(PLEASE PRINT) Valerie Hartmann Valerie Hartmann

STREET ADDRESS: 8676 Trainer Hale Rd.

DATE: 4/28/24

NOTICE OF PUBLIC HEARING

May 3, 2024

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, May 15, 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:

PLZC20240103 – Hold a public hearing and make a recommendation on a request to rezone approximately 32.7 acres to General Business District (GB) known as Bexar County Property Identification Number 339359, more specifically known as 13597 IH 10 E, Bexar County, Texas.

The Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing. You may return the reply form below by mail or personal delivery to Emily Delgado, Planning Manager, 1400 Schertz Parkway, Schertz, Texas 78154, or by e-mail: planning@schertz.com. If you have any questions, please feel free to call Emily Delgado, Planning Manager at (210) 619-1784.

Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

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I am: in favor of [checked] opposed to [ ] neutral to [ ] the request for PLZC20240103

COMMENTS:

NAME: London Kerc SIGNATURE [Signature]
(PLEASE PRINT)

STREET ADDRESS: 334 North Park SATX 78216

DATE: 5/13/24

**NOTICE OF PUBLIC HEARING**

April 25, 2024

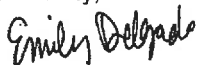
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Planning Manager

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I am: in favor of  opposed to  neutral to  the request for **PLZC20240092**

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

NAME: Jeanne Rawe SIGNATURE: Jeanne Rawe  
(PLEASE PRINT) Reagan Rawe Reagan Rawe

STREET ADDRESS: 7993 Trainer Hale Rd #4 Schertz Tx 78154

DATE: 5-2-24

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I am:  in favor of  opposed to  neutral to  the request for PLZC20240092

COMMENTS: Schaefer Rd can not handle any more traffic.

NAME: Alvin Schulz SIGNATURE Alvin A. Schulz  
(PLEASE PRINT)

STREET ADDRESS: 12340 Schaefer Rd

DATE: 4-28-24

NOTICE OF PUBLIC HEARING

April 25, 2024

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Emily Delgado

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Planning Manager

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I am: in favor of [ ] opposed to [X] neutral to [ ] the request for PLZC20240092

COMMENTS: There is no benefit to any of us who live here. I am appalled!

NAME: Sally Zambrano (PLEASE PRINT) SIGNATURE Sally F. de Zambrano

STREET ADDRESS: 13191 Lower Seguin Rd Schertz TX 78154

DATE: April 28, 2024

**NOTICE OF PUBLIC HEARING**

April 25, 2024

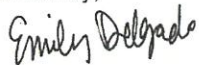
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Emily Delgado  
Planning Manager

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I am: in favor of  opposed to  neutral to  the request for **PLZC20240092**

COMMENTS: We opposed the rezoning-R2.

NAME: Rebecca Robertson SIGNATURE Rebecca Robertson  
(PLEASE PRINT)

STREET ADDRESS: 9275 Weir Road Cibola, TX 78108

DATE: 29 Apr 2024

**Reply Form:**

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I am: in favor of  opposed to  neutral to  the request for **PLZC20240092**

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

NAME: Adrian Alvarez SIGNATURE [Signature]  
(PLEASE PRINT)

STREET ADDRESS: 8880 E FM 1818 N Schertz, TX 78154

DATE: 4-30-24

1400 Schertz Parkway Schertz, Texas 78154 210.619.1000

SCHEUTZ ASSOCIATES

**NOTICE OF PUBLIC HEARING**

April 25, 2024

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Sincerely,

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Planning Manager

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I am: in favor of  opposed to  neutral to  the request for PLZC20240092

COMMENTS: See Attached

NAME: Ronald & DeAnne Hulett (PLEASE PRINT) SIGNATURE:

STREET ADDRESS: 7993 Triner Hale Rd, Unit 3, Schertz TX 78154

DATE: 5-1-24

**NOTICE OF PUBLIC HEARING**

April 25, 2024

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I am: in favor of  opposed to  neutral to  the request for **PLZC20240092**

COMMENTS: We have two: 1178480 & 339331

NAME: NICOLE GROVE SIGNATURE:   
(PLEASE PRINT)

STREET ADDRESS: 14678 SCHMIDT CRAFT LANE

DATE: 05/01/2024

**NOTICE OF PUBLIC HEARING**

April 25, 2024

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I am: in favor of  opposed to  neutral to  the request for **PLZC20240092**

COMMENTS: We have two: 1178480 & 339331

NAME: JORDAN GROVE SIGNATURE:   
(PLEASE PRINT)

STREET ADDRESS: 14078 Schmidt CRAFT LANE

DATE: 05/01/2024

**NOTICE OF PUBLIC HEARING**

April 25, 2024

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I am: in favor of  opposed to  neutral to  the request for **PLZC20240092**

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

NAME: Michael & Megan Wiederstein SIGNATURE   
(PLEASE PRINT)

STREET ADDRESS: 7993 Trainer Hall 12d. Unit 2 Schertz, TX 78154

DATE: 5/1/2024

**Reply Form:**

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I am: in favor of

opposed to

neutral to

the request for PLZC20240092

COMMENTS: This property has been in my family for 40 years and I do not want it rezoned. I want to contribute farming the land.

NAME: Janis K. Ludwig SIGNATURE Janis K Ludwig  
(PLEASE PRINT)

STREET ADDRESS: 403 Woodcrest Drive San Antonio, TX 78209

DATE: 4/28/2024

1400 Schertz Parkway

Schertz, Texas 78154

210.619.1000

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

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I am:  in favor of  opposed to  neutral to  the request for PLZC20240092

COMMENTS: Agricultural Land + Use

NAME: Edward Schmidt (PLEASE PRINT) Signature: Edward Schmidt

STREET ADDRESS: 8206 Trainer Hale Rd, Schertz, TX 78154

DATE: 4/28/24

**Reply Form:**

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I am:  in favor of  opposed to  neutral to  the request for PLZC20240092

COMMENTS: Land used for Agricultural

NAME: Betty J. Schmidt SIGNATURE Betty Schmidt  
(PLEASE PRINT)

STREET ADDRESS: 8180 Trainer Hale Rd. Schertz, TX 78154

DATE: 4/28/24

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I am:  in favor of  opposed to  neutral to  the request for PLZC20240092

COMMENTS: *I see no need to be annexed, Schertz has a lot of homes ->*

NAME: *BERNICE E. JARZOMBEK* SIGNATURE *Bernice E. Jarzombek*  
(PLEASE PRINT)

STREET ADDRESS: *13880 Dusty Fields, Schertz, TX 78154*

DATE: *5-1-2024*

Paying Property Taxes. If I can't get Schultz  
to pave my road then they are doing  
nothing extra that Bexar County already  
does.

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I am: in favor of  opposed to  neutral to  the request for **PLZC20240092**

COMMENTS: We are planning to move back to the family farm + want

NAME: Sherry Rakowitz (PLEASE PRINT) SIGNATURE Sherry Rakowitz

STREET ADDRESS: 13597 IH 10 East

DATE: 11-30-2024

do build a new barn in the future.

**NOTICE OF PUBLIC HEARING**

April 25, 2024

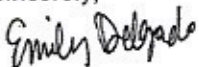
Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, May 8, 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:

**PLZC20240092** – Hold a public hearing and make a recommendation on a request to rezone approximately 2062.7 acres to Single Family Residential District (R-2) known as Bexar County Property Identification Numbers 310064, 1141730, 339772, 339773, 339744, 1050203, 340030, 339348, 339359, 339341, 339778, 310012, 309842, 339293, 339275, 339328, 1013798, 310222, 310026, 1274920, 339286, 310019, 1139530, 1056967, 339331, 1178480, 309427, 309425, 310006, 310125, 1056966, 312023, 310002, 310048, 1311565, 310022, 312015, 312017, 310126, 339290, 339288, 339790, 339334, 339329, 1140481, 310007, 312008, 309429, 1190132, 310032, 310090, 310107, 1103091, 1207560, 1103092, 1103093, 339325, 339276, 1178479, 310111, 310039, 339284, 310004, 309421, 309837, 340059, 339295, 309418, 339285, 310059, 310225, 310040, a portion of 339274 , and to rezone approximately 10.1 acres to Neighborhood Services District (NS) known as a portion of Bexar County Property Identification Number 339274 and approximately 119.7 acres to General Business District (GB) known as Bexar County Property Identification Numbers 339362 and 339353, Bexar County, Texas.

The Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing. You may return the reply form below by mail or personal delivery to Emily Delgado, Planning Manager, 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 Emily Delgado, Planning Manager at (210) 619-1784.

Sincerely,



Emily Delgado  
Planning Manager

**Reply Form:**

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I am: in favor of  opposed to  X2 neutral to  the request for **PLZC20240092**

COMMENTS: Both Adam & Cathy oppose any more neighborhoods in the area.

NAME: Adam Huddleston & Catherine Denson SIGNATURE Cathy Denson  
(PLEASE PRINT)

STREET ADDRESS: 12072 Lower Seguin Rd Schertz, Tx 78154

DATE: 5/9/2024

**Reply Form:**

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the request for PLZC20240092

I am: in favor of  opposed to  neutral to

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

NAME: JAMES W BARR JR (PLEASE PRINT) SIGNATURE James W Barr Jr

STREET ADDRESS: 8758 TRAINER HALE RD. SCHERTZ, TX 78154

DATE: 5-3-24

1400 Schertz Parkway

Schertz, Texas 78154

210.619.1000

schertz.com



COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

April 25, 2024

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Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form:

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I am: in favor of [ ] opposed to [x] neutral to [ ] the request for PLZC20240092

COMMENTS: It decreases my property value + aesthetics. We get no benefits from Schertz not even Recycling

NAME: Mark Coira (PLEASE PRINT) SIGNATURE: Mark Coira + Maria Reigier

STREET ADDRESS: 12664 Schaefer Rd., Cibolo 78108 + 12668 Schaefer Rd, Cibolo, Tx 78108

DATE: 5/3/24

**NOTICE OF PUBLIC HEARING**

April 25, 2024

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I am: in favor of  opposed to  neutral to  the request for **PLZC20240092**

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

NAME: Afton Brown SIGNATURE   
(PLEASE PRINT)

STREET ADDRESS: 12503 Barr Way Schertz TX 78154

DATE: 8 May 2024

**NOTICE OF PUBLIC HEARING**

April 25, 2024

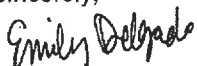
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I am: in favor of  opposed to  neutral to  the request for **PLZC20240092**

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

NAME: JOYLENE HERRERA SIGNATURE:   
(PLEASE PRINT)

STREET ADDRESS: 8215 Trainer Hale Rd.

DATE: May 8, 2024

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I am: in favor of  opposed to  neutral to  the request for PLZC20240092

COMMENTS: Zoning should be what the property is used for not so restrictive

NAME: Gary Fairley (PLEASE PRINT) SIGNATURE Gary Fairley

STREET ADDRESS: 12310 Lower Sequin Rd

DATE: 5-8-2024

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I am: in favor of  opposed to  neutral to  the request for PLZC20240092

COMMENTS: I request BA zoning

NAME: Lloyd Fairley (PLEASE PRINT) SIGNATURE Lloyd Fairley

STREET ADDRESS: 12290 Lower Seguin Rd

DATE: 5/8/24

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I am:  in favor of  opposed to  neutral to  the request for PLZC20240092

COMMENTS: Services A Road need to be improved first.

NAME: Harry Brauman SIGNATURE: [Signature]  
(PLEASE PRINT)

STREET ADDRESS: 13011 Lower Seguin Road

DATE: 5/1/2024

1400 Schertz Parkway Schertz, Texas 78154 210.619.1000 SCHERTZ.CO.TX

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COMMENTS: Services A Road need to be improved first.

NAME: Harry Brauman SIGNATURE: [Signature]  
(PLEASE PRINT)

STREET ADDRESS: 13011 Lower Seguin Road

DATE: 5/1/2024

1400 Schertz Parkway Schertz, Texas 78154 210.619.1000 SCHERTZ.CO.TX

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I am: in favor of  opposed to  neutral to  the request for PLZC20240092

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

NAME: Ruth E. Martin SIGNATURE Ruth E. Martin  
(PLEASE PRINT)

STREET ADDRESS: 3051 Haackenville Rd, Cibola Tx  
DATE: May 2, 2024 78108-4136

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I am: in favor of  opposed to  neutral to  the request for **PLZC20240103**

COMMENTS:

*Planning to move back & build a barn.*

NAME:

*Sherry Rakowitz*  
(PLEASE PRINT)

SIGNATURE

*Sherry Rakowitz*

STREET ADDRESS:

*13597 IH10E*

DATE:

*5-14-2024*