

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. 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: 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

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: 50% traffic increase and schools ~~at~~ ^{already} full. ^{depreciate} 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

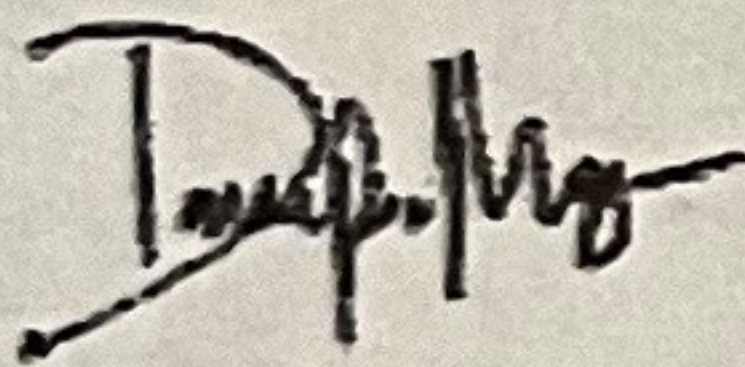
Dear Property Owner,

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,



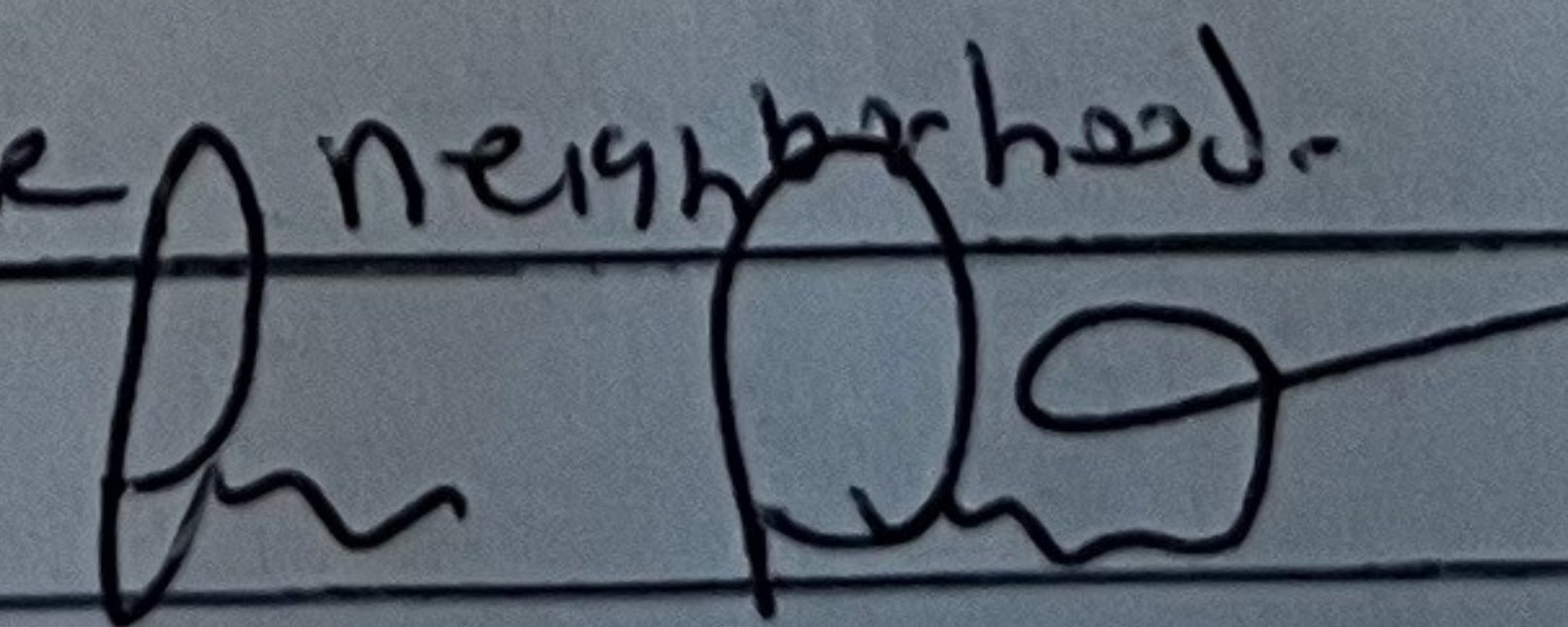
Daisy Marquez, AICP
Planner

Reply Form:

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 proposal will ruin the neighborhood. BIG NO

NAME: CHRISTOPHER DAVENPORT SIGNATURE 
(PLEASE PRINT)

STREET ADDRESS: 3621 Cherokee Winds Selma TX 78154

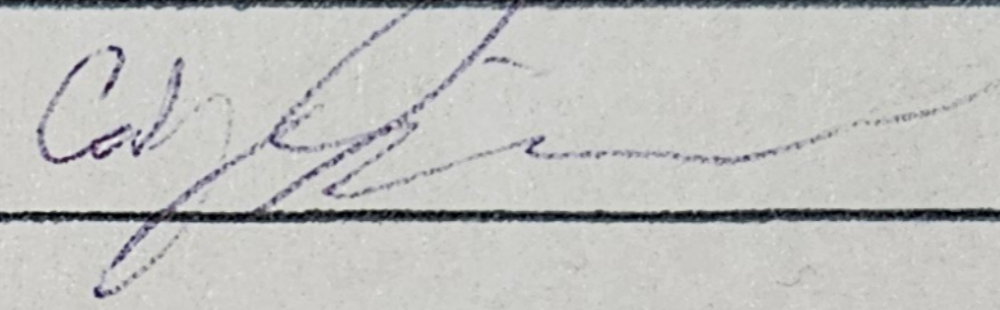
DATE: 2-29-2024 Kensington Ranch Subdivision

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: Vehemently oppose

NAME: Cody Sievers SIGNATURE 
(PLEASE PRINT)

STREET ADDRESS: 3500 TRIANGLE RANCH

DATE: 02/29/2024

NOTICE OF PUBLIC HEARING

February 23, 2024

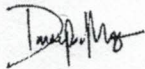
Dear Property Owner,

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:

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.

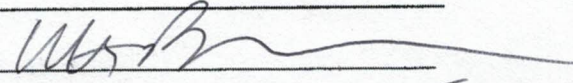
I am: in favor of

opposed to

neutral to

the request for **PLZC20240004**

COMMENTS: _____

NAME: William Broderick 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
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

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:

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

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

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:

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:

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

STREET ADDRESS: 312 Sunset Ridge

DATE: 2/26/24

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 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:

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: _____

NAME: CLARENCE HAYES WEHMAN SIGNATURE Clarence Wehman
(PLEASE PRINT)

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

DATE: 3/1/24

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 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:

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: _____

NAME: Darice Garbridge Matkela SIGNATURE 
(PLEASE PRINT)

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

DATE: 2/29/2024

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

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:

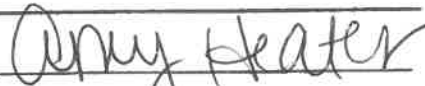
City Council will have two readings on the request after the recommendation from the Planning and Zoning Commission. This form is used to calculate the protest in accordance with LGC, Local Government Code 211.006(i). The written protest must be received by City no later than noon (central time) on the 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: Amy Heater
(PLEASE PRINT)

SIGNATURE



STREET ADDRESS: 3501 Willows Bnch, Schertz 78154

DATE: 2/28/24

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 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,



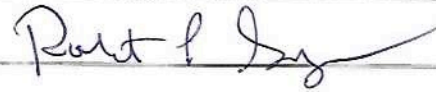
Daisy Marquez, AICP
Planner

Reply Form:

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 211.005(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.

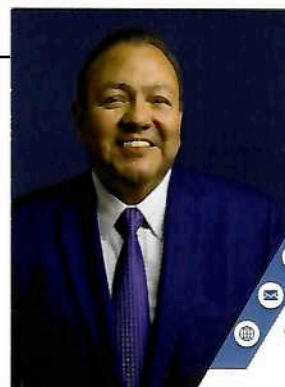
I am: in favor of opposed to neutral to the request for PLZC20240004

COMMENTS: 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

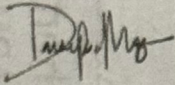
Dear Property Owner,

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:

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 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

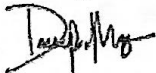
Dear Property Owner,

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:

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: _____

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

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:

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: 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

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:

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: 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
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

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:

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: 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

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,

[Handwritten signature of Daisy Marquez]

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

NAME: Yang Qin Sun (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](#)

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: Without more details - No blankcheck!

NAME: Jill A. Moore SIGNATURE J.A.M.
(PLEASE PRINT)

STREET ADDRESS: 3534 Woodlawn Farms

DATE: 02-26-2024

1400 Schertz Parkway * Schertz, Texas 78154 * 210.619.1000 * 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

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

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](#)



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:

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: 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

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:

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: 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 Sunblade Ranch Schertz, TX 78154

DATE: February 27, 2023

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:

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

NAME: Michelle Vork SIGNATURE: 
(PLEASE PRINT)

STREET ADDRESS: 3601 Sunlighte RNCH 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:

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: 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

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,

[Handwritten signature]

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: 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> 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

> 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:

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: 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

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:

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: 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) ~~(Schertz Keyes)~~ (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)

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,

[Handwritten signature of Daisy Marquez]

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

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

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
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

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
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> 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; 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
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> 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

From: DARLENE KNUTH · [_____](#)
Sent: Tuesday, February 27, 2024 4:28 PM
To: 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> 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

From: david karras <david.karras@schertz.com>

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

To: Emily Delgado <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

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,

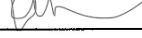
Daisy Marquez, AICP
Planner

Reply Form:

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: _____

NAME: Deborah memahan SIGNATURE 
(PLEASE PRINT)

STREET ADDRESS: _____

DATE: Feb 27/2024

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,

[Handwritten signature of Daisy Marquez]

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: Destiny Hawkins (ma) (PLEASE PRINT) SIGNATURE [Handwritten signature]

STREET ADDRESS: 3012 muscat way 78154

DATE: 2-28-24

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 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,

[Handwritten signature of Daisy Marquez]

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: 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

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,

[Handwritten signature of Daisy Marquez]

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: I'm opposed due to property value decline + traffic concerns,

NAME: Kristi L. Duffett SIGNATURE: [Handwritten signature] 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.

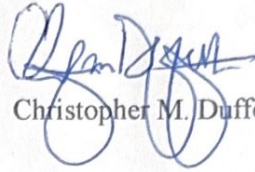
Since the rezone notification signs posted on the February 23, 2024 and homeowner impact notifications were delivered by mail, a full property development proposal has not been published or provided to the homeowners and the citizens of Schertz.

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:

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: 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. 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: 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,

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:

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: 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> 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

> 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

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:

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 EGC, 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: 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
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



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:

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

NAME: Kristina Edwards 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

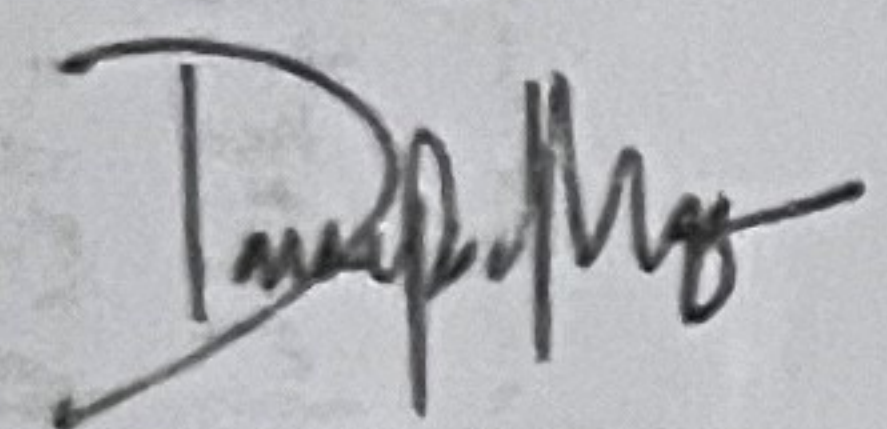
I wish to express my view on the apartment complex that is going to be built across from Kensington Ranch. I live at 3604 Sunblade Ranch and I will be directly affected by this. I am opposed to this as it will decrease my property value, the traffic it will cause and safety of the kids who walk to school 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:

PLZC20240004 – A request to rezone approximately 44.3 acres of land from Single-Family Residential District (SFR) 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 a 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

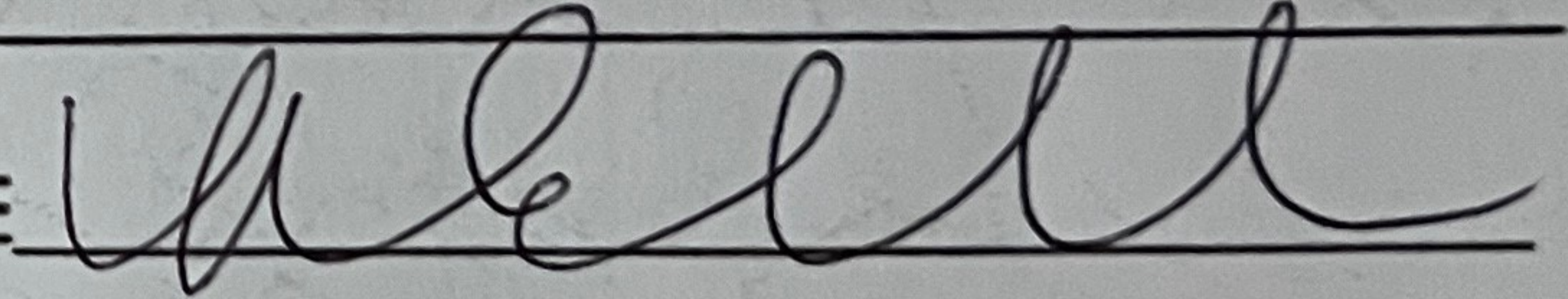
Reply Form:

City Council will have two readings on the request after the recommendation from the Planning and Zoning Commission. This form is used to calculate a 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) 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: 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, 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. 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

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,

[Handwritten signature of Daisy Marquez]

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

NAME: Nola Rittenberg SIGNATURE [Handwritten Signature] (PLEASE PRINT)

STREET ADDRESS: 3600 Sunblade Ranch Schertz, Tx 78154

DATE: Feb 28, 2024



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:

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: 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

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:

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 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

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:

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 affect negatively our community with excessive traffic and increased in crime

NAME: Rocio Alvarez SIGNATURE [Handwritten 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

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:

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: _____

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
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

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:

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

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

STREET ADDRESS: 3379 Triangle Ranch Schertz TX 78154 United States

DATE: 2/28/24

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 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,

[Handwritten signature of Daisy Marquez]

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

STREET ADDRESS: 3585 Sunblade Ranch Schertz, TX 78154

DATE: 29 Feb 24

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:

NAME: Tessa Baran SIGNATURE Baran

(PLEASE PRINT)

STREET ADDRESS: 300 Sunset Ridge

DATE: 2.28.24

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:

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
Subject: Re: PLZC20240004

330 Rustic Willow
Thank you

> On Feb 27, 2024, at 4:34 PM, Daisy Marquez <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>

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

> To: 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

>

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: _____

NAME: Nicole Torres SIGNATURE Nicole Torres
(PLEASE PRINT)

STREET ADDRESS: 3520 Willows Ranch

DATE: 2/28

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: strongly, bring my home value down

NAME: ROSALYN WISE SIGNATURE Rosalyn Wise
(PLEASE PRINT)

STREET ADDRESS: 308 SCANSET RIDGE 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