

NOTICE OF PUBLIC HEARING

April 25, 2024

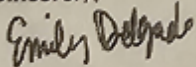
Dear Property Owner,

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

PLZC20240091 – Hold a public hearing and make a recommendation on a request to rezone approximately 498.2 acres of land to Single-Family Residential District (R-2) known as Comal County Property Identification Numbers 79004, 79006, 78976, 78960, 78957, and Guadalupe County Property Identification Numbers 68374, 61615, 68384, 68385, 68383, 61511, 61609, 68381, 68378, 68382, 68380, 68377, 61614, 63992 and to rezone approximately 132.6 acres of land to General Business District (GB) known as Comal County Property Identification Numbers 79018, 75449, 78923, 374148, 374146, 374145, 374144, 374147, 78218, 79009, and a portion of 79012, and to rezone approximately 262.9 acres of land to Manufacturing District- Light (M-1) known as Comal County Property Identification Numbers 79001, 78945, 78946, 75480, 78247, 79017, 75468, 75462, 75463, a portion of 79012, Comal and 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 Emily Delgado, Planning Manager, 1400 Schertz Parkway, Schertz, Texas 78154, or by e-mail: planning@schertz.com. If you have any questions, please feel free to call Emily Delgado, Planning Manager at (210) 619-1784.

Sincerely,



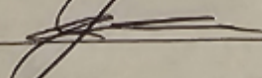
Emily Delgado
Planning Manager

Reply Form:

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I am: in favor of opposed to neutral to the request for PLZC20240091

COMMENTS: _____

NAME: Jose Rendles SIGNATURE: 
(PLEASE PRINT)

STREET ADDRESS: 4915 Park light Marian Texas 78124

DATE: 30 April 2024

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I am: in favor of [checked] opposed to [] neutral to [] the request for PLZC20240091

COMMENTS:

NAME: Scrapy Development, LLC (PLEASE PRINT) SIGNATURE: Jaime L. Johnson Vice President

STREET ADDRESS: 5210 Thousand Oaks, Ste 1318, San Antonio, TX 78233

DATE: 4/29/24

Emily Delgado

From: GOOCH, ZACHARY J Maj USAF AFPC AFPC/DPMND
Sent: Tuesday, April 30, 2024 8:46 AM
To: planning@schertz.com
Cc: Danielle Gooch
Subject: Response to PLZC20240091
Attachments: Zoning Petition (Opposed).pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Greetings,

Please find my attached petition to PLZC20240091 **OPPOOSING** this plan.

I will attend this meeting in person to voice these concerns as well but would like to outline my argument here as well based on the attached guidance. I have lived in Schertz for almost a year now and have been serving on active duty for almost 18 years. When my family and I moved here we deliberately targeted the Schertz area and its communities. We were told how Schertz was well known for preserving green space and controlling development to strike a balance in its community. This proposal completely goes against these values.

- **Infrastructure** – The road systems in this area (I-35, frontage road, Eckhart road, green valley road, etc.) are not equipped to add in the level of commercial traffic that this will bring. Routinely I-35 is backed up and the traffic is immense. This pushes people onto the “side roads” which don’t amount to much more than hastily paved farm roads. These roads are riddled with potholes and slope dangerously to either side. Commercial traffic will only intensify this and add to an already frustrating situation. The small road of Eckhart and the two lane frontage road will be rendered almost useless to residents if this is allowed to go through while also destroying the already abysmal roads that we use to transit daily.

- **Property value** – As a new, first time homebuyer I have major concerns about the impact to my property value and the implications that will have on my future home. Adding in a large commercial warehouse area will most definitely negatively impact our property values. There are projected to be over 700 homes in our neighborhood which we were told was planned but did not buy expecting to have a large commercial/industrial park placed in our backyards. This is a slap in the face to your tax paying citizens and begs the question why? Would you want a large commercial logistics center built next to your neighborhood? This proposal will disenfranchise hundreds of honest, hard working home owners who trust you as the local government to make the right decisions and plan your city appropriately. Does Schertz want to sully its name with commercial property and bringing down home values to its tax payers? Will the city of Schertz be willing to collect less taxes as my neighbors and I will dispute and fight property taxes as this will have diminished the value of our homes and impacted us financially.

- **Green space** – Having just moved from Germany I am starkly reminded that the over development and greed in the American system is such that a quite area undeveloped is simply unacceptable. The companies that seek this don’t live here, they don’t care about our environment, ecosystem, or peace of mind. They care ONLY about money and using our resources and land to their advantage. I was told repeatedly by builders, locals, and others that Schertz is very strict on green space in developments, planting trees, and guarding against overdevelopment. Now I see this and ask myself what has changed? I don’t want to have to move but if this is pushed through as explained above it will impact my property value and will destroy the charm of the area that we moved to. This is totally unacceptable and disappointing from our new home. Every square inch of unused space doesn’t have to be developed and paved over. This is just another

example of overdevelopment and unnecessary construction. Re-zoning this is just an excuse to destroy beautiful land and add in even more eyesores.

- **Environmental Impact** – A large industrial complex like this will add to pollution both from sound and exhaust as well as the disruption to the natural ecosystem, rainwater disposition, and whatever excess and waste that is produced by the facility. This is unacceptable and should be seriously weighed in this discussion. Have there been surveys of the animals that inhabit this area. The birds and wildlife will be greatly impacted by this and there are federal laws protecting this kind of impact.

- **Safety** – I did not buy a house near an industrial complex for a reason. The increased traffic, large commercial vehicles, and poor infrastructure will be a problem. People will get hurt in car accidents and our little area will be overwhelmed with commercial vehicles and the employees that will work there. I urge you to think about this decision and ask yourself how you would feel if this was your neighborhood.

These reasons and many more are why I plan to attend the meeting on 8 May as well as many of my neighbors. I urge you to consider the impact this will have on us and the overall view of the city of Schertz. Please take the time to review this information, listen to our concerns, and preserve the democratic process that I have fought for in almost 18 years of military service.

I greatly appreciate your time and consideration.

V/r,
Maj Gooch

ZACHARY J. GOOCH, Maj, USAF, MSC, FACHE
Homeowner, Parklands
4873 Park Glen
Schertz, TX 78124

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I am: in favor of [] opposed to [X] neutral to [] the request for PLZC20240091

COMMENTS: I am strongly opposed to this proposal. As a resident of this area this will negatively impact my property value and be a hazard. This area is not equipped to house a warehouse and the infrastructure which is already awful will continue to get worse. I moved to Schertz as I was told that it valued green space and preserved that in its city. This is not in that spirit and is unacceptable. I am hoping that our voices will be heard and this will be changed.

NAME: Zachary J Gooch (PLEASE PRINT) SIGNATURE: Zachary J Gooch

STREET ADDRESS: 4873 Park Glen Marion, Texas 78124

DATE: 30 April 2024



COMMUNITY
SERVICE
OPPORTUNITY

PLANNING & COMMUNITY
DEVELOPMENT

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COMMENTS: The City adding General Business to an area they can not support and provide for the welfare and safety of its current residence is irresponsible. Hoping developers fixes issues the commuinty has show a lack of leadership in the city council.

NAME: Richard Eads _____ SIGNATURE Richard Eads _____
(PLEASE PRINT)

STREET ADDRESS: 6020 Cypress Pt. - Cypress Pt HOA _____

DATE: 5/1/2024 _____

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COMMENTS: _____

NAME: Lois M. Voigt (PLEASE PRINT) SIGNATURE Lois M. Voigt

STREET ADDRESS: 8929 Mason Valley Rd

DATE: 4/24/2024

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COMMENTS:

NAME: Steve Vander Vorste SIGNATURE: Steve Vander Vorste
(PLEASE PRINT)

STREET ADDRESS: 731 Engle Rd New Braunfels TX 78132

DATE: 4-29-24

1400 Schertz Parkway Schertz, Texas 78154 210.619.1000 schertz.com

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COMMENTS:

NAME: Cesar Jennifer Avila SIGNATURE Cesar Jennifer Avila - Jennifer Avila

STREET ADDRESS: 5150 Parnell marion, TX 78124

DATE: 5/2/2024

NOTICE OF PUBLIC HEARING

April 25, 2024

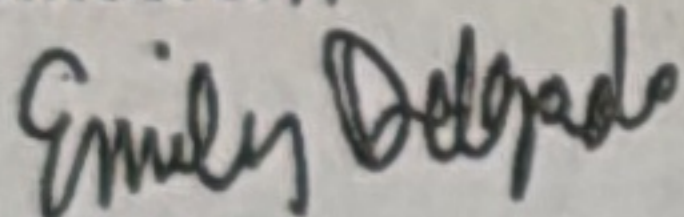
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COMMENTS: _____

NAME: Cesar Jennifer Avila SIGNATURE: Cesar J. Avila - Jennifer Avila
(PLEASE PRINT)

STREET ADDRESS: 5150 Parnell marion, TX 78124

DATE: 5/2/2024



COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

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COMMENTS:

NAME: Branden Mariibusan SIGNATURE [Signature]
(PLEASE PRINT)

STREET ADDRESS: 5225 NATURE PATH, MARION, TX 78124

DATE: 04/30/24

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COMMENTS: _____

NAME: Brian Munsterberger SIGNATURE
(PLEASE PRINT)

STREET ADDRESS: 5241 Neiva Vista Manor Tr 78124

DATE: 4/30/24



COMMUNITY
SERVICE
OPPORTUNITY

PLANNING & COMMUNITY
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COMMENTS: _____

NAME: Emanuel Graham SIGNATURE

(PLEASE PRINT)

STREET ADDRESS: 5229 Navre Path

DATE: 4/30/2024

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April 25, 2024

Dear Property Owner,

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PLZC20240091 - Hold a public hearing and make a recommendation on a request to rezone approximately 498.2 acres of land to Single-Family Residential District (R-2) known as Comal County Property Identification Numbers 79004, 79006, 78976, 78960, 78957, and Guadalupe County Property Identification Numbers 68374, 61615, 68384, 68385, 68383, 61511, 61609, 68381, 68378, 68382, 68380, 68377, 61614, 63992 and to rezone approximately 132.6 acres of land to General Business District (GB) known as Comal County Property Identification Numbers 79018, 75449, 78923, 374148, 374146, 374145, 374144, 374147, 78218, 79009, and a portion of 79012, and to rezone approximately 262.9 acres of land to Manufacturing District- Light (M-1) known as Comal County Property Identification Numbers 79001, 78945, 78946, 75480, 78247, 79017, 75468, 75462, 75463, a portion of 79012, Comal and 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 Emily Delgado, Planning Manager, 1400 Schertz Parkway, Schertz, Texas 78154, or by e-mail: planning@schertz.com. If you have any questions, please feel free to call Emily Delgado, Planning Manager at (210) 619-1784.

Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form:

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I am: in favor of opposed to neutral to the request for PLZC20240091

COMMENTS: _____

NAME: _____

(PLEASE PRINT)

SIGNATURE _____

STREET ADDRESS: _____

DATE: _____

NOTICE OF PUBLIC HEARING

April 25, 2024

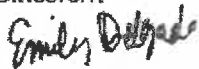
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I am: in favor of opposed to neutral to the request for PLZC20240091

COMMENTS: _____

NAME: Dana Buchanan SIGNATURE: 
(PLEASE PRINT)

STREET ADDRESS: 5142 Parnell, Marion Tx 78124

DATE: 4/30/24

NOTICE OF PUBLIC HEARING

April 25, 2024

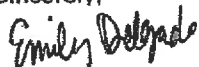
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COMMENTS: _____

NAME: DAMON VINES SIGNATURE Damon J. Vines
(PLEASE PRINT)

STREET ADDRESS: 5238 VILLAGE PARK, SANTA CLARA, TX 78104
Mario

DATE: 5/30/2024

NOTICE OF PUBLIC HEARING

April 25, 2024

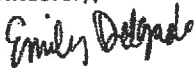
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I am: in favor of opposed to neutral to the request for PLZC20240091

COMMENTS: _____

NAME: Christopher Mcbhee (PLEASE PRINT) SIGNATURE 

STREET ADDRESS: 4801 Park Glen Schertz tx 78154

DATE: 04/29/2024



COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

April 25, 2024

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I am: in favor of [] opposed to [x] neutral to [] the request for PLZC20240091

COMMENTS:

NAME: ERICK SCOTT (PLEASE PRINT) SIGNATURE [Signature]

STREET ADDRESS: 4805 Park Glen

DATE: 4/29/24

NOTICE OF PUBLIC HEARING

April 25, 2024

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I am: in favor of [] opposed to [X] neutral to [] the request for PLZC20240091

COMMENTS: _____

NAME: Nina Cabrera (PLEASE PRINT) SIGNATURE [Signature]

STREET ADDRESS: 4842 Park Leaf

DATE: 4/30/24

NOTICE OF PUBLIC HEARING

April 25, 2024

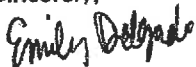
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I am: in favor of opposed to neutral to the request for **PLZC20240091**

COMMENTS: _____

NAME: Chris Nabor SIGNATURE: [Signature]
(PLEASE PRINT)

STREET ADDRESS: 4846 Park Leaf

DATE: 4/30/24



COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

April 25, 2024

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COMMENTS:

NAME: Denise J. Bruce (PLEASE PRINT) SIGNATURE: Denise J. Bruce

STREET ADDRESS: 5218 Village Park, Santa Clara TX 78154

DATE: 03/29/2024



COMMUNITY
SERVICE
OPPORTUNITY

PLANNING & COMMUNITY
DEVELOPMENT

NOTICE OF PUBLIC HEARING

April 25, 2024

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I am: in favor of opposed to neutral to the request for PLZC20240091

COMMENTS: _____

NAME: Ryan Raillard SIGNATURE
(PLEASE PRINT)

STREET ADDRESS: 5222 Village Park

DATE: 4/29/24

NOTICE OF PUBLIC HEARING

April 25, 2024

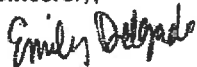
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I am: in favor of opposed to neutral to the request for **PLZC20240091**

COMMENTS: _____

NAME: Beatriz Torres SIGNATURE Beatriz Torres
(PLEASE PRINT)

STREET ADDRESS: 5226 Village Park

DATE: 04-29-24

NOTICE OF PUBLIC HEARING

April 25, 2024

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I am: in favor of [] opposed to [X] neutral to [] the request for PLZC20240091

COMMENTS: Extremely opposed !!

NAME: Bianca & Alex Johnson SIGNATURE Bianca Johnson

STREET ADDRESS: 5234 Village Park Marion TX 78124

DATE: 4-28-24



COMMUNITY
SERVICE
OPPORTUNITY

PLANNING & COMMUNITY
DEVELOPMENT

NOTICE OF PUBLIC HEARING

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Sincerely,

Emily Delgado
Planning Manager

Reply Form:

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I am: in favor of opposed to neutral to the request for PLZC20240091

COMMENTS: Separate every proposition / I don't agree with GB!

NAME: Hector L. Mendonza SIGNATURE

(PLEASE PRINT)

STREET ADDRESS: 5203 Park Overlook

DATE: 5/1/24

NOTICE OF PUBLIC HEARING

April 25, 2024

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I am: in favor of [] opposed to [x] neutral to [] the request for PLZC20240091

COMMENTS:

NAME: Aleasha Marshall (PLEASE PRINT) SIGNATURE: Aleasha Marshall

STREET ADDRESS: 5126 Garden Field

DATE: 1 May 2024

NOTICE OF PUBLIC HEARING

April 25, 2024

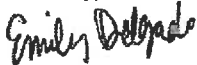
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I am: in favor of opposed to neutral to the request for PLZC20240091

COMMENTS: SEPERATE THE PROPOSITIONS

NAME: JAICEE RODRIGUEZ (PLEASE PRINT) SIGNATURE 

STREET ADDRESS: 4174 GARDEN PATH

DATE: 5/1/24

NOTICE OF PUBLIC HEARING

April 25, 2024

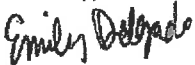
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I am: in favor of opposed to neutral to the request for PLZC20240091

COMMENTS: not wanting it to be handled.

NAME: BRIN TRESO SIGNATURE: 
(PLEASE PRINT)

STREET ADDRESS: 4908 Park cape.

DATE: 5/1/24



COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

April 25, 2024

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I am: in favor of [] opposed to [X] neutral to [] the request for PLZC20240091

COMMENTS: should be broken out into zone for residents/manufactures district by itself
NAME: Brian Schreiber SIGNATURE [Signature]
(PLEASE PRINT)

STREET ADDRESS: 4882 Park Place Cape, Manor, TX 78724

DATE: 5/1/2024



COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

April 25, 2024

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I am: in favor of [] opposed to [X] neutral to [] the request for PLZC20240091

COMMENTS:

NAME: KYLYNN DEBORJA (PLEASE PRINT) SIGNATURE: [Handwritten Signature]

STREET ADDRESS: 4903 Village Village Park

DATE: 05/01/24

NOTICE OF PUBLIC HEARING

April 25, 2024

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I am: in favor of [] opposed to [x] neutral to [] the request for PLZC20240091

COMMENTS:

NAME: Sayrah J Martin (PLEASE PRINT) SIGNATURE [Signature]

STREET ADDRESS: 4911 Village Park, Marlon TX 78124

DATE: 1 May 2024

NOTICE OF PUBLIC HEARING

April 25, 2024

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I am: in favor of [] opposed to [x] neutral to [] the request for PLZC20240091

COMMENTS:

NAME: KRISTIN S. WAGGY (PLEASE PRINT) SIGNATURE [Signature]

STREET ADDRESS: 4915 VILLAGE PARK, MAKION TX 78124

DATE: 1 MAY 2024

NOTICE OF PUBLIC HEARING

April 25, 2024

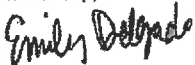
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I am: in favor of opposed to neutral to the request for PLZC20240091

COMMENTS: This development will be detrimental to our neighborhood

NAME: RUSS ANSLEY SIGNATURE: R. Ansley
(PLEASE PRINT)

STREET ADDRESS: 5217 NATURE PATH

DATE: 4/30/2024

NOTICE OF PUBLIC HEARING

April 25, 2024

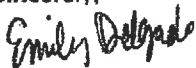
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I am: in favor of opposed to ^{ask} neutral to the request for PLZC20240091

COMMENTS: I DO NOT WANT ANY WAREHOUSE PROPERTY TO BE BUILT NEAR ME.
MEGAN GOMEZ

NAME: ANTONIO LOPEZ SIGNATURE: Antonio Lopez
(PLEASE PRINT)

STREET ADDRESS: 4881 PARK GLEN, MARION, TX 78124

DATE: 4/29/2024

NOTICE OF PUBLIC HEARING

April 25, 2024

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I am: in favor of [] opposed to [x] neutral to [] the request for PLZC20240091

COMMENTS: NAME: Brad Feersche Kowals, Whitney SIGNATURE (PLEASE PRINT)

STREET ADDRESS: 5245 Nature Path

DATE: 30 Apr 2024



COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

April 25, 2024

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Sincerely, Emily Delgado, Planning Manager

Reply Form:

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I am: in favor of [] opposed to [X] neutral to [] the request for PLZC20240091

COMMENTS:

NAME: HARRY & VIVIAN ATOIGUE (PLEASE PRINT) SIGNATURE [Handwritten Signature]

STREET ADDRESS: 4912 ARROW RIDGE, Schertz, TX 78124

DATE: 4/30/2024



COMMUNITY
SERVICE
OPPORTUNITY

PLANNING & COMMUNITY
DEVELOPMENT

NOTICE OF PUBLIC HEARING

April 25, 2024

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I am: in favor of opposed to neutral to the request for PLZC20240091

COMMENTS: _____

NAME: April & Randle Hewlett SIGNATURE: April Hewlett
(PLEASE PRINT)

STREET ADDRESS: 5230 Village Park

DATE: 4/30/2024



COMMUNITY
SERVICE
OPPORTUNITY

PLANNING & COMMUNITY
DEVELOPMENT

NOTICE OF PUBLIC HEARING

April 25, 2024

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I am: in favor of opposed to neutral to the request for PLZC20240091

COMMENTS: Would like a community park or elementary school

NAME: Joe & Alice Torres (PLEASE PRINT) SIGNATURE Joe & Alice Torres

STREET ADDRESS: 4951 Park Manor - Marion, TX 78124

DATE: May, 01, 2024



COMMUNITY
SERVICE
OPPORTUNITY

PLANNING & COMMUNITY
DEVELOPMENT

NOTICE OF PUBLIC HEARING

April 25, 2024

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I am: in favor of opposed to neutral to the request for PLZC20240091

COMMENTS: A SCHOOL OR LIBRARY OUR COMMUNITY CAN USE, WOULD BE THE MOST BENEFICIAL

NAME: JEDIDIAH ANDREWS SIGNATURE
Anita (PLEASE PRINT) Andrews

STREET ADDRESS: 4949 PARK MANOR, MARION, TX 78124

DATE: 05/01/2024



COMMUNITY
SERVICE
OPPORTUNITY

PLANNING & COMMUNITY
DEVELOPMENT

NOTICE OF PUBLIC HEARING

April 25, 2024

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I am: in favor of opposed to neutral to the request for PLZC20240091

COMMENTS: Build something like a community Park

NAME: Tina Johnson SIGNATURE
(PLEASE PRINT)

STREET ADDRESS: 4904 Park Cape; Marion, TX 78124

DATE: 1 May 24

NOTICE OF PUBLIC HEARING


April 25, 2024

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I am: in favor of opposed to neutral to the request for PLZC20240091

COMMENTS: _____

NAME: GILBERT BACA SIGNATURE 
(PLEASE PRINT)

STREET ADDRESS: 5519 Cypress Point Cibola Tr 78108

DATE: 5-2-2024

NOTICE OF PUBLIC HEARING

April 25, 2024

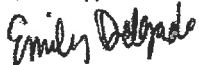
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I am: in favor of opposed to neutral to the request for PLZC20240091

COMMENTS: _____

NAME: K.D. Logan SIGNATURE 
(PLEASE PRINT)

STREET ADDRESS: 492 Park Light

DATE: 7/30/24

NOTICE OF PUBLIC HEARING

April 25, 2024

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I am: in favor of [] opposed to [X] neutral to [] the request for PLZC20240091

COMMENTS: no to warehouses, and taking away our privacy.

NAME: Natasha Sharma SIGNATURE [Signature]
(PLEASE PRINT)

STREET ADDRESS: 5131 Parnell Marion Tx 78124

DATE: 04/30/2024



COMMUNITY
SERVICE
OPPORTUNITY

PLANNING & COMMUNITY
DEVELOPMENT

NOTICE OF PUBLIC HEARING

April 25, 2024

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I am: in favor of opposed to neutral to the request for PLZC20240091

COMMENTS: we do not want !!!

NAME: mercer moore SIGNATURE
(PLEASE PRINT)

STREET ADDRESS: 5126 Parnell, Marion, TX 78124

DATE: 4/30/24



COMMUNITY
SERVICE
OPPORTUNITY

PLANNING & COMMUNITY
DEVELOPMENT

NOTICE OF PUBLIC HEARING

April 25, 2024

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I am: in favor of opposed to neutral to the request for PLZC20240091

COMMENTS: _____

NAME: Jacob Policht SIGNATURE
(PLEASE PRINT)

STREET ADDRESS: 4907 Park Lgt Marion, TX 78124

DATE: 4/30/2024

NOTICE OF PUBLIC HEARING

April 25, 2024

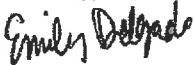
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I am: in favor of opposed to neutral to the request for PLZC20240091

COMMENTS: _____

NAME: Armand Magallanes II SIGNATURE 
(PLEASE PRINT)

STREET ADDRESS: 4906 Park Light, Schertz, 78124

DATE: 04/30/2024

Marion



COMMUNITY
SERVICE
OPPORTUNITY

PLANNING & COMMUNITY
DEVELOPMENT

NOTICE OF PUBLIC HEARING

April 25, 2024

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Emily Delgado
Planning Manager

Reply Form:

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I am: in favor of opposed to neutral to the request for PLZC20240091

COMMENTS: I AM OPPOSED TO THE ZONING AT HAND

NAME: MICHAEL BURCH SIGNATURE Michael Burch
(PLEASE PRINT)

STREET ADDRESS: 4839 PARK CAPE MARION, TX 78124

DATE: 4/30/2024



COMMUNITY
SERVICE
OPPORTUNITY

PLANNING & COMMUNITY
DEVELOPMENT

NOTICE OF PUBLIC HEARING

April 25, 2024

Dear Property Owner,

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

PLZC20240091 – Hold a public hearing and make a recommendation on a request to rezone approximately 498.2 acres of land to Single-Family Residential District (R-2) known as Comal County Property Identification Numbers 79004, 79006, 78976, 78960, 78957, and Guadalupe County Property Identification Numbers 68374, 61615, 68384, 68385, 68383, 61511, 61609, 68381, 68378, 68382, 68380, 68377, 61614, 63992 and to rezone approximately 132.6 acres of land to General Business District (GB) known as Comal County Property Identification Numbers 79018, 75449, 78923, 374148, 374146, 374145, 374144, 374147, 78218, 79009, and a portion of 79012, and to rezone approximately 262.9 acres of land to Manufacturing District- Light (M-1) known as Comal County Property Identification Numbers 79001, 78945, 78946, 75480, 78247, 79017, 75468, 75462, 75463, a portion of 79012, Comal and 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 Emily Delgado, Planning Manager, 1400 Schertz Parkway, Schertz, Texas 78154, or by e-mail: planning@schertz.com. If you have any questions, please feel free to call Emily Delgado, Planning Manager at (210) 619-1784.

Sincerely,

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I am: in favor of opposed to neutral to the request for PLZC20240091

COMMENTS:

NAME: Alec Hernandez SIGNATURE

(PLEASE PRINT)

STREET ADDRESS: 4847 Park Cape, Marion, TX 78124

DATE: 4/30/24



COMMUNITY
SERVICE
OPPORTUNITY

PLANNING & COMMUNITY
DEVELOPMENT

NOTICE OF PUBLIC HEARING

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I am: in favor of opposed to neutral to the request for PLZC20240091

COMMENTS: _____

NAME: GARY PENN SIGNATURE:

(PLEASE PRINT)

STREET ADDRESS: 4851 PARK CAPE, Marion, TX 78124

DATE: 4-30-24

RE City Counsel Identifier # PLZC20240091 – Public Hearing.

Dear Parklands Neighbor,

The City of Schertz is proposing a zoning change of large farm/ranch properties adjacent to our Parklands neighborhood. The properties affected are bounded by 135 Frontage Road, Eckardt Road and Froboese Lane. The zoning proposal will change from single family residential (R-1) to "General Business District (GB). This will allow developers to build a wide variety of business structures, up to but not including industrial business. Most likely the "General Business" construction may include warehouses, storage units, office buildings, automotive shops, etc. These business activities are not comparable and will substantially devalue our properties.

We urge you to consider the negative impact to our neighborhood that will result from this zoning change.

Please indicate your opposition by checking the appropriate box below and complete the information. You must be the owner of the property for a valid signature.

We need your help to collect as many signatures as possible by Thursday evening on May 2nd. We must submit the signatures to the City Counsel by noon on Friday May 3rd.

Please strongly consider attending the hearing on Wednesday May 8th at 6 pm at Schertz City Hall Bldg 4, 1400 Schertz Prwy.

OPOSE	ACCEPT	Owner name	Address	Signature	Email
X		Robert J Sarris Jr	5021 Arrow RDG	Robert J Sarris Jr	
X		DONNA POISKI	5020 Arrow RDG	Donna Poiski	
X		Victor Cruz Rodriguez	5016 Arrow Rdg	Victor Cruz Rodriguez	
X		Luz VEGA VALENZUELA	5016 Arrow Rdg	Luz Vega Valenzuela	
X		Mallorie Sarris	5021 Arrow RDG	M Sarris	
X		ERIC PERERE	5004 arrow rdg	E Per	
X		ADELINO GONZALEZ	5004 arrow rdg	Adelino Gonzalez	
X		ANGEL GONZALEZ	5000 ARROW RDG	Angel Gonzalez	
X		NAPAR GONZALEZ	5000 Arrow Rdg		
X		María Schoch	5005 Arrow Rdge	Marcia Schoch	
X		DAVID SCHOCH	5005 Arrow Rdge	David Schoch	
X		Ann Gustin	5017 Arrow Ridge	Ann Gustin	
X		Georgia Williams	5104 arrow Rdg	Georgia Williams	

Please return the pages to Tim & Blanca Brown at 5231 Village Park or call us at 619-733-7554 and we will pick it up.

Thank you for your involvement in keeping our neighborhood Residential.

Sincerely,
Tim & Blanca Brown

RE City Counsel Identifier # PLZC20240091 – Public Hearing.

Dear Parklands Neighbor,

The City of Schertz is proposing a zoning change of large farm/ranch properties adjacent to our Parklands neighborhood. The properties affected are bounded by I35 Frontage Road, Eckardt Road and Frobose Lane. The zoning proposal will change from single family residential (R-1) to "General Business District (GB). This will allow developers to build a wide variety of business structures, up to but not including industrial business. Most likely the "General Business" construction may include warehouses, storage units, office buildings, automotive shops, etc. **These business activities are not comparable and will substantially devalue our properties.**

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OPOSE	ACCEPT	Owner name	Address	Signature	Email
X		Lynhia A. Simmons	5121 Arrow Ridge Schertz TX 78124	Lynhia A. Simmons	
X		LARRY A. SIMMONS	5121 ARROW RIDGE SCHERTZ TX 78124	Larry A. Simmons	
✓		Marty Maxwell	5223 Village Park	Marty Maxwell	
✓		Tiwana Maxwell	5223 Village Park	Tiwana Maxwell	
✓		Cynthia Beck	5903 Village Park	Cynthia Beck	
✓		Iles Beck	5903 Village Park	Iles Beck	
✓		Maggie Parish	4783 Island Hollow	Maggie Parish	
✓		Nate Parish	4723 Island Hollow	Nate Parish	
✓		Michael Rojedo	4719 Island Hollow	Michael Rojedo	
✓		Claudia Robledo	4719 Island Hollow	Claudia Robledo	
✓		Christina Sifred	4711 Island Hollow	Christina Sifred	
✓		Gilbert Bestagno	4707 Island Hollow	Gilbert Bestagno	
✓		Shawn Jackson	5114 Village Park	Shawn Jackson	
✓		Collins Mensing	5106 Village Park	Collins Mensing	
✓		CASTRO, JESSE	5118 VILLAGE PARK	CASTRO, JESSE	
		Renee Davitske	964 Green Valley	Renee Davitske	

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Sincerely,

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OPOSE	ACCEPT	Owner name	Address	Signature	Email
X		Sherrill Williams	4803 Park Leaf		
X		Danielle Graft	5003 Village Park		
X		MIKE KEATON	4815 Park Leaf		
X		Bekie Davis	4819 Park Leaf		
X		Michelle Alvarado	4834 Park Leaf		
X		Bryan Cooper	4838 Park Leaf		
X		Nina Cabrera	4842 Park Leaf		
X		STACKY PHILIPS	4850 PARK LEAF		
X		Sarah Martin	4911 Village Park		
X		Tyler Martin	4911 Village Park		
X		Eric Eskew	5007 Village Park		
X		Melissa Eskew	5007 Village Park		
X		Michael Hoffmann	5015 Village Park		
X		Daryl Guy	5122 Village Park		
X		Ryan Rowland	5222 Village Park		

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Thank you for your involvement in keeping our neighborhood Residential.

Sincerely,

Tim & Blanca Brown

From: deedra hayes
Sent: Friday, May 3, 2024 8:13 AM
To: planning@schertz.com
Subject: Public Hearing protest vote for 05/08/2023 5146 Parnell Marion Texas 78124
Attachments: [Public Hearing 5146 Parnell Marion TX 78124 .pdf](#)

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning,

Please note my vote for the public hearing scheduled on 05/08/2024 at 6:00pm. We are located at 5146 Parnell Marion Texas 78124. We are opposed to the rezone request near our property. Please see attached the signed written protest and let me know if there is anything else that is needed. Please reply to this email with confirmation that this has been received. Thank you!

Thank you,
Deedra Hayes

April 25, 2024

NOTICE OF PUBLIC HEARING

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Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

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I am: in favor of opposed to neutral to the request for PLZC20240091

COMMENTS: _____

NAME: Deedra M Hayes SIGNATURE Deedra Hayes
(PLEASE PRINT)

STREET ADDRESS: 5146 parnell MARION TX, 78124

DATE: 04/30/2024

NOTICE OF PUBLIC HEARING

April 25, 2024


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COMMENTS: The Development Agreements are expired. As owners, we do not consent to annexation. We do not agree with the proposed zoning if annexation is forced on us.

NAME: TIMOTHY A. FEY Sharlene E. Fey SIGNATURE Timothy A. Fey Sharlene E. Fey

(PLEASE PRINT)

STREET ADDRESS: 6028 Fm 482, New Braunfels TX 78132
6025 Fm 482, New Braunfels TX 78132

DATE: May 3, 2024

Re: Comal County Property ID's 79004, 79006, 79009