17 January 2025

To: City of Schertz Planning Department
1400 Schertz Parkway Bldg. 1
210-619-1780

From: Douglas Andrew Morrissey II
409 Aero Avenue
Schertz TX 78154
228-265-1030

Subject: 305 Aviation Avenue, Schertz TX 78154 / Rezoning

The property is Parcel 174165 and is 0.387 acres located at 305 Aviation Avenue, Schertz TX 78154 in the Aviation Heights subdivision. The land is approximately 137.5' x 122' and currently zoned as R-2 and I would like to rezone it to R-6. Ultimately, I would like the land to be replat with an equal split creating two R-6 plats approximately 68.75' x 122' which is greater than the minimum requirements for R-6 zoning but would not meet the minimum requirements for R-2 zoning.

By rezoning the land and replating it as two R-6 zones, I will be able to build two dwellings replacing an empty lot with two new homes in the Aviation Heights subdivision. The first home constructed will be my primary residence and the second home will be a home for my parents to come to as they get older in age. Both properties will be maintained by me as the owner.

Douglas Andrew Morrissey II
Owner of 305 Aviation Avenue