

Patrick W. Christensen

Attorney At Law

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Planning Department
City of Schertz
1400 Schertz Parkway, Building 1
Schertz, Texas 78154

Re: Revised Letter of Intent for Rezoning Application for the Property Located South of Savannah Drive, Schertz, Texas; Our File No. 9492.006.

Dear City of Schertz:

Attached please find a rezoning application for the Biegert Tract located South of Savannah Drive, Schertz, Texas. The Subject Property is currently zoned "GB-2" General Business. The rezoning application is requesting the R-2 zoning designation. The Subject Property is located within the APZ II.

The purpose and intent of the requested rezoning is to allow the vacant property to be developed as a single-family subdivision with a total of 64 lots (2.0 units/acre). The rezoning application is for 32.0 acres of the total 58.07 acre project. The remaining acreage not rezoned will be developed with its current R-2 zoning designation. The developer is willing to record a deed restriction limiting the rezoned area to only 64 single-family homes. Patrick W. Christensen is the owner's authorized agent in this rezoning application.

Additionally, the applicant would like to move forward with the application with the JBSA letter dated May 22, 2025, and signed by Timothy A. Woliver.

In conclusion, the proposed project is compatible with the surrounding single family land uses. This request will not permanently injure the property rights of owner(s) of all real property affected by the proposed zoning change. This request will not adversely affect the health, safety, or welfare of the general public.

If you have any questions, please feel free to contact me.

Sincerely,



BY: _____

Patrick W. Christensen
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