

From: Christopher Duffett
Sent: Tuesday, September 16, 2025 12:11 PM
To: Daisy Marquez
Cc: Carolee Hinojosa; Melanie Cofressi
Subject: OPPOSITION to PLZC20250062 and concerns over current zone change proposal

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon,

My name is Chris Duffett I am on the board of directors for the Kensington Ranch Homeowners Association representing 916 homeowners in Schertz and Selma. Additionally, I am a resident of Schertz.

It has been brought to our attention through public notice that a plot near our neighborhood is under consideration for rezoning from GB-2 to R-2. This is zone change case is PLZC20250062.

Our association has many concerns with this zone change. First it is our belief, given past land-developer efforts in this zone, this zone change request will ultimately be used to connect this plot to two adjacent properties to open this area for large-scale residential development.

This property (map attached) is currently land-locked and rezoning this plot to R-2 will connect the three plots into a potential large R-2 community. Development of these three plots into a single community would have a significant negative impact on traffic, utilities and infrastructure in this area.

Unfortunately, it is our association's experience with other development planning efforts in Schertz, Selma and Universal City, that minimal impact studies (education, APZ, traffic, utilities, etc.) are completed prior to these plots being approved/developed.

Additionally, inter-city coordination is lacking-- as was evidenced with the Universal City synchronization on the proposed Cibolo Farms joint development (PLZC20240256) earlier this year. This lack of coordination and fore thought eventually led to this specific rezone being voted down at council. One key aspect to its failure was its encroachment of the APZ.

This proposed rezone (PLZC20250062) encourages development in a zone that would have significant negative impact on traffic, utilities and infrastructure and was specifically highlighted as an AREA OF HIGHEST CONCERN in the 2017 JBSA – Randolph AICUZ study.

According to the 2017 JBSA – Randolph AICUZ study (link below), this area is in direct conflict of the APZ-II. Furthermore, Appendix A-3 Land Use Compatibility tables (attached) defines APZ-II recommended usage for single units detached as “RECOMMENDED” but with a density recommendation of a “Maximum density of two dwelling unit/acre”. All other single detached units are simply NOT RECOMMENDED. Additionally, the Land Use Compatibility Analysis (Fig 6.7 – attached) highlights this area labeled as the “Universal City ETJ” as an “AREA OF HIGHEST CONCERN FOR FUTURE DEVELOPMENT”.

The language could not be clearer, JBSA does not support more development in the APZ-II. With the introduction of the new T-7A aircraft, new flying volume at the base and the economic impact, the positive relationship amongst the city of Schertz, JBSA-Randolph and the Department of the Air Force must be cultivated and maintained.

Approving rezoning action that promotes development in areas JBSA-Randolph has listed as an “AREA OF HIGHEST CONCERN FOR FUTURE DEVELOPMENT” does not cultivate or maintain that relationship.

Kensington Ranch consists of citizens of both Schertz and Selma; our community has always been united when working with both of our cities. We love our respective cities and want to see our homes and families’ flourish.

To be clear, we understand change and development will happen. However, this or any future development cannot occur in a vacuum or independent of inter-city coordination and community partner desires.

The members of Kensington Ranch request both the PNZ commission and Schertz City Council deny the request for the rezone of PLZC20250062.

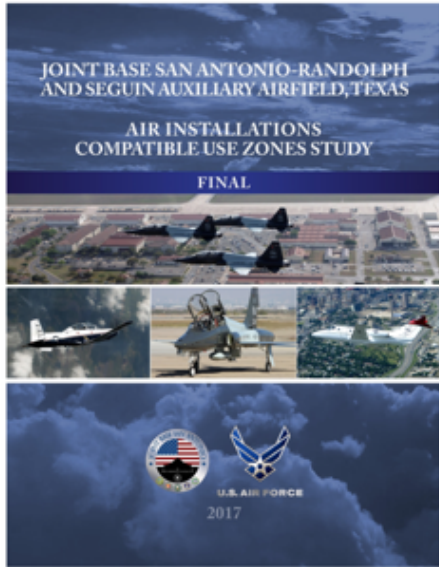
Respectfully,

Chris Duffett

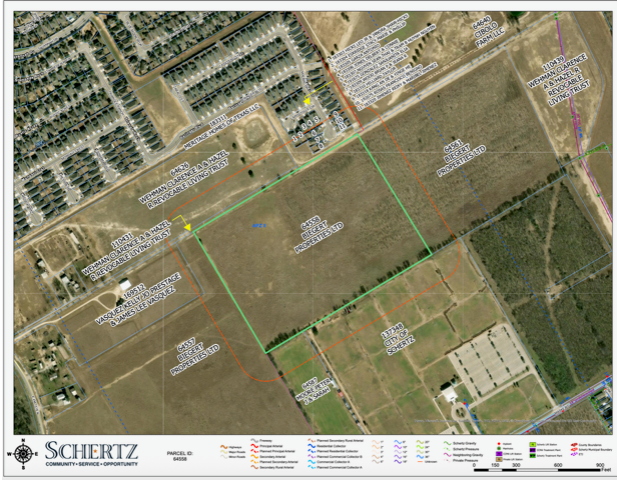
Board Member, Kensington Ranch Homeowners Association

3400 Woodlawn Farms

Schertz, Texas. 78154



FINAL Randolph AICUZ Study
PDF Document · 38.5 MB



2017 MSA Revision M022 Draft

APPENDIX A LAND USE COMPATIBILITY TABLES

Land use compatibility recommendations in Tables A-1 and A-2 are from AFJ 52-7963 (Air Force 2002) and reflect the Air Force's minimum compatibility requirements; however, individual circumstances at each base may require more stringent guidelines as prudent. For example, the 2015 Joint Land Use Study recommends low density development in the southern AFJ3 at MSA-Barrington due to local bird threats. These types of local variations are not reflected in this Appendix.

Table A-1: Land Use Compatibility Recommendations in AFJ3 and EOs

CODE	LAND USE NAME	RECOMMENDED LAND USE COMPATIBILITY			
		CLASS 1/2E	AFJ3	AFJ3	DESIGN 1
01 Residential					
01.01 Residential area					
01.01	Single units, detached	Yes	Yes	Yes	Minimum lot size of 10,000 sq ft
01.02	Single units, semi-detached	Yes	Yes	Yes	
01.03	Single units, attached row	Yes	Yes	Yes	
01.04	Row units, side-by-side	Yes	Yes	Yes	
01.05	Row units, end above the other	Yes	Yes	Yes	
01.06	Apartment, attached	Yes	Yes	Yes	
01.07	Apartment, attached	Yes	Yes	Yes	
01.08	Group facilities	Yes	Yes	Yes	
01.09	Residential hotels	Yes	Yes	Yes	
01.10	Mobile home parks in vicinity	Yes	Yes	Yes	
01.11	Transient lodging	Yes	Yes	Yes	
01.12	Other residential	Yes	Yes	Yes	
02 Manufacturing					
02.01 Food and related products, manufacturing					
02.01	Food and related products, manufacturing	Yes	Yes	Yes	Minimum lot size of 10,000 sq ft
02.02	Textiles and products, manufacturing	Yes	Yes	Yes	Minimum lot size of 10,000 sq ft
02.03	Apparel and other finished products, manufacturing	Yes	Yes	Yes	Minimum lot size of 10,000 sq ft
02.04	Chemical and related products, manufacturing	Yes	Yes	Yes	Minimum lot size of 10,000 sq ft





KENSINGTON
RANCH

September 16, 2025

Schertz Planning and Zoning Commission,

My name is Chris Duffett I am on the board of directors for the Kensington Ranch Homeowners Association representing 916 homeowners in Schertz and Selma. Additionally, I am a resident of Schertz.

It has been brought to our attention through public notice that a plot near our neighborhood is under consideration for rezoning from GB-2 to R-2. This is zone change case is PLZC20250062.

Our association has many concerns with this zone change. First it is our belief, given past land-developer efforts in this zone, this zone change request will ultimately be used to connect this plot to two adjacent properties to open this area for large-scale residential development.

This property (map attached) is currently land-locked and rezoning this plot to R-2 will connect the three plots into a potential large R-2 community. Development of these three plots into a single community would have a significant negative impact on traffic, utilities and infrastructure in this area.

Unfortunately, it is our association's experience with other development planning efforts in Schertz, Selma and Universal City, that minimal impact studies (education, APZ, traffic, utilities, etc.) are completed prior to these plots being approved/developed.

Additionally, inter-city coordination is lacking-- as was evidenced with the Universal City synchronization on the proposed Cibolo Farms joint development (PLZC20240256) earlier this year. This lack of coordination and fore thought eventually led to this specific rezone being voted down at council. One key aspect to its failure was its encroachment of the APZ.

This proposed rezone (PLZC20250062) encourages development in a zone that would have significant negative impact on traffic, utilities and infrastructure and was specifically highlighted as an AREA OF HIGHEST CONCERN in the 2017 JBSA – Randolph AICUZ study.

According to the 2017 JBSA – Randolph AICUZ study (link below), this area is in direct conflict of the APZ-II. Furthermore, Appendix A-3 Land Use Compatibility tables (attached) defines APZ-II recommended usage for single units detached as

"RECOMMENDED" but with a density recommendation of a "Maximum density of two dwelling unit/acre". All other single detached units are simply NOT RECOMMENDED. Additionally, the Land Use Compatibility Analysis (Fig 6.7 – attached) highlights this area labeled as the "Universal City ETJ" as an "AREA OF HIGHEST CONCERN FOR FUTURE DEVELOPMENT".

The language could not be clearer, JBSA does not support more development in the APZ-II. With the introduction of the new T-7A aircraft, new flying volume at the base and the economic impact, the positive relationship amongst the city of Schertz, JBSA-Randolph and the Department of the Air Force must be cultivated and maintained.

Approving rezoning action that promotes development in areas JBSA-Randolph has listed as an "AREA OF HIGHEST CONCERN FOR FUTURE DEVELOPMENT" does not cultivate or maintain that relationship.

Kensington Ranch consists of citizens of both Schertz and Selma; our community has always been united when working with both of our cities. We love our respective cities and want to see our homes and families' flourish.

To be clear, we understand change and development will happen. However, this or any future development cannot occur in a vacuum or independent of inter-city coordination and community partner desires.

The members of Kensington Ranch request both the PNZ commission and Schertz City Council deny the request for the rezone of PLZC20250062.

Respectfully,



Chris Duffett

Board Member, Kensington Ranch Homeowners Association

3400 Woodlawn Farms

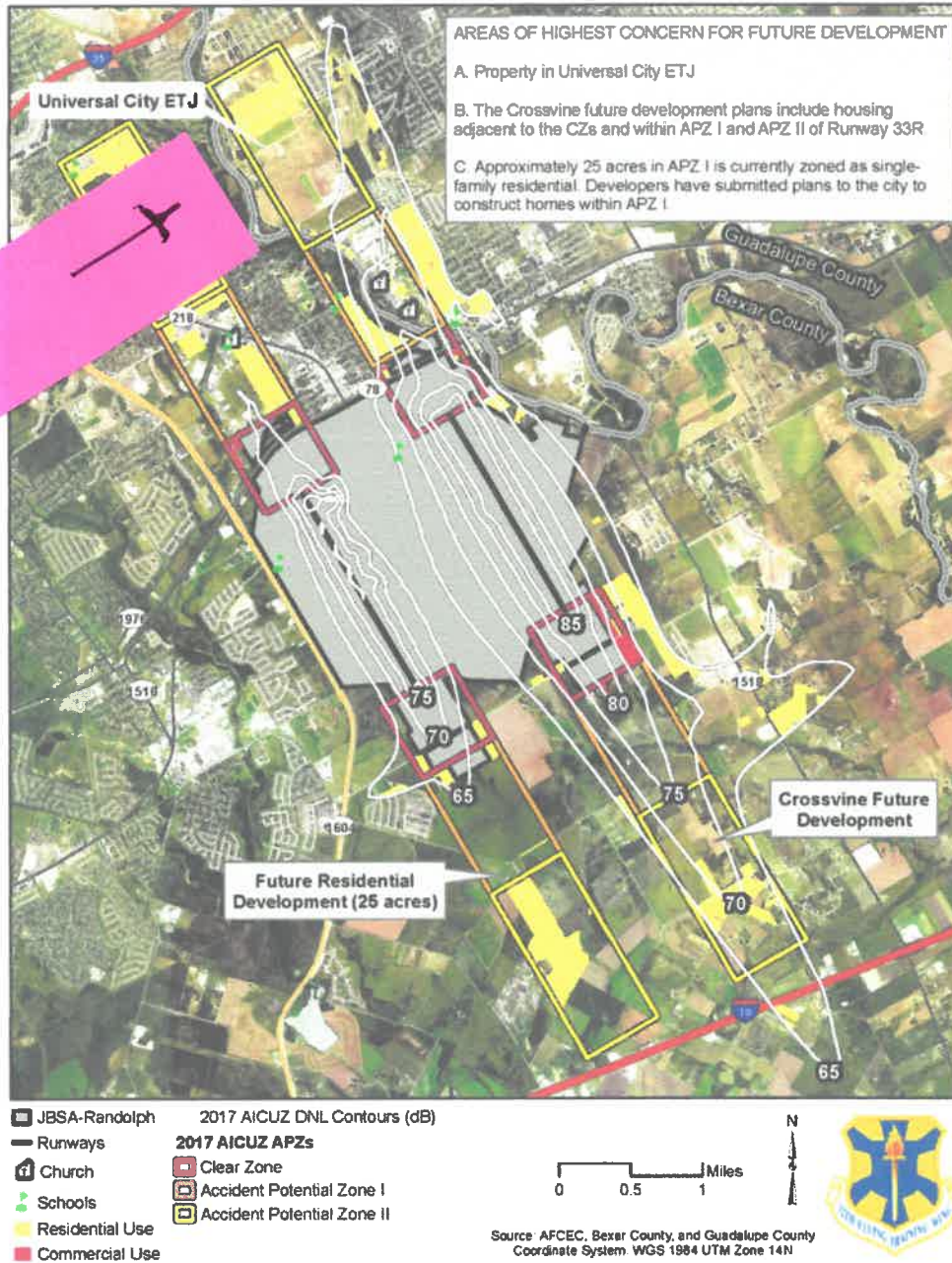
Schertz, Texas. 78154

(609) 706-2819

Link to JBSA:

<https://www.jbsa.mil/Portals/102/Documents/Environmental%20PA/FINAL%20Randolph%20AICUZ%20Study.pdf>

Figure 6-7: Areas of Compatibility Concerns, JBSA-Randolph



NOTICE OF PUBLIC HEARING

September 17, 2025

To whom it may concern,

The City of Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, October 1st, 2025 at 6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and act upon the following item:

PLZC20250062 - Hold a public hearing and make a recommendation on a zone change request on approximately 32 acres of land from General Business District- II (GB-2) to Single-Family Residential District (R-2), known as Guadalupe Property Identification Number 64558, City of Schertz, 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 at 1400 Schertz Parkway, Bldg. 1, Schertz, Texas 78154, or by e-mail planning@schertz.com. If you have any questions, please feel free to call Daisy Marquez, Planner directly at (210) 619-1782.

Sincerely,



Daisy Marquez
Planner

Reply Form:

City Council will have a public hearing 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 the 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 **PLZC20250062**

COMMENTS: I was told they were not going to build anymore

NAME: Janora Shawst Hicks SIGNATURE: Janora Shawst Hicks it is the reason why I bought this land.
(PLEASE PRINT)

STREET ADDRESS: 3016 Lapostolle Circle, Schert TX

DATE: 9.22.25 78154

NOTICE OF PUBLIC HEARING

September 17, 2025

To whom it may concern,

The City of Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, October 1st, 2025 at 6:00 p.m. located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and act upon the following item:

PLZC20250062 - Hold a public hearing and make a recommendation on a zone change request on approximately 32 acres of land from General Business District- II (GB-2) to Single-Family Residential District (R-2), known as Guadalupe Property Identification Number 64558, City of Schertz, 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 at 1400 Schertz Parkway, Bldg. 1, Schertz, Texas 78154, or by e-mail planning@schertz.com. If you have any questions, please feel free to call Daisy Marquez, Planner directly at (210) 619-1782.

Sincerely,

[Handwritten signature]

Daisy Marquez
Planner

Reply Form:

City Council will have a public hearing 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 the 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 [checked] opposed to [] neutral to [] the request for PLZC20250062

COMMENTS:

NAME: Brenda Biegert Prestage SIGNATURE [Handwritten Signature]
(PLEASE PRINT)

STREET ADDRESS: 3112 FM 1518 Schertz

DATE: 9-22-2025

I am one of the general partners of Biegert Properties..