



419 Marshall St.
San Antonio, Texas 78212
sflores@bendicion.companies.com
www.bendicion-companies.com
(210) 392-0036

Letter of Intent

March 17, 2026

City of Schertz Planning Department
1400 Schertz Parkway Bldg. 1
Attn Development Services - **6615 FM 482 New Braunfels, TX 78132**

The proposed amendment to the City of Schertz Comprehensive Land Use Plan to reclassify the property located at 6615 FM 482 from Local Corridor to Industrial Hub is appropriate and consistent with the existing development pattern. The requested amendment is being made in conjunction with a rezoning request to General Business District (GB-2) from PRE to allow for office warehouse and outdoor storage use.

The subject property is situated along FM 482. The property is currently zoned PRE and there is M-1 & GB zoning to the rear of the property. While the Local Corridor designation is intended to support retail and mixed-use development, the surrounding context and traffic characteristics of FM 482 are more conducive to industrial uses. As such, the Industrial Hub designation more accurately reflects both the existing conditions and the planned future development pattern of the area.

The proposed amendment will facilitate a cohesive land use pattern by aligning the subject property with adjacent and nearby industrial and commercial developments. The requested Industrial Hub designation is intended to support employment-generating uses, including office warehouse and outdoor storage, which are compatible with the proposed GB-2 zoning district.

Thank you for your time and have a great day.
Sincerely,

Ethan Bracy

Ethan Bracy.
Engineer-in-Training
Bendicion Engineering, LLC