



**MEETING AGENDA**  
**City Council**  
**REGULAR SESSION CITY COUNCIL**  
**September 27, 2022**

**HAL BALDWIN MUNICIPAL COMPLEX COUNCIL CHAMBERS**  
**1400 SCHERTZ PARKWAY BUILDING #4**  
**SCHERTZ, TEXAS 78154**

**CITY OF SCHERTZ CORE VALUES**

**Do the right thing**

**Do the best you can**

**Treat others the way you want to be treated**

**Work cooperatively as a team**

**AGENDA**

**TUESDAY, SEPTEMBER 27, 2022 at 6:00 p.m.**

**City Council will hold its regularly scheduled meeting at 6:00 p.m., Tuesday, September 22, 2022, at the City Council Chambers. In lieu of attending the meeting in person, residents will have the opportunity to watch the meeting via live stream on the City's YouTube Channel.**

**Call to Order**

**Opening Prayer and Pledges of Allegiance to the Flags of the United States and State of Texas.**  
**(Mayor Pro-Tem Heyward)**

**Presentations**

- Proclamation: Domestic Violence Awareness Month October 2022
- Proclamation: Texas Chamber of Commerce Week-Oct 17-21-2022
- Proclamation: National Manufacturing Day 2022

**City Events and Announcements**

- Announcements of upcoming City Events (B. James/C. Kelm/S. Gonzalez)
- Announcements and recognitions by the City Manager (M. Browne)
- Announcements and recognitions by the Mayor (R. Gutierrez)

## Hearing of Residents

*This time is set aside for any person who wishes to address the City Council. Each person should fill out the speaker's register prior to the meeting. Presentations should be limited to no more than 3 minutes.*

***All remarks shall be addressed to the Council as a body, and not to any individual member thereof. Any person making personal, impertinent, or slanderous remarks while addressing the Council may be requested to leave the meeting.***

*Discussion by the Council of any item not on the agenda shall be limited to statements of specific factual information given in response to any inquiry, a recitation of existing policy in response to an inquiry, and/or a proposal to place the item on a future agenda. The presiding officer, during the Hearing of Residents portion of the agenda, will call on those persons who have signed up to speak in the order they have registered.*

## Consent Agenda Items

The Consent Agenda is considered self-explanatory and will be enacted by the Council with one motion. There will be no separate discussion of these items unless they are removed from the Consent Agenda upon the request of the Mayor or a Councilmember.

1. **Minutes** – Consideration and/or action regarding the approval of the minutes of the regular meeting of September 6th, 2022 and the regular meeting of September 13th, 2022. (B. Dennis)
2. **Resolution 22-R-108** - Consideration and/or action approving a Resolution by the City Council of the City of Schertz, Texas authorizing the City Manager to sign an Interlocal Agreement for Fire Protection Services between Guadalupe County and the City of Schertz. (M. Browne/G. Rodgers/B. Boney)
3. **Resignations, Reappointments, and Appointments to various Boards, Commissions and Committees** - Consideration and/or action approving the Resignations, Reappointments and Appointments to the Economic Development Corporation, Building and Standards Commission, Parks and Recreation Advisory Board, Planning & Zoning Commission, Schertz Historical Preservation Committee and Transportation Safety Advisory Commission (B. Dennis/S. Edmondson/Mayor-Council)
4. **Resolution No. 22-R-100** - Consideration and/or action approving a Resolution by the City Council of the City of Schertz, Texas authorizing EMS debt revenue adjustments, Utility Billing debt revenue adjustments and Schertz Magazine Debt Revenue Adjustments for certain inactive outstanding receivables and other matters in connection therewith. (M. Browne/J. Walters)



5. **Ordinance No. 22-T-39** - Consideration and/or action approving an ordinance by the City Council of the City of Schertz, Texas authorizing an adjustment to the Fiscal Year 2021-2022 Budget to adjust personnel budgets, repealing all ordinances or parts of ordinances in conflict with this ordinance and providing an effective date. ***Final Reading*** (M. Browne/J. Walters)
6. **Resolution No. 22-R-107** – Consideration and/or action approving a Resolution by the City Council of the City of Schertz, Texas, authorizing a Task Order Agreement with Halff Associates for a not to exceed amount of \$60,000 for the Schertz Parkway and Lookout Road Signalization Project. (B. James/J. Nowak)

## **Discussion and Action Items**

## **Public Hearings**

7. **Ordinance No. 22-S-36-** Conduct a public hearing and consideration and/or action on a request to rezone approximately 20 acres of land to Planned Development District (PDD), the properties, a portion of Parcel ID 67955, approximately 4.2 acres of land, generally located southeast of Archer Pass and Winkler Trail, a portion of Parcel ID 67955, approximately 4.5 acres of land, generally located 1,100 feet southeast of Archer Pass and Winkler Trail, and a portion of Parcel ID 112888, approximately 11 acres of land, generally located 2,900 feet southeast of the intersection of Homestead Parkway and Hartley Square, City of Schertz, Guadalupe County, Texas. *First Reading* (B. James / L. Wood / E. Delgado)
8. **Ordinance No. 22-S-35-** Conduct a public hearing and consideration and/or action on a request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification Number 63833, City of Schertz, Comal County and Guadalupe County, Texas. *First Reading* (B. James / L. Wood / E. Delgado)

## **Roll Call Vote Confirmation**

## **Closed Session**

9. The City Council will convene in closed session pursuant to Government Code Section 551.074 to deliberate the appointment of a Municipal Court Prosecutor.
10. The City Council will meet in Closed Session in accordance with Section 551.074 of the Texas Government Code, Personnel Matters, to discuss the direction on an appointment of a new City Manager.

## **Reconvene into Regular Session**

11. Take any action based on discussions held in Closed Session under Agenda Item 9.
12. Take any action based on discussions held in Closed Session under Agenda Item 10.

### **Roll Call Vote Confirmation**

### **Information available in City Council Packets - NO DISCUSSION TO OCCUR**

13. **Monthly Update on Major Projects in progress/CIP. (B. James/K. Woodlee)**

### **Requests and Announcements**

- Announcements by the City Manager.
- Requests by Mayor and Councilmembers for updates or information from staff.
- Requests by Mayor and Councilmembers that items or presentations be placed on a future City Council agenda.
- Announcements by Mayor and Councilmembers
  - City and Community Events attended and to be attended
  - City Council Committee and Liaison Assignments (see assignments below)
  - Continuing Education Events attended and to be attended
  - Recognition of actions by City Employees
  - Recognition of actions by Community Volunteers

### **Adjournment**

#### **CERTIFICATION**

I, SHEILA EDMONDSON, DEPUTY CITY SECRETARY OF THE CITY OF SCHERTZ, TEXAS, DO HEREBY CERTIFY THAT THE ABOVE AGENDA WAS PREPARED AND POSTED ON THE OFFICIAL BULLETIN BOARDS ON THIS THE 23RD DAY OF SEPTEMBER 2022 AT 5:15 P.M., WHICH IS A PLACE READILY ACCESSIBLE TO THE PUBLIC AT ALL TIMES AND THAT SAID NOTICE WAS POSTED IN ACCORDANCE WITH CHAPTER 551, TEXAS GOVERNMENT CODE.

SHEILA EDMONDSON

**I CERTIFY THAT THE ATTACHED NOTICE AND AGENDA OF ITEMS TO BE CONSIDERED BY THE CITY COUNCIL WAS REMOVED BY ME FROM THE OFFICIAL BULLETIN BOARD ON \_\_\_\_ DAY OF \_\_\_\_\_, 2022. TITLE: \_\_\_\_\_**

*This facility is accessible in accordance with the Americans with Disabilities Act. Handicapped parking spaces are available. If you require special assistance or have a request for sign interpretative services or other services, please call 210-619-1030.*

**The City Council for the City of Schertz reserves the right to adjourn into closed session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Open Meetings Act.**

**Closed Sessions Authorized:** This agenda has been reviewed and approved by the City’s legal counsel and the presence of any subject in any Closed Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion.

#### COUNCIL COMMITTEE AND LIAISON ASSIGNMENTS

<b>Mayor Gutierrez</b> Audit Committee Board of Adjustments Investment Advisory Committee Main Street Committee	<b>Councilmember Scagliola – Place 5</b> Animal Advisory Commission - Alternate Cibolo Valley Local Government Corporation - Alternate Hal Baldwin Scholarship Committee Interview Committee for Boards and Commissions - Alternate Schertz-Seguin Local Government Corporation
<b>Councilmember Davis– Place 1</b> Interview Committee for Boards and Commissions Main Street Committee - Chair Parks & Recreation Advisory Board Schertz Housing Authority Board Transportation Safety Advisory Commission TIRZ II Board	<b>Councilmember – Place 2 (VACANT)</b>
<b>Councilmember Whittaker – Place 3</b> Audit Committee Historical Preservation Committee Interview Committee for Boards and Commissions Library Advisory Board TIRZ II Board	<b>Councilmember Dahle – Place 4</b> Cibolo Valley Local Government Corporation Interview Committee for Boards and Commissions Planning & Zoning Commission TIRZ II Board
<b>Councilmember Heyward – Place 6</b> Animal Advisory Commission Audit Committee Building and Standards Commission Economic Development Corporation - Alternate Investment Advisory Committee Main Street Committee	<b>Councilmember Brown – Place 7</b> Economic Development Corporation Main Street Committee Schertz-Seguin Local Government Corporation - Alternate

**CITY COUNCIL MEMORANDUM**

**City Council Meeting:** September 27, 2022  
**Department:** City Secretary  
**Subject:** Minutes – Consideration and/or action regarding the approval of the minutes of the regular meeting of September 6th, 2022 and the regular meeting of September 13th, 2022. (B. Dennis)

---

**BACKGROUND**

Staff recommends approval.

**RECOMMENDATION**

Recommend Approval.

---

**Attachments**

9-6-2022 Draft Min  
9-13-2022 Draft Min

---

# DRAFT

## MINUTES REGULAR MEETING September 6, 2022

A Regular Meeting was held by the Schertz City Council of the City of Schertz, Texas, on September 6, 2022, at 6:00 p.m. in the Hal Baldwin Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas. The following members present to-wit:

Present: Mayor Ralph Gutierrez; Mayor Pro-tem Allison Heyward; Councilmember Mark Davis; City Council Place 2 - Vacant; Councilmember Jill Whittaker; Councilmember Michael Dahle; Councilmember David Scagliola; Councilmember Tim Brown

City      City Manager Dr. Mark Browne; Assistant City Manager Brian James; City Attorney  
Staff:    Charles Zech; City Secretary Brenda Dennis; Deputy City Secretary Sheila Edmondson

### **Call to Order**

Mayor Gutierrez called the meeting to order at 6:00 p.m.

### **Opening Prayer and Pledges of Allegiance to the Flags of the United States and State of Texas. (Councilmember Whittaker)**

Councilmember Whittaker provided the opening prayer followed by the pledges to the flags of the United States and the State of Texas.

### **Presentations**

*Mayor Gutierrez read and presented the following proclamations:*

- Proclamation recognizing National Payroll Week (Mayor/Denise Kelly-Alamo)
- Proclamation recognizing National Preparedness Month (Mayor/Summer Hall)

### **Employee Recognition**

#### **Introduction of New Employees**

Mayor Gutierrez recognized City Department Heads who introduced their new employees.

- Inspections: Delfina Melendez, Permit Technician
- Library: Stephanie Barbosa, Librarian
- Parks & Recreation: Lexis Michael, Administrative Assistant
- Public Works Drainage: William Lewis, Drainage Worker I

- Public Works Water: Desiree Johnson, Administrative Manager, and Adam Rodriguez, Service Worker I
- Public Works Facilities: Dylan Sandberg, Electrician Apprentice

## **City Events and Announcements**

- Announcements of upcoming City Events (B. James/S. Gonzalez)

Mayor Gutierrez recognized Assistant City Manager Brian James who provided the following information:

### **Thursday, September 8**

#### **Northeast Partnership Meeting**

11:30 AM-1:30 PM

Olympia Hills Golf & Conference Center, 12900 Mount Olympus, Universal City

Please RSVP to the City Secretary's office

### **Friday, September 9**

#### **Blood Drive for Gunnar, Grandson of Johnny and Donna Bierschwale**

9:00 AM – 1:00 PM

Bluebonnet Park, 17630 Lookout Road, Bluebonnet Palace Parking Lot

Gunnar is battling aplastic anemia and needs blood and platelet transfusions

### **Saturday, September 10**

#### **Nature Discovery Series**

10:00-11:00 AM

Crescent Bend Nature Park

#### **Paws in the Pool**

Two Sessions – 12:00-2:00 PM and 2:00-4:00 PM

Pickrell Park

### **Tuesday, September 13**

#### **Next regular scheduled Council meeting**

6:00 PM

Council Chambers

### **Saturday, September 24**

#### **Community Car Seat Check Event**

9:00 AM – 2:00 PM

Schertz Playscape at Library

#### **“Get Prepped” Emergency Management Block Party**

10:00 AM – 2:00 PM

Schertz Municipal Complex

### **Wednesday, September 28**

#### **SCUC ISD Legislative Advocacy Luncheon**

11:30 AM

SCUC ISD Board Road, Central Office, 1060 Elbel Road

Please RSVP to City Secretary's office by September 13, 2022

- **Announcements and recognitions by the City Manager (M. Browne)**

Mayor Gutierrez recognized City Manager Dr. Browne who stated that he neglected to mention last week that our Caterpillar Bowl Team/Chamber Bowling event finished 3rd Place, they did a great job, some members are present tonight: Brian James, James Walters, Rene Zarate, Jessica Kurz and Lesa Wood. He also recognized the Retirement of Harry Hewlett, he spent 35 years in the Fire Department, and he did a fantastic job, and we will certainly miss him. Finally, recognized our Employee Appreciation Committee for a great Waffle Breakfast they put on for the employees, they did a great job and everyone had a great time. Mayor Gutierrez also helped serve. That Team lead by Jessica Kurz and HR Group as well as other Departments. They do a fantastic job and everyone has a great time at their events, kudos to them.

- **Announcements and recognitions by the Mayor (R. Gutierrez)**

Mayor Gutierrez stated that we have one staff member that never says anything, and we forgot all about him, that's Medor. September 1, 2022, was National Police K-9 Appreciation Day, every individual is a part of our staff, so let's give him extra treats this week, he deserves them.

## **Hearing of Residents**

*This time is set aside for any person who wishes to address the City Council. Each person should fill out the speaker's register prior to the meeting. Presentations should be limited to no more than 3 minutes.*

***All remarks shall be addressed to the Council as a body, and not to any individual member thereof. Any person making personal, impertinent, or slanderous remarks while addressing the Council may be requested to leave the meeting.***

*No One Spoke.*

## **Consent Agenda Items**

The Consent Agenda is considered self-explanatory and will be enacted by the Council with one motion. There will be no separate discussion of these items unless they are removed from the Consent Agenda upon the request of the Mayor or a Councilmember.

Mayor Gutierrez read the following items into record:

1. **Resolution No. 22-R-91** – Consideration and/or action approving a Resolution by the City Council of the City of Schertz, Texas, authorizing a Task Order Agreement with Kimley-Horn Associates, Inc. for the Main Street Improvement Project. (B. James/J. Nowak)

2. **Resolution No. 22-R-92** - Consideration and/or action authorizing an application for the Community Coalition Partnership COVID-19 Grant from the San Antonio Council on Alcohol and Drug Awareness, and receive funds if awarded, in an amount up to \$100,000 to purchase shade structures for Cypress Point Park. (B. James/L. Shrum)
3. **Resolution No. 22-R-93** – Consideration and/or action approving a Resolution by the City Council of the City of Schertz, Texas, authorizing execution of a wastewater easement from San Antonio One Limited Partnership and San Antonio Three Limited Partnership relating to an existing wastewater main. (B. James/K. Woodlee/J. Shortess)
4. **Resolution No. 22-R-97** - Consideration and/or action approving a Resolution by the City Council of the City of Schertz, Texas approving requests for Schertz Main Street Local Flavor Economic Development Grant for 817 Main Street. (M. Browne/B. James)
5. **Resolution No. 22-R-101** - Consideration and/or action approving a Resolution by the City Council of the City of Schertz, Texas authorizing a license agreement with PV Schertz LLC. (M. Browne/B. James)
6. **Resolution No. 22-R-94** - Consideration and/or action approving a Resolution by the City Council of the City of Schertz, Texas approving the Management Services Agreement between the Schertz/Seguin Local Government Corporation (SSLGC), the City of Schertz, and the City of Seguin and other matters in connection therewith. (SSLGC Resolution #SSLGC R22-12) (B. James/S. Williams/Alan Cockerell).

Mayor Gutierrez asked if any items need to be removed for separate action. Mayor Gutierrez recognized Councilmember Scagliola who requested that item 1 be removed for separate action.

Moved by Councilmember Michael Dahle, seconded by Councilmember Tim Brown to approve consent agenda items 2 through 6.

AYE: Mayor Pro-tem Allison Heyward, Councilmember Mark Davis,  
Councilmember Jill Whittaker, Councilmember Michael Dahle,  
Councilmember David Scagliola, Councilmember Tim Brown

Passed

## **Discussion and Action Items**

1. **Resolution No. 22-R-91** – Consideration and/or action approving a Resolution by the City Council of the City of Schertz, Texas, authorizing a Task Order Agreement with Kimley-Horn Associates, Inc. for the Main Street Improvement Project. (B. James/J. Nowak)

Mayor Gutierrez read the following into record:



## RESOLUTION NO. 22-R-91

### **A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AUTHORIZING A TASK ORDER AGREEMENT WITH KIMLEY-HORN ASSOCIATES, INC., FOR PROFESSIONAL ENGINEERING AND ARCHITECTURAL-RELATED SERVICES ON THE MAIN STREET IMPROVEMENT PROJECT, AND OTHER MATTERS IN CONNECTION THEREWITH**

Mayor Gutierrez recognized Councilmember Scagliola who provided his comments regarding why the need to increase the contract. Councilmember Davis stated they have already seen local impact, see activities going on in UC and Cibolo where they provided the improvements to areas. He spoke regarding the need to do this and is long overdue and do it right, not just kick the can down the road.

Councilmember Whittaker provided her concerns regarding the big jump. Assistant City Manager Brian James provided the information regarding the updated contract where they modified the scope and why. Councilmember Whittaker did mention the improvements that were discussed at their Main Street Committee.

Councilmember Brown concurred with Councilmember Davis, stating it has grown because it needs to. Need to get this moving.

As there were no further comments, Mayor Gutierrez called for a motion to approve Resolution No. 22-R-91.

Moved by Councilmember Mark Davis, seconded by Councilmember Tim Brown to approve Resolution No. 22-R-91.

AYE: Mayor Pro-tem Allison Heyward, Councilmember Mark Davis,  
Councilmember Jill Whittaker, Councilmember Michael Dahle,  
Councilmember Tim Brown

NAY: Councilmember David Scagliola

Passed

7. **Ordinance No. 22-D-38** - Consideration and/or action approving an ordinance by the City Council of the City of Schertz, Texas, providing that the Code of Ordinances of the City of Schertz, Texas be amended by revising Article II, Section 86-39, Restrictions on Turning. *First Reading* (B. James/K. Woodlee)

Mayor Gutierrez read the following into record:

## **ORDINANCE NO. 22-D-38**

### **AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS, PROVIDING THAT THE CODE OF ORDINANCES OF THE CITY OF SCHERTZ, TEXAS, BE AMENDED BY REVISING ARTICLE V,**

## **SECTION 86-39, RESTRICTIONS ON TURNING; AND PROVIDING AN EFFECTIVE DATE.**

Mayor Gutierrez recognized City Engineer Kathy Woodlee who introduced this item stating It has been observed that it is not uncommon for motorists to attempt a u-turn maneuver to change direction from north bound to south bound on Schertz Parkway at the median break at Prairie Lane. City Engineering Staff investigated and determined that the maneuver at that location cannot be made safely in almost any circumstance. Sight distance is not adequate and the width of the median and turn lane is not wide enough for the turn to be made without veering into an adjacent lane of travel and interfering with other traffic.

State law (Texas Transportation Code) grants the authority to the City to regulate turning movements and both State law and City Code Section 86-39 explicitly prohibit the making of a u-turn where unsafe and/or where a sign is erected pursuant to the authority of the City Council. On August 4, 2022, the Staff presented this case to the Transportation Safety Advisory Commission (TSAC) to request that they make a recommendation to City Council to authorize the location of such a sign. TSAC unanimously voted to recommend the placement of signs in order to explicitly prohibit u-turns in both directions on Schertz Parkway at Prairie Lane. The recommendation prohibits u-turns in both directions.

The goal of Ordinance 22-D-38 is to educate and discourage motorists from attempting an unsafe turning maneuver and to provide an explicit Code reference for citation of the offense. Staff recommends approval.

Ms. Woodlee addressed questions from Council. Councilmembers provided their thoughts regarding the need for this.

Mayor Gutierrez called for a motion to approve Ordinance No. 22-D-38.

Moved by Councilmember Jill Whittaker, seconded by Mayor Pro-tem Allison Heyward to approve Ordinance 22-D-38 on first reading.

AYE: Mayor Pro-tem Allison Heyward, Councilmember Mark Davis,  
Councilmember Jill Whittaker, Councilmember Michael Dahle,  
Councilmember David Scagliola, Councilmember Tim Brown

Passed

8. **Resolution No. 22-R-103** - Consideration and/or action approving a Resolution by the City Council of the City of Schertz, Texas establishing the name of the currently unnamed future extension of Cibolo Valley Drive on the north side of IH 35 as Cibolo Valley Drive. (B. James/K. Woodlee)

Mayor Gutierrez read the following into record:

## **RESOLUTION NO. 22-R-103**

### **A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS, ESTABLISHING THE NAME OF THE CURRENTLY UNNAMED FUTURE EXTENSION OF CIBOLO VALLEY DRIVE ON THE NORTH SIDE OF IH 35 AS CIBOLO VALLEY DRIVE**

Mayor Gutierrez recognized City Engineer Kathy Woodlee who introduced this item stating during the regular City Council Meeting on May 3, 2022, after a workshop presentation regarding the City's process for naming streets, Council had a discussion regarding the potential name for a particular future roadway. The City's Master Thoroughfare Plan calls for extension to the north of IH 35 of the existing road currently known as Cibolo Valley Drive. The existing portion of Cibolo Valley Drive within the City of Schertz City Limits was previously named Wiederstein Road and was renamed in July 2019 (Ordinance 19-R-16) to be consistent with the longer portion of the same roadway within the City of Cibolo.

During the meeting in May, City Council requested that the Transportation Safety Advisory Commission (TSAC) research and recommend a name for the future roadway for Council's approval. TSAC discussed options for the name of the road extension during their regular meeting on August 4, 2022, and voted four (4) to two (2) to recommend that the future roadway be named Cibolo Valley Drive. It is recommended that Council establishes the name of Cibolo Valley Drive for the future extension of the existing Cibolo Valley Drive.

It is recommended that Council establishes the name of Cibolo Valley Drive for the future extension of the existing Cibolo Valley Drive.

Mayor Gutierrez recognized Mayor Pro-Tem Heyward who expressed her desire to name that portion Eric White Road. Councilmembers provided their thoughts that renaming it Eric White would be too confusing, Cibolo Valley Drive gives credit to founders.

Mayor Gutierrez asked Mayor Pro-Tem Heyward was there a motion.

Motion was made by Mayor Pro-Tem Heyward seconded by Councilmember Dahle to name the unnamed future extension of Cibolo Valley Drive Eric White Road.

Ayes: Mayor Pro-Tem Heyward

Nays: Councilmembers Dahle, Davis, Whittaker, Scagliola and Brown

Motion Failed

Mayor Gutierrez then recognized Councilmember Davis who again explained the need to continue the name Cibolo Valley Drive.

Moved by Councilmember Mark Davis, seconded by Councilmember David Scagliola Approve Resolution No. 22-R-103 naming the unnamed future extension of Cibolo Valley Drive to Cibolo Valley Drive.

AYE: Councilmember Mark Davis, Councilmember Jill Whittaker,  
Councilmember Michael Dahle, Councilmember David Scagliola,  
Councilmember Tim Brown

NAY: Mayor Pro-tem Allison Heyward

Passed

## Public Hearings

9. **Ordinance No. 22-T-30**– Conduct a Public Hearing and Consideration and/or action approving an Ordinance adopting a budget for the fiscal year beginning October 1, 2022, and ending September 30, 2023, in accordance with the Charter of the City of Schertz, Texas; providing for the filing of the Budget; providing that this Ordinance shall be cumulative of all Ordinances; providing a Severability Clause; and providing an Effective Date. ***First Reading*** (B. James/J. Walters)

Mayor Gutierrez recognized Finance Director James Walters who stated that in accordance with applicable statutes and the City Charter, the City Manager submitted a budget proposal to the City Council for consideration on August 5, 2022. The City Council held public hearings for the Proposed Budget on August 23, 2022 and, tonight, September 6, 2022.

In the General Fund, Staff has proposed adding up to 24 new positions based on the recommendations of Staff and Council. The positions include:

- 3 Firefighters in preparation of station 4
- Fire Inspector to assist with annual fire inspections
- Engineer and Engineering Inspector to assist with city infrastructure projects
- Public Safety Technician and a GIS Specialist to meet the information technology needs of a growing staff and security needs
- 3 Parks Maintenance Technicians to assist with the increased number of parks being developed in the City and perform more maintenance on existing parks
- Recreation Coordinator to help provide more city sponsored activities
- Plans Examiner and a Permit Technician to meet the needs of development
- Neighborhood Services Officer to help with code compliance needs
- 2 School Police Officers requested and paid for by the School District
- Traffic Officer to help with the growing city
- Records Specialist in Police, a Parts Clerk in Fleet to help manage the vehicles
- Part Time Programing Specialist in the Library to help with the popular events held at the library
- Convert 2 10-hour positions to 2 20-hour positions at the library to help visitors
- Event Attendant to assist set up and clean the Civic and Community Centers when there are events

Also in the General Fund are the following programs, projects, and equipment that are

new:

- Building 27 Parking Lot for vehicle and equipment storage space
- Additional Roadway Maintenance Funds
- Internet and fiber upgrades on the City's network due to its age
- eProcurement software to accept bids online which should allow for more competitive bids
- Replace the Police Records Management Software to meet the data driven needs of operations
- Restart the Library Hotspot program to provide a home internet solution to families,
- Acquire the Cellebrite system for Police to speed up investigation timelines by being able to review cellphone data in house
- Replace body armor for the SWAT team
- Purchase a 600 gallon Emulsion Tank that will store more oil used for road repair projects and make operations more efficient
- Purchase additional public safety radios to hand out to key employees during events or emergencies to ensure good communication
- Update and add security cameras at public safety buildings
- Purchase additional library materials
- Increase the cleaning contract for emergency cleanings at the library
- Upgrade the inventory and work order software used by public works that is no longer being supported by the developer
- purchase a hard drive shredder for IT and reduce service costs of outsourcing
- Provide Office 365 training to employees to better utilize the software
- Install noise mitigation tiles at the library to reduce sound inside the study rooms
- Provide annual trail funding to design and construct new trails
- Purchase a skid steer with a mulch head
- Purchase new breaching tools and shields for the Police
- Provide for additional job advertisements and hiring incentives
- Providing funding to start the Cibolo Creek Clean Up Program

The Emergency Medical Services team is proposing to add 8 new paramedics/EMTs to add another active ambulance on the road and to switch from 24 hours shifts to 12 hour shifts due to health concerns in the industry. These positions will be offset by increased revenue from having more ambulances on the road and savings in overtime with the change from 24 hour shifts. They are also proposing to add a mental health canine for staff to address mental health concerns caused on the job.

The Water & Sewer Fund is proposing to add utility bill text messaging services for notifications of pending bill due dates to help citizens avoid late penalties with a helpful reminder. They are also proposing to add Water/Sewer Gems software to keep an updated model of water and sewer needs as the city grows to help predict and plan for infrastructure needs. Lastly, they are proposing to purchase a mobile bypass pump to keep the water/sewer system operational if there is a mechanical or electrical failure at the existing pumps.

Staff also proposes to raise salaries for all departments by 3% across the board for inflation. In addition, staff making less than \$53,000 would get an additional 4%, staff making between \$53,000 and \$75,000 would receive an additional 2%, and staff over

\$75,000 would receive 1% additional. This program will replace the standard 2% merit program this year temporarily.

Fiscal Impact:

General Fund	\$44,376,036
Tax I&S Fund	8,686,248
Water & Sewer Fund	26,850,237
Capital Recovery - Water	44,000
Capital Recovery - Sewer	52,500
Drainage Fund	1,439,807
EMS Fund	11,719,662
SEDC	10,050,960
Special Events Fund	24,000
PEG Fund	60,000
Hotel Occupancy Fund	272,915
Park Fund	125,000
Tree Mitigation	70,000
Roadway Impact Fee Area1	5,000
Roadway Impact Fee Area2	55,000
Roadway Impact Fee Area3	5,000
Roadway Impact Fee Area4	3,000
Library Fund	22,200
Historical Committee	11,750
<b>Total:</b>	<b>\$103,873,31</b>

A copy of the proposed budget is available for view on the City's webpage [www.schertz.com](http://www.schertz.com). This copy will include all changes included in the change memo. He also stated per state statutes and the City Charter, the city must adopt a budget prior to the beginning of the fiscal year beginning October 1st. Staff recommends that the City Council approve the first reading of Ordinance No. 22-T-30, adopting the budget for the fiscal year beginning October 1, 2022, and ending September 30, 2023.

Mayor Gutierrez opened the public hearing, and as no one spoke; closed the public hearing for Council comments. No comments from Council.

Mayor Gutierrez called for a motion to approve Ordinance 22-T-30 on first reading.

Moved by Councilmember Tim Brown, seconded by Mayor Pro-tem Allison Heyward to approve Ordinance 22-T-30 on first reading.

AYE: Mayor Pro-tem Allison Heyward, Councilmember Mark Davis,  
Councilmember Jill Whittaker, Councilmember Michael Dahle,  
Councilmember David Scagliola, Councilmember Tim Brown

Passed

Moved by Councilmember Tim Brown, seconded by Mayor Pro-tem Allison Heyward to approve Ordinance No 22-T-30 on first reading.

AYE: Mayor Pro-tem Allison Heyward, Councilmember Mark Davis,  
Councilmember Jill Whittaker, Councilmember Michael Dahle,  
Councilmember David Scagliola, Councilmember Tim Brown

Passed

10. **Ordinance No. 22-T-31** – Conduct a Public Hearing and consideration and/or action approving an Ordinance approving the appraisal roll; setting the tax rate; levying and assessing general and special ad valorem taxes for the use and support of the municipal government of the city of Schertz, Texas. ***First Reading*** (B. James/J. Walters)

Mayor Gutierrez read the following into record:

**ORDINANCE NO. 22-T-30**

**AN ORDINANCE ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023, IN ACCORDANCE WITH THE CHARTER OF THE CITY OF SCHERTZ, TEXAS; PROVIDING FOR THE FILING OF THE BUDGET; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

Mayor Gutierrez recognized Finance Director James Walters who introduced this item stating at the August 9, 2022 regular session, the City Council, by record vote, established a proposed preliminary maximum tax rate of \$0.4999 , per \$100 of value, with the M&O rate at \$0.3519 and the I&S portion of \$0.1480. This rate was under the Voter-Approval rate but greater than the No-New-Revenue rate.

On August 12, staff received a new Voter-Approval rate from the Guadalupe Tax Assessor Collector of \$0.4968. Due to this change staff brought this change to council on August 23rd, where council set a new preliminary tax rate of \$0.4950. This rate is under the new Voter-Approval rate and is greater than the No-New-Revenue rate.

In accordance with Chapter 26.05(d) of the State's Property Tax Code, a governing body must hold a public hearing on the tax rate if the proposed tax rate exceeds the lower of the No-New-Revenue or Voter-Approval Tax Rate. In this case a hearing is required as the proposed rate does exceed the No-New-Revenue rate.

A public hearing was held on August 23, 2022 regular session of City Council. A

second public hearing will be conducted tonight, September 6, 2022.

During the tax rate adoption process Council can approve a lower rate, however they will not be able to approve a rate higher than this without republishing the notices and holding additional public hearings. Due to timing constraints set by the State Tax Code 26.05(a), the latest council could set a new preliminary rate was August 23, 2022 without calling special meetings or declaring an emergency.

Per Sec 26.05(b) of the Tax Code, the tax rate can only be adopted with more than 60% of the votes in favor of the proposed tax rate. Since Schertz has 6 voting councilmembers, 4 members must vote in favor of the tax rate for it to pass.

Mayor Gutierrez opened the public hearing, and as no one spoke; closed the public hearing for Council comments. Councilmember Scaglio9la stated he still had a problem with the tax rate.

Mayor Gutierrez called for a motion to approve Ordinance 22-T-31 on first reading and noted the special motion that needed to be made.

Moved by Councilmember Tim Brown, seconded by Mayor Pro-tem Allison Heyward moved that the property tax rate be increased by the adoption of a tax rate of 0.4950. which is effectively a 9.4% increase in the tax rate.

AYE: Mayor Pro-tem Allison Heyward, Councilmember Mark Davis,  
Councilmember Jill Whittaker, Councilmember Michael Dahle,  
Councilmember Tim Brown

NAY: Councilmember David Scagliola

Passed

## **Workshop**

### **11. Schertz Young Leaders Program - Workshop Discussion on the new Schertz Young Leaders Program. (B. James/L. Shrum/C. Paddock)**

Mayor Gutierrez recognized Parks Recreation & Community Services Director Lauren Shrum who provided information regarding the program.

Purpose: To train students in leadership techniques and community awareness. Participants will be introduced to the multiple facets that make up Schertz: Local Government, Education, Community Businesses & Partners, and the Randolph Air Force Base. Through participation in the program, students will be prepared to make a positive impact on the quality of life in their current and future communities.

Objectives: To select a diverse group of 12 students who have exhibited leadership qualities or display the initiative to enhance their community through leadership and service.



To foster the development of knowledgeable citizens and future leaders of Schertz through in-depth programs that introduce students to the wide variety of opportunities, challenges, and resources available in the City.

Allow students to interact with community leaders and decision makers.

Collaborate with community partners to provide students with a well-rounded view of Schertz.

Committed Partners:

Operation Total Leadership:

Julio Serrano - Two hours of lesson delivery per session, curated participant guides and handouts, selection committee

SCUC Independent School District - Selected students will receive co-curricular excused absences for the program, Transportation to and from the program, selection committee.

Eligibility:

- High School Student
- Schertz Resident or SCUCISD Student
- Application & Essay Submittal
- Guardian & School Administrator Approval

Student Commitment: Schertz Young Leaders is a series of five school-day sessions followed by an evening graduation. Each session will be focused on a particular topic pertaining to the community and will also promote personal growth. Students will hear from and interact with community leaders, tour facilities, and complete a class project. Also required is attendance to one (1) Schertz City Council Meeting, one (1) volunteer event, and one (1) SCUCISD Board Meeting.

Candidate Selection:

Selection Process:

- 9/12: Applications open
- 10/10: Applications close
- 10/11-10/13: Selection committee meets and grades applications & essays with rubric
- 10/14: Selected candidates are notified

Selection Committee:

- Recreation Manager: Cassie Paddock
- SCUCISD Representative: Amy Massey
- City Council Member:
- Public Affairs Director: Linda Klepper
- Operation Total Leadership Representative: Julio Serrano

## 2022-23 Program Schedule

	<b>Agenda Item</b>	<b>Leadership Topic</b>
Wed, Nov 16	Leadership	Personality Styles
Wed, Jan 11	Education	Peak Performance
Wed, Feb 8	Local Government	Decision Making
Wed, Mar 8	Community Businesses & Partners	Communication
Wed, Apr 12	Joint Base San Antonio Randolph	Emotional Intelligence
May TBD	Project Presentation & Graduation	Leadership Mindset

Ms. Shrum answered questions from Council.

### **Roll Call Vote Confirmation**

Mayor Gutierrez recognized City Secretary Brenda Dennis who provided the roll call vote confirmation on agenda items 1 through 10.

### **Closed Session**

Mayor Gutierrez read the following into record.

- 12.** The City Council will meet in Closed Session in accordance with Section 551.074 of the Texas Government Code, Personnel Matters, to discuss the direction to fill the City Manager vacancy.
- 13.** The City Council will meet in closed session in accordance with Section 551.072, Texas Government Code, to deliberate the purchase, exchange, lease, or value of Real Property for future roadways, roadway extensions, and roadway expansions.
- 14.** The City Council will meet in closed session in accordance with Section 551.074 of the Texas Government Code, personnel, to deliberate and evaluate the performance and duties of City Secretary: Brenda Dennis

Mayor Gutierrez recessed the Regular Meeting at 7:27 p.m. into closed session.

### **Reconvene into Regular Session**

Mayor Gutierrez reconvened into Regular Session at 9:04 p.m.

15. Take any action based on discussions held in Closed Session under Agenda Item 12.

No action taken.

16. Take any action based on discussions held in Closed Session under Agenda Item 13.

Moved by Mayor Pro-tem Allison Heyward, seconded by Councilmember Michael Dahle to approve the acquisition of said property that they approved back in July at a maximum of \$3.75M.

AYE: Mayor Pro-tem Allison Heyward, Councilmember Mark Davis,  
Councilmember Jill Whittaker, Councilmember Michael Dahle,  
Councilmember David Scagliola, Councilmember Tim Brown

Passed

17. Take any action based on discussions held in Closed Session under Agenda Item 14.

No action taken.

### **Roll Call Vote Confirmation**

Mayor Gutierrez recognized City Secretary Brenda Dennis who provided the roll call vote confirmation for agenda item 16.

### **Information available in City Council Packets - NO DISCUSSION TO OCCUR**

Mayor Gutierrez stated that Agenda Item 18 is an Informational item and can be found in the Council packets as well as can be found online.

18. **Trunk or Treat at the Station** - Information item regarding the changes to the Trunk or Treat event, now re-named Trunk or Treat at the Station. (B. James/L. Shrum)

### **Requests and Announcements**

- Announcements by the City Manager.

No further announcements were provided.

- Requests by Mayor and Councilmembers for updates or information from staff.

No updates or information requested.

- Requests by Mayor and Councilmembers that items or presentations be placed on a future City Council agenda.

No items or presentations were requested.

- Announcements by Mayor and Councilmembers

- City and community events attended and to be attended
- City Council Committee and Liaison Assignments (see assignments below)
- Continuing education events attended and to be attended
- Recognition of actions by City employees
- Recognition of actions by community volunteers

Mayor Pro-Tem Heyward did not mention last time that she attended the TML two-All Day Summit in Austin. She mentioned there will be some issues that may come up during Legislative Session and TML will be taking a look at those. She also mentioned she attended the EDC meeting last week.

Councilmember Whittaker stated she attended the Sysco Groundbreaking Ceremony and attended the Smoothie with the Chamber event.

Councilmember Dahle stated he attended the Planning and Zoning Commission meeting last week. Stopped by for the Waffle Breakfast and also attended the Smoothie with the Chamber event.

Councilmember Brown stated he attended Planning and Zoning Commission meeting last week and also attended the Employee Recognition Waffle Breakfast.

## **Adjournment**

Mayor Gutierrez adjourned the meeting at 9:09 p.m.

---

Ralph Gutierrez, Mayor

ATTEST:

---

Brenda Dennis, City Secretary

# DRAFT

## MINUTES REGULAR MEETING September 13, 2022

A Regular Meeting was held by the Schertz City Council of the City of Schertz, Texas, on September 13, 2022, at 6:00 p.m. in the Hal Baldwin Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas. The following members present to-wit:

Present: Mayor Ralph Gutierrez; Mayor Pro-Tem Allison Heyward; Councilmember Mark Davis; Councilmember Jill Whittaker; Councilmember Michael Dahle; Councilmember David Scagliola; Councilmember Tim Brown

Absent: City Council Place 2 - Vacant

City      City Manager Dr. Mark Browne; Assistant City Manager Brian James; City Attorney  
Staff:    Daniel Santee; Assistant to the City Manager Sarah Gonzalez; Deputy City Secretary  
             Sheila Edmondson

### **Call to Order**

Mayor Gutierrez called the meeting to order at 6:00 p.m.

### **Opening Prayer and Pledges of Allegiance to the Flags of the United States and State of Texas. (Councilmember Dahle)**

Mayor Gutierrez recognized Councilmember David Scagliola who provided the opening prayer followed by the Pledges of Allegiance to the Flags of the United States the State of Texas.

### **Presentations**

- I.T. Professionals Day. (Mayor/IT Staff)

Mayor Gutierrez recognized the I.T. Director Myles Clauser and presented the I.T. Professionals Day proclamation to him and the entire City of Schertz I.T. Department.

- H.R. Professionals Appreciation Day. (Mayor/H.R. Staff)

Mayor Gutierrez recognized the Manager of Human Resources Leann Latham and presented the Human Resources Professionals Appreciation Day proclamation to her and her staff.

## **City Events and Announcements**

- Announcements of upcoming City Events (B. James/S. Gonzalez)

Mayor Gutierrez recognized Assistant to the City Manager Sarah Gonzalez who provided the following information:

### **September 10-25**

Annual Fall Clean-Up

8:00 AM-5:00 Daily

### **Saturday-Sunday, September 17-18**

Hazardous Items/Tires Drop-Off

8:00 AM-5:00 PM

*Republic Services temporary collection point, 125 Pecan Drive, Schertz 10:00-11:00 AM  
Entry to the site is only available to residents during this city-sponsored fall clean-up event.  
Please see the city's website at [www.schertz.com](http://www.schertz.com) for complete details.*

### **Saturday, September 17**

Ed-Zoo-Cation – Conservation of the Amazonian rainforest with San Antonio Zoo

10:00-11:00 AM

Crescent Bend Nature Park

### **Paws in the Pool**

Two Sessions – 12:00-2:00 PM and 2:00-4:00 PM

Pickrell Park

### **Friday, September 23**

TML Region 7 Fall Meeting

Reception begins at 4:30 PM

Dinner & Program at 6:00 PM

Nimitz Hotel Ballroom at the National Museum of the Pacific War - 311 E. Austin Street,  
Fredericksburg

*Contact the City Secretary's office if you wish to attend, and please include your spouse if also attending. Carpool to leave Admin Bldg 2 at 2:00 PM (It takes 1 hour and 30 minutes in good traffic)*

### **Friday-Saturday, September 23-24**

Read Before Bookstore Book Sale

10:00 AM-5:00 PM

Library Program Room located in the Children's Library

Bags will be sold for \$5.00

For more information, contact the Library at 210-619-1700

### **Saturday, September 24**

Community Car Seat Check Event

9:00 AM – 2:00 PM  
Schertz Playscape at Library

**Saturday, September 24**

“Get Prepped” Emergency Preparedness Block Party  
10:00 AM – 2:00 PM  
Schertz Municipal Complex

**Tuesday, September 27**

Next regular scheduled Council meeting  
6:00 PM  
Council Chambers

**Wednesday, September 28**

SCUC ISD Legislative Advocacy Luncheon  
11:30 AM  
SCUC ISD Board Room, Central Office, 1060 Elbel Road  
Please RSVP to City Secretary’s office by September 13, 2022

**Tuesday, October 4**

Fall Regional Career Fair  
10:00 AM – 2:00 PM  
Schertz Civic Center Ballroom

*As companies struggle to hire new employees amid the labor shortage, this collaborative effort between New Braunfels, Seguin, & Schertz gives job seekers and employers alike broader opportunities to connect and engage with interested and qualifying parties, all in one place. It is the intention of the EDC's to generate a successful, accessible pool of qualified talent within the region.*

- Announcements and recognitions by the City Manager (M. Browne)

City Manager Dr. Mark Browne recognized I.T Director Myles Clauser and the entire I.T Department who work so hard keeping all our systems up and running.

City Manager Dr. Mark Browne recognized the HR Manager Leanne Latham and thanked the HR Staff for all their hard work.

- Announcements and recognitions by the Mayor (R. Gutierrez)

No further announcements.

**Hearing of Residents**

*This time is set aside for any person who wishes to address the City Council. Each person should fill out the speaker’s register prior to the meeting. Presentations should be limited to no more than 3 minutes.*

***All remarks shall be addressed to the Council as a body, and not to any individual member***

*thereof. Any person making personal, impertinent, or slanderous remarks while addressing the Council may be requested to leave the meeting.*

Mayor Pro-Tem Allison Heyward recognized the following:

Richard Eads, 5523 Cypress Point-Mr. Eads stated His stated that the developers of Cypress Point had designated in Block 1, Lots 1-3 were for the HOA. Mr. Eads discovered that they do not belong to the HOA and are commercial properties. Lot 1 was given back to the HOA recently, and the other two lots are commercial. He would like the city to speak to the developer of Cypress Point and turn those two lots back to residential, and he has concerns with the HOA Management.

### **Consent Agenda Items**

The Consent Agenda is considered self-explanatory and will be enacted by the Council with one motion. There will be no separate discussion of these items unless they are removed from the Consent Agenda upon the request of the Mayor or a Councilmember.

Mayor Gutierrez read Items # 1-4 for the record.

Mayor Pro-Tem Heyward read Items# 5-9 for the record.

1. **Resolution No. 22-R-84** - Consideration and/or action approving a Resolution by the City Council of the City of Schertz, Texas authorizing an agreement for Provision of Professional Services between the City of Schertz and the City of Schertz Economic Development Corporation. (M. Browne/A. Perez)
2. **Cancellation of the October 4, 2022, November 8, 2022, November 22, 2022, and December 27, 2022 Council Meetings as well as scheduling a Special Meeting on November 21, 2022 for the purpose of canvassing the results of the November 8, 2022 Election** Consideration and/or action canceling the October 4, 2022, November 8, 2022, November 22, 2022, and the December 27, 2022 City Council meetings due to the National Night Out and the Texas Municipal League Conference in San Antonio, the City of Schertz Election, Thanksgiving week and the Christmas Holiday week; as well as scheduling a Special Meeting on November 21, 2022 for the purpose of canvassing the results of the November 8, 2022 Election. (M. Browne/B. Dennis)
3. **Resolution No. 22-R-96** - Consideration and/or action approving a Resolution by the City Council of the City of Schertz, Texas amending the Professional Services Agreement with Cobb, Fendley & Associates, Inc., relating to Engineering Services for the Woman Hollering Creek Wastewater Project. (B. James/K. Woodlee)
4. **Resolution No. 22-R-89** - Consideration and/or action approving a resolution by the City Council of the City of Schertz, Texas authorizing an interlocal agreement with the City of Midlothian, for cooperative purchasing services, and other matters in connection therewith. (M. Browne/J. Mabbitt)



5. **Resolution No. 22-R-106** - Consideration and/or action approving a Resolution by the City Council of the City of Schertz, Texas authorizing a Public Library Interlocal Agreement with Guadalupe County. (S. Gonzalez/M. Uhlhorn)
6. **Ordinance No. 22-D-38** - Consideration and/or action approving an ordinance by the City Council of the City of Schertz, Texas, providing that the Code of Ordinances of the City of Schertz, Texas be amended by revising Article II, Section 86-39, Restrictions on Turning. *Final Reading* (B. James/K. Woodlee)
7. **Resolution No. 22-R-88** - Consideration and/or action approving a Resolution by the City Council of the City of Schertz, Texas authorizing a contract with Walsworth for Schertz Magazine and Parks & Rec Fun Guide printing services. (S. Gonzalez/L. Klepper)
8. **Resolution No. 22-R-95** - Consideration and/or Action approving a Resolution by the City Council of the City of Schertz, Texas, Authorizing an Advance Funding Agreement with the Texas Department of Transportation For Voluntary Local Government Contributions to Transportation Improvement Projects with no Required Match on System for FM 1518 Expansion (B. James/K. Woodlee)
9. **Minutes** – Consideration and/or action regarding the approval of the minutes of the meeting of August 23, 2022. (B. Dennis/S. Edmondson)

Mayor Gutierrez asked Council if there were any items they wished removed for separate action. Mayor recognized Mayor Pro-Tem Heyward who requested that Agenda Item # 2 to be removed for separate discussion, Mayor Gutierrez asked for a motion to approve Agenda Items # 1 and #3-9.

Moved by Councilmember David Scagliola, seconded by Councilmember Tim Brown to approve Consent Agenda Items #1 and 3-9.

AYE: Mayor Pro-Tem Allison Heyward, Councilmember Mark Davis,  
Councilmember Jill Whittaker, Councilmember Michael Dahle,  
Councilmember David Scagliola, Councilmember Tim Brown

Passed

## **Discussion and Action Items**

**2. Cancellation of the October 4, 2022, November 8, 2022, November 22, 2022, and December 27, 2022 Council Meetings as well as scheduling a Special Meeting on November 21, 2022 for the purpose of canvassing the results of the November 8, 2022 Election** - Consideration and/or action canceling the October 4, 2022, November 8, 2022, November 22, 2022, and the December 27, 2022 City Council meetings due to the National Night Out and the Texas Municipal League Conference in San Antonio, the City of Schertz Election, Thanksgiving week and the Christmas Holiday week; as well as scheduling a Special Meeting on November 21, 2022 for the purpose of canvassing the results of the November 8,

2022 Election. (M. Browne/B. Dennis)

Mayor Gutierrez recognized Mayor Pro-Tem Heyward who requested this Item #2 to be removed from Consent Agenda and placed in Discussion.

Mayor Pro-Tem Heyward asked why are we approving these same dates every year on the Master Calendar only to cancel them later in the year. She stated we can figure out the dates listed above before the Master Calendar is approved and cancel those Council Meeting dates before placing on the Master Calendar.

Mayor Gutierrez asked for a motion to approve to not put these dates on the Master Calendar moving forward.

Moved by Mayor Pro-Tem Allison Heyward, seconded by Councilmember Jill Whittaker

AYE: Mayor Pro-Tem Allison Heyward, Councilmember Mark Davis,  
Councilmember Jill Whittaker, Councilmember Michael Dahle,  
Councilmember David Scagliola, Councilmember Tim Brown

Passed

- 10. Ordinance No. 22-T-39** - Consideration and/or action approving an ordinance by the City Council of the City of Schertz, Texas authorizing an adjustment to the Fiscal Year 2021-2022 Budget to adjust personnel budgets, repealing all ordinances or parts of ordinances in conflict with this ordinance and providing an effective date. ***First Reading*** (M. Browne/J. Walters)

Mayor Gutierrez read the following into to record:

**ORDINANCE NO. 22-T-39**  
**AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF SCHERTZ,**  
**TEXAS AUTHORIZING AN ADJUSTMENT TO THE FISCAL YEAR**  
**2021-2022 BUDGET TO ADJUST PERSONNEL BUDGETS, REPEALING ALL**  
**ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT WITH THIS**  
**ORDINANCE; AND PROVIDING AN EFFECTIVE DATE**

Mayor Gutierrez recognized Finance Director James Walters who explained the need to adjust the FY 2021-2022 personnel budgets. It is the last quarter of the fiscal year and there were some unexpected changes that we have to adjust for at the end of the year. Some changes included deployments and changes of personnel turnover or vacancy.

Mayor Gutierrez asked for a motion to approve Ordinance No. 22-T-39.

Moved by Mayor Pro-Tem Allison Heyward, seconded by Councilmember Jill Whittaker

AYE: Mayor Pro-Tem Allison Heyward, Councilmember Mark Davis,  
Councilmember Jill Whittaker, Councilmember Michael Dahle,  
Councilmember David Scagliola, Councilmember Tim Brown

Passed

11. **Resolution No. 22-R-100** - Consideration and/or action approving a Resolution by the City Council of the City of Schertz, Texas, authorizing the City Manager to issue a purchase order(s) for the purchase of various vehicles/equipment as part of the FY 2022-2023 Vehicle/Equipment replacement program. (B. James/S. Williams/C. Hernandez)

Mayor Gutierrez read the following into record:

**RESOLUTION NO. 22-R-100**  
**A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SCHERTZ,**  
**TEXAS AUTHORIZING EXPENDITURES IN AN AMOUNT NOT TO**  
**EXCEED \$1,602,697 FOR THE FY 22-23 VEHICLE/EQUIPMENT**  
**REPLACEMENT PROGRAM**

Mayor Gutierrez recognized Fleet Manager Chris Hernandez who presented a PowerPoint presentation on the FY2022-2023 Vehicle/Equipment Replacement Program.

The overview included:

- 10-Year Replacement Plan
- FY 2022-2023 Vehicle Replacement List
- Vehicle Acquisition
- Vendors

Goals and Objectives

- Maintain replacement/acquisition strategy in place for all City owned assets
- Seek the lowest acquisition cost while meeting the needs of Departments
- Utilize vendors participating in Purchasing Co-ops for better buying power
- Council approves Resolution 22-R-100

Councilmember Whittaker asked what is the savings to the city vs. purchasing items not going through the Buyboard vendors. The savings are approximately 20%-30% by using purchasing co-ops.

Mayor Gutierrez asked for a motion to approve Resolution 22-R-100.

Moved by Councilmember Tim Brown, seconded by Mayor Pro-Tem Allison Heyward

AYE: Mayor Pro-Tem Allison Heyward, Councilmember Mark Davis,  
Councilmember Jill Whittaker, Councilmember Michael Dahle,  
Councilmember David Scagliola, Councilmember Tim Brown

Passed

**12. Texas Municipal League Intergovernmental Risk Pool Board of Trustees**

**Nominations** - Consideration and/or action nominating Board of Trustees Candidates for Places 6 through 9. (Mayor/Council)

Mayor Gutierrez recognized Deputy City Secretary Sheila Edmondson who presented information on the TML Intergovernmental Risk Pool Board of Trustee Nominations Ballot.

On August 24th, 2022, at the NEP Workshop Mayor's Meeting, a discussion was held about the candidates on the TML Risk Pool Ballot. NEP Mayors agreed on the selections for Place 6 and Place 7, but were unfamiliar with the candidates for Place 8 and Place 9. Mayor Mary Dennis, City of Live Oak is familiar with many of the candidates running for Place 8 and Place 9 and made recommendations for Place 8 and Place 9.

The following nominations are:

Place 6- Allison Heyward, Mayor Pro-Tem, City of Schertz

Place 7- Mary Dennis, Mayor, City of Live Oak

Place 8- Marian Mendoza, City Administrator for the City of Helotes

Place 9- Opal Mauldin-Jones, City Manager for the City of Lancaster

Mayor Gutierrez asked if there was a motion from the floor. Councilmember Whittaker nominated the following and authorized Mayor Gutierrez to cast the ballot on behalf of the City of Schertz.

Place 6- Allison Heyward, Mayor Pro-Tem, City of Schertz

Place 7- Mary Dennis, Mayor, City of Live Oak

Place 8- Marian Mendoza, City Administrator for the City of Helotes

Place 9- Opal Mauldin-Jones, City Manager for the City of Lancaster

Moved by Councilmember Jill Whittaker, seconded by Councilmember Tim Brown

AYE: Mayor Pro-Tem Allison Heyward, Councilmember Mark Davis,  
Councilmember Jill Whittaker, Councilmember Michael Dahle,  
Councilmember David Scagliola, Councilmember Tim Brown

Passed

**Public Hearings**

13. **Ordinance No. 22-T-30**– Conduct a Public Hearing and Consideration and/or action approving an Ordinance adopting a budget for the fiscal year beginning October 1, 2022, and ending September 30, 2023, in accordance with the Charter of the City of Schertz, Texas; providing for the filing of the Budget; providing that this Ordinance shall be cumulative of all Ordinances; providing a Severability Clause; and providing an Effective Date. ***Final Reading*** (B. James/J. Walters)

Mayor Gutierrez read the following into record:

**ORDINANCE NO. 22-T-30**  
**AN ORDINANCE ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023, IN ACCORDANCE WITH THE CHARTER OF THE CITY OF SCHERTZ, TEXAS; PROVIDING FOR THE FILING OF THE BUDGET; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

Mayor Gutierrez recognized Finance Director James Walters who presented the following PowerPoint presentation on the proposed budget.

## Proposed Budget

Operating Funds	Proposed Expenditures
General Fund	\$44,376,036
Tax I&S Fund	8,686,248
Water & Sewer Fund	26,850,237
Capital Recovery Water	44,000
Capital Recovery Sewer	52,500
Drainage Fund	1,439,807
EMS Fund	11,719,662
SEDC	10,050,960
Roadway Impact Fee 1	5,000
Roadway Impact Fee 2	55,000
Roadway Impact Fee 3	5,000
Roadway Impact Fee 4	3,000

]

# Proposed Budget

<b>Special Revenue Funds</b>	<b>Proposed Expenditures</b>
Special Events Fund	\$24,000
PEG Fund	60,000
Hotel Occupancy Fund	272,915
Park Fund	125,000
Tree Mitigation	70,000
Library Fund	22,200
Historical Committee	11,750

# Proposed Budget

<b>Total Budget</b>	<b>Proposed Expenditures</b>
<b>Operating Funds</b>	<b>\$103,287,450</b>
<b>Special Revenue Funds</b>	<b>585,865</b>
<b>Total Budget</b>	<b>\$103,873,315</b>

## FY 2022-23 Budget

- New Positions – 32
- Additional Road Funding
- Trail Funding
- Replace Police Records Management System
- Building 27 Parking Lot
- Other Small Programs

Mayor Gutierrez opened the public hearing, no one spoke, the Mayor closed the public hearing and opened the discussion to City Council. No one spoke, so the Mayor asked for a motion to approve Ordinance 22-T-30.

Moved by Councilmember Tim Brown, seconded by Mayor Pro-Tem Allison Heyward

AYE: Mayor Pro-Tem Allison Heyward, Councilmember Mark Davis, Councilmember Jill Whittaker, Councilmember Michael Dahle, Councilmember David Scagliola, Councilmember Tim Brown

Passed

14. **Resolution No. 22-R-105** – Consideration and/or action approving a Resolution by the City Council of the City of Schertz, Texas, of ratifying the property tax increase reflected in the Adopted Budget for FY 2022-23. (M. Browne/J. Walters)

Mayor Gutierrez read the following into record:

**RESOLUTION NO. 22-R-105**

**A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS RATIFYING THE PROPERTY TAX INCREASE REFLECTED IN THE ADOPTED BUDGET FOR FISCAL YEAR 2022-23, AND OTHER MATTERS IN CONNECTION THEREWITH**

Mayor Gutierrez recognized Finance Director James Walters stated that this was a state requirement. The State wanted everyone to be fully transparent about what the budget would be and what we are pricing it to in relations to the property taxes.

Mayor Gutierrez opened up the Public Hearing, No one spoke, Mayor Gutierrez closed the Public Hearing and opened it up for Council comments.

There were no comments from City Council, so Mayor Gutierrez asked for a motion to approve Resolution No. 22-R-105.

Moved by Mayor Pro-Tem Allison Heyward, seconded by Councilmember Tim Brown

AYE: Mayor Pro-Tem Allison Heyward, Councilmember Mark Davis, Councilmember Jill Whittaker, Councilmember Michael Dahle, Councilmember David Scagliola, Councilmember Tim Brown

Passed

15. **Ordinance No. 22-T-31** – Conduct a Public Hearing and consideration and/or action approving an Ordinance approving the appraisal roll; setting the tax rate; levying and assessing general and special ad valorem taxes for the use and support of the municipal government of the city of Schertz, Texas. ***Final Reading*** (B. James/J. Walters)

Mayor Gutierrez read the following into record:

**ORDINANCE NO. 22-T-31**

**AN ORDINANCE APPROVING THE APPRAISAL ROLL; SETTING THE TAX RATE; LEVYING AND ASSESSING GENERAL AND SPECIAL AD VALOREM TAXES FOR THE USE AND SUPPORT OF THE MUNICIPAL GOVERNMENT OF THE CITY OF SCHERTZ, TEXAS; APPORTIONING THE LEVIES FOR SPECIFIC PURPOSES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

Mayor Gutierrez recognized Finance Director James Walters who provided a PowerPoint presentation on approving the appraisal roll. Setting the tax rate, levying and assessing general and special ad valorem taxes. Mr. Walters explained that this ordinance will be setting the tax rate.

## Tax Rate

No-New Revenue:	The tax rate which will generate the same revenue for the city from property on the previous year's tax roll.
Voter Approval Rate:	The rate if exceeded triggers an automatic election on the tax rate.
Current:	The rate currently adopted by the City.
Proposed Max:	The maximum rate set at which the final adopted rate cannot exceed.

## Tax Rate

Tax Rate Name	Tax Rate per \$100	Bill Increase	% Increase
No-new-revenue	\$0.4526	-	-
Voter Approval	\$0.4968	\$130.29	9.8%
Proposed Tax Rate	\$0.4950	\$124.99	9.4%

Mayor Gutierrez opened the Public Hearing, no on spoke, so he closed the Public Hearing, and opened it up for Council comments. Councilmember Whittaker asked if this tax rate will provide the funding for the budget they just passed. Mr. Walters stated that this tax rate will provide the funding for the budget Council just passed.

Councilmember Whittaker made the motion that," I move that the property tax rate be increased by the adoption of this tax rate of 0.4950, which is effectively a 9.4% increase in the tax rate."



Moved by Councilmember Jill Whittaker, seconded by Mayor Pro-Tem Allison Heyward

AYE: Mayor Pro-Tem Allison Heyward, Councilmember Mark Davis,  
Councilmember Jill Whittaker, Councilmember Michael Dahle,  
Councilmember Tim Brown

NAY: Councilmember David Scagliola  
Passed

### **Roll Call Vote Confirmation**

Mayor Gutierrez recognized Deputy City Secretary Sheila Edmondson who provided roll call confirmation on Consent Agenda Items 1, 3-9 and Agenda Items 2,10-15.

### **Closed Session**

Mayor Gutierrez read the following into record:

16. The City Council will meet in Closed Session in accordance with Section 551.074 of the Texas Government Code, Personnel Matters, to discuss the direction to fill the City Manager vacancy.

Mayor Gutierrez recessed the Regular Meeting at 6:50 p.m. into closed session.

### **Reconvene into Regular Session**

Mayor Gutierrez reconvened into Regular Session at 7:24 p.m.

17. Take any action based on discussions held in Closed Session under Agenda Item 16.

No action taken.

### **Roll Call Vote Confirmation**

### **Information available in City Council Packets - NO DISCUSSION TO OCCUR**

18. **Guadalupe Regional Medical Center** - Prescription Assistance report.  
(Mayor/Council/J. Riggs/M. Ishak)

Mayor Gutierrez mentioned Item 18 was an informational item and was provided in the Council packets as well as can be found online.

## **Requests and Announcements**

- Announcements by the City Manager.

No further announcements.

- Requests by Mayor and Councilmembers for updates or information from staff.

None at this time.

- Requests by Mayor and Councilmembers that items or presentations be placed on a future City Council agenda.

None at this time.

- Announcements by Mayor and Councilmembers

Mayor Pro-Tem Heyward attended two ribbon cuttings: American Loans and Spine and Wellness Center.

Councilmember Whittaker attended the NEP Luncheon and Interview Committee Meeting.

## **Adjournment**

Mayor Gutierrez adjourned the meeting at 7:25 p.m.

---

Ralph Gutierrez, Mayor

ATTEST:

---

Sheila Edmondson, Deputy City Secretary

**CITY COUNCIL MEMORANDUM**

**City Council Meeting:** September 27, 2022  
**Department:** Fire Department  
**Subject:** Resolution 22-R-108 - Consideration and/or action approving a Resolution by the City Council of the City of Schertz, Texas authorizing the City Manager to sign an Interlocal Agreement for Fire Protection Services between Guadalupe County and the City of Schertz. (M. Browne/G. Rodgers/B. Boney)

---

**BACKGROUND**

The Schertz Fire Department is charged with the responsibility of regional fire suppression, protection and prevention. The Fire Department responds to fire and emergency calls in portions of unincorporated Guadalupe County, and responds in support of other county departments when needed. This is a renewal of the Interlocal Agreement with Guadalupe County for the City of Schertz to provide fire protection in portions of unincorporated Guadalupe County.

**GOAL**

Approval of Resolution 22-R-108 to authorize the City Manager to sign the Interlocal Agreement for Fire Protection Services between Guadalupe County and the City of Schertz.

**COMMUNITY BENEFIT**

Providing Fire Protection Services to these areas outside the City typically does not adversely impact our responses within the City. We would respond in that area for structure fires with or without the agreement due to our area-wide mutual aid agreement. By maintaining this agreement for Guadalupe County, we are able to receive some financial assistance along with providing services in an area that would otherwise be without fire service.

**SUMMARY OF RECOMMENDED ACTION**

Staff recommends Council approval of Resolution 22-R-108 to authorize the City Manager to sign the Interlocal Agreement for Fire Protection Services between Guadalupe County and the City of Schertz.

**FISCAL IMPACT**

The City will receive revenue from Guadalupe County in the amount of \$37,000 per year under this agreement.

**RECOMMENDATION**

Staff recommends Council approval of Resolution 22-R-108.

ILA Fire Quad Co. - Schertz

ILA Resolution

Exhibit A

Exhibit B

---

STATE OF TEXAS §

COUNTY OF GUADALUPE §

**INTERLOCAL AGREEMENT FOR FIRE PROTECTION SERVICES  
BETWEEN GUADALUPE COUNTY AND THE CITY OF SCHERTZ**

This agreement is entered into by and between the County of Guadalupe (the “County”), a political subdivision of the State of Texas, and the City of Schertz (the “City”), a municipal corporation situated in Guadalupe County, Texas. Authority is granted pursuant to Chapter 352 of the Texas Local Government Code.

**WHEREAS**, County desires to provide fire protection services to citizens of the County residing outside the city limits of the City of Schertz, in an area more particularly described in Exhibit "A" attached hereto and incorporated herein, hereinafter called the "designated area"; and

**WHEREAS**, County desires to provide backup fire protection services to the Volunteer Fire Departments serving the unincorporated areas described in the above Exhibit “B;” and

**WHEREAS**, the City of Schertz currently provide fire protection services to their residents with full-time professional personnel on a twenty-four hour, seven days a week basis, and are willing to provide such services to certain areas of the County, according to the terms and conditions hereinafter stated;

**NOW, THEREFORE**, in consideration of the mutual covenants and agreement stated herein, the parties agree as follows:

I.

The purpose of this agreement is to allow City to provide fire protection services to the designated areas as described in Exhibits "A,”. Additionally, the cities will provide mutual aid backup fire protection services as needed to mutual aid designated areas of Guadalupe County as described in Exhibit “B”

II.

The term of this agreement shall be one year beginning October 1, 2022, and ending September 30, 2023.

III.

City agrees to provide fire protection services to the designated areas including extrication and other rescue services to support the EMS contract. Said services shall be provided from existing fire station locations within the City of Schertz. In the event of an emergency, the Schertz Fire Department will call upon its mutual aid agreements to provide next available units.

IV.

Guadalupe County agrees to pay an annual sum of \$37,000 to the City of Schertz for services rendered under *this* agreement. The County agrees that the sum is to be paid to the City in monthly payments of \$3,083.33, paid no later than the first day of the month for services in the preceding month. Volunteer firefighters will be required to submit to post-accident drug and alcohol testing. Also, the County may provide heavy equipment and operators when requested, if available, to assist the Fire Department in controlling an emergency situation. The County will assume the cost of this assistance.

V.

The parties agree that all equipment and personnel of the City of Schertz used in the provision of services hereunder shall be and remain the sole management and budgetary authority of the City Manager. The expenses of repairing or replacing equipment or vehicles which may be damaged or destroyed while responding to an emergency shall be the expense of the providing department unless caused by the negligent act of the requesting party or any other responding party.

VI.

No amendment, modification, or alteration shall be binding unless the same be in writing dated subsequent to the date hereof and duly executed by the parties hereto.

VII.

Notice to the County shall be delivered to the County Judge, Guadalupe County, and 101 E. Court St Ste 300, Seguin, Texas 78155. Notice to the City shall be delivered to the City Manager, City of Schertz, 1400 Schertz Pkwy, Schertz, and Texas 78154. This agreement shall be binding upon and inure to the benefits of the parties hereto and their respective legal representatives, successors and assigns where permitted by the agreement.

VIII.

In case any one or more of the provisions contained in this agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision thereof and this agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.

IX.

This agreement constitutes the sole and only agreement of the parties hereto and supersedes any prior understandings or written or oral agreements between the parties respecting the subject matter. This agreement shall also supersede the existing agreement between Guadalupe County and the City of Schertz Fire Department, which is hereby terminated.

X.

To the fullest extent permitted by law, the City shall and does hereby agree to indemnify, protect, defend and hold harmless the County of Guadalupe, its officers, against and employees, for, from and against all claims, demands, liabilities, damages, costs, suits, losses, liens, expenses, causes of action, judgments, and fees (including court costs, attorney's fees, and costs of investigation), of any nature, kind or description by, through, or any person or entity whomsoever arising out of, or alleged to have arisen out of (in whole or in part) the work to be performed, or in any way whatsoever in connection therewith.

XI.

Either of the parties shall have the right to terminate this agreement with a ninety (90) day written notice.

This Agreement is executed this the \_\_\_\_ day of \_\_\_\_\_ 2022.

COUNTY OF GUADALUPE

CITY OF SCHERTZ

By: \_\_\_\_\_  
Kyle Kutcher  
County Judge  
Guadalupe County

By: \_\_\_\_\_  
Dr. Mark Browne  
City Manager  
City of Schertz

Attest: \_\_\_\_\_  
Teresa Kiel  
County Clerk

\_\_\_\_\_  
Brenda Dennis  
City Secretary

## **RESOLUTION NO. 22-R-108**

### **A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AUTHORIZING THE CITY MANAGER TO SIGN AN INTERLOCAL AGREEMENT FOR FIRE PROTECTION SERVICES BETWEEN GUADALUPE COUNTY AND THE CITY OF SCHERTZ OTHER MATTERS IN CONNECTION THEREWITH**

WHEREAS, the City of Schertz Fire Rescue Department provides fire service to the citizens of Schertz and is a participant in multiple mutual aid agreements among other jurisdictions to provide and receive fire and rescue services; and

WHEREAS, the County of Guadalupe has need of fire services in unincorporated Guadalupe County and historically contracts with the nearest fire departments to provide that service; and

WHEREAS, it is of benefit to both parties and to the residents in those areas, to enter into this Agreement to efficiently provide that service to the areas designated in the Agreement ; now therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS THAT:

Section 1. The City Council hereby authorizes the City Manager to execute the Interlocal Agreement to provide fire service to areas within Guadalupe County as set forth in Exhibit A.

Section 2. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the City Council.

Section 3. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 4. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 5. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City Council hereby declares that this Resolution would have been enacted without such invalid provision.

Section 6. It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject



matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, Texas Government Code, as amended.

Section 7. This Resolution shall be in force and effect from and after its final passage, and it is so resolved.

PASSED AND ADOPTED, this 27<sup>th</sup> day of September 2022.

CITY OF SCHERTZ, TEXAS

Ralph Gutierrez, Mayor

ATTEST:

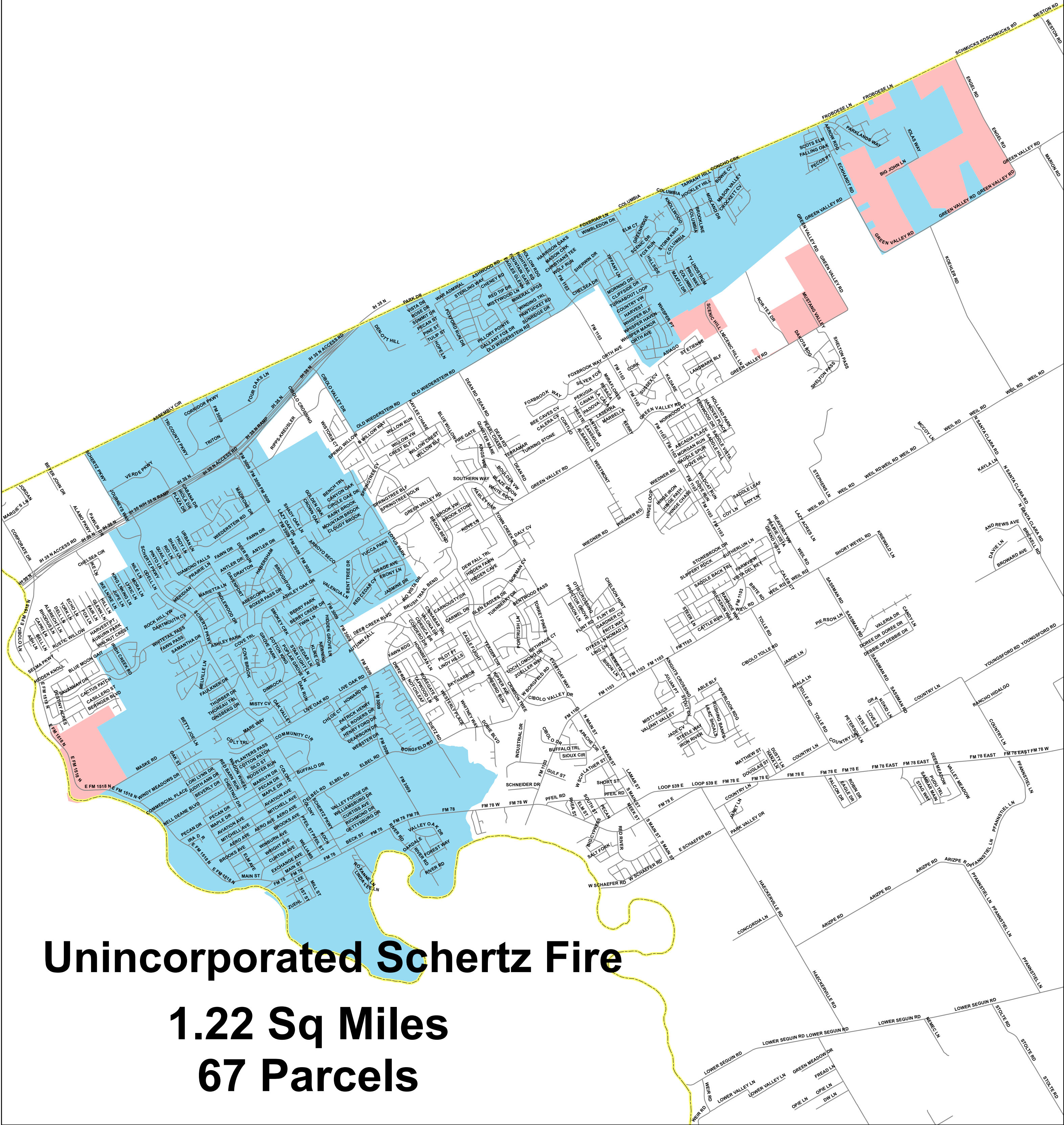
Brenda Dennis, City Secretary

(CITY SEAL

Legend

- City of Schertz
- UGC Schertz Fire

Exhibit A



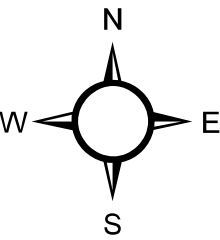
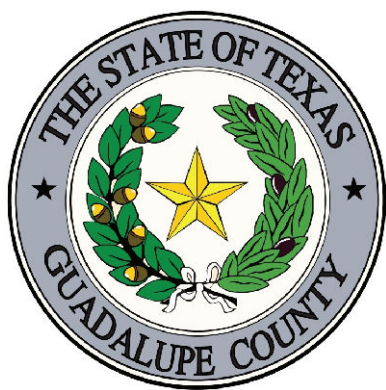
Unincorporated Schertz Fire

1.22 Sq Miles

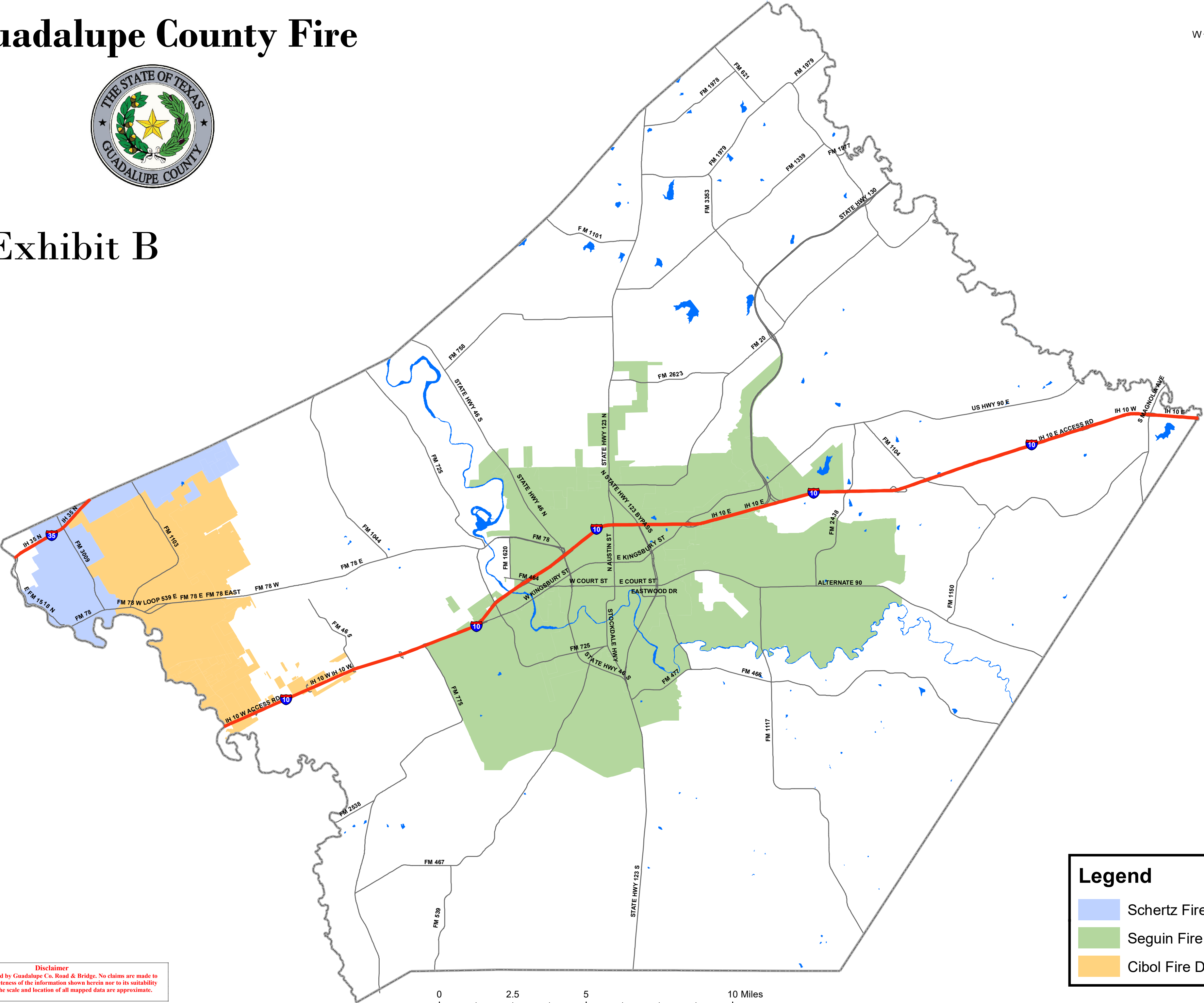
67 Parcels



# Guadalupe County Fire



## Exhibit B



**Legend**

Schertz Fire Dept.

Seguin Fire Dept.

Cibol Fire Dept.

**Disclaimer**  
This map was generated by Guadalupe Co. Road & Bridge. No claims are made to the accuracy or completeness of the information shown herein nor to its suitability for a particular use. The scale and location of all mapped data are approximate.

CITY COUNCIL MEMORANDUM

City Council Meeting: September 27, 2022

Department: City Secretary

Subject: Resignations, Reappointments, and Appointments to various Boards, Commissions and Committees - Consideration and/or action approving the Resignations, Reappointments and Appointments to the Economic Development Corporation, Building and Standards Commission, Parks and Recreation Advisory Board, Planning & Zoning Commission, Schertz Historical Preservation Committee and Transportation Safety Advisory Commission (B. Dennis/S. Edmondson/Mayor-Council)

---

**BACKGROUND**

On September 8, 2022, the Interview Committee along with the Chairs of the Economic Development Corporation, Building and Standards Commission and Parks and Recreation Advisory Board met to conduct interviews to fill vacancies and to consider reappointments for members whose terms expire September, 30, 2022.

The Interview Committee recommends Council approve the following:

**Economic Development Corporation:** Resignation of Jesse Carrasco, Reappointment of Paul Macaluso, Jesse Hamilton, Sammi Morrill, and the Appointment of William Dixon to fill the vacancy of Jesse Carrasco.

**Building and Standards Commission:** Reappointment of Bruce Johnson and Patricia Cullum.

**Parks and Recreation Advisory Board:** Reappointment of Johnnie McDow, William Bosch, Sally Macias, James Garvin and James "Brad" Snow.

**Planning and Zoning Commission:** the Appointment of Patrick McMaster as an Alternate Member, Position 1.

**Schertz Historical Preservation Committee:** Appointment of Becky Babcock and Christopher Hormel.

**Transportation Safety Advisory Commission:** Appointment of Christopher Hormel as an Alternate Member, Position 2.

Staff recommends approval.

---

**CITY COUNCIL MEMORANDUM**

**City Council Meeting:** September 27, 2022  
**Department:** Finance  
**Subject:** Resolution No. 22-R-100 - Consideration and/or action approving a Resolution by the City Council of the City of Schertz, Texas authorizing EMS debt revenue adjustments, Utility Billing debt revenue adjustments and Schertz Magazine Debt Revenue Adjustments for certain inactive outstanding receivables and other matters in connection therewith. (M. Browne/J. Walters)

---

**BACKGROUND**

In the EMS, Utility Billing, and Magazine functions, services are provided to customers up front and billing is settled later. Since services are provided before receiving payment, inevitably the City has customers that do not pay for the services provided.

When this occurs, staff reaches out to the customer to try to collect the outstanding payment including follow-up notices and phone calls to try to reach out to the customer to remind them of the outstanding balance and encourage payment. However, the longer the customer account goes without a payment the less likely that any payment will be received.

Once a customer account reaches 180 days without payment, Staff brings those accounts to the City Council to be “written off”. This process is an accounting procedure following the Generally Accepted Accounting Principles (GAAP), which lays the framework of accounting practices in the U.S. This designation means it is unlikely those outstanding balances will ever be collected. This leads to an accounting adjustment on the City’s Financial Statements to accurately show how much is still outstanding and is reasonable to expect collection.

If a customer’s account has been written off, this does not erase or forgive that debt. The city can and does collect some portion of the amount owed by those customers. This can be through the debt collection agency used by EMS or if the customer returns to the City and requests new services through the Magazine or Utility Billing.

On August 27, 2019, City Council approved the Schertz EMS Charity Care Policy. Approving the Charity Care Policy benefits our citizens who do not have insurance and do not have the ability to pay for ambulance services. In the past, these accounts were sent to collections and written off throughout year with little expectation to recover any revenue.

The resolution authorizes the debt for these areas that is more than 180 days outstanding as of March 1, 2022, to be written off. These write-offs come before council quarterly and last came before council on June 2, 2022.

Previous Write off Amount:  
February 2017: \$621,138.97  
June 2017: \$544,944.16  
September 2017: \$510,516.01

January 2018: \$510,637.79  
March 2018: \$433,427.15  
June 2018: \$439,627.14  
September 2018: \$521,281.82  
December 2018: \$727,307.39  
March 2019: \$564,227.77  
June 2019: \$580,155.10  
September 2019: \$586,664.65  
December 2019: \$591,829.90  
March 2020: \$616,900.00  
June 2020: \$552,157.34  
September 2020: \$605,161.66  
December 2020: \$467,802.06

**With Charity  
Care**

March 2021: \$1,330,234.88  
June 2021: \$904,511.15  
September 2021: \$750,502.47  
December 2021: \$587,362.56  
March 2022: \$675,977.28  
June 2022: \$564,972.72  
September 2022: \$842,197.07

Charity Care for March 2021 was for an entire year, August 2019 through July 2020. For June 2021, Charity Care was for 5 months, August 2020 through December 2021. Going forward, these adjustments will be done quarterly.

**GOAL**

To approve write-offs of bad debt in accordance with the standards laid out by GAAP.

**COMMUNITY BENEFIT**

This will show the City's Financial Statements according to national standards and City policy.

**SUMMARY OF RECOMMENDED ACTION**

Approve Resolution No. 22-R-100 to write off receivables that are older than 180 days.

**FISCAL IMPACT**

This accounting adjustment will not affect the City's Budget or financial standing. The amount written off is estimated during the budget process and is accounted for in the revenue estimations and the bad debt expense accounts. The action taken tonight will reduce the amount shown as owed to the City by \$842,197.07 and set it equal to the amount seen as still reasonably collectible. The breakdown is as follows:

EMS - \$522,496.97  
EMS Charity Care - \$291,358.78  
Utility Billing - \$28,341.32  
Magazine - \$0.00

**RECOMMENDATION**

Staff recommends Council approve Resolution No.22-R-100.

---

---

**Attachments**

Resolution 22-R-100

---

---

## RESOLUTION NO. 22-R-100

### **A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AUTHORIZING EMS DEBT REVENUE ADJUSTMENTS, UTILITY BILLING DEBT REVENUE ADJUSTMENTS AND SCHERTZ MAGAZINE DEBT REVENUE ADJUSTMENTS FOR CERTAIN INACTIVE OUTSTANDING RECEIVABLES AND OTHER MATTERS IN CONNECTION THEREWITH.**

WHEREAS, the City staff of the City of Schertz (the “City”) has recommended that the City maintains quarterly debt revenue adjustments for inactive outstanding accounts; and

WHEREAS, The Centers for Medicare and Medicaid Services requires a charity care policy to continue participating in the Texas Ambulance Services Supplemental Payment Program (TASSPP); and

WHEREAS, the City Council has determined that it is in the best interest of the City that all inactive outstanding accounts after 180 days nonpayment will be sent to City Council for consideration for write offs.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS THAT:

Section 1. The City Council hereby authorizes the write off, including Charity Care, in the amount and distribution of accounts below:

<i>Function</i>	<i>Amount</i>
EMS	\$522,496.97
Charity Care	\$291,358.78
Utility Billing	\$28,341.32
Magazine	\$0.00
Total	\$842,197.07

Section 2. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and finding of the City Council.

Section 3. All resolutions or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 4. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.



Section 5. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City Council hereby declares that this Resolution would have been enacted without such invalid provision.

Section 6. It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, Texas

Section 7. This Resolution shall be in force and effect from and after its final passage, and it is so resolved.

PASSED AND ADOPTED, this 27<sup>th</sup> day of September, 2022.

CITY OF SCHERTZ, TEXAS

---

Mayor Ralph Gutierrez, Mayor

ATTEST:

---

City Secretary, Brenda Dennis

(CITY SEAL)

## CITY COUNCIL MEMORANDUM

**City Council Meeting:** September 27, 2022

**Department:** Finance

**Subject:** Ordinance No. 22-T-39 - Consideration and/or action approving an ordinance by the City Council of the City of Schertz, Texas authorizing an adjustment to the Fiscal Year 2021-2022 Budget to adjust personnel budgets, repealing all ordinances or parts of ordinances in conflict with this ordinance and providing an effective date. *Final Reading* (M. Browne/J. Walters)

### BACKGROUND

During the budget process, all departments' personnel budgets are reduced in anticipation of having some positions vacant due to turnover or new hires. At the end of the year, not all departments had vacant positions and could be over budget.

This ordinance is to adjust personnel lines for departments without turnover savings or that didn't have enough personnel savings. These overages will be covered by other departments with more than estimated turnover savings, departmental savings, contingency funds for personnel, and additional sales taxes.

Fire also will be over in their personnel lines due to high state deployments. These expenditures will all be reimbursed by the state and this adjustment will reflect that anticipated additional reimbursement.

### GOAL

To adjust the budget for non-vacancy costs.

### COMMUNITY BENEFIT

These procedures allow for a higher execution rate on the adopted budget.

### SUMMARY OF RECOMMENDED ACTION

Adjust the budget to cover personnel overages due to low vacancy and state deployments.

### FISCAL IMPACT

Department	Adjustment
City Manager	+\$50,000
Court	+\$15,700
Customer Relations	+\$7,150
Planning & Zoning	-\$50,000
City Secretary	+\$7,900
Non-Departmental	-\$220,500

Public Affairs	+\$23,500
Engineering	+\$31,400
Police	+\$342,800
Fire	+\$550,000
Inspections	-\$43,400
Streets	-\$35,000
Event Facilities	+\$29,300
Library	+\$26,400
Information Tech.	+\$35,700
Human Resources	+\$7,150
Finance	+\$33,600
Purchasing	+\$24,200
Facilities Maint	-\$68,600
Senior Center	-\$30,000

State Reimbursements will be increased \$550,000 to offset Fire Deployments.  
Sales Taxes estimate will be increased \$187,800 to cover the remaining adjustment balance.

#### **RECOMMENDATION**

Staff recommends approval of ordinance 22-T-39

---

#### **Attachments**

Ordinance 22-T-39

---

## **ORDINANCE NO. 22-T-39**

### **AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AUTHORIZING AN ADJUSTMENT TO THE FISCAL YEAR 2021-2022 BUDGET TO ADJUST PERSONNEL BUDGETS, REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT WITH THIS ORDINANCE; AND PROVIDING AN EFFECTIVE DATE**

WHEREAS, pursuant to Ordinance 21-T-38, the City of Schertz (the “City”) adopted the budget for the City for the fiscal year 2021-2022 (the “Budget”), which provides funding for the City’s operations throughout the 2021-2022 fiscal year; and

WHEREAS, the City needs to authorized budget amounts of \$737,800.00 for greater than anticipated personnel costs; and

WHEREAS, City staff recommends that the City Council of the City adjust the Budget and approve the ordinance; and

WHEREAS, the City Council of the City has determined that it is in the best interest of the City to adjust the Budget and approve the personnel budget adjustment as more fully set forth in this Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS:

Section 1. The City shall increase the budget of \$737,800.00 for personnel and recognize and additional \$550,000.00 in State Reimbursements for deployments and \$187,800.00 in additional sales taxes.

Section 2. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Ordinance for all purposes and are adopted as a part of the judgment and findings of the Council.

Section 3. All ordinances and codes, or parts thereof, which are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters resolved herein.

Section 4. This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 5. If any provision of this Ordinance or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Ordinance and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City hereby declares that this Ordinance would have been enacted without such invalid provision.

Section 6. It is officially found, determined, and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Ordinance, was given, all as required by Chapter 551, as amended, Texas Government Code.

Section 7. This Ordinance shall be effective upon the date of final adoption hereof and any publication required by law.

PASSED ON FIRST READING, the 13<sup>th</sup> day of September, 2022.

PASSED, APPROVED and ADOPTED ON SECOND READING, the 27<sup>th</sup> day of September, 2022.

CITY OF SCHERTZ, TEXAS

---

Mayor

ATTEST:

---

City Secretary

(CITY SEAL)

**CITY COUNCIL MEMORANDUM**

**City Council Meeting:** September 27, 2022  
**Department:** Engineering  
**Subject:** Resolution No. 22-R-107 – Consideration and/or action approving a Resolution by the City Council of the City of Schertz, Texas, authorizing a Task Order Agreement with Halff Associates for a not to exceed amount of \$60,000 for the Schertz Parkway and Lookout Road Signalization Project. (B. James/J. Nowak)

---

**BACKGROUND**

The intersection of Schertz Parkway and Lookout Road currently operates as a multi-way stop controlled intersection. While this has effectively managed the traffic at this intersection for many years, increased traffic in the area has caused significant back-ups during peak hours. With additional traffic expected to flow through this intersection in the future due to development projects in both Schertz and Selma, the congestion at the intersection will get worse and long back-ups will become more frequent. One of the developments underway, the Royal Manufacturing Subdivision, has performed a traffic impact analysis (TIA) that shows this intersection will need signalization by full build out of the development.

The Schertz Economic Development Corporation (EDC) has funding allocated to signalize this intersection. Additionally, the City of Selma is willing to enter into an agreement with the City of Schertz to pay for apportion of the new traffic signal. With these funding sources available, it is prudent to proceed with signalization of the intersection in advance of congestion increasing and intersection efficiency decreasing due to the additional development.

The first step is to design the traffic signal. Of the City's on-call firms, Staff selected Halff Associates to perform this task. Halff has the capability for this professional engineering design work and is familiar with the project area due to their work on the Tri-County Reconstruction project. Staff contracted Halff and worked with them to create a scope and fee Task Order Agreement to design the traffic signal for the intersection of Schertz Parkway and Lookout Road.

**GOAL**

To obtain authorization from City Council to execute a Task Order Agreement with Halff Associates to design a traffic signal for the Schertz Parkway and Lookout Road intersection.

**COMMUNITY BENEFIT**

The project will replace the existing multi-way stop control and the Schertz Parkway and Lookout Road intersection with a new traffic signal. A traffic signal will help ease existing congestion at the intersection and will keep the intersection operating efficiently as traffic in the area increases due to new development.

**SUMMARY OF RECOMMENDED ACTION**

Authorize execution of the Task Order Agreement with Halff Associates, for \$54,610 and a not to exceed amount of \$60,000.

**FISCAL IMPACT**

Funding for the project will come from the Schertz Economic Development Corporation and the City of Selma has offered to pay 1/3 of the cost. The Economic Development Corporation is finalizing an agreement with the City of Selma for Selma to pay \$20,000 towards this Task Order Agreement.

**RECOMMENDATION**

Staff recommends Council approve Resolution 22-R-107 and authorize the City Manager to execute the Task Order Agreement with Halff Associates for \$54,610 and a not to exceed amount of \$60,000 for the Schertz Parkway and Lookout Road Signalization project.

---

---

**Attachments**

Resolution 22-R-107

Exhibit A

---

---

## **RESOLUTION NO. 22-R-107**

### **A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS, AUTHORIZING EXPEDITURES WITH HALFF ASSOCIATES, INC., TOTALING NO MORE THAN \$60,000, FOR PROFESSIONAL ENGINEERING RELATED SERVICES ON THE SCHERTZ PARKWAY AND LOOKOUT ROAD SIGNALIZATION PROJECT, AND OTHER MATTERS IN CONNECTION THEREWITH**

WHEREAS, the City staff of the City of Schertz (the “City”) has determined that the City requires professional services relating to engineering and design for the Schertz Parkway and Lookout Road Signalization Project; and

WHEREAS, City staff has determined that Halff Associates, Inc. is uniquely qualified to provide such services for the City; and

WHEREAS, Halff Associates, Inc. is an approved On-Call Engineering Firm for the City of Schertz; and

WHEREAS, pursuant to Section 252.022(a)(4), the City is not required to seek bids or proposals with respect to a procurement for personal, professional, or planning purposes; and

WHEREAS, the City Council has determined that it is in the best interest of the City to contract with Halff Associates, Inc. pursuant to the On-Call Task Order Agreement attached hereto as Exhibit A (the “Agreement”) up to a maximum total aggregate amount of \$60,000.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS THAT:

Section 1. The City Council hereby authorizes the City Manager to execute and deliver the Task Order Agreement with Halff Associates, Inc. in accordance with their approved Master Agreement in substantially the form set forth on Exhibit A in the amount of \$54,610 and authorize the City Manager to execute and deliver the Task Order in a not to exceed total aggregate amount of \$60,000.

Section 2. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the City Council.

Section 3. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 4. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.



Section 5. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City Council hereby declares that this Resolution would have been enacted without such invalid provision.

Section 6. It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, Texas Government Code, as amended.

Section 7. This Resolution shall be in force and effect from and after its final passage, and it is so resolved.

PASSED AND ADOPTED, this 27<sup>th</sup> day of September, 2022.

CITY OF SCHERTZ, TEXAS

---

Ralph Gutierrez, Mayor

ATTEST:

---

Brenda Dennis, City Secretary

(CITY SEAL)

**EXHIBIT A**  
**TASK ORDER NO. 2 SERVICES AGREEMENT**

## Task Order

---

In accordance with Paragraph 1.01 of the Agreement Between Owner and Engineer for Professional Services – Task Order Edition, dated October 17, 2019 ("Agreement"), Owner and Engineer agree as follows:

### 1. BACKGROUND DATA

- a. Effective Date of Task Order: TBD
- b. Owner: City of Schertz
- c. Engineer: Halff Associates, Inc.
- d. Traffic Signal Design (Intersection of Lookout Road and Schertz Parkway)
- e. Specific Project (description):
  - Provide a boundary (right-of-way) survey at the intersection of Lookout Road and Schertz Parkway, a topographic survey of the intersection and 25 feet outside of the rights of way, and the location of any visible utilities in the area of the topographic survey.
  - Design a Traffic Signal at the intersection of Lookout Road and Schertz Parkway.

### 2. SERVICES OF ENGINEER

A. The specific services to be provided or furnished by Engineer under this Task Order are as follows:

A. **TASK A – PROJECT MANAGEMENT AND COORDINATION** - Halff project management activities shall include task leadership and direction, telephone and written communication, project status reports, project progress meetings, project invoicing, and personnel and data management among other general project management activities. Specific meetings beyond staff management coordination and regular communication include the following:

#### i. **Project Coordination and Correspondence**

- Tasks include resource allocation, schedule tracking, budget tracking, client communication, quality control and team coordination.
- Monthly project status reports shall be provided to the City with the monthly invoice. Progress shall include notes regarding work completed in the preceding billing cycle, work

expected to be completed in the next cycle, and any outstanding questions or issues for discussion. Meetings may be by MS Teams or other City required electronic means.

ii. **Project Meeting and Collaboration**

- Attend one (1) project kickoff meeting with staff from the City. The meeting will be coordinated by the City's PM with the Halff Project Manager and is intended to discuss key items such as project schedule, budget, and any specific directives. Halff will provide a preliminary schedule of tasks.
- Conduct up to three (3) meetings or conference calls with the City as needed to discuss the signal design plans at the design levels.
- Meeting minutes shall be submitted to the City Project Manager within two (2) working days after each meeting.

iii. **Quality Assurance / Control**

- Quality Assurance: Halff will implement a quality assurance program for the project that focuses on the completeness, quality, and timeliness of deliverables.
- Quality Control: Technical data and analysis will be reviewed for accuracy, with appropriate comments and responses documented and submitted to the City at each relevant milestone.
- Each task will be subjected to internal QC by one of Halff's Traffic or Public Works Professional Engineers. Associated documentation will be provided with the final report. The QA/QC program will include a multi-level approach to ensure that senior members review, comment, and approve the completed work. A checklist shall be created for all deliverables.
- Each checklist shall include milestone review events that describe the items to be reviewed and include documentation of the comments by the reviewer and responses from the Project Manager. All project materials presented to the City as draft or final products will be accompanied by QA/QC certification.
- The experienced reviewers will often have comments not covered by the checklists. The reviewers will make comments on the plans that will allow the contractor to better understand what is intended to be constructed.
- QC milestones:
  1. Task 2 – Data Collection
  2. Task 3 – 90% & 100% Construction Plans and Documents

- B. TASK B – SURVEYING SERVICES** - Halff will perform field survey required to establish apparent right-of-way (R.O.W.) or easement boundaries (but not right-of-way acquisition surveys) and site topography required of the Lookout Road and Schertz Parkway intersection and 25 feet outside of the R.O.W. to collect information needed in the design within the job site in accordance with sound engineering practices; establish or locate at least two Benchmarks set to U.S. Coast and Geodetic Survey Datum within the job site in accordance with sound engineering practices. Establish or locate at least two additional Benchmarks set to U.S. Coast and Geodetic Survey Datum for the job site outside the limits of construction in accordance with sound engineering

practices. Topographic survey will be collected at 100-foot cross sections to develop existing planimetric and contours. No Right-of-Entry (R.O.E.) agreements are anticipated for this project since all improvements are to remain within the R.O.W. Show on the preliminary plan existing topographical features including improvements within and outside the R.O.W. necessary for the design of the Project. Survey must include all visible utilities and tying of utility-locate paint markings by 811 within the survey area for underground utilities. Provide the necessary number of control points/benchmarks on the ground for the Project and ensuring the horizontal and vertical control correspond with the design plans.

- C. TASK C – TRAFFIC SIGNAL DESIGN** - The traffic signal design will be performed for the intersection of Lookout Road and Schertz Parkway. The mast arms and traffic signals will be designed based on TxDOT Standards. If site or soil conditions require an alternate design, additional structural analysis will be required as an additional service to be provided by others.

As part of the design, Engineer will:

- i. Signal design plans will be produced for the intersection and will be submitted to the City for review and comment at the following design levels:
  - 90 percent plans
  - 100 percent final plans
- Meet with City staff to discuss signal design requirements;
- Design will include pedestrian signalization;
- Prepare PDF files of the signal plans for each design level listed above and submit them electronically to the City;
- Provide PDF and CAD files of final plans and one set of original signed and sealed plans.
- ii. Coordinate with electrical utility company.
- iii. Prepare a quantities summary, bid item spreadsheet and estimate of construction cost for the traffic signal design and submit this information to the City;
- iv. Produce a bid package or spec documents for bidding the traffic signal construction;
- v. Conduct up to three (3) meetings or conference calls with the City as needed to discuss the signal design plans at the design levels.

- D. TASK D – INTERSECTION SIGNAL TIMING** – Develop signal timing plans for signal coordination during three (3) peak hours: AM, PM, and Off Peak Periods. As part of the design, Engineer will:

- i. Conduct Scoping meeting with agency operating and maintaining signals.
- ii. Conduct Traffic Counts and travel runs during AM, PM and Off Peak periods. Traffic counts will be turning movement counts at the intersection for 24-hours.
- iii. Develop and prepare signal timings plans and coordinate with the City staff in implementation and field adjustments.

- E. TASK E - CONSTRUCTION PHASE SERVICES**

- i. Review contractor submittals for traffic signal equipment.
- ii. Respond to contractor requests for information (RFI) during traffic signal construction.
- iii. Attend up to three (3) meetings at the construction site during traffic signal construction.

**TASK A-E DELIVERABLES:**

- Traffic Signal Plans ready for construction;

- Signal Timing Plans;
- Construction Administration.

### 3. CITY RESPONSIBILITIES

In addition to the below stated, Owner shall have those responsibilities set forth in Article 2 of the Agreement:

- Payment of any and all impact, review, and permitting fees;
- Provide Engineer with any information, agreements, and/or restrictions that may be in effect on the property and impact the design guidelines or criteria for the project.

### 4. ITEMS EXCLUDED FROM THE SCOPE OF SERVICE

- Environmental/Biological Services;
- Geotechnical, Architectural, Structural, Foundation Design, Mechanical, or Electrical Services;
- Parts and equipment installation and replacement;
- Utility Coordination;
- Permitting;
- Construction materials testing – Halff will not conduct any material testing;
- Consultant shall not at any time direct, control, or have any authority over any Contractor's work, nor shall Consultant have authority over or be responsible for the means, methods, techniques, sequences, or procedures of construction selected or used by any Contractor, or the safety precautions and programs incident thereto, for security or safety at the project site, nor for any failure of a Contractor to comply with laws and regulations applicable to such Contractor's furnishing and performing of its work.

Any additional services required beyond those specifically identified in this proposal are beyond the scope of services to be provided. Additional services, if requested, will be separately identified and negotiated and such additional scope and commensurate fee will be authorized under a Supplemental agreement to this proposal/contract.

### 5. TASK ORDER SCHEDULE

Design schedule is provided in Exhibit A.

### 6. PAYMENT TO ENGINEER

- A. Owner shall pay Engineer for services rendered under this Task Order as follows:  
Fees are on a Lump Sum basis and will be billed monthly. Amount will not be exceeded without authorization from the City. Direct costs (copies, mileage, etc.) are included in this fee and are charged at actual invoice cost times a multiplier of 1.1. The billing rates are inclusive of mileage and will be the actual rates shown on invoice.

The estimated fee for construction inspections under this agreement will be a lump sum fee of **\$54,610.00** and will not be exceeded without prior approval from City of Schertz.

Task A: Project Management	\$ 6,210.00
----------------------------	-------------

Task B: Surveying Services	\$ 7,715.00
Task C: 90% - 100% Design Phase Services	\$ 28,810.00
Task D: Intersection Signal Timing	\$ 10,000.00
Task E: Construction Phase Services	\$ 1,875.00
<b>TOTAL</b>	<b>\$ 54,610.00</b>

- B. The terms of payment are set forth in Article 4 of the Agreement and in the applicable governing provisions of Exhibit C.

## 7. TERMS AND CONDITIONS

Execution of this Task Order by Owner and Engineer shall make it subject to the terms and conditions of the Agreement (as modified above), which Agreement is incorporated by this reference. Engineer is authorized to begin performance upon its receipt of a copy of this Task Order signed by Owner.

The Effective Date of this Task Order is to be determined and will commence no later than the notice to proceed given to the contractor.

OWNER:

ENGINEER:

By: \_\_\_\_\_

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Print Name: Marcos Díaz, PE

Title: \_\_\_\_\_

Title: Public Works Team Leader

Engineer License or Firm's: F-312

State of: Texas

DESIGNATED REPRESENTATIVE FOR TASK ORDER:

DESIGNATED REPRESENTATIVE FOR TASK ORDER:

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Address: \_\_\_\_\_

Address: \_\_\_\_\_

Email  
Address: \_\_\_\_\_

Email  
Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Phone: \_\_\_\_\_



EXHIBIT A - FEE SCHEDULE

Lookout Road and Schertz Parkway Traffic Signal - City of Schertz  
Estimated Level of Effort for Intermediate and Final Design, and Construction Phase Services

POSITION DESCRIPTION		Project Principal	Sr. Project Manager/QAQC	Project Manager/ Sr. Lands Arch	Mid Project Engineer	Engineer EIT/ Lands Arch	Admin Assistant	RPLS Manager	Senior Survey Tech (SIT)	SUE/Survey Crew 2-man	SubConsultant Fee	Total Labor hrs.	Cost
BILLABLE LABOR RATES		\$290.00	\$265.00	\$225.00	\$150.00	\$125.00	\$70.00	\$235.00	\$125.00	\$180.00	Lump Sum		
INTERMEDIATE/FINAL DESIGN PHASE SERVICES (90%-100%)													
A) Project Management and Coordination													
	Task A: Project Management and Coordination												
	i. Project Coordination and Correspondence		2	8								10	\$2,330.00
	ii. Project Meetings and Collaboration			3	3							6	\$1,125.00
	iii. Quality Assurance Program and Coordination (QC shown in phases below)		2	2	2							6	\$1,280.00
	iv. Prepare Monthly Invoices and Progress Reports (Assumes 5 Invoices)			5			5					10	\$1,475.00
	Total Hours	0	4	18	5	0	5	0	0	0		32	
SUMMARY													
	HOURS SUB-TOTALS	0	4	18	5	0	5	0	0	0		32	-
	BILLABLE RATE PER HOUR	\$290.00	\$265.00	\$225.00	\$150.00	\$125.00	\$70.00	\$235.00	\$125.00	\$180.00			-
	TOTAL - Project Management and Coordination Services	\$0.00	\$1,060.00	\$4,050.00	\$750.00	\$0.00	\$350.00	\$0.00	\$0.00	\$0.00	\$0.00		\$6,210.00
B) Surveying Services													
	Task B: Surveying Services												
	i. Boundary Survey (Right-of-Way)							3	5	10		18	\$3,130.00
	ii. Topographic Survey							1	4	10		15	\$2,535.00
	iii. Utilities							1	3	8		12	\$2,050.00
	Total Hours	0	0	0	0	0	0	5	12	28		45	
SUMMARY													
	HOURS SUB-TOTALS	0	0	0	0	0	0	5	12	28		45	-
	BILLABLE RATE PER HOUR	\$290.00	\$290.00	\$225.00	\$150.00	\$125.00	\$70.00	\$235.00	\$125.00	\$180.00			-
	TOTAL - Surveying Services	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,175.00	\$1,500.00	\$5,040.00	\$0.00		\$7,715.00
C) Traffic Signal Design													
	Task C: Traffic Signal Design												
	i. 90 percent plans Submittal and QA/QC			6	32	50						88	\$12,400.00
	90 percent plans QA/QC	4		8								12	\$2,960.00
	100 percent final plans Submittal and QA/QC				8	20						28	\$3,700.00
	100 Percent Plans QA/QC	2		4								6	\$1,480.00
	ii. Coordination with electrical company			6	6	6						18	\$3,000.00
	iii. Prepare a quantities summary, bid item spreadsheet and estimate of construction cost for the traffic signal design and submit this information to the City.			1	2	8						11	\$1,525.00
	iv. Produce a bid package or spec documents for bidding the traffic signal construction.				8	8						16	\$2,200.00
	v. Conduct up to three (3) meetings or conference calls with the City as needed to discuss the signal design plans at the design levels.	3		3								6	\$1,545.00
	Total Hours	9	0	28	56	92	0	0	0	0		185	
SUMMARY													
	HOURS SUB-TOTALS	9	0	28	56	92	0	0	0	0		185	-
	BILLABLE RATE PER HOUR	\$290.00	\$290.00	\$225.00	\$150.00	\$125.00	\$70.00	\$235.00	\$125.00	\$180.00			-
	TOTAL - Traffic Signal Design Services	\$2,610.00	\$0.00	\$6,300.00	\$8,400.00	\$11,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$28,810.00
D) Intersection Signal Timing													
	Task C: Intersection Signal Timing												
	i. Scoping meeting with Operations and Maintenance Department	2		2								4	\$1,030.00
	ii. Traffic Counts & Movement (AM, PM & Off Peak)	2									\$800.00	802	\$1,380.00
	iii. Develop Traffic Signal Plans	1		4	16	32						53	\$7,590.00
	Total Hours	5	0	6	16	32	0	0	0	0		859	
SUMMARY													
	HOURS SUB-TOTALS	5	0	6	16	32	0	0	0	0		59	-
	BILLABLE RATE PER HOUR	\$290.00	\$290.00	\$225.00	\$150.00	\$125.00	\$70.00	\$235.00	\$125.00	\$180.00			-
	TOTAL - Surveying Services	\$1,450.00	\$0.00	\$1,350.00	\$2,400.00	\$4,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$800.00		\$10,000.00
CONSTRUCTION PHASE SERVICES													
E) Construction Phase Services													
	Task E: Construction Services												
	i. Review contractor submittals for traffic signal equipment.				4							4	\$600.00
	ii. Respond to contractor requests for information (RFI) during traffic signal construction.				4							4	\$600.00
	iii. Attend up to three (3) meetings at the construction site during traffic signal construction.			3								3	\$675.00
	Total Hours	0	0	3	8	0	0	0	0	0		11	
SUMMARY													
	HOURS SUB-TOTALS	0	0	3	8	0	0	0	0	0		11	-
	BILLABLE RATE PER HOUR	\$290.00	\$290.00	\$225.00	\$150.00	\$125.00	\$70.00	\$235.00	\$125.00	\$180.00			-
	TOTAL - Construction Phase Services	\$0.00	\$0.00	\$675.00	\$1,200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$1,875.00

EXHIBIT A - FEE SCHEDULE

Lookout Road and Schertz Parkway Traffic Signal - City of Schertz  
Estimated Level of Effort for Intermediate and Final Design, and Construction Phase Services

POSITION DESCRIPTION		Project Principal	Sr. Project Manager/QAQC	Project Manager/ Sr. Lands Arch	Mid Project Engineer	Engineer EIT/ Lands Arch	Admin Assistant	RPLS Manager	Senior Survey Tech (SIT)	SUE/Survey Crew 2-man	SubConsultant Fee	Total Labor hrs.	Cost
BILLABLE LABOR RATES		\$290.00	\$265.00	\$225.00	\$150.00	\$125.00	\$70.00	\$235.00	\$125.00	\$180.00	Lump Sum		
INTERMEDIATE/FINAL DESIGN PHASE SERVICES (90%-100%)													
A) Project Management and Coordination													
	Task A: Project Management and Coordination												
	i. Project Coordination and Correspondence		2	8								10	\$2,330.00
	ii. Project Meetings and Collaboration			3	3							6	\$1,125.00
	iii. Quality Assurance Program and Coordination (QC shown in phases below)		2	2	2							6	\$1,280.00
	iv. Prepare Monthly Invoices and Progress Reports (Assumes 5 Invoices)			5			5					10	\$1,475.00
	Total Hours	0	4	18	5	0	5	0	0	0		32	
SUMMARY													
	HOURS SUB-TOTALS	0	4	18	5	0	5	0	0	0		32	-
	BILLABLE RATE PER HOUR	\$290.00	\$265.00	\$225.00	\$150.00	\$125.00	\$70.00	\$235.00	\$125.00	\$180.00			-
	TOTAL - Project Management and Coordination Services	\$0.00	\$1,060.00	\$4,050.00	\$750.00	\$0.00	\$350.00	\$0.00	\$0.00	\$0.00	\$0.00		\$6,210.00
B) Surveying Services													
	Task B: Surveying Services												
	i. Boundary Survey (Right-of-Way)							3	5	10		18	\$3,130.00
	ii. Topographic Survey							1	4	10		15	\$2,535.00
	iii. Utilities							1	3	8		12	\$2,050.00
	Total Hours	0	0	0	0	0	0	5	12	28		45	
SUMMARY													
	HOURS SUB-TOTALS	0	0	0	0	0	0	5	12	28		45	-
	BILLABLE RATE PER HOUR	\$290.00	\$290.00	\$225.00	\$150.00	\$125.00	\$70.00	\$235.00	\$125.00	\$180.00			-
	TOTAL - Surveying Services	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,175.00	\$1,500.00	\$5,040.00	\$0.00		\$7,715.00
TOTAL PROJECT SUMMARY													
	HOURS SUB-TOTALS	9	0	31	64	92	0	5	12	28		241	\$54,610.00
	BILLABLE RATE PER HOUR	\$290.00	\$290.00	\$225.00	\$150.00	\$125.00	\$70.00	\$235.00	\$125.00	\$180.00		241	
	TOTAL PROJECT SUMMARY	\$4,060.00	\$1,060.00	\$12,375.00	\$12,750.00	\$15,500.00	\$350.00	\$1,175.00	\$1,500.00	\$5,040.00	\$800.00		\$54,610.00

## CITY COUNCIL MEMORANDUM

**City Council Meeting:** September 27, 2022

**Department:** Planning & Community Development

**Subject:** Ordinance No. 22-S-36- Conduct a public hearing and consideration and/or action on a request to rezone approximately 20 acres of land to Planned Development District (PDD), the properties, a portion of Parcel ID 67955, approximately 4.2 acres of land, generally located southeast of Archer Pass and Winkler Trail, a portion of Parcel ID 67955, approximately 4.5 acres of land, generally located 1,100 feet southeast of Archer Pass and Winkler Trail, and a portion of Parcel ID 112888, approximately 11 acres of land, generally located 2,900 feet southeast of the intersection of Homestead Parkway and Hartley Square, City of Schertz, Guadalupe County, Texas. *First Reading* (B. James / L. Wood / E. Delgado)

---

### BACKGROUND

Owner: ILF N-T Owner, LP

Applicant: Malone/Wheeler, Inc./Behdad Zahrooni

The NorTex Farms PDD was approved by City Council on June 17, 2014. Then most recently on January 24, 2017, the City Council approved a PDD Amendment to modify the standards for the signage and to formally change the name of the PDD from "NorTex Farms" to "Homestead". The applicant has requested an amendment to the existing Homestead Subdivision PDD for Unit 7B, Unit 13, and 18 to allow Townhome / Multifamily.

Five public hearing notices were mailed to the surrounding property owners on August 12th, 2022, with a public hearing notice published in the "San Antonio Express", on August 31, 2022, prior to the City Council public hearing. At the time of this report staff has received two (2) responses opposed to this rezoning requesting, one of which is from an owner of property in the notice area.

If a proposed zoning change is protested in writing and signed by the owners of at least twenty percent (20%) of the area of the lots or land immediately adjoining the area covered by the proposed zoning change or zoning map amendment and extending 200 feet from that area, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths ( $\frac{3}{4}$ ) of all members of the City Council according to LGC, Local Government Code § 211.006(d). The opposition responses received accounts for 39% of the property within 200-feet and triggers the  $\frac{3}{4}$  vote of the City Council. While staff notifies all property owner within 200 feet of a case, per the UDC, only those properties within the city are counted as part of the protest.

### GOAL

The goal is to rezone approximately 20 acres of land to Planned Development District (PDD).

### COMMUNITY BENEFIT

The community benefit is to promote safe, orderly, efficient development and bring about the City's vision of future growth.

## **SUMMARY OF RECOMMENDED ACTION**

The applicant is proposing to rezone approximately 20 acres of land. The properties, a portion of Parcel ID 67955, approximately 4.2 acres of land, generally located southeast of Archer Pass and Winkler Trail, a portion of Parcel ID 67955, approximately 4.5 acres of land, generally located 1,100 feet southeast of Archer Pass and Winkler Trail, and a portion of Parcel ID 112888, approximately 11 acres of land, generally located 2,900 feet southeast of the intersection of Homestead Parkway and Hartley Square.

The three units that are involved in the PDD Amendment are Unit 7B, 13 and 18 all of which were perviously zoned as part of the Homestead PDD. Previously, Unit 7B and Unit 13 were designated to be the Townhome land use and Unit 18 was designated to be Commercial. In this proposed PDD Amendment the applicant has requested that all three units have the land use of Townhome/Multi-Family.

The Comprehensive Land Use Plan (CLUP), through the Future Land Use Plan and the Northern Schertz Sector Plan, designates the subject properties with the land use designation of Single-Family Residential.

- Comprehensive Plan Goals and Objectives: The land use designation of Single-Family Residential is intended to utilize a traditional neighborhood design that includes a mixture of residential uses, as well as limited commercial development to support the daily activities of the development.
- Impact of Infrastructure: The Homestead Subdivision has several units surrounding Unit 7B, Unit 13, and Unit 18 that are under construction and building the public infrastructure. With these three units they would be tying into the stub outs being provided by the other Units. The properties will be serviced with water and sewer through 8-inch lines.
- Impact of Public Facilities/Services: The proposed rezoning would have minimal impact to the public services, such as schools, fire, police, and parks.
- Compatibility with Existing and Potential Adjacent Land Uses: The majority of the adjacent properties to the subject tracts are the existing Homestead Subdivision, which is zoned Planned Development District. There is also a parcel, south of Unit 7B, designated as General Business (GB) that is currently undeveloped. Then to the south of Unit 13 is the City of Cibolo, which will be the continuation of the Homestead Subdivision. Overall the proposed rezoning to Planned Development District (PDD) is compatible with the existing and potential adjacent land uses.

## **FISCAL IMPACT**

None.

## **RECOMMENDATION**

The subject properties have the land use designation under the Schertz Sector Plan for Northern Schertz as Single-Family Residential. The Single-Family Residential land use designation encourages the mixture of various residential types as well as maintaining the walkable neighborhood feel, as well as allowing limited commercial to support the adjacent properties. The proposed rezoning of these three Units, 7B, 13, and 18 to Planned Development District with a proposed land use designation of Townhome/Multi-Family does conform to the Comprehensive Land Use Plan designation as it provides a mixture of housing type to the area. The rezoning of these three units will adhere to the Amendment of the Homestead Subdivision Planned Development District, which is designated entirely for the Townhome/Multi-Family land use.

The Planning and Zoning Commission held a public hearing on August 24, 2022, where they made a recommendation to the City Council with a vote of 6-0 to approve the requested rezoning.

---

## **Attachments**

Ordinance No. 22-S-36

Exhibit A: Metes and Bounds

Exhibit B: PDD Design Standards

Exhibit C: Conceptual Site Plan

Aerial Map

Public Hearing Notice Map

Zoning Exhibits

Master Development Plan

Public Hearing Notice Responses

Protest Map

---

## **ORDINANCE NO. 22-S-36**

**AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AMENDING THE OFFICIAL ZONING MAP BY REZONING APPROXIMATELY 20 ACRES OF LAND TO PLANNED DEVELOPMENT DISTRICT (PDD), A PORTION OF PARCEL IDENTIFICATION NUMBER 67955, APPROXIMATELY 4.2 ACRES, GENERALLY LOCATED SOUTHEAST OF ARCHER PASS AND WINKLER TRAIL, A PORTION OF PARCEL IDENTIFICATION NUMBER 67955, APPROXIMATELY 4.5 ACRES OF LAND, GENERALLY LOCATED 1,100 FEET SOUTHEAST OF ARCHER PASS AND WINKLER TRAIL, A PORTION OF PARCEL IDENTIFICATION NUMBER 112888, APPROXIMATELY 11 ACRES OF LAND, GENERALLY LOCATED 2,900 FEET SOUTHEAST OF THE INTERSECTION OF HOMESTEAD PARKWAY AND HARTLEY SQUARE, CITY OF SCHERTZ, GUADALUPE COUNTY, TEXAS.**

**WHEREAS**, an application to rezone approximately 20 acres of land to Planned Development District (PDD), the properties, a portion of Parcel ID 67955, approximately 4.2 acres of land, generally located southeast of Archer Pass and Winkler Trail, a portion of Parcel ID 67955, approximately 4.5 acres of land, generally located 1,100 feet southeast of Archer Pass and Winkler Trail, and a portion of Parcel ID 112888, approximately 11 acres of land, generally located 2,900 feet southeast of the intersection of Homestead Parkway and Hartley Square, City of Schertz, Guadalupe County, Texas., and more specifically described in the Exhibit A attached herein (herein, the “Property”) has been filed with the City; and

**WHEREAS**, the City’s Unified Development Code Section 21.5.4.D. provides for certain criteria to be considered by the Planning and Zoning Commission in making recommendations to City Council and by City Council in considering final action on a requested zone change (the “Criteria”); and

**WHEREAS**, on August 24, 2022, the Planning and Zoning Commission conducted a public hearing and, after considering the Criteria, made a recommendation to City Council to approve the requested rezoning; and

**WHEREAS**, on September 27, 2022, the City Council conducted a public hearing and after considering the Criteria and recommendation by the Planning and Zoning Commission, determined that the requested zoning be approved as provided for herein.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS:  
THAT:**

Section 1. The Property as shown and more particularly described in the attached Exhibit A, is hereby zoned Planned Development District (PDD).

Section 2. The Official Zoning Map of the City of Schertz, described and referred to in Article 2 of the Unified Development Code, shall be revised to reflect the above amendment.

Section 3. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Ordinance for all purposes and are adopted as a part of the judgment and findings of the Council.

Section 4. All ordinances and codes, or parts thereof, which are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters resolved herein.

Section 5. This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 6. If any provision of this Ordinance or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Ordinance and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City hereby declares that this Ordinance would have been enacted without such invalid provision.

Section 7. It is officially found, determined, and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Ordinance, was given, all as required by Chapter 551, as amended, Texas Government Code.

Section 8. This Ordinance shall be effective upon the date of final adoption hereof and any publication required by law.

Section 9. This Ordinance shall be cumulative of all other ordinances of the City of Schertz, and this Ordinance shall not operate to repeal or affect any other ordinances of the City of Schertz except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this Ordinance, in which event such conflicting provisions, if any, are hereby repealed.

Approved on first reading the 27<sup>th</sup> day of September 2022.

PASSED, APPROVED AND ADOPTED on final reading the 11<sup>h</sup> day of October 2022.

---

Ralph Gutierrez, Mayor

ATTEST:

---

Brenda Dennis, City Secretary  
(SEAL OF THE CITY)





**DESCRIPTION OF A 4.12 ACRE TRACT, PREPARED BY DELTA SURVEY GROUP INC., IN FEBRUARY 2022, LOCATED IN THE PEDRO SAN MIGUEL SURVEY NUMBER 256, ABSTRACT NUMBER 227, GUADALUPE COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 522.18 ACRE TRACT CONVEYED TO ILF N-T OWNER, LP., AND DESCRIBED IN DOCUMENT NUMBER 2014022581, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS, SAID 4.12 ACRE TRACT, AS SHOWN ON ACCOMPANYING SKETCH BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a ½ inch iron rod with KFW cap found found for a northwest corner of a tract of land conveyed to Schwab Credit Trust described in Volume 1413, Page 497, Official Public Records, Guadalupe County, Texas, same being an east corner of said remainder of 522.18 acres tract for the **POINT OF BEGINNING**;

**THENCE** leaving said common line and crossing said 522.18 acre tract the following six (6) courses and distances:

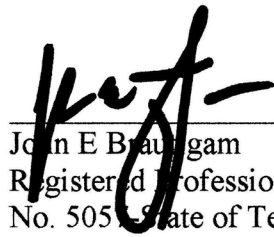
1. N30°32'20"W a distance of 122.46 feet to a calculated point;
2. N49°17'46"E a distance of 237.25 feet to a calculated point;
3. with the arc of a curve to the left a distance of 264.36 feet, through a central angle of 14°51'26", having a radius of 1019.48 feet, and whose chord bears N41°55'45"E, a distance of 263.62 feet to a calculated point;
4. N34°32'26"E a distance of 221.56 feet to a calculated point;
5. with the arc of a curve to the right a distance of 36.46 feet, through a central angle of 83°33'20", having a radius of 25.00 feet, and whose chord bears N76°19'07"E, a distance of 33.31 feet to a calculated point, and
6. with the arc of a curve to the right a distance of 360.59 feet, through a central angle of 14°10'48", having a radius of 1457.00 feet, and whose chord bears S54°48'49"E, a distance of 359.67 feet to a calculated point in the north line of the said Schwab Tract, same being a south line of said 522.18 acre tract;

**THENCE** with the north line of said Schwab tract, same being a south line of said 522.18 acre tract S59°29'22"W a distance of 865.58 feet; to the **POINT OF BEGINNING** and containing 4.12 acres of land, more or less.

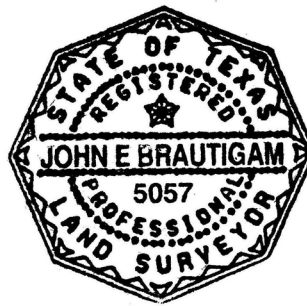
**BEARING BASIS:** Texas State Plane Coordinate System, South Central Zone, NAD83/CORS

2-18-22

Date



John E Brautigam  
Registered Professional Land Surveyor  
No. 5057 State of Texas



Delta Survey Group, Inc.  
8213 Brodie Lane, Suite 102  
Austin, Texas 78745  
WWW.DELTASURVEYGROUP.COM  
**TBPLS Firm No. 10004700**

0' 300' 600' 900'



GRAPHIC SCALE  
1" = 300'

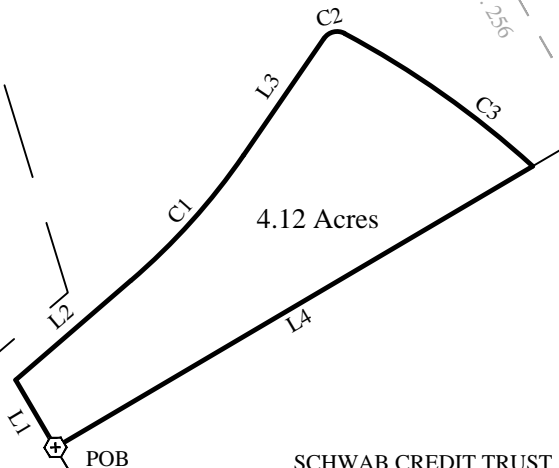
P. SAN MIGUEL SURVEY NO. 256  
ABSTRACT 227,  
GUADALUPE COUNTY, TEXAS  
FEBRUARY 2022  
3 OF 3

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C1	1019.48'	264.36'	263.62'	N41°55'45"E	14°51'26"
C2	25.00'	36.46'	33.31'	N76°19'07"E	83°33'20"
C3	1457.00'	360.59'	359.67'	S54°48'49"E	14°10'48"

REMAINDER OF  
522.18 ACRES  
ILF N-T OWNER, LP  
DOC. NO. 2014022581  
O.P.R.G.C.TX.

HOMESTEAD  
UNIT 1A  
LOT 902, BLK 9  
DOC. #2017000454  
O.P.R.G.C.TX.

REMAINDER OF  
522.18 ACRES  
ILF N-T OWNER, LP  
DOC. NO. 2014022581  
O.P.R.G.C.TX.



N59°29'22"E  
143.20'

SCHWAB CREDIT TRUST  
DESCRIBED IN  
VOL. 1413, PG. 497  
O.P.R.G.C.TX.

LINE	BEARING	DISTANCE
L1	N30°32'20"W	122.46'
L2	N49°17'46"E	237.25'
L3	N34°32'26"E	221.56'
L4	S59°29'22"W	865.58'

**LEGEND**

⊕ 1/2" IRON ROD WITH "KFW" CAP FOUND  
POB POINT OF BEGINNING  
O.P.R.G.C.TX OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS

\*SKETCH TO ACCOMPANY FIELD NOTES\*

**Delta Survey Group Inc.**

8213 Brodie Lane Ste. 102 Austin, TX 78745  
office: (512) 282-5200 fax: (512) 282-5230  
WWW.DELTASURVEYGROUP.COM  
TBPLS FIRM No. 10004700

QUAD NEW BRAUNFELS WEST  
PROJECT HOMESTEAD  
DWG. UNIT7B

POINTS ARE CALCULATED UNLESS OTHERWISE NOTED  
BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM,  
SOUTH CENTRAL ZONE, NAD83/CORS

**DESCRIPTION OF A 11.04 ACRE TRACT, PREPARED BY DELTA SURVEY GROUP INC., IN FEBRUARY 2022, LOCATED IN THE PEDRO SAN MIGUEL SURVEY NUMBER 256, ABSTRACT NUMBER 227, GUADALUPE COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 522.18 ACRE TRACT CONVEYED TO ILF N-T OWNER, LP., AND DESCRIBED IN DOCUMENT NUMBER 2014022581, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS, SAID 11.04 ACRE TRACT, AS SHOWN ON ACCOMPANYING SKETCH BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a magnail found for a southwest corner of a tract of land conveyed to Schwab Credit Trust described in Volume 1413, Page 497, Official Public Records, Guadalupe County, Texas, same being an east corner of said remainder of 522.18 acres tract for the **POINT OF BEGINNING**;

**THENCE** with the south line of said Schwab tract, same being the north line of said 522.18 acre tract the following two (2) courses and distances:

1. N59°22'11"E a distance of 85.66 feet to a ½ iron rod with HMT cap found, and
2. N59°18'57"E a distance of 921.83 feet to a ½ inch iron rod found for a northeast corner of said 522.18 acre tract, same being a southeast corner of said Schwab tract and being in the west right of way (ROW) line of Green Valley Road;

**THENCE** with the east line of said 522.18 acre tract and the west ROW line of said Green Valley Rd. the following two (2) courses and distances:

1. S85°35'15"E a distance of 39.97 feet to a ½ iron rod with KWA cap found; and
2. S29°48'51"E a distance of 175.94 feet to a calculated point;

**THENCE** leaving said common line and crossing the said 522.18 acre tract the following fifteen (15) courses and distances:

1. S60°11'00"W a distance of 60.66 feet to a calculated point;
2. with the arc of a curve to the left a distance of 349.10 feet, through a central angle of 23°23'39", having a radius of 855.00 feet, and whose chord bears S48°29'11"W, a distance of 346.68 feet to a calculated point
3. S36°47'21"W a distance of 214.13 feet to a calculated point;
4. S36°47'21"W a distance of 63.08 feet to a calculated point;
5. with the arc of a curve to the right a distance of 135.49 feet, through a central angle of 14°14'39", having a radius of 545.00 feet, and whose chord bears S43°54'41"W, a distance of 135.14 feet to a calculated point
6. S51°02'00"W a distance of 349.84 feet to a calculated point
7. with the arc of a curve to the left a distance of 242.78 feet, through a central angle of 21°13'25", having a radius of 655.41 feet, and whose chord bears S40°24'45"W, a distance of 241.39 feet to a calculated point
8. N58°06'15"W a distance of 137.50 feet to a calculated point;

9. N02°17'06"W a distance of 295.61 feet to a calculated point;
10. N23°02'02"E a distance of 276.77 feet to a calculated point;
11. N30°35'23"W a distance of 339.58 feet to a calculated point;
12. N15°42'18"W a distance of 187.44 feet to a calculated point;
13. N79°57'53"W a distance of 13.79 feet to a calculated point;
14. N10°02'07"E a distance of 92.46 feet to a calculated point, and
15. N59°28'58"E a distance of 13.35 feet to a calculated point in an east line of said 522.18 acre tract, same being an west line of said Schwab tract;

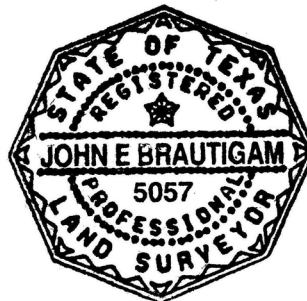
**THENCE** with the said common lines of the 522.18 acre tract and said Schwab tract the following three (3) courses and distances:

1. S30°32'20"E a distance of 260.91 feet to a nail found;
2. S59°49'18"W a distance of 86.88 feet to a ½ inch iron rod found, and;
3. S30°36'02"E a distance of 351.51 feet to the **POINT OF BEGINNING** and containing 11.04 acres of land, more or less.

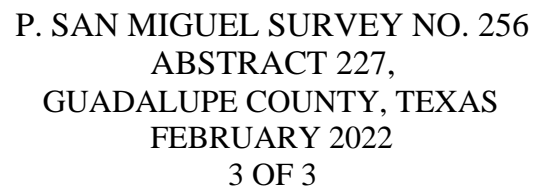
**BEARING BASIS:** Texas State Plane Coordinate System, South Central Zone, NAD83/CORS

2-10-22  
Date

  
\_\_\_\_\_  
John E Brautigam  
Registered Professional Land Surveyor  
No. 5057 State of Texas



Delta Survey Group, Inc.  
8213 Brodie Lane, Suite 102  
Austin, Texas 78745  
[WWW.DELTASURVEYGROUP.COM](http://WWW.DELTASURVEYGROUP.COM)  
**TBPLS Firm No. 10004700**



GRAPHIC SCALE  
1" = 300'



REMAINDER OF  
522.18 ACRES  
ILF N-T OWNER, LP  
DOC. NO. 2014022581  
O.P.R.G.C.TX.

LINE	BEARING	DISTANCE
L1	S30°32'20"E	260.91'
L2	S59°49'18"W	86.88'
L3	S30°36'02"E	351.51'
L4	N59°22'11"E	85.66'
L5	N59°18'57"E	921.83'
L6	S85°35'15"E	39.97'
L7	S29°48'51"E	175.94'
L8	S60°11'00"W	60.66'
L9	S36°47'21"W	214.13'
L10	S36°47'21"W	63.08'
L11	S51°02'00"W	349.84'
L12	N58°06'15"W	137.50'
L13	N02°17'06"W	295.61'
L14	N23°02'02"E	276.77'
L15	N30°35'23"W	339.58'
L16	N15°42'18"W	187.44'
L17	N79°57'53"W	13.79'
L18	N10°02'07"E	92.46'
L19	N59°28'58"E	13.35'






SCHWAB CREDIT TRUST  
DESCRIBED IN  
VOL. 1413, PG. 497  
O.P.B.G.C.TX.

11.04 ACRES

REMAINDER OF  
522.18 ACRES  
ILF N-T OWNER, LP  
DOC. NO. 2014022581  
O.P.B.G.C.TX.

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C1	855.00'	349.10'	346.68'	S48°29'11"W	23°23'39"
C2	545.00'	135.49'	135.14'	S43°54'41"W	14°14'39"
C3	655.41'	242.78'	241.39'	S40°24'45"W	21°13'25"

## LEGEND

- |   |  |
|---|--|
|  | 1/2" IRON ROD WITH "KFW" CAP FOUND UNLESS NOTED  |
|  | 1/2" IRON ROD FOUND                              |
|  | 1/2" IRON ROD WITH "DELTA SURVEY" CAP SET        |
|  | NAIL FOUND                                       |
|  | 3" DIAMETER METAL FENCEPOST FOUND                |
| O.P.R.G.C.TX  | OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS |

\*SKETCH TO ACCOMPANY FIELD NOTES\*



Delta Survey Group Inc.

8213 Brodie Lane Ste. 102 Austin, TX 78745  
office: (512) 282-5200 fax: (512) 282-5230  
WWW.DELTASURVEYGROUP.COM  
TBPLS FIRM No. 10004700

QUAD	NEW BRAUNFELS WEST
------	--------------------

PROJECT HOMESTEAD

DWG. UNIT 13 11.04 AC

POINTS ARE CALCULATED UNLESS OTHERWISE NOTED  
BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM,  
SOUTH CENTRAL ZONE, NAD83/CORS

**DESCRIPTION OF A 4.47 ACRE TRACT, PREPARED BY DELTA SURVEY GROUP INC., IN FEBRUARY 2022, LOCATED IN THE PEDRO SAN MIGUEL SURVEY NUMBER 256, ABSTRACT NUMBER 227, GUADALUPE COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 522.18 ACRE TRACT CONVEYED TO ILF N-T OWNER, LP., AND DESCRIBED IN DOCUMENT NUMBER 2014022581, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS, SAID 4.47 ACRE TRACT, AS SHOWN ON ACCOMPANYING SKETCH BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a ½ inch iron rod with KFW cap found for a southeast corner of Lot 902, Block 9, Homestead Unit 1A, a subdivision of record in Document Number 2017000454, Official Public Records, Guadalupe County, Texas, same being an interior corner of said remainder of 522.18 acres tract for the **POINT OF BEGINNING**;

**THENCE** with the east line of said Lot 902, same being a west line of said 522.18 acre tract N16°57'08"W a distance of 842.25 feet to a calculated point for the northeast corner of said Lot 902;

**THENCE** leaving said common line and crossing said 522.18 acre tract the following six (6) courses and distances:

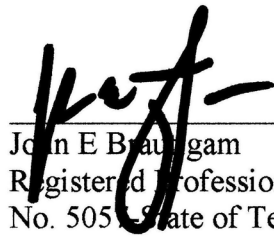
1. with the arc of a curve to the left a distance of 405.73 feet, through a central angle of 20°25'33", having a radius of 1138.09 feet, and whose chord bears S54°34'23"E, a distance of 403.58 feet to a calculated point;
2. S64°45'50"E a distance of 284.59 feet to a calculated point;
3. with the arc of a curve to the right a distance of 43.33 feet, through a central angle of 99°18'16", having a radius of 25.00 feet, and whose chord bears S15°06'42"E, a distance of 38.11 feet to a calculated point;
4. S34°32'26"W a distance of 206.98 feet to a calculated point;
5. with the arc of a curve to the right a distance of 251.46 feet, through a central angle of 14°46'37", having a radius of 975.00 feet, and whose chord bears S41°55'45"W, a distance of 250.76 feet to a calculated point, and

6. S49°17'46"W a distance of 86.69 feet to the **POINT OF BEGINNING** and containing 4.47 acres of land, more or less.

**BEARING BASIS:** Texas State Plane Coordinate System, South Central Zone, NAD83/CORS

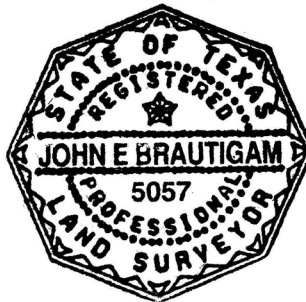
2-18-22

Date

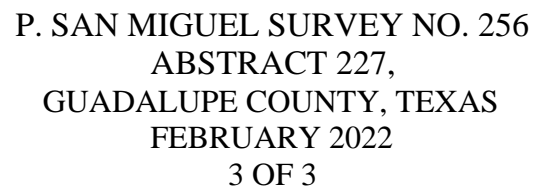


John E Brautigam  
Registered Professional Land Surveyor  
No. 5057 State of Texas

Delta Survey Group, Inc.  
8213 Brodie Lane, Suite 102  
Austin, Texas 78745  
WWW.DELTASURVEYGROUP.COM  
**TBPLS Firm No. 10004700**







GRAPHIC SCALE  
1" = 300'



REMAINDER OF  
522.18 ACRES  
ILF N-T OWNER, LP  
DOC. NO. 2014022581  
O.P.R.G.C.TX.

4.47 ACRES

HOMESTEAD  
UNIT 1A  
LOT 902, BLK 9  
DOC. #2017000454  
O.P.R.G.C.TX.

SCHWAB CREDIT TRUST  
DESCRIBED IN  
VOL. 1413, PG. 497  
O.P.R.G.C.TX.

REMAINDER OF  
522.18 ACRES  
ILF N-T OWNER, LP  
DOC. NO. 2014022581  
O.P.R.G.C.TX.

LINE	BEARING	DISTANCE
L1	N16°57'08"W	842.25'
L2	S64°45'50"E	284.59'
L3	S34°32'26"W	206.98'
L4	S49°17'46"W	86.69'

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C1	1138.09'	405.73'	403.58'	S54°34'23"E	20°25'33"
C2	25.00'	43.33'	38.11'	S15°06'42"E	99°18'16"
C3	975.00'	251.46'	250.76'	S41°55'45"W	14°46'37"

## LEGEND

	1/2" IRON ROD WITH "KFW" CAP FOUND UNLESS NOTED
POB	POINT OF BEGINNING
O.P.R.G.C.TX	OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS

\*SKETCH TO ACCOMPANY FIELD NOTES\*

Delta Survey Group Inc.

8213 Brodie Lane Ste. 102 Austin, TX 78745  
office: (512) 282-5200 fax: (512) 282-5230  
WWW.DELTASURVEYGROUP.COM  
TBPLS FIRM No. 10004700

QUAD NEW BRAUNFELS WEST

PROJECT HOMESTEAD

DWG. UNIT 18 4.47 AC

POINTS ARE CALCULATED UNLESS OTHERWISE NOTED  
BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM,  
SOUTH CENTRAL ZONE, NAD83/CORS

## Table of Contents

<b>I. General .....</b>	<b>1</b>
A. Introduction.....	1
B. Purpose and Intent .....	1
C. The Property.....	2

### **AFFECTED UDC ARTICLES**

<b>II. Zoning Districts (Article 5) .....</b>	<b>2</b>
D. Townhome District per the PDD .....	3
E. Dimensional and Development Standards (Section 21.5.7).....	4
<b>III. Special Uses (Article 8) .....</b>	<b>6</b>
A. Home Owners Association (Section 21.8.1c).....	6
B. Architectural Review Committee.....	6
<b>IV. Site Design Standards (Article 9).....</b>	<b>7</b>
A. Lots (Section 21.9.3).....	7
C. General Landscaping (Section 21.9.7).....	8
D. Fencing and Screening (Section 21.9.8) .....	8
<b>V. Signs (Article 11) .....</b>	<b>8</b>
A. Subdivision Entry Signs (Section 21.11.15) .....	8
<b>VIII. Amendments to the Planned Development District (PDD) .....</b>	<b>9</b>

## **APPENDIX**

Exhibit "A" - Planned Development District Master Plan

Exhibit "B" - Metes and Bounds

# Homestead

## A Planned Development District Schertz, Texas

---

### **I. General**

#### **A. Introduction**

This is an amendment creating a Townhome/Multi-family District within the Homestead Planned Development District.

Understanding that there would be circumstances in which a development might not be able to adhere to the strict regulations and design standards set forth in the UDC, established Article 5, Section 21.5.10, a Planned Development District (PDD), as an alternative approach to conventional land development.

The City of Schertz Unified Development Code (Ordinance 11-S-15) as amended will govern development of the property, except for the following statements.

Development within the subject property is subject to general development plan review and approval by the City Council. Such general development plan review is to ensure conformance with the guidelines required herein and the goals and objectives of the City of Schertz Comprehensive Plan.

The PDD was originally created under Ordinance No. 14-S-29, approved on June 10, 2014, created the Nor-Tex Farms PDD.

The Amended and Restated PDD was approved under Ordinance No. 17-S-02, approved on January 14, 2017, amended and restated the Nor-Tex Farms PDD, renaming it Homestead and amended Signs (Article 11).

#### **B. Purpose and Intent**

The purpose of PDD regulations is to encourage and promote more creative, innovative, and imaginative land development than would not be possible under the regulations found in a typical zoning district. The intent is to allow substantial flexibility in planning, design and development standards in exchange for greater land values and amenities, such as enhanced parkland and open space, preservation of natural resources, pedestrian friendly environment, and deviation

from the typical traffic patterns. It is this intrinsic flexibility, in the form of relief from the normal zoning ordinances, design standards, land use densities, and subdivision regulations, that allows for the definition of uses, densities and standards that will permit the alternative planning associated with a PDD and this development known as “**Homestead**”.

An example of this alternative planning concept is the Townhome/ Multi-Family District found in Units 7B, 13 and 18. The PDD Master Development Plan, which is shown as exhibit “A”.

This amendment to the PDD creates a new land use that introduces an alternative to traditional detached single-family units, providing a low maintenance lifestyle option, allowing Homestead to serve a broader market segment at a different price point.

### **C. The Property**

The attached metes and bounds (Exhibit “B”) of the three (3) parcels place all properties within the corporate limits of the City of Schertz, and Guadalupe County. The entire Townhome/ Multi- Family District is comprised of 18.62 acres, 211 Dwelling Units (DU) and an overall density of 11.33 DU/Ac.

## **AFFECTED UDC ARTICLES**

### **II. Zoning Districts (Article 5)**

There are circumstances, due to property constraints or external factors, which do not always support the notion that one size fits all especially in applying zoning subdivision codes as such relates to property development.

As a planned development, the attached PDD Master Development Plan (Exhibit “A”) as well as this document defines the types of uses for this proposed PDD. The plan delineates land uses that are both commercial and residential in character as well as shows public spaces, parks, and open space. This document requests that those Articles and Sections affected by the zoning change be amended or modified and granted by ordinance. The following districts would be defined or modified as:

## **D. Townhome/Multi-Family Residential District per the PDD**

Townhome/Multi-Family Residential Districts are specific to the Homestead project. This new District shall not exceed the maximum density limits of 12 DU/AC outlined in the existing Townhome District (TH) as stated in the Schertz UDC. This District meets all existing UDC requirements related to parking.

Under this amendment, Unit 7B will consist of 4.12 acres with approximately 39 dwelling units (9.5 DU/Ac.). Unit 18 is 4.47 acres with approximately 52 dwelling units (11.6 DU/Ac.). Unit 13 is 10.03 acres with approximately 120 Units (12.0 DU/Ac.).

Building Setbacks for the Townhome/ Multi-Family Units that front Schwab Road (Unit 7B & 18) will have a minimum front setback of twenty-five (25) feet.

<b>Table One- Units &amp; Land Use</b>	
<b>Unit</b>	<b>Land Use</b>
7B	TOWNHOME /MULTI-FAMILY
13	TOWNHOME/MULTI-FAMILY
18	TOWNHOME /MULTI-FAMILY

## **E. Dimensional and Developmental Standards (Section 21.5.7)**

The applicable dimensional and development standards for the land use districts are shown in Table Two and reflect those changes proposed by this PDD development.

### **1. Additional Standards**

Lots developed under this PDD for residential purposes will comply with the minimum requirements established in Table Two.

Townhome/MF units will be constructed in a series of attached 2-plex, 3-plex, 4-plex, 5-plex and 6-plex building configurations.

All buildings in Units 7B, 13 and 18 will have automatic fire sprinkler systems. Additionally, each Unit shall have no fewer than one (1) approved Secondary Fire Access Road.

Table Two – Dimensional Requirements

Table Two – Dimensional Requirements											
		Min. Lot Size			Min. Yard Setback			Min. Off-Street Parking Spaces	Misc. Requirements		
Code	Classification	Area sf	Width ft.	Depth ft.	Front ft.	Side ft.	Rear ft.	Parking	Max. Height	Max. Cover	Keys
TH/MF	Townhome/Multi-Family	10,000	100	100	25	10	10	2	35	N/A	a.
a. Maximum density not to exceed 12 units per gross acre.											



### **III. Special Uses (Article 8)**

#### **A. Home Owners Association (Section 21.8.1c)**

A Homeowners Association (HOA) has been established to provide upkeep within the development including the maintenance of common areas, landscape buffers, and maintaining fences, and/or walls, except for fences and/or walls located on individual or private lots, as well as hike and bike trails and multi-use paths within the development's common areas.

#### **B. Architectural Review Committee**

The Developer has established an Architectural Review Committee (ARC) which is responsible for reviewing and approving construction plans for all residential construction within the Homestead PDD. The ARC will consist of members appointed by the Developer until all of the property within the Homestead PDD has been transferred to an independent third-party purchaser or to the HOA.

Construction of residential and community amenities within the Homestead PDD shall first be submitted to the ARC for approval and to verify compliance with the terms, conditions and obligations of the PDD and deed restrictions. The ARC shall review such contemplated construction and shall, if approved, provide verification in a form acceptable to the City by which the ARC verifies that the plan for the contemplated construction complies with the PDD and associated guidelines.

### **IV. Site Design Standards (Article 9)**

This proposed development conforms to the Comprehensive Land Plan for orderly and unified development of streets, utilities, neighborhood design, and public land and facilities.

#### **A. Lots (Section 21.9.3)**

Lot sizes and dimensions will conform to the minimum requirements recognized in Table Two of this PDD.

**B. General Landscaping (Section 21.9.7)**

Trees planted along the secondary arterial street (Schwab Road), defined as an eighty-six foot (86) foot right-of-way shall conform to requirements in Section 21.14.3 of the UDC.

Trees planted along the residential collector street located within the City of Cibolo and adjacent to Unit 13 (Sundown Parkway), as defined as having a seventy (70) foot right-of-way, shall be a minimum of two and a half (2.5") inch caliper as defined by the American Standard for Nursery Stock. This roadway provides a twenty (20) foot wide minimum landscape buffer along and adjacent to Unit 13. Said landscape buffer shall be duly recorded as a lot, owned and maintained by the Homeowners Association. The internal landscape buffer will provide trees an average of one (1) tree per twenty-five (25) linear feet of street frontage along the internal collector. Trees may be planted in clusters of three (3) or more trees on the internal collector provided that the clusters(s) are spaced no more than seventy-five (75) feet on center (o.c.) measured from the center of the cluster. The HOA will irrigate and maintain said trees located in the common area.

Property outside the Homestead PDD boundary and adjacent to Unit 7B & 13 is zoned General Business (GB). Screening between Unit 7B & Unit 13 and the adjacent out parcel is provided by landscaped buffers. These landscape buffers include natural grades up to 3:1, up to five feet (5) high, and provide fifteen feet (15') of horizontal buffer. Due to the topographic conditions some of the 3:1 grades extend outside of the 15' horizontal buffer within units 7B & 13 and provide additional vertical buffering between the Units 7B & 13 and the out parcel. Landscape requirements will adhere to the current UDC.

**C. Fencing and Screening (Section 21.9.8)**

Fencing will be provided along the entire perimeter of Units 7B, Unit 13, and Unit 18. Fencing along the perimeter shall consist of a six (6) foot wood fence with masonry columns. The fence shall be maintained by the Homestead Homeowners Association and will be composed of one inch by four inch (1"x 4"), six feet (6') tall, vertical cedar planks without gaps between planks, with a top rail. The smooth side of any wood fence shall face out, with framing facing the interior of the lot. The wood fence may be sealed or stained. No wood fencing shall be painted.

## **V. Signs (Article 11)**

### **A. Subdivision Entry Signs (Section 21.11.15)**

The provisions of this section shall only apply to entry signs that identify the residential or commercial development associated with this PDD and include the Primary Subdivision Entry Signs, Secondary Subdivision Entry Signs, Wayfinding Signs, Recreation Center Signs and the Deerhorn Park ID Sign.

Subdivision Entry Signs may be categorized into two types, being Primary Subdivision Entry Signs and Secondary Subdivision Entry Signs. Both entry signs are a combination of masonry and metal in building material with insets and letters incorporated into them. The Project Entry Sign will be located at the primary entrance into the subdivision located on I-35 access road.

#### **1. Maximum Height**

Project Entry Signs:

Secondary Subdivision Entry Signs will be located on both sides of a secondary development entrance in the local road right-of-way and/or open spaces between Unit 8 and Unit 7B and 18. These two signs will be single-faced with a height of two feet, six inches (2' 6"). The signs will be attached to an entry monument.

#### **2. Maximum Area**

Project Entry Signs:

Secondary Subdivision Entry Signs will be located on both sides of a secondary development entrance in the local road right-of-way and/or open spaces between Unit 8 and Unit 7B and 18 will allow for a maximum sign area not to exceed twenty-five (25) square feet per sign and may consist of lettering or logo, or a combination of both.

#### **3. Maximum Number of Signs**

Project Entry Signs:

Two Secondary Subdivision Entry Signs will be located on both sides of a secondary development entrance in the local road right-of-way and/or

open spaces between Unit 8 and Unit 7B and 18.

#### **4. Placement of Sign**

Project Entry Signs:

Secondary Subdivision Entry Signs will be located on both sides of a secondary development entrance in the local road right-of-way and/or open spaces between Unit 8 and Unit 7B and 18.

### **VI. Amendments to the Planned Development District (PDD)**

Any significant future changes from the established Dimensional Requirements for the approved PDD, which alter the concept of the PDD or increase the density, will cause the plan to be re-submitted for approval by the Planning & Zoning Commission and the City Council, including a new public hearing with applicable fees. Minor changes which do not change the concept or intent of the development shall be approved or denied administratively.



SITE AREA:	10.03 ACRES
UNIT TOTAL:	120
UNITS/ACRE:	12.0 DU/AC.
CURRENT ZONING:	TOWNHOME
PROPOSED ZONING:	TOWNHOME/MF RESIDENTIAL DISTRICT

**2-STORY RESIDENTIAL TOWNHOME**  
**BLDG. A: 2 UNITS**  
**BLDG. B: 3 UNITS**  
**BLDG. C: 4 UNITS**  
**BLDG. D: 5 UNITS**

UNIT 1 - 2 BR:	41 UNITS, 34%
1,180 SF	
UNIT 2 - 3 BR:	79 UNITS, 66%
1,565 SF	

2 SPACES PER 2 BR UNIT  
2.5 SPACES PER 3 BR UNIT  
ADDITIONAL 5% OF REQUIRED SPACES FOR GUESTS  
2BR - 41 UNITS: 82 SPACES  
3BR - 79 UNITS: 197.5 SPACES  
GUESTS: 6 SPACES  
TOTAL: 286 SPACES REQUIRED

291 SPACES  
(INCLUDES 2 SPACES PER UNIT IN GARAGES)

6.90 AC. (69%) PROVIDED  
MAXIMUM IMPERVIOUS COVER  
PER CODE: 70%

**3.01 AC. (30%) PROVIDED  
MINIMUM LANDSCAPE  
OPEN SPACE PER CODE: 20%**

[illegible]





SITE B

SITE AREA: 4.47 ACRES  
UNIT TOTAL: 52  
UNITS/ACRE: 11.6 DU/AC.  
CURRENT ZONING: COMMERCIAL  
PROPOSED ZONING: TOWNHOME/MF RESIDENTIAL DISTRICT

**BUILDING TYPES**  
2-STORY RESIDENTIAL TOWNHOME  
BLDG. A: 2 UNITS  
BLDG. B: 3 UNITS  
BLDG. C: 4 UNITS  
BLDG. CX: 4 UNITS  
BLDG. DX: 5 UNITS

**UNIT MIX**  
UNIT 1 - 2 BR: 17 UNITS, 33%  
1,180 SF  
UNIT 2 - 3 BR: 35 UNITS, 67%  
1,565 SF

**PARKING REQUIRED**  
2 SPACES PER 2 BR UNIT  
2.5 SPACES PER 3 BR UNIT  
ADDITIONAL 5% OF REQUIRED SPACES FOR GUESTS  
2BR - 17 UNITS: 34 SPACES  
3BR - 33 UNITS: 87.5 SPACES  
GUESTS: 2.6 SPACES  
TOTAL: 125 SPACES REQUIRED

**PARKING PROVIDED**  
125 SPACES (INCLUDES 2 SPACES PER UNIT IN GARAGES)

**IMPERVIOUS COVER**  
2.61 AC. (58%) PROVIDED  
MAXIMUM IMPERVIOUS COVER PER CODE: 70%

**LANDSCAPE OPEN SPACE**  
1.86 AC. (42%) PROVIDED  
MINIMUM LANDSCAPE OPEN SPACE PER CODE: 20%

SITE C

SITE AREA: 4.12 ACRES  
UNIT TOTAL: 39  
UNITS/ACRE: 9.5 DU/AC.  
CURRENT ZONING: TOWNHOME  
PROPOSED ZONING: TOWNHOME/MF RESIDENTIAL DISTRICT

**BUILDING TYPES**  
2-STORY RESIDENTIAL TOWNHOME  
BLDG. B: 3 UNITS  
BLDG. C: 4 UNITS  
BLDG. DY: 5 UNITS  
BLDG. E: 6 UNITS

**UNIT MIX**  
UNIT 1 - 2 BR: 15 UNITS, 38%  
1,180 SF  
UNIT 2 - 3 BR: 24 UNITS, 62%  
1,565 SF

**PARKING REQUIRED**  
2 SPACES PER 2 BR UNIT  
2.5 SPACES PER 3 BR UNIT  
ADDITIONAL 5% OF REQUIRED SPACES FOR GUESTS  
2BR - 17 UNITS: 30 SPACES  
3BR - 33 UNITS: 60 SPACES  
GUESTS: 1.95 SPACES  
TOTAL: 92 SPACES REQUIRED

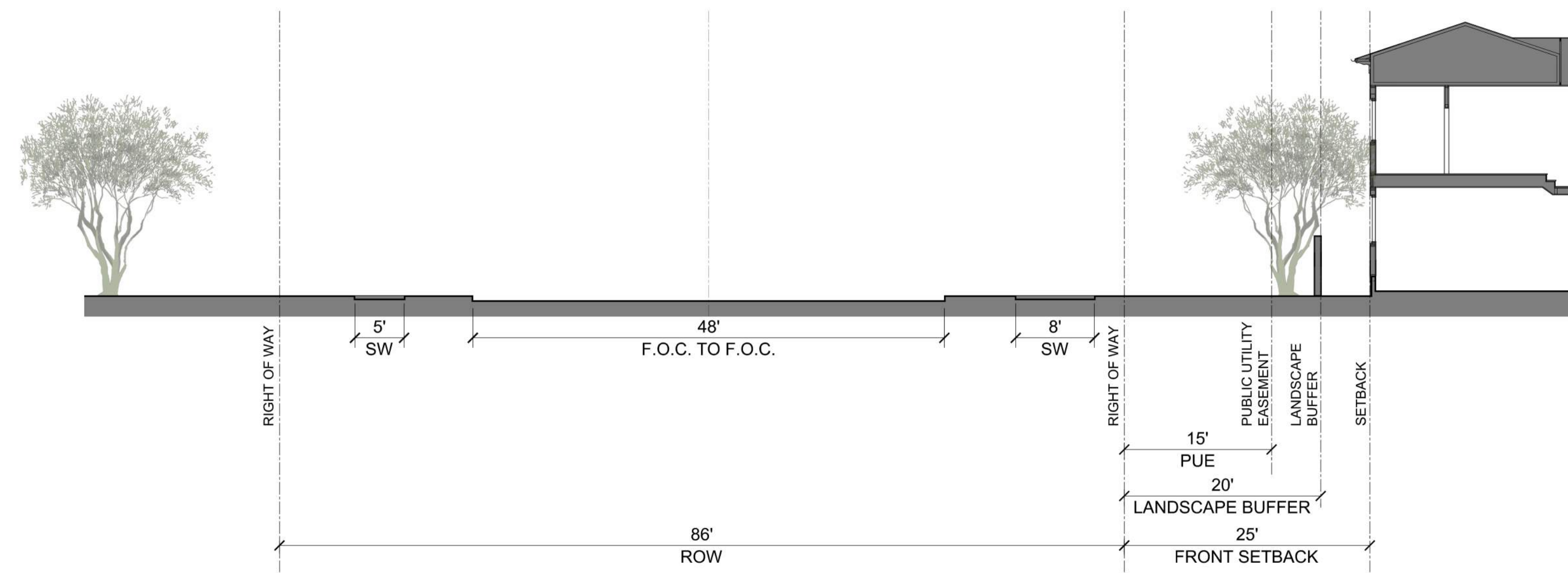
**PARKING PROVIDED**  
95 SPACES (INCLUDES 2 SPACES PER UNIT IN GARAGES)

**IMPERVIOUS COVER**  
2.08 AC. (50%) PROVIDED  
MAXIMUM IMPERVIOUS COVER PER CODE: 70%

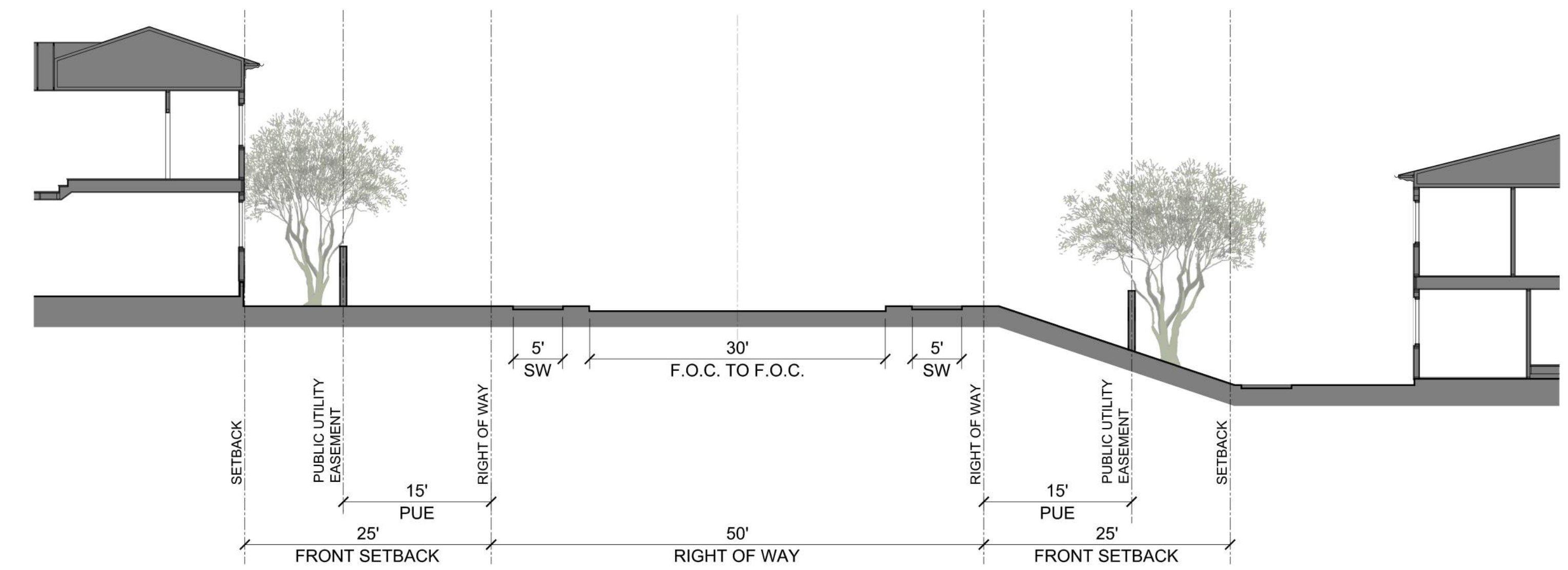
**LANDSCAPE OPEN SPACE**  
2.04 AC. (50%) PROVIDED  
MINIMUM LANDSCAPE OPEN SPACE PER CODE: 20%

SITE B (UNIT 18) AND SITE C (UNIT 7B) CONCEPT SITE PLAN

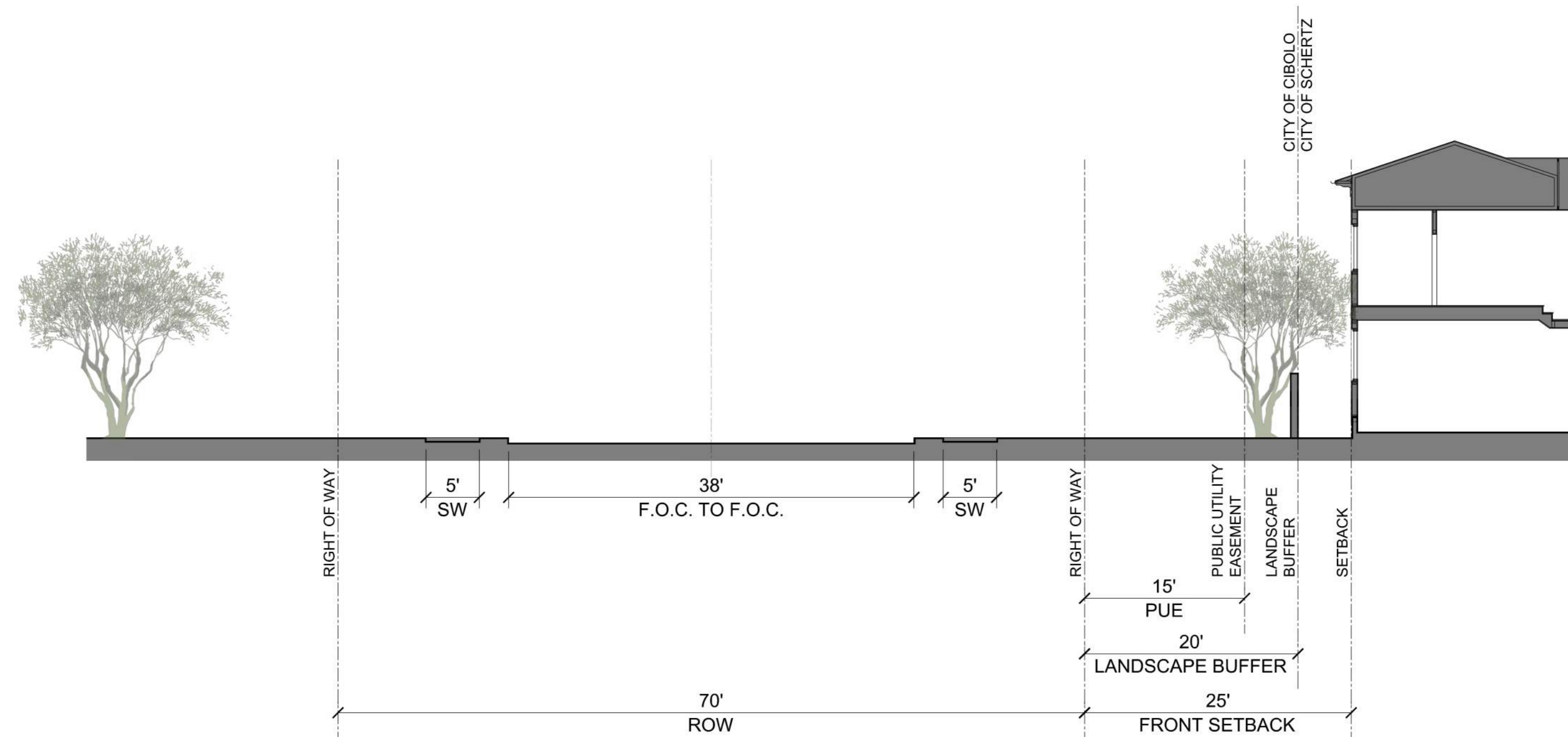




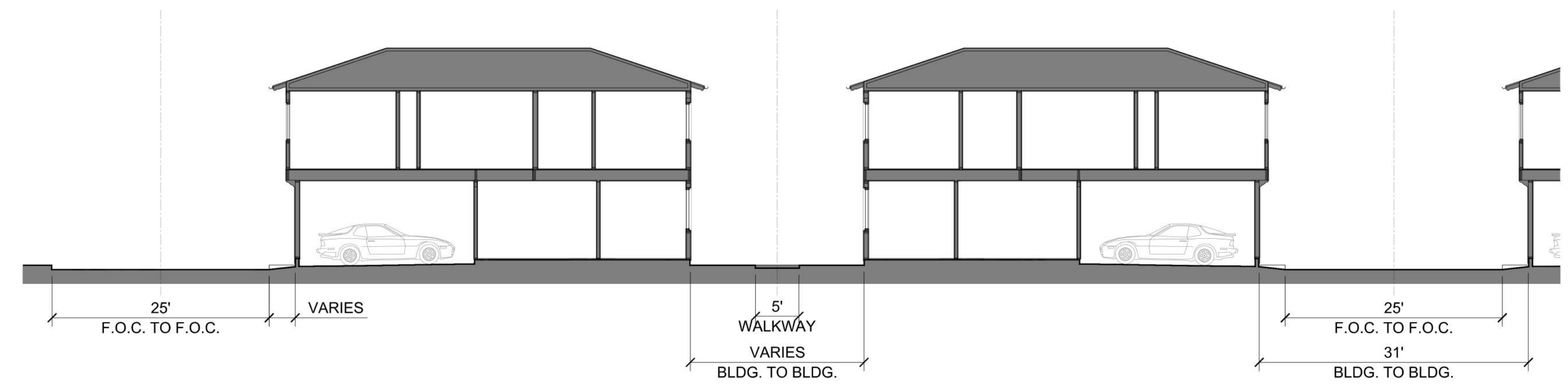
**SECTION A**  
**SCHWAB ROAD (ARTERIAL)**  
**TYPICAL**



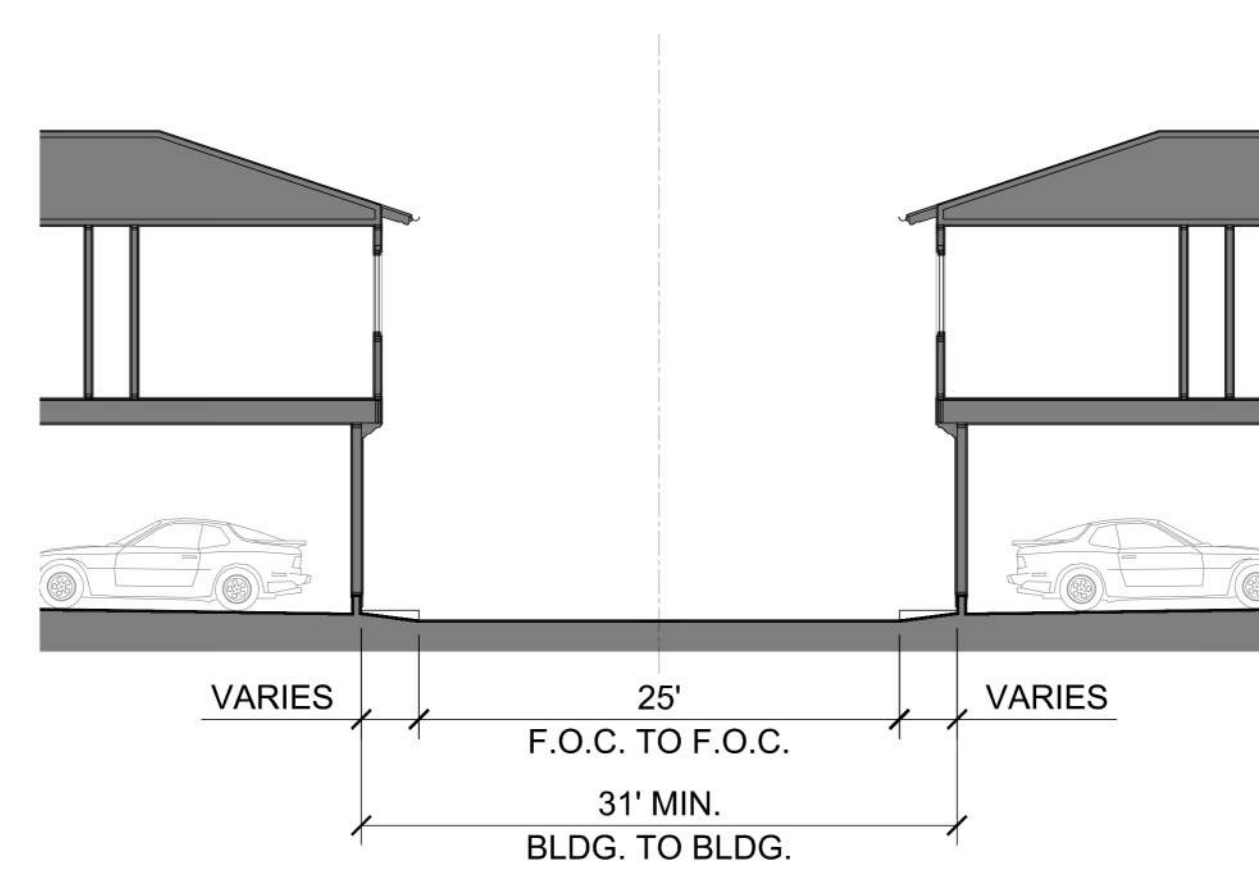
**SECTION B**  
**KIMBLE WAY (LOCAL)**  
**TYPICAL**



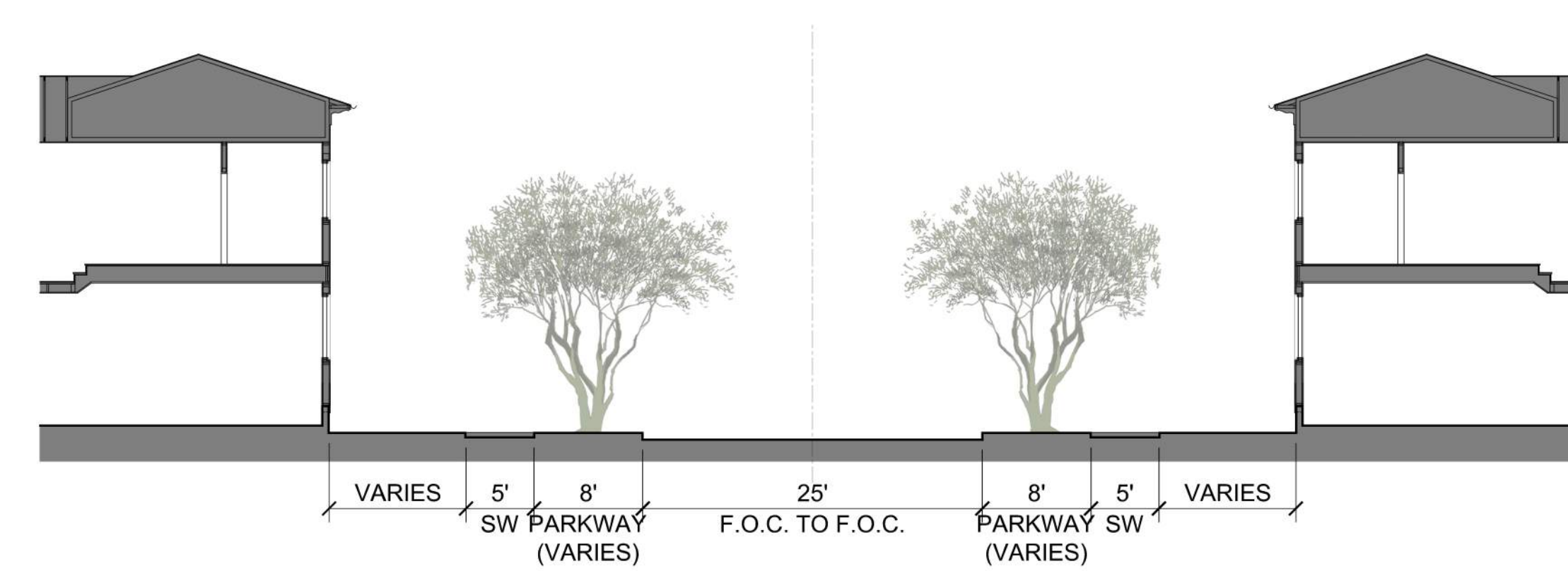
**SECTION C**  
**SUNDOWN PARKWAY (COLLECTOR)**  
**TYPICAL**



**SECTION D**  
**TYPICAL**

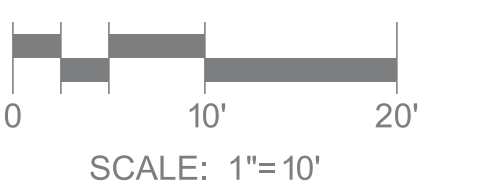


**SECTION E**  
**TYPICAL**



**SECTION F**  
**TYPICAL**

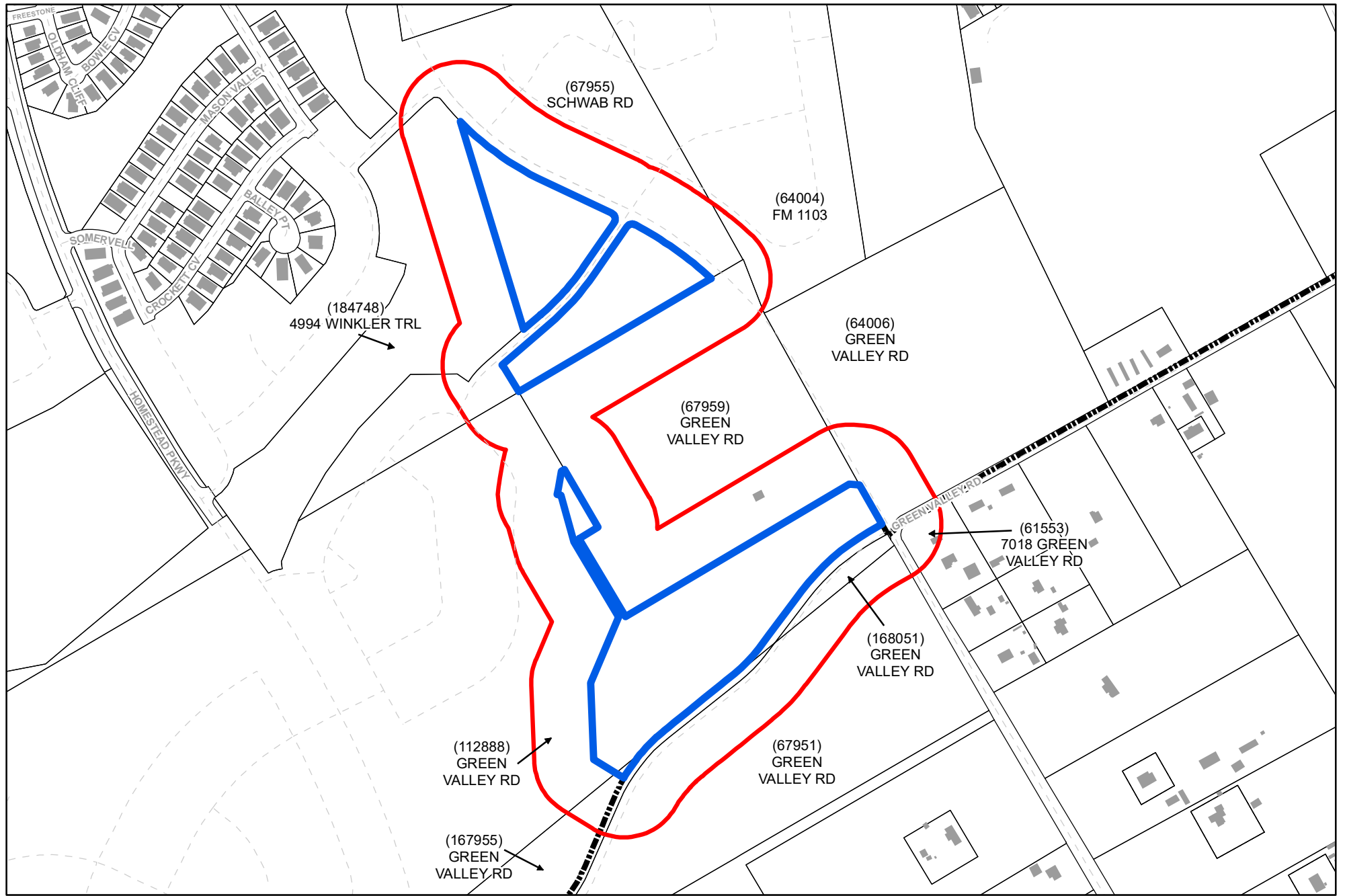
## SITE SECTIONS











# City of Schertz

## Homestead PDD Amendment (PLPDD20220054)



Project Area



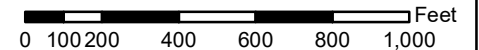
200' Buffer



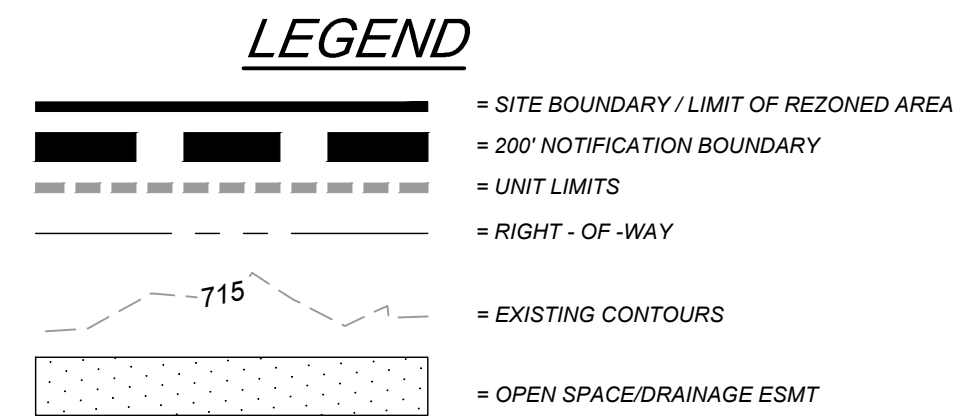
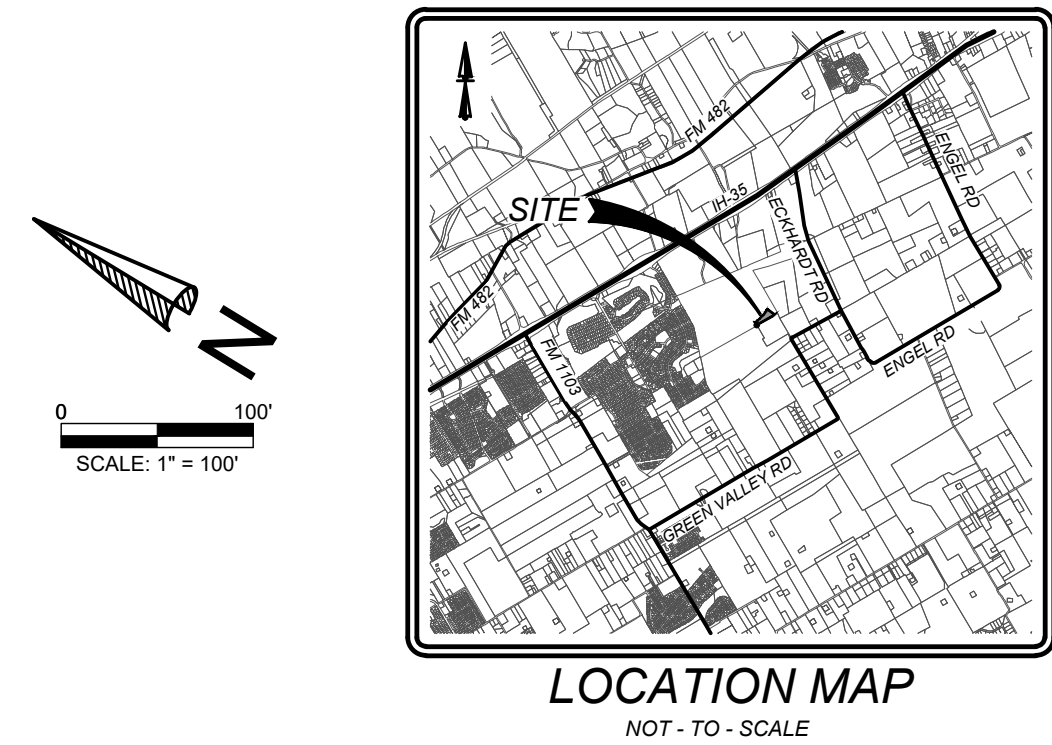
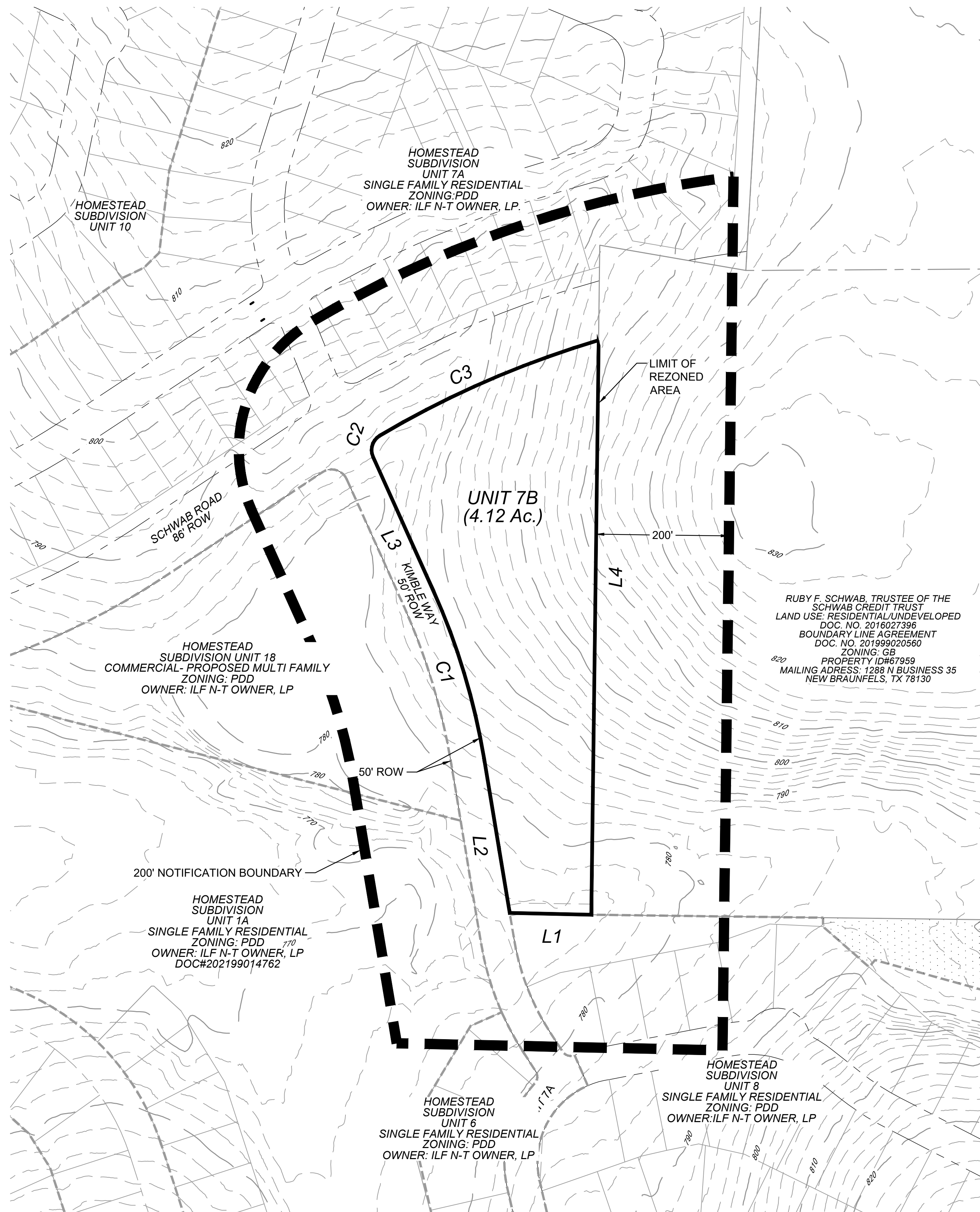
City Limits



Parcel Boundaries



F:\HOMESTEAD\PROJECTS\16-070 HOMESTEAD - MASTER ENGINEERING\DRAWINGS\EXHIBITS\REZONING EXHIBIT SCHERTZ - UNITS 7B, 13, 18.DWG, 7/27/2022, ERK CARMONA



- NOTES:**
1. ACCORDING TO FLOOD INSURANCE RATE MAPS 817C0090F, DATED NOVEMBER 2, 2007, NO 100-YEAR FLOODPLAIN EXISTS ON THIS PROPERTY.
  2. THE TOTAL ACREAGE OF REQUESTED REZONE IS 4.12 AC.
  3. REQUESTED ZONING IS TOWNHOME/MULTI-FAMILY PER THE HOMESTEAD SUBDIVISION REVISED AND AMENDED PDD.

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C1	1019.48'	264.36'	263.62'	N41°55'45"W	14°51'26"
C2	25.00'	36.46'	33.31'	N76°19'07"W	83°33'20"
C3	1457.00'	360.59'	359.67'	S54°48'49"E	14°10'48"

LINE	BEARING	DISTANCE
L1	N30°32'20"W	122.46'
L2	N49°17'46"E	237.25'
L3	N34°32'26"E	221.56'
L4	S59°29'22"W	865.58'

**OWNER/DEVELOPER/APPLICANT:**

ILF N-T OWNER, LP  
500 BOYLSTON STREET, SUITE 2010  
BOSTON, MA 02116  
PHONE: 617-221-8400

**SURVEYOR:**

DELTA SURVEY GROUP INC.  
8213 BRODIE LANE SUITE 102  
AUSTIN, TX 78745  
OFFICE: (512) 282-5200 FAX: (512) 282-5230  
TBPLS FIRM NO. 10004700

**SCHERTZ, TEXAS**  
**GUADALUPE COUNTY**

**DATE PREPARED: MARCH 16, 2022**

**ABSTRACT NUMBER:**

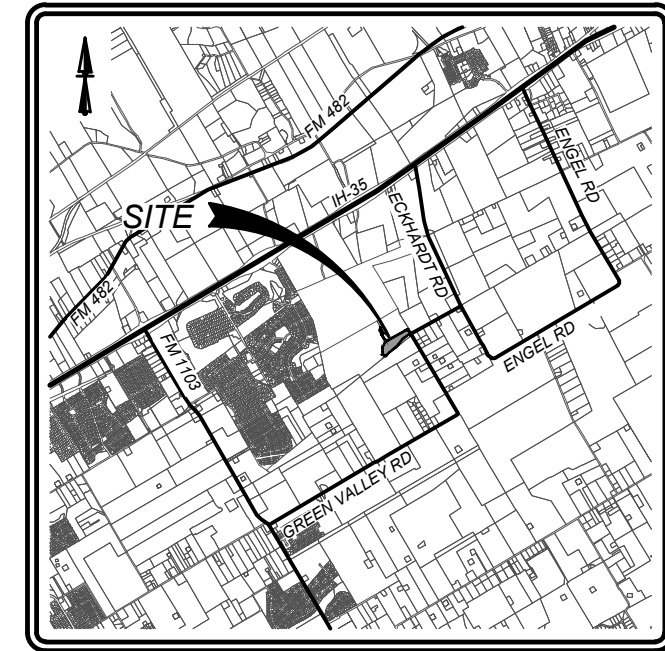
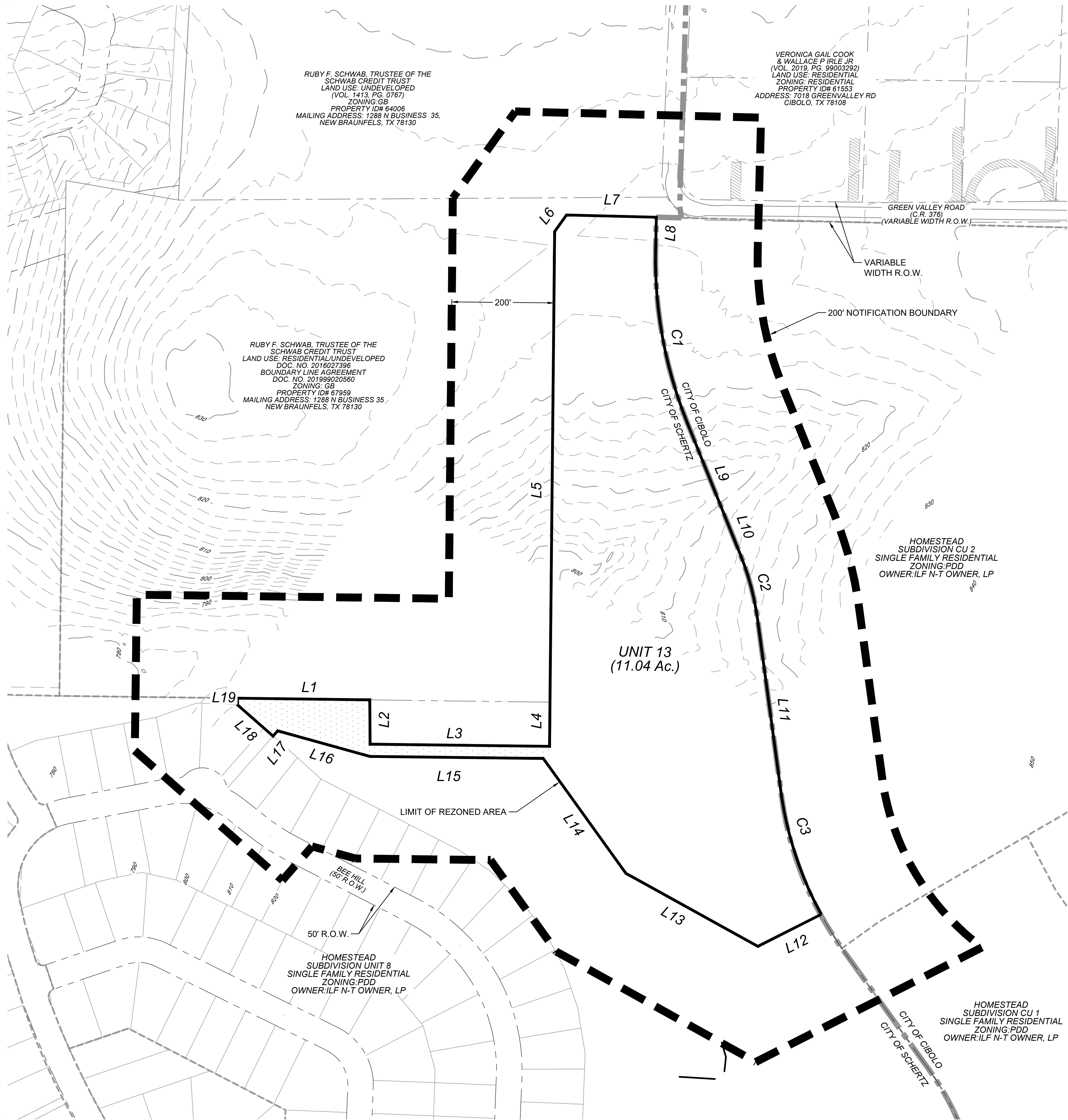
**MALONE ★ WHEELER**  
SINCE INC. 1995

CIVIL ENGINEERING ★ DEVELOPMENT CONSULTING ★ PROJECT MANAGEMENT

**HOMESTEAD SUBDIVISION**  
**ZONING EXHIBIT - UNIT 7B**

5113 Southwest Pkwy, Suite 260  
Austin, Texas 78735  
Phone: (512) 899-0601 Fax: (512) 899-0655  
Firm Registration No. F-786

F:\HOMESTEAD\PROJECTS\16-070 HOMESTEAD - MASTER ENGINEERING\DRAWINGS\EXHIBITS\REZONING EXHIBIT SCHERTZ - UNITS 7B, 13, 18.DWG, 8/10/2022, ERK CARMONA



LOCATION MAP  
NOT TO SCALE

LEGEND

- SITE BOUNDARY / LIMIT OF REZONED AREA
- - - 200' NOTIFICATION BOUNDARY
- - - UNIT LIMITS
- - - RIGHT-OF-WAY
- - - CITY LIMIT BOUNDARY LINE
- - - EXISTING CONTOURS
- - - OPEN SPACE/DRAINAGE ESMT

NOTES:

1. ACCORDING TO FLOOD INSURANCE RATE MAPS 817C0090F, DATED NOVEMBER 2, 2007, NO 100-YEAR FLOODPLAIN EXISTS ON THIS PROPERTY.
2. THE TOTAL ACREAGE OF THE REQUESTED ZONE IS 11.04 AC.
3. REQUESTED ZONING IS TOWNHOME/MULTI-FAMILY PER THE HOMESTEAD SUBDIVISION AND AMENDED PDD.

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C1	855.00'	349.10'	346.68'	S48°29'11"W	23°23'39"
C2	545.00'	135.49'	135.14'	S43°54'41"W	14°14'39"
C3	655.41'	242.78'	241.39'	S40°24'41"W	21°13'25"

LINE	BEARING	DISTANCE
L1	S30°32'20"E	260.91'
L2	S59°49'18"W	86.88'
L3	S30°36'02"	351.51'
L4	S59°22'11"E	85.66'
L5	N59°18'57"E	921.83'
L6	S85°35'15"E	39.97'
L7	S29°48'51"E	175.94'
L8	S60°11'00"W	60.66'
L9	S36°47'21"W	214.13'
L10	S36°47'21"W	63.08'
L11	S51°02'00"W	349.84'
L12	N58°06'15"W	137.50'
L13	N02°17'06"W	295.61'
L14	N23°02'02"E	276.77'
L15	N30°35'23"W	339.58'
L16	N15°42'18"W	187.44'
L17	N79°57'53"W	13.79'
L18	N10°02'07"E	92.46'
L19	N59°28'58"E	13.35'

OWNER/DEVELOPER/APPLICANT:

ILF N-T OWNER, LP  
500 BOYLSTON STREET, SUITE 2010  
BOSTON, MA 02118  
PHONE: 617-221-8400

SURVEYOR:

DELTA SURVEY GROUP INC.  
8213 BRODIE LANE SUITE 102  
AUSTIN, TX 78745  
OFFICE: (512) 282-5200 FAX: (512) 282-5230  
TBPLS FIRM NO. 10004700

SCHERTZ, TEXAS  
GUADALUPE COUNTY

DATE PREPARED: AUGUST 10, 2022

ABSTRACT NUMBER: \_\_\_\_\_

**MALONE ★ WHEELER**  
SINCE INC. 1995

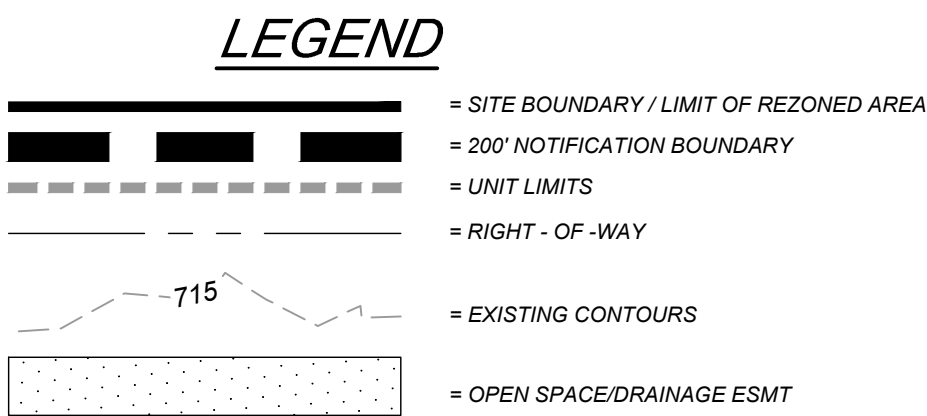
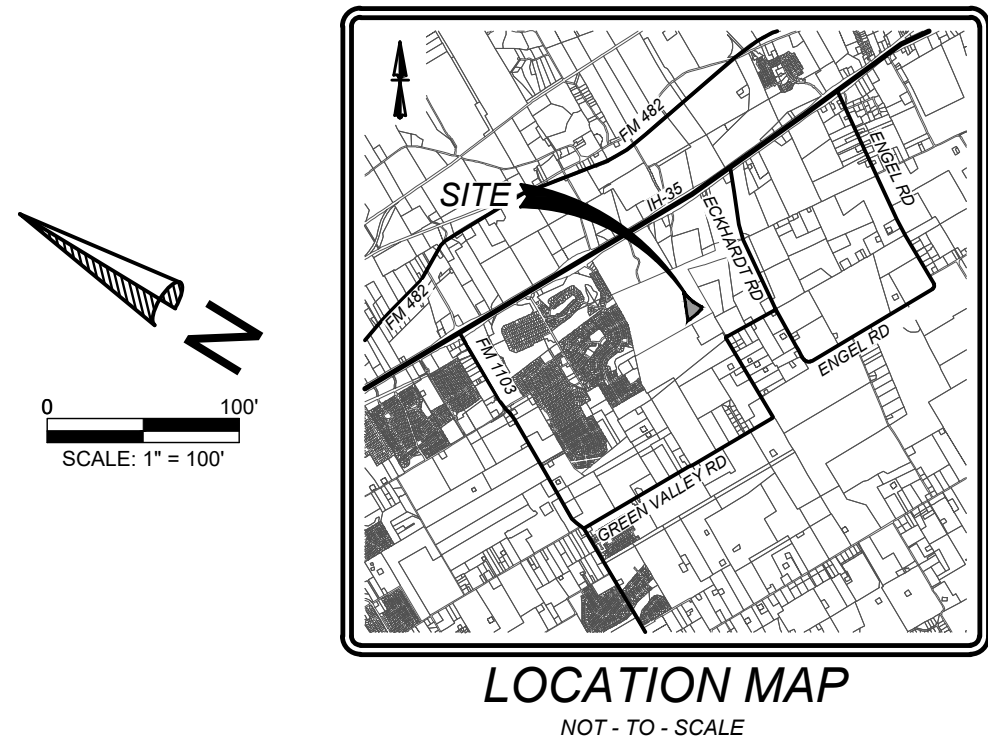
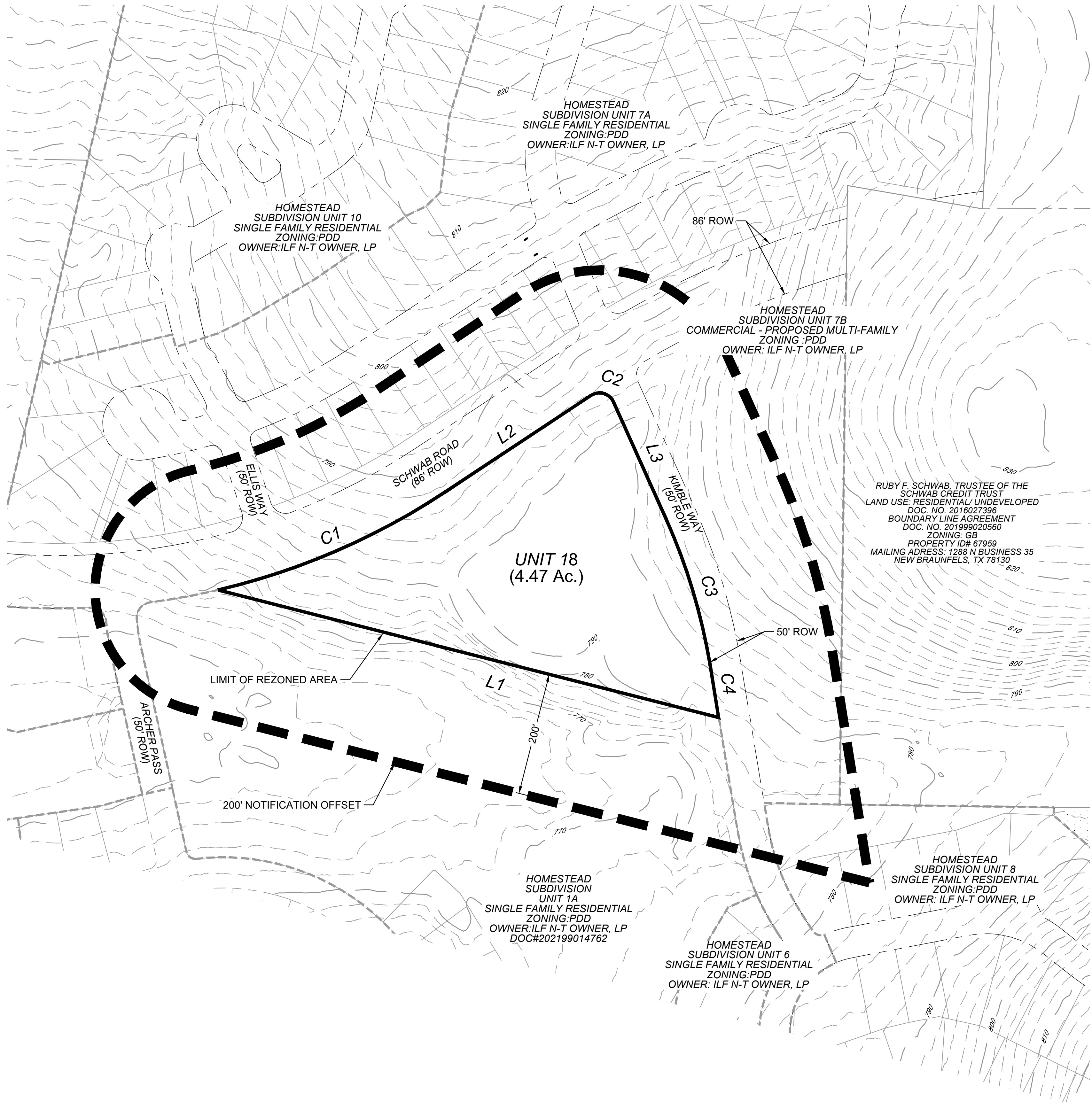
CIVIL ENGINEERING ★ DEVELOPMENT CONSULTING ★ PROJECT MANAGEMENT

5113 Southwest Pkwy, Suite 260  
Austin, Texas 78735  
Phone: (512) 899-0601 Fax: (512) 899-0655  
Firm Registration No. F-786

HOMESTEAD SUBDIVISION  
ZONING EXHIBIT - UNIT 13



F:\HOMESTEAD\PROJECTS\16-070 HOMESTEAD - MASTER ENGINEERING\DRAWINGS\EXHIBITS\REZONING EXHIBIT SCHERTZ - UNITS 7B, 13, 18.DWG, 7/27/2022, ERK CARMONA



- NOTES:**
1. ACCORDING TO FLOOD INSURANCE RATE MAPS 817C0090F, DATED NOVEMBER 2, 2007, NO 100-YEAR FLOODPLAIN EXISTS ON THIS PROPERTY.
  2. THE TOTAL ACREAGE OF REQUESTED REZONE IS 4.47 AC.
  3. REQUESTED ZONING IS TOWNHOME/MULTI-FAMILY PER THE HOMESTEAD SUBDIVISION REVISED AND AMENDED PDD.

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C1	1138.09'	405.73'	403.58'	S54°34'23"E	20°25'33"
C2	25.00'	43.33'	38.11'	S15°06'42"E	99°18'16"
C3	975.00'	251.46'	250.76'	S41°55'45"W	14°46'37"

LINE	BEARING	DISTANCE
L1	N16°57'08"W	842.25'
L2	S64°45'50"E	284.59'
L3	S34°32'26"W	206.98'
L4	S49°17'46"W	86.69'

OWNER/DEVELOPER/APPLICANT:

ILF N-T OWNER, LP  
500 BOYLSTON STREET, SUITE 2010  
BOSTON, MA 02118  
PHONE: 617-221-8400

SURVEYOR:

DELTA SURVEY GROUP INC.  
8213 BRODIE LANE SUITE 102  
AUSTIN, TX 78745  
OFFICE: (512) 282-5200 FAX: (512) 282-5230  
TBPLS FIRM NO. 10004700

SCHERTZ, TEXAS  
GUADALUPE COUNTY

DATE PREPARED: MARCH 16, 2022

ABSTRACT NUMBER: \_\_\_\_\_

**MALONE ★ WHEELER**  
SINCE 1995

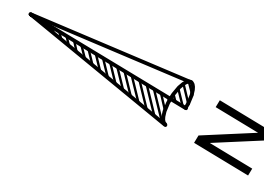
CIVIL ENGINEERING ★ DEVELOPMENT CONSULTING ★ PROJECT MANAGEMENT

5113 Southwest Pkwy, Suite 260  
Austin, Texas 78735  
Phone: (512) 899-0601 Fax: (512) 899-0655  
Firm Registration No. F-786

HOMESTEAD SUBDIVISION  
ZONING EXHIBIT - UNIT 18



# Exhibit D



PROPOSED ZONING FOR ALL PROPERTY WITHIN THE LIMITS OF THIS MASTER DEVELOPMENT IS PLANNED DEVELOPMENT DISTRICT (PDD).

## LEGEND

— BOUNDARY  
- - - RIGHT - OF -WAY  
- - - UNIT LIMITS

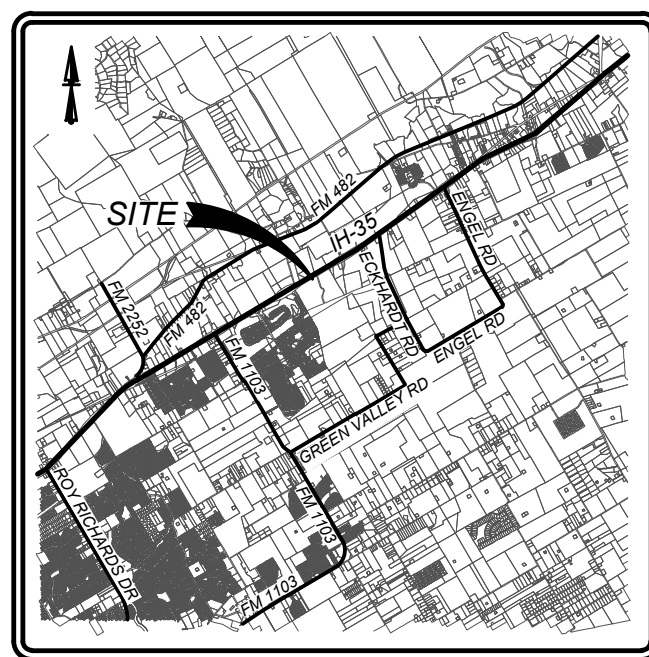
- - - EXISTING CONTOURS

□ OPEN SPACE/DRAINAGE ESMT

▨ PARK

## NOTES:

- ALL INTERNAL STREETS WITHIN THE M.D.P. LIMITS ARE LOCAL STREETS, COLLECTOR STREETS OR SECONDARY ARTERIALS.
- UTILITY SERVICE PROVIDED BY THE FOLLOWING ENTITIES:  
WATER SERVICE CITY OF SCHERTZ/GVSUD  
SEWER SERVICE CITY OF SCHERTZ  
TELEPHONE SERVICE AT&T  
CABLE TELEVISION SPECTRUM  
GAS CENTERPOINT  
ELECTRIC NBU, GVEC
- THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS ESTABLISHED BY PDD ZONING.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM (N.A.D.) OF 1983.
- THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE FINAL ALIGNMENT. ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAT.
- ALL PRIVATE OPEN SPACE, COMMON LOTS, GREENBELTS, DRAINAGE EASEMENT, ETC. (LOT 900 BLOCK 1, LOT 900 BLOCK 3, LOT 900 BLOCK 4, LOT 900 BLOCK 5, LOT 900 BLOCK 6, LOT 900 BLOCK 7, LOT 900 BLOCK 8, LOT 900 BLOCK 9, LOT 900 BLOCK 10, LOT 900 BLOCK 11, LOT 900 BLOCK 12, LOT 900 BLOCK 13, LOT 900 BLOCK 14, LOT 900 BLOCK 15, LOT 900 BLOCK 16, LOT 900 BLOCK 17, LOT 900 BLOCK 18, LOT 900 BLOCK 19, LOT 900 BLOCK 20, LOT 900 BLOCK 21, LOT 900 BLOCK 22, LOT 900 BLOCK 23, LOT 900 BLOCK 24, LOT 900 BLOCK 25, LOT 900 BLOCK 26, LOT 900 BLOCK 27, LOT 900 BLOCK 28, LOT 900 BLOCK 29, LOT 900 BLOCK 30, LOT 900 BLOCK 31, LOT 900 BLOCK 32 ARE THE RESPONSIBILITY OF THE DEVELOPER OR ITS SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SCHERTZ.
- ACCORDING TO FLOOD INSURANCE RATE MAPS 48091C040F, DATED SEPTEMBER 2, 2009, 4817C0090F, DATED NOVEMBER 2, 2007, & 4818C0230F, DATED NOVEMBER 2, 2007, A PORTION OF THE PROJECT SITE IS LOCATED IN ZONE A, AND IS WITHIN THE 100-YEAR FLOODPLAIN.
- ALL ISLANDS PROVIDED WITHIN STREET ROW SHALL BE DESIGNATED ON THE PLAT AND SHALL BE DEDICATED BY THE DEVELOPER OR ITS SUCCESSORS AND/OR ASSIGNS AND A PLAT NOTE SHALL BE PROVIDED WHICH IDENTIFIES MAINTENANCE OF ISLANDS AS THE RESPONSIBILITY OF THE DEVELOPER OR ITS SUCCESSORS AND/OR ASSIGNS. ANY ISLANDS THAT ARE NOT MAINTAINED IN ACCORDANCE WITH THE CITY OF SCHERTZ UDC MAY BE REMOVED BY THE CITY AND SHALL BE REMOVED AT THE EXPENSE OF THE DEVELOPER OR ITS SUCCESSORS AND/OR ASSIGNS AFTER DUE NOTICE AND THE WRITTEN RECOMMENDATION BY THE CITY ENGINEER AND FIRE DEPARTMENT.
- THE SCUCISD SITE LOCATED ON THE PDD IS SHOWN FOR LOCATION PURPOSES ONLY AND IS NOT PART OF THE OVERALL HOMESTEAD PLANNED DEVELOPMENT DISTRICT.
- LOT 1 BLOCK 34 IS AN EXISTING CITY OF SCHERTZ WASTEWATER LIFT STATION.



## LOCATION MAP

NOT TO SCALE

## HOMESTEAD SUBDIVISION (NORTEX) MASTER DEVELOPMENT PLAN

ORIGINAL LEGAL DESCRIPTION:  
BEING A 433.43 ACRE TRACT OF LAND OUT OF THE J.F. ZEPEDA SURVEY NO. 257, ABSTRACT 685, J.F. ZEPEDA SURVEY NO. 257, ABSTRACT 471, C.M. GAGHAN SURVEY NO. 258, ABSTRACT 182, C.M. GAGHAN SURVEY NO. 258, ABSTRACT 142, P. SAN MIGUEL SURVEY NO. 256, ABSTRACT 227, STATE SURVEY, ABSTRACT TATEZ AND BEING OUT OF THE REMAINING PORTION OF A 118.88 ACRE TRACT OF LAND, KNOWN AS TRACT I-1, A 32.6 ACRE TRACT OF LAND, KNOWN AS TRACT I-2, AN APPROXIMATE 4.0 ACRE TRACT OF LAND, KNOWN AS TRACT I-3, THE REMAINING PORTION OF A 76.358 ACRE TRACT OF LAND, KNOWN AS TRACT I-4, THE REMAINING PORTION OF A 10.608 ACRE TRACT OF LAND, KNOWN AS TRACT I-5, A 148.57 ACRE TRACT OF LAND, KNOWN AS TRACT I-6, A PORTION OF THE 149.5 ACRE TRACT OF LAND, KNOWN AS TRACT I-7, A 130.3 ACRE TRACT OF LAND, KNOWN AS TRACT I-8, A 2.326 ACRE TRACT OF LAND, KNOWN AS TRACT I-9, A 0.357 OF AN ACRE TRACT OF LAND, KNOWN AS TRACT I-10 AS CONVEYED TO NAN NORTEX, LTD. OF RECORD IN DOCUMENT NUMBER 20110600950 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, AND A PORTION OF THE 100 ACRE TRACT OF LAND, KNOWN AS TRACT II, CONVEYED TO NAN MANAGEMENT, LLC, OF RECORD IN DOCUMENT NUMBER 20110600952 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, 126.24 ACRES, BEING SITUATED IN COMAL COUNTY, TEXAS AND 307.19 ACRES, BEING SITUATED IN GUADALUPE COUNTY, TEXAS.

ADD A 1.645 ACRES - TRACT 3

A 1.645 ACRE TRACT OF LAND, BEING OUT OF THE PEDRO SAN MIGUEL SURVEY NO. 256, ABSTRACT 227 OF GUADALUPE COUNTY AND A 522.18 ACRE TRACT OF LAND CONVEYED TO IIF N-T OWNER, LP OF RECORD IN DOCUMENT NUMBER 201406044206, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, SUBTRACT A 0.0029 - TRACT 2

A 0.0029 OF AN ACRE TRACT OF LAND, BEING OUT OF THE PEDRO SAN MIGUEL SURVEY NO. 256, ABSTRACT 227 OF GUADALUPE COUNTY AND A 522.18 ACRE TRACT OF LAND CONVEYED TO IIF N-T OWNER, LP OF RECORD IN DOCUMENT NUMBER 201406044206, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS

ADD A 5.202 ACRES - TRACT 3

A 5.202 OF AN ACRE TRACT OF LAND, BEING OUT OF THE PEDRO SAN MIGUEL SURVEY NO. 256, ABSTRACT 227 OF GUADALUPE COUNTY AND A 522.18 ACRE TRACT OF LAND CONVEYED TO IIF N-T OWNER, LP OF RECORD IN DOCUMENT NUMBER 201406044206, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS

SUBTRACT A 0.711 OF AN ACRE - TRACT 4

A 0.711 OF AN ACRE TRACT OF LAND, BEING OUT OF THE PEDRO SAN MIGUEL SURVEY NO. 256, ABSTRACT 227 OF GUADALUPE COUNTY AND A 522.18 ACRE TRACT OF LAND CONVEYED TO IIF N-T OWNER, LP OF RECORD IN DOCUMENT NUMBER 201406044206, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS

TOTAL ACREAGE: 439.57AC.

Line Table				Line Table				Line Table			
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	175.94	N29° 48' 58.78"W	L22	352.48	S54° 38' 28.80"W	L48	39.32	S17° 23' 35.47"E			
L2	40.00	N85° 27' 02.34"W	L23	50.19	S54° 38' 56.92"W	L52	116.94	N77° 03' 21.17"E			
L3	1007.77	S59° 18' 13.06"W	L24	46.37	S54° 57' 52.52"W	L54	263.36	N23° 02' 56.04"E			
L4	351.71	N30° 30' 22.76"W	L25	274.09	S51° 32' 33.13"W	L56	349.84	N51° 02' 06.59"W			
L5	86.82	N08° 30' 59.59"E	L26	16.40	S13° 21' 26.78"W	L58	277.21	N36° 47' 21.09"E			
L6	697.90	N30° 31' 02.34"W	L27	34.71	S59° 40' 23.61"W	L61	50.00	S80° 21' 06.59"W			
L7	1008.69	N09° 29' 31.96"E	L28	41.17	S62° 20' 02.64"W	L62	305.62	N29° 38' 53.41"W			
L8	232.22	S21° 27' 26.05"E	L29	1803.74	S29° 34' 30.64"E	L74	361.41	N12° 20' 23.40"W			
L9	445.47	N61° 59' 14.64"E	L30	1310.96	S29° 38' 53.41"E	L75	234.69	S77° 39' 36.69"W			
L10	1379.21	N8° 48' 52.24"W	L31	2501.48	S12° 20' 23.40"E	L76	567.84	S63° 45' 08.89"W			
L11	1666.73	S71° 52' 56.98"W	L32	501.70	S30° 56' 15.77"E	L77	241.20	S69° 18' 30.63"W			
L12	833.40	N8° 07' 03.02"W	L33	12.95	N80° 16' 12.65"E	L78	722.00	N33° 40' 58.79"W			
L13	129.96	N8° 32' 31.45"W	L34	320.81	S30° 20' 28.73"E	L79	620.77	N50° 03' 21.81"E			
L14	525.00	N15° 10' 12.44"W	L35	353.02	N69° 15' 14.89"E	L80	596.17	N79° 11' 58.59"E			
L15	961.00	N8° 48' 19.39"W	L36	60.73	N60° 11' 00.22"E	L81	1166.28	S12° 20' 23.40"E			
L16	183.94	S81° 14' 37.04"W	L37	361.64	N42° 48' 24.89"E	L82	298.01	S29° 38' 53.41"E			
L17	1118.43	S59° 43' 39.23"W	L40	62.56	N81° 20' 42.06"E						
L18	785.30	N8° 21' 01.23"W	L41	85.62	N12° 50' 38.89"W						
L19	507.39	N52° 13' 41.43"E	L42	42.08	N72° 45' 04.16"E						
L20	35.40	S60° 12' 34.72"W	L46	36.69	N8° 48' 53.33"W						
L21	2131.54	S59° 21' 40.64"W	L47	65.03	N78° 53' 45.71"E						

PROPOSED ZONING FOR ALL PROPERTY WITHIN THE LIMITS OF THIS MASTER DEVELOPMENT IS PLANNED DEVELOPMENT DISTRICT (PDD).

SCHERTZ, TEXAS  
COMAL COUNTY  
GUADALUPE COUNTY

DATE PREPARED: MAY 2022

**MALONE ★ WHEELER**  
SINCE INC. 1995

CIVIL ENGINEERING ★ DEVELOPMENT CONSULTING ★ PROJECT MANAGEMENT

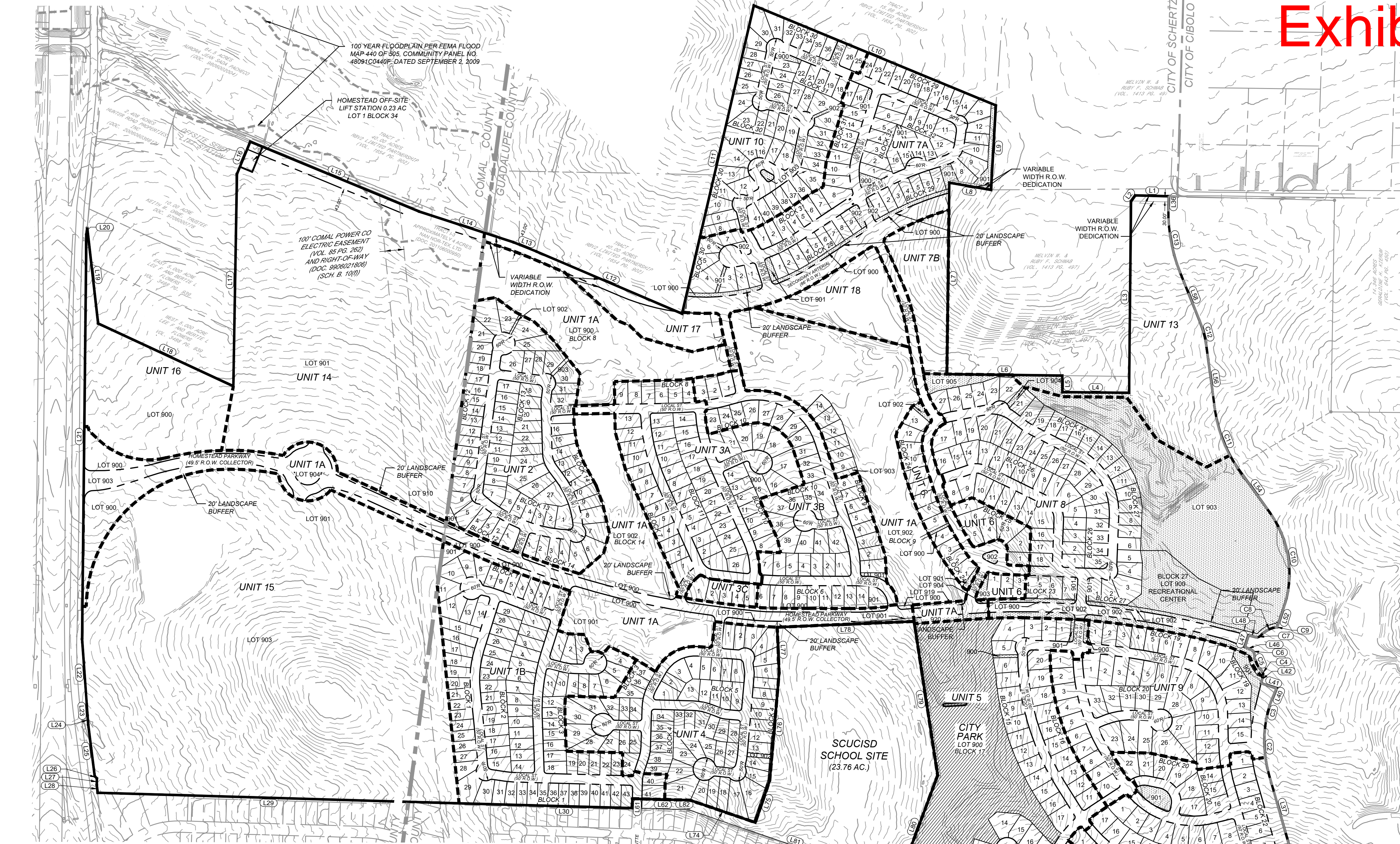
5113 Southwest Pkwy, Suite 260

Austin, Texas 78735

Phone: (512) 899-0601 Fax: (512) 899-0655

Firm Registration No. F-786

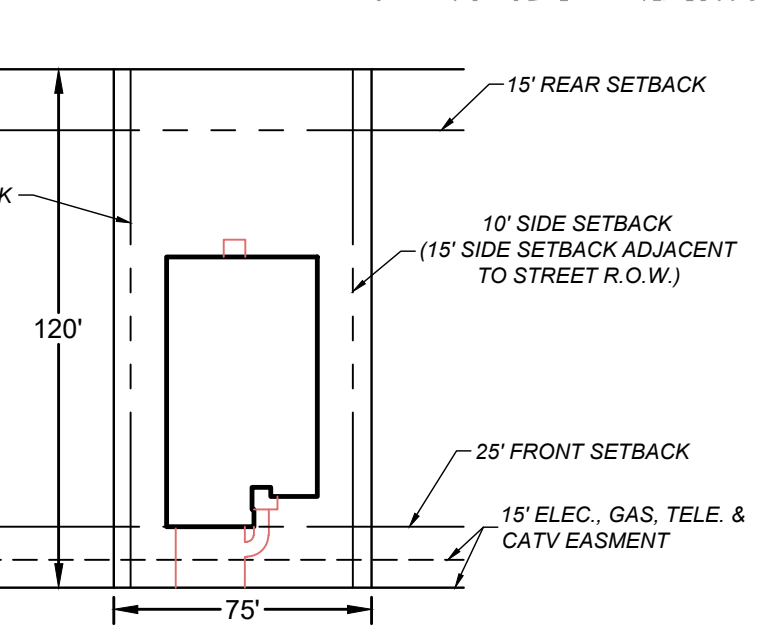
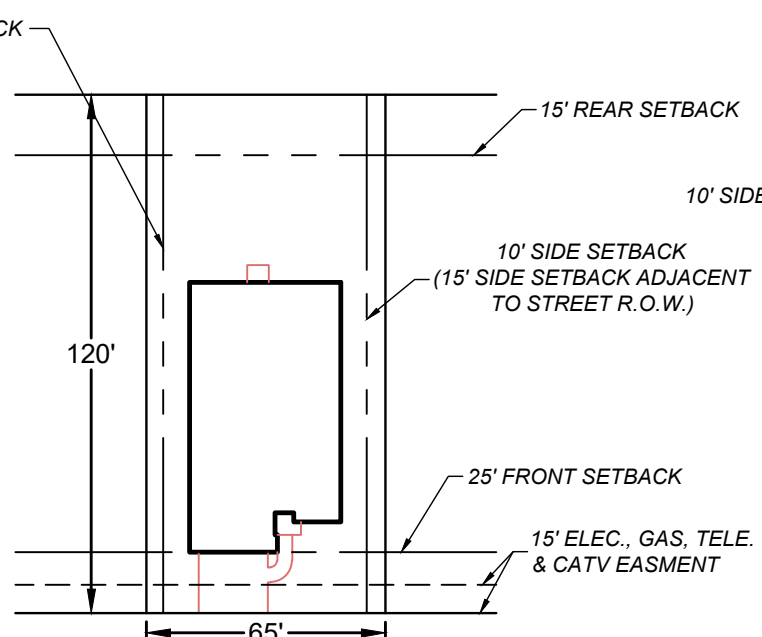
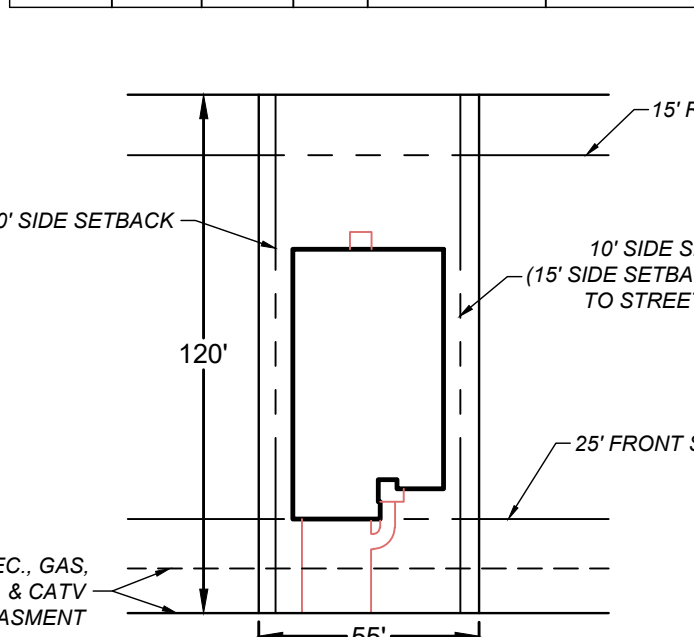
## HOMESTEAD SUBDIVISION MASTER DEVELOPMENT PLAN



LAND USE - DENSITY TABLE												
UNIT	AREA (ACRES)	LAND USE	DWELLING UNITS/LOTS	TYPICAL "A" LOT SIZE (55'x120')	TYPICAL "B" LOT SIZE (65'x120')	TYPICAL "C" LOT SIZE (75'x120')	NON-SINGLE FAMILY RESIDENTIAL/ COMMERCIAL AREA (ACRES)	R.O.W. (ACRES)	CITY PARK (ACRES)	DRAINAGE / OPEN SPACE (ACRES)	DENSITY (DWELLING UNITS/ACRE)	PHASING DEVELOPMENT SCHEDULE
UNIT 1A	49.28	ROADWAY /REC-CENTER/ OPEN SPACE	6	NA	6	NA	4.12	7.3	NA	36.63	0.12	2016
UNIT 1B	22.61	SF-55	97	97	NA	NA	NA	4.53	NA	0.20	4.29	2016
UNIT 2	18.79	SF-55	75	75	NA	NA	NA	3.33	NA	0.23	3.99	2016
UNIT 3A	16.25	SF-65	60	NA	60	NA	NA	3.93	NA	0.00	3.69	2016
UNIT 3B	13.21	SF-65	47	NA	47	NA	NA	3.10	NA	0.29	3.56	2019/2020
UNIT 3C	1.00	SF-65	5	NA	5	NA	NA	0.00	NA	0.00	5.00	2019/2020
UNIT 4	16.94	SF-55	66	66	NA	NA	NA	3.53	NA	0.18	3.90	2019/2020
UNIT 5	32.75	SF-75	54	NA	NA	54	NA	4.00	14.86	0.25	1.65	2021
UNIT 6	5.35	SF-65	23	NA	23	NA	NA	NA	NA	0.33	4.30	2020
UNIT 7A	26.51	SF-55	73	73	NA	NA	NA	10.61	NA	1.67	2.75	2020
UNIT 7B	4.12	TOWNHOME/ MULTI-FAMILY	NA	NA	NA	NA	NA	NA	NA	NA	NA	2023
UNIT 8	39.95	SF-65/ ROADWAY/ DRAINAGE/ OPEN SPACE	77	NA	77	NA	NA	4.22	NA	18.82	1.93	2020
UNIT 9	16.80	SF-75	49	NA	NA	49	NA	4.76	NA	0.51	2.92	2020
UNIT 10	13.93	SF-55	55	55	NA	NA	NA	2.69	NA	0.21	3.95	2020
UNIT 11	21.60	SF-75	62	NA	NA	62	NA	5.46	NA	0.35	2.87	2023
UNIT 12-NotUsed	0.00	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
UNIT 13	11.01	TOWNHOME/ MULTI-FAMILY	NA	NA	NA	NA	NA	NA	NA	1.02	NA	2023
UNIT 14	43.48	TOWNHOME / MULTI-FAMILY AND/OR COMMERCIAL/ CITY OF SCHERTZ UTILITY	NA	NA	NA	NA	43.48	TBD	NA	NA	NA	2026
UNIT 15	68.28	COMMERCIAL	NA	NA	NA	NA	68.28	TBD	NA	NA	NA	2027
UNIT 16	9.61	COMMERCIAL	NA	NA	NA	NA	9.61	TBD	NA	NA	NA	2028
UNIT 17	3.63	COMMERCIAL	NA	NA	NA	NA	3.63	1.12	NA	NA	NA	2029
UNIT 18	4.47	TOWNHOME/ MULTI-FAMILY	NA	NA	NA	NA	4.47	TBD	NA	NA	NA	2030
TOTAL	439.57		749	366	218	165	133.59	58.58	14.86	60.69	2.54	

\* TOTAL NUMBER OF ENTITLED RESIDENTIAL LOTS WITH THIS MDP IS 750 LOTS.

Curve Table				
Curve #	Length	Radius	Delta	Chord Direction
C1	289.93	1010.00	16.45	N51° 01' 50"E
C2	304.79	657.21	26.57	N55° 16' 02"E
C3	103.77	484.00	12.28	N75° 12' 11"E
C4	26.91	135.00	59.98	N43° 03' 38"E
C5	100.46	135.00	42.64	N34° 41' 32"E
C6	28.29	25.00	94.83	N23° 39' 58"E
C7	27.21	25.00	62.37	S48° 34' 40"E
C8	95.06	135.00	40.35	S59° 39' 08"E
C9	6.21	25.00	14.24	S46° 31' 40"E
C10	513.72	545.00	54.01	N50° 03' 09"E
C11	319.42	711.24	25.73	N37° 02' 28"E
C12	135.49	545.00	14.24	N43° 54' 41"E
C13	349.10	855.00	23.39	N49° 29' 11"E





Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220054

COMMENTS: \_\_\_\_\_

NAME: Ruby F. Schwab SIGNATURE Ruby F. Schwab  
(PLEASE PRINT)

STREET ADDRESS: 1288 N. Business Ih 35 New Braunfels TX 78131

DATE: 8-19-2022

3238

1400 Schertz Parkway



Schertz, Texas 78154



210.619.1000



[schertz.com](http://schertz.com)

## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220054** – A request to rezone approximately 20 acres of land to Planned Development District (PDD), the properties, a portion of Parcel ID 67955, approximately 4.2 acres of land, generally located southeast of Archer Pass and Winkler Trail, a portion of Parcel ID 67955, approximately 4.5 acres of land, generally located 1,100 feet southeast of Archer Pass and Winkler Trail, and a portion of Parcel ID 112888, approximately 11 acres of land, generally located 2,900 feet southeast of the intersection of Homestead Parkway and Hartley Square, City of Schertz, Guadalupe County, Texas.

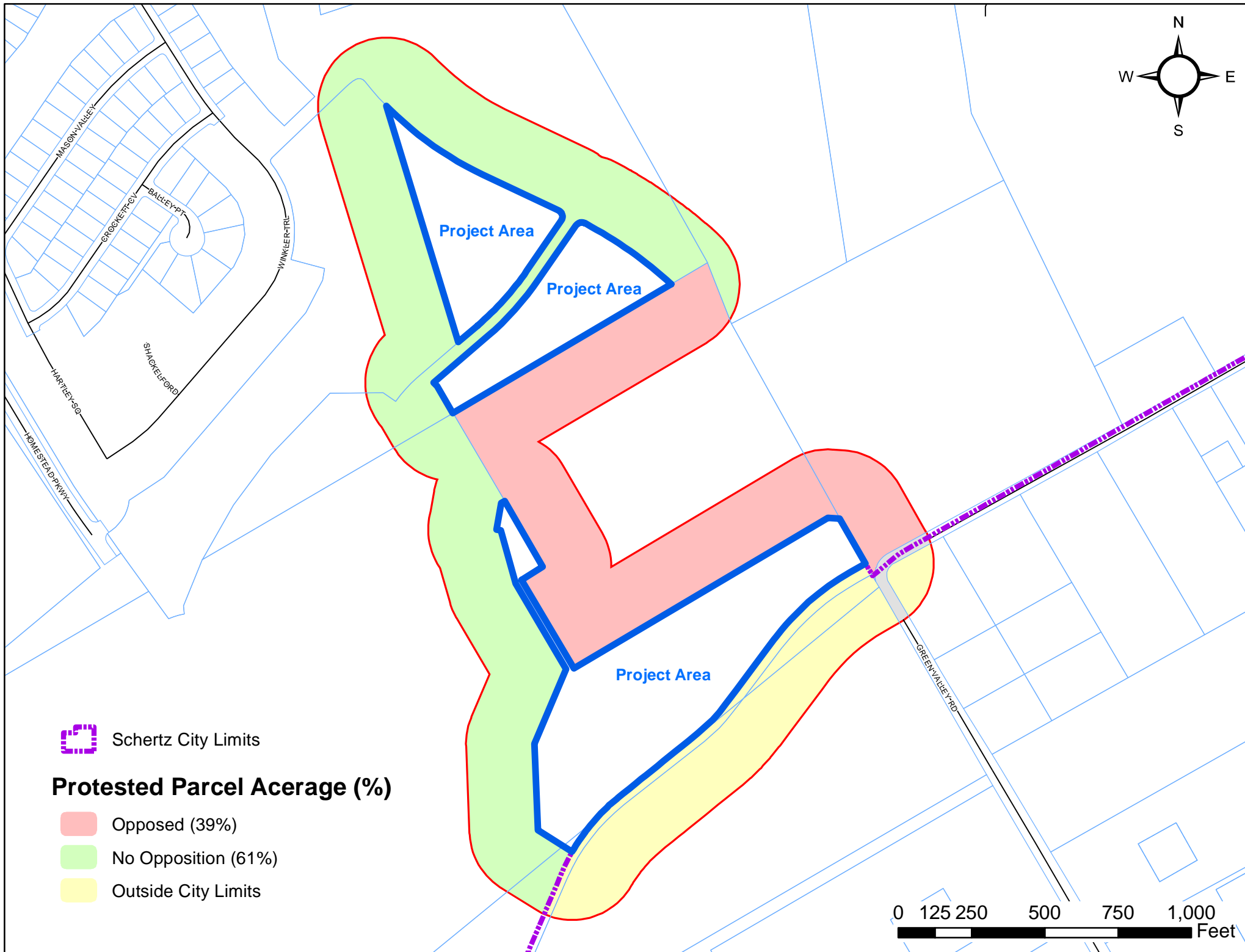
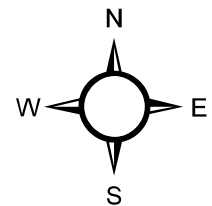
The Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

## Reply Form

I am: ☒ in favor of ☐ opposed ☐ neutral to the request for PLPDD20220054COMMENTS: **I'm against this idea of fourplexs it's practically apartments ar  
they are lower income . I paid a lot to live in this area**NAME: **Chad Cagle**  
(PLEASE PRINT)SIGNATURE STREET ADDRESS: **5112 storm king schertz tx**DATE: **8/19/22**



Schertz City Limits

### Protested Parcel Acentage (%)

- Opposed (39%)
- No Opposition (61%)
- Outside City Limits

0 125 250 500 750 1,000 Feet



CITY COUNCIL MEMORANDUM

**City Council Meeting:** September 27, 2022

**Department:** Planning & Community Development

**Subject:** Ordinance No. 22-S-35- Conduct a public hearing and consideration and/or action on a request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification Number 63833, City of Schertz, Comal County and Guadalupe County, Texas.  
*First Reading (B. James / L. Wood / E. Delgado)*

---

**BACKGROUND**

Owners: HABI Land, LLC

Applicant: Eugenio Murillo, HABI Construction, LLC

One hundred fifteen (115) public hearing notices were mailed to the surrounding property owners on August 12, 2022, with a public hearing notice to be published in the "San Antonio Express" on August 31, 2022, prior to the City Council public hearing. At the time of this report staff has received three hundred and forty-six (346) individual responses opposed, one (1) in favor, and one (1) neutral to the proposed rezoning request. Of the 346 opposed responses, they account for 296 properties, 101 of which are within the 200-foot notification boundary.

If a proposed zoning change is protested in writing and signed by the owners of at least twenty percent (20%) of the area of the lots or land immediately adjoining the area covered by the proposed zoning change or zoning map amendment and extending 200 feet from that area, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths ( $\frac{3}{4}$ ) of all members of the City Council according to LGC, Local Government Code § 211.006(d).

At the time of this staff report the total percentage of the protested parcel acreage is 35.69%, therefore, triggering the  $\frac{3}{4}$  vote of the City Council.

The Planning and Zoning Commission met on August 24, 2022, where they held a public hearing and spoke at length on the proposed rezoning. The Commissioners and residents spoke on the following items:

- Fencing: for the properties directly adjacent to this site
- Explanation of a Planned Development District
- Street size/ Parking
- Schertz Emergency Services response times
- HOA requirements
- Compatibility
- Traffic/Access
- Infrastructure
- Impact on Schools

- Crime and Safety
- Park Facilities/Proposed Public Trail
- Deed Restrictions
- Drainage/Flooding
- If the Project was to be Market Rate/Tax Credit/Section 8/Owner Occupied vs Rental

The applicant is proposing to zone change approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), with a base zoning of Apartment/Multi-Family Residential (R4). The proposed development will be a gated community with approximately 220 units. It will be developed over 55 lots with one structure on each lot and four (4) units within each building. The units will be 1,350 square foot with 3 bedrooms and 2 baths. In the table below it illustrates the dimensional requirements for the development which is also viewable in the Planned Development District narrative.

Classification	Min. Lot Size			Min. Yard Setback		
Apartment/ Multi-Family Residential District	Area Square Footage	Width ft.	Depth ft.	Front ft.	Side ft.	Rear ft.
	8,700	100	87	25	10	20

#### **UPDATE AFTER PLANNING AND ZONING COMMISSION AUGUST 24, 2022 MEETING:**

After the Planning and Zoning Commission meeting the applicant reevaluated their current plan in relation to fencing and buffering adjacent to the residential properties. In light of the questions and comments from the residents at the Planning and Zoning Commission meeting, the applicant is now proposing the following:

Adjacent Property	Proposed Screening
North / Fairways at Scenic Hills Unit 2	8 foot high masonry wall immediately adjacent to the Fairways at Scenic Hills Unit 2 lots, with a 20-foot wide landscape buffer proposed within the rear yards of the lots that will include one shade tree per yard
South / Scenic Hills Community Phase 1	8 foot high wood privacy fence to be located at the rear of the proposed lots and a 6-foot-high wrought iron fence to be located adjacent to the Scenic Hills Community Phase 1 residential lots

In evaluating the proposed screening and buffering changes, staff is supportive of the proposal as it better aligns with the desired screening and buffering of the adjacent existing residential lots.

#### **GOAL**

The goal is rezone approximately 25 acres of land to Planned Development District (PDD).

#### **COMMUNITY BENEFIT**

The community benefit is to promote safe, orderly, efficient development and bring about the City's vision of future growth.

#### **SUMMARY OF RECOMMENDED ACTION**

The property will also be incorporating approximately 7.8 acres of green space and amenities. In the development there is the proposal of 0.6 acres to be private park and amenities to have a pavilion, playground, and concrete walking path. There is also the proposal of 0.30 acres of land to be a mail center with covered pavilion and additional parking spaces. Also, there will be 0.7 acres of land to be a private dog park, a 1.9 acre tract of land to be a private picnic/trail/community garden area, as well as 0.30 acres of green space. There is an existing 100-foot electrical easement that the developer is additionally working on with the Parks Department to have a public trail easement as well as provide benches and exercise equipment.

The property abuts the Fairways at Scenic Hills Unit 2 neighborhood and is required to construct an 8-foot masonry wall with a 20-foot landscape buffer per the Unified Development Code. Per the proposed PDD design standards the applicant is proposing to construct the 8-foot masonry wall and provide the 20-foot landscape buffer within each of the residential lots. The 20-foot landscape buffer will be incorporated into the rear yards of the development and include a shade tree and prohibit any future structures within the designated buffer.

The Comprehensive Land Use Plan (CLUP), through the Future Land Use Plan and the Northern Schertz Sector Plan, designates this subject property as Single-Family Residential.

- Comprehensive Plan Goals and Objectives: The land use designation of Single-Family Residential is intended to utilize a traditional neighborhood design that includes a mixture of residential uses, as well as limited commercial development to support the daily activities of the development.
- Impact of Infrastructure: The property will be serviced by the City of Schertz for water and sewer through 8-inch lines.
- Impact of Public Facilities/Services: The proposed zone change would have minimal impact to the public services, such as schools, fire, police, and parks.
- Compatibility with Existing and Potential Adjacent Land Uses: The property is surrounded by residential neighborhoods and the Comprehensive Land Use Plan designation of Single-Family Residential is designed to provide a mixture of housing options. The proposed rezoning to Planned Development District (PDD) with a base zoning of Apartment/Multi-Family (R4) is compatible with the existing and potential adjacent land uses due to the proposals differing residential type.

#### **FISCAL IMPACT**

None

#### **RECOMMENDATION**

The property has the land use designation under the Schertz Sector Plan for Northern Schertz as Single-Family Residential. The Single-Family Residential land use designation encourages the mixture of various residential type developments as well as maintaining the walkable neighborhood feel. The proposed rezoning to Planned Development District (PDD), with a base zoning of Apartment/Multi-Family Residential District (R4) does conform to the Comprehensive Land use Plan designation as it provides a mixture of housing type to the area. The property will be developed as 55 individual lots with a fourplex building (4 units) on each lot, which equates to 220 units. The property is also providing a gated HOA maintained development, mailbox bump out with parking spaces, amenity center, play scape, dog park, open space, additionally the applicant is working with the Parks Department to provide a public trail easement to be accessible by all of the surrounding neighbors.

Given the adjacent properties being single-family residential neighborhoods and the applicant requesting to provide Apartment/Multi-Family style product this provides a uniqueness to the area that is currently not there. The property is providing open space/park area, mailbox bump out, trail system,

amenity center, and a mixture of development to the existing neighborhood. Due to the uniqueness of this development, staff is recommending approval of The Villas at Bluebonnet Ridge Planned Development District as presented. Additionally, staff would support the modification to the proposed screening and buffering and if found favorable would ensure modifications to the proposed PDD narrative before final reading to include the modifications.

At the August 24, 2022, meeting the Planning and Zoning Commission, rather than making a recommendation on the requested Planned Development District (PDD), made a recommendation to City Council to approve a zone change to Single-Family Residential (R-6) with a vote of 4-2, Commissioner Outlaw and Commissioner Hector with the nay votes. The Schertz UDC has not yet been amended to allow straight R-6 zoning, but it could be rezoned to a PDD with a base zoning district of R-6.

---

### **Attachments**

Ordinance No. 22-S-35

Exhibit A: Metes and Bounds Comal County

Exhibit B: Metes and Bounds Guadalupe County

Exhibit C: PDD Design Standards

Exhibit D: Detailed Concept Plan/Parking

Aerial Map

Public Hearing Notice Map

Zoning Exhibit

Updated Screening and Buffering Proposal

Public Hearing Notice Responses

---

## **ORDINANCE NO. 22-S-35**

**AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS AMENDING THE OFFICIAL ZONING MAP BY REZONING APPROXIMATELY 25 ACRES OF LAND FROM PRE-DEVELOPMENT DISTRICT (PRE) TO PLANNED DEVELOPMENT DISTRICT (PDD), GENERALLY LOCATED 2,200 FEET SOUTHEAST OF THE INTERSECTION OF COUNTRY CLUB BOULEVARD AND IH-35 ACCESS ROAD, ALSO KNOWN AS A PORTION OF COMAL COUNTY PROPERTY IDENTIFICATION NUMBER 377261 AND GUADALUPE COUNTY PROPERTY IDENTIFICATION NUMBER 63833, CITY OF SCHERTZ, TEXAS.**

**WHEREAS**, an application to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification Number 63833, City of Schertz, Comal County and Guadalupe County, Texas, and more specifically described in the Exhibit A attached herein (herein, the “Property”) has been filed with the City; and

**WHEREAS**, the City’s Unified Development Code Section 21.5.4.D. provides for certain criteria to be considered by the Planning and Zoning Commission in making recommendations to City Council and by City Council in considering final action on a requested zone change (the “Criteria”); and

**WHEREAS**, on August 24, 2022, the Planning and Zoning Commission conducted a public hearing and, after considering the Criteria, made a recommendation to City Council to approve a rezoning of the property to be Single-Family Residential (R-6); and

**WHEREAS**, on September 27, 2022, the City Council conducted a public hearing and after considering the Criteria and recommendation by the Planning and Zoning Commission, determined that the requested zoning be approved as provided for herein.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS:  
THAT:**

Section 1. The Property as shown and more particularly described in the attached Exhibit A, is hereby zoned Planned Development District (PDD).

Section 2. The Official Zoning Map of the City of Schertz, described and referred to in Article 2 of the Unified Development Code, shall be revised to reflect the above amendment.

Section 3. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Ordinance for all purposes and are adopted as a part of the judgment and findings of the Council.

Section 4. All ordinances and codes, or parts thereof, which are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters resolved herein.

Section 5. This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 6. If any provision of this Ordinance or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Ordinance and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City hereby declares that this Ordinance would have been enacted without such invalid provision.

Section 7. It is officially found, determined, and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Ordinance, was given, all as required by Chapter 551, as amended, Texas Government Code.

Section 8. This Ordinance shall be effective upon the date of final adoption hereof and any publication required by law.

Section 9. This Ordinance shall be cumulative of all other ordinances of the City of Schertz, and this Ordinance shall not operate to repeal or affect any other ordinances of the City of Schertz except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this Ordinance, in which event such conflicting provisions, if any, are hereby repealed.

Approved on first reading the 27<sup>th</sup> day of September 2022.

PASSED, APPROVED AND ADOPTED on final reading the 11<sup>h</sup> day of October 2022.

---

Ralph Gutierrez, Mayor

ATTEST:

---

Brenda Dennis, City Secretary  
(SEAL OF THE CITY)

202206025013 05/27/2022 11:27:28 AM 1/8

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVERS LICENSE**

**SPECIAL WARRANTY DEED**

CHICAGO TITLE

GF CT121743729**Date:** May 26, 2022**Grantor:** Nolley Caribbean Properties, LLC,  
a Wyoming limited liability company**Grantor's Mailing Address (including county):** 9370 McKnight Rd  
Pittsburgh, Allegheny County, PA 15237-5953**Grantee:** HABI Land, LLC,  
a Texas limited liability company**Grantee's Mailing Address (including county):** 7551 Callaghan Road  
San Antonio, Bexar County, TX 78229-2860**Consideration:** Ten Dollars (\$10.00) and other valuable consideration**Property (including any improvements):**

24.19 acres out of the Rafael Garza Survey No. 98, Abstract 138, City of Schertz, Guadalupe County and Comal County, Texas, being that 24.1784-acre tract of land described in deed of record in Document Number 2017013553 of the Official Public Records of Guadalupe County, Texas and in deed of record in Document Number 201706029109 of the Official Public Records of Comal County, Texas and being more particularly described by metes and bounds on Exhibit "A", attached hereto and incorporated herein by reference.

**Reservations from Conveyance:**

None.

**Reservations Exceptions to Conveyance and Warranty:**

See Exhibit "B," attached hereto and incorporated herein by reference.

---

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys unto Grantee, the Property, together with all and singular the rights and appurtenances thereto in any way belonging, TO HAVE AND TO HOLD it to Grantee, and Grantee's successors or assigns forever. Grantor binds Grantor and Grantor's successors to WARRANT AND FOREVER DEFEND all and singular the Property to Grantee, Grantee's heirs, executors, administrators,

successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through, or under Grantor, but not otherwise.

Except as provided in the Reservations from Conveyance, above, if any, such Property is conveyed together with all of Grantor's right, title and interest in and to all and singular, the rights, benefits, privileges, easements, tenements, hereditaments, appurtenances and interests thereon or in anywise pertaining to the Property described herein and with all improvements located thereon, including (without limitation) (i) any right, title, and interest of Grantor in and to all strips and gores, and all abutting properties, adjacent streets, alleys or rights-of-way, if any, (ii) any right, title, and interest of Grantor in and to any development rights specifically tied to the Property, (iii) any right, title, and interest of Grantor all roads, alleys, rights-of-way, easements, streets and ways adjacent to or serving the Property, and rights of ingress and egress thereto, (iv) EDU rights related to sanitary sewer or water and any other water rights (surface, underground or otherwise), oil, gas, and other mineral rights, wind rights and solar rights of Grantor, and (v) all improvements on the Property, if any.

Except for the written representations and material facts contained in that certain Commercial Contract - Unimproved Property (With Special Provisions Addendum), dated effective May 25, 2021, as amended by that certain First Amendment, dated May 24, 2022 and as otherwise amended (collectively the "Contract"), and the warranties of title contained in the Special Warranty Deed, Grantee acknowledges, understands and agrees that (i) Grantee will accept (is accepting) the Property "AS IS" and "WHERE IS", "WITH ALL FAULTS," and (ii) neither Grantor nor any of its officers, managers, brokers, employees, attorneys or agents have made or given any warranties, guarantees, or representations, regarding any matter relating to the Contract or the Property.

Taxes having been prorated at Closing, all real property taxes and assessments as to the Property for the current year and subsequent years are the responsibility of Grantee and are assumed by Grantee [and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, shall be allocated as provided in the Contract.]

When the context requires, singular nouns and pronouns include the plural.

*[signature on the following pages]*



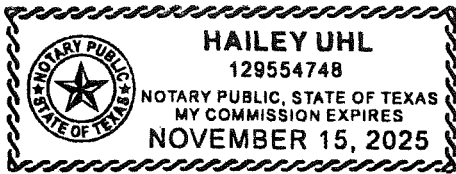
**GRANTOR:**

**NOLLEY CARIBBEAN PROPERTIES, LLC,**  
a Wyoming limited liability company,

By: Ronald Ray Holley  
Name: Ronald Ray Holley  
Its: V.P.

STATE OF Texas §  
COUNTY OF Harris §  
§

This instrument was acknowledged before me on the 25 day of May, 2022, by Ron Holley,  
the VP of Nolley Caribbean Properties, LLC, on behalf of said company.



Hailey Uhl  
Notary Public

SB/15182.0201/Closing Document/SWD

**EXHIBIT "A" – PROPERTY**

24.19 acres out of the  
Rafael Garza Survey No. 98  
Abstract 138  
City of Schertz

THE STATE OF TEXAS  
COUNTIES OF GUADALUPE AND COMAL

METES AND BOUNDS DESCRIPTION OF A SURVEY OF

24.19 acres out of the Rafael Garza Survey No. 98, Abstract 138, City of Schertz, Guadalupe County and Comal County, Texas, being that 24.1784-acre tract of land described in deed of record in Document Number 2017013553 of the Official Public Records of Guadalupe County, Texas and in deed of record in Document Number 201706029109 of the Official Public Records of Comal County, Texas and being more particularly described by metes and bounds, as surveyed, as follows:

Beginning at an ½" iron bar with a red cap marked "Survey Ass." found set in the ground in the southwest right-of-way line of Columbia, an east corner of a 24.1784-acre tract of land described in deed of record in Document Number 2017013553 of the Official Public Records of Guadalupe County, Texas and in deed of record in Document Number 201706029109 of the Official Public Records of Comal County, Texas and the west corner of Block 16, The Fairways at Scenic Hills, Unit 3A as shown by plat of record in Volume 6 at page 762 of the Plat Records of Guadalupe County, Texas, for an east corner of this tract;

Thence S 14°44'52" W (called S 14°45'10" W) with the east boundary line of said 24.1784-acre tract and a west boundary line of said Block 16 a distance of 267.16 feet (called 267.10 feet) to an ½" iron bar with a yellow cap marked "Reg. No. 5464" set in the ground, a reentrant corner of said 24.1784-acre tract and a corner of said Block 16, for a reentrant corner of this tract;

Thence S 18°44'53" E (called S 18°41'26" E) with a northeast boundary line of said 24.1784-acre tract and a southwest boundary line of said Block 16 a distance of 31.65 feet (called 31.67 feet) to an ½" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground, a corner of said 24.1784-acre tract and a corner of said Block 16, for a corner of this tract;

Thence S 25°24'20" E (called S 25°22'27" E) with a northeast boundary line of said 24.1784-acre tract and a southwest boundary line of said Block 16 a distance of 157.41 feet (called 157.55 feet) to an ½" iron bar with a yellow cap marked "Baker" found set in the ground, a corner of said 24.1784-acre tract and the south corner of said Block 16, for a corner of this tract;

Thence S 36°04'53" E (called S 36°43'13" E) with a northeast boundary line of said 24.1784-

acre tract a distance of 98.98 feet (called 100.40 feet) to an ½" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground in the northwest boundary line of Block 21, The Ridge at Scenic Hills, Unit 1 as shown by plat of record in Volume 6 at page 763 of the Plat Records of Guadalupe County, Texas, the east corner of said 24.1784-acre tract, for the east corner of this tract;

Thence S 52°58'20" W (called S 53°03'32" W) with the southeast boundary line of said 24.1784-acre tract and the southwest boundary lines of said Block 21, and Block 1, Scenic Hills Community, Phase 1 as shown by plat of record in Volume 4 at pages 143-147 of the Plat Records of Guadalupe County, Texas a distance of 1,729.56 feet (called 1,729.56 feet) to an ½" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground in the northeast right-of-way line of Country Club Blvd., the south corner of said 24.1784-acre tract and the west corner of said Block 1, for the south corner of this tract;

Thence N 30°23'09" W (called N 30°21'33" W) with the northeast right-of-way line of Country Club Blvd. and the southwest boundary line of said 24.1784-acre tract a distance of 560.34 feet (called 559.03 feet) to an ½" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground, the west corner of said 24.1784-acre tract and the south corner of Block 14, Fairways at Scenic Hills, Section 2 as shown by plat of record in Volume 6 at page 745 of the Plat Records of Guadalupe County, Texas and Volume 15 at page 86 of the Plat Records of Comal County, Texas, for the west corner of this tract;

Thence N 53°30'56" E (called N 53°32'22" E) with the northwest boundary line of said 24.1784-acre tract and the southeast boundary line of said Block 14 a distance of 935.14 feet (called 935.05 feet) to an ½" iron bar with an orange cap marked "C&B" found set in the ground, a corner of said 24.1784-acre tract and a corner of said Block 14, for a corner of this tract;

Thence N 42°40'11" E (called N 42°37'53" E) with a northwest boundary line of said 24.1784-acre tract and a southeast boundary line of said Block 14 a distance of 348.59 feet (called 348.59 feet) to an ½" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground, a corner of said 24.1784-acre tract and a corner of said Block 14, for a corner of this tract;

Thence N 41°39'37" E (called N 41°31'58" E) with a northwest boundary line of said 24.1784-acre tract and a southeast boundary line of said Block 14 a distance of 363.99 feet (called 364.04 feet) to an ½" iron bar with a yellow cap marked "Baker" found set in the ground, a corner of said 24.1784-acre tract and a corner of said Block 14, for a corner of this tract;

Thence N 56°01'58" E (called N 56°03'18" E) with a northwest boundary line of said 24.1784-acre tract and a southeast boundary line of said Block 14 a distance of 151.27 feet (called 151.28 feet) to an ½" iron bar with an orange cap marked "C&B" found set in the ground in the southwest right-of-way line of Columbia, the north corner of said 24.1784-acre tract and the east corner of said Block 14, for the north corner of this tract;

Thence S 54°25'16" E (called S 54°20'37" E) with a northeast boundary line of said 24.1784-acre tract a distance of 75.46 feet (called 75.87 feet) to an ½" iron bar with a yellow cap marked "Baker" found set in the ground, a reentrant corner of said 24.1784-acre tract, for a reentrant corner of this tract;

Thence N 44°58'13" E (called N 45°15'45" E) with a northwest boundary line of said 24.1784-acre tract a distance of 18.41 feet (called 18.40 feet) to an ½" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground, in the southwest right-of-way line of Columbia, a north corner of said 24.1784-acre tract, for a north corner of this tract;

Thence S 67°23'54" E (called S 67°27'09" E) with the southwest right-of-way line of Columbia and the northeast boundary line of said 24.1784-acre tract a distance of 180.14 feet (called 180.08 feet) to the point of beginning.

Containing 24.19 acres of land, more or less

The bearings for this survey are based on the Texas State Plane Coordinate System Grid, South Central Zone (4204), North American Datum 1983.

SINCLAIR LAND SURVEYING, INC.

Lemuel T. Sinclair,  
Registered Professional Land  
Surveyor No. 5142

**EXHIBIT "B" – PERMITTED EXCEPTIONS**

1. Standby fees, taxes and assessments by any taxing authority for the year 2022 and subsequent years, not yet due and payable
2. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, to the extent appearing in Public Records and valid and existing.
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	New Braunfels Utilities
Purpose:	Electric Easement
Recording Date:	April 18, 1994
Recording No:	Volume 957, Page 488, Official Public Records, Comal County, Texas
Recording Date:	April 25, 1994
Recording No:	Volume 1093, Page 590, Official Public Records, Guadalupe County, Texas
Affects:	As described therein.

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	U.S. Home Corporation
Purpose:	10' Water Line Easement
Recording Date:	October 24, 1994
Recording No:	Volume 1003, Page 707, Official Public Records, Comal County, Texas
Recording Date:	December 5, 1994
Recording No:	Volume 1126, Page 271, Official Public Records, Guadalupe County, Texas
Recording Date:	June 24, 1997
Recording No:	Volume 1276, Page 603, Official Public Records, Guadalupe County, Texas
Affects:	As described therein.

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Comal Power Company
Purpose:	Electric Easement
Recording Date:	June 12, 1925
Recording No:	Volume 85, Page 262, Deed Records, Guadalupe County, Texas
Affects:	As described therein

6. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as of dedication, on the map of said tract/plat:

Purpose: 16' Utility Easement  
Affects: As depicted thereon.  
Recording No: Volume 4, Page 143-147, Map and Plat Records, Guadalupe County, Texas

7. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as of dedication, on the map of said tract/plat:

Purpose: Variable Width Fill Easement  
Variable Width Fill and Drainage Easement  
10' Electric, Gas, Telephone and Cable TV Easement  
Affects: As depicted therein.  
Recording No: Volume 6, Page 762, Map and Plat Records, Guadalupe County, Texas

**Filed and Recorded  
Official Public Records  
Bobbie Koepp, County Clerk  
Comal County, Texas  
05/27/2022 11:27:28 AM  
TERRI 8 Pages(s)  
202206025013**



*Bobbie Koepp*

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVERS LICENSE**

**SPECIAL WARRANTY DEED**

CHICAGO TITLE

GF CT121743729

**Date:** May 26, 2022

**Grantor:** Nolley Caribbean Properties, LLC,  
a Wyoming limited liability company

**Grantor's Mailing Address (including county):** 9370 McKnight Rd  
Pittsburgh, Allegheny County, PA 15237-5953

**Grantee:** HABI Land, LLC,  
a Texas limited liability company

**Grantee's Mailing Address (including county):** 7551 Callaghan Road  
San Antonio, Bexar County, TX 78229-2860

**Consideration:** Ten Dollars (\$10.00) and other valuable consideration

**Property (including any improvements):**

24.19 acres out of the Rafael Garza Survey No. 98, Abstract 138, City of Schertz, Guadalupe County and Comal County, Texas, being that 24.1784-acre tract of land described in deed of record in Document Number 2017013553 of the Official Public Records of Guadalupe County, Texas and in deed of record in Document Number 201706029109 of the Official Public Records of Comal County, Texas and being more particularly described by metes and bounds on Exhibit "A", attached hereto and incorporated herein by reference.

**Reservations from Conveyance:**

None.

**Reservations Exceptions to Conveyance and Warranty:**

See Exhibit "B," attached hereto and incorporated herein by reference.

---

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys unto Grantee, the Property, together with all and singular the rights and appurtenances thereto in any way belonging, TO HAVE AND TO HOLD it to Grantee, and Grantee's successors or assigns forever. Grantor binds Grantor and Grantor's successors to WARRANT AND FOREVER DEFEND all and singular the Property to Grantee, Grantee's heirs, executors, administrators,

successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through, or under Grantor, but not otherwise.

Except as provided in the Reservations from Conveyance, above, if any, such Property is conveyed together with all of Grantor's right, title and interest in and to all and singular, the rights, benefits, privileges, easements, tenements, hereditaments, appurtenances and interests thereon or in anywise pertaining to the Property described herein and with all improvements located thereon, including (without limitation) (i) any right, title, and interest of Grantor in and to all strips and gores, and all abutting properties, adjacent streets, alleys or rights-of-way, if any, (ii) any right, title, and interest of Grantor in and to any development rights specifically tied to the Property, (iii) any right, title, and interest of Grantor all roads, alleys, rights-of-way, easements, streets and ways adjacent to or serving the Property, and rights of ingress and egress thereto, (iv) EDU rights related to sanitary sewer or water and any other water rights (surface, underground or otherwise), oil, gas, and other mineral rights, wind rights and solar rights of Grantor, and (v) all improvements on the Property, if any.

Except for the written representations and material facts contained in that certain Commercial Contract - Unimproved Property (With Special Provisions Addendum), dated effective May 25, 2021, as amended by that certain First Amendment, dated May 24, 2022 and as otherwise amended (collectively the "Contract"), and the warranties of title contained in the Special Warranty Deed, Grantee acknowledges, understands and agrees that (i) Grantee will accept (is accepting) the Property "AS IS" and "WHERE IS", "WITH ALL FAULTS," and (ii) neither Grantor nor any of its officers, managers, brokers, employees, attorneys or agents have made or given any warranties, guarantees, or representations, regarding any matter relating to the Contract or the Property.

Taxes having been prorated at Closing, all real property taxes and assessments as to the Property for the current year and subsequent years are the responsibility of Grantee and are assumed by Grantee [and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, shall be allocated as provided in the Contract.]

When the context requires, singular nouns and pronouns include the plural.

*[signature on the following pages]*



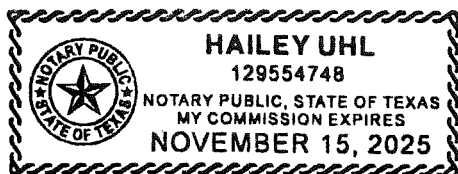
**GRANTOR:**

**NOLLEY CARIBBEAN PROPERTIES, LLC,**  
a Wyoming limited liability company,

By: Ronald Ray Holley  
Name: Ronald Ray Holley  
Its: V.P.

STATE OF Texas §  
COUNTY OF Harris §

This instrument was acknowledged before me on the 25 day of May, 2022, by Ron Holley,  
the VP of Nolley Caribbean Properties, LLC, on behalf of said company.



Hailey Uhl  
Notary Public

SB/15182.0201/Closing Document/SWD

**EXHIBIT "A" – PROPERTY**

24.19 acres out of the  
Rafael Garza Survey No. 98  
Abstract 138  
City of Schertz

THE STATE OF TEXAS  
COUNTIES OF GUADALUPE AND COMAL

METES AND BOUNDS DESCRIPTION OF A SURVEY OF

24.19 acres out of the Rafael Garza Survey No. 98, Abstract 138, City of Schertz, Guadalupe County and Comal County, Texas, being that 24.1784-acre tract of land described in deed of record in Document Number 2017013553 of the Official Public Records of Guadalupe County, Texas and in deed of record in Document Number 201706029109 of the Official Public Records of Comal County, Texas and being more particularly described by metes and bounds, as surveyed, as follows:

Beginning at an ½" iron bar with a red cap marked "Survey Ass." found set in the ground in the southwest right-of-way line of Columbia, an east corner of a 24.1784-acre tract of land described in deed of record in Document Number 2017013553 of the Official Public Records of Guadalupe County, Texas and in deed of record in Document Number 201706029109 of the Official Public Records of Comal County, Texas and the west corner of Block 16, The Fairways at Scenic Hills, Unit 3A as shown by plat of record in Volume 6 at page 762 of the Plat Records of Guadalupe County, Texas, for an east corner of this tract;

Thence S 14°44'52" W (called S 14°45'10" W) with the east boundary line of said 24.1784-acre tract and a west boundary line of said Block 16 a distance of 267.16 feet (called 267.10 feet) to an ½" iron bar with a yellow cap marked "Reg. No. 5464" set in the ground, a reentrant corner of said 24.1784-acre tract and a corner of said Block 16, for a reentrant corner of this tract;

Thence S 18°44'53" E (called S 18°41'26" E) with a northeast boundary line of said 24.1784-acre tract and a southwest boundary line of said Block 16 a distance of 31.65 feet (called 31.67 feet) to an ½" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground, a corner of said 24.1784-acre tract and a corner of said Block 16, for a corner of this tract;

Thence S 25°24'20" E (called S 25°22'27" E) with a northeast boundary line of said 24.1784-acre tract and a southwest boundary line of said Block 16 a distance of 157.41 feet (called 157.55 feet) to an ½" iron bar with a yellow cap marked "Baker" found set in the ground, a corner of said 24.1784-acre tract and the south corner of said Block 16, for a corner of this tract;

Thence S 36°04'53" E (called S 36°43'13" E) with a northeast boundary line of said 24.1784-

acre tract a distance of 98.98 feet (called 100.40 feet) to an ½" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground in the northwest boundary line of Block 21, The Ridge at Scenic Hills, Unit 1 as shown by plat of record in Volume 6 at page 763 of the Plat Records of Guadalupe County, Texas, the east corner of said 24.1784-acre tract, for the east corner of this tract;

Thence S 52°58'20" W (called S 53°03'32" W) with the southeast boundary line of said 24.1784-acre tract and the southwest boundary lines of said Block 21, and Block 1, Scenic Hills Community, Phase 1 as shown by plat of record in Volume 4 at pages 143-147 of the Plat Records of Guadalupe County, Texas a distance of 1,729.56 feet (called 1,729.56 feet) to an ½" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground in the northeast right-of-way line of Country Club Blvd., the south corner of said 24.1784-acre tract and the west corner of said Block 1, for the south corner of this tract;

Thence N 30°23'09" W (called N 30°21'33" W) with the northeast right-of-way line of Country Club Blvd. and the southwest boundary line of said 24.1784-acre tract a distance of 560.34 feet (called 559.03 feet) to an ½" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground, the west corner of said 24.1784-acre tract and the south corner of Block 14, Fairways at Scenic Hills, Section 2 as shown by plat of record in Volume 6 at page 745 of the Plat Records of Guadalupe County, Texas and Volume 15 at page 86 of the Plat Records of Comal County, Texas, for the west corner of this tract;

Thence N 53°30'56" E (called N 53°32'22" E) with the northwest boundary line of said 24.1784-acre tract and the southeast boundary line of said Block 14 a distance of 935.14 feet (called 935.05 feet) to an ½" iron bar with an orange cap marked "C&B" found set in the ground, a corner of said 24.1784-acre tract and a corner of said Block 14, for a corner of this tract;

Thence N 42°40'11" E (called N 42°37'53" E) with a northwest boundary line of said 24.1784-acre tract and a southeast boundary line of said Block 14 a distance of 348.59 feet (called 348.59 feet) to an ½" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground, a corner of said 24.1784-acre tract and a corner of said Block 14, for a corner of this tract;

Thence N 41°39'37" E (called N 41°31'58" E) with a northwest boundary line of said 24.1784-acre tract and a southeast boundary line of said Block 14 a distance of 363.99 feet (called 364.04 feet) to an ½" iron bar with a yellow cap marked "Baker" found set in the ground, a corner of said 24.1784-acre tract and a corner of said Block 14, for a corner of this tract;

Thence N 56°01'58" E (called N 56°03'18" E) with a northwest boundary line of said 24.1784-acre tract and a southeast boundary line of said Block 14 a distance of 151.27 feet (called 151.28 feet) to an ½" iron bar with an orange cap marked "C&B" found set in the ground in the southwest right-of-way line of Columbia, the north corner of said 24.1784-acre tract and the east corner of said Block 14, for the north corner of this tract;

Thence S 54°25'16" E (called S 54°20'37" E) with a northeast boundary line of said 24.1784-acre tract a distance of 75.46 feet (called 75.87 feet) to an ½" iron bar with a yellow cap marked "Baker" found set in the ground, a reentrant corner of said 24.1784-acre tract, for a reentrant corner of this tract;

Thence N 44°58'13" E (called N 45°15'45" E) with a northwest boundary line of said 24.1784-acre tract a distance of 18.41 feet (called 18.40 feet) to an ½" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground, in the southwest right-of-way line of Columbia, a north corner of said 24.1784-acre tract, for a north corner of this tract;

Thence S 67°23'54" E (called S 67°27'09" E) with the southwest right-of-way line of Columbia and the northeast boundary line of said 24.1784-acre tract a distance of 180.14 feet (called 180.08 feet) to the point of beginning.

Containing 24.19 acres of land, more or less

The bearings for this survey are based on the Texas State Plane Coordinate System Grid, South Central Zone (4204), North American Datum 1983.

SINCLAIR LAND SURVEYING, INC.

Lemuel T. Sinclair,  
Registered Professional Land  
Surveyor No. 5142

**EXHIBIT "B" – PERMITTED EXCEPTIONS**

1. Standby fees, taxes and assessments by any taxing authority for the year 2022 and subsequent years, not yet due and payable
2. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, to the extent appearing in Public Records and valid and existing.
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: New Braunfels Utilities  
Purpose: Electric Easement  
Recording Date: April 18, 1994  
Recording No: Volume 957, Page 488, Official Public Records, Comal County, Texas  
Recording Date: April 25, 1994  
Recording No: Volume 1093, Page 590, Official Public Records, Guadalupe County, Texas  
Affects: As described therein.

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: U.S. Home Corporation  
Purpose: 10' Water Line Easement  
Recording Date: October 24, 1994  
Recording No: Volume 1003, Page 707, Official Public Records, Comal County, Texas  
Recording Date: December 5, 1994  
Recording No: Volume 1126, Page 271, Official Public Records, Guadalupe County, Texas  
Recording Date: June 24, 1997  
Recording No: Volume 1276, Page 603, Official Public Records, Guadalupe County, Texas  
Affects: As described therein.

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Comal Power Company  
Purpose: Electric Easement  
Recording Date: June 12, 1925  
Recording No: Volume 85, Page 262, Deed Records, Guadalupe County, Texas  
Affects: As described therein

6. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as of dedication, on the map of said tract/plat:

Purpose: 16' Utility Easement  
Affects: As depicted thereon.  
Recording No: Volume 4, Page 143-147, Map and Plat Records, Guadalupe County, Texas

7. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as of dedication, on the map of said tract/plat:

Purpose: Variable Width Fill Easement  
Variable Width Fill and Drainage Easement  
10' Electric, Gas, Telephone and Cable TV Easement  
Affects: As depicted therein.  
Recording No: Volume 6, Page 762, Map and Plat Records, Guadalupe County, Texas

202299016900

I certify this instrument was ELECTRONICALLY FILED  
and RECORDED in the OFFICIAL PUBLIC RECORDS  
of Guadalupe County, Texas on  
05/27/2022 11:35:20 AM PAGES: 8 LEAH  
TERESA KIEL, COUNTY CLERK



*Teresa Kiel*

**The Villas at  
Bluebonnet Ridge**  
**A PLANNED DEVELOPMENT DISTRICT**  
**City of Schertz**  
**July 2022**

**Table of Contents**

1. Planned Development District ----- 2

2. PDD Purpose and Intent ----- 2

3. The Property ----- 2-3

4. Parks and Amenities ----- 3-4

5. Zoning District ----- 4

6. Apartment / Multi Family Zoning ----- 4-5

7. Homeowners Association and  
Maintenance ----- 5

8. Architectural Review Comitee ----- 5-6

9. Site Design Standards ----- 6

10. Parking ----- 6

11. Amendments to the Planned  
Development District (PDD) ----- 6

**Exhibits**

- A. Meets and Bounds Description**
- B. The Villas at Bluebonnet Ridge**
- C. Zoning Exhibit**
- D. Amenities, Parks, Entry, Mail Station**
- E. Parking Exhibit Per Unit**

**July 2022**

**Habi Land, LLC.**

**Authored by: Eugenio Murillo**



---

# The Villas at Bluebonnet Ridge

## 220 Unit Development on 24.1784 Acres

**Planned Development District.** Understanding there may be circumstances in which a development might not be able to adhere to the strict regulations and design standards set forth in the Schertz Unified Development Code (UDC), the UDC established Article 5, and Section 21.5.10, a Planned Development District (PDD), as an alternative approach to conventional land development.

The City of Schertz Unified Development Code as amended will govern development of the property, except for the following statements.

**PDD Purpose and Intent.** The purpose of PDD regulations is to encourage and promote more creative, innovative, and imaginative land development than would be possible under the regulations found in a typical zoning district. The intent is to allow substantial flexibility in planning, design, and development standards in exchange for greater land values and amenities. Enhanced parkland and open space, preservation of natural resources, pedestrian friendly environment, and deviation from the typical traffic patterns are all a result of this allowed flexibility. It is this intrinsic flexibility, in the form of relief from the normal zoning ordinances, design standards, land use densities, and subdivision regulations, that allows for the definition of uses, densities and standards that will permit the alternative planning associated with a PDD and this development known as The Villas at Bluebonnet Ridge.

**The Property.** The location of the subject property is directly west of the Scenic Hills Neighborhood and directly east of The Fairways at Scenic Hills. The current condition of the property creates a unique opportunity for development. The approximately 24.1784-acre site was previously known as part of the Northcliffe Golf Club.

The property is bound by Country Club Boulevard to the south, Columbia Drive to the North, and existing single-family neighborhoods to the east and west.



---

Analysis of the property via phase 1 ESA reports, geotechnical reports, and bore samples do not reveal any physical constraints, potential health, or safety hazards. Further evaluation of the tract by the Developer's engineers has confirmed utilities are available and the property's demands can be served.

The Villas at Bluebonnet Ridge (*Exhibit B*) is proposed. Such amenities will include both passive and active areas, as well as concrete pathways and crushed granite walking trails. Multi-purposed walkways and sidewalks will provide links between park areas, open spaces, resident units, and amenities. Amenities provided and shown on *Exhibit D* will include playscapes, picnic tables, and a neighborhood pavilion. All of which, promote a safe and pedestrian friendly environment and overall livable community. Also, Exhibit D will depict the entry gate and landscaping features.

Our current concept plan consists of a gated community with no more than 220 units. These units will be spread across 55 buildings each on its own separate lot. Each building will have 4 units. Each building will consist of four 1,350 sf units. Every unit will feature 3 bedrooms, 2.5 baths, an eat in kitchen, two living rooms, a laundry room, an office/flex room, a covered patio, and a one car garage. All buildings will have its own fire sprinkler system meeting NFPA and local code requirements. Each unit will have its own garage, covered back patio, and private yard. This proposed community, will be managed, and maintained by The Villas at Bluebonnet Ridge "HOA". The community is designed to enhance the overall neighborhood standards by incorporating 7.73 acres of green space and amenities. This includes multiple Private Parks including a linear park with a public trail easement going through, all of which is outlined in the overall site plan *Exhibit B and Exhibit D*.

**Parks & Amenities.** The development's interior private park and amenities as shown on 0.59 acres, are designed to house a pavilion for birthday parties & special events, a playground for the community, and a concrete walking path. The mail center is designed with a covered pavilion, and additional parking access will be provided on 0.30 acres. In addition to the previously mentioned improvements, the development will also feature a 0.68 acre fenced in private dog park, a 1.85-acre private Picnic/Trail/Community Garden area, 0.30 of miscellaneous Green Spaces and a 4.01-acre linear park with a

---

public trail easement going through with crushed granite walking trails. All the above is shown on *Exhibit B and Exhibit D*

**Zoning District.** There are circumstances, due to property constraints or external factors, which do not always support the notion that one size fits all especially in applying zoning subdivision codes as such relates to property development. As a planned development, the attached “The Villas at Bluebonnet Ridge” (*Exhibit B*) as well as this document define the types of uses for this proposed PDD. The plan delineates land use that allows for four-unit buildings as well as delineating parks, amenities, and open space. Specifically, UDC Sec. 21.9.7.G would ordinarily require the Developer to install a twenty-foot (20’) landscape buffer adjacent to the property line of the residential use or residentially zoned property. In this case, that would be the Fairways at Scenic Hills neighborhood. The Developer maintains installing this twenty-foot (20’) buffer outside the property boundaries would essentially create an alley between Fairways at Scenic Hills neighborhood and the proposed development. Given the length of the alley, the Developer maintains this could create an area for potential loitering as well as littering. The Developer would propose to create the twenty-foot (20’) buffer in the rear of the yards associated with the development that are adjacent to the Fairways at Scenic Hills neighborhood. The Developer will prohibit the placement of any structures, including but not limited to sheds, in the buffer area through the HOA restrictions. The Developer shall plant one tree in the middle of the twenty-foot (20’) buffer in each yard. The Developer believes in doing both, they have met the spirit of UDC Sec. 21.9.7.G.

**Apartment / Multi-Family Zoning.** The intent of the development is to conform with the Apartment / Multi-Family zoning district but to modify the lot width and depth as follows. Each lot is comprised of a four-unit family residential dwelling on lots of 8,700 sf for a minimum 87-foot-deep by a minimum 100-foot-wide lots. Each area, as shown and identified on *Exhibit E*.

Each lot will have a 10-foot side setback, a 25-foot front setback, and a 20-foot rear setback per the table below. Where residential lots have double frontage, running from one street to another, no access from the rear of the property will be permitted to the street. Only one access point will be permitted from a residential lot, so long as the

access is from the front of the lot. All lots with double frontage within that block will have the same restriction and orientation as the lot on either side.

Table 21.5.7.A DIMENSIONAL REQUIREMENTS RESIDENTIAL ZONING DISTRICTS											
		Minimum Lot Size and Dimensions			Minimum Yard Setback (Ft)				Miscellaneous Lot Requirements		
Code	Zoning District	Area Sq. Ft.	Width Ft.	Depth Ft.	Front Ft.	Side Ft.	Rear Ft.	Minimum Off-Street Parking Spaces	Max Height Ft.	Max Imperv Cover	Key
R-4	Apartment/Multi-Family Residential District	8,700	100	87	25	10	20	2	35	75%	a,b,j,k, l,m
Key:											
a.	Add 1,800 square feet of area for each unit after the first 3 units. Maximum density shall not exceed 24 units per acre.										
b.	1.5 parking spaces per bedroom.										
j.	Site Plan approval required.										
k.	Swimming pools count toward the maximum impervious cover limitations, unless the swimming pool is equipped with a water overflow device appropriate for such pool, and only if it drains into any pervious surface, in which case the water surface shall be excluded.										
l.	No variances may be permitted to exceed the maximum impervious cover limitations										
m.	Refer to Article 14, section 21.14.3 for additional design requirements										

**Homeowners Association & Maintenance.** This development will be gated, and a Homeowners Association (HOA) will be established. The entire development both inside and outside of the gates to include irrigation will be maintained by the HOA's maintenance crew. This is to include the maintenance of common areas, all front yards, side yards, and back yards. This is also to include landscape buffers as defined in Sec. 21.9.7 Landscaping, and maintaining fences, and/or walls. The HOA's maintenance crew will have access to all back yards via side gates and interior gates between units. The HOA will have 110 master keyed locks to allow for access to maintain the interior unit's backyard of each building. An 8-foot masonry wall will be installed along the boundary with The Fairways at Scenic Hills neighborhood. The landscape buffer abutting The Fairways at Scenic Hills will all be maintained by the HOA in its entirety. Crushed granite walking trails, concrete pathways, neighborhood amenities, and multi-use paths within the development's common areas will all be maintained by "The Villas at Bluebonnet Ridge HOA" as well.

**Architectural Review Committee.** The Developer will establish an Architectural Review Committee (ARC) which will be responsible for reviewing and approving construction plans for all residential construction within The Villas at Bluebonnet Ridge. The ARC will

---

consist of members appointed by the Developer until all the property within the Villas at Bluebonnet Ridge has been transferred to an independent third-party purchaser or to the HOA.

Construction of residential and community amenities within the Villas at Bluebonnet Ridge shall first be submitted to the ARC for approval and to verify compliance with the terms, conditions, and obligations of the PDD and deed restrictions. The ARC shall review such contemplated construction and shall, if approved, provide verification in a form acceptable to the City by which the ARC verifies that the plan for the contemplated construction complies with the PDD and associated guidelines.

**Site Design Standards.** This proposed development conforms to the Comprehensive Land Plan for orderly and unified development of streets, utilities, neighborhood design, and public land and facilities. Streets, gates, and lighting will be maintained by the HOA. All public utilities will be maintained by the city with easements to be recorded for access and maintenance as detailed in the utility plan provided to the city.

**Parking.** According to UDC Section 21.10.4, each 3-bedroom unit within this development is required to have 2.5 off street parking spaces. Plus, additional guest parking at a ratio of 5% of the required spaces. The intent of the development is to conform to the UDC requirements but to modify the section to allow for garage parking to be counted as part of the required spaces. As noted, and shown in Exhibit E, each 3 - bedroom unit has two driveway parking spaces in addition to one garage parking space for a total of 3 spaces per unit. In addition to the 660 off street parking spaces allocated across the development, there are an additional 16 parking spaces split between the interior parks and mail station.

**Amendments to the Planned Development District (PDD).** Any significant future changes from the established Dimensional Requirements for the approved PDD, which alter the concept of the PDD or increase the density, will cause the plan to be re-submitted for approval by the Planning & Zoning Commission and the City Council, including a new public hearing with applicable fees. Minor changes which do not change the concept or intent of the development shall be approved or denied administratively.




Exhibit D



- KEY
- 1. MAIN GATED ACCESS
  - 2. PARKING AREA
  - 3. MAILBOX PAVILION
  - 4. LANDSCAPED AREA
  - 5. DOG PARK
  - 6. DOG PARK CANOPY
  - 7. PRIVATE JOGGING TRAILS
  - 8. SECONDARY GATED ACCESS
  - 9. 8' MASONRY WALL
  - 10. 20' BUFFER
  - 11. PUBLIC WALKING TRAIL
  - 12. WATER FOUNTAIN
  - 13. PLAYGROUND AREA
  - 14. PERGOLA
  - 15. POND
  - 16. PRIVATE EXERCISE EQUIPMENT
  - 17. BENCHES

1 GENERAL SITE PLAN  
SCALE: 1"=80'-0"

NOT FOR  
CONSTRUCTION  
NOTE: THESE DRAWINGS ARE  
INCOMPLETE AND MAY NOT  
BE USED FOR REGULATORY  
PERMIT, OR CONSTRUCTION



ADELANTUS INC  
110 E Houston St, 7th Floor, SAN ANTONIO, TEXAS 78205  
(210) 833-8666 • (210) 833-9653 FAX  
TBAE FIRM REGISTRATION #063705

COPYRIGHT 2026 ©  
BUILDING DESIGN DRAWINGS AS  
INSTRUMENTS OF SERVICE ARE  
AND SHALL REMAIN EXCLUSIVE  
PROPERTY OF THE ARCHITECT  
WHETHER THE PROJECT FOR  
WHICH THEY ARE MADE IS TO BE  
EXECUTED OR NOT. THEY ARE  
NOT TO BE USED BY THE OWNER  
ON OTHER PROJECTS OR  
EXTENSIONS TO THIS PROJECT  
EXCEPT BY AGREEMENT IN  
WRITING FROM THIS ARCHITECT.

OCTAVIO A. VIRAMONTES  
ARCHITECT  
908 LEMON CV.  
SAN ANTONIO, TX.  
210.464.8120

The Texas Board of Architectural Examiners has  
jurisdiction regarding the professional practice of  
persons registered as architects in Texas.  
TEXAS BOARD OF ARCHITECTURAL EXAMINERS  
P.O. BOX 13337 • AUSTIN, TX 78711-3337  
TELEPHONE: 512-305-9000 / FAX: 512-305-8900

M.E.P.	CIVIL
STRUCTURAL	LANDSCAPE

The Villas  
AT BLUEBONNET RIDGE

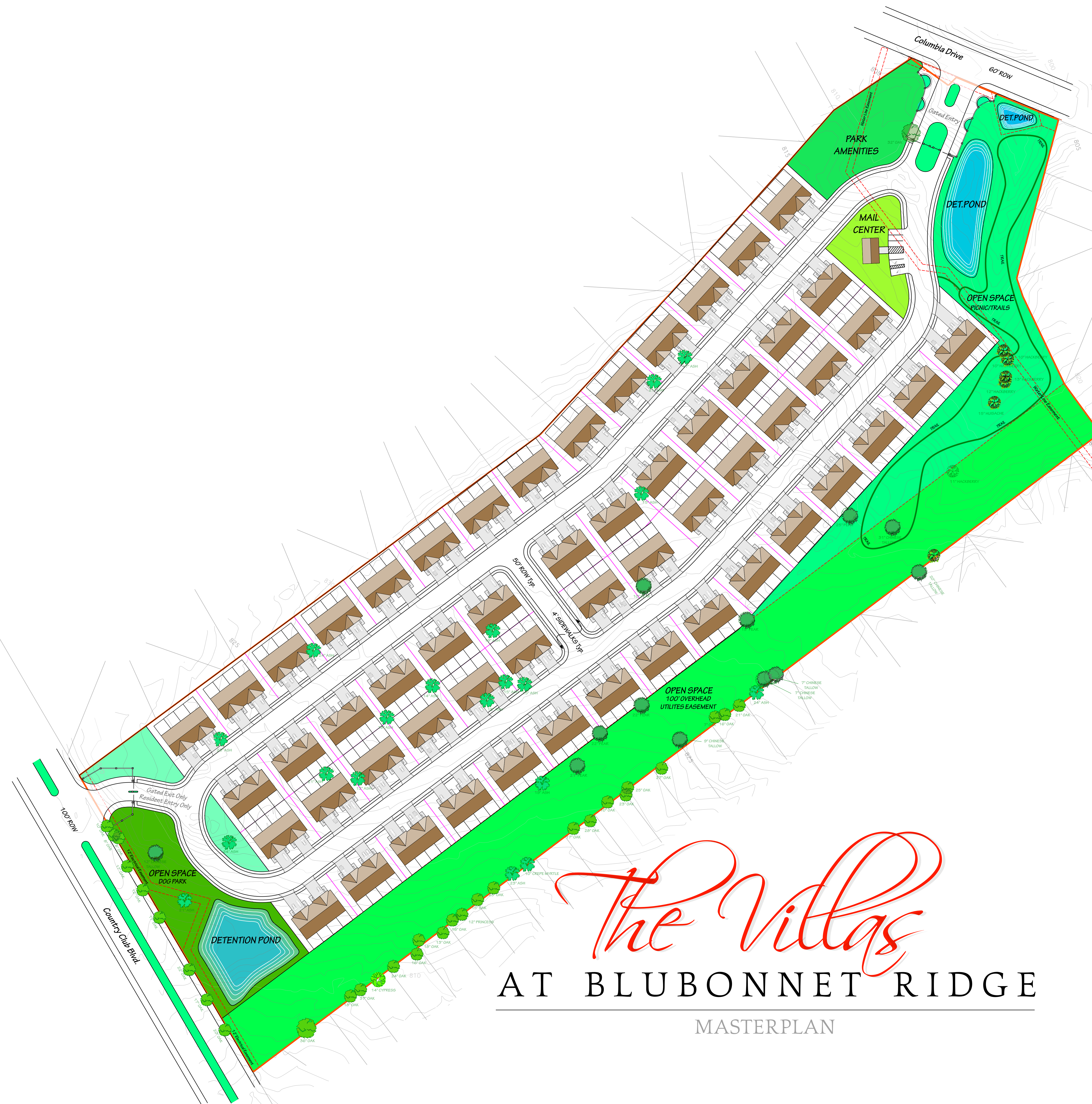
Northcliffe  
Schertz, TX 78108

REVISIONS		
No.	Date	Description

PROJECT # 8129-S  
DATE: 04/05/2022  
DRAWN: JPV  
CHECKED BY: OAV

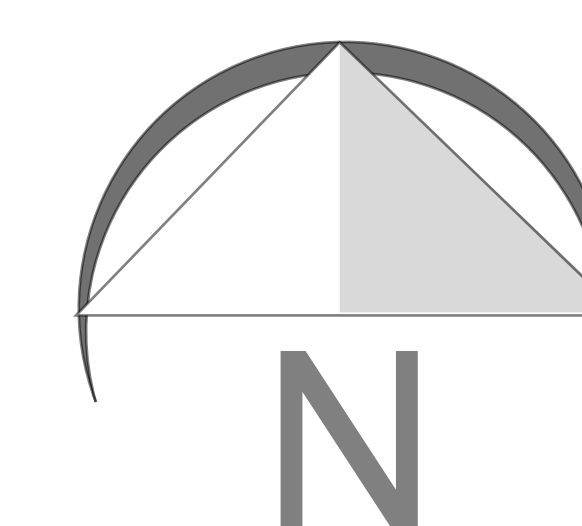
L0.0  
SHEET #  
OF SHTS.






# *The Villas* AT BLUBONNET RIDGE MASTERPLAN

	55 Fourplexes	220 Units
	Park & Amenities	.59 Acres
	Detention Ponds	.66 Acres
	Open Spaces	6.79 Acres
	• Overhead Utility Easement	4.01 Acres
	• Mail Center Area	.30 Acres
	• Picnic/Trail Area	1.85 Acres
	• Dog Park Area	.68 Acres
	• Misc. Green Spaces	.30 Acres



  
 Principle Domain, Inc.  
 LAND PLANNING . LANDSCAPE ARCHITECT  
 STEVE KOSSL PRESIDENT  
178 BULLS RUN . . SPRING BRANCH TX 78070 . . 210.218.9292

SCALE - 1" = 60'



EXHIBIT "E"

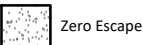
ARTICLE 10. PARKING STANDARDS

Sec. 21.10.2. General provisions.

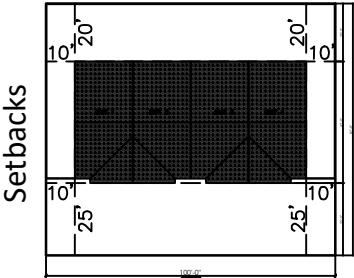
- A. Required off-street parking in residential districts shall be provided on the same site, lot or tract as the main use for which the parking is provided.
- B. Required off-street parking in nonresidential districts may be located on the same site, lot or tract as the main use for which the parking is provided or on a site, lot or tract located within the same zoning district and within 150 feet of the main use.
- E. All driveways and all required off-street parking spaces shall be on a paved concrete or asphalt surface. All drive approaches shall be of paved concrete.
- I. Residential curb cuts.
  - 1. Straight driveways. Curb cuts for residential driveway aprons shall be not less than ten feet (10') in width, and not more than twelve feet (12') in width for a single driveway apron nor more than twenty-four feet (24') in width for a double driveway apron. Curb cuts will be permitted only for driveway aprons providing access to a garage, carport or hardstand. Not more than one curb cut will be permitted for each residential parcel of land except as follows for circular driveways.

Sec. 21.10.3. Size of space.

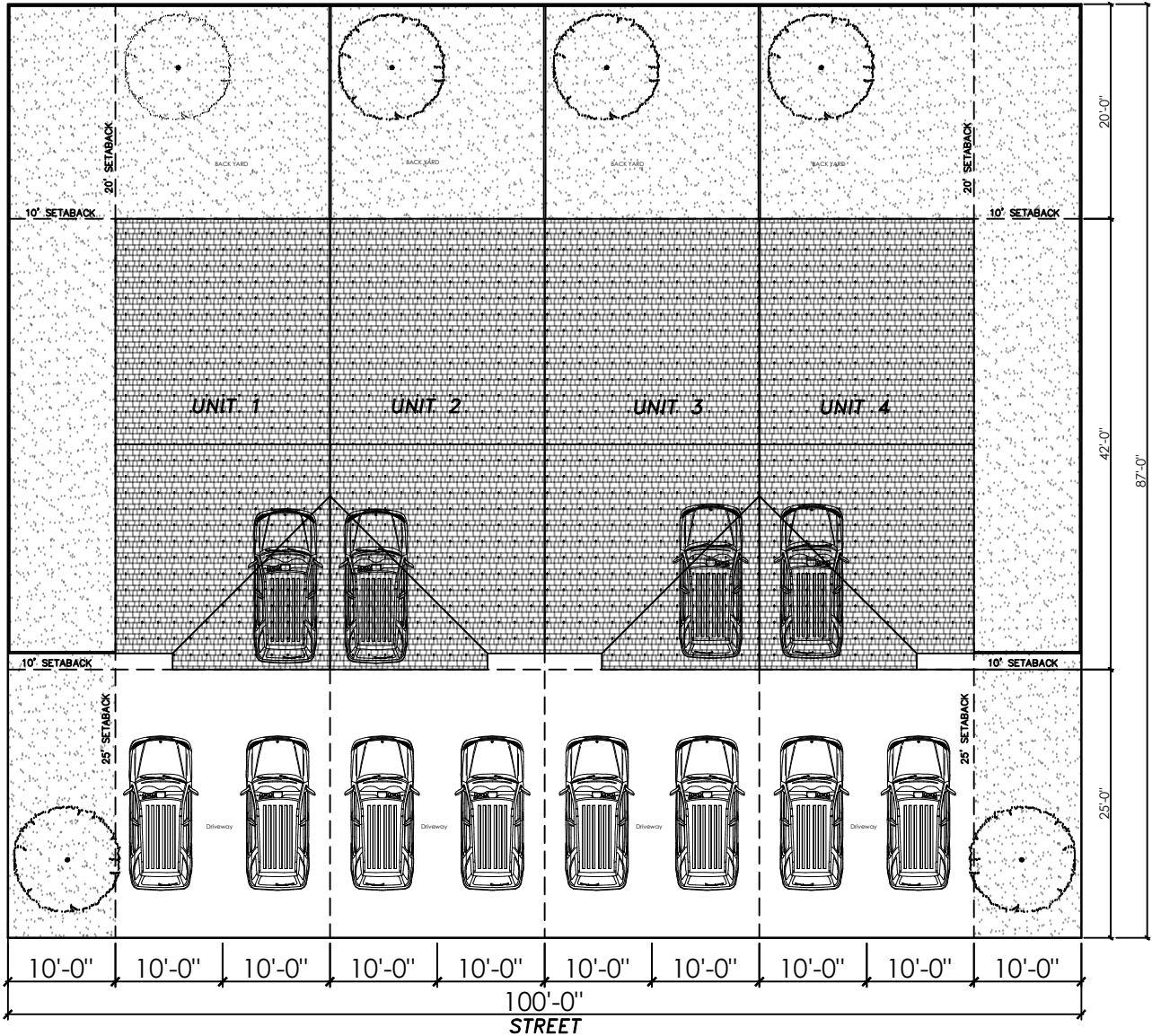
- A. Each standard off-street surface parking space shall measure not less than ten feet by 20 feet, exclusive of access drives and aisles, and shall be of usable shape and condition.
- D. Each standard parking space located in a parking garage shall measure not less than ten feet by eighteen feet (10' x 18'), exclusive of access drives or aisles.



Zero Escape



SqFt Lot	8700.00
Impervious Cover	5360
% Impervious Cover	61.61%











ACREAGE SUMMARY

EXISTING: 24.1784 AC PRE ZONING  
PROPOSED: 24.1784 AC PDD ZONING

NOTE:

NO 100-YR FLOODPLAIN EXISTS ON THE  
PROPERTY AS DEFINED BY THE COMAL COUNTY,  
TEXAS COMMUNITY PANEL NUMBER  
48187C0090F, AS PREPARED BY THE FEDERAL  
EMERGENCY MANAGEMENT AGENCY, EFFECTIVE  
DATE NOVEMBER 2, 2007

Owner/ Developer:

HABI Land,LLC.  
7551 Callaghan RD, Suite 103, San Antonio, TX 78229  
(210) 683-5158

Applicant:

Eugenio Murillo / HABI Land,LLC.  
7551 Callaghan RD, Suite 103, San Antonio, TX 78229  
(210) 683-5158

Engineer:

Alejandro R. Gomez, PE / Gomez-Garcia & Associates, Inc.  
19230 Stone Oak Pkwy, Suite 302, San Antonio, TX 78258  
(210) 639-5193 TBPE #5362

Surveyor:

Lemuel T. Sinclair, RPLS / Sinclair Land Surveying, Inc.  
3411 Magic DR, San Antonio, TX 78229  
(210) 341-4518 TBPLS #10089000

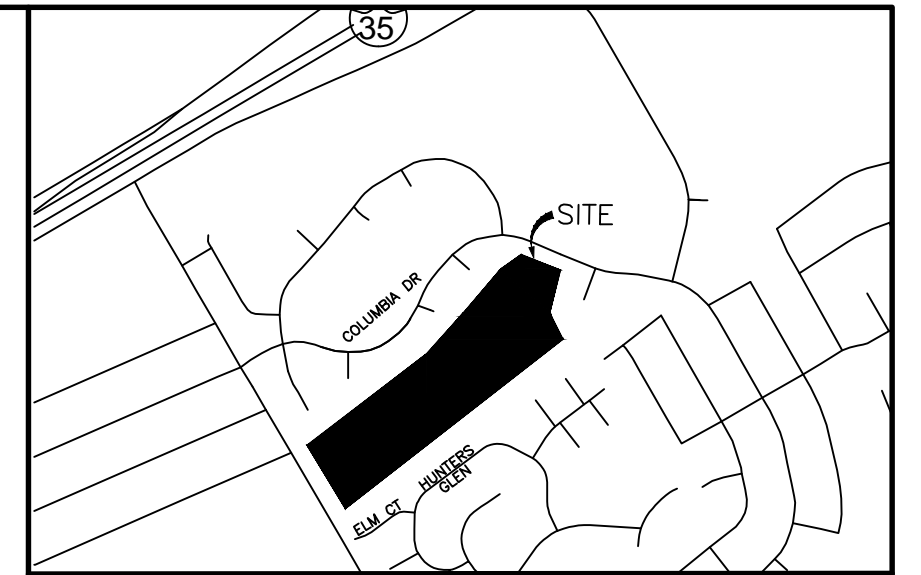


GOMEZ-GARCIA & ASSOCIATES, INC.

19230 Stone Oak Pkwy, Ste. 302, San Antonio, Tx 78258  
(210) 832-9608  
TBPE FIRM REGISTRATION #5362

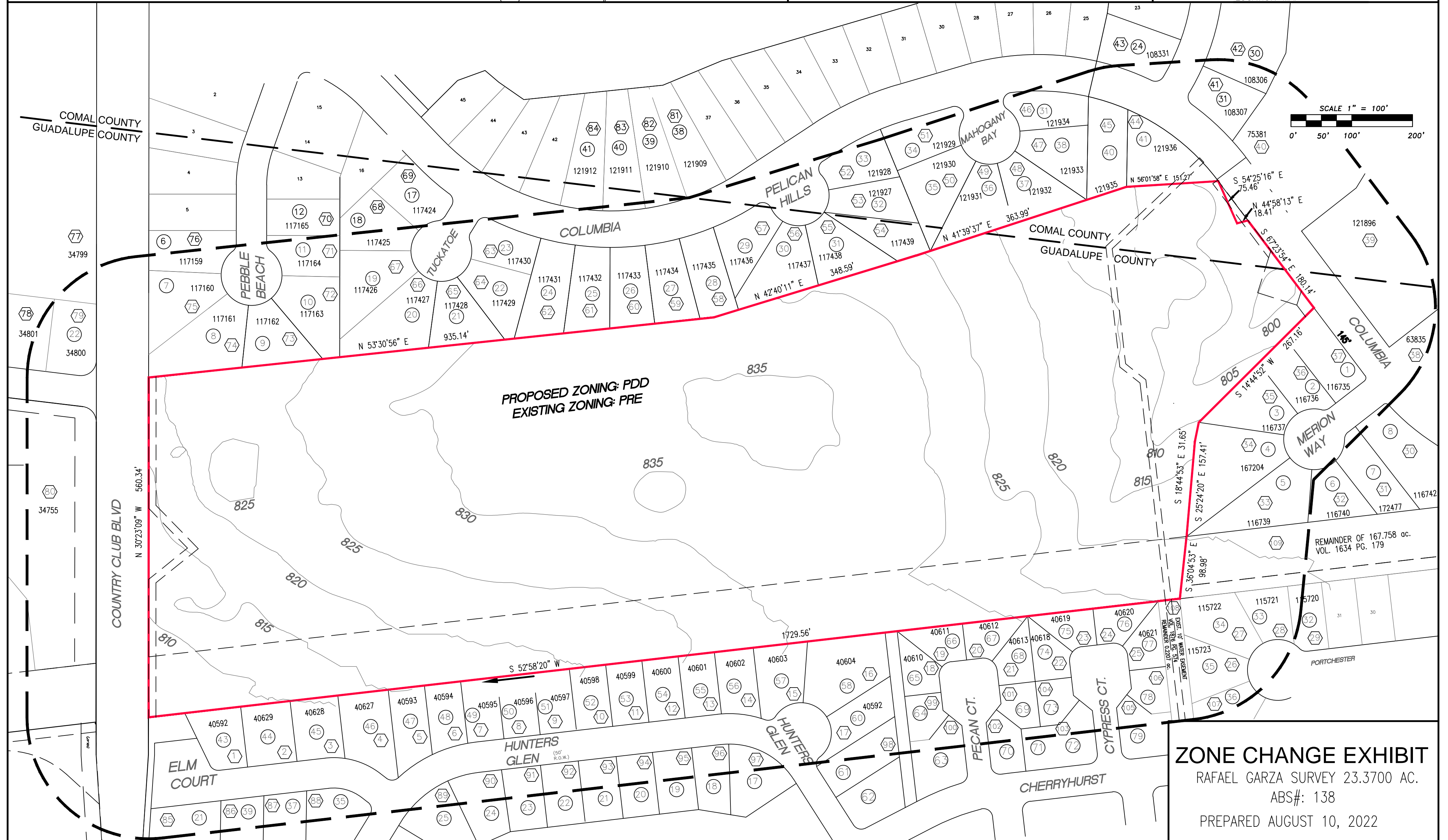
LEGEND

- ① PROPERTY INFORMATION. SEE TABLE FOR ADDITIONAL INFORMATION
- ① LOT #. SEE TABLE FOR ADDITIONAL INFORMATION
- NOTIFICATION BOUNDARY
- ZONE CHANGE BOUNDARY
- 835 EXISTING CONTOUR LINES



LOCATION MAP

SCALE 1" = 100'  
0' 50' 100' 200'



ZONE CHANGE EXHIBIT

RAFAEL GARZA SURVEY 23.3700 AC.

ABS#: 138

PREPARED AUGUST 10, 2022





**GOMEZ-GARCIA & ASSOCIATES, INC.**  
19230 Stone Oak Pkwy, Ste. 302, San Antonio, Tx 78258  
(210) 832-9608  
TBPE FIRM REGISTRATION #5362

200-FT NOTIFICATION AREA PROPERTY INFORMATION								
PROPERTY #	COUNTY	LAND USE	ZONING	SUBDIVISION NAME	OWNER NAME	PROPERTY ADDRESS	PROPERTY ID#	RECORDING INFO
1	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	RIGHTNOUR MARK S & RHONDA L	3601 ELM CT SCHERTZ, TX 78154	40592	NULL
2	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	COOK DENNIS R	3609 ELM CT SCHERTZ, TX 78154	40629	VOL. 2019 PG. 99010004
3	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	JUDD HAROLD & DORIS	3613 ELM CT SCHERTZ, TX 78154	40628	VOL. 2022 PG. 99013714
4	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	MCGEEHE WILLIAM & LAURETE	3617 ELM CT SCHERTZ, TX 78154	40627	VOL. 2020 PG. 0703
5	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	STAHL DAVID EVERETT & IRIS CAMP MCNEER	3701 HUNTERS GLEN SCHERTZ, TX 78154	40593	VOL. 2021 PG. 99012278
6	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	PAYNE CHRIS R & KATHRYN L	3705 HUNTERS GLEN SCHERTZ, TX 78154	40594	VOL. 1410 PG. 0729
7	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	MILLER KELLY PATRICK & JOHN GARRETT MILLER & CASEY ALAN MILL	3709 HUNTERS GLEN SCHERTZ, TX 78154	40595	VOL. 2019 PG. 99029384
8	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	HANAWAY DAVID C & ELSIE L	3713 HUNTERS DAVID C SCHERTZ, TX 78154	40596	VOL. 3017 PG. 0131
9	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	WARNER OTHANN B LIVING TRUST	3717 HUNTERS GLEN SCHERTZ, TX 78154	40597	VOL. 2020 PG. 99019376
10	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	MAURER GEORGE H & PATSY O	3721 HUNTERS GLEN SCHERTZ, TX 78154	40598	VOL. 2054 PG. 0438
11	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	CRAWFORD JEFFERY WILLIAM & PATRICIA LOUISE	3725 HUNTERS GLEN SCHERTZ, TX 78154	40599	VOL. 4271 PG. 0461
12	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	JENKINS CHARLES F & IRENE LIPSETT-JENKINS	3729 HUNTERS GLEN SCHERTZ, TX 78154	40600	VOL. 2020 PG. 99011788
13	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	ZAMZOW SHARILYN J & MELVIN	3733 HUNTERS GLEN SCHERTZ, TX 78154	40601	VOL. 3055 PG. 0890
14	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	WHEATON EDWARD C & BETTY I	3737 HUNTERS GLEN SCHERTZ, TX 78154	40602	VOL. 2935 PG. 0584
15	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	KNIGHT TOMMY WAYNE & JENNIFER SUZANNE	3741 HUNTERS GLEN SCHERTZ, TX 78154	40603	VOL. 2021 PG. 99003877
16	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	GRIFFIN KELLY K	3745 HUNTERS GLEN SCHERTZ, TX 78154	40604	VOL. 2018 PG. 99014066
17	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	LEACH DAVID & ANITA	3749 HUNTERS GLEN SCHERTZ, TX 78154	40605	VOL. 1454 PG. 0533
18	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	TAYLOR SCOTT	3917 PECAN CT SCHERTZ, TX 78154	40610	VOL. 2019 PG. 99018569
19	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	PERRY RICHARD J & SUSAN K	3913 PECAN CT SCHERTZ, TX 78154	40611	VOL. 4176 PG. 0959
20	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	ZAMZOW MARTIN O & BARBARA ZAMZOW BADGETT	3912 PECAN CT SCHERTZ, TX 78154	40612	VOL. 2015 PG. 023288
21	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	SCAPPEROTTI RICHARD & CAROL A	3908 PECAN CT SCHERTZ, TX 78154	40613	VOL. 2019 PG. 99007621
22	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	GALLAHER JOHN J & K P	4017 CYPRESS CT SCHERTZ, TX 78154	40618	VOL. 715 PG. 383
23	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	BERG MARY E	4013 CYPRESS CT SCHERTZ, TX 78154	40619	VOL. 3064 PG. 0355
24	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	HAMPTON JON F & MARCIA J HOFFMAN	4012 CYPRESS CT SCHERTZ, TX 78154	40620	VOL. 2021 PG. 99021111
25	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	MABIN JOHN QUINLAN & KATHLEEN J	4008 CYPRESS CT SCHERTZ, TX 78154	40621	VOL. 2016 PG. 011444
26	GUADALUPE CO.	RESIDENTIAL	R-6	RIDGE AT SCENIC HILLS	KUBECKA ERIC P & VICTORIA S	6101 PORTCHESTER SCHERTZ, TX 78154	115723	VOL. 2319 PG. 0120
27	GUADALUPE CO.	RESIDENTIAL	R-6	RIDGE AT SCENIC HILLS	RUIZ RUBEN T JR & FABIOLA	6105 PORTCHESTER SCHERTZ, TX 78154	115722	VOL. 2279 PG. 0491
28	GUADALUPE CO.	RESIDENTIAL	R-6	RIDGE AT SCENIC HILLS	CUMMINGS DAVID B	6109 PORTCHESTER SCHERTZ, TX 78154	115721	VOL. 2305 PG. 0459
29	GUADALUPE CO.	RESIDENTIAL	R-6	RIDGE AT SCENIC HILLS	BOISVERT MICHAEL ANDREW & GABRIELLE	6113 PORTCHESTER SCHERTZ, TX 78154	115720	VOL. 2019 PG. 99013617
30	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	HACKMAN MEGAN E & JEFF	6112 MERION WAY SCHERTZ, TX 78108	116742	VOL. 2017 PG. 024104
31	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	NULL	6108 MERION WAY SCHERTZ, TX 78108	172477	NULL
32	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	LACKEY MIRIAM	6104 MERION WAY SCHERTZ, TX 78108	116740	VOL. 2022 PG. 99003275
33	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	LAWRENCE WADE H & RUTH M	6100 MERION WAY SCHERTZ, TX 78108	116739	VOL. 2400 PG.690
34	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	NULL	6101 MERION WAY SCHERTZ, TX 78108	167204	NULL
35	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	AVELLANAS LLC 6105 MERION PROTECTED SERIES	6105 MERION WAY SCHERTZ, TX 78108	116737	VOL.2021 PG.99019579
36	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	ALLOWAY AARON RAY & ALLOWAY JASON MICHAEL & ALLOWAY JOHN ROBERT	6109 MERION WAY SCHERTZ, TX 78108	116736	VOL. 2019 PG. 99024951
37	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	SWIFT M LORAINÉ	6113 MERION WAY SCHERTZ, TX 78108	116735	VOL. 2891 PG. 0386
38	GUADALUPE CO.	COMMERCIAL	PRE	FAIRWAYS AT SCENIC HILLS	NOLLEY CARIBBEAN PROPERTIES LLC	COUNTRY CLUB BLVD SCHERTZ, TX 78154	63835	VOL. 2017 PG. 013553
39	GUADALUPE CO.	COMMERCIAL	PRE	FAIRWAYS AT SCENIC HILLS	NOLLEY CARIBBEAN PROPERTIES LLC	S IH 35 SCHERTZ, TX 78154	121896	VOL. 201706029109
40	GUADALUPE CO.	COMMERCIAL	PRE	FAIRWAYS AT SCENIC HILLS	NOLLEY CARIBBEAN PROPERTIES LLC	O S IH 35 SCHERTZ, TX 78154	75381	VOL. 201706029109
41	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	DAVIS CHRISTOPHER J & BOBBI L	3807 PEBBLE BEACH CIBOLO, TX 78108	108306	VOL. 201906002400
42	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	HENFEY PAUL J & JUDITH E	3811 PEBBLE BEACH CIBOLO, TX 78108	108307	VOL. 200306035280
43	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	SCHILLER DONALD J	3808 PEBBLE BEACH CIBOLO, TX 78108	108331	VOL. 200406011424
44	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	FARRA ZOOROB INVESTMENTS LP	3804 COLUMBIA CIBOLO, TX 78108	121936	VOL.201306051364
45	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	CHANDLER JAMES W JR & CHARLOTTE	3800 COLUMBIA CIBOLO, TX 78108	121935	VOL.200606011224
46	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	SCHAFIR HIRSHFELD ZOHAR	5708 MAHOGANY BAY CIBOLO, TX 78108	121934	VOL.62445 PG.158
47	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	ALVA ALAN	5704 MAHOGANY BAY CIBOLO, TX 78108	121933	VOL. 201906009496
48	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	BERGAMIN ISABEL J	5700 MAHOGANY BAY CIBOLO, TX 78108	121932	VOL. 201806031794
49	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	SOLIS JOE D & MELANIE	5701 MAHOGANY BAY CIBOLO, TX 78108	121931	VOL.200606000979
50	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	GOODWIN THOMAS K & LORETTA A	5705 MAHOGANY BAY CIBOLO, TX 78108	121930	VOL. 201306024283
51	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	GAGLIO CARMELO	5709 MAHOGANY BAY CIBOLO, TX 78108	121929	VOL. 201006005508
52	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	HOLLINGSWORTH THOMAS	5708 PELICAN HILLS CIBOLO, TX 78108	121928	VOL. 200806035460
53	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	GOODPASTURE JOE R	5704 PELICAN HILLS CIBOLO, TX 78108	121927	VOL. 2296 PG.0912
54	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	GOODPASTURE JOE R	5704 PELICAN HILLS CIBOLO, TX 78108	117439	VOL. 2296 PG.0912
55	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	ZULAICA WILLIAM M	5700 PELICAN HILLS CIBOLO, TX 78108	117438	VOL. 2019 PG.99020577
56	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	NATALROMAN GERALD L & KRISTEN	5705 PELICAN HILLS CIBOLO, TX 78108	117437	VOL.3151 PG.0544
57	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	GALLARDO DAVID JR & MONICA A	5709 PELICAN HILLS CIBOLO, TX 78108	117436	VOL. 4146 PG.0618
58	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	JONES-LAMPHEAR LAURIE A	3731 COLUMBIA CIBOLO, TX 78108	121909	VOL. 202106042737
59	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	TOMLIN LISA K	3727 COLUMBIA CIBOLO, TX 78108	121910	VOL.201706035869
60	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	ROMO SANDRA	3721 COLUMBIA CIBOLO, TX 78108	121911	VOL.202006040410
61	COMAL CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	MOFFATT MICHAEL P	3717 COLUMBIA CIBOLO, TX 78108	121912	VOL. 201906045900
62	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	MAMK GUNVIR S	3730 COLUMBIA CIBOLO, TX 78108	117435	VOL. 2015 PG. 010933
63	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	REYES SONYA E	3726 COLUMBIA CIBOLO, TX 78108	117434	VOL. 2015 PG. 004496
64	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	WALLACE ROBBIE & ROGER	3722 COLUMBIA CIBOLO, TX 78108	117433	VOL. 2019 PG. 99017718
65	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	ST CLAIR NORMAN S & BOBBIE H	3718 COLUMBIA CIBOLO, TX 78108	117432	VOL. 2680 PG. 0507
66	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	R-4 INVESTMENTS LP	3714 COLUMBIA CIBOLO, TX 78108	117431	VOL. 2020 PG. 99032698
67	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	MOORE MICHAEL D & LETICIA A	5712 TUCKATOE SCHERTZ, TX 78154	117430	VOL.2020 PG. 99005640
68	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	MILLER KRISTAL	5708 TUCKATOE SCHERTZ, TX 78154	117429	VOL.2020 PG. 99016776
69	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	BOULER BERNICE	5704 TUCKATOE SCHERTZ, TX 78154	117428	VOL. 2842 PG. 0507
70	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	LERMA DAVID JOSE	5700 TUCKATOE SCHERTZ, TX 78154	117427	VOL. 4150 PG. 0099
71	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	FAKE JONATHAN L & BRANDY	5701 TUCKATOE SCHERTZ, TX 78154	117426	VOL.2016 PG.010624
72	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	CARDENAS TRISTAN A & JENNIFER	5705 TUCKATOE SCHERTZ, TX 78154	117425	VOL.2015 PG.003834
73	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	HUNDLEY LIVING TRUST	5709 TUCKATOE SCHERTZ, TX 78154	117424	VOL.2419 PG.0204
74	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	FOGEL ESTES E	3684 PEBBLE BEACH SCHERTZ, TX 78154	117165	VOL.2472 PG. 0480
75	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	LAU HOWSON & HYESUK MIN	3678 PEBBLE BEACH SCHERTZ, TX 78154	117164	VOL.3195 PG.0529
76	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	MARCHESE EUGENE A JR & MELISSA ANNETTE	3674 PEBBLE BEACH SCHERTZ, TX 78154	117163	VOL.2164 PG.0434
77	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	RODRIGUEZ PATRICIA	3672 PEBBLE BEACH SCHERTZ, TX 78154	117162	VOL.2015 PG.010459
78	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	NULL	3669 PEBBLE BEACH SCHERTZ, TX 78154	117161	NULL
79	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	SEIDEL TIMOTHY & DENISE	3675 PEBBLE BEACH SCHERTZ, TX 78154	117160	VOL.2020 PG.99027706
80	GUADALUPE CO.	RESIDENTIAL	R-6	FAIRWAYS AT SCENIC HILLS	MORALES MODESTO & LODIE	3679 PEBBLE BEACH SCHERTZ, TX 78154	117159	VOL.2818 PG.0327
81	GUADALUPE CO.	RESIDENTIAL	R-6	NORTHCLIFFE COUNTRY CLUB ESTATES	REYES RAY & ROSE	3522 FOXBRIAR LN SCHERTZ, TX 78154	34799	VOL. 2349 PG. 0159
82	GUADALUPE CO.	RESIDENTIAL	R-6	NORTHCLIFFE COUNTRY CLUB ESTATES	WEINAG JESSICA & CHAD	3521 WIMBLEDON DR SCHERTZ, TX 78154	34800	VOL. 2999 PG. 1016
83	GUADALUPE CO.	RESIDENTIAL	R-6	NORTHCLIFFE COUNTRY CLUB ESTATES	HPA BORROWER 2017-1 ML LLC	3517 WIMBLEDON DR SCHERTZ, TX 78154	34801	VOL.2018 PG.001135
84	GUADALUPE CO.	COMMERCIAL	PRE	NORTHCLIFFE COUNTRY CLUB ESTATES	NOLLEY CARRIBEAN PROPERTIES LLC	5301 COUNTRY CLUB DR SCHERTZ, TX 78154	34755	VOL.2017 PG.013553
85	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	MCMMASTER PATRICK M & ANN	3604 ELM COURT, SCHERTZ, TX, 78108	40591	VOL.2019 PG.99028553
86	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	COURSER HARVEY E & AMELIA	3620 ELM COURT, SCHERTZ, TX, 78108	40590	VOL.2021 PG.99011580
87	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	KOSBIE JAMES	3624 ELM COURT, SCHERTZ, TX, 78108	40589	VOL.2018 PG.99019646
88	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	SPENCER JUDY G LIVING TRUST	3628 ELM COURT, SCHERTZ, TX, 78108	40588	VOL.2020 PG.99005664
89	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	IGEL MARGARET	3712 HUNTER GLEN, SCHERTZ, TX, 78108	40727	VOL.2019 PG.99015945
90	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	MALLAMS GERALD ROGER & NORENE LOUISE	3716 HUNTER GLEN, SCHERTZ, TX, 78108	40726	VOL.2021 PG.99031637
91	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	IRELAND DAVID G & DONNA L LIVING TRUST	3720 HUNTER GLEN, SCHERTZ, TX, 78108	40725	NULL
92	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	RADCLIFFE ROBERT F & RUTH A	3724 HUNTER GLEN, SCHERTZ, TX, 78108	40724	VOL.2022 PG.99011459
93	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	KLING DAVID A	3728 HUNTER GLEN, SCHERTZ, TX, 78108	40723	VOL.1549 PG.0360
94	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	MOORE STANLEY ROBERT & MARYLEDA GALLOWAY MOORE	3732 HUNTER GLEN, SCHERTZ, TX, 78108	40722	VOL.2018 PG.99021021
95	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	SCHOLTIS MARIA	3736 HUNTER GLEN, SCHERTZ, TX, 78108	40721	VOL.2022 PG.99011262
96	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	BERG PHILIP	3740 HUNTER GLEN, SCHERTZ, TX, 78108	40720	VOL.3064 PG.1016
97	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	CLANCEY SHARON	3744 HUNTER GLEN, SCHERTZ, TX, 78108	40718	VOL.2021 PG.99042165
98	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	ENSMINGER GARY	3753 HUNTER GLEN, SCHERTZ, TX, 78108	40606	VOL.2015 PG.015199
99	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	WALKER SUSAN B	3921 PECAN CT, SCHERTZ, TX, 78108	40609	VOL.2021 PG.99030760
100	GUADALUPE CO.	RESIDENTIAL	R-6	SCENIC HILLS	BEBBE JAMES W & IRENE	3925 PECAN CT, SCHERTZ, TX, 78108	40608	VOL.1695 PG.0849
101	GUADALUPE CO.	RESIDENTIAL	R-6	RIDGE AT SCENIC HILLS	LARUE VICKI	3904 PECAN CT, SCHERTZ, TX, 78108	40614	VOL.2021 PG.99040697
102	GUADALUPE CO.	RESIDENTIAL	R-6	RIDGE AT SCENIC HILLS	CAMBIER NANCY A	3900 PECAN CT, SCHERTZ, TX, 78108	40615	VOL.2021 PG.99034760





ADELANTUS INC  
110 E Houston St. 7th Floor, SAN ANTONIO, TEXAS 78205  
(210) 432-4608 - (210) 432-4615 FAX  
SAC, P&W REGISTRATION #00105

COPYRIGHT 2020 ©  
BUILDING DESIGN DRAWINGS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN EXCLUSIVE PROPERTY OF THE ARCHITECT. WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS TO BE EXECUTED OR NOT, THEY ARE NOT TO BE USED BY THE OWNER OR OTHER PROJECTS OR EXTENDING TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING FROM THE ARCHITECT.

OCTAVIO A. VIRAMONTES  
ARCHITECT  
908 LEMON CV.  
SAN ANTONIO, TX.  
210.464.8120

The Texas Board of Architectural Examiners has jurisdiction regarding the professional practice of persons registered as Architects in Texas.  
TEXAS BOARD OF ARCHITECTURAL EXAMINERS  
P.O. BOX 12337 - AUSTIN, TX. 78711-2337  
TELEPHONE: 512-365-9900 / FAX: 512-365-9900

M.E.P.	CIVIL
STRUCTURAL	LANDSCAPE

The Villas  
AT BLUEBONNET RIDGE  
Northcliffe  
Schertz, TX 78108

REVISIONS		
No.	Date	Description

PROJECT # 8129-S  
DATE: 04/05/2022  
DRAWN: JPV  
CHECKED BY: OAV

L0.0

SHEET #

OF SHTS.

KEY

1. MAIN GATED ACCESS
2. PARKING AREA
3. MAILBOX PAVILION
4. LANDSCAPED AREA
5. DOG PARK
6. DOG PARK CANOPY
7. PRIVATE JOGGING TRAILS
8. SECONDARY GATED ACCESS
9. 8' MASONRY WALL
10. 20' BUFFER
11. PUBLIC WALKING TRAIL
12. WATER FOUNTAIN
13. PLAYGROUND AREA
14. PERGOLA
15. POND
16. PRIVATE EXERCISE EQUIPMENT
17. BENCHES
18. 6' ROD IRON FENCE LINE
19. 8' WOOD FENCE LINE



1 FENCING  
GENERAL SITE PLAN  
SCALE: 1"=80'-0"

NOT FOR  
CONSTRUCTION  
NOTE: THESE DRAWINGS ARE  
INCOMPLETE AND MAY NOT  
BE USED FOR REGULATORY  
PERMIT, OR CONSTRUCTION



Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: Scenic Hills is a Senior Community. It is my thought that

NAME: Cheryl & Jim Marone SIGNATURE Cheryl Marone  
(PLEASE PRINT)

STREET ADDRESS: 4009 Oak Ct. Scenic Hills

DATE: 8/16/22

*it would make a good  
option for folks in  
their 70's + 80's.*

1400 Schertz Parkway

Schertz, Texas 78154

210.619.1000

PLPDD

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: I am against putting apartments 4-pkx in the middle

NAME: Beatrice MORRIS (PLEASE PRINT) SIGNATURE Beatrice Morris <sup>of</sup> single

STREET ADDRESS: 3600 HillSide, Schertz Tx 78108 family

DATE: 8-30-22 Residents.

The zoning needs to stay single family residents.

Reply Form

I am: ☐ in favor of ☒ opposed to ☐ neutral to ☐ the request for PLPDD20220095

COMMENTS: Would Favor if a 55 or older

NAME: DONNA FRELAND SIGNATURE Donna Freland  
(PLEASE PRINT)

STREET ADDRESS: 3720 HUNTERS Glen

DATE: 8-17-22

## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

## Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

## COMMENTS:

NAME:

Maira Pearson

SIGNATURE

Maira Pearson

(PLEASE PRINT)

STREET ADDRESS:

1525 Columbia Drive Schertz TX 78105

DATE:

8-18-22 → 5/25?



## **Megan Harrison**

---

**From:** Denny Law <denny@acewebster.com>  
**Sent:** Friday, August 26, 2022 5:36 PM  
**To:** Megan Harrison  
**Subject:** PLPDD20220095 Rezoning Request

Megan, I apologize for sending this to you after the requested submission date. My name is Denny Law and I am a 20 year resident of Scenic Hills About 10 years ago access to I-35 inbound to San Antonio was changed from directly from Country Club Bvd. for the thousands of residents who live along that corridor to a long and tortuous route on narrow streets through residential neighborhoods with narrow streets jammed with parked cars, multiple stop signs and lots of children and school buses. Before we support rezoning to result in population increase along the Country Club Bvd. corridor we need to improve the infrastructure along that corridor to again let residents access I-35 directly from Country Club Bvd. This probably means a bridge over I-35. Developers care about profits. We need to ask developers to pay for a bridge over I-35 for Country Club Bvd. BEFORE WE APPROVE REZONING.

Also, Country Club Bvd. has to be in the running for roughest paved street in South Texas. Both the I-35 access and the engineered repair of Country Club Bvd. should have priority as necessary infrastructure projects before more residential projects are approved.

Thank you for considering what I have said here. I am 94 years old. So what I am proposing will benefit thousands of people who live here. But I won't be here to see it. It's the right thing to do.

## Megan Harrison

---

**From:** Deborah Munn <dmunn2014@gmail.com>  
**Sent:** Saturday, August 27, 2022 7:01 AM  
**To:** Megan Harrison  
**Subject:** Opposed to Northcliffe Development

Hi. I am a resident on Oak Ct, Just outside the area that got the notice of development...in Scenic Hills

I am not computer savvy and could not figure out form.

I am reading about 4 plexes that would be used as rentals.

In particular I am opposed to short term rentals. Also 4 plexes in general. I think we should only allow single family homes, at the most duplexes. With large Greenspace areas next to Scenic Hills and the houses next to. A privacy fence should also be required around any development. Not open trails next to peoples backyards.

My reasoning is keeping this area viable and not becoming a depressed area. I could see in 10 or 20 years, Scenic Hills could become a ghosttown no longer attractive to seniors. If the HOAs go any higher there and if people don't feel safe, I could see amenities being shut down . Property values will drop dramatically and the city will have a mess.

I hope the city doesn't get too caught up in the developers promises and destroy what I would call a fragile environment at Scenic Hills. Losing the golf course was a huge hit. Having a mass amount of 4 plexes rentals will threaten the perceived safety and aesthetic concept of seniors buying into Scenic Hills.

Continuing w this 4 plex proposal may be a short term boost but will seriously damage Scenic Hills. People move here say a safe area as their main reason. It goes way beyond NIMBY.

MY apologies for not being able to print and fill out form. And the lateness.

If you got this far in my email. I thank you for reading and considering what I think is a dire future for Scenic Hills. Thank you. Feel free to pass my comments on. I would prefer you redact my name and address.

Deb Munn 4012 Oak Court

may contact me at [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison at 210-619-1781.

Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220085

COMMENTS: Schertz Community is located in an area that is not able to support this Community due to roads and traffic increase  
NAME: JAMES BENJAMIN SIGNATURE: [Signature] will be damaging to current community  
(PLEASE PRINT)

STREET ADDRESS: 3900 BEAVER CREEK SCHERTZ TX 78108

DATE: 23 Aug 2022

## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022** at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

## Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095COMMENTS: Multi Family Houses / Rent Housing Devalue the neighborhoodNAME: GRADY R HADDOX SIGNATURE Grady R Haddox  
(PLEASE PRINT)STREET ADDRESS: 3852 Greenridge Schertz TX 78106DATE: 8-18-22



**NOTICE OF PUBLIC HEARING**

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

*MH*

Megan Harrison  
Planner

**Reply Form**

I am: in favor of ☒ opposed to ☐ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: I would appreciate Country Club Blvd being  
NAME: Patti Brandt SIGNATURE: Patti Brandt  
(PLEASE PRINT)

STREET ADDRESS: 3613 Fox Run Schertz

DATE: 8/24/2022

*redone once construction of this new development is complete. I would also hope you do a proper study prior to development as to any adverse effects of run off on adjacent communities.*

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

---

Reply Form

I am: in favor of ☒ opposed to ☐ neutral to ☐ the request for PLPDD20220095

COMMENTS: LOOKING FORWARD TO NEW DEVELOPMENT

NAME: THOMAS BRANDT SIGNATURE [Signature]  
(PLEASE PRINT)

STREET ADDRESS: 3613 FOX RUN SCHERTZ, TX 78154

DATE: 8/24/02

## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 2022, at 6:00 p.m. located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. This form is used to calculate the percentage of landowners that support and oppose the request. You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

## Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095COMMENTS: This will cause more crime + Traffic.NAME: Ryan Rex SIGNATURE: Ryan Rex  
(PLEASE PRINT)STREET ADDRESS: 3302 Turnabout loop schertz Texas 78108

DATE: \_\_\_\_\_



PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 2022 at 6:00 p.m. located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS:   

NAME: Tammy Korenek  
(PLEASE PRINT)

SIGNATURE

STREET ADDRESS: 2823 Hunter Glen, Schertz, Tx. 78108

DATE: 8/16/22

?



PLANNING & COMMUNITY  
DEVELOPMENT

## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022, at 6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

## Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: I am opposed to an apartment complex within our community.  
I am in favor of rezoning the former golf course for residential development

NAME: Robert Root SIGNATURE: [Signature]  
(PLEASE PRINT)

STREET ADDRESS: 3446 Morning Drive

DATE: 8/23/2022

SCHERTZ

COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 2022, at 6:00 p.m. located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

PLPDD20220095 – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mhamison@schertz.com](mailto:mhamison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS:

NAME: Randy Arnold SIGNATURE Randy Arnold  
(PLEASE PRINT)

STREET ADDRESS: 6081 lovers cove, Schertz, TX 78108

DATE: 8/24/2022

## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 2022, at 6:00 p.m. located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

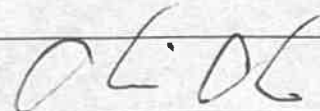
## Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: \_\_\_\_\_

NAME: Christopher Cook  
(PLEASE PRINT)

SIGNATURE

STREET ADDRESS: 3600 STORM RIDGEDATE: 8/22/2022

## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

## Reply Form

I am: in favor of ☐ opposed to ☐ neutral to ☒ the request for PLPDD20220095

COMMENTS: \_\_\_\_\_

NAME: DON R. BALMER SIGNATURE Don R. Balmer  
(PLEASE PRINT)STREET ADDRESS: 3600 CHESTNUT CT. CIBOLA, TX 78108DATE: Aug 16, 2022



## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 2022, at 6:00 p.m. located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

## Reply Form

I am: ☐ in favor of ☒ opposed to ☐ neutral to the request for PLPDD20220095COMMENTS: attached list plus Police coverage here is sparse  
NAME: Debra + Richard Hudkins SIGNATURE Richard S. Hudkins at  
(PLEASE PRINT) list.STREET ADDRESS: 3301 Turnabout Loop, Schertz 78108DATE: August 19, 2022

## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.**, located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:


**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833. City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

  
Megan Harrison  
Planner

## Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**COMMENTS: Prefer rezoning to R6. Totally opposed to R4.NAME: John Tawny SIGNATURE   
(PLEASE PRINT)STREET ADDRESS: 3825 Greenridge, Schertz, TX 78108DATE: 8/24/2022

## Megan Harrison

---

**From:** Armando Cruz <mando88cruz@yahoo.com>  
**Sent:** Wednesday, August 24, 2022 10:49 AM  
**To:** Megan Harrison  
**Subject:** I wish someone would speak up for me.

6070 Covers  
Cove

Hello, and thanks for submitting my opposing report.

In addition their vision of doing the complex apartments, don't disagree, but why are they concentrating on this portion of the golf course when there's more areas to take care of. This section can be a boulevard street and can connect through out the golf course. With the interstate building up traffic and FM1103 there is not enough room for traffic flow. And because of the run off for water drainage is going to be a problem The developers are not looking ahead with having ponds for over flow drainage. How is going to unclogged them and maintain them. I have been taking care the one pond behind my house. Picking up trash, debris, plastic and aluminum bottles, cans, branches that can clog up the damn. I showed up for the Sunday meeting and informed the about their vision. When all the neighbors on the senior homes have golf cart storage addition to their homes. Are just being stepped on with no say so.

Thank you,

Armando Cruz

- ❖ Property Value Decrease
- ❖ Crime Rate Increase
- ❖ Over Crowded Classrooms/Schools
- ❖ Big Jump In Traffic Around The Neighborhood
- ❖ Unsafe Traffic Flow For Children That Play in OUR Neighborhood
- ❖ Traffic Coming and Going off all Hours
- ❖ Lots of Future Utility Construction
- ❖ Company Wanting to Build and Manage the Property Isn't Even Located in Texas
- ❖ Company Wanting To Build and Manage has Poor History with Other Apartments they Run
- ❖ People in This Neighborhood That Bought These Houses Didn't Buy Them To Have Low Income Apartments Built in Their Backyard.
- ❖ Schertz Has Enough Low <sup>come</sup> Income To Suffice Already
- ❖ No Public Transportation for Residents of the Low Income Apartments. Most Low Income Families rely on Some Form of Public Transportation (Most Used Would Be Public Buses)



# SCHERTZ

COMMUNITY  
SERVICE  
OPPORTUNITY

## PLANNING & COMMUNITY DEVELOPMENT

### NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 2022, at 6:00 p.m., located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

#### Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS:

NAME: Teresa Smart  
(PLEASE PRINT)

SIGNATURE: Teresa Smart

STREET ADDRESS: 60816 Covers Cove Schertz TX 78154

DATE: 8/19/22

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

  
Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: Traffic, Roads, crime, Property Values will all be damaged.

NAME: JASON BOLYARD SIGNATURE   
(PLEASE PRINT)

STREET ADDRESS: 5740 Columbia Schertz Tx 78108

DATE: 8-16-22

## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

## Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: \_\_\_\_\_

NAME: Jessica Cordova SIGNATURE: J Cordova  
(PLEASE PRINT)STREET ADDRESS: 5740 Columbia Dr. Schertz, TX 78108DATE: 8/16/22

## Megan Harrison

---

**From:** April Luna  
**Sent:** Friday, August 19, 2022 11:40 AM  
**To:** Megan Harrison  
**Subject:** PLPDD20220095 - Reply Forms for 5205 Storm King, Schertz, TX 78108  
**Attachments:** PLPDD20220095 5205 Storm King Schertz TX 78108.pdf

Ms. Harrison,

Please see attached our reply forms in opposition of PLPDD20220095, which is being discussed at the Public Hearing on Wednesday, August 24, 2022.

We would appreciate a confirmation that the forms were received.

Thank you,

David Luna and April Alcoser Luna  
5205 Storm King, Schertz, TX 78108



NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: We don't want an apartment complex

NAME: April A. Luna  
(PLEASE PRINT)

SIGNATURE: April A. Luna

STREET ADDRESS: 5205 Storm King, Schertz, Tx 78108

DATE: 8/19/22

in the middle of our  
neighborhood.

## NOTICE OF PUBLIC HEARING

August 12, 2022

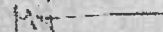
Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 2022, at 6:00 p.m. located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

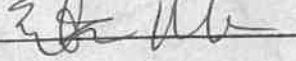
**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377281 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

## Reply Form

I am: ☐ in favor of ☒ opposed to ☐ neutral to ☐ the request for PLPDD20220095COMMENTS: We feel this would cause a increase in crime for a family,NAME: Erika Martinez SIGNATURE:   
(PLEASE PRINT)STREET ADDRESS: 3300 Turnabout loop Schertz, Tx 78108DATE: 8/19/2022

We moved to this neighborhood for a safe area for our kids to grow up. Section 8 housing usually attracts crime/drug use. This area is safe. It will also decrease our property value.

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.**, located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

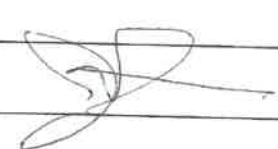
Sincerely,

  
Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: Animatedly opposed!

NAME: James D. Scherz SIGNATURE   
(PLEASE PRINT)

STREET ADDRESS: 6104 Courts Cove, Cibola, Tx 78108

DATE: 8/19/2022

Sincerely,

Megan Harrison  
Planner

## Reply Form

I am: ☐ in favor of ☒ opposed to ☐ neutral to ☐ the request for PLPDD20220095COMMENTS: MOVED HERE FOR COLF. THAT FLOPPED NOW WANT  
TO BUILD ALSO NO WAY! 15 YRS.NAME: William T. MORM SIGNATURE: William T. MORM  
(PLEASE PRINT)STREET ADDRESS: 6074 COVERS COVE.DATE: 8/18/22

1400 Schertz Parkway

Schertz, Texas 78154

210.819.1000

schertz.com



## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

## Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**COMMENTS: Traffic, signals, back street back upsNAME: Kathy Robertson SIGNATURE Kathy Robertson  
(PLEASE PRINT)STREET ADDRESS: 16121 Portchester SchertzDATE: 8/19/22

## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

## Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095COMMENTS: Crime & Traffic - Traffic signals, valueNAME: Sandy Aguirre SIGNATURE: Sandy Aguirre Homes  
(PLEASE PRINT)STREET ADDRESS: 5121 Knollwood, SchertzDATE: Aug 19, 22

## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner:

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 2022, at 6:00 p.m. located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** - A request to rezone approximately 25 acres of land from Pre-Development District (PDE) to Planned Development District (PDD) generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377251 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. This form is used to calculate the percentage of landowners that support and oppose the request. You may return the reply form below prior to the first public hearing date by mail or personal delivery to [hamson@schertz.com](mailto:hamson@schertz.com). If you have any questions, please feel free to call Megan Hamson, Planner directly at (210) 819-1781.

Sincerely,

Megan Hamson  
Planner

## Reply Form

I am in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

## COMMENTS

NAME

STEPHEN D. KILTH  
(PLEASE PRINT)

SIGNATURE



STREET ADDRESS

3709 Scenic Dr., Schertz, Tx 78154

DATE

8/18/22

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

---

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

I do not think this is in the best interest of the community and future of this property.

COMMENTS: \_\_\_\_\_

NAME: Stephen Dylla SIGNATURE Stephen Dylla  
(PLEASE PRINT)

STREET ADDRESS: 5201 Columbia Drive, Schertz TX 78108

DATE: 08/18/22



NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,




Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: PLEASE DON'T DO THIS.

NAME: DENNIS P. MARTENS SIGNATURE   
(PLEASE PRINT)

STREET ADDRESS: 5117 BROOKLINE

DATE: 8/15/2020

## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

## Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: \_\_\_\_\_

NAME: Michael Fink SIGNATURE   
(PLEASE PRINT)STREET ADDRESS: 3705 Columbia DriveDATE: 8-17-22

## Megan Harrison

---

**From:** Dan White < >  
**Sent:** Thursday, August 18, 2022 2:24 PM  
**To:** Megan Harrison  
**Subject:** Proposed Villas at Bluebonnet Ridge  
**Attachments:** Kathy White Reply.pdf; Dan White Reply.pdf

Ms. Harrison,

I and my wife are highly apposed to the proposed project called Villas at Bluebonnet Ridge. Earlier today we visited an identical development over on Lookout Road (about 12 years old) and it is only what I can describe as near slum condition. The density of a development of this nature is in complete contrast to what we have now and will only diminish interest in and value of existing surrounding properties.

Attached (in PDF) are our reply forms for your records and we intend to be present at Wednesday's meeting to personally express our opposition.

Daniel White

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 2022, at 6:00 p.m. located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to mharrison@schertz.com. If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS:

Not Good For Property Values

NAME:

Katherine White

SIGNATURE

Katherine White

(PLEASE PRINT)

STREET ADDRESS: 4705 Cherry Tree Dr Schertz TX 78108

DATE: 8/17/2022



## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 2022, at 6:00 p.m. located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

## Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095COMMENTS: NO! NO! NO! This rental property will have a significant negative impact on the areaNAME: Daniel White SIGNATURE: Daniel White  
(PLEASE PRINT)STREET ADDRESS: 4705 Cherry Tree Dr Schertz TX 78107DATE: 8/17/2022

## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

## Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: \_\_\_\_\_

NAME: RENÉE KEELING SIGNATURE Renée Keeling  
(PLEASE PRINT)STREET ADDRESS: 5021 CASTLE HILL DR. SCHERTZ TX 78108DATE: 08/16/2022

## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

## Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: \_\_\_\_\_

NAME: MICHAEL A. KEELING (PLEASE PRINT)

SIGNATURE

STREET ADDRESS: 5021 CASTLE HILL DR., Schertz TX 78108DATE: 08/16/2022

## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 2022 at 6:00 p.m. located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

## Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095COMMENTS: See attachedNAME: Sherry Snyder SIGNATURE Sherry Snyder  
(PLEASE PRINT)STREET ADDRESS: 3501 Wimbledon DriveDATE: 8/16/22



### **Development Concern**

My concern involves traffic issues. From what I understand, the main access to the project will be off Country Club Blvd. For residents to go southbound on IH35, they have mainly two options. They can go west on Country Club and enter the access road. They then must go north to Schwab Road and go under the highway to enter the southbound access road to IH35. There is no turn around lane available at the intersection and it is a four way stop so traffic can become very congested at times.

The other option, which is the way most GPS's will direct you, is to go east on Country Club to Portage and make a right turn. Go to Wedgewood and make another right turn and follow it as it turns and becomes Mayfair. Keep following Mayfair as it makes a left turn and become Cherry Tree. Go down Cherry Tree until you reach an all-way stop and turn right onto Chelsea and go to the traffic light at FM 1103. Turn right on FM 1103 to go to IH35. This route winds through a residential neighborhood with very narrow and crowded streets with cars parked on both sides of the street. It can get very congested at times. There are other routes to get to FM 1103 but all of them wind through residential streets not designed to handle a large volume of through traffic.

To get to shopping (Wal-Mart, H-E-B, The Forum, and more) requires travel either south on IH35 or east on FM 1103. Most jobs and schools would require traveling this way as well which would create major traffic issues. What plans are in place to address these traffic issues?

## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

## Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**COMMENTS: See attachedNAME: Donald Snyder SIGNATURE Donald Snyder  
(PLEASE PRINT)STREET ADDRESS: 3501 Wimbledon Drive

DATE: \_\_\_\_\_

### **Development Concern**

My concern involves traffic issues. From what I understand, the main access to the project will be off Country Club Blvd. For residents to go southbound on IH35, they have mainly two options. They can go west on Country Club and enter the access road. They then must go north to Schwab Road and go under the highway to enter the southbound access road to IH35. There is no turn around lane available at the intersection and it is a four way stop so traffic can become very congested at times.

The other option, which is the way most GPS's will direct you, is to go east on Country Club to Portage and make a right turn. Go to Wedgewood and make another right turn and follow it as it turns and becomes Mayfair. Keep following Mayfair as it makes a left turn and become Cherry Tree. Go down Cherry Tree until you reach an all-way stop and turn right onto Chelsea and go to the traffic light at FM 1103. Turn right on FM 1103 to go to IH35. This route winds through a residential neighborhood with very narrow and crowded streets with cars parked on both sides of the street. It can get very congested at times. There are other routes to get to FM 1103 but all of them wind through residential streets not designed to handle a large volume of through traffic.

To get to shopping (Wal-Mart, H-E-B, The Forum, and more) requires travel either south on IH35 or east on FM 1103. Most jobs and schools would require traveling this way as well which would create major traffic issues. What plans are in place to address these traffic issues?

**NOTICE OF PUBLIC HEARING**

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 2022, at 6:00 p.m., located at the Municipal Complex Council Chambers, 1600 Schertz Parkway, Building 48, Schertz, Texas to consider and make recommendation on the following item:

**PLPD0020220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PDE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-25 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. This form is used to calculate the percentage of landowners that support and oppose the request. You may return the reply form below prior to the first public hearing date by mail or personal delivery to [info@schertz.com](mailto:info@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

MH

Megan Harrison  
Planner

Reply Form

I am: ☒ in favor of ☐ opposed to ☐ neutral to ☐ the request for PLPD0020220095

COMMENTS: Do Not want low income apartments

NAME: Carol Najarian SIGNATURE: Carol Najarian  
(PLEASE PRINT)

STREET ADDRESS: 3728 Hillside Scenic Hills

DATE: 8-18-22



August 12, 2022

**NOTICE OF PUBLIC HEARING**

Dear Property Owner:

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022, at 8:00 a.m.**, located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building 84, Schertz, Texas, to consider and make recommendation on the following item:

**PLPDC20220005** – A request to rezone approximately 25 acres of land from Pre-Development District (PDE) to Planned Development District (PDC), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and 04-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 53833, City of Schertz, Comal County 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. This form is used to calculate the percentage of landowners that support and oppose the request. You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mhammon@schertz.com](mailto:mhammon@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

*MH*

Megan Harrison  
Planner

**Reply Form**

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDC20220005

COMMENTS: *UNACCEPTABLE INCREASE IN TAXES AND THE TRAILER IS NOT DESIGNED FOR POPULATION DENSITY OF THIS DEVELOPMENT*

NAME: *JOAN NATAFANI*  
(PLEASE PRINT)

SIGNATURE

*[Signature]*

STREET ADDRESS: *3728 HILLSIDE, SCHERTZ 78105*

DATE: *18 Aug 22*

## Megan Harrison

**From:** Scott J  
**Sent:** Wednesday, August 17, 2022 5:42 PM  
**To:** Megan Harrison  
**Subject:** Public hearing feedback form PLPDD20220095

I am attaching my own separate form. My wife also sent her form in a different email. We are joint property owners so we are each individually offering our opinion. Strongly opposed.

Thanks,

**SCHERTZ** | COMMUNITY SERVICE OPPORTUNITY  
PLANNING & COMMUNITY DEVELOPMENT


August 12, 2022  
**NOTICE OF PUBLIC HEARING**

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 2022, at 6:00 p.m., located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRD) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County and Guadalupe County, Texas.

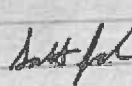
The Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing. This form is used to calculate the percentage of landowners that support and oppose the request. You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,  
  
Megan Harrison  
Planner

Reply Form

I am: ☐ in favor of ☒ opposed to ☐ neutral to ☐ the request for PLPDD20220095

COMMENTS STRONGLY opposed

NAME: Scott Jeschke SIGNATURE:   
(PLEASE PRINT)

STREET ADDRESS: 5201 Storm King Schertz, TX

DATE: 8-16-22

1400 Schertz Parkway Schertz, Texas 78154 210.619.1000

Scott

## Megan Harrison

**From:** S Jeschke  
**Sent:** Wednesday, August 17, 2022 5:33 PM  
**To:** Megan Harrison  
**Subject:** PLPDD20220095

**SCHERTZ** COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

**NOTICE OF PUBLIC HEARING**

August 12, 2022


Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 2022, at 6:30 p.m., located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** - A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. This form is used to calculate the percentage of landowners that support and oppose the request. You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

  
Megan Harrison  
Planner

**Reply Form**

I am: ☐ in favor of ☒ opposed to ☐ neutral to ☐ the request to: **PLPDD20220095**

COMMENTS:

NAME Holly Jeschke SIGNATURE Holly Jeschke  
(PLEASE PRINT)

STREET ADDRESS 5201 Storm King, Schertz, TX

DATE: 8-16-22

1400 Schertz Parkway Schertz, Texas 78154 210.619.1781

Sent from my iPhone



COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 2022 at 6:00 p.m. located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

PLPDD20220095 – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: \_\_\_\_\_

NAME: MARK A. PAIZ SIGNATURE   
(PLEASE PRINT)

STREET ADDRESS: 5336 STORM KING SCHERTZ TX. 78108

DATE: 8/15/22



NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS:

NAME: Chris Randle SIGNATURE: Chris Randle  
(PLEASE PRINT)

STREET ADDRESS: 5712 Maxfli Dr

DATE: 8/17/22

# SCHERTZ

COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

### Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: It would increase traffic in our area.

NAME: Stanford E. Pennington SIGNATURE [Signature]  
(PLEASE PRINT)

STREET ADDRESS: 3840 Greenridge, Cibola, TX 78108

DATE: 18 Aug, 2022

## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

  
Megan Harrison  
Planner

## Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: \_\_\_\_\_

NAME: Jennette Kralik

(PLEASE PRINT)

SIGNATURE Jennette KralikSTREET ADDRESS: 3309 Sherwin DriveDATE: 8-15-22

## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

## Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: This is too much traffic. SCUC can hardly handle bussing this neighborhood as is. The roads are terrible and this is a huge increase in traffic through a quiet neighborhood. Put something recreational that we can all get value from. This area cannot support more housing, put it on the access road

NAME: Samantha Goggans  
(PLEASE PRINT)SIGNATURE Samantha L GoggansSTREET ADDRESS: 3401 Foxbriar Lane Schertz TX 78108DATE: August 16, 2022



NOTICE OF PUBLIC HEARING

August 12, 2022


Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

  
Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: This area is not built for the increased traffic, schools impacted,

NAME: Bryan & Cynthia Rauch SIGNATURE Cynthia Rauch  
(PLEASE PRINT)

STREET ADDRESS: 5517 Columbia Drive

DATE: August 16, 2022

## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 2022 at 6:00 p.m. located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

## Reply Form

I am: ☒ in favor of ☐ opposed to ☐ neutral to the request for PLPDD20220095

COMMENTS: This will lower property value & Increase Crime

NAME: Chelsea Joslin  
(PLEASE PRINT)

SIGNATURE

Chelsea Joslin

STREET ADDRESS: 3624 Storm Ridge

DATE: 8/16/22

What happened to the Splash pad on Cherry tree or the nature park with walking / biking trails. Something positive & recreational for our community!

## NOTICE OF PUBLIC HEARING

August 12, 2022


Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 2022, at 6:00 p.m. located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of County Club Boulevard and H-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. This form is used to calculate the percentage of landowners that support and oppose the request. You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

  
Megan Harrison  
Planner

## Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: \_\_\_\_\_

NAME: Mike Joslin  
(PLEASE PRINT)SIGNATURE STREET ADDRESS: 3624 Storm RidgeDATE: 8/16/22

SCHERTZ

COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 2022 at 6:00 p.m. located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** - A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to

If you have any questions, please feel free to call Megan Harrison, Planner directly at (210)

619-1781.

Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS:

NAME: Beverly MINATREA SIGNATURE Beverly Minatrea  
(PLEASE PRINT)

STREET ADDRESS: 6062 Covers Cove Schertz 78

DATE: 8-17-2022



## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 2022, at 6:00 p.m., located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

MH  
Megan Harrison  
Planner

## Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: Increase in crime! Traffic!

NAME: Tony R Minatrea SIGNATURE T R Minatrea  
(PLEASE PRINT)

STREET ADDRESS: 6062 Covers Cove, Schertz, TX 78108

DATE: 8-17-22

## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

  
Megan Harrison  
Planner

## Reply Form

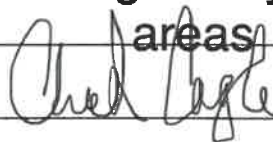
I am: ☒ in favor of ☐ opposed to ☐ neutral to ☐ the request for PLPDD20220095

I'm totally against the zoning of any type of apartment areas

COMMENTS: \_\_\_\_\_

NAME: **Chad cagle**  
(PLEASE PRINT)

SIGNATURE

STREET ADDRESS: **5112 storm king**DATE: **8-17-22**

## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

## Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS:

Strongly Opposed

NAME:

HAROLD BAUMAN  
(PLEASE PRINT)

SIGNATURE



STREET ADDRESS:

3708 HUNTERS GLN

DATE:

14 Aug 22

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 2022, at 6:00 p.m. located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

# COMMENTS: Concern of decreasing property value

NAME: Adriana V. Gully SIGNATURE Adriana V. Gully  
(PLEASE PRINT)

STREET ADDRESS: 5145 Storm King

DATE: 8/17/22



NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095  
A

COMMENTS: \_\_\_\_\_

NAME: Samuel Atkins  
(PLEASE PRINT)

SIGNATURE



STREET ADDRESS: 3505 Wimbledon Dr, Schertz, TX 78108

DATE: 8-16-22

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to

[mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Text

Sincerely,



Megan Harrison  
Planner

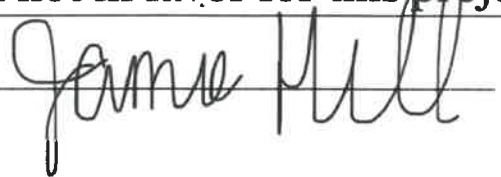
Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: Due to the increase in traffic I am not in favor for this project.

NAME: Jamie Hill  
(PLEASE PRINT)

SIGNATURE



STREET ADDRESS: 6101 Tamaron Schertz TX 78108

DATE: 08/16/2022

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: Fear that apartments will cause property values to decline, while taxes increase due to the need for more roads, maintenance, etc for the additional traffic. We feel that there are better things to do with the property

NAME: Shannon J Green  
(PLEASE PRINT)

SIGNATURE Shannon Green

STREET ADDRESS: 5136 Columbia Dr Cibolo, TX 78108

DATE: 8/16/2022

## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

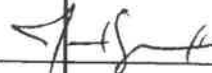
Sincerely,

Megan Harrison  
Planner

## Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**COMMENTS: Absolutely NOT! The infrastructure is not in place!NAME: TERRENCE Staer  
(PLEASE PRINT)

SIGNATURE

STREET ADDRESS: 5021 Whisper Cove, Cibola, TX 78108DATE: 8/16



## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

## Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: Do NOT Approve.NAME: KEISHA STACK  
(PLEASE PRINT)SIGNATURE STREET ADDRESS: 5021 Whisper Cove Cibola, TX 78108DATE: 8/10

## **Megan Harrison**

---

**From:** FredKathy Kunz  
**Sent:** Tuesday, August 16, 2022 9:57 AM  
**To:** Megan Harrison  
**Subject:** PLPDD20220095  
**Attachments:** PLPDD20220095.pdf

Please find attached two signed "Notice of Public Hearing" forms.  
We just had difficulty deciding how to vote with very little information supplied.  
Fred and Kathleen Kunz

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: Would like more detailed information

NAME: FRED J. KUNZ SIGNATURE Fred J. Kunz  
(PLEASE PRINT)

STREET ADDRESS: 3833 Greenridge Schertz, Tx 78108

DATE: 8/16/22

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: Not enough information Given

NAME: Kathleen Kunz SIGNATURE: Kathleen Kunz  
(PLEASE PRINT)

STREET ADDRESS: 3833 Greenridge Schertz, Tx 78108

DATE: 8/16/22



I am: in favor of ☐

opposed to ☒

neutral to ☐

the request for PLPDD20220095

COMMENTS: I DO NOT WANT TO SEE APARTMENTS AND ESPECIALLY

NAME: DO NOT WANT TO SEE SECTION 8 HOUSING

(PLEASE PRINT)

SIGNATURE [Signature]

STREET ADDRESS: 3796 PEBBLE BEACH SCHERTZ, TX 78108

DATE: 08/15/2022

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,




Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: \_\_\_\_\_

NAME: Morgan Seaber + SIGNATURE   
(PLEASE PRINT)

STREET ADDRESS: 3009 Storm Ridge, Schertz TX  
DATE: 8/15/22 78108



COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

  
Megan Harrison  
Planner

Reply Form

I am: ☐ in favor of ☒ opposed to ☐ neutral to the request for **PLPDD20220095**

COMMENTS:

NAME: Steven Clark SIGNATURE:   
(PLEASE PRINT)

STREET ADDRESS: 5269 Braxline

DATE: 8/15/22

## **Megan Harrison**

---

**From:** Robin Streff  
**Sent:** Monday, August 15, 2022 4:01 PM  
**To:** Megan Harrison  
**Subject:** Public Hearing Notice

Hello Ms. Harrison,

I have printed out the form for the public hearing on August 24th concerning the PRE to PPD rezoning. However, I need more information before marking my reply form. Can you please provide a description and the type of planned development for The Villas at Bluebonnet Ridge between Country Club Blvd and Columbia Dr?

Thank you,

Robin Streff

3624 Chestnut Ct, Schertz 78108



NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: Developing the land that were previous fairways with apartments will destroy neighboring home values.

NAME: Travis Chrest SIGNATURE Travis Chrest  
(PLEASE PRINT)

STREET ADDRESS: 3755 Columbia Dr

DATE: 8/15/2022

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

---

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: \_\_\_\_\_

NAME: Luis R Sanchez  
(PLEASE PRINT)

SIGNATURE \_\_\_\_\_



STREET ADDRESS: 5721 Maxfli Dr, Schertz

DATE: 8/15/2022

## **Megan Harrison**

---

**From:** Colby White  
**Sent:** Monday, August 15, 2022 4:45 PM  
**To:** Megan Harrison  
**Subject:** Against

Colby&sharon white- opposed as to any kind of re zoning

Sent from my iPad

3816 PHEASANT  
ID# 40662  
(GUAD)

## **Megan Harrison**

---

**From:** Justin Wehman  
**Sent:** Monday, August 15, 2022 4:32 PM  
**To:** Megan Harrison  
**Subject:** Notice of Public Hearing- PLPDD20220095 signed reply form.  
**Attachments:** PLPDD20220095 The Villas at Bluebonnet Ridge Rezoning.pdf

Good Afternoon,

Please see the attached form for your Planning and Zoning Commission related to the public hearing on Wednesday, August 24, 2022.

Sincerely,  
Justin J. Wehman



**NOTICE OF PUBLIC HEARING**

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

**Reply Form**

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: Apartments are one of the last things our neighborhood is wanting.

NAME: Justin J. Wehman  
(PLEASE PRINT)

SIGNATURE

Justin J. Wehman

Digitally signed by Justin J.  
Wehman  
Date: 2022.08.15 16:23:30 -05'00'

STREET ADDRESS: 3809 Smokey Pointe

DATE: 08/15/2022

## Megan Harrison

---

**From:** Colin Linerode  
**Sent:** Monday, August 15, 2022 3:51 PM  
**To:** Megan Harrison;  
**Subject:** PLPDD20220095 - opposition  
**Attachments:** PLPDD20220095 - No.pdf

Hi Megan, please see the attached opposition for PLPDD20220095. Let me know if you have any questions or concerns.  
Thanks.

--

Sincerely,

Colin Linerode

## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

## Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**COMMENTS: parks, pathways, walking/biking trails preferredNAME: Sandra Linerode SIGNATURE   
(PLEASE PRINT)STREET ADDRESS: 6521 Crockett Cove, Schertz, TX 78108DATE: 8/15/22

## **Megan Harrison**

---

**From:** Michelle Zimmerhanzel  
**Sent:** Monday, August 15, 2022 11:52 AM  
**To:** Megan Harrison  
**Subject:** Reply to Rezoning - PLPDD20220095  
**Attachments:** OPPOSED\_Rezoning.pdf

>

Attached is the opposed reply to rezoning inside of our neighborhood.

Thank you for your consideration

--

***Michelle Zimmerhanzel***



NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

---

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

Negatively effecting property values, traffic, parking, personal privacy, safety/ property destruction, issues with dwellers vs home owners.  
Coming into a HOA type neighborhoods where the community pours themselves into maintaing a certain safety standard.

COMMENTS: A community whoa constantly deals with traffic from the frontage road due to I35 infrastructure changes.

NAME: Michelle Zimmerhanel  
(PLEASE PRINT)

SIGNATURE



STREET ADDRESS: 3522 Charleston Lane Schertz TX 78108

DATE: 08/15/2022

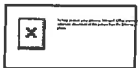
## Megan Harrison

---

**From:** Sandra Hovatter  
**Sent:** Monday, August 15, 2022 1:35 PM  
**To:** Megan Harrison  
**Subject:** PLPDD20220095 Reply Form - Opposition to Rezoning  
**Attachments:** PLPDD20220095 The Villas at Bluebonnet Ridge Rezoning - SJH - Opposed To Rezoning.pdf

Attached is my reply form expressing my opposition to the rezoning of the approximately 25 acres of land located about 2,200 feet southeast of the intersection of Country Club Blvd and IH-35 access road.

Thank you for considering my opposition as you vote.  
Sandra J. Hovatter



Sandy Hovatter

Schertz, TX



**NOTICE OF PUBLIC HEARING**

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

---

**Reply Form**

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: I am very much opposed to this rezoning.

NAME: Sandra J. Hovatter  
(PLEASE PRINT)

SIGNATURE Sandra J. Hovatter

STREET ADDRESS: 3633 Scenic Drive

DATE: 8/15/22

## Megan Harrison

---

**From:** Mike Klang  
**Sent:** Monday, August 15, 2022 10:40 AM  
**To:** Megan Harrison  
**Subject:** Public Hearing, Northcliff  
**Attachments:** SchertzPublicHearing\_Reply.pdf

Ms. Harrison,  
I am opposed because I heard this is for section 8 housing.  
Respectfully,  
Michael Klang  
3733 Pebble Beach



## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 2022, at 6:00 p.m. located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

## Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095COMMENTS: No Section 8NAME: Michael Klang  
(PLEASE PRINT)SIGNATURE Michael KlangSTREET ADDRESS: 3733 Pebble BeachDATE: 8/15/22

## Megan Harrison

---

**From:** Michelle Saunders  
**Sent:** Tuesday, August 16, 2022 6:29 AM  
**To:** Megan Harrison  
**Cc:** Paul Saunders  
**Subject:** Rezoning Letter  
**Attachments:** PLPDD20220095-The-Villas-at-Bluebonnet-Ridge-Rezoning.pdf

Good Morning,

Please find attached the signed letter opposing rezoning the PLPDD20220095

Thank you,  
Michelle Saunders

## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022, at 6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

## Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: \_\_\_\_\_

NAME: Michelle Saunders SIGNATURE Michelle Saunders  
(PLEASE PRINT)

STREET ADDRESS: 3438 Foxbriar LN, Schertz, TX 78108DATE: 8-16-2022

## Megan Harrison

---

**From:** David Hermann  
**Sent:** Tuesday, August 16, 2022 1:45 AM  
**To:** Megan Harrison  
**Subject:** OPPOSED to PLPDD20220095  
**Attachments:** PLPDD20220095 The Villas at Bluebonnet Ridge Rezoning (Hermann, David).pdf

Ms. Harrison,

Please see attached form OPPOSED to PLPDD20220095. Proposal significantly degrades the environment, and decreases land/housing values.

Owner 6037 Scenic Links, Schertz, TX.

Very respectfully,  
David Hermann



NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

---

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: Proposal significantly degrades environment, and decreases land/housing values.

NAME: David Hermann SIGNATURE David A. Hermann  
(PLEASE PRINT)

STREET ADDRESS: 6037 Scenic Links, Schertz, TX

DATE: 8/15/2022



COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 2022, at 6:00 p.m. located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: This is not a place for apartments!!

NAME: Kevin James SIGNATURE:   
(PLEASE PRINT)

STREET ADDRESS: 5109 Columbia Drive

DATE: 8/16/2022

## Megan Harrison

---

**From:** Krystal Paiz  
**Sent:** Monday, August 15, 2022 7:25 PM  
**To:** Megan Harrison  
**Subject:** Public hearing truly form  
**Attachments:** HPSCAN\_20220815230246029\_2022-08-15\_230333917.pdf

Krystal Paiz

956 534 7811

[Get Outlook for Android](#)

---

**From:** JS>  
**Sent:** Monday, August 15, 2022 6:03:34 PM  
**To:** |  
**Subject:** Scanned document from HP ePrint user

This email and attachment are sent on behalf of

If you do not want to receive this email in future, you may contact directly or you may consult your email application for spam or junk email filtering options.

Regards,  
HP Team



COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022


Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

  
Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: \_\_\_\_\_

NAME: Krystal S. Paiz SIGNATURE:   
(PLEASE PRINT)

STREET ADDRESS: 5336 Storm King, Schertz, TX 78108

DATE: 8/15/2022

## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 2022 at 6:00 p.m. located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

## Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: Many residents paid a premium for their lots. Not p

NAME: JAN LONG  
(PLEASE PRINT)

SIGNATURE

STREET ADDRESS: 6073 Covers Cove, Schertz

DATE: 8-24-22



## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

## Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**COMMENTS: I oppose the construction of this project. I do not want the increase of traffic or building of apartmentsNAME: Andrew J. Esplana Sr.  
(PLEASE PRINT)

SIGNATURE

STREET ADDRESS: 5228 Brookline Schertz, TX 78108DATE: 24 AUG 2022

## NOTICE OF PUBLIC HEARING

August 12, 2022


Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

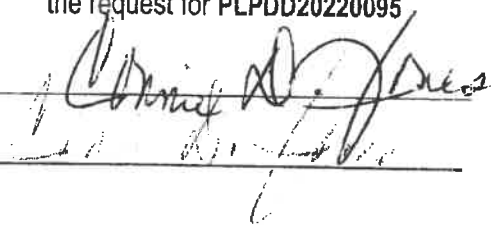
Sincerely,

  
Megan Harrison  
Planner

## Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: \_\_\_\_\_

NAME: CONNIE D. JONES SIGNATURE:   
(PLEASE PRINT)STREET ADDRESS: 3624 FOX RUNDATE: 8/24/22

## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

## Reply Form

I am: ☐ in favor of ☒ opposed to ☐ neutral to the request for PLPDD20220095

COMMENTS: \_\_\_\_\_

NAME: William Jones SIGNATURE William Jones  
(PLEASE PRINT)STREET ADDRESS: 3624 Fox RunDATE: 8/24/2022



COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

MH  
Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: WILL EXAGGERATE TRAFFIC CONGESTION HERE. TOO MANY PEOPLE

NAME: ROSE GRAUMANN SIGNATURE Rose Graumann IN A VERY SMALL AREA  
(PLEASE PRINT)

STREET ADDRESS: 3608 HILLSIDE SCHERTZ, TX 78108

DATE: 8-24-22

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 2022 at 6:00 p.m. located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

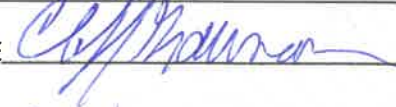
Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: WILL MAKE UNBEARABLE TRAFFIC WORSE

NAME: CLIFF GROOMAN  
(PLEASE PRINT)

SIGNATURE



STREET ADDRESS:

3608 Hillside Schertz TX 78108

DATE:

8/23/2022





COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: We are opposed to multi-family units such as an apartment building.

NAME: Mostafa Mohamed & Katelynn Billings  
(PLEASE PRINT)

SIGNATURE

STREET ADDRESS: 5524 Columbia Drive, Schertz, TX 78108

DATE: 08/23/2022



COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

---

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: \_\_\_\_\_

NAME: Esteban Meusola SIGNATURE Esteban Meusola  
(PLEASE PRINT)

STREET ADDRESS: 3330 Columbia Dr.

DATE: Aug 23, 2022

## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

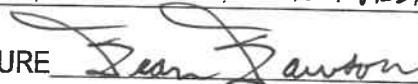
Sincerely,

  
Megan Harrison  
Planner

## Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095COMMENTS: MY PERSONAL EXPERIENCE HAS SHOWN <sup>THAT</sup> RENTERS ARE NOT VESTED IN COMMUNITY  
UPKEEP.NAME: DEAN DAWSON  
(PLEASE PRINT)

SIGNATURE

STREET ADDRESS: 3325 COLUMBIA, COLUMBIA CIBOLO, TX 78108DATE: AUG 23, 2022

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.**, located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: \_\_\_\_\_

NAME: Jorge Carrasco SIGNATURE Jorge Carrasco  
(PLEASE PRINT)

STREET ADDRESS: 3406 Columbia Dr.

DATE: 8.23.22

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

---

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: \_\_\_\_\_

NAME: Alejandra Trinidad SIGNATURE Alejandra Trinidad  
(PLEASE PRINT)

STREET ADDRESS: 3421 Columbia Cibolo TX 78108

DATE: 8/23/2022



## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

## Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: \_\_\_\_\_

NAME: Juan Gomez  
(PLEASE PRINT)

SIGNATURE

STREET ADDRESS: 3418 Columbusa DR CSBolo TX 78148DATE: 23 Aug 22

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

---

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: \_\_\_\_\_

NAME: Linda L. Parker SIGNATURE Linda L. Parker  
(PLEASE PRINT)

STREET ADDRESS: 3334 Columbia Dr., Dibolo, TX 78108

DATE: 8-23-22

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

Reply Form

I am: ☐ in favor of ☒ **opposed to** ☐ neutral to the request for **PLPDD20220095**

I do not support the proposed zoning change. It will greatly affect the quality of life for already existing Schertz residents. I am concerned for the infrastructure in the neighborhood adding this many more people/vehicles into the mix. The roads are already in poor condition. But really, most of all, my opposition comes from one of protecting the quality of life for residents that reside and own property close to the proposed area.

COMMENTS:

NAME: **Heather Jackson**  
(PLEASE PRINT)

SIGNATURE

*Heather Jackson*

STREET ADDRESS: **3410 Wimbledon Dr.**

DATE: **8/17/2022**

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

This will only be a negative for our existing community. Not only will these fourplexes devalue quickly, but our roads out here are already in distress and cannot handle another 200 vehicles. We do not want more housing.

COMMENTS:

NAME: **Phil Jackson**  
(PLEASE PRINT)

SIGNATURE

STREET ADDRESS: **3410 Wimbledon Dr**

DATE: **8/17/2022**

## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

## Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: \_\_\_\_\_

NAME: Timothy Jones  
(PLEASE PRINT)

SIGNATURE

STREET ADDRESS: 5561 Columbia DriveDATE: 08/23/2022



PLANNING & COMMUNITY  
DEVELOPMENT

## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 2022, at 6:00 p.m. located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

## Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095COMMENTS: MY PERSONAL EXPERIENCE HAS SHOWN <sup>THAT</sup> RENTERS ARE NOT VESTED IN COMMUNITY  
UPKEEP.NAME: DEAN DAWSON SIGNATURE Dean Dawson  
(PLEASE PRINT)STREET ADDRESS: 3325 COLUMBIA, COLUMBIA CIBOLO, TX 78108DATE: AUG 23, 2022

**PLANNING & COMMUNITY  
DEVELOPMENT**

**NOTICE OF PUBLIC HEARING**

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

**Reply Form**

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: WE ARE IN FAVOR OF SINGLE FAMILY HOMES. APLEXES ARE TOO MANY PEOPLE

NAME: PAT + JIM ERICKSON SIGNATURE: PAT + Jim Erickson  
(PLEASE PRINT)

STREET ADDRESS: 3732 SCENIC DRIVE, SCHERTZ

DATE: 8-16-22

## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

## Reply Form

I am: ☐ in favor of ☒ opposed to ☐ neutral to the request for PLPDD20220095COMMENTS: infrastructure - road (country club), too many cars addedNAME: Kat Champion SIGNATURE: Kat Champion  
(PLEASE PRINT)STREET ADDRESS: 3508 Whisper Knoll Schertz, TX 78108DATE: 8/24/22

## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

## Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095COMMENTS: I am opposed due to higher property taxes!NAME: INDALECIO ARIZA SIGNATURE Indalecio Ariza  
(PLEASE PRINT)STREET ADDRESS: 3913 CEDAR CT. SCHERTZ, TX. 78108DATE: 8/24/2022

Response to Proposed PDD to R-4.Zoning Change PLPDD20220095  
OPPOSED TO CHANGE

1. Traffic. IH35 Northbound to Country Club BLVD and Covers Cove are the only two direct access point to the area. Adding an additional proposed 660 cars, as per plan of 3 cars per unit, creates a very dangerous situation in a residential area. Country Club BLVD is a two lane street with a bike path and Covers Cove is a two lane residential street with many cars parked on the street. There is no place to put these additional 660 cars per day. Country Club BLVD is in bad repair as it sits currently – very bumpy, does not drain well, potholes, and a main walking path for the residents of the community. Police presence is extremely limited in the area to help address the traffic problems (this is not a Police Dept problem, this is a city management problem for not listening to the residents' concerns).
2. R-4 Zoning is an apartment! This is a 4 plex proposal right in the middle of some of the oldest neighborhoods in Schertz, even though the annexation did not occur until 2005, some those neighborhoods have been in place since the 1970's and Scenic Hills has been in place since 1987. How does any of this meet with the Unified Development Code Sec 21.5.1:

**21.5.1 Purpose and Applicability:** The zoning regulations and districts contained in this Article are established in accordance with the adopted Comprehensive Land Plan and as authorized by Local Government Code (LGC) Chapter 211, for the purpose of promoting the public health, safety, morals and general welfare, and protecting and preserving places and areas of historical, cultural and/or architectural importance and significance within the City limits. They have been designed to lessen the congestion in the streets, to secure safety from fire, panic and other dangers, to ensure adequate light and air, to prevent the overcrowding of land and thus avoid undue concentration of population, and to facilitate the adequate provision of transportation, water supply, wastewater treatment, schools, parks and other public requirements. They are established with reasonable consideration for, among other things, the character of each zoning district and its peculiar suitability for the particular uses specified, conserving the value of buildings and environmentally sensitive features, and encouraging the most appropriate use of land throughout the City.

**- Preserving place of cultural and/or architectural importance and significance:**

We moved to this part of Schertz to have the golf course lifestyle. The residents fought tooth and nail to attempt to keep the gold course when a foreign owner allowed it to go under. Now the city wants to completely change the culture of the lifestyle the residents have come to love.

**- "Designed to lessen congestion in the streets"** As I have previously stated, the infrastructure to handle this much additional traffic does not exist and unless the city is planning on taking land from the residents to widen residential streets.

**- "to prevent the overcrowding of land and thus avoid undue concentration of population"** how is adding 55 buildings of 4 units each 3 bedrooms not against this phrase? It is common sense that it is a massive population congestion.

**- "adequate provision of transportation"** besides the traffic issues, Schertz does not have public transportation to assist in this massive influx of population.

**- "adequate provision of schools"** SCUCISD is already struggling with overcrowding at both junior high and high schools, plus busing is of major concern as the district struggles to have enough bus drivers to transport children.



- "They are established with reasonable consideration for, among other things, the character of each zoning district and its peculiar suitability for the particular uses specified, conserving the value of buildings and environmentally sensitive features, and encouraging the most appropriate use of land" Conserve the value of the buildings and environmentally sensitive features. The golf course had become home to many migrating species of birds, the geese that live in the area beautiful. The opossums, raccoons, rabbits, and other native Texas wildlife are good for the health of the land. This plan takes away their homes and migratory resting places.

- "the most appropriate use of land" Green space is very much needed in our community. That is what exists in the old course. Parties need to work together to allow the large green space, not this greatly reduced use of land. The native animals will not seek to live in the proposed apartment area as it is too highly human population.

- **safety**" nothing in these plans addresses the Scenic Hills 55+ residents safety. Their yards are open to this area and the plan adds a public walkway right behind, and in some situations less than 15 feet from the proposed walkway in the utility easement to their back doors. Many of these residents are fixed income Seniors that have earned their retirement homes, this plan takes that away from them and places them in harms way with open access to their homes. They bought/built on the golf course without fencing, so they have no barrier.

3. What promise do the nearby residents get on open communication moving forward. This course has almost 40 years of pesticides, fertilizers, etc. and the land will be bulldozed. What does this do our health when all of these contaminants are released into the air and water sources?
4. Proposed Change — I am in agreement with a zoning change to R-1, R-2, R-6, or R-7 to meet the current neighborhood designs. We welcome families to the neighborhood, just not a high population density project.

CAROL L. DAVIS  
3337 WIMBLEDON DR  
SCHULTE, TX 78108

Carol Davis



COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: \_\_\_\_\_

NAME: Greg Kindt SIGNATURE   
(PLEASE PRINT)

STREET ADDRESS: 5731 Bill Hass, Schertz, TX 78108

DATE: 8/23/22



COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.**, located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: we need more business, not more housing!

NAME: Adrienne Kindt SIGNATURE: Adrienne Kindt  
(PLEASE PRINT)

STREET ADDRESS: 5737 Bill Hass, Schertz, TX 78108

DATE: 8/23/22



COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022, at 6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS:

NAME:

(PLEASE PRINT)

SIGNATURE

STREET ADDRESS:

DATE:



COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

Reply Form

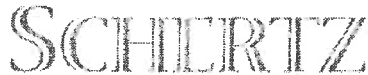
I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: single owner only (family)  
NAME: Patricia Lawry SIGNATURE: Patsy Lawry  
(PLEASE PRINT)

STREET ADDRESS: 3405 Wimbledon Dr.

DATE: 8/21/22





COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.**, located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: Single Family Homes only, D-4

NAME: REFUSIO GONZALEZ JR. SIGNATURE [Signature]  
(PLEASE PRINT)

STREET ADDRESS: 3417 Wimbledon Dr.

DATE: 21 Aug 2022

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: \_\_\_\_\_

NAME: CHARLES B. Boyle SIGNATURE: Charles B. Boyle  
(PLEASE PRINT)

STREET ADDRESS: 3333 WIMBLEDON DR

DATE: 21 Aug 2022



COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.**, located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

Reply Form

I am: ☒ in favor of ☐ opposed to ☐ neutral to the request for PLPDD20220095

COMMENTS: I did not buy here for this! do not put this much traffic on my street

NAME: CAROL DAVIS SIGNATURE: [Handwritten Signature]  
(PLEASE PRINT)

STREET ADDRESS: 3337 Wimbledon Dr

DATE: 8-20-22

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 2022, at 6:00 p.m. located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: \_\_\_\_\_

NAME: John Trevino SIGNATURE: [Handwritten Signature]  
(PLEASE PRINT)

STREET ADDRESS: 3339 Wimbledon dr

DATE: 8-18-22



PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 2022, at 6:00 p.m. located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS:

NAME: Janet Chang SIGNATURE: [Signature]  
(PLEASE PRINT)

STREET ADDRESS: 3338 Wimbledon, Schertz, Tx 78108

DATE: 8/18/22





COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: \_\_\_\_\_

NAME: PHILLIP SLAUGHTER SIGNATURE: Phillip Slaughter  
(PLEASE PRINT)

STREET ADDRESS: 3406 WIMBLEDON DRIVE, SCHERTZ, TX 78108

DATE: 8/18/2022



COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS:

NAME: Marica Salvaterra SIGNATURE [Signature]  
(PLEASE PRINT)

STREET ADDRESS: 3422 Wimbledon Dr.

DATE: 8-18-2022

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 2022, at 6:00 p.m. located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: \_\_\_\_\_

NAME: Lindsey Roan SIGNATURE: Lindsey Roan  
(PLEASE PRINT)

STREET ADDRESS: 3426 Wimbledon Dr, Schertz, 78108

DATE: 8/18/2022



COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.**, located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: \_\_\_\_\_

NAME: Timmy Rean SIGNATURE \_\_\_\_\_  
(PLEASE PRINT)

STREET ADDRESS: 3426 Wimbledon Dr.

DATE: 8/18/22



COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

---

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: \_\_\_\_\_

NAME: Barry W Poyn e SIGNATURE Barry W Poyn e  
(PLEASE PRINT)

STREET ADDRESS: 3430 Wimbledon Dr Schertz TX

DATE: 8/18/22





COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.**, located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: \_\_\_\_\_

NAME: LEBORN WILLIAM SIGNATURE [Signature]  
(PLEASE PRINT)

STREET ADDRESS: 3429 WIMBLEDON

DATE: 8-18-22



COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.**, located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

---

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: Too much TRAFFIC, schools, crime

NAME: ELAINE HARRISON SIGNATURE Elaine F Harrison  
(PLEASE PRINT)

STREET ADDRESS: 3438 Wimbledon Dr

DATE: 18 Aug 2022



COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

---

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: \_\_\_\_\_

NAME: SHANNON CHALMERS SIGNATURE Shannon Chalmers  
(PLEASE PRINT)

STREET ADDRESS: 3441 Wimbledon Dr

DATE: 18 Aug 22



COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 2022, at 6:00 p.m., located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: \_\_\_\_\_

NAME: Sarah Halbert SIGNATURE: [Signature]  
(PLEASE PRINT)

STREET ADDRESS: 3437 Wimbledon Dr

DATE: 8/18/22

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: \_\_\_\_\_

NAME: Ashley Atkins SIGNATURE   
(PLEASE PRINT)

STREET ADDRESS: 3505 Wimbledon Dr.

DATE: 8.16.22



NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 2022, at 6:00 p.m. located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,




Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: \_\_\_\_\_

NAME: Johanna Hicks SIGNATURE:   
(PLEASE PRINT)

STREET ADDRESS: 3506 Wimbledon Dr. Schertz, TX 78108

DATE: 8/18/22



COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: \_\_\_\_\_

NAME: LANCE GICHULTZ SIGNATURE   
(PLEASE PRINT)

STREET ADDRESS: 3505 FOX BEAR LN CIBOLO TX 78108

DATE: 18 AUG 22



COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: \_\_\_\_\_

NAME: Clint Sansom SIGNATURE:   
(PLEASE PRINT)

STREET ADDRESS: 3506 Foxbriar Lane

DATE: 8/15/22



COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: \_\_\_\_\_

NAME: Jeffery Deel SIGNATURE: Jeffery Deel  
(PLEASE PRINT)

STREET ADDRESS: 3425 Foxbriar LN

DATE: 10-18-2022

2

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 2022, at 6:00 p.m., located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: \_\_\_\_\_

NAME: Nathan Estep SIGNATURE:   
(PLEASE PRINT)

STREET ADDRESS: 3402 Foxbrow Ln. Schertz, TX. 78108

DATE: 8/18/22





COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.**, located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: \_\_\_\_\_

NAME: Mark Porche SIGNATURE: [Signature]  
(PLEASE PRINT)

STREET ADDRESS: 3337 Foxbrier Ln

DATE: Aug 18 2022



COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

---

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: \_\_\_\_\_

NAME: Antonio Riggio SIGNATURE: AR  
(PLEASE PRINT)

STREET ADDRESS: 3329 Foxbuar Ln, Schertz 78108

DATE: 8-18-22

## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 2022, at 6:00 p.m. located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

## Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095COMMENTS: Why build something that will reduce our Property ValuesNAME: Yanaja Lawrence SIGNATURE Yanaja Lawrence  
(PLEASE PRINT)STREET ADDRESS: 3305 Turnabout Loop Schertz Tx 78109DATE: 8-22-22

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 2022, at 6:00 p.m., located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: \_\_\_\_\_

NAME: Victor Ortega SIGNATURE Victor Ortega  
(PLEASE PRINT)

STREET ADDRESS: 4802 Wedgewood Dr. Cibola / Schertz TX 78108

DATE: 8.20.22

PLANNING & COMMUNITY  
DEVELOPMENT

## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 2022, at 6:00 p.m. located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

## Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: \_\_\_\_\_

NAME: Vicky O. Tovar SIGNATURE: Vicky O. Tovar  
(PLEASE PRINT)STREET ADDRESS: 3437 Morning Dr - Cibola / Schertz TX 78108DATE: 8.20.22



## Megan Harrison

---

**From:** Robin Streff <rstreff2@gmail.com>  
**Sent:** Monday, August 22, 2022 5:04 PM  
**To:** Megan Harrison  
**Subject:** PROPOSED rezoning of PLDD20220095

Ms Harrison,

As a resident and board member of Scenic Hills Community Association, I am upset and appalled that Schertz P&Z has already recommended that this single family tract of land be rezoned to multi-family/apartments prior to the input of the public hearing scheduled on Wednesday, August 24, 2022. I have many concerns as do the other single family property owners surrounding this area. Here are my concerns: 1. The rezoning change will change the character of the neighborhood, leading to dense traffic, dense population, safety issues, noise and a reduction in property values. 2. This is a case of spot zoning. The proposed development is not in harmony with the existing single family properties. 3. The proposed two story height is on elevated property which drops 15 feet toward Scenic Hills Community Association. The extra hardscape will cause drainage problems. Scenic Hills had to contend with this same problem when Pulte built on the other side of us. 4. This builder, Habi Construction, has only been in business four years. Habi website shows it has built only two single family communities in West San Antonio: Quad Path which consists of four single family homes and Park Way Village which consists of seven single family homes. The lack of experience this builder has should be a huge red flag. Not only is he a novice builder of single family homes, he has no multi family experience.

You need to search your conscience and put yourself in our shoes. Would you be overjoyed to have 220 rental apartments next to you? If rental was taken out of the picture, I'm sure feelings would be different. Why not build cluster homes that are resident owned or townhomes that are resident owned? The builder would still get his density and the city would still get its elevated property taxes.

Sincerely,  
Robin Streff  
3624 Chestnut Ct  
Schertz, TX 78108

0

## Megan Harrison

---

**From:** mdugi@dptexas.com  
**Sent:** Tuesday, August 23, 2022 7:40 AM  
**To:** Megan Harrison  
**Subject:** PLPDD20220095 -- I oppose this --Strongly  
**Attachments:** 20220822\_180828.pdf

Good Morning,

I am very opposed to building any apartment complexes on the old golf course.

Michael G. Dugi  
Purchasing Manager  
6055 Woodlake Center  
San Antonio, TX 78244  
Office 210-967-6100  
[mdugi@dptexas.com](mailto:mdugi@dptexas.com)



NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

---

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: PLEASE DON'T RUIN OUR NEIGHBORHOOD. IF GOING TO ALLOW DEVELOPMENT --- KEEP IT SINGLE FAMILY (HOMES).

NAME: MICHAEL G. DUGE SIGNATURE: Michael G. Duge  
(PLEASE PRINT)

STREET ADDRESS: 3502 FOXBRAD LANE SCHERTZ, TX 78108

DATE: 8-23-2022



COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: SINGLE FAMILY HOMES ONLY

NAME: M. STAN ZENELL SIGNATURE [Signature]  
(PLEASE PRINT)

STREET ADDRESS: 3418 WIMBLETON DR SCHERTZ TX

DATE: AUG 21, 2022 78108





© 1999 by John Wiley & Sons, Inc.

Wednesday, August 14, 2013

Angela A. Dreyer

3734 FOXGLOVE LN SECHENT 2, TX 75901

48-22-2077

3334 Foxbriar Ln

I am: ☐ in favor of ☐ opposed to ☒ neutral to the request for PLPDD20220095

COMMENTS: NEUTRAL IF HOUSES OR QUALITY APARTMENTS; COMMERCIAL - OPPOSED

NAME: ROBERT C GUNN SIGNATURE: [Signature]  
(PLEASE PRINT)

STREET ADDRESS: 3705 HILLSIDE, SCHERTZ, TX 78108-2214

DATE: 17 AUG 2022

Reply Form

I am: in favor of ☐

opposed to ☐

neutral to ☒

the request for PLPDD20220095

COMMENTS: but only if building house or apartments, if alone - opposed!

NAME: Pea CARUSO

(PLEASE PRINT) SIGNATURE Pea Caruso

STREET ADDRESS: 3705 HILLSIDE SCHERTZ 78108

DATE: Aug 17, 2022

1400 Schertz Parkway

\*

Schertz, Texas 78154

\*

210.619.1000

\*

schertz.com

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: NO to multi-family housing. Should only be single

NAME: Paul Michaly <sup>family homes.</sup> SIGNATURE Paul Michaly  
(PLEASE PRINT)

STREET ADDRESS: 3617 Mimosa Court, Schertz TX 78108

DATE: August 22, 2022

1400 Schertz Parkway

Scherz, Texas 78154

210.619.1000

I am: in favor of ☐opposed to ☒neutral to ☐

the request for PLPDD20220095

COMMENTS:

NO to multi-family housing. Should only be single family homes.NAME: Josefina Prunk

SIGNATURE

Josefina PrunkSTREET ADDRESS: 3617 Mimosa Court, Schertz 78108DATE: 6/8/22 2022

1400 Schertz Parkway

Schertz, Texas 78154

210.619.1000

© 2022



Reply Form

0

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: traffic

NAME: Dona Carr SIGNATURE Dona Carr  
(PLEASE PRINT)

STREET ADDRESS: 3509 Columbia Dr

DATE: 8-21-22

Reply Form

I am: in favor of ☐

opposed to ☒

neutral to ☐

the request for PLPDD20220095

COMMENTS: Too many people, too small area

NAME: C. REED (PLEASE PRINT) SIGNATURE MLR

STREET ADDRESS: 3509 Columbia Dr

DATE: 8/21/21

Reply Form

I am: ☐ in favor of ☒ opposed to ☐ neutral to ☐ the request for PLPDD20220095

COMMENTS:

NAME: Betty Newman SIGNATURE Betty Newman  
(PLEASE PRINT)

STREET ADDRESS: 3613 Chestnut Court Beck

DATE: 8/21/22

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS:

NAME: Patricia Delarosa SIGNATURE: Patricia Delarosa  
(PLEASE PRINT)

STREET ADDRESS: 3616 - Chestnut St. Cibola (Schertz)

DATE: 8-21-22

Megan Harrison  
Planner

Reply Form

I am: ☐ in favor of ☒ opposed to ☐ neutral to ☐ the request for PLPDD20220095

COMMENTS:

NAME: Linda Walters SIGNATURE: Linda Walters  
(PLEASE PRINT)

STREET ADDRESS: 3612 Chestnut, Schertz, TX 78108

DATE: 8-21-22

1400 Schertz Parkway

Schertz, Texas 78154

210.619.1000



Megan Harrison  
Planner

Reply Form

I am: ☐ in favor of

☒ opposed to

☐ neutral to

the request for PLPDD20220095

COMMENTS: This is a case of spot zoning. Property surrounding

the proposed rezoning is zoned residential. \*

NAME:

Robin G. Streff

SIGNATURE

Robin G. Streff

(PLEASE PRINT)

STREET ADDRESS:

3624 Chestnut Ct. Schertz, TX 78108

DATE:

August 21, 2022

\* The proposed development is not in harmony  
with existing properties.

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: Definitely NO

NAME: Joyce A. Carroll / SIGNATURE Joyce A. Carroll  
(PLEASE PRINT)

STREET ADDRESS: 3833 Overleaf Drive, Schertz, TX 78108

DATE: 19 Aug 2022

Reply Form

I am: ☐ in favor of ☒ opposed to ☐ neutral to ☐ the request for PLPDD20220095

COMMENTS:

NAME: Steve Birch SIGNATURE Steve Birch  
(PLEASE PRINT)

STREET ADDRESS: 3800 Pheasant Schertz, TX 78108

DATE: 8/10/22

1400 Schertz Parkway

Schertz, Texas 78154

210.619.1000

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: \_\_\_\_\_

NAME: Brenda Griffin SIGNATURE Brenda Griffin  
(PLEASE PRINT)

STREET ADDRESS: 3800 Pleasant Schertz, TX 78108

DATE: 8/16/22

Reply Form

0

I am: in favor of ☐

opposed to ☒

neutral to ☐

the request for PLPDD20220095

COMMENTS:

NAME: Jan Gringer  
(PLEASE PRINT)

SIGNATURE

Jan Gringer

STREET ADDRESS:

5018 Brookhurst Dr, Elkhart, IN

DATE:

8-21-22

1400 Schertz Parkway

Scherz, Texas 78154

210.619.1000

2-1-2022



I am: in favor of ☐

opposed to ☒

neutral to ☐

the request for PLPDD20220095

COMMENTS:

NAME: Danise Greenger SIGNATURE: Danise Greenger  
(PLEASE PRINT)

STREET ADDRESS: 5018 Brookhead Ln Cibola, TX 78108

DATE: 8/21/22

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: I would agree to the development of single family homes ONLY

NAME: Mary E. Graham SIGNATURE Mary E. Graham  
(PLEASE PRINT)

STREET ADDRESS: 3701 Hillside Schertz, TX

DATE: 8-17-2022

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: We would feel compelled to move if this happens!

NAME: MARINA BYRUM SIGNATURE Marina Byrum  
(PLEASE PRINT)

STREET ADDRESS: 3804 Pheasant

DATE: 8/16/22

## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022** at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to

. If you have any questions, please feel free to call Megan Harrison, Planner directly at (210)

619-1781.

Sincerely,

Megan Harrison  
Planner

## Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: This is a Seniors Community. Don't want noise and Traffic

NAME: Kenna Feazell SIGNATURE Kenna Feazell  
(PLEASE PRINT)

STREET ADDRESS: 3605 Fox Run Schertz, TX 78108

DATE: 8/22/2022

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS:

NAME: Paul V Pollard SIGNATURE Paul V Pollard  
(PLEASE PRINT)

STREET ADDRESS: 5743 Maxfli Drive

DATE: 8-22-22



## Megan Harrison

---

**From:** robin miller <robin1053@hotmail.com>  
**Sent:** Monday, August 22, 2022 11:24 AM  
**To:** Megan Harrison  
**Subject:** Re: Rezoning proposal

3925 Cedar Ct, 78108

On Aug 22, 2022, at 9:33 AM, Megan Harrison <MHarrison@schertz.com> wrote:

Robin,

Could you please verify your address as it is hard to see on the image? I very much appreciate that.

Thank you,  
**Megan Harrison**  
**Planner**  
City of Schertz  
1400 Schertz Parkway  
Schertz, TX 78154  
Office: 210-619-1781  
Schertz.com

---

**From:** robin miller <robin1053@hotmail.com>  
**Sent:** Monday, August 22, 2022 8:49 AM  
**To:** Megan Harrison <MHarrison@schertz.com>  
**Subject:** Re: Rezoning proposal

I would like to add that the developer should be responsible for fence construction around entire development. Scenic Hills residents should not incur any expense for new development.

Thank you,  
Martha Miller

On Aug 22, 2022, at 8:34 AM, Megan Harrison <MHarrison@schertz.com> wrote:

Good morning,

I have received your response with regards to the rezoning request and will keep it for our records. Please let me know if there are any questions.

Thank you,  
**Megan Harrison**

City of Schertz  
1400 Schertz Parkway  
Schertz, TX 78154  
Office: 210-619-1781  
Schertz.com

**Subject:** Rezoning proposal

[illegible]



COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 2022, at 6:00 p.m. located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: I don't want anything built on old golf course.

NAME: Ann Thew (PLEASE PRINT) SIGNATURE: Ann Thew

STREET ADDRESS: 5708 Bucked Stick, Schertz, TX 78108-2012

DATE: August 21, 2022

## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

## Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095COMMENTS: Bring Golf Course BackNAME: Judi Marinelli SIGNATURE Judi Mannelli  
(PLEASE PRINT)STREET ADDRESS: 3761 PEBBLE BEACHDATE: 8/21/2022



COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 2022, at 6:00 p.m. located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

PLPDD20220095 – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: We are opposed to apartments & any type being built, as this would lower property value.

NAME: Brian & Jody Blume  
(PLEASE PRINT)

SIGNATURE

STREET ADDRESS: 3757 Pebble Beach Schertz, TX 78108

DATE: 8/21/2022

\* Also putting more traffic that is unnecessary through this neighborhood. We need to allow the investors willing to rebuild the golf course to rebuild and bring value and beauty back to this area.





COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 2022, at 6:00 p.m., located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: \_\_\_\_\_

NAME: Maureen Izuno SIGNATURE Maureen Izuno  
(PLEASE PRINT)

STREET ADDRESS: 4105 Whisper Point, Schertz, TX

DATE: 8-22-2022



COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 83833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: Single dwelling Homes only.

NAME: Matt Bunting SIGNATURE: [Signature]  
(PLEASE PRINT)

STREET ADDRESS: 3326 Wimbledon Dr. Schertz, TX 78108

DATE: 8/21/22



COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.**, located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☐ neutral to ☒ the request for PLPDD20220095

COMMENTS: will it increase taxes?

NAME: Ann Cunningham SIGNATURE: Ann Cunningham  
(PLEASE PRINT)

STREET ADDRESS: 3808 Greenridge 78108

DATE: 8-20-2022

## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 2022, at 6:00 p.m. located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

MH

Megan Harrison  
Planner

## Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**COMMENTS: Bad roads, high traffic volume, lack of infrastructure to support the amount of families coming in.NAME: Maureen Maus  
(PLEASE PRINT)SIGNATURE Maureen MausSTREET ADDRESS: 3434 Wimbledon Dr.DATE: Aug. 21, 2022

The roads in our area are insufficient and dilapidated. There have been promises made to improve them, but that hasn't happened. An apartment complex would only make matters worse. People are driving through the back subdivision on 20 mph road to try to get to 1103. Traffic is a real problem now. The frontage road is like a racetrack and the main entrance is inconvenient to use to go south on I-35. Schertz has a history of building first and worrying about traffic later.

\* When they do get around to it it's been already years of inconvenience for the people who live here.

## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022, at 6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

## Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS:

NAME:

Richard Maus  
(PLEASE PRINT)

SIGNATURE

Richard Maus

STREET ADDRESS:

3434 Wimbledon Dr #78108

DATE:

8-21-22

There are no roads or infrastructure to support high density housing in this area.



## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

## Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**COMMENTS: Roads are insufficient for high density buildingsNAME: Carol Young SIGNATURE C Young  
(PLEASE PRINT)STREET ADDRESS: 3442 Kimbleton DrDATE: 8-21-2022

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

Reply Form

I am: ☒ in favor of ☐ opposed to ☐ neutral to the request for PLPDD20220095

COMMENTS: Luxury Single Family only

NAME: Roy Jones SIGNATURE:   
(PLEASE PRINT)

STREET ADDRESS: 3422 Wimbledon Dr. Schertz

DATE: 8/20/2022 TX 78108



COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 2022, at 6:00 p.m. located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: \_\_\_\_\_

NAME: George Ringberg SIGNATURE George Ringberg  
(PLEASE PRINT)

STREET ADDRESS: 3759 Columbia DR

DATE: \_\_\_\_\_



COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.**, located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS:

Our neighborhood's infrastructure (roads) can't handle this complex.

NAME:

Michele Oden  
(PLEASE PRINT)

SIGNATURE

Michele Oden

STREET ADDRESS:

5801 Black Diamond Schertz, TX 78108

DATE:

8-21-22

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022, at 6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: EXTREMELY OPPOSED TO THIS HAPPENING

NAME: SUSAN DEGRAFFENKLEN SIGNATURE   
(PLEASE PRINT)

STREET ADDRESS: 5140 COLUMBIA DR.

DATE: 08-15-2022



## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022, at 6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

## Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095COMMENTS: This will decrease property value and create more traffic.NAME: Kevin Harwi  
(PLEASE PRINT)SIGNATURE [Signature]STREET ADDRESS: 5200 Columbia Cibola, TX 78108DATE: 08/15/2022

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,




Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: \_\_\_\_\_

NAME: Cassidy Brown SIGNATURE:   
(PLEASE PRINT)

STREET ADDRESS: 5129 Columbia Dr 178105

DATE: 8/16/22

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS:

NAME: Jay Tchernovitch SIGNATURE: Jay Tchernovitch  
(PLEASE PRINT)

STREET ADDRESS: 5124 Columbia Drive

DATE: 8-16-22

## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

### Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: \_\_\_\_\_

NAME: Desra Bradford SIGNATURE   
(PLEASE PRINT)

STREET ADDRESS: 5133 Columbia Dr. Cibolo, TX 78108

DATE: 08/16/2022

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: \_\_\_\_\_

NAME: Michael Guidry SIGNATURE   
(PLEASE PRINT)

STREET ADDRESS: 5133 Columbia Dr. Cibolo, TX 78108

DATE: 08/16/2022



NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 2022, at 6:00 p.m. located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

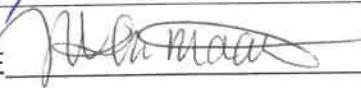
Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: Not good for Single family houses.

NAME: Marie Ikea-moore  
(PLEASE PRINT)

SIGNATURE



STREET ADDRESS: 5137 Columbia Dr Cibolo, TX 7868

DATE: 8/16/2022

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,




Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: Not good for property Value

NAME: Rex S. Moore SIGNATURE:   
(PLEASE PRINT)

STREET ADDRESS: 5137 Columbia Dr.

DATE: 08-16-22

## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

## Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS:

Don't need more traffic + breaking more crime

NAME:

Jennifer Thurmond

SIGNATURE



(PLEASE PRINT)

STREET ADDRESS:

5132 Columbia Dr Schertz TX 78108

DATE:

8-16-2022

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

*MH*

Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: Not in Favor for High crime rate & low property values

NAME: Adam Thurnmond SIGNATURE: *Adam Thurnmond*  
(PLEASE PRINT)

STREET ADDRESS: 5132 Columbia Dr Schertz TX 78108

DATE: 8/13/22

P.S.  
Should be made into a Act for Family's!

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,




Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: \_\_\_\_\_

NAME: ROBERT M. SULLIVAN SIGNATURE   
(PLEASE PRINT)

STREET ADDRESS: 5128 COLUMBIA DR. SCHERTZ 78108

DATE: 8/16/22



NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 2022, at 6:00 p.m. located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

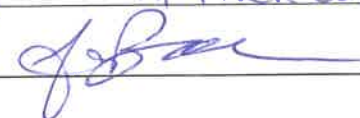


Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: Do not want home values to go down, increase crime rate

NAME: Jessica Barron & Gafie William SIGNATURE:  to go up, too much traffic  
(PLEASE PRINT)

STREET ADDRESS: 5120 Columbia dr

DATE: 16 Aug 2022

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,




Megan Harrison  
Planner

---

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: \_\_\_\_\_

NAME: Gablie William SIGNATURE:   
(PLEASE PRINT)

STREET ADDRESS: 5120 Columbia Dr.

DATE: 08162022



COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

---

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: \_\_\_\_\_

NAME: Bob Lee SIGNATURE   
(PLEASE PRINT)

STREET ADDRESS: 5812 St. Andrews, Schertz, TX 78108

DATE: 8/21/2022

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: NO APTS NO rental

NAME: 1) Anat Ralph Place SIGNATURE [Signature]  
(PLEASE PRINT)

STREET ADDRESS: 6082 Covelos Cove, Ashb, TX

DATE: 21 July

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: Totally opposed to rezoning to PDD!

NAME: Javier & Carmen Rodriguez SIGNATURE Javier D. Rodriguez & Carmen Rodriguez  
(PLEASE PRINT)

STREET ADDRESS: 5621 Fairway Dr. Schertz TX 78108

DATE: Aug. 21, 2022



NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS:

NAME:

(PLEASE PRINT)

SIGNATURE

STREET ADDRESS:

DATE:

## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

## Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS:

NAME: Jennifer C. Rodriguez SIGNATURE Jennifer C. Rodriguez  
(PLEASE PRINT)STREET ADDRESS: 5105 Knollwood Schertz, Tx 78108DATE: 08-21-2022  
08-21-22

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: \_\_\_\_\_

NAME: Heland M. Cornick SIGNATURE Heland M. Cornick  
(PLEASE PRINT)

STREET ADDRESS: 3752 Hunters Glen

DATE: 8-21-22



COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

Reply Form

I am: ☒ in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: Bringing in more traffic & mischief to this housing complex.

NAME: Bonita Bingham SIGNATURE: Bonita Bingham

(PLEASE PRINT)

STREET ADDRESS: 3514 Cliffside DR. Schertz, Tx 78108

DATE: 8/21/2022

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☐ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: \_\_\_\_\_

NAME: Jimmy Hall SIGNATURE Jimmy Hall  
(PLEASE PRINT)

STREET ADDRESS: 3704 Hillside

DATE: 8-21-22





COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

---

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: \_\_\_\_\_

NAME Sharyn Hall SIGNATURE Sharyn Hall  
(PLEASE PRINT)

STREET ADDRESS: 3704 Hillside

DATE: 8-21-22



COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: \_\_\_\_\_

NAME: JAMES RIEDEL SIGNATURE [Signature]  
(PLEASE PRINT)

STREET ADDRESS: 3433 CHARLESTON LN

DATE: 8-21-22



COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

---

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: \_\_\_\_\_

NAME: Jim Riedel SIGNATURE: Jim Riedel  
(PLEASE PRINT)

STREET ADDRESS: 3433 Charleston Lane

DATE: 8/21/22



COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

---

Reply Form

I am: ☐ in favor of ☒ opposed to ☐ neutral to the request for PLPDD20220095

COMMENTS: Single Family Homes Only. No condos or Apts.

NAME: Miller Marvia SIGNATURE [Handwritten Signature]  
(PLEASE PRINT)

STREET ADDRESS: 5732-Columbia Dr

DATE: 8-21-2022



COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 2022, at 6:00 p.m. located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

---

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: Single Family Homes Only No condos or APTS

NAME: Linda Miller SIGNATURE: Linda S Miller  
(PLEASE PRINT)

STREET ADDRESS: 5732 Columbia Drive

DATE: 8-21-2022





COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 2022, at 6:00 p.m. located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

---

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: Single Family Homes No Condos or APTS

NAME: Victoria Miller SIGNATURE Victoria Miller  
(PLEASE PRINT)

STREET ADDRESS: 684 5732 Columbia Dr.

DATE: 1-21-22

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: \_\_\_\_\_

NAME: Joseph Hidalgo SIGNATURE:   
(PLEASE PRINT)

STREET ADDRESS: 5604 Ping Way, Schertz, TX 78108

DATE: 8/21/22

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: Inappropriate # of units in residential area

NAME: Alan Johanningmeier SIGNATURE:   
(PLEASE PRINT)

STREET ADDRESS: 6058 Lovers Love

DATE: 21 Aug 2022

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

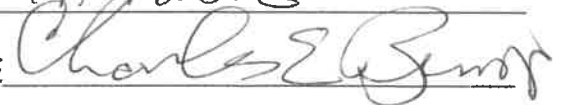
Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: Scenic Hills is vulnerable

NAME: Charles Bell  
(PLEASE PRINT)

SIGNATURE



STREET ADDRESS: 3632 Fox Run Schertz 78108

DATE: 8/21/22

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.**, located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

Reply Form

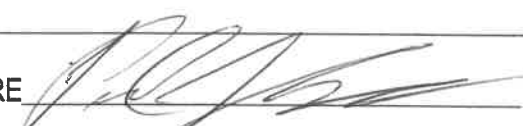
I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS:

NAME:

Paul Keadzie  
(PLEASE PRINT)

SIGNATURE



STREET ADDRESS:

5713 Fairways Drive, Schertz, TX 78108

DATE:

8/21/22



NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS:

NAME: Chloe Kendrick (PLEASE PRINT)

SIGNATURE

STREET ADDRESS:

5713 Fairways Drive, Schertz, TX 78108

DATE:

8/21/22



COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: \_\_\_\_\_

NAME: John + DJ Thompson SIGNATURE [Signature]  
(PLEASE PRINT)

STREET ADDRESS: 3325 Charleston Lane Schertz, TX 78108

DATE: 21 Aug 2022

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: \_\_\_\_\_

NAME: JAMIE GUTHRIE SIGNATURE Jamie Guthrie  
(PLEASE PRINT)

STREET ADDRESS: 3405 Mayfair DR

DATE: 8/21/22

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: \_\_\_\_\_

NAME: David Tripp SIGNATURE [Signature]  
(PLEASE PRINT)

STREET ADDRESS: 4004 Oak Ct. Schertz TX

DATE: 8/21/22 78108

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS:

NAME: Trace Guthrie SIGNATURE: [Signature]  
(PLEASE PRINT)

STREET ADDRESS: 3405 Mayfair

DATE: 8/21/22



PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

Reply Form

I am: ☐ in favor of ☒ opposed to ☐ neutral to the request for **PLPDD20220095**

COMMENTS: Apartment - Grew space

NAME: NORMAN SHAHEEN SIGNATURE: [Signature]  
(PLEASE PRINT)

STREET ADDRESS: 3220 PHEASANT Schertz, TX

DATE: 8-21-22





COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: too many businesses

NAME: Nancy Shaheen SIGNATURE:   
(PLEASE PRINT)

STREET ADDRESS: 3820 Phares St Schertz

DATE: 8-21-22

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS:

NAME:

Shelly Woolley  
(PLEASE PRINT)

SIGNATURE

Shelly Woolley

STREET ADDRESS:

3632 Soenic Drive

DATE:

8-21-22

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: \_\_\_\_\_

NAME: Sepideh Tapp SIGNATURE Sepideh Tapp  
(PLEASE PRINT)

STREET ADDRESS: 5220 Columbia Dr.

DATE: 8/21/2022



COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS:

NAME: Steven Tapp SIGNATURE: [Signature]  
(PLEASE PRINT)

STREET ADDRESS: 5220 Columbia Dr.

DATE: 8/21/2022



COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022, at 6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS:

NAME: Matthew Thomas SIGNATURE: Matthew Thomas  
(PLEASE PRINT)

STREET ADDRESS: 3402 Charleston Ln

DATE: 08-21-2022

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: NO APARTMENTS - NO multi-family

NAME: Karen Nakayama SIGNATURE Karen Nakayama  
(PLEASE PRINT)

STREET ADDRESS: 3526 Charleston Ln

DATE: 8/21/2022 Cibola, 78108  
(Schertz)



## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

## Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**COMMENTS: No matter family livingNAME: William Nakayama SIGNATURE: [Signature]  
(PLEASE PRINT)STREET ADDRESS: 3526 Charleston Lane, Abilene, TX 78108DATE: 8/21/22

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: Our homes will depreciate

NAME: Nancy Morales SIGNATURE   
(PLEASE PRINT)

STREET ADDRESS: 5209 Columbia Dr

DATE: 8-21-2022

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

---

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: \_\_\_\_\_

NAME: Robert Guilford SIGNATURE: Robert J. Guilford  
(PLEASE PRINT)

STREET ADDRESS: 3405 Foxbriar Lane Schertz TX 78108

DATE: 21 Aug 2022



COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 2022, at 6:00 p.m. located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS:

NAME: Misty Jones SIGNATURE: MJ Jones  
(PLEASE PRINT)

STREET ADDRESS: 5732 Ty Lindstrom, Schertz

DATE: 8/21/22

78110

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: \_\_\_\_\_

NAME: Joshua Lewis SIGNATURE   
(PLEASE PRINT)

STREET ADDRESS: 5717 Ty Lindstrom, Schertz TX 78108

DATE: 21 Aug 22



COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

---

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: BETTER OPTION - MAKE 1ND PARK

NAME: LINDA B. WARD SIGNATURE: Linda B Ward  
(PLEASE PRINT)

STREET ADDRESS: 3801 GREENRIDGE

DATE: 8/24/2022



NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: \_\_\_\_\_

NAME: Brandon Goggans SIGNATURE   
(PLEASE PRINT)

STREET ADDRESS: 3401 Foxbriar LN, Schertz TX 78108

DATE: 21 Aug 2022

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: \_\_\_\_\_

NAME: PEDRO MACIAS SIGNATURE [Signature]  
(PLEASE PRINT)

STREET ADDRESS: 3777 Pebble Beach

DATE: 8/21/22

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: Need Considerably more information First

NAME: Thomas & Janet Wilson SIGNATURE Thomas Wilson  
(PLEASE PRINT)

STREET ADDRESS: 3805 Overlook Dr.

DATE: Aug. 21, 2022

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: \_\_\_\_\_

NAME: Maryann McCurdy (PLEASE PRINT)

SIGNATURE



STREET ADDRESS: 3771 Columbia DR Cibola 78108

DATE: AUG - 21 - 2021



COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: Hell No!

NAME: ERIC VAN DER VELOEN SIGNATURE [Signature]  
(PLEASE PRINT)

STREET ADDRESS: 3433 CLIFFSIDE DR SCHERTZ, TX, 78108

DATE: 8/22/22



COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 2022, at 6:00 p.m. located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

---

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS:

NAME:

Deborah Gruschke  
(PLEASE PRINT)

SIGNATURE

Deborah A. Gruschke

STREET ADDRESS:

3812 Pleasant, 78108

DATE:

8/21/2022





COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: \_\_\_\_\_

NAME: Blanca Lewis SIGNATURE: [Signature]  
(PLEASE PRINT)

STREET ADDRESS: 5717 Ty Lindstrom Schertz TX 78108

DATE: 21 Aug 22



COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: \_\_\_\_\_

NAME: Reynaldo Galindo SIGNATURE: [Handwritten Signature]  
(PLEASE PRINT)

STREET ADDRESS: 3801 Overlook Dr.

DATE: 21 Aug 2022



COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: \_\_\_\_\_

NAME: Josie Galindo

(PLEASE PRINT)

SIGNATURE Josie Galindo

STREET ADDRESS: 3801 Overlook Dr.

DATE: 21 Aug 2022



COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: Single Family homes only

NAME: Jose Serna SIGNATURE   
(PLEASE PRINT)

STREET ADDRESS: 3402 Wimbledon Dr Schertz TX 78108

DATE: 8.22.22

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.**, located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

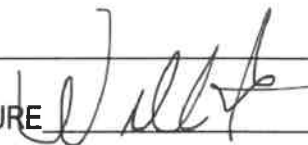
Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: \_\_\_\_\_

NAME: William Averill  
(PLEASE PRINT)

SIGNATURE



STREET ADDRESS: 412 Kings Way Cibolo, Tx 78108

DATE: 08/21/2022

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: \_\_\_\_\_

NAME: **Valerie Averill**

SIGNATURE 

(PLEASE PRINT)

**412 Kings Way Cibolo, Tx 78108**

STREET ADDRESS: \_\_\_\_\_

DATE: **08/21/2022**



**Megan Harrison**

6070 Covers Cove

**From:** Armando Cruz <mando88cruz@yahoo.com>  
**Sent:** Sunday, August 21, 2022 8:16 AM  
**To:** Megan Harrison  
**Subject:** For PLPDD20220095

I will try to be there. And I am very well affected. This will cause issues at when it is done. They concentrate with the other parts of the golf course. This is just a portion where as gated or not. The club house hasn't been demolished yet and it's causing kids and teenagers to do what they want and if the area is gated, they can run and hide in that apartment complex.

Sincerely,

Armando Cruz

## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 2022 at 6:00 p.m. located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

## Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: \_\_\_\_\_

NAME: Armando Cruz SIGNATURE [Signature]  
(PLEASE PRINT)

STREET ADDRESS: 6070 Covers Cove

DATE: 21 Aug 2022



PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.**, located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS:

NAME: Heather Frost SIGNATURE: [Handwritten Signature]  
(PLEASE PRINT)

STREET ADDRESS: 5124 Knollwood

DATE: 8/20/22

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: \_\_\_\_\_

NAME: Kasia Irwin SIGNATURE   
(PLEASE PRINT)

STREET ADDRESS: 5120 Knollwood Schertz tx 78108

DATE: 08/20/2022

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

---

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: It is unsightly, will bring in an inflow of temporary residents that will flood our already critically understaffed and poorly managed township, and is known to bring suburban home prices down. Absolutely not in favor. This will destroy our neighborhoods. Heevaluate killing the local housing economy and traffic situation.

NAME: Kirk Irwin  
(PLEASE PRINT)

SIGNATURE 

STREET ADDRESS: 5120 Knollwood, Schertz, TX 78108

DATE: 20 Aug 2022



COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022, at 6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

Reply Form

I am in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: The current traffic is heavy and streets need repairs

NAME: Rebecca Camacho SIGNATURE: Rebecca Camacho  
(PLEASE PRINT)

STREET ADDRESS: 5809 Black Diamond Schertz TX 78108

DATE: Aug 16, 2022



## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 2022, at 6:00 p.m. located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

## Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095COMMENTS: TOTALLY AGAINST THIS IDEA TO PROTECT PROPERTY VALUESNAME: MARLANDEZ  
(PLEASE PRINT)

SIGNATURE

STREET ADDRESS: 5800 BLACK DIAMONDDATE: 8/17/22

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 2022, at 6:00 p.m. located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

*MH*

Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS:

NAME: Aliaia F. Barthel SIGNATURE: *Aliaia F. Barthel*  
(PLEASE PRINT)

STREET ADDRESS: 5808 Black Diamond

DATE: 8/18/2022



COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022** at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. This form is used to calculate the percentage of landowners that support and oppose the request. You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

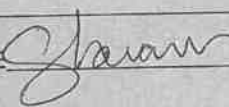
Reply Form

I am: ☐ in favor of ☒ opposed to ☐ neutral to the request for PLPDD20220095

COMMENTS:

NAME: SABRA NAVARRO  
(PLEASE PRINT)

SIGNATURE



STREET ADDRESS: 5743 COLUMBIA DR, SCHERTZ, TX 78154

DATE: 8/20/2022

## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 2022, at 6:00 p.m. located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** - A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

## Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095COMMENTS: Property value will decrease - SEE attach listNAME: Cindy Belew  
(PLEASE PRINT)SIGNATURE Cindy BelewSTREET ADDRESS: 3310 Turnabout LoopDATE: 8/22/22

- ❖ Property Value Decrease
- ❖ Crime Rate Increase
- ❖ Over Crowded Classrooms/Schools
- ❖ Big Jump In Traffic Around The Neighborhood
- ❖ Unsafe Traffic Flow For Children That Play in OUR Neighborhood
- ❖ Traffic Coming and Going off all Hours
- ❖ Lots of Future Utility Construction
- ❖ Company Wanting to Build and Manage the Property Isn't Even Located in Texas
- ❖ Company Wanting To Build and Manage has Poor History with Other Apartments they Run
- ❖ People in This Neighborhood That Bought These Houses Didn't Buy Them To Have Low Income Apartments Built in Their Backyard.
- ❖ Schertz Has Enough Low In To Suffice Already
- ❖ No Public Transportation for Residents of the Low Income Apartments. Most Low Income Families rely on Some Form of Public Transportation (Most Used Would Be Public Buses)

Reply Form

0

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: LOWER PROPERTY VALUES / MORE TRAFFIC

NAME: WILLIAM EDMONDS SIGNATURE W. Edmonds  
(PLEASE PRINT)

STREET ADDRESS: 4909 CRESTWOOD DR. SCHERTZ TX 78108

DATE: 8/21/22



Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: we don't want our property values lowered!

NAME: Linda Jarrell SIGNATURE: Linda Jarrell  
(PLEASE PRINT)

STREET ADDRESS: 4909 Crestwood Dr. Schertz, TX 78108

DATE: 8/21/22

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 2022 at 6:00 p.m. located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: \_\_\_\_\_

NAME: Heather Borchers SIGNATURE: Heather Borchers  
(PLEASE PRINT)

STREET ADDRESS: 3128 Harrison Oaks Schertz, TX

DATE: 8/21/2022

## NOTICE OF PUBLIC HEARING

August 12, 2022


Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 2022, at 6:00 p.m. located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and W-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

  
Megan Harrison  
Planner

## Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

## COMMENTS:

NAME:

Carlos Alvarado  
(PLEASE PRINT)

SIGNATURE

Carlos Alvarado

STREET ADDRESS:

109 Sunflower St.

DATE:

08-19-2022



COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.**, located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: this will hurt our property value

NAME: Joni Eichholtz SIGNATURE: Joni Eichholtz  
(PLEASE PRINT)

STREET ADDRESS: 3505 Foxbriar Ln

DATE: 8-21-22

## NOTICE OF PUBLIC HEARING

PLANNING & COMMUNITY  
DEVELOPMENT

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 2022 at 6:00 p.m. located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas, to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). **If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.**

Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS:

NAME: Jessica Weinung SIGNATURE: [Signature]  
(PLEASE PRINT)

STREET ADDRESS:

3521 Wimbledon

DATE:

8/21/22

PLANNING & COMMUNITY  
DEVELOPMENT

## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 2022, at 6:00 p.m. located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

## Reply Form

I am: ☒ in favor of ☐ opposed to ☐ neutral to ☐ the request for PLPDD20220095COMMENTS: *After buying a house in scenic Hills 28 years ago, the  
ambience of the surrounding community would be affected.*NAME: James W Moore SIGNATURE: James W Moore  
(PLEASE PRINT)STREET ADDRESS: 3801 Hunters Glen, Schertz, TX 78108DATE: August 22, 2022



NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 2022, at 6:00 p.m. located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

*MH*

Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: We fought a home 28 years ago 5.4. We would like to be

NAME: Jally C Moore SIGNATURE: Jally C Moore Individed  
(PLEASE PRINT) homes.

STREET ADDRESS: 3801 Hunters Glen or garden

DATE: Aug 22, 2022 homes



COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: Lot 24 + 25 Block 2 Northcliffe CC #1

NAME: Mary Ann Craft SIGNATURE: Mary Ann Craft  
(PLEASE PRINT)

STREET ADDRESS: 3509 Wimbledon DR. 78108

DATE: 8/20/22

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

---

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: \_\_\_\_\_

NAME: LARRY CRAFT SIGNATURE Larry Craft  
(PLEASE PRINT)

STREET ADDRESS: 3509 WIMBLEDON DR.

DATE: 8/20/22

## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

## Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095COMMENTS: Due to excess traffic & poor streets, parking  
excesses - opposeNAME: Jan Baldwin SIGNATURE J Baldwin  
(PLEASE PRINT)STREET ADDRESS: 3401 Columbia, Cibola, TXDATE: Aug 23, 2022

PLANNING & COMMUNITY  
DEVELOPMENT

## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

## Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095COMMENTS: opposed to multi housingNAME: Waynette Dolan SIGNATURE Waynette C. Dolan  
(PLEASE PRINT)STREET ADDRESS: 3401 Columbia, Cibola, TX 78108DATE: Aug 23, 2022

Reply Form

I am: in favor of ☒ opposed to ☐ neutral to ☐ the request for PLPDD20220095

COMMENTS: \_\_\_\_\_

NAME: GERALD MALLAMS SIGNATURE Gerald Mallams  
(PLEASE PRINT)

STREET ADDRESS: 3716 HUNTERS Glen SCHERTZ, TX 78108

DATE: 8-15-2022

ATTN: MEGAN HARRISON

1400 Schertz Parkway



Schertz, Texas 78154



210.619.1000



[schertz.com](http://schertz.com)



NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 2022, at 6:00 p.m. located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☐ neutral to ☒ the request for PLPDD20220095

COMMENTS: Too dense

NAME: DONNA IRELAND SIGNATURE   
(PLEASE PRINT)

STREET ADDRESS: 3720 Hunter Glen

DATE: 8-21-22



COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS:

NAME: Lisa K Brown (Tomlin) SIGNATURE [Signature]  
(PLEASE PRINT)

STREET ADDRESS: 3727 Columbia Dr., Cibola TX 78108

DATE: 8/21/22

## NOTICE OF PUBLIC HEARING

August 12, 2022


Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mhamison@schertz.com](mailto:mhamison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

  
Megan Harrison  
Planner

## Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: \_\_\_\_\_

NAME: Travis Embanks SIGNATURE: T. Embanks  
(PLEASE PRINT)

STREET ADDRESS: 3739 Columbia

DATE: 8/23/22

## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

## Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**COMMENTS: Dog Parks, splash Pools for our kids in communityNAME: Jessica Zilaid SIGNATURE: [Signature]  
(PLEASE PRINT)STREET ADDRESS: 5700 Palom Hills, SchertzDATE: 8-20-22



COMMUNITY  
SERVICE  
OPPORTUNITY

\* Fill out and leave I  
by door - we will  
comt get :)

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** - A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. This form is used to calculate the percentage of landowners that support and oppose the request. You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781:

Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: We need parks, walking trails, dog parks, splash pads for our kids

NAME: William M Zulaica SIGNATURE   
(PLEASE PRINT)

STREET ADDRESS: 5700 Pelican Hls

DATE: 8-20-22

## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022, at 6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

## Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS:

NAME:

Ginger Hollingsworth  
(PLEASE PRINT)

SIGNATURE



STREET ADDRESS:

5708 Pelican Hills, Schertz TX 78108

DATE:

8/21/22



NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

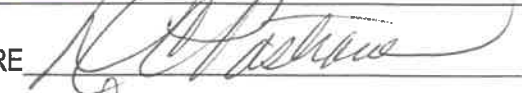


Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: NOT IN FAVOR.

NAME: Deborah C Postrano SIGNATURE:   
(PLEASE PRINT)

STREET ADDRESS: 3696 Pebble Beach Schertz Tx 78108.

DATE: 8/16/2022.

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: \_\_\_\_\_

NAME: Erika Barrera SIGNATURE: [Handwritten Signature]  
(PLEASE PRINT)

STREET ADDRESS: 3692 Pebble Beach

DATE: 20 Aug 2022

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.**, located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS:

NAME

(PLEASE PRINT)

SIGNATURE

STREET ADDRESS:

DATE:

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

*MH*

Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: *We retired here - nice golf course - wild birds + animals* *now it will all be gone!*  
NAME: *Janet M. Young* (PLEASE PRINT) SIGNATURE *Janet M. Young*

STREET ADDRESS: *3709 Little Beach*

DATE: *8-18-22*

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS:

NAME:

(PLEASE PRINT)

SIGNATURE

STREET ADDRESS:

DATE:

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: \_\_\_\_\_

NAME: JUAN Lopez SIGNATURE: [Signature]  
(PLEASE PRINT)

STREET ADDRESS: 3716 Pebble Beach

DATE: 8/18/22





COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: \_\_\_\_\_

NAME: Janie Thomas SIGNATURE: Janie Thomas  
(PLEASE PRINT)

STREET ADDRESS: 3402 Charleston Ln

DATE: 8/19/2022

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS:

NAME: Alberta Miller SIGNATURE: Alberta Miller  
(PLEASE PRINT)

STREET ADDRESS: 3514 Foxbmar Ln. Schertz, TX 78108

DATE: 8-18-2022

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

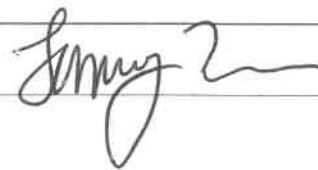
COMMENTS:

**NO!**

NAME:

**Tammy Torres**  
(PLEASE PRINT)

SIGNATURE



STREET ADDRESS:

**6112 Covers Cove**

DATE:

**8-19-22**

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of ☒ opposed to ☐ neutral to ☐ the request for **PLPDD20220095**

COMMENTS:

NAME: GEORGE WEEKLEY SIGNATURE [Signature]  
(PLEASE PRINT)

STREET ADDRESS: 616 COVER COVE

DATE: 8-19-22

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.**, located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: \_\_\_\_\_

NAME: Robert Reynolds SIGNATURE:   
(PLEASE PRINT)

STREET ADDRESS: 5813 BLACK DIAMOND

DATE: 18 Aug 22

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.**, located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS:

NAME: FREIDA VIVAS SIGNATURE: Freida Vivas  
(PLEASE PRINT)

STREET ADDRESS: 5805 BLACK DIAMOND

DATE: 8/18/22



## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

## Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: \_\_\_\_\_

NAME: LOWEEN LOBATO SIGNATURE   
(PLEASE PRINT)STREET ADDRESS: 5804 BLACK DIAMOND SCHERTZ TX 78108DATE: 18 AUG 22

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 2022, at 6:00 p.m. located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to mharrison@schertz.com. If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS:

NAME: Barbara Turner (PLEASE PRINT)

SIGNATURE

Barbara Turner

STREET ADDRESS:

3338 Foxbriar Lane

DATE:

8/20/22

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: Totally opposed to multifamily rental units Zone R-6

NAME: Maxie S Bailey SIGNATURE Maxie S Bailey  
(PLEASE PRINT)

STREET ADDRESS: 3829 Overlook Drive Schertz, Texas 78108

DATE: August 23, 2022

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

  
Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: \_\_\_\_\_

NAME: Kathleen Landeck SIGNATURE Kathleen Landeck  
(PLEASE PRINT)

STREET ADDRESS: 3705 Scenic Drive

DATE: 8/23/2022

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: \_\_\_\_\_

NAME: Jane Oman SIGNATURE Jane Oman  
(PLEASE PRINT)

STREET ADDRESS: 4001 Oak Ct, Schertz, TX 78108

DATE: 8/24/22

## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

## Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**COMMENTS: This is single family dwellings not multi familyNAME: ALEXANDER KOBIEL  
(PLEASE PRINT)

SIGNATURE

STREET ADDRESS: 3322 Wimbledon DR.DATE: 8-24-22

This use to be a secure housing area, you are charging it only for profit in your pocket not caring about the owners who have been living here for 30 yrs.



Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: Houses? Yes Duplexes and/or apartments? NO

NAME: Eugene A Marchese Jr SIGNATURE Eugene A Marchese Jr  
(PLEASE PRINT)

STREET ADDRESS: 3674 Pebble Beach Cibolo Texas 78108

DATE: 8/16/2022

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: RIISING CRIME, CONGESTION

NAME: GEORGE KOLTERMANN SIGNATURE George Koltorman  
(PLEASE PRINT)

STREET ADDRESS: 3748 HUNTERS GLEN SCHERTZ TX

DATE: 8-16-2022 78108

1400 Schertz Parkway



Schertz, Texas 78154



210.619.1000



[schertz.com](http://schertz.com)

## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 2022, at 6:00 p.m. located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

## Reply Form


I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: \_\_\_\_\_

NAME: JANICE KOLTERMAN SIGNATURE Janice Koltermann  
(PLEASE PRINT)STREET ADDRESS: 3748 HUNTERS GREEN SCHERTZ, TXDATE: 8-16-22 78108

## Megan Harrison

---

**From:** William Zulaica ·   
**Sent:** Friday, August 19, 2022 10:51 AM  
**To:** Megan Harrison  
**Subject:** Opposed to- Replay Form  
**Attachments:** Schertz- Zoning 001.jpg

I wanted to email you my form Mrs. Harrison just in case I don't make it to the meeting. I live at 5700 Pelican Hls, and I oppose having duplexes in my backyard. I really wish they would make walking trls, play ground, dog park or even a splash pads for our kids in this community.

William M. Zulaica

10624 IH 35 N  
San Antonio, Tx 78233

## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

  
Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS:

We need walking trails, playground, dog park, splash & pads

NAME:

William M Zulaica  
(PLEASE PRINT)

SIGNATURE



STREET ADDRESS:

5700 Pelican HCS, 78108

DATE:

8-18-22

Reply Form

I am: in favor of ☐

opposed to ☒

neutral to ☐

the request for PLPDD20220095

COMMENTS: Why Do I need to spend 60 on a stamp for something

NAME: Kelly Griffin  
(PLEASE PRINT)

SIGNATURE Kelly Griffin

so obvious?

STREET ADDRESS: 3745 HUNTERS GLN

DATE: 8/15/22

IT will lower OUR

home VALUES. Why would I spend money maintaining my home when  
no one will buy or offer little. CRIME will go up - JUST NOT A GOOD

1400 Schertz Parkway

Schertz, Texas 78154

210.619.1000

schertz.com

IDEA WITH ELDERLY POPULATION - EASY PICKINGS. JUST TIRED OF THE GREED!



Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: Schertz Please keep for walking & exercise it is well used for this

NAME: William & Laurete McGehee SIGNATURE William & Laurete McGehee  
(PLEASE PRINT)

STREET ADDRESS: 3617 Elm Court

DATE: August 16, 2022

1400 Schertz Parkway



Schertz, Texas 78154



210.619.1000



[schertz.com](http://schertz.com)

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: \_\_\_\_\_

NAME: Wesley & Marcheta SIGNATURE Marcheta Wright  
(PLEASE PRINT) Wright

STREET ADDRESS: 3613 Elm Ct. Schertz, Tx 78108

DATE: 8-16-2022

Reply Form

I am: ☐ in favor of ☒ opposed to ☐ neutral to ☐ the request for PLPDD20220095

COMMENTS: \_\_\_\_\_

NAME: Jennifer Cardenas SIGNATURE Jennifer Cardenas  
(PLEASE PRINT)

STREET ADDRESS: 5705 Tuckatoe, Schertz, TX 78108

DATE: 8-18-22

1400 Schertz Parkway \* Schertz, Texas 78154 \* 210.619.1000 \* schertz.com

NOTICE OF PUBLIC HEARING

August 12, 2022


Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

  
Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: Buy it from landowner and convert back to Golf Course!

NAME: David Cummings  
(PLEASE PRINT)

SIGNATURE David Cummings

STREET ADDRESS: 6109 Portchester

DATE: 8/15/22

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: CONCERNED ABOUT IMPACT ON PROPERTY VALUES

NAME: GEORGE H. MAURER SIGNATURE   
(PLEASE PRINT)

STREET ADDRESS: 3721 HUNTERS GLN SCHERTZ, TX 78108

DATE: 8/15/22

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

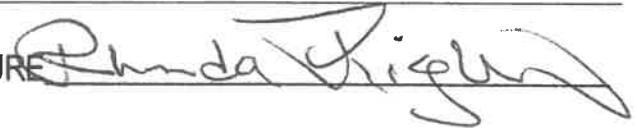
Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: concerns about property value

NAME: Rhonda Rightnow  
(PLEASE PRINT)

SIGNATURE



STREET ADDRESS: 3601 Elm Ct

DATE: 8/16/2022



NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

Reply Form

I am: ☐ in favor of ☒ opposed to ☐ neutral to the request for PLPDD20220095

COMMENTS: Concern about drainage into southeast corner of the plat

NAME: Mary E Berg SIGNATURE: [Signature]  
(PLEASE PRINT)

STREET ADDRESS: 4013 Cypress Court

DATE: 16 AUG 2022

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 2022, at 6:00 p.m. located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: No, we do not want apts behind us.

NAME: Loretta Goodwin SIGNATURE: Loretta Goodwin  
(PLEASE PRINT)

STREET ADDRESS: 5705 Mahogany Bay

DATE: 8-16-22

## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 2022, at 6:00 p.m. located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

## Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**.COMMENTS: who would want 220 units in their backyard, what about drainage and property value.NAME: Kristal Miller

(PLEASE PRINT)

SIGNATURE K MillerSTREET ADDRESS: 5708 TuckatorDATE: 8/17/22

## NOTICE OF PUBLIC HEARING

August 12, 2022


Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022 at 6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**78154**  
**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PDD) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at 619.1781.

Sincerely,



Megan Harrison  
Planner

### Reply Form

I am: ☐ in favor of ☒ opposed to ☐ neutral to the request for PLPDD20220095

COMMENTS: NEGATIVE EFFECT ON MY PROPERTY VALUE

NAME: DENNIS R. COOK  
(PLEASE PRINT)

SIGNATURE: Dennis R. Cook

STREET ADDRESS: 3604 Elm Court

DATE: 15 Aug 22

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: we ARE OPPOSED TO ANY MULTI-FAMILY DEVELOPMENT

NAME: MIKE & TISH MOORE SIGNATURE: [Signature]  
(PLEASE PRINT)

STREET ADDRESS: 5712 TUCKATOE

DATE: 8-16-22

## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

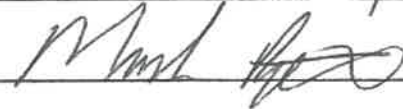
Sincerely,

Megan Harrison  
Planner

## Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095COMMENTS: Increased vehicle & foot traffic; what affect on our property valuesNAME: Mark Rightmour  
(PLEASE PRINT)

SIGNATURE

STREET ADDRESS: 3601 Elm CtDATE: 16 Aug 22



## Megan Harrison

---

**From:** Maggie Igel >  
**Sent:** Tuesday, August 16, 2022 9:14 AM  
**To:** Megan Harrison  
**Subject:** PLPDD20220095 VOTE - IGEL-3712 HUNTERS GLN  
**Attachments:** IGEL-3712 HUNTER GLN-PLPDD20220095.pdf

Please find attached my vote, I will also be attending this meeting. I believe many from the neighboring Scenic Hills community will be attending this meeting.

See you August 24th.

Best Regards,

Maggie Igel  
3712 Hunters Glen, Schertz, TX 78108

## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

## Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**COMMENTS: NOT enough info provided - big impact to scenic HillsNAME: Margaret Gel SIGNATURE: Margaret Gel  
(PLEASE PRINT)STREET ADDRESS: 3712 HUNTERS GIN - SchertzDATE: 8-16-22

## Megan Harrison

---

**From:** Michael A. Boisvert  
**Sent:** Monday, August 15, 2022 3:49 PM  
**To:** Megan Harrison  
**Subject:** Opposition From for north Schertz PRD  
**Attachments:** Signed Opposition Form February 17, 2011.pdf

Hello,

Please see my opposition to the proposed development in north Schertz attached.

I would also like to note that I was informed of this via word of mouth, not via any official correspondence. I would have expected to at least receive a mailed copy of this.



**Michael Boisvert**



## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

## Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: My wife and son walks the area regularly, do not want increase in traffic, will loose view and value

NAME: Michael Boisvert SIGNATURE MAB  
(PLEASE PRINT)

STREET ADDRESS: 6113 Portchester, Schertz TX 78108

DATE: August 15th, 2022

## Megan Harrison

---

**From:** philip berg < >  
**Sent:** Monday, August 15, 2022 3:58 PM  
**To:** Megan Harrison  
**Subject:** PLDDD20220095

My Dear Ms Harrison;

I am in receipt of your letter dated 12 August 2022, Proposing to change zoning from PRE to PDD.

According to Sec 21.5.10 PDD "is to promote and encourage innovative development that is sensitive to surrounding land uses and to the surrounding environment."

Nothing in the information sent to me indicates compliance with this section.

I am therefore opposed to the request for PLPDD20220095. (Need some hard plans.)

Philip Berg  
3740 Hunters Glen (78108)  
15 August, 2022.

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 2022, at 6:00 p.m. located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

---

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: DO NOT WANT IT AT ALL

NAME: THOMAS GOODWIN SIGNATURE: [Handwritten Signature]  
(PLEASE PRINT)

STREET ADDRESS: 5705 MAHOGANY BAY SCHERTZ, TX 75108

DATE: 8/16/22



## Megan Harrison

---

**From:** Hildegard Hundley <hhundley111@gmail.com>  
**Sent:** Wednesday, August 24, 2022 11:51 AM  
**To:** Megan Harrison  
**Subject:** 24 Aug Public Hearing

I am not in favor of refining 25 acres of land #PLPDD20220095.

Thank you,  
Hilde Hundley  
5709 Tuckatoe

Reply Form

I

I am: in favor of ☐

opposed to ☒

neutral to ☐

the request for PLPDD20220095

COMMENTS:

NAME: Steve Schertz  
(PLEASE PRINT)

SIGNATURE

Steve Schertz

STREET ADDRESS: 3713 Columbia

DATE: 8-16-2022

1400 Schertz Parkway

\*

Schertz, Texas 78154

\*

210.619.1000

\*

schertz.com

Reply Form

I

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: \_\_\_\_\_

NAME: Judy G Spencer SIGNATURE Judy G Spencer  
(PLEASE PRINT)

STREET ADDRESS: 3628 Elm Court, Schertz 78108

DATE: 8/18/22

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: City should develop area for city golf course

NAME: RAY ALLOWAY SIGNATURE:   
(PLEASE PRINT)

STREET ADDRESS: 6109 MERION WAY

DATE: 8/18/22

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

  
Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: Think an 8' masonry type wall should be

NAME: Richard Perry SIGNATURE   
(PLEASE PRINT)

STREET ADDRESS: 3913 Pecan Court Schertz 78108

DATE: Aug 17, 2022

provided for the Scenic Hills side if this project goes forward. That will ensure that children in the project are protected and

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: \_\_\_\_\_

NAME: CHARLES JENKINS SIGNATURE   
(PLEASE PRINT)

STREET ADDRESS: 3729 HUNTERS GLEN

DATE: 8/19/2022



## Megan Harrison

---

**From:** Richard Scapperotti <thescaps@yahoo.com>  
**Sent:** Monday, August 22, 2022 12:29 PM  
**To:** Megan Harrison  
**Subject:** PLPDD20220095 OPPOSED

Ms. Harrison

I am writing in regard to the request for zoning change near my property. I reside at 3908 Pecan Ct. Schertz. I want you to know that I STRONGLY oppose the change and plan to develop the approximately 25 acres of land known as Comal County Property Id number 377261. I feel a green space in this area is most appropriate and needed. I would further only perhaps consider a change to allow single family, single unit per family, un-attached dwellings in this space. The proposed multi-family per unit/building will only put more demand on an already stretched infrastructure and roads, as well as add to the amount of heat generating blacktop and lack of trees. Other former green areas are already being developed and soon paved which only serve to make this particular area all the more precious.

Sincerely,  
Carolanne Scapperotti  
3908 Pecan Ct.  
Schertz, tx 78108

## Megan Harrison

---

**From:** Gail JOHNSON <gbob1@sbcglobal.net>  
**Sent:** Sunday, August 21, 2022 12:53 PM  
**To:** Megan Harrison  
**Subject:** Public Hearing (Rezoning) Villas at Bluebonnet Ridge

I am opposed to Villas at Bluebonnet Ridge.

Gail Johnson  
3757 Hunters Glen,  
Cibolo, TX 78108

August 21, 2022

If there is any handout material from the meetings, I would appreciate you e-mailing them.



COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS:

IT'S RIDICULOUS TO CONSTRUCT AN APT COMPLEX

NAME:

LORRAINE SWIFT

(PLEASE PRINT)

SIGNATURE

IN THE MIDDLE OF HOMES! TRAFFIC/SAFETY!  
CRIME

STREET ADDRESS:

6113 MERION WAY

DATE:

8/19/2022

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: Home value Decrease, Congestion

NAME: William Lacy (PLEASE PRINT)

SIGNATURE

William Lacy

STREET ADDRESS: 6113 Merioma Way

DATE: 19 Aug 2022

**Megan Harrison**

---

**From:** dgm091950@gmail.com  
**Sent:** Saturday, August 20, 2022 11:07 AM  
**To:** Megan Harrison  
**Subject:** PLPDD20220095 reply form  
**Attachments:** PLPDD20220095 reply form David Mitchell.pdf

Ms Harrison:

Attached is my reply to the request to rezone the area in the Fairview, Fairways and Scenic Hills neighborhoods. I will not be in town for the Wednesday, August 24, 2022 public hearing, but I wish for my opposition to be noted prior to the hearing. There has been very little information provided to residents on what is actually planned, therefore I cannot do anything other than oppose.

Sincerely,

David Mitchell  
6104 Portchester  
Schertz, TX 78108  
210-710-5497  
[Dgm091950@gmail.com](mailto:Dgm091950@gmail.com)

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

Reply Form

I am: ☐ in favor of ☒ opposed to ☐ neutral to ☐ the request for PLPDD20220095

COMMENTS: strongly oppose this plan - the middle of a neighborhood is not the place to build apartments

NAME: David G. Mitchell SIGNATURE: David G. Mitchell  
(PLEASE PRINT)

STREET ADDRESS: 6104 Portchester, Schertz, TX 78108

DATE: 8-15-2022



## Megan Harrison

---

**From:** Suzanne Knight <jennisue.knight@gmail.com>  
**Sent:** Saturday, August 20, 2022 11:39 AM  
**To:** Megan Harrison  
**Subject:** Property ID Public Hearing 63833  
**Attachments:** Ott 1.pdf

Ms. Harrison,

Please find our reply form attached regarding the rezoning of the 25 acres on Country Club Blvd., in the Northcliffe neighborhood.

My husband and I live in Scenic Hills at 3741 Hunters Glen and our property backs up to the utility easement on the prior golf course. We are extremely worried about the mix of rental units in what is now mainly established housing developments.

We plan to attend the developers Q&A tomorrow and the public hearing with the Zoning Commission Wednesday of next week.

I apologize, I may have scanned this upside down. Thank you for your attention to this email.

Suzanne Knight  
3741 Hunters Glen  
Schertz, TX 78108  
602-717-8496



PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 2022, at 6:00 p.m. located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

*MH*

Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: "NOT" IN FAVOR OF RENTAL COMMUNITY IN THE MIDDLE OF HAMILTONS HOME CLUPE COMMUNITIES

NAME: TOMMY & JENNIFER KNIGHT  
(PLEASE PRINT)

SIGNATURE: *Tommy Knight*  
Tommy Knight

STREET ADDRESS: 3741 HUNTERS GLEN, SCHERTZ, TX 78108

DATE: 8/17/2022

PLANNING & COMMUNITY  
DEVELOPMENT

## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

## Reply Form

I am: ☒ in favor of ☐ opposed to ☐ neutral to the request for PLPDD20220095COMMENTS: *Tenants of the no investment in their community. No increased value to homeowners, actual decrease.*NAME: *Lavie Jones-Lamphers*  
(PLEASE PRINT)SIGNATURE: *Lavie Jones-Lamphers*STREET ADDRESS: *3731 Columbia Dr, Cibola*DATE: *8/21/22*

*Comments: Adds no value to existing established residents, which is the difference in apartments. Plenty of land available in the area which can allow for such a development, while not impacting people and their investment in a community which is well established.*

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: I believe it will put a strain on our Infrastructure

NAME: Patrick & Ann McMaster SIGNATURE:   
(PLEASE PRINT)

STREET ADDRESS: 3604 Elm CT Schertz TX 78108

DATE: 8/21/22



## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

## Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: \_\_\_\_\_

NAME: Margaret Mander SIGNATURE: Margaret D Mander  
(PLEASE PRINT)STREET ADDRESS: 3624 Elm Court Schertz 78108DATE: 8/21/22

## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

## Reply Form

I am: ☒ in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**COMMENTS: DECREASE IN PROPERTY VALUES FOR CURRENT SINGLE FAMILY HOMES!NAME: PAUL J. HENFEY SIGNATURE:   
(PLEASE PRINT)STREET ADDRESS: 3811 PEBBLE BEACH, CIRBLO, TX 78108DATE: 8/21/2022



NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: WILL REDUCE PROPERTY VALUES!

NAME: JUDITH HENFEY SIGNATURE: Judith E Henfey  
(PLEASE PRINT)

STREET ADDRESS: 3811 PEBBLE BEACH CIBOLO, TX

DATE: 8/21/22 98108

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: Too dense, too many units, too many cars

NAME: OTHANN WARNER SIGNATURE: Othann B Warner  
(PLEASE PRINT)

STREET ADDRESS: 3717 Hunter Glen, Schertz, TX 78108

DATE: 8-21-22



COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: \_\_\_\_\_

NAME: Eric A Brown SIGNATURE: E A Brown  
(PLEASE PRINT)

STREET ADDRESS: 3727 Columbia Dr., Schertz TX

DATE: 21 Aug 22



COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: No!

NAME: Judithane Witte SIGNATURE Judithane Witte  
(PLEASE PRINT)

STREET ADDRESS: 4025 Cypress Ct Schertz, TX

DATE: 8/21/22

H



COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: No!

NAME: Lynn Witte (PLEASE PRINT)

SIGNATURE Lynn Witte

STREET ADDRESS: 4025 Cypress Ct

Schertz, TX

DATE: 8/21/22

78108

## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

## Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**COMMENTS: Make Garden Homes (single story)NAME: DAVE HANAWAY SIGNATURE David P. Hanaway  
(PLEASE PRINT)STREET ADDRESS: 3713 HUNTERS GLENDATE: 8-21-2022



NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS:

NAME: Bonnie Miller SIGNATURE:   
(PLEASE PRINT)

STREET ADDRESS: 3709 Hunters Glen

DATE: 8/21/22

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS:

NAME: Ken Miller SIGNATURE:   
(PLEASE PRINT)

STREET ADDRESS: 3709 Hunters Glen

DATE: 8/22/2022



COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 2022, at 6:00 p.m. located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: Too many people in small area and too near traffic

NAME: PATRICIA CRAWFORD SIGNATURE: Patricia Crawford  
(PLEASE PRINT)

STREET ADDRESS: 3725 Hunters Glen, Schertz 78108

DATE: 8/21/22

*We need a wall on scene  
fill fill too.*

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 2022, at 6:00 p.m. located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: TO Big-TRAFFIC Problems

NAME: JEFFREY CRAWFORD SIGNATURE [Signature]  
(PLEASE PRINT)

STREET ADDRESS: 3725 Hunters Glen, Schertz, TX 78108

DATE: 8/21/22



COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 2022, at 6:00 p.m. located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: \_\_\_\_\_

NAME: ROGER LASANTE SIGNATURE: Roger LaSante  
(PLEASE PRINT)

STREET ADDRESS: 4012 CYPRESS CT.

DATE: 8-21-2022

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: I want single family homes built to specs of homes currently existing in area  
NAME: Linda DuWall SIGNATURE: Linda DuWall  
(PLEASE PRINT)

STREET ADDRESS: 3716 Scenic Drive

DATE: 8-21-2022



7

**NOTICE OF PUBLIC HEARING**

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 2022, at 6:00 p.m. located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to mharrison@schertz.com. If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

  
Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: \_\_\_\_\_

NAME: Robert Radcliffe SIGNATURE: Robert Radcliffe  
(PLEASE PRINT)

STREET ADDRESS: 3724 Hunters Glen, Schertz TX 78108

DATE: 08/21/22

**PLANNING & COMMUNITY  
DEVELOPMENT**

**NOTICE OF PUBLIC HEARING**

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 2022, at 6:00 p.m. located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: \_\_\_\_\_

NAME: Ruth A. Radcliffe SIGNATURE Ruth A. Radcliffe  
(PLEASE PRINT)

STREET ADDRESS: 3724 Hunters Glen, Schertz Tx 78108

DATE: 08/20/2022

## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

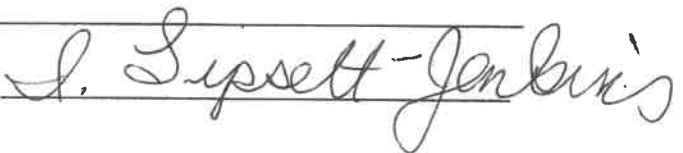
## Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: \_\_\_\_\_

NAME: IRENE LIPSETT-JENKINS  
(PLEASE PRINT)

SIGNATURE

STREET ADDRESS: 3729 HUNTERS GLEN, SCHERTZ, TX 78108DATE: 8/20/2022

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

*MH*

Megan Harrison  
Planner

*I am opposed to the 4-plex concept. I would be in favor of DETACHED - SINGLE FAMILY HOMES*

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: \_\_\_\_\_

NAME: SUSAN WALKER SIGNATURE Susan Walker  
(PLEASE PRINT)

STREET ADDRESS: 3921 Pecan Ct.

DATE: 8/22/22

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 2022, at 6:00 p.m. located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

*MH*

Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: opposed because of density & intersection

NAME: HARVEY P. ROBERTS SIGNATURE [Signature]  
(PLEASE PRINT)

STREET ADDRESS: 3620 Elm Ct. Schertz TX 78108

DATE: 8-24-2022

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for PLPDD20220095

COMMENTS: opposed to Rental Units!!

NAME: Nancy Cambier SIGNATURE Nancy Cambier  
(PLEASE PRINT)

STREET ADDRESS: 3900 Pecan Court, Schertz 78108

DATE: Aug 24, 2022



NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: Totally opposed to multi family units zone Rb

NAME: Maria Sheltis SIGNATURE Maria Sheltis  
(PLEASE PRINT)

STREET ADDRESS: 3736 Hunters Glen Schertz 78108

DATE: 8/24/22

## Megan Harrison

---

**From:** dgm091950@gmail.com  
**Sent:** Saturday, August 20, 2022 11:07 AM  
**To:** Megan Harrison  
**Subject:** PLPDD20220095 reply form  
**Attachments:** PLPDD20220095 reply form David Mitchell.pdf

Ms Harrison:

Attached is my reply to the request to rezone the area in the Fairview, Fairways and Scenic Hills neighborhoods. I will not be in town for the Wednesday, August 24, 2022 public hearing, but I wish for my opposition to be noted prior to the hearing. There has been very little information provided to residents on what is actually planned, therefore I cannot do anything other than oppose.

Sincerely,

David Mitchell  
6104 Portchester  
Schertz, TX 78108  
210-710-5497  
[Dgm091950@gmail.com](mailto:Dgm091950@gmail.com)

PLANNING & COMMUNITY  
DEVELOPMENT

## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

## Reply Form

I am: in favor of ☐opposed to ☒neutral to ☐the request for **PLPDD20220095**COMMENTS: strongly oppose this plan - the middle of a neighborhood - not the place to build apartmentsNAME: David G. Mitchell  
(PLEASE PRINT)SIGNATURE David G. MitchellSTREET ADDRESS: 6104 Tutchester, Schertz, TX 78108DATE: 8-15-2022

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: \_\_\_\_\_

NAME: Megan Hackman SIGNATURE: Megan Hackman  
(PLEASE PRINT)

STREET ADDRESS: 6112 Merion Way

DATE: 8-19-22

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS:

NAME: STACY COLEMAN  
(PLEASE PRINT)

SIGNATURE

Stacy Coleman

STREET ADDRESS: 6101 MERION WAY SCHERTZ, TX 78108

DATE: 8/19/22

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS:

NAME: Wade Lawrence SIGNATURE [Signature]  
(PLEASE PRINT)

STREET ADDRESS: 6100 MERION WAY

DATE: 8/19/2022





COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS:

NAME: BILL CHANDLER SIGNATURE: [Signature]  
(PLEASE PRINT)

STREET ADDRESS: 3800 COLUMBIA DR.

DATE: 8/19/22

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**.

COMMENTS:

NAME:

Robert Wamnick  
(PLEASE PRINT)

SIGNATURE

[Signature]

STREET ADDRESS:

3730 Columbia Dr Cibola TX 78108

DATE:

8-15-22

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: \_\_\_\_\_

NAME: Roger Wallace SIGNATURE [Signature]  
(PLEASE PRINT)

STREET ADDRESS: 3722 Columbia dr

DATE: 8/20/22



COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: I DO NOT SUPPORT

NAME: N. ST. CLAIR  
(PLEASE PRINT)

SIGNATURE

STREET ADDRESS: 3718 COLUMBIA DR., 78108

DATE: 8-15-2022

## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.**, located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request. You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.*

Sincerely,

  
Megan Harrison  
Planner

## Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS:

NAME: Kim DuChene  
(PLEASE PRINT)

SIGNATURE

STREET ADDRESS: 6101 PortchesterDATE: 8-20-2022



COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: \_\_\_\_\_

NAME: Susan Cummings SIGNATURE: Susan Cummings  
(PLEASE PRINT)

STREET ADDRESS: 6109 Portchester

DATE: 8-20-22



## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 24, 2022 at 6:00 p.m. located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request. You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.*

Sincerely,

  
Megan Harrison  
Planner

## Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**.

COMMENTS:

NAME:

Melanie Solis  
(PLEASE PRINT)

SIGNATURE



STREET ADDRESS:

5701 Mahogany Bay

DATE:

08/20/2022

## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.**, located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

  
Megan Harrison  
Planner

## Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: \_\_\_\_\_

NAME: Axceli Adame

(PLEASE PRINT)

SIGNATURE STREET ADDRESS: 5704 Mahogany BayDATE: 8/20/2022

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: \_\_\_\_\_

NAME: Tristan Cardenas SIGNATURE: [Handwritten Signature]  
(PLEASE PRINT)

STREET ADDRESS: 5705 Tuckatoe Schertz, TX 78108

DATE: 8/15/22

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: \_\_\_\_\_

NAME: Bernice Bouler SIGNATURE Bernice Bouler  
(PLEASE PRINT)

STREET ADDRESS: 5704 Tuckatoe, 78108

DATE: 8/15/22

## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

## Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**COMMENTS: We do NOT want Low income housing in our Area!!NAME: Jonathan & Brandy Fake SIGNATURE

(PLEASE PRINT)

STREET ADDRESS: 5701 Tuckatoe, Schertz TX 78108DATE: 8/15/22

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: HELL NO !!!!

NAME: DAVID LERMA SIGNATURE David Lerma  
(PLEASE PRINT)

STREET ADDRESS: 5700 TUCKATOE

DATE: 8/15/22



## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

## Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS:

NAME: Estas E. Fegol (PLEASE PRINT)

SIGNATURE

Estas E. Fegol

STREET ADDRESS:

3684 Pebble Beach

DATE:

8-15-22



COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**.

COMMENTS:

NAME: Lodie Morales SIGNATURE: Lodie Morales  
(PLEASE PRINT)

STREET ADDRESS: 3679 Pebble Beach Schertz 78108

DATE: 8/14/2022

## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

  
Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: \_\_\_\_\_

NAME: Hawson Lau SIGNATURE:   
(PLEASE PRINT)STREET ADDRESS: 3678 Pebble BeachDATE: 8/20/22

## NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022** at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

  
Megan Harrison  
Planner

## Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS:

NAME:

Timothy Seidel  
(PLEASE PRINT)

SIGNATURE



STREET ADDRESS:

3675 Public Beach Schertz TX 78108

DATE:

8/15/2022



COMMUNITY  
SERVICE  
OPPORTUNITY

PLANNING & COMMUNITY  
DEVELOPMENT

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,

Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS:

NAME:

Crista Hermosillo  
(PLEASE PRINT)

SIGNATURE:

CH

STREET ADDRESS:

3669 Pebble Beach

DATE:

08/15/22

NOTICE OF PUBLIC HEARING

August 12, 2022

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 24, 2022**, at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

**PLPDD20220095** – A request to rezone approximately 25 acres of land from Pre-Development District (PRE) to Planned Development District (PDD), generally located approximately 2,200 feet southeast of the intersection of Country Club Boulevard and IH-35 access road, also known as a portion Comal County Property Identification Number 377261 and Guadalupe County Property Identification 63833, City of Schertz, Comal County 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. *This form is used to calculate the percentage of landowners that support and oppose the request.* You may return the reply form below prior to the first public hearing date by mail or personal delivery to [mharrison@schertz.com](mailto:mharrison@schertz.com). If you have any questions, please feel free to call Megan Harrison, Planner directly at (210) 619-1781.

Sincerely,



Megan Harrison  
Planner

Reply Form

I am: in favor of ☐ opposed to ☒ neutral to ☐ the request for **PLPDD20220095**

COMMENTS: \_\_\_\_\_

NAME: Rose Carpintero Reyes SIGNATURE: Rose Carpintero Reyes  
(PLEASE PRINT)

STREET ADDRESS: 3522 Foxbriar Ln

DATE: 8-20-2022



**CITY COUNCIL MEMORANDUM**

**City Council Meeting:** September 27, 2022  
**Department:** Engineering  
**Subject:** Monthly Update on Major Projects in progress/CIP. (B. James/K. Woodlee)

---

**BACKGROUND**

City staff has provided the attached update.

---

**Attachments**

September 2022 Major Project Update

---

## CITY COUNCIL MEMORANDUM

**City Council Meeting:** September 27, 2022

**Department:** City Manager

**Subject:** Update on Major Projects in Progress

### Background

This is the monthly update on large projects that are in progress or in the planning process. This update is being provided so Council will be up to date on the progress of these large projects. If Council desires more information on any project or on projects not on this list, please reach out to staff and that information will be provided.

### Facilities Projects:

#### 1. Animal Adoption Center HVAC Replacement Project

- Project Status: Complete
- Construction Start: October 2021
- Estimated Completion: February 2022
- Cost of Construction: \$700,000
- Project Update: City Staff has been operating inside the facility since February. The final punch items have been completed, and the project is closed out.

#### 2. Civic Center HVAC Replacement Project

- Project Status: Complete
- Consultant: M&S Engineering
- Contractor Sullivan Contracting Services
- Project Substantial Completion: June 2, 2022
- Design Cost: \$93,500 (NTE)
- Construction Cost: \$1,150,000 (NTE)
- Project Update: Sullivan Contracting has completed all punch items and the project is closed out.

#### 3. Borgfeld Facility Renovation Project

- Project Status: Scope development phase/ Demo of existing drywall, insulation, HVAC system and water heater.
- Projected Completion: Fall 2022
- Project Update: Project will consist of renovating approximately 1600 SF of office space. This will be primarily done in house by the Facilities Team. Holes in metal siding and roofing have been sealed to keep out wildlife. New door has been installed leading to old kennel area to keep out wildlife.

#### **4. Building 10 Parks Renovation**

- Project Status: Scope development phase
- Projected Completion: Unknown
- Estimated Cost: \$250,000
- Project Update: M&S Engineering is working on Architectural, Mechanical, Electrical and Plumbing plans

#### **5. Kramer House Deck Replacement**

- Project Status: Out for bid
- Projected Completion: Fall 2022
- Estimated Cost: Estimated \$85,000 - \$100,000
- Project Update: Project scope has been created and is out for RFP

#### **6. Building 2 Carpet Replacement.**

- Project Status: Complete
- Project Completion: July 2022
- Estimated Cost: \$34,462
- Project Update: New carpeting and baseboard have been installed. Furniture has been put back, and computers have been re-connected.

### **Drainage Projects:**

#### **1. FM 78 South Channel Silt Removal**

- Project Status: Design
- Design Engineer: Unintech Consulting Engineers, Inc.
- Project Start: September 2022
- Project Cost: \$32,100 (Design)
- Project Update: The design proposal was signed on September 1, 2022. Surveying is anticipated to be completed in November of 2022 and construction documents are anticipated to be complete by March 2023.

### **Water and Wastewater Projects:**

#### **1. Woman Hollering Creek Wastewater Interceptor Main and Lift Station**

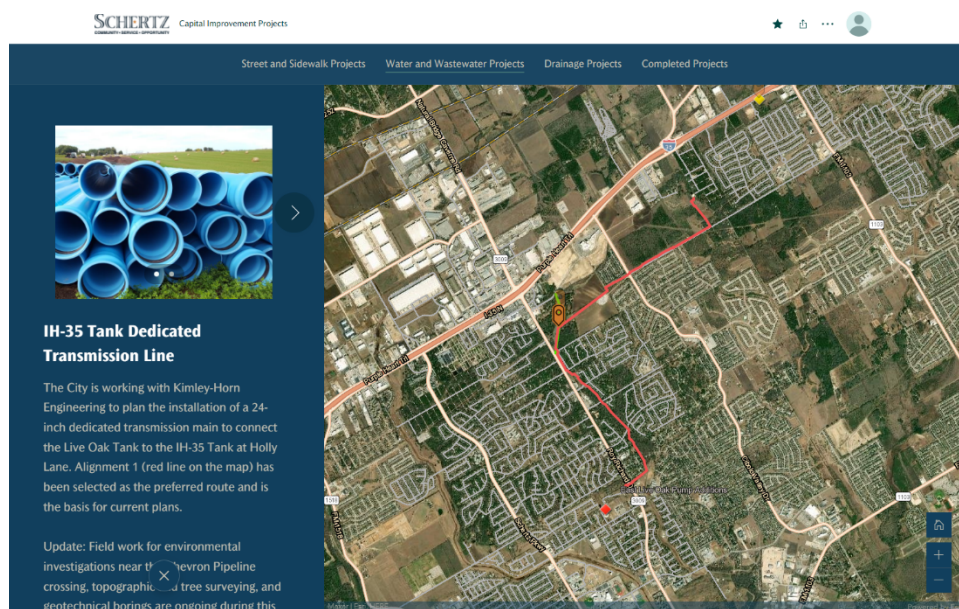
- Project Status: Construction
- Construction Contractor: Thalle Construction Co., Inc.
- Construction Management: AG|CM
- Design Engineer: Cobb, Fendley & Associates, Inc.
- Construction Start: January 2022
- Estimated Cost of Construction (including construction and ancillary contracts): \$12 million

- Project Update: Installation of the 14-inch forcemain running from the proposed lift station site to the CCMA plant is 95 percent complete. Ten of the eleven total borings have been completed. Installation of the 30-inch gravity pipe and manholes is approximately 7 percent complete. Excavation for the lift station wet well is scheduled to begin the week of September 26. The contractor continues to track delayed delivery of electrical components for the lift station which may impact the completion date of the project. Substantial completion remains contractually scheduled for January 2023 however, material and equipment delays will likely cause that date to shift by several months.

## 2. 24" Dedicated Transmission Main Design Phase II

Overall project intent is the construction of a 24" dedicated water transmission main to connect the Live Oak water storage facility to the IH 35 storage tank. Phase 1 (route study, land acquisition coordination) was completed in March 2021.

- Project Status: Design Phase
- Consultant: Kimley-Horn & Associates
- Design Project Start Date: June 1, 2021
- Project Completion Date: Winter 2022
- Project Cost (Phase 2 Design): \$1,508,875.50



- Project Update: Final site utility engineering investigations are being conducted. The revised route of the Dedicated Transmission Main is provided on the CIP Map. 100% design is ongoing and expected to be under review by the end of September. The IH-35 Tank will require a test shut-down for this project and Public Works will monitor pressures throughout the system during the test shut-down. Easement acquisition has not been initiated. Delay in easement acquisition and final design are due to property title research on several unplatted properties. A one-page summary will be provided to Council by the October Update Memo on easement acquisition needs and tree removal.

### **3. Riata Lift Station Relocation (Design Phase)**

Overall project intent is to relocate the Riata Lift Station ahead of TxDOT's IH-35 NEX Project to remove it from conflict with the proposed improvements. The design phase will identify a new site for the lift station, design the new lift station, and design the abandonment of the existing lift station.

- Project Status: Design Phase
- Consultant: Utility Engineering Group, PLLC (UEG)
- Design Project Start Date: August 2020
- Expected Design Project Completion Date: Summer 2022
- Total Project Cost (Design Phase): \$129,795 (NTE \$143,000)
- Project Update: UEG is working with TXDOT to complete the Standard Utility Agreement. Once the agreement is in place, site acquisition will be finalized and the project will move to bidding and construction.

### **4. Aviation Heights Water Main Construction – Phases 5, 6, and 7 (Construction Phase)**

Overall project intent is the construction of an 8" water main within the Aviation Heights area along Aero Avenue, Brooks Avenue, Winburn Avenue, Mitchell Avenue, and Aviation Avenue.

- Project Status: Construction Phase
- Consultant: Unintech Consulting Engineers, Inc. (previously Ford Engineering)
- Project Start Date: October 18, 2021
- Expected Project Completion Date: January 24, 2023
- Total Project Cost: \$1,785,484.25
- Project Update: All 219 affected property owners are operating from new mains. The project is substantially complete with minor tasks required by the Contract.

### **5. FM 1518 Utility Relocations**

Overall project intent is to relocate the water and sewer utilities to avoid conflicts as part of the TXDOT FM 1518 Project. The current contract is for the design services of the project.

- Project Status: Design Phase
- Consultant: Halff Associates
- Design Project Start Date: June 2021
- Expected Design Project Completion Date: September 2022
- Total Project Cost (Design Only): \$548,370 (NTE \$600,000)
- Project Update: Halff is completing the easement acquisition for the 16" water line proposed across Aztec Lane. The joint bid design is pending final review by TXDOT. The latest update from TXDOT is that they are planning for a July 2023 letting date.

### **6. Corbett Ground Storage Tank**

Overall project intent is the construction of a 3.0 Million Gallon ground storage tank for filling the Corbett Elevated Storage Tank, the East Live Oak Elevated Storage Tank, plus additional storage.

- Project Status: Contract Phase
- Consultant: Unintech Consulting Engineers, Inc. (previously Ford Engineering)
- Construction Start Date: January 7, 2023 (approx.)
- Expected Project Completion Date: 550 calendar days after the date the contract is initiated
- Total Design Cost: Design \$466,265.00
- Total Construction Cost: \$7,028,017.00

- Project Update: The Contractor has started providing submittals for review and approval. Delay in the project start is due to long lead times of electrical equipment.

## **Street Projects:**

### **1. 2018 Street Preservation and Maintenance Resurfacing Project**

- Project Status: Under Construction
- Construction Start: March 2020
- Construction Completion: Summer 2020 (remedial efforts ongoing)
- Cost of Construction: \$791,174.34
- Project Update: The chip seal repairs are nearly fully complete. There are a couple of minor areas that need some touch up work. The contractor will be doing any final touch up, shortly in advance of the fog seal application. The fog seal application date has not been set yet. The oil suppliers are not blending/making the fog seal oil yet. Normally this oil is already being produced, but the start of production this year has been delayed until next month. Once the contractor is able to get the fog seal oil, he will get the application scheduled.

### **2. Elbel Road Storm Drain and Paving**

- Project Status: Design
- Consultant: Unintech Consulting Engineers, Inc. (previously Ford Engineering)
- Project Start Date: October 4, 2021
- Project Completion Date: Spring 2022
- Total Project Cost: \$1,964,000
- Project Update: Unfortunately, the new traffic signal installation at the Westchester intersection has been delayed again. One component of the signal, the battery backup unit, has not been delivered. We are unable to energize the signal without this unit. The electrical subcontractor is trying to get the unit from another source so the signal can be finished as soon as possible.

### **3. 2020 Street Preservation and Maintenance (Resurfacing) Project**

- Project Status: Under Construction
- Consultant: Kimley-Horn & Associates
- Project Start Date: November 15, 2021
- Project Completion Date: Fall 2022
- Estimated Cost of Construction: \$2,153,000
- Project Update: Asphalt repairs are still underway. The asphalt repairs have been completed in the Ashley Park/Savannah Square area. The repairs are underway in the Dove Meadows area now and should be complete by the end of the month. The final repair area is the area just north of Aviation Heights. Once those repairs are complete, the contractor can apply the slurry seal. The slurry seal application is expected towards the end of October.

## **The following note is provided in response to concerns raised by citizens:**

The Live Oak staging area is currently being used for the 2020 SPAM Resurfacing Project (the slurry seal work). The large pile on site is the “sand” that goes into the slurry seal to be applied to the surface of the streets. This pile will be on site until completion of the sealing – expected to take place at the end of October. This date has shifted some since our last report due to the asphalt repairs taking longer than expected to complete. The pile will start to decrease in size when the slurry seal application starts. As the contractor gears up for the slurry seal application,



there will likely be equipment moved into the area as well. The slurry seal application will go fairly quickly. It should only take a few weeks to apply the slurry. Once done, the area will be cleaned up and re-seeded.

The chip seal contractor is also using a small portion of the site. There is a small pile of chips on the site. That stockpile will be removed as any chip seal touch up is completed in the near future. There may be equipment showing up on the site for this effort as well. Equipment and a tanker truck are anticipated to be on site for the fog seal application. Once done, everything will be removed from the site. Which is currently anticipated by the end of October. This timeline also has shifted since our last report due to the unavailability of the fog seal oil at this time.

In the future staff will evaluate staging near residential areas - considering what work will occur, what will be stored, length of time and impact to nearby residents. Council will be briefed as to the plan going forward. But staff understands the impacts on nearby residents may warrant staging further away.

#### **4. Tri-County Parkway Reconstruction Project**

- Project Status: Construction
- Consultant: Halff Associates
- Construction Start: Spring 2022
- Estimated Cost of Construction: \$4,900,000
- Project Update: The sewer line installation is progressing down Tri-County Parkway towards FM 3009. Piping has been installed up to the Guada Coma intersection. The contractor needs to set a new manhole in the intersection and make some connections to the existing sewer systems, so they will be some days that traffic may be disrupted at this intersection. Some testing has been successfully completed on the new piping. Staff is currently working with the contractor to complete the pipe testing in Lookout and in Tri-County up to just west of the Guada Coma intersection. The contractor plans to start the lime stabilization on the north side of Lookout next week. They plan to stabilize all of Lookout and the north side of Tri-County as they can with this next reconstruction effort. Paving is expected to occur in early October. The contractor is also working on a schedule to get the part of Tri-County where the paving has been mostly completed (all but the final surface layer) re-opened to two-way traffic. This is expected to occur in the very near future.

#### **5. Main Street Improvements Project**

- Project Status: Design
- Consultant: Kimley-Horn Associates
- Project Update: The consultant continues to coordinate with private utility companies and refine the project elements. They are also starting on the additional scope items that Council approved earlier this month with the revised Task Order Agreement.

#### **TxDOT Roadway Projects:**

- 1. FM 1103 Improvement Project:** No change from last update. The FM 1103 project remains delayed due to some ongoing utility work and a proposed change in a retaining wall design. TxDOT is currently expecting groundbreaking in fall 2022. The start date continues to be subject to change.

2. **FM 1518 Improvement Project:** TxDOT is in the Plans, Specs, and Estimates (PS&E) stage of the project. At this time, the design consultant for TxDOT has prepared 90% construction plans and is working toward 95% completion. The scheduled let date for the project has been shifted to July 2023 (previously scheduled for September 2023). Acquisition of needed right of way from JBSA is still not complete however, in the case that the necessary right of way for full build out cannot be acquired, a modified, undivided section (still with two lanes in each direction) will be constructed for the interim.
3. **I-35 Operational Improvements Project (FM 2252 to Schwab Road):** Work continues on project elements outside the travel lanes and on the VIA Park & Ride facilities. Overall project is more than 90% complete. Final completion of the project is expected by the fall 2022.
4. **I-35 NEX (I-410 South to FM 1103):** The central segment of the I-35 Northeast Expansion project is underway with Alamo NEX Construction handling the design-build project. The central section runs from 410 N to FM 3009. TxDOT has communicated that significant construction activities are underway and are mainly occurring overnight to minimize impact to traffic through the corridor.
5. **IH-10 Graytown Road to Guadalupe County Line:** Grading for the widening of the main lanes and utility relocations continue. (No City of Schertz utilities need to be relocated for this project.) Construction activity at the intersection of FM 1518 and IH-10 is heavy at this time. When construction is complete, that intersection will be fully signalized. Ramp and lane closures take place as necessary and occasionally include full closure of the main lanes for work such as bridge construction or demolition. The westbound frontage road bridge over Cibolo Creek is open. Construction of the Trainer Hale Road overpass is progressing. Work is progressing on the expansion of the FM 1518 bridge over IH 10.

## **Studies and Plans:**

1. **Water and Wastewater Master Plan Update and Impact Fee Study**
  - Project Status: Study
  - Consultant: Lockwood, Andrews, and Newnam, Inc.
  - Project Start Date: December 2019
  - Project Completion Date: TBD 2022
  - Total Project Cost: \$467,280 (NTE \$500,000)
  - Project Update: Staff has approved the technical memos on land use assumptions and the existing wastewater system calibration and evaluation. LAN is currently finalizing future water demands for the water system model. That will lead to the identification of needed improvements for development of the Capital Improvement Plan for the Impact Fee update.
2. **Stormwater Control Inventory and City Operations Assessment**

The work of this project is an action included in the City's Stormwater Management Plan (Plan). The Plan is the blueprint of activities needed to comply with the City's Texas Commission on Environmental Quality (TCEQ) Texas Pollutant Discharge Elimination System (TPDES) General Permit required by virtue of the City's classification as Municipal Separate Storm Sewer System (MS4).

This project specifically consists of development of an inventory of City facility stormwater controls and an assessment of city operations as related to stormwater control and quality.

- Project Status: Study
- Consultant: Utility Engineering Group, PLLC
- Project Start Date: July 2020
- Project Completion Date: Summer 2022
- Total Project Cost: \$35,000
- Project Update: No change from last project update. Consultant and City staff have visited City sites for information collection. Consultant has submitted a final draft from the compiled information and Inventory Assessment is under review by staff.

### **3. PCI Data Collection Study**

- Project Status: Study Underway
- Consultant: Fugro, Inc.
- Project Update: We have received the PCI inspection data from Fugro. Staff is reviewing the data and will be clearing up any questions/discrepancies with Fugro in the near future. Staff will give a presentation to Council outlining the results of this data collection effort and the data will be used to help refine the Roadway CIP.

## **Planning and Community Development Projects:**

### **1. CityView Permitting and Development Software**

The CityView software went live to the public on May 16, 2022. The City of Schertz is projected to do a final acceptance of the software in August/September 2022 after all go-live feedback has been addressed.

- i. Total Project Cost: \$523,766.00
- ii. Project Start Date: June 2018
- iii. Project Completion Date: August/September 2022

### **2. Comprehensive Land Use Plan Update**

No change from previous update. The Request for Qualifications (RFQ) was posted and closed on March 30. Staff has met with the consultant that is proposed for the project and is awaiting a detailed scope of work. Staff anticipates bringing the contract to Council in fall 2022.

## **Information Technologies Projects**

### **1. Master Communications Plan Citywide Network Upgrade**

Contractor is scheduled to begin installing point-to-point radios on City water towers the week of Oct 24th. IT and Public Works are working together to ensure that power and location specifications are being met. Supply chain issues continue to affect final deployment with some equipment not due until January 2023 or later. Final completion is expected to be mid to late spring 2023.

## **2. Council Chambers AV Upgrade**

Contractor has advised that equipment deliveries are ahead of schedule and will be ready to begin work on December 14th, 2022. The project schedule calls for an 8-week time frame for completion. Council meetings during that time frame will need to be relocated. Minor alterations to the project to accommodate the use of the facility by Court have been discussed with the contractor and they will provide cost estimates specific to those new requirements.