

CASE: Rezone 6 Tracts

PZ – July 1, 2024

Please return this notice whether or not you plan to attend the hearing. For further information,
please call 830-248-1501.

Name:

Jeanne Snydelaar

Address:

109 Bitter Springs, Boerne, Tx 78006

() In Favor

☒ Oppose

Reason:

Please refer to attached documents for more
details.

INTEGRITY • COLLABORATION • RESPECT • SERVICE • EXCELLENCE

Planning Department: 447 N. Main St. | Boerne, TX 78006  Director: Nathan Crane

Phone: (830) 248-1501 Email: planning@boerne-tx.gov

Jeanne Snyderlaar Hardwicke

109 Bitter Springs

Boerne, Texas 78006

Ph. (210) 867-4819

22/06/2024

Nathan Crane

City of Boerne Planning Department

Boerne, Texas 78006

Dear Nathan Crane,

I am writing to express my strong opposition to the proposed development of a commercial district adjacent to my homestead. I have several concerns that I believe should be taken into serious consideration before proceeding with this project.

Reason 1: Promise of No Commercial Development

When I purchased my home, I did so based on assurances that the land behind my property would not be developed for commercial purposes. This promise was a significant factor in my decision to buy this property, and I am deeply concerned that this change will negatively impact my property value. The introduction of a commercial district directly adjacent to residential homes can often lead to a decrease in property values due to increased traffic, noise, and overall disruption of the residential environment.

Reason 2: Privacy Concerns and Trespassing

Currently, there is no physical barrier separating my home from the proposed commercial district. This lack of separation raises serious privacy concerns.

The proximity of commercial activities to my home increases the likelihood of trespassing and unauthorized access to my property, which can compromise the safety and security of my family.

Reason 3: Light and Noise Pollution

Commercial districts typically generate significant light and noise pollution, which can be extremely disruptive to the quality of life in nearby residential areas. The constant noise from commercial activities, along with bright lights from the business operating late into the night, will severely impact the peaceful environment that I and my neighbors currently enjoy.

Reason 4: Traffic Congestion and Safety

The development of the commercial district will inevitably lead to increased traffic in the area. This rise in traffic can result in congestion on local roads, making it more difficult for residents to commute and posing a safety risk, especially to children and pedestrians in the neighborhood,

***Reason 5: Environmental Impact ***

The construction and operation of a commercial district can have a detrimental effect on the local environment. This includes potential harm to local wildlife, increased pollution and the loss of green spaces that are vital for the community's health and well-being.

Reason 6: Strain on Local Infrastructure

An influx of commercial activities can place a significant strain on local infrastructure, including water, sewage, and electrical systems. This added pressure can lead to higher maintenance costs and potential service disruptions for residents.

Reason 7: Alteration of Community Character

Our community is currently characterized by its quiet, residential nature. The introduction of a commercial district would alter the character of the neighborhood, transforming it from a peaceful residential area to a bustling commercial hub. This change would negatively affect the community spirit and cohesiveness that we currently cherish.

In conclusion, I urge the city to reconsider the proposed development of a commercial district adjacent to my homestead. The potential negative impacts on property value, privacy, light and noise levels, traffic, the environment, local infrastructure, and community character are substantial and warrant thorough examination.

Thank you for considering my concerns. I look forward to your response and hope that you will take the necessary steps to preserve the integrity of our residential community.

Sincerely,

Jeanne Snyderlaar Hardwicke



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Name: Tenotex Development Co., Inc.

Address: _____

(☒) In Favor

(☐) Oppose

Reason: _____

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Please return this notice whether or not you plan to attend the hearing. For further information,
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Name: Ken Seaman

Address: 112 Emerald Hill Broom

(X) In Favor () Oppose

Reason: _____

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Planning Department: 447 N. Main St. | Boerne, TX 78006  Director: Nathan Crane

Phone: (830) 248-1501 Email: planning@boerne-tx.gov



Notice of Planning and Zoning Commission Public Hearing

Case Manager: Francesca "Franci" Linder

☎: 830-248-1528

Email: flinder@boerne-tx.gov

The City of Boerne has received an application described below, and you are encouraged to attend the public hearing as an interested party. You will have the opportunity to express your opinion either in support or opposition to the request by mailing the response portion of this notice or by emailing the case manager listed above. Please contact the case manager if you have questions or need further information. Your participation in this process is encouraged. You may watch the proceedings of this meeting by visiting the City's official webpage.

Meeting Location: **Boerne City Hall - City Council Chambers**
447 North Main Street
Boerne, TX – 78006

Date and Time: **Monday, July 1, 2024**
6:00 p.m.

Proposal: **A request to rezone 6 tracts consisting of approximately 16.612 acres of land located north of the intersection of Daisy Lane and IH-10 (KCAD 15889, KCAD 15846, KCAD 17397, KCAD 17398, KCAD 13723, KCAD 17405) from Interim Holding (HOL) Zoning District to Community Commercial Zoning District and Scenic Interstate Corridor Overlay District (C3- SICO).**

Authorized Agent: Ashley Farrimond

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Name:

BALOUS T. MILLER

Address:

430 S. Santa Rosa San Antonio, TX 78207

☒ In Favor

☐ Oppose

Reason:

Boerne needs to be zoned for more commercial and retail development.

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Name: 420 Investment Group Ltd.

Address: _____

☒ In Favor () Oppose

Reason: _____

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