

July 23, 2008

FROM:

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SERVICES

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TO:

Roderick J. Sanchez, AICP, CBO
Director

Development Department

1901 S. Alamo St. Ste. 283

San Antonio, Texas 78204-1605

RE: Zoning Case Number Z2008193

Dear Mr. Sanchez:

My wife and I own the property directly across from the property that is subject of the above referenced zoning case number. We are adamantly opposed to the requested zoning change. Since our property is directly across from the lots mentioned above, the proposed re-zoning would greatly depreciate the fair market value of our house.

We purchased our house in 1992 and since then, we have continuously improved it with the intention of keeping this house indefinitely because we like the area and hope to have a valued inheritance for our five-year-old son. We, as the rest of our neighbors, do not oppose the construction of homes like the homes adjacent to these lots mentioned above. This would actually enhance the neighborhood and maintain the value of the surrounding properties. However, the new owner of the aforementioned properties has no consideration whatsoever on the impact the re-zoning would have on the quality of the neighborhood. One only needs common sense to note that high-occupancy housing would only depreciate the homes immediately surrounding these lots due to many factors including additional traffic congestion. This is clearly evident on the street intersecting Dreamland Drive on the east end, Lockhill-Selma, where there are apartments directly in front of homes. While residing in our house, we took notice of many accidents at this intersection and some of these have inevitably been associated with vehicles exiting/entering the apartments. Common sense would also indicate that additional traffic would bring about more risk for playing children on our street. The depreciation of the surrounding properties to the lots in the case above would have a very negative economic impact on the homeowners residing within 200 feet of these lots.

We sincerely expect that common sense will take prevalence in this case and you will help maintain the integrity of our neighborhood. We do not oppose improvements that would enhance our area; however, the proposed re-zoning will only bring detriment to our neighborhood.

Sincerely,



Herbert M. and Dora H. Guzman