

NOTICE OF PUBLIC HEARING

July 7, 2023

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, July 26, 2023, at 7:00 p.m. located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make recommendation on the following item:

PLSPU20220116- A request for a Specific Use Permit to allow a convenience store with gas pumps on approximately 5.5 acres of land, more specifically described 1008 and 1020 FM 78, Schertz, TX 78154, also known as Guadalupe County Property Identification Number: 67650 and 67552, 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 Emily Delgado, Planning Manager, 1400 Schertz Parkway, Schertz, Texas 78154, or by e-mail planning@schertz.com. If you have any questions please feel free to call Emily Delgado, Planning Manager directly at (210) 619-1784.

Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of [] opposed to [] neutral to [x] the request for PLSPU20220116

COMMENTS: _____

NAME: Leslie Berk (PLEASE PRINT) SIGNATURE: [Signature]

STREET ADDRESS: 941 Beck St. Schertz

DATE: July 13, 2023

From: Tony Catalano
Sent: Thursday, July 13, 2023 4:47 PM
To: planning@schertz.com; Emily Delgado; Tony Catalano
Subject: Hearing reply form

Hi Emily

Please see attached reply form
We're excited to see new growth on FM78

Thank you
Tony Catalano

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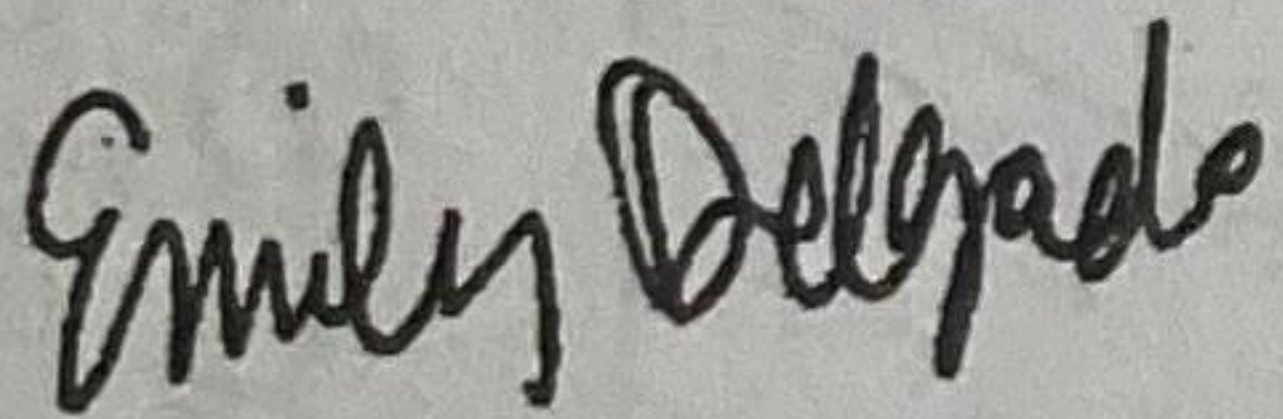
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Sincerely,



Emily Delgado
Planning Manager

Reply Form

I am: in favor of opposed to neutral to the request for PLSPU20220116

COMMENTS: We are looking forward to the commercial growth and adding value to area

NAME: Anthony Catalano (PLEASE PRINT) SIGNATURE: Anthony Catalano

STREET ADDRESS: 1032 FM 78 Schertz 78154

DATE: 7/13/23

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Sincerely,

Emily Delgado

Emily Delgado
Planning Manager

Reply Form

I am: in favor of [checked] opposed to [] neutral to [] the request for PLSPU20220116

COMMENTS:

NAME: MARTINEZ, MICHAEL J SIGNATURE [Signature] (PLEASE PRINT)

STREET ADDRESS: 1008 FM 78 Schertz, TX 78154

DATE: 25 Jul 2023



VETERANS OF FOREIGN WARS

NO ONE DOES MORE FOR VETERANS.

July 25, 2023

City of Schertz
Planning & Zoning Commission
1400 Schertz Parkway
Schertz, TX 78154

Re: BK 515 Investments,
Proposed construction at 1006 & 1020 FM 78 Schertz, Texas

Dear Commission:

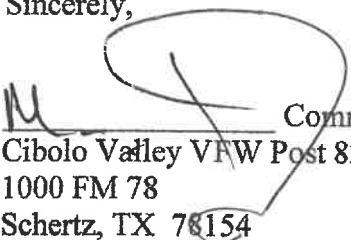
This letter is to confirm that the Veterans of Foreign Wars (VFW) Post 8315 is aware that BK 515 Investments has purchased the adjacent property to the east of our location. We have appreciated the new neighbor for their clean-up of the property. The removal of the dilapidated and unsafe structures on the property has been an improvement to the appearance and safety of our overall neighborhood.

It is our understanding that BK 515 Investments is planning to construct a new business at that location that may include a Burger King Restaurant, a convenience store and a gasoline service station. Knowing that it must meet the City of Schertz construction standards, the VFW Post 8315 is in favor of the proposed project and believes it will be a vast improvement over what the property has been over the last number of years. It would be compatible with our current operations.

The owner, Mr. Sutaria has been very cooperative in working with the VFW as a neighbor.

Your consideration is appreciated.

Sincerely,


Commander
Cibolo Valley VFW Post 8315
1000 FM 78
Schertz, TX 78154

From: Beverly h
Sent: Friday, July 14, 2023 12:46 PM
To: planning@schertz.com
Subject: Opposition to build

Beverly J Owens
1028 FM 78
Schertz, TX 78154-2009

PLSPU20220116

Attention: Emily Delgado

As the owner and resident of the over stated property, I vehemently **oppose** the building of a convenience store with gas pumps. I ask that Schertz Planning and Zoning Commission deny the request for gas station development. These are the reasons why this is not the best location for such development.

For the 32 years I have live on this property, I have enjoyed fresh clean water from the well that provides water to my home and property. The pollution that occurs when gas tanks leak toxic chemicals into the ground soil caused by a gas station storage tanks and surface runoff in such close proximity to my water well is a health and safety issue for me and my family. Modern health and safety guidelines suggest that a safe distance from a gas station should be at least 500 feet. This distance takes into account the possibility of spills, leaks, and other accidents that can occur at a gas station. There have been other municipalities that have adopted ordinances that require gas stations be built 500 feet from residential homes.

Having this type of business next to my property will greatly decrease the value of my home. There is a risk of fire/explosions from gas pumps. Safety concerns intensify from traffic and vagrants that come with this type of business. A gas station constructed adjacent to my home will increase the amount of noise, air, and light pollution. Vehicles and pedestrians causing an increase of litter, chemicals and exhaust fumes in and around my home. There will be convenience/gas station lights shining onto my home and property. It also generates and attracts substances, and odors that will greatly affect myself, my children, grandchildren and my pets.

There is already 3 gas stations on FM 78 that are within 1 mile of the proposed gas station site. The increased traffic will also impact my ability to enter and exit my driveway.

Allowing a business like this to develop next door to my home and property will considerably impact/impede me and my families ability to enjoy my home and outdoor living as we have done for the last 32 years.

Please Consider,
Beverly Owens