
From: Denise Torres
Sent: Monday, November 13, 2023 9:15 PM
To: planning@schertz.com
Subject: Opposed to PLSPU20230206

Dear Mr. Haas,

I am writing concerning **PLSPU20230206**, the Specific Use Permit to allow a convenience store with gasoline pumps at the intersection of Schaefer Road and FM 1518 11786 Schaefer Road, Schertz, TX 78154. As a Willow Grove resident/homeowner, caregiver of a family member with health and mobility issues and my home being just beyond the 200 ft of the proposed gasoline pumps, **I am deeply opposed to the City of Schertz granting this permit.**

The health risks of the exposure to benzene and other toxins that are possible by living in such close proximity to gasoline pumps are both significant and present danger to the residents.

Our subdivision is already challenged with the Dollar General located at this intersection which adds more pedestrian and vehicle traffic and idling exhaust fumes. It is also a safety challenge when attempting to simply access the subdivision safely.

Please consider the following in not allowing this permit to proceed:

American Journal of Public Health study titled Residential Proximity to Environmental Hazards and Adverse Health Outcomes Am J Public Health.

2011 December; 101(Suppl 1): S37–S52. doi: [10.2105/AJPH.2011.300183](https://doi.org/10.2105/AJPH.2011.300183) which can be accessed [here](#) cites how living near environmental hazards contributes to poorer health and disproportionate health outcomes. They conducted a substantive review and critique of the literature regarding residential proximity to environmental hazards and adverse pregnancy outcomes, childhood cancer, cardiovascular and respiratory illnesses, end-stage renal disease, and diabetes. Several studies have found that living near hazardous wastes sites, highly trafficked roads, and gas stations among other sites are related to an increased risk of adverse health outcomes. Government agencies should consider these findings in establishing rules and permitting and enforcement procedures to reduce pollution from environmentally burdensome facilities and land uses.

In 2021 the **Community and Environmental Defense Services** shared their in depth research (which can be accessed [here](#)) for the Myrtle Beach Healthy Neighborhoods Coalition that cites numerous research points on the concerns about having a gas station-convenience store close to their homes. The residents learned that a number of [scientific studies](#) have documented an increased risk of cancer and other adverse health effects among those living within 500- to a 1,000-feet of a gas station. The risk is due to benzene and other harmful compounds released from gasoline storage tank vents and at the pump. A number of compounds injurious to human health are released from gas stations during vehicle fueling and from underground storage tank vents. These harmful compounds include: [benzene, toluene, ethyl benzene, and xylene \(BTEX\)](#). The U.S. Environmental Protection Agency echoed concerns about the health risk associated with gas station emissions in their [School Siting Guidelines](#) when within 500 to 1,000 feet.

Lastly, gas stations when abandoned present **petroleum brownfields, as outlined by the EPA [here](#) which was just updated March 28, 2023 on the EPA website.** Brownfield is a term applied to a property where its expansion, redevelopment, or reuse may be complicated by the presence or potential presence

of a hazardous substance. A petroleum brownfield is a type of brownfield where the contaminant is petroleum. Of the estimated 450,000 brownfield sites in the U.S., approximately one-half are thought to be impacted by petroleum, much of it from leaking underground storage tanks (USTs) at old gas stations. These sites blight the surrounding neighborhoods and threaten human health and the environment. Petroleum can contaminate groundwater, the source of drinking water for nearly half of the U.S. population. Petroleum brownfields, such as old abandoned gas stations, require significant taxpayer funds for their potential clean up and reuse.

Thank you and I urge you to not allow this specific use development to proceed.

Sincerely,

Denise Torres

11705 Cypress Barn

Schertz, TX 78154

From: Kingsley Achankeng
Sent: Tuesday, November 7, 2023 10:00 PM
To: planning@schertz.com
Subject: No Gas pumps
Attachments: No gas station.pdf

I strongly oppose the commercialization of our neighborhood with gas pumps. There are gas pumps on FM 78 and the major highway less than 2-minute drive from our neighborhood.

Thank You
Kingsley A

NOTICE OF PUBLIC HEARING

November 3, 2023

To whom it may concern,

The City of Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, November 15th, 2023 at 6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and act upon the following item:

PLSPU20230206- Conduct a public hearing and make a recommendation on a Specific Use Permit to allow a convenience store with gas pumps on approximately 1.61 acres of land, located at the intersection of Schaefer Road & FM 1518, address: 11786 Schaefer Road, City of Schertz, Bexar County, Texas, property ID: 1396038.

Because you own property within 200 feet of the subject property, the Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing. If you would like to express how you feel, please complete the bottom portion of this letter and return before the public hearing date by mail or personal delivery to Samuel Haas, Senior Planner 1400 Schertz Parkway, Bldg. 1, Schertz, Texas 78154, or by e-mail planning@schertz.com. If you have any questions, please feel free to call Samuel Haas, Senior Planner directly at (210) 619-1783.

Sincerely,

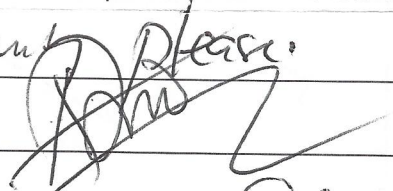


Samuel Haas
Senior Planner

Reply Form

I am: in favor of opposed to neutral to the request for **PLSPU20230206**

COMMENTS: Residential Community Please

NAME: Kingsley Achankay SIGNATURE: 
(PLEASE PRINT)

STREET ADDRESS: 11713 Cypress Bark, Schertz 78154

DATE: 11/07/2023

NOTICE OF PUBLIC HEARING

November 3, 2023

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Sincerely,

Samuel Haas
Senior Planner

Reply Form

I am: in favor of opposed to neutral to the request for **PLSPU20230206**

COMMENTS: This space is too small and too close to our home
for gas station.

NAME: Lance Campbell SIGNATURE [Signature]
(PLEASE PRINT)

STREET ADDRESS: 10408 Pecan Branch

DATE: 6 Nov 23

Samuel Haas

From: Symone
Sent: Tuesday, November 14, 2023 2:27 PM
To: planning@schertz.com
Subject: PLSPU20230206

Dear Mr. Haas and The City of Schertz Planning and Zoning Commission,

I am writing concerning PLSPU20230206, the Specific Use Permit to allow a convenience store with gasoline pumps at the intersection of Schaefer Road and FM 1518 (11786 Schaefer Road, Schertz, TX 78154). As the mother of 2 young children living within 200 ft of the proposed gasoline pumps, I am strongly oppose to the City of Schertz granting this permit. The health risks of daily exposure to benzene and other toxins posed by living in close proximity to gasoline pumps are simply too grave. We are already exposed to jet fuels, air and noise pollutants coming from the JBSA flight line, however those concerns were present at the time of purchasing our home.

Setback distance limits for constructing gas stations adjacent to residential homes don't adequately account for toxic vapor fumes. The setback calculations generally assume about 0.1 lbs of fuel vapor emitted per 1,000 gallons of gasoline. Unfortunately, despite modern safety regulations and equipment, observed evaporative vapor losses are actually in the 1.4 to 1.7 lbs per 1,000 gallon range (over ten times higher than estimated). Not surprisingly, numerous municipalities across the country have deemed even California's 300 ft setback as woefully insufficient. Setbacks of 500 ft to 750 ft are becoming more common especially given that benzene is being detected well over 300 ft from gasoline dispensing facilities. No amount of benzene is safe. This proposed convenience store with gas pumps significantly jeopardizes the health of several families with children living within 200 ft of the proposed site. If we're responsible enough to consider a 300 ft buffer, the number of impacted households increases more than twofold. Furthermore, the recently constructed Rose Garden Elementary School lies directly across the street and within 300 ft of the proposed pumps. Not only does this pose health risks to the students and faculty, but it also adds to the existing traffic congestion where numerous accidents have already transpired.

The detrimental impacts of this proposal extend beyond the substantial health and safety risks that would burden this community. Nationally, convenience store holdups account for 6% of all robberies. This proposal stands to increase the risk of crime in very close proximity to an elementary school. The Willow Grove neighborhood, already forced to contend with the light pollution and displeasing signage of the newly built Dollar General on the adjacent corner of Schaefer Road, would be further subjected to downward pressure on property values and damage its appeal as a safe, quiet neighborhood beside an elementary school.

I urge our city planners to do better by its residents and take necessary measures to ensure this proposal is denied. There are ample alternative uses for this plot that could actually improve the lives of surrounding residents rather than disrupt and endanger them.

Thank you for your time and efforts on this matter.

Sincerely,

Mrs. Symone Owens
10501 Pecan Branch
Schertz, TX 78154

Emily Delgado

From: Teresa Smith
Sent: Tuesday, November 7, 2023 9:34 PM
To: planning@schertz.com
Cc:
Subject: Reply - PLSPU20230206

Dear Mr. Haas,

I am writing concerning PLSPU20230206, the Specific Use Permit to allow a convenience store with gasoline pumps at the intersection of Schaefer Road and FM 1518 (11786 Schaefer Road, Schertz, TX 78154). As the mother of 2 young children living within 200 ft of the proposed gasoline pumps, I am vehemently opposed to the City of Schertz granting this permit. The health risks of daily exposure to benzene and other toxins posed by living in close proximity to gasoline pumps are simply too grave.

Setback distance limits for constructing gas stations adjacent to residential homes don't adequately account for toxic vapor fumes. The setback calculations generally assume about 0.1 lbs of fuel vapor emitted per 1,000 gallons of gasoline. Unfortunately, despite modern safety regulations and equipment, observed evaporative vapor losses are actually in the 1.4 to 1.7 lbs per 1,000 gallon range (over ten times higher than estimated). Not surprisingly, numerous municipalities across the country have deemed even California's 300 ft setback as woefully insufficient. Setbacks of 500 ft to 750 ft are becoming more common especially given that benzene is being detected well over 300 ft from gasoline dispensing facilities. No amount of benzene is safe. This proposed convenience store with gas pumps significantly jeopardizes the health of several families with children living within 200 ft of the proposed site. If we're responsible enough to consider a 300 ft buffer, the number of impacted households increases more than twofold. Furthermore, the recently constructed Rose Garden Elementary School lies directly across the street and within 300 ft of the proposed pumps. Not only does this pose health risks to the students and faculty, but it also adds to the existing traffic congestion where numerous accidents have already transpired.

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I urge our city planners to do better by its residents and take necessary measures to ensure this proposal is denied. There are ample alternative uses for this plot that could actually improve the lives of surrounding residents rather than disrupt and endanger them.

Thank you for your time and efforts on this matter.

Sincerely,

Mrs. Teresa Smith
11708 Cypress Barn
Schertz, TX 78154

Reply Form

I am: in favor of opposed to neutral to the request for **PLSPU20230206**

COMMENTS:

NAME: Carlo Celli Leasing Co SIGNATURE [Signature]
(PLEASE PRINT)

STREET ADDRESS: FM 1519

DATE: 11-15-2023