

Willow Grove HOA

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

RECEIVED
JUL 29 2024
RECEIVED

July 26, 2024

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 7th, 2024** at **6:00 p.m.** located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make a recommendation on the following item:

PLSPU20240142– Hold a public hearing and make a recommendation on a Specific Use Permit to allow a Convenience Store with Gas Pumps in General Business District (GB), on approximately 1.6 acres of land, known as Bexar County Property Identification Number 1396038, generally located southwest of the intersection of FM1518 and Schaefer Road, 11786 Schaefer Rd, City of Schertz, Bexar County, Texas.

The Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing. You may return the reply form below by mail or personal delivery to Madeleine Cole, Planner, 1400 Schertz Parkway, Schertz, Texas 78154, or by e-mail: planning@schertz.com. If you have any questions, please feel free to call Madeleine Cole, Planner at (210) 619-1781.

Sincerely,

Madeleine Cole

Madeleine Cole
Planner

Reply Form:

I am: in favor of opposed to neutral to the request for PLSPU20240142

COMMENTS: Noway Jose!

NAME: Armando Fabela Jr SIGNATURE: [Signature]
(PLEASE PRINT)

STREET ADDRESS: 11433 Holly Forest

DATE: Aug 3 2024

Willow Grove HOA

PLANNING & COMMUNITY DEVELOPMENT

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Sincerely,

Madeleine Cole
Madeleine Cole
Planner

Reply Form:

I am: in favor of [] opposed to [x] neutral to [] the request for PLSPU20240142

COMMENTS: Will cause Noise, Traffic, and Light pollution

NAME: Anthony Fierro SIGNATURE [Signature]
(PLEASE PRINT)

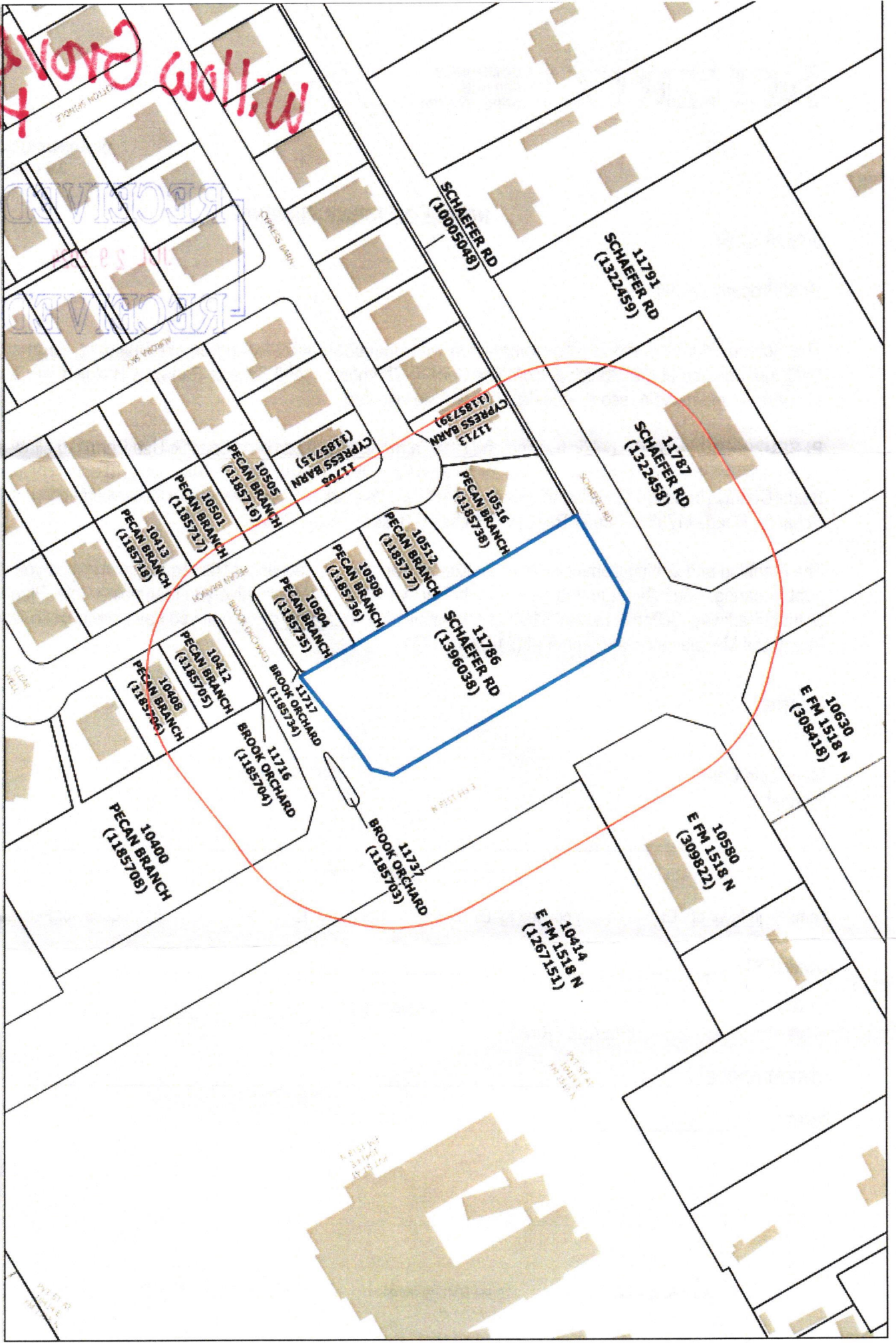
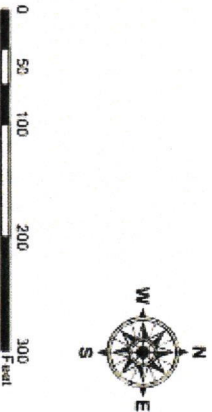
STREET ADDRESS: 10312 Colonel Ridge Schertz Texas 78154

DATE: 8/4/2024

The City of Schertz is currently reviewing applications for the location of a new branch of the City of Schertz Community Services Opportunity. The City is seeking a location for a new branch of the City of Schertz Community Services Opportunity. The City is seeking a location for a new branch of the City of Schertz Community Services Opportunity. The City is seeking a location for a new branch of the City of Schertz Community Services Opportunity.

City of Schertz
 FM 1518 & SCHAEFER ROAD
 (PLSPUZ0240142)

Project Boundary
 200' Buffer



Samuel Haas

From: alesandro smith
Sent: Wednesday, August 7, 2024 12:38 PM
To: mcole@schertz.com
Cc: planning@schertz.com
Subject: PLSPU20240142 - OPPOSED

Dear Ms. Cole,

I'm writing to express my opposition to the Specific Use Permit to allow a gas station on the southwest intersection of FM 1518 and Schaefer Road. My home at 11708 Cypress Barn lies within 200 ft of the proposed gasoline pumps.

Please feel free to contact me with any questions or concerns.

Very Respectfully,

Alesandro Smith

Willow Grove HOA

PLANNING & COMMUNITY DEVELOPMENT

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Sincerely,

Madeleine Cole
Madeleine Cole
Planner

Reply Form:

I am: in favor of opposed to neutral to the request for **PLSPU20240142**

COMMENTS: _____

NAME: Blair Reeves SIGNATURE: *Blair Reeves*
(PLEASE PRINT)

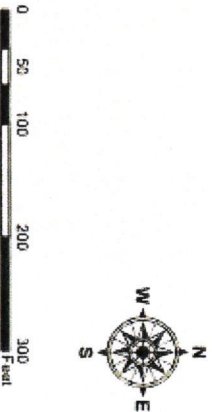
STREET ADDRESS: 10448 Shadowy Dusk, Schertz, Tx. 78154

DATE: July 31, 2024

The City of Schertz is currently reviewing applications for the location of a new branch of the City of Schertz Community Services Opportunity. The City is currently reviewing applications for the location of a new branch of the City of Schertz Community Services Opportunity. The City is currently reviewing applications for the location of a new branch of the City of Schertz Community Services Opportunity.

City of Schertz
 FM 1518 & SCHAEFER ROAD
 (PLSPU20240142)

Project Boundary
 200' Buffer



William Evans

RECEIVED

Samuel Haas

From: Lesa C. Wood
Sent: Wednesday, August 7, 2024 9:35 AM
To: planning@schertz.com
Subject: Fw: Objection to Zoning for new Gas Station 1518

Follow Up Flag: Follow up
Flag Status: Flagged

See below.

Lesla Wood

Director of Planning and Community Development
City of Schertz
1400 Schertz Parkway
Schertz, Texas 78154

Office: 210-619-1785
Mobile: 210-488-4202
Fax: 210-619-1789

Schertz.com

From: Carly Gentry
Sent: Wednesday, August 7, 2024 9:31 AM

Subject: Objection to Zoning for new Gas Station 1518

Good Morning Mr. Mayor and Schertz Government,

I am writing to express my strong objection to the potential approval of a permanent gas station on the corner of 1518 and Schaeffer Road, directly adjacent to the entrance of the Willow Grove subdivision. I will be speaking more to this at the Zoning meeting this evening, but I would like to note the potential health and crime hazards associated with this type of business being in such close proximity to where our families live and breathe. Please hear our voices and concerns. We want what is best for our small community.

Thank you,
Carly A. Gentry
WG resident

Samuel Haas

From: Carly Lopez
Sent: Wednesday, August 7, 2024 5:17 PM
To: planning@schertz.com
Subject: Fwd: Objection to Zoning for new Gas Station 1518

Follow Up Flag: Follow up
Flag Status: Flagged

Sent from my iPhone

Begin forwarded message:

From: Carly Gentry
Date: August 7, 2024 at 9:31:31 AM CDT
To: markdavis@schertz.com, mwatson@schertz.com, paulmacaluso@schertz.com, tiffanygibson@schertz.com, robertwestbrook@schertz.com, allisonheyward@schertz.com, timbrown@schertz.com, swayman@schertz.com, steve.williams@schertz.com, bjaxes@schertz.com, lwood@schertz.com, mcole@schertz.com, ralphgutierrez@schertz.com
Subject: Objection to Zoning for new Gas Station 1518

Good Morning Mr. Mayor and Schertz Government,

I am writing to express my strong objection to the potential approval of a permanent gas station on the corner of 1518 and Schaeffer Road, directly adjacent to the entrance of the Willow Grove subdivision.

I will be speaking more to this at the Zoning meeting this evening, but I would like to note the potential health and crime hazards associated with this type of business being in such close proximity to where our families live and breathe. Please hear our voices and concerns. We want what is best for our small community.

Thank you,
Carly A. Gentry
WG resident

Samuel Haas

From: Lesa C. Wood
Sent: Tuesday, July 30, 2024 2:07 PM
To: planning@schertz.com
Subject: Fw: Not in my neighborhood!

See below.

Lesla Wood

Director of Planning and Community Development
City of Schertz
1400 Schertz Parkway
Schertz, Texas 78154

Office: 210-619-1785
Mobile: 210-488-4202
Fax: 210-619-1789

Schertz.com

From: Repof Texas
Sent: Tuesday, July 30, 2024 1:55 PM

Subject: Not in my neighborhood!

Daniel Santos
10329 Aurora Sky
Schertz, Texas 78154

7/30/2024

Mayor Ralph Guterrez
1400 Schertz Parkway
Schertz, Texas 78154

Dear Mayor and Government Staff,

I am writing to you as a concerned resident of Willow Grove Neighborhood regarding the proposed establishment of a new gas station at property #1396038. I will put it plain and simple... WE DO NOT WANT A GAS STATION IN OUR NEIGHBORHOOD! I live in this neighborhood and run around it every day. Part of my run route is up front at the entrance where cars and trucks would be entering continuously. I don't ask much from the government, however, I do want you to leave my neighborhood alone. While I understand the need for fuel services, I believe that permitting this gas station could have several adverse impacts on our community. I would like to outline ten reasons why I believe this proposal warrants careful reconsideration:

1. **Environmental Impact:** Gas stations can pose significant environmental hazards, including potential groundwater contamination from fuel spills and leaks. The risk of pollution could affect local water supplies and ecosystems.
2. **Increased Traffic:** The addition of a gas station will likely lead to increased traffic congestion in an area that is already experiencing heavy vehicular flow. This could exacerbate safety concerns, especially for pedestrians and children.
3. **Safety Concerns:** Gas stations can be targets for crime, including theft and vandalism. The increased presence of such facilities could lead to higher crime rates in our neighborhood. **IT WOULD BE LOCATED DIRECTLY ACROSS SCHOOL.**
4. **Health Risks:** Prolonged exposure to gasoline fumes and other pollutants emitted by gas stations can have detrimental effects on public health. Residents, especially those with respiratory conditions, may be at increased risk.
5. **Aesthetic Impact:** Gas stations often come with large signage and bright lighting, which could detract from the visual appeal of our neighborhood. This could negatively affect property values and the overall character of the area.
6. **Noise Pollution:** The constant activity associated with a gas station, including deliveries, fuel dispensing, and vehicle idling, can contribute to increased noise pollution. This can disrupt the peace and quiet that many residents value.
7. **Property Values:** The proximity of a gas station could lower property values in the neighborhood. Prospective buyers may be deterred by the potential environmental and aesthetic impacts.
8. **Alternative Fuel Options:** With the growing shift towards electric vehicles and alternative fuels, the need for additional gas stations is decreasing. Investing in more sustainable infrastructure might better serve our community's future needs.
9. **Community Character:** Our neighborhood prides itself on its unique character and sense of community. The addition of a gas station may undermine these qualities and transform the area into a more commercialized zone.
10. **Local Business Impact:** A new gas station could potentially affect nearby businesses, particularly those that rely on foot traffic or have specific customer bases that may be disrupted by the increased presence of a fuel station.

I respectfully urge you to consider these concerns in the decision-making process regarding the proposed gas station. Our community's well-being, safety, and character should be of utmost priority, and I hope that alternative solutions can be explored to meet the needs of our residents while preserving the quality of our neighborhood.

Thank you for your time and attention to this matter. I look forward to your response and hope for a decision that reflects the best interests of our community.

Sincerely,

Daniel Santos

Major, U.S. Army (R)

A Very Concerned Resident and Active Voter!

Dan Santos, MBA, MPA, MCJ

Director of Operations | Leader | Business Strategist | Veteran

San Antonio, TX 78154

Samuel Haas

From: Denise Torres
Sent: Wednesday, August 7, 2024 10:45 AM
To: planning@schertz.com
Subject: P1SPU20240142

Follow Up Flag: Follow up
Flag Status: Completed

Hello! Please note I am opposed to P1SPU20240142. Thank you.

Denise Torres
11705 Cypress Barn
Schertz, TX 78154

Willow Grove HOA

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

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JUL 29 2024
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July 26, 2024

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PLSPU20240142– Hold a public hearing and make a recommendation on a Specific Use Permit to allow a Convenience Store with Gas Pumps in General Business District (GB), on approximately 1.6 acres of land, known as Bexar County Property Identification Number 1396038, generally located southwest of the intersection of FM1518 and Schaefer Road, 11786 Schaefer Rd, City of Schertz, Bexar County, Texas.

The Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing. You may return the reply form below by mail or personal delivery to Madeleine Cole, Planner, 1400 Schertz Parkway, Schertz, Texas 78154, or by e-mail: planning@schertz.com. If you have any questions, please feel free to call Madeleine Cole, Planner at (210) 619-1781.

Sincerely,

Madeline Cole
Madeleine Cole
Planner

Reply Form:

I am: in favor of opposed to neutral to the request for PLSPU20240142

COMMENTS: I think it will increase traffic

NAME: Esther Bingham SIGNATURE [Signature]
(PLEASE PRINT)

STREET ADDRESS: 10318 Owl Woods

DATE: 7/31/24

Samuel Haas

From: Lesa C. Wood
Sent: Tuesday, August 6, 2024 3:53 PM
To: planning@schertz.com
Subject: Fw: gas station - property #1396038 I

Follow Up Flag: Follow up
Flag Status: Flagged

See below.

Lesla Wood

Director of Planning and Community Development
City of Schertz
1400 Schertz Parkway
Schertz, Texas 78154

Office: 210-619-1785
Mobile: 210-488-4202
Fax: 210-619-1789

Schertz.com

From: Eileen Perez
Sent: Monday, August 5, 2024 10:01 PM

Subject: gas station - property #1396038 I

Good evening,

This email is in reference to the proposed gas station at property #1396038. I am writing to let you know of my opposition to the placement of a gas station at this location.

Thank you for your time.

Eileen Perez

Willow Grove HOA

PLANNING & COMMUNITY DEVELOPMENT

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July 26, 2024

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Sincerely,

X

Madeleine Cole

Madeleine Cole
Planner

Reply Form:

I am: in favor of [] opposed to [X] neutral to [] the request for PLSPU20240142

COMMENTS: Shertz east is increasing in crime & is reflected as the most dangerous districts in Schertz having this convenience store with gas pump will exasurbate crime & make our open gated community less safe.

NAME: James Harris SIGNATURE [Signature] (PLEASE PRINT)

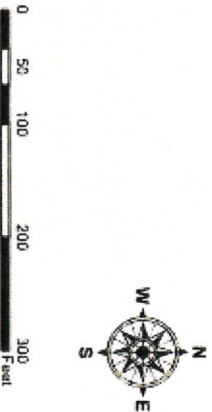
STREET ADDRESS: 10435 Monicas Crk, Schertz Texas 78154

DATE: August 1, 2024

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City of Schertz
 FM 1518 & SCHAEFER ROAD
 (PLSPUZ0240142)

Project Boundary
 200' Buffer



William Evans

RECORDED

NOTICE OF PUBLIC HEARING

July 26, 2024

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Sincerely,

Madeleine Cole

Madeleine Cole
Planner

Reply Form:

I am: in favor of opposed to neutral to the request for PLSPU20240142

COMMENTS: I am opposed to a gas station this close to home

NAME: Lance Campbell (PLEASE PRINT) SIGNATURE: Lance Campbell

STREET ADDRESS: 10408 Pecan Branch

DATE: 30 Aug 24

Samuel Haas

From: MARIO REYNA
Sent: Sunday, August 4, 2024 6:36 PM
To: planning@schertz.com
Subject: PLSPU20240142

Madeleine Cole; We are opposed to the construction of the convenience store with gas pumps.

Sincerely,

Mario & Diana Reyna

SCHERTZ | COMMUNITY SERVICE OPPORTUNITY

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

July 26, 2024

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Sincerely,

Madeleine Cole
Madeleine Cole
Planner

Reply Form:

I am: in favor of opposed to neutral to the request for PLSPU20240142

COMMENTS: *We Strongly opposed to the Construction of Convenience Store with Gas Pumps*

NAME: *MARIO & DIANA REYNA* (PLEASE PRINT) SIGNATURE: *Mario & Diana Reyna*

STREET ADDRESS: *10413 Pecan Bl.*

DATE: *04 AUG 2024*

1400 Schertz Parkway • Schertz, Texas 78154 • 210.619.1000 • schertz.com

Willow Grove HOA

PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING



July 26, 2024

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Sincerely,

Madeleine Cole

Madeleine Cole
Planner

Reply Form:

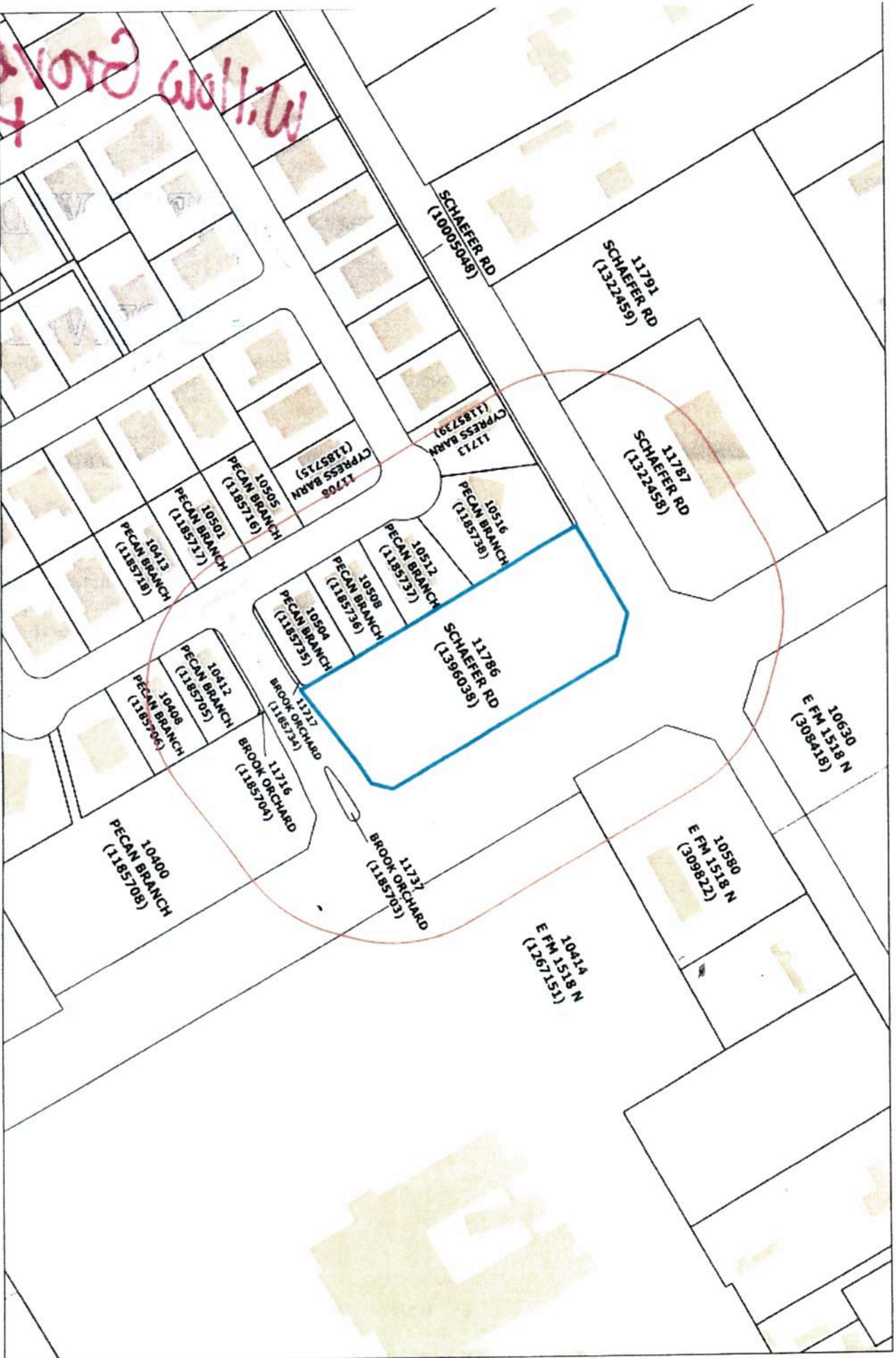
I am: in favor of opposed to neutral to the request for PLSPU20240142

COMMENTS: INTERSECTION 1518 IS TOO CONGESTED WITH SCHOOL, SUB-DIVISION & COMMERCIAL TRAFFIC. THIS IS A SAFETY ISSUE.

NAME: MR. MYRON SHIRLEY SIGNATURE [Signature]
(PLEASE PRINT)

STREET ADDRESS: 10405 BOWIES KNOLL, SCHERTZ, TX. 78154

DATE: 6 August 2024



William Brown

SCHERTZ
COMMUNITY SERVICE OPPORTUNITY

City of Schertz

FM 1518 & SCHAEFER ROAD
(PLSPU20240142)

Project Boundary

200' Buffer



The City of Schertz is not responsible for the accuracy of the information provided on this map. The City of Schertz is not responsible for the accuracy of the information provided on this map. The City of Schertz is not responsible for the accuracy of the information provided on this map.

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Sincerely,

Madeleine Cole
Madeleine Cole
Planner

Reply Form:

I am: in favor of [] opposed to [X] neutral to [] the request for PLSPU20240142

COMMENTS: People who live near gas stations or live near schools

NAME: Mary Standifer SIGNATURE: Mary Standifer
(PLEASE PRINT)

STREET ADDRESS: 10305 Hoot Owl

DATE: 8/6/24

with gas stations nearby are at a higher risk of exposer to Benzene, a chemical found in gasoline that can cause Leukemia and other types of cancer. Petrol statins emit Benzene which is associated to childhood leukemia!

Willow Grove HOA

PLANNING & COMMUNITY DEVELOPMENT

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Dear Property Owner, Norbertha Quaynor

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Sincerely,

Madeleine Cole
Madeleine Cole
Planner

Reply Form:

I am: in favor of [] opposed to [x] neutral to [] the request for PLSPU20240142

COMMENTS: I oppose to commercializing our neighborhood. This plan will take away the peace my family moved here for.

NAME: NORBERTHA QUAYNOR SIGNATURE (PLEASE PRINT)

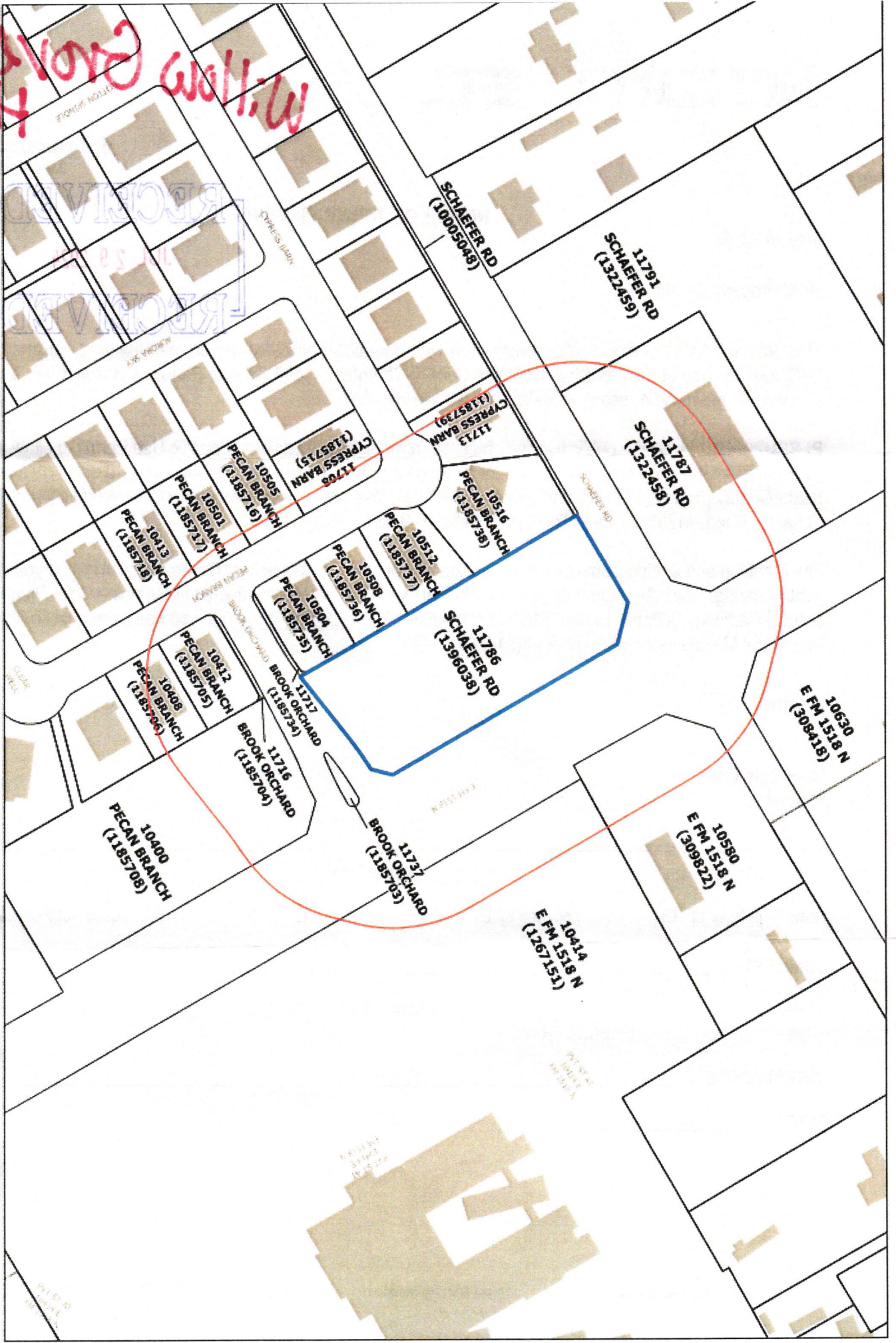
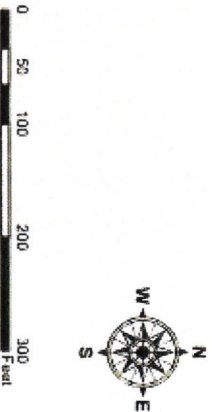
STREET ADDRESS: 10334 Owl Woods

DATE: 1 Aug 2024

The City of Schertz is currently reviewing applications for the location of a new branch of the City of Schertz Community Services Opportunity. The City is currently reviewing applications for the location of a new branch of the City of Schertz Community Services Opportunity. The City is currently reviewing applications for the location of a new branch of the City of Schertz Community Services Opportunity.

City of Schertz
 FM 1518 & SCHAEFER ROAD
 (PLSPUZ0240142)

Project Boundary
 200' Buffer



Samuel Haas

From: Lesa C. Wood
Sent: Tuesday, August 6, 2024 2:11 PM
To: planning@schertz.com
Subject: Fw: Opposed to proposed gas station in front of Willow Grove Estates

FYI

Lesla Wood

Director of Planning and Community Development
City of Schertz
1400 Schertz Parkway
Schertz, Texas 78154

Office: 210-619-1785
Mobile: 210-488-4202
Fax: 210-619-1789

Schertz.com

From: Patricia Lucas
Sent: Tuesday, August 6, 2024 11:48 AM

Subject: Opposed to proposed gas station in front of Willow Grove Estates

Good morning

In reference to the proposed gas station at property #1396038 I am writing to let you know as a homeowner in that community of my opposition to the placement of a gas station at this location.

Thank you for your time
Patricia Lucas

NOTICE OF PUBLIC HEARING

August 7, 2024

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on Wednesday, August 7th, 2024 at 6:00 p.m. located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make a recommendation on the following item:

PLSPU20240142- Hold a public hearing and make a recommendation on a Specific Use Permit to allow a Convenience Store with Gas Pumps in General Business District (GB), on approximately 1.6 acres of land, known as Bexar County Property Identification Number 1396038, generally located southwest of the intersection of FM1518 and Schaefer Road, 11786 Schaefer Rd, City of Schertz, Bexar County, Texas.

The Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing. You may return the reply form below by mail or personal delivery to Samuel Haas, Planner, 1400 Schertz Parkway, Schertz, Texas 78154, or by e-mail: planning@schertz.com. If you have any questions, please feel free to call Samuel Haas, Planner at (210) 619-1783.

Sincerely,

Samuel Haas
Senior Planner

Reply Form:

I am: in favor of opposed to neutral to the request for PLSPU20240142

COMMENTS: Gas station is too close to the neighborhood.

NAME: Phyllis W. Turner SIGNATURE Phyllis W. Turner
(PLEASE PRINT)

STREET ADDRESS: 10304 Aurora Sky, Schertz Tx 78154

DATE: 17 Aug 24

Samuel Haas

From: Symone
Sent: Thursday, August 1, 2024 9:40 PM
To: planning@schertz.com; Ralph Gutierrez; Michelle Watson; Mark Davis; Tiffany Gibson; Paul Macaluso; Robert Westbrook; Allison Heyward; Tim Brown; Scott Wayman; Steve Williams; Brian James; Lesa C. Wood; mcole@schertz.com
Subject: Attention PLSPU20240142

Dear Mayor, Government Staff and The Planning and Zoning Commission,

I am writing to you as a concerned resident of Willow Grove Neighborhood regarding the proposed establishment of a new gas station at property #1396038. I DO NOT WANT A GAS STATION AT THE ENTRANCE OF THE WILLOW GROVE SUBDIVISION! I live in this neighborhood. My house is the very first house when driving into the neighborhood and I'm OPPOSED to the Specific Use Permit to allow a Convenience Store with Gas Pumps. This is the second time in about 6 months we have received a notice of zone change and permit request for a gas station. Myself and several other families wrote letters and attended the first public hearing to relay our concerns. During that hearing the permit was denied. I ask it be denied again and this time permanently. Permitting this gas station could have several adverse impacts on our community. Below are several reasons why this proposal should be permanently denied.

1. Environmental Impact: Gas stations can pose significant environmental hazards, including potential groundwater contamination from fuel spills and leaks. The risk of pollution could affect local water supplies and ecosystems.
2. Increased Traffic: The addition of a gas station will likely lead to increased traffic congestion in an area that is already experiencing heavy vehicular flow. This could exacerbate safety concerns, especially for pedestrians and children.
3. Safety Concerns: Gas stations can be targets for crime, including theft and vandalism. The increased presence of such facilities could lead to higher crime rates in our neighborhood. IT WOULD BE LOCATED DIRECTLY ACROSS SCHOOL. Touching on the school, our children do not even have a crosswalk to get to the school.
4. Health Risks: Prolonged exposure to gasoline fumes and other pollutants emitted by gas stations can have detrimental effects on public health. Residents, especially those with respiratory conditions, may be at increased risk. I have 2 young children this could potentially affect.
5. Aesthetic Impact: Gas stations often come with large signage and bright lighting, which could detract from the visual appeal of our neighborhood. This could negatively affect property values and the overall character of the area.
6. Noise Pollution: The constant activity associated with a gas station, including deliveries, fuel dispensing, and vehicle idling, can contribute to increased noise pollution. This can disrupt the peace and quiet that we value as residents.
7. Property Values: The proximity of a gas station could lower property values in the neighborhood. Prospective buyers may be deterred by the potential environmental and aesthetic impacts.
8. Alternative Fuel Options: With the growing shift towards electric vehicles and alternative fuels, the need for additional gas stations is decreasing. Investing in more sustainable infrastructure might better serve our community's future needs.
9. Community Character: Our neighborhood prides itself on its unique character and sense of community. The addition of a gas station may undermine these qualities and transform the area into a more commercialized zone.
10. Local Business Impact: A new gas station could potentially affect nearby businesses, particularly those that rely on foot traffic or have specific customer bases that may be disrupted by the increased presence of a fuel station.

Please consider these concerns regarding the proposed gas station. Please deny the proposal. Please take my 2 children, my spouse, the other families who live in the Willow Grove subdivision, the elementary school and our community into consideration. Our community's well-being, residents, families, safety, and character should be priority. Thank you for your time and attention to this matter. I look forward to your response.

Respectfully,
Symone Owens, SMSgt, US Air Force (Retired) Sent from my iPad

Samuel Haas

From: tommyb991
Sent: Thursday, August 1, 2024 4:20 PM
To: planning@schertz.com
Subject: Zoning

I do not favor current suggestions for a gas station in front of Willow Grove estates

Tommy K Bush Sr
10412 Aurora Sky Schertz Texas 78154

Samuel Haas

From: Brian James
Sent: Wednesday, August 7, 2024 1:45 PM
To: Emily Delgado; Samuel Haas
Cc: Lesa C. Wood
Subject: Fw: Property #1396038 Opposition

City of Schertz
1400 Schertz Parkway
Schertz, Tx 78154
Office: (210) 619-1023
Cell: (210) 643-6765
Schertz.com



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From: Tammy Glascoe
Sent: Wednesday, August 7, 2024 1:34 PM

Subject: Property #1396038 Opposition

Good afternoon,

In reference to the proposed gas station at property #1396038, I am writing to let you know of my opposition to the placement of a gas station at this location.

Thank you for your time and consideration!

Respectfully,
Tammy Glascoe
Willow Grove Estates Resident

Samuel Haas

From: Teresa Smith
Sent: Tuesday, July 30, 2024 11:07 AM
To: planning@schertz.com
Subject: PLSPU20240142 - OPPOSED!

Dear Schertz Planning and Zoning Commission,

I am writing to inform you that I am opposed to the construction of gas pumps that would be within 200 ft of my residence at 11708 Cypress Barn. I urge our city planners to adhere to Federal guidelines recommending at least 1,000 ft of separation between schools and gasoline dispensers.

Sincerely,

Teresa Smith
terecla.smith@gmail.com

Samuel Haas

From: Lesa C. Wood
Sent: Wednesday, August 7, 2024 9:36 AM
To: planning@schertz.com
Subject: Fw: proposed gas station at property #1396038

Follow Up Flag: Follow up
Flag Status: Flagged

See below.

Lesla Wood

Director of Planning and Community Development
City of Schertz
1400 Schertz Parkway
Schertz, Texas 78154

Office: 210-619-1785
Mobile: 210-488-4202
Fax: 210-619-1789

Schertz.com

From: Tiffany Thomas
Sent: Wednesday, August 7, 2024 7:20 AM

Subject: proposed gas station at property #1396038

Good morning,

In reference to the proposed gas station at property #1396038, I am writing to let you know of my opposition to the placement of a gas station at this location.

Thank you for your time,
Tiffany Thomas

Samuel Haas

From: Veronica Dillard
Sent: Tuesday, August 13, 2024 10:25 AM
To: planning@schertz.com
Subject: Willow Grove HOA

Follow Up Flag: Follow up
Flag Status: Flagged

SCHERTZ | COMMUNITY SERVICES DEPARTMENT

Willow Grove HOA
PLANNING & COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

July 26, 2024

Dear Property Owner,

The Schertz Planning and Zoning Commission will conduct a public hearing on **Wednesday, August 7th, 2024 at 6:00 p.m.**, located at the Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas to consider and make a recommendation on the following item:

PLSP22040142—Held a public hearing and make a recommendation on a Specific Use Permit to allow a Convenience Store with Gas Pumps in General Business District (GB), on approximately 1.8 acres of land, known as Bexar County Property Identification Number 1396508, generally located southwest of the intersection of FM1518 and Schaefer Road, 11786 Schaefer Rd, City of Schertz, Bexar County, Texas.

The Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing. You may return the reply form below by mail or personal delivery to Madeline Cole, Planner, 1400 Schertz Parkway, Schertz, Texas 78154, or by e-mail planning@schertz.com. If you have any questions, please feel free to call Madeline Cole, Planner at (214) 819-1781.

Sincerely,
Madeline Cole
Madeline Cole
Planner

Reply Form:

Item: 0/0000/0/0 000000/0/0 00000/0/0 The request for PLSP22040142

COMMENTS

NAME: *Samuel Haas* SIGNATURE: *[Signature]*

STREET ADDRESS: *14116 Holly Forest, Schertz, TX 78154*

DATE: *8/13/24*

1400 Schertz Parkway Schertz, Texas 78154 214.819.1780

Sent from my iPhone

Visited	Property Address	Owner Name	Signature	Date
	KLONDIKE COVE TX 78154			
	11622 KLONDIKE CV SCHERTZ, TX 78154 <i>Tues 0830 on back</i>	ALCALA ABRAHAM S & MEAGAN		
	11626 KLONDIKE COVE Schertz, TX 78154	POE CORY BRENN & SANDRA GAIL	<i>[Signature]</i>	8-15
	11630 KLONDIKE COVE Schertz, TX 78154	SIMIEN DANIEL DWAYNE & DIANNA FARIAS	<i>[Signature]</i>	8-15/24 8/24
	11634 KLONDIKE COVE Schertz, TX 78154	SHELVIN LEROY JR & LJTISHA D		
	11638 KLONDIKE COVE Schertz, TX 78154	YOUNG FELICIA M	<i>[Signature]</i>	8-22
	COTTON SPINDLE SCHERTZ, TX 78154			
	10402 COTTON SPINDLE SCHERTZ, TX 78154	EDGERTON HEATH A	<i>[Signature]</i>	8-4-21
	10406 COTTON SPINDLE SCHERTZ, TX 78154	ALLARD DERRICK SR & ALLARD CHERYL A	<i>[Signature]</i>	4 Aug
	10407 COTTON SPINDLE SCHERTZ, TX 78154	CANTU FRANCISCO & GRACIELA	<i>[Signature]</i>	8-4-21
	10410 COTTON SPINDLE SCHERTZ, TX 78154	KING ARVELLA R REVOCABLE TRUST		
	10411 COTTON SPINDLE SCHERTZ, TX 78154	WILLIAMS CLIFTON E & TRINITY M	<i>[Signature]</i>	8-4-21
	10414 COTTON SPINDLE SCHERTZ, TX 78154	CASIAS JOHNNY RAY JR & STEFANIE L	<i>[Signature]</i>	8-5-24
	10415 COTTON SPINDLE SCHERTZ, TX 78154	BRADFORD MICHAEL M & YOLANDA M	<i>[Signature]</i>	8-4-21
	10418 COTTON SPINDLE SCHERTZ, TX 78154	THORPE EDWIN BERNARD & AUTUMN FAWN	<i>[Signature]</i>	8-24-21

* Signature. Indicates **exposed** to aas station ✓ PA1/7

No- (TR) / (1) - ambulance

10419 COTTON SPINDLE SCHERTZ, TX 78154	MASTRIN DEVON GRAY & HEATHER LYNN	
10422 COTTON SPINDLE SCHERTZ, TX 78154	Out of town	
10423 COTTON SPINDLE SCHERTZ, TX 78154	ALLSHOUSE MICHAEL J	8/6/24
BOWIES KNL	BRAND LORETTA M & CHRISTOPHER J	8/4/24
10401 BOWIES KNL SCHERTZ, TX 78154	BRAND KRISTINA JOHNSON BORG	8/4/24
10404 BOWIES KNL SCHERTZ, TX 78154	JOHNSON KEVIN M & CYRELLE	8/4/24
10405 BOWIES KNL SCHERTZ, TX 78154	RODRIGUEZ SAMUEL JR & GUZMAN JACLYN	
10408 BOWIES KNL SCHERTZ, TX 78154	SHIRLEY MYRON C	
10409 BOWIES KNL SCHERTZ, TX 78154	WHITFIELD NATHAN III & TRUDY DENISE	8/4/24
10412 BOWIES KNL SCHERTZ, TX 78154	CROWTHER LEVILLE & KIMONA LYNN	8/4/24
10413 BOWIES KNL SCHERTZ, TX 78154	WILSON TRACEY M	
10416 BOWIES KNL SCHERTZ, TX 78154	URRABAZO ERIK S	
10417 BOWIES KNL SCHERTZ, TX 78154	GLASCOE TAMMY DIANE & MUTWA IGWE	8/4/24
10421 BOWIES KNL SCHERTZ, TX 78154	GLASCOE, Kendall A	8/4/24
10425 BOWIES KNL SCHERTZ, TX 78154	FORBES III WILLIAM ROOSEVELT & NIDA	8/4/24
10430 BOWIES KNL SCHERTZ, TX 78154	TARRILLION CHRISTOPHER & HEIDI LYNN	8/4/24
10435 BOWIES KNL SCHERTZ, TX 78154	CHAREST WILLIAM J & ERLINDA A	8/4/24
10440 BOWIES KNL SCHERTZ, TX 78154	JOHN & KRISTINA PARKER	8/4/24

Signature indicates proposed to gas station ✓ Pa 277

10/14

14-110

Visited	Property Address	Owner Name	Signature	Date
✓	AURORA SKY 10325 AURORA SKY SCHERTZ, TX 78154	SMALLS CLARETHA MARIE	<i>Claretha Marie</i>	8/6/24
	10329 AURORA SKY SCHERTZ, TX 78154 (2)	SANTOS DANIEL & JUANITA ANN	<i>Daniel Santos</i>	8/5/24
	10400 AURORA SKY SCHERTZ, TX 78154 (2)	DENNY EARL DEANDRE & PATRESE	<i>Deandra A. Denny</i>	8/5/24
✓	10401 AURORA SKY SCHERTZ, TX 78154 (1)	SANCHEZ JOSE E	<i>Earl R. Denny</i>	8/9/24
	10404 AURORA SKY SCHERTZ, TX 78154 (3)	WILSON TIFFANY & MAGGIE OSHA	<i>Maggie Wilson</i>	8/4/24
	10405 AURORA SKY SCHERTZ, TX 78154 (Sunday) ✓	MSONDA HAPU TRAVOR	<i>Maggie Wilson</i>	8/4/24
	10408 AURORA SKY SCHERTZ, TX 78154 ✓	ARCHER LEON L JR		
✓	10409 AURORA SKY SCHERTZ, TX 78154 ✓	OWENS ALAN B & STEPHANIE		
	10412 AURORA SKY SCHERTZ, TX 78154 (1)	BUSH TOMMY & ANNIE MAE-LAVERNE	<i>Tommy Bush</i>	8/3/24

* Signature indicates opposed to gas station ✓

10-NU

✓	10413 AURORA SKY SCHERTZ, TX 78154	1	GENTRY SCOTT MATTHEW & CARLY	<i>Matthew Gentry</i>	08/04/24
✓	10416 AURORA SKY SCHERTZ, TX 78154	2	LEWIS CHESTER JR & CAROLYNA	<i>Robert Lewis</i>	8/3/24
✓	10417 AURORA SKY SCHERTZ, TX 78154	2	Patricia L Brecher LEE LAURENE & KURT MICHAEL Zak Michael & Danielle Viscarillo	<i>Patricia L Brecher</i> <i>Lyons Ann</i>	8/3/24 8/4/24
✓	PECAN BRANCH SCHERTZ, TX 78154		Danielle Viscarillo	<i>Danielle Viscarillo</i>	8/4/24
✓	10404 PECAN BR SCHERTZ, TX 78154		SCOTT TREVINO & JHERINA CASSA	<i>Robt K Gulla</i>	5 Aug 6 Aug
	10405 PECAN BR SCHERTZ, TX 78154		RODERICK & ANTONIETA GUEZANS URBINA LUIS A & AMYL (out of town)	<i>Robt K Gulla</i>	
	10408 PECAN BR SCHERTZ, TX 78154	2	CAMPBELL LANCE & AYIN SAYURI	<i>Lance Campbell</i>	3 Aug 24
	10409 PECAN BR SCHERTZ, TX 78154	2	LUCAS PATRICIA M	<i>Laura Lynn Campbell</i>	3 Aug 24
	10412 PECAN BR SCHERTZ, TX 78154	2	LUCAS KYLE OROURKE CONRAD & RIEKO YARNADA	<i>Lucas Kyle</i> <i>Yarnada Rieko</i>	3 Aug 24 8/3/24
	10413 PECAN BR SCHERTZ, TX 78154		REYNA MARIO & DIANA DELGADILLO	<i>Mario A. Reyna</i> <i>Diana M. Reyna</i>	8/4/24 8/7/24
	10501 PECAN BR SCHERTZ, TX 78154		OWENS SYMONE S & DEMETRIUS (out of town)	<i>Symone S. Owens</i>	8/7/24
	10504 PECAN BR SCHERTZ, TX 78154	1	TOMNBAY HADY NEJDAT & SAEDA A	<i>Hady Nejdatt</i>	8/3/24
	10505 PECAN BR SCHERTZ, TX 78154	1	FLEMING JAMES THOMAS	<i>James Thomas</i>	8/5/24
	10508 PECAN BR SCHERTZ, TX 78154		HAINBACH BLAINE C (VENTAS)	<i>Blaine C Hainbach</i>	
	10512 PECAN BR SCHERTZ, TX 78154	2	ALLEN WALTER & BERTA CECILIA	<i>Berta Allen</i>	8/13/24
	10516 PECAN BR SCHERTZ, TX 78154	2	TIENDA JUAN CARLOS TIENDA TILIBANY	<i>Juan Carlos</i> <i>Tilibany</i>	4 Aug 24 4 Aug 24
	CYPRESS BARN				

✓ Cinnathive. Indicates consent to inc station ✓ Pa A7

11 11-110

11613 CYPRESS BARN SCHERTZ, TX 78154 ✓	AZAB STEPHAN & KARAM FARAG	
11617 CYPRESS BARN SCHERTZ, TX 78154 ✓	HAMMERHEAD HAHM JEAN HL	8/4/24
11621 CYPRESS BARN SCHERTZ, TX 78154	MOORE JOHN & SHAMEKA BENET	8/4/24
11624 CYPRESS BARN SCHERTZ, TX 78154	SOARES NICHOLAS & SAMANTHA	8/4/24
11625 CYPRESS BARN SCHERTZ, TX 78154 ✓	BUCKINGHAM JONATHAN	
11628 CYPRESS BARN SCHERTZ, TX 78154	HARVEY RODRIGUS O & MALIKAH P	8/4/24
11629 CYPRESS BARN SCHERTZ, TX 78154 ✓	SCHNEIDER WILLIAM SHAWN	8/6/27
11632 CYPRESS BARN SCHERTZ, TX 78154	BROOKS CAROL & WILLIAM ALFRED	8/4/24
11633 CYPRESS BARN SCHERTZ, TX 78154	ABRAHAM TAMANDA M &	08/04/24
11637 CYPRESS BARN SCHERTZ, TX 78154 ✓	TURNER LAWRENCE & LORRAINE	
11640 CYPRESS BARN SCHERTZ, TX 78154	PENLAND PATRICK A & TAWNIA M	4/11/24
11641 CYPRESS BARN SCHERTZ, TX 78154	DOZIER JUAN H	4/11/24

* signature indicates opposed to gas station ✓ Pg 5/7

INU - 110 y3-1

11644 CYPRESS BARN SCHERTZ, TX 78154	2	Denny & Rebecca Deegan FUENTES KARLA & RODOLFO IVAN		8/4/24
11645 CYPRESS BARN SCHERTZ, TX 78154	1	STARKS BRYON & KIMBERLY RENEE		8/4/24
11648 CYPRESS BARN SCHERTZ, TX 78154	3	SCHMEDTHORST ADRIENNE & RANDALL	Adrienne Schmedthorst Randall Schmedthorst	8/5/24 8/5/24
11649 CYPRESS BARN SCHERTZ, TX 78154		SANCHEZ LUIS G & JUANITA M	FOR IT	
11700 CYPRESS BARN SCHERTZ, TX 78154	1	WILLITS MEREDITH & PAUL R		8/4/20
11701 CYPRESS BARN SCHERTZ, TX 78154		ISAAC TODD J & AMANDA		
11704 CYPRESS BARN SCHERTZ, TX 78154	2	GILL GRANT A & SANDRA NOEMI		8/4/24 8/4/24
11705 CYPRESS BARN SCHERTZ, TX 78154	1	DENISE TERESA DENISE T TORRES TRSTE	Denise T. Torres	8/4/2
11708 CYPRESS BARN SCHERTZ, TX 78154	2	SMITH ALESANDRO & TERESA		04 Aug 8/4/24
11709 CYPRESS BARN SCHERTZ, TX 78154	2	BROWN CHRISTINA		8/4/24 8/4/24
11713 CYPRESS BARN SCHERTZ, TX 78154	2	ACHANKENG KINGLSEY & JINGWA JOCELYN		8/4/24 8/4/24
CLEAR WL 11708 CLEAR WL SCHERTZ, TX 78154	1	RHODES DWAYNE & HOY ERIKA		03 Aug

A signature indicates copied to gas station ✓ Pa 6/7

