

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: _____

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

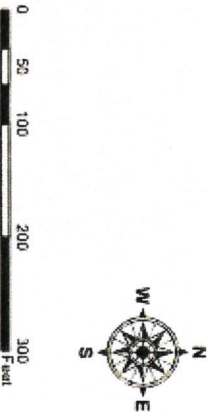
STREET ADDRESS: 10448 Shadowy Dusk, Schertz, Tx. 78154

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 seeking input from the community on the location of a new branch. The City is currently reviewing applications for the location of a new branch. The City is seeking input from the community on the location of a new branch. The City is currently reviewing applications for the location of a new branch. The City is seeking input from the community on the location of a new branch.

City of Schertz
 FM 1518 & SCHAEFER ROAD
 (PLSPU20240142)

Project Boundary
 200' Buffer



William Evans

RECEIVED

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

Willow Grove HOA

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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

Willow Grove HOA

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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)

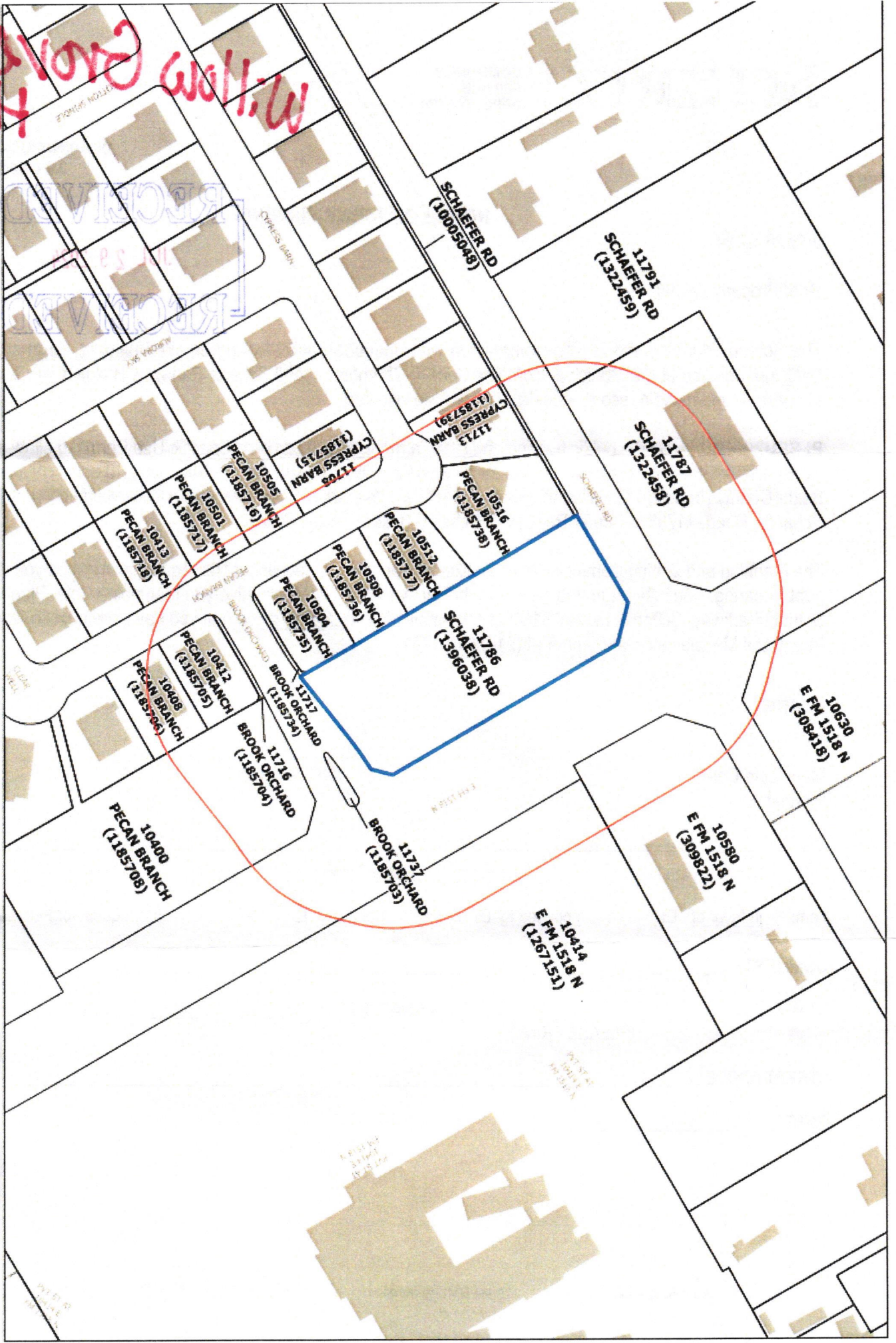
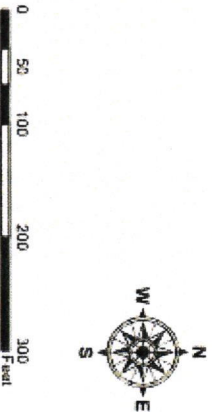
STREET ADDRESS: 10435 Monicas Crk, Schertz Texas 78154

DATE: August 1, 2024

The City of Schertz is currently reviewing applications for the location of a new branch of the City of Schertz Library. The City is seeking a location that is centrally located, accessible, and has adequate parking. The City is currently reviewing applications for the location of a new branch of the City of Schertz Library. The City is currently reviewing applications for the location of a new branch of the City of Schertz Library.

City of Schertz
 FM 1518 & SCHAEFER ROAD
 (PLSPU20240142)

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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: 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: 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