

Brake, Alison

From: Brake, Alison
Sent: Monday, July 25, 2016 2:25 PM
To: Brake, Alison
Subject: FW: Letter of Support HEB store
Attachments: heb letter .docx

From: Sue Cohen [<mailto:suekcohen@gmail.com>]
Sent: Monday, July 25, 2016 10:42 AM
To: Planning_Info <planning_info@sanmarcostx.gov>
Subject: Letter of Support HEB store

Sue K. Cohen

743 W. San Antonio
San Marcos, Texas 78666
512-396-1286
suekcohen@gmail.com

July 25, 2016

Please send this letter of support (copied below and attached) to Planning and Zoning Commission members. Thank you.

To: Members of the San Marcos Planning and Zoning Commission

I am writing to you in support of the proposed HEB store to be located at Wonder World Drive and Hunter Road. I have been a resident of San Marcos and specifically the San Antonio Street Historical District for 35 years. I have reviewed and studied the proposed project that you will be voting on July 26, 2016. I believe that the proposed store will decrease traffic in the historic neighborhoods. We have experienced population growth and an additional grocery store is greatly needed.

Thank you in advance for your support of the proposed HEB store.

Sincerely,

Sue K. Cohen

Brake, Alison

From: Brake, Alison
Sent: Wednesday, July 27, 2016 8:38 AM
To: Brake, Alison
Subject: FW: HEB vote

From: Jennifer Fischer [mailto:jennifershawfischer@hotmail.com]
Sent: Tuesday, July 26, 2016 8:24 PM
To: Planning_Info <planning_info@sanmarcostx.gov>
Subject: HEB vote

P&Z- I appreciate watching tonight's meeting from home. I am very disappointed to see that this recommendation will be moving forward with your recommendation. The environmental impact is far too great. This feels like a scene from Dr. Seuss' The Lorax.

Jennifer Fischer
609 Clyde Ct. SM

Sent from my iPhone

Brake, Alison

From: Brake, Alison
Sent: Tuesday, July 26, 2016 8:54 AM
To: Brake, Alison
Subject: FW: HEB issue

From: Jo Korthals [<mailto:kortay@grandecom.net>]
Sent: Tuesday, July 26, 2016 7:06 AM
To: Planning_Info <planning_info@sanmarcostx.gov>
Cc: paulcmurray333@gmail.com; sheldes86@yahoo.com
Subject: HEB issue

Good morning,

I sent a notice to my neighbors regarding the proposed HEB. One of my neighbors sent the comments below.
Best regards

Jo Ellen Korthals
CONA Rep., Sierra Circle Neighborhood.

Begin forwarded message:

From: mary.spaeth@transmera.com
Date: July 25, 2016 at 8:12:51 AM CDT
To: "Jo Korthals" <kortay@grandecom.net>
Subject: Re: Neighborhood Newsletter and Cape's Dam removal issue

You are welcome to share my comments.
Ultimately, San Marcos will need groceries on the east side of I-35 also. Not everyone wants to shop at Sam's Club, but Sam's is rather close to WonderWorld and Hunter---which is the reason I think Whole Foods would be better at StageCoach and WonderWorld to offer alternative shopping for many different demographics and growing neighborhoods. I looked at Sedona Arizona, with a population less than San Marcos' by far and they have 4 major groceries, including Whole Foods.

If HEB located near or even just west of Craddock, they could capture a very large area currently underserved.

Hi Mary,

Good comments. When I find out which staff member will be leading the meeting would you mind if I forwarded your message to them?

Jo

Jo

On Jul 25, 2016, at 4:21 AM, Mary Spaeth
<mary.spaeth@transmera.com>

wrote:

HI Jo Ellen,

I am in Sweden until next week, but am happy to send my
comment about

HEB via you.

A better site would be on the southeast or southwest corner of
Stagecoach and WonderWorld, but IF HEB (and the city) insist on
the site

close to Purgatory Creek, then I think planning should include
staged

removal and or significant improvement of the trailer park in that
same

area, AND I think HEB should 'hide' major parts of its entry and
parking

area in a sort of Woodlands, Texas style. There is much that San
Marcos

could learn from more aesthetic planning that allows for effective
building without impacting the environment as much by destroying
trees

and habitat AND natural aesthetics (which in fact are an attraction
for

those moving to the area).

Brake, Alison

From: Brake, Alison
Sent: Monday, July 25, 2016 2:26 PM
To: Brake, Alison
Subject: FW: New Proposed HEB site/Agenda Item Meeting 7/25/16

From: Garrett, Leslie A [<mailto:lg33@txstate.edu>]
Sent: Monday, July 25, 2016 10:31 AM
To: Planning_Info <planning_info@sanmarcostx.gov>
Subject: New Proposed HEB site/Agenda Item Meeting 7/25/16

Dear Planning and Zoning Commission,

I am writing to express my concern over the new proposed HEB development. I feel this location is a terrible idea due to the already congested intersection/area, it's encroaching on the purgatory greenspace and given the fact that we know it flooded here last year I feel it should be off limits for development period. This is the route to RR12 and the "gateway to the Hillcountry". Do we really want to see an HEB here? Do we really want to take out all of the trees here across from our beautiful entrance to Purgatory park and Wonderworld extension and replace it with concrete for a small HEB that is only going to serve the community temporarily as it grows? As a resident of the Estates of San Marcos I have wanted a 3rd store to serve the south side for some time and the original proposed site on East McCarty in my opinion is a much more viable option for the long run. The infrastructure is there already but the traffic is not. This location on Wonder World will only continue to make this part of San Marcos a growing nightmare with traffic as Aquarena Springs and Hopkins have become. Please keep the development EAST or tell HEB thanks but no thanks! We have the upper hand, we have the growth and the numbers. HEB is going to build it anyway let's make them build it to serve our purposes and tailor it to our needs just as Wimberley did. You have the power to negotiate and get San Marcos a store that will serve the long term growth. Please fight for that in all your development decisions. Thank you.

Leslie Garrett

Brake, Alison

From: Brake, Alison
Sent: Tuesday, July 26, 2016 8:58 AM
To: Brake, Alison
Subject: FW: Clip for HEB speech Jul 26

-----Original Message-----

From: Lisa Marie Coppoletta [mailto:lisa_coppoletta@yahoo.com]
Sent: Tuesday, July 26, 2016 12:58 AM
To: Serna, Francis <FSerna@sanmarcostx.gov>
Subject: Clip for HEB speech Jul 26

Hey Hey Miss Francis!!!!

can y'all put this for my into to my speech Tuesday I made a short clip just for PZ... =) <https://youtu.be/N82gABdXVzk> ill
come pick up the agenda and sign up tomorrow.

Best, LMC

Brake, Alison

From: Brake, Alison
Sent: Tuesday, July 26, 2016 9:32 AM
To: Brake, Alison
Subject: FW: Item 8, HEB at Wonder World

From: Paul Murray [<mailto:paulcmurray333@gmail.com>]
Sent: Tuesday, July 26, 2016 8:53 AM
To: Planning_Info <planning_info@sanmarcostx.gov>
Subject: Item 8, HEB at Wonder World

Dear Commissioners,

I think when we consider stormwater regulations, we have to consider whether we are looking at water quality or flooding issues. Most of the discussion and apprehension about the proposed HEB revolves around flooding. This is understandable considering recent events. However, for every flood event, there could be hundreds of rain events, and every rain event has pollution impacts.

With this in mind, there are some things I think we should work for in the new HEB design. First, Council Member Hughson's question regarding water quality volume needs to be answered. HEB engineers must have an idea of whether they intend to capture 1/2" or some other amount of rainfall, and how long they intend to hold it. The standard we should request is 1 1/2" and released over 48 hours. 90% of our rainfalls are 1 1/2" or less. The first 1/4" to 1/2" of any rainfall contains the bulk of pollutants. So capturing rains up to 1 1/2" inches over a year, captures 90% of the runoff and the associated pollutant load.

As the water infiltrates through the subbase below the pavers, it has been shown to treat that 85% of the Total Suspended Solids (TSS) will be removed (Dorman, T.M. Frey, J. Wright, B. Wardynski, J. Smith, B. Tucker, J. Riverson, A. Teague, and K. Bishop. 2013. San Antonio River Basin Low Impact Development Technical Design Guidance Manual, v1. San Antonio River Authority. San Antonio, TX.). Additionally, evidence from our own town shows that the permeable subbase under the pavers is effective in removing petroleum hydrocarbons from oil and gasoline from parked vehicles (Texas State University Saltgrass monitoring data for USFW 1997-2016).

Releasing stormwater over 48 hours allows for infiltration into the soil and reduces channel forming flows, the primary cause of stream erosion.

City Council has recognized that impervious cover increases erosion and damages the environment, and "desires to adopt site development rules and regulations...for the purpose of protecting ...rivers, streams and waterways from the effects of water quality deterioration related to development activities." (5.1.1.1(6))

Permeable pavers can solve many of these problems. They allow for retention of rainfall and have a proven effect on reducing pollutants. We should encourage use of them at this sensitive site. They can help HEB reach their stated goal of 85% reduction in added TSS, while also reducing other pollutants.

This sounds good but our current code doesn't encourage installation of pervious surfaces. The HEB spokesman said he had tried for permeable pavers on a project in Austin, but their code did not allow for it. But our code does allow for it: "Pervious materials other than those specified herein may be used upon approval by the Engineering Director." (6.2.3.3(e) All-Weather Surface for Parking Areas)

This location, as the HEB spokesman said, is highly visible and a kind of gateway to San Marcos. It is important for both the City and HEB to look and do our best. Using permeable pavers at this location would not only be ecologically sound, but be an impressive statement of our City's and HEB's dedication to the river and our shared environment.

Please encourage HEB and City Council to work together to employ this effective Best Management Practise at this sensitive and visible location.

Sincerely,

Paul Murray
San Marcos

Brake, Alison

From: Brake, Alison
Sent: Tuesday, July 26, 2016 5:03 PM
To: Brake, Alison
Subject: FW: Citizen Comments - Zoning Change for HEB at Hunter Rd. and Wonder World Drive

-----Original Message-----

From: Ryan McGillicuddy [mailto:tasajillo@gmail.com]
Sent: Tuesday, July 26, 2016 4:55 PM
To: Planning_Info <planning_info@sanmarcostx.gov>
Cc: Jamie McGillicuddy <jamie.mcgillicuddy@gmail.com>
Subject: Citizen Comments - Zoning Change for HEB at Hunter Rd. and Wonder World Drive

We are writing as a concerned San Marcos citizens and a home owners in the Franklin Square neighborhood, which would potentially be impacted by the zoning change for this project. We believe HEB to be a responsible business and a valuable community partner, however we urge the commissioners to delay approval of the request until further study and information is made available.

It is of great concern that such a large building with an expansive impervious footprint would be permitted to be built in a flood zone, even the "500 year" floodway. As we have seen, extreme flood events occur with striking regularity in this region. Raising flood elevations even an inch can have severe impacts on residents downstream. Further modeling should be performed to determine the impact of the proposed development prior to approval.

A traffic study to determine impacts to surrounding neighborhoods should be completed. Traffic in this area is already increasingly difficult to navigate, with the existing volume and road cuts providing often dangerous circumstances. The project would also include a "right only" turn for delivery trucks leaving the property, sending them north on Wonder World Dr. with no clear turn around. This could potential push trucks back through town (including my neighborhood of Franklin Square) via Craddock as they seek a route to return to I-35. This would have a severe impact on traffic, safety, air quality, noise, and infrastructure maintenance. The potential impacts of all entrances and exits should be thoroughly examined prior to approval.

Several karst aquifer features are also likely to exist on site, as well as cultural resources. These should be further examined prior to approval.

Thank you for the opportunity to comment. Sincerely,

Ryan and Jamie McGillicuddy
125 Park Ln.
San Marcos, TX 78666