

From: [Buck, Kaitlyn](#)
To: [Buck, Kaitlyn](#)
Subject: FW: [EXTERNAL] proposed gas station/car wash
Date: Thursday, September 21, 2023 8:50:21 AM

From: Susan Hanson < >
Sent: Monday, September 18, 2023 3:30 PM
To: Planning Info <PlanningInfo@sanmarcostx.gov>
Subject: [EXTERNAL] proposed gas station/car wash

Committee members:

I will get to the point quickly: I was appalled when I read that a gas station/car wash is being proposed at the corner of Craddock and Wonder World. What are these developers thinking, and why is this even being considered? I raise these questions because of the sensitive nature of this property. The simple fact is that what goes into the soil here comes out at the river. Pervious cover, buried gas tanks, leaky cars--all of these things spell trouble when they occur over karst, the porous rock that allows water to percolate through.

I recently read a report from 1985 regarding the property across the street from the site in question. A housing development was being proposed at that time, but the geologist making this report concluded that *nothing* should ever be built at that location. Although that particular development was quashed, the Cottages were somehow approved to be built on one corner of that land. Afterward, the rest of that tract was deemed too fragile for development and was purchased by the city to be kept in conservation. What has changed in the meantime? That land is still too sensitive for development, which is why I fail to understand how anyone could consider building a gas station there.

For many months now, the San Marcos Greenbelt Alliance has been in a three-way conversation with the City of San Marcos and the Texas Commission on Environmental Quality. As SMGA's trail crew was about to begin work creating trails in River Recharge Natural Area, the city land adjacent to the Cottages, TCEQ intervened. The agency was concerned that the project might somehow do damage to the recharge zone. The truth was that the trails in question were little more than improved deer trails, single-track dirt paths from which limbs and rocks had been removed. The irony is that now a gas station might be built across the street from land that is too sensitive for improved deer tails. Where is TCEQ in all of this?

Please help preserve our recharge zone, our aquifer, our drinking water, our river.
Please deny this request.

Sincerely,
Susan Hanson
Susan Hanson
Senior Lecturer, Retired
Department of English

Texas State University
San Marcos, TX

"We shall not cease from exploration
And the end of all our exploring
Will be to arrive where we started
And know the place for the first time." T.S. Eliot, *Little Gidding*

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From: [Buck, Kaitlyn](#)
To: [Buck, Kaitlyn](#)
Subject: FW: [EXTERNAL] SMTX - Craddock @ Wonder World (Fischer's Proposed)
Date: Thursday, September 21, 2023 8:50:49 AM

From: malek alsayed < >
Sent: Tuesday, September 19, 2023 5:47 PM
To: P&Z Commission <P&ZCommission@sanmarcostx.gov>
Cc: Planning Info <PlanningInfo@sanmarcostx.gov>
Subject: [EXTERNAL] SMTX - Craddock @ Wonder World (Fischer's Proposed)

hereby oppose the plans for the Fischers market located at 1390 W wonderworld Drive. This plan is detrimental to the city and the area surrounding this market. The area is an aquifer zone that needs to be protected at all costs against any underground gas storage facility or any interference with our great rivers. Another gas station is not needed in this area and definitely should not approve plans for a carwash that could potentially leak PFAS in our aquifer and surrounding bodies of water. The people of San Marcos need more grocery options, places to buy produce, meat and essentials vital to everyday life. Previously, other developers have tried to bypass the aquifer zone and apply for permits that include gasoline and they have been denied in the past, why should that change now? I have an alternative solution that would give the people what they want and the city to avoid compromises with the aquifer.

I purchased the property at 1311 craddock Ave., San Marcos, TX, December 2021. I already have plans for a Neighborhood Grocery market with retail and food options, this plan does not include gasoline or any underground storage tanks thus keeping the aquifer protected. This project is in the works and will soon be built as plans are ready. The project will serve the community of San Marcos, and satisfy the needs of many in this area of town. Our project would bring produce, fresh meat options, bakery and possibly restaurants, as for the retail, that could bring coffee shops, medical offices, or other retail stores in our development allowing the surrounding neighborhoods to have a closer to home shopping experience.

The town does not need two similar developments taking place within a few blocks of each other. Fischer market development would only harm the aquifer, and potentially compromise the precious waters that San Marcos has protected for many years, why would a development like this be allowed when the alternative is there and ready to be built and serve the community in a way that would not harm or risk any of the bodys of water that we care for so much in this town.

Malek al Sayyed
Al- Sayyed Inc

Thank you,

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