

# Pleasant Hill Subdivision

Resident Appeal to  
Granting of CU24-06  
Green's Crossing Center



# History

- In April of 2024 the Planning and Zoning Commission heard a motion to grant Green's Crossing Center CU24-01. Commissioners were tied 4/4 and the motion failed.
- Commissioners who were opposed noted:
  - "Fuel centers change everything: traffic, safety, hours, noise, environmental. There are places where this beautiful gas station would be fine, but not here." (Clark)
  - "I'd love to see this built at the corner of Sandy Point and Harvey Mitchell. I don't think the curb cut being mid-block will be that detrimental...TXB proved it can work." (Cooper)
  - "The city of Bryan staff did a beautiful job with Pleasant Hill. What's grown there and continues to grow there, we got it right. We'll ruin it if we put a gas station there." (Rodriguez)
  - Concern that the placement would negatively impact the safety of children waiting for the bus. (Shared by multiple commissioners)
- Green's Crossing developers made changes they believed addressed the concerns noted at the meeting and resubmitted the project for approval at the August 2024 P&Z meeting where CU24-06 was granted.



# Change 1: Move the Bus Stop

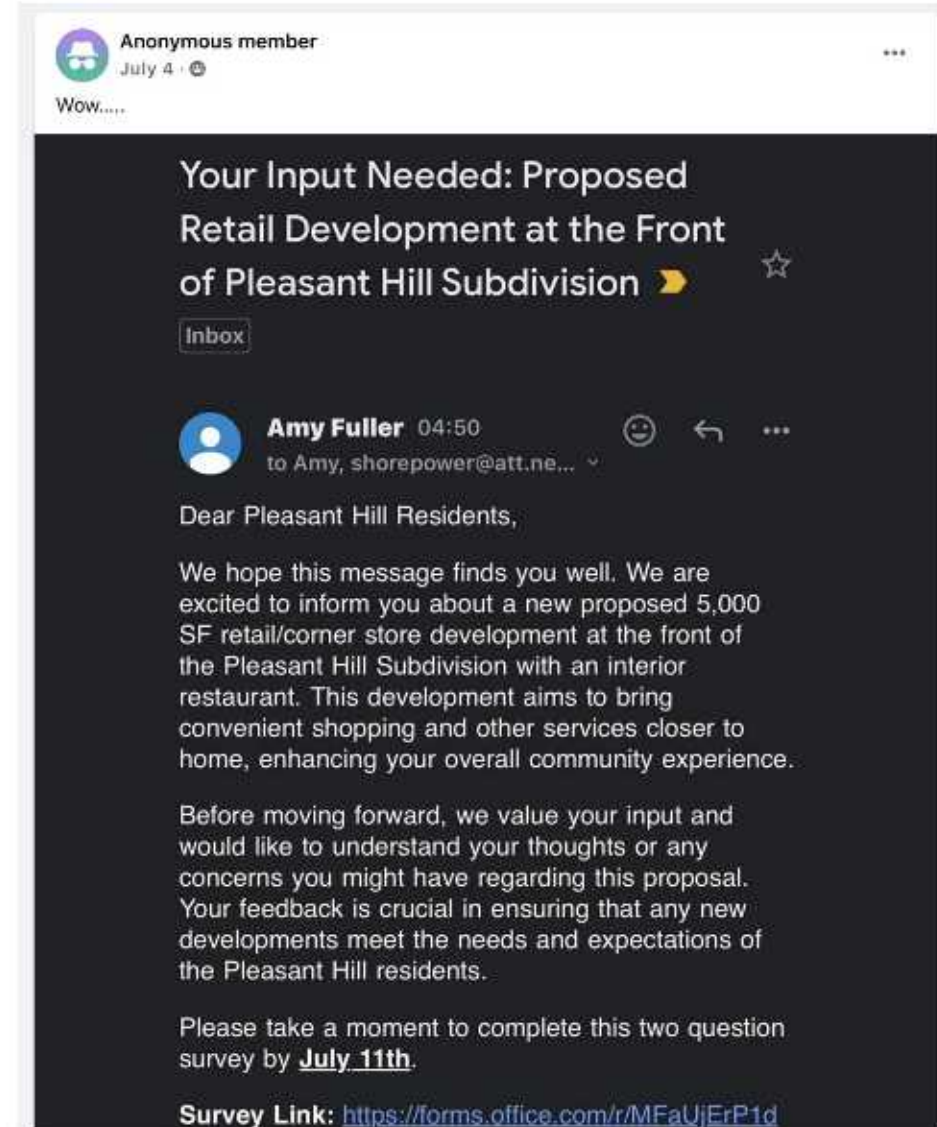
- To address the commissioner's concerns about student safety, the developer contacted BISD and suggested moving our bus stop to a "safer" location. The stop is still on Smith Lake, it's just closer to Brisbane.
- The developer also proposed building a bus shelter at this new location. This seemed to appease P&Z who called it a "good faith effort."
- Our problems with this "solution":
  - Both Glenn Jones (at 16:20) and Katie Williams (at 9:20) state in the August meeting that the new bus stop location is on PH HOA property and that the bus shelter will be built by the developer but maintained by the PH HOA. According to Ronan O'Connor, VP of Land Development with WBW Development, the new location may be in the public right of way and PH HOA did **NOT** vote to maintain this structure. WBW's only input into the structure was advising Jones that the structure cannot be blue (as it is perpetually shown) but must be black to match the pool fence. Mr. O'Connor suggested that Jones see if BISD will maintain the shelter.
  - With nobody to maintain this bus shelter, residents are concerned it will become an eyesore. If it is tagged or otherwise vandalized who will clean or repair the structure? Who will maintain the structure in perpetuity? If it is not HOA maintained, who do we approach when there are issues? Can this structure even be placed in the public ROW and if not, the bus stop problem remains unsolved.

## Bus Stop continued

- Further, this shelter does **nothing** to allay the concerns of parents whose children must cross Smith Lake to access the shelter. This neighborhood is still under construction and that means dangerous construction traffic in the area (think large dump trucks barreling through), especially on Smith Lake, for some time to come. Adding MORE construction at the main entrance of the property will exacerbate the issue.
- Because Cartwright won't be extended until each section of the commercial development is platted, Smith Lake will be the main access point for construction on the gas station. This congestion may cause residents to look for other ways to exit the neighborhood, most likely via Rock Ridge Blvd which intersects Sandy Point. Rock Ridge is the widest street in the development and also has several bus stop locations. Allowing construction to clog the mouth of the neighborhood and rearranging traffic patterns will put the children on Rock Ridge, **who won't have a bus shelter**, in danger from the increased traffic. **There really is no way to limit the impact this development will have on our children if it remains in the proposed location.**

## Change 2: Resident Survey

- In the August P&Z meeting, Glenn Jones says the developer has surveyed residents in a 200-foot radius of the development to gauge support (via email) and received 171 total responses with a majority 93 residents in favor. What he doesn't share is that the survey was purposefully vague at best and designed to dupe residents into supporting their project at worst. It was a two-question survey: Do you support development, yes or no. The gas station renderings were attached, but they were buried at the end of the survey and the words "gas station" are conspicuously absent from the introduction (at right).
- The image at right was shared in our community facebook page and is what residents received from the developer. Residents were suspicious and wary of having their responses used to undermine the work of those who fought this project in April and many encouraged each other not to reply.







Rebecca [redacted]

July 3 · 🌐

...

Hello neighbors! Did you receive the email from Riverstone? I for one am extremely excited the company is reaching out to hear our concerns. I wanted to see what the community thinks before filling out the survey so that I have a "full" idea of what I'm actually asking for.

Some of the things on my "wishlist" would be (keep in mind what I want might not be what you want):

- ✗ nothing that is open LATE or 24 hour
- ✗ nothing that has the potential for excessive noise or light pollution
- ✗ nothing based primarily on alcohol sales

I'd love to see some cafes, legal offices, gym, small scale retail etc.

👍 4

28 comments

👍 Like

💬 Comment

These posts were pulled from our neighborhood facebook page and make it clear that there IS support for retail development but there IS NOT support for a gas station.



Anonymous member

July 15 · 🌐

...

After filing out the retail area survey I was phoned by Jared from Riverstone commercial real estate group that represents the developer. One thing he stated that was concerning to me was that "most of the surveys turned in supported a convenience store/gas station." I have not gotten that impression from the neighbors comments on this page.

All this to say, if you don't feel this way and haven't filled out that survey please take the time to speak up and request other options besides a convenience store! We have many greater needs that would be more positive for the area, IMO.

👍 8

6 comments

👍 Like

💬 Comment

📄 Send

Top comments ▾



Allison ██████ Top contributor

Whatever it ends up being, I want them to have their own entrance and not use Smith Lake Blvd 😊

9w Like Reply

7 👍



Rebecca ██████ replied · 2 Replies



Todd ██████

I can tell you that I don't want a :

Dollar General/Dollar tree.

A "washeteria"

Gas station slash/ Taco shop ( like every other corner in town)

Nothing industrial ( manufacturing)

Storage units

I'm sure there other things that would suit and have a positive affect for the hood.

My self on my wish list:

Coffee shop.

A decent restaurant/restaurants.

Gym

Liquor store

9w Like Reply

5 👍



Caleb ██████ replied · 3 Replies



Zuleika ██████

Looking over the information that they provided, it doesn't look any different than what was already presented and shot down at the Brian city Council meeting. I think that they are trying to trick us into saying that we would support this project on their little questionnaire so that later, they can present it as support to move forward with it. They only provide a yes or no answer as choices. It looks like they still want to do this at the entry of our community. Do they really think that we want to look at a drive-through window for a restaurant as we drive in to our community? Seriously??!! I personally am going to refrain from answering because I don't want them to be able to use this against us later.

9w Like Reply Edited

5 👍

Several posts reiterate that residents feel "tricked" by the survey and state concerns.



Tom ██████ Top contributor

I didn't receive a survey, so I don't know if this fits with the survey but here's a few thoughts:

1. No entry off of Smith Lake. This road will be busy enough when the neighborhood is fully developed. Plus a stop light is needed there.
2. 2818 needs to widened to three lanes to accommodate a left turn lane.
3. No restaurants that fry foods. The stench will be bad for our neighbors on Montague Loop. Essentially a no fry zone.
4. 9 or 10 foot concrete block wall required on the back of all businesses.
5. A buffer zone of 60-90 feet from the back property line of al businesses to the back property line of a residence and adequate vegetation.
6. No businesses open between 10 pm to 6 am.

9w Like Reply

6 👍



Junior ██████ replied · 11 Replies



Carly ██████ Top contributor

A children's boutique, Trader Joe's, Starbucks, First Watch style breakfast place, kids museum...aim high if you do make request

9w Like Reply

5 👍



Aaron ██████

Read carefully. It's a proposal for a gas station with a restaurant. One of the concept pictures is even of a gas station with cars parked at the pumps. This is 100% their way of tricking the community into agreeing to it so we can't protest it in the future!

9w Like Reply

3 👍👎

# Resident Survey continued

- In addition to making the survey vague, they completely misrepresented the survey results at P&Z. Following the August meeting we recalculated their survey ourselves (handout) using the records in the staff report and found that 27 of the purported 93 yes answers were conditional on other factors such as:
  - Reducing the speed on 2818.
  - Installing a traffic light at Smith Lake and 2818.
  - Avoiding gas stations (especially those that aren't TXB or Bucky's).
  - Receiving more detailed information.
  - Making certain the entrance is NOT on Smith Lake Blvd.
  - Avoiding business that are open late.
  - Being assured that traffic and noise levels won't increase.
  - Avoiding business that sell liquor and vapes.
- Once the conditional yes answers are removed, the developer can only count 66 yes votes which is only 38% of the 171 respondents and NOT a majority. We believe their survey, as presented in August, caused commissioners to underestimate the continued resident opposition to the project.



# Resident Survey continued

- As a resident stated at the April P&Z meeting, PH does not currently have an owner populated HOA and it is very difficult for residents to organize and effect change. We don't have access to our neighbor's email addresses like the developer did, so when we decided we needed our own survey, we had to go door to door with a petition. We also put out a call for residents to vote via Facebook. Council should have received copies of this petition via email ahead of this meeting.
- **Our survey results:**
  - **211 residents responded**
  - **174 oppose the gas station (82%)**
  - **21 in favor (10%)**
  - **8 were undecided**
  - **8 were conditional yes responses (only if the entrance is not on Smith Lake, only if it is a TXB brand station)**
- 6 residents had to knock on approximately **443** doors during the hottest month of the summer to be sure our neighbors had the opportunity to vote without having their opinion purposefully misrepresented.

# Resident Survey continued

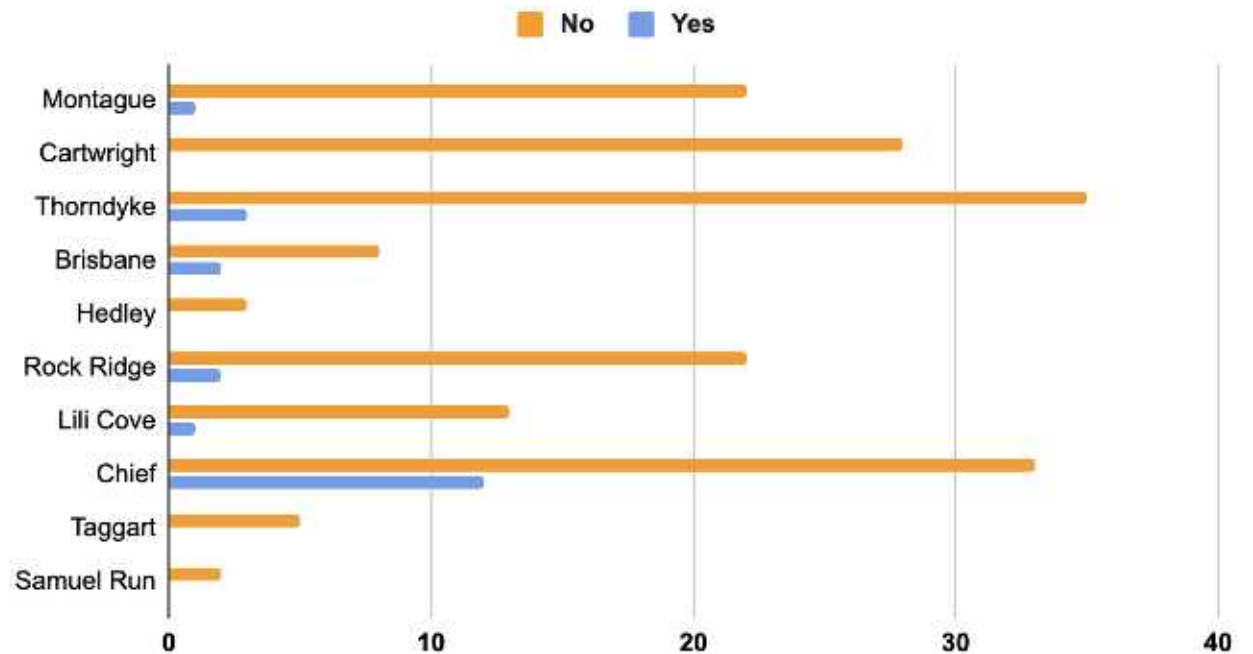
We graphed the results of our survey according to the proximity of the street where the respondent resides to the gas station.

Clearly, support for the gas station is highest on Chief Street, which is one of the furthest streets from the gas station and will have zero increase in pass through traffic.

You can see that support at the front of the neighborhood on Montague, Cartwright, and Thorndyke is very low.

Additionally, support on Rock Ridge is low. This wide street intersects Sandy Point and residents on this street will deal with the bulk of the increased through traffic from the gas station.

Vote by Street Proximity to Gas Station



# The Copperfield Comparison

- In the August meeting, two commissioners compared the Green's Crossing site to the gas station at Copperfield, saying this represents an expected format for the use of commercial frontage in planned developments. The locations ARE NOT remotely the same.
  - The Copperfield gas station and car wash together have a smaller footprint at 6200 sqft than Green's Crossing at 8580 sqft.
  - There is significantly different screening and signage at the Copperfield location.
  - You can exit the gas station and get back onto Booneville without encountering a single home.





# The Copperfield Comparison



- At PH, the gas station will be 218 feet from the nearest home and 483 feet from the pool.
- At Copperfield, the gas station is 1184 feet from the nearest home and 866 feet from the pool.
- At PH, there will be 136 homes within the 1184-foot natural foliage buffer Copperfield residents enjoy.
- The comparison between the two properties is faulty. Using Copperfield as the reasoning for approving the CUP for Green's Crossing is illogical.



# The Copperfield Comparison



- This image was taken from the Copperfield community pool looking back toward the gas station. It is entirely screened from resident view by a large, wooded area.



- This image was taken from the PH community pool looking back toward the gas station site. It is entirely visible.

# The Copperfield Comparison



- The Copperfield gas station was likely "aesthetically pleasing" when it was built but is now outdated and appears poorly maintained. This occurs with gas stations all over the city with many becoming vacant or being repurposed as auto repair stations.



# Other Concerns

- The gas station hours of operation will be 6am to midnight. If you consider employee opening and closing functions, the site will be active **almost 24 hours a day**.
- Traffic, noise, and light pollution will all increase and specifically impact residents on Montague, Cartwright, and Thorndyke.
- As stated by Katie Williams (20:28) in August when discussing the landscape buffer, it is off-site and as such conditions (i.e. buffer must be evergreen, etc) cannot be placed on the buffer. With parts of the new building reaching over 27 feet, being able to place conditions on the buffer should the station be approved will be vital to protecting resident home values and quality of life.
- Patrons who stop at the station before going to Lake Bryan are likely to avoid 2818 and instead use Smith Lake and Rock Ridge to access Sandy Point. This will increase non-neighborhood traffic placing children and residents on these already busy streets in danger when walking, playing, exercising pets, etc.
- According to Brazos county appraisers and real estate agents surveyed, there isn't another development with so little buffer between the commercial and residential spaces. When asked how this would impact property values, the concensus was that it's an unknown and PH residents will be guinea pigs.
- There is a proliferation of gas stations in the area. As pointed out by Commissioner Rodriguez in August, a station just opened on 2818 in a C2 zone bringing the total number of stations in a four-mile radius to 11.
- EMS response times to the PH neighborhood continue to be well below the established national average. Increasing traffic in the area will not improve response times.

# Conclusion

The residents of this neighborhood are first responders, veterans, teachers, first time homeowners, single parents, families and retirees. They chose this neighborhood because it was removed from the bustle of city life. Yes, as the supporting commissioners REPEATEDLY said in the August meeting, the frontage is zoned for commercial development and always has been. But accepting that fact DOES NOT mean that the site must be developed in a way that is detrimental to resident quality of life...

- Especially in a neighborhood slated to generate as much as 10% of the city's tax revenue...
- And especially when said neighborhood is populated by citizens who provide vital services to their community...
- And especially when the project developer resides out of town, is worth millions and owns a yacht. Most of the residents in PH don't own their cars.

The city of Bryan promises citizens "The Good Life." I posit that a development that will increase traffic, tank property values, increase rental units, pollute the environment and endanger kids and families is NOT part of a good life.

We live in a representative democracy, and as such, we rely on our representatives to protect our interests. I'm asking you today to vote to protect those interests and our quality of life. Please revoke CU24-06.