



Planning Commission Case No. C14-2026-0007

From Tonya Pleasant <[REDACTED]>

Date Tue 5/12/2026 12:52 PM

To Woods, Alice BC <[REDACTED]>; Hanev, Casey BC <[REDACTED]>; Maxwell, Felicity - BC <[REDACTED]>; Gannon, Chris - BC <[REDACTED]>; Tomko, Jonathan <[REDACTED]>

Cc Brown, Destiny <[REDACTED]>; Garcia, Ella <[REDACTED]>

3 attachments (2 MB)

Screenshot 2026-05-12 093243.png; Screenshot 2026-05-12 092640.png; Screenshot 2026-05-12 093126.png;

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Dear Planning Commissioners and Mr. Tomko,

I am writing to formally oppose Planning Commission Case No. C14-2026-0007 due to significant concerns regarding traffic, public safety, environmental impacts, and the accuracy of the supporting documentation included in the case backup materials.

First, the proposed development would further increase traffic congestion along FM 969, an area that already experiences substantial traffic volume and safety concerns. The addition of warehouse operations in close proximity to an established residential neighborhood will likely increase the number of large commercial vehicles, noise levels, and overall safety risks for nearby residents. Increased truck traffic entering and exiting the site would negatively impact the quality of life for surrounding neighborhoods and create additional hazards for pedestrians, families, and local motorists.

Additionally, there are serious environmental concerns related to stormwater runoff and drainage impacts. The backup documentation presented for this case appears to be outdated and does not accurately reflect current site conditions. Specifically, the maps included in the backup materials fail to show the Citizen House Apartments, which were constructed in 2023. Instead, the documentation still depicts the former mobile home sales office that no longer exists. This creates an inaccurate portrayal of the surrounding landscape and existing development intensity.

Since the construction of the Citizen House Apartments, residents along Little Hill Circle have already experienced increased stormwater runoff and drainage issues. The retention pond in the area has contributed to flooding impacts affecting nearby properties, including the property located at 4534 Little Hill Circle, which is currently vacant. These existing drainage concerns demonstrate that the cumulative environmental impacts in the area have not been adequately addressed.

Given these conditions, I strongly urge the Planning Commission to require an updated survey and environmental analysis before any consideration of approval. The current documentation

does not accurately represent existing site conditions, surrounding residential development, or the real-world drainage impacts already affecting neighboring properties.

For these reasons, I respectfully request that the Planning Commission deny or postpone Case No. C14-2026-0007 until updated studies, accurate mapping, and a comprehensive environmental review can be completed.

Thank you for your time and consideration.

Sincerely,

Tonya Pleasant-Wright

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