

CASE: 2025-003

PZ – July 7, 2025

Please return this notice whether or not you plan to attend the hearing. For further information, please call 830-248-1501 or email [planning@boerne-tx.gov](mailto:planning@boerne-tx.gov).

Name: \_\_\_\_\_

Address: \_\_\_\_\_

☐ Favor

☒ Oppose

Reason: \_\_\_\_\_

There is already a thrift shop / donation center across the street. The traffic is a mess especially on Saturdays.

We do not need another similar business nearby adding to the already horrendous traffic at that intersection. My camera records 300 plus vehicles daily just on the cut-off.

**INTEGRITY • COLLABORATION • RESPECT • SERVICE • EXCELLENCE**

Planning Department: 447 N. Main St. | Boerne, TX 78006

Phone: 830 -248-1501

Email: [jandrade@boerne-tx.gov](mailto:jandrade@boerne-tx.gov)

**a request for a Special U**  
**Main St.**

**dwill**

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**48-1501 or email [planning@bc](mailto:planning@bc)**

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**From:** voice [REDACTED]  
**Sent:** Friday, June 27, 2025 9:22 PM  
**To:** P&ZCommissioners <[PZCommissioners@ci.boerne.tx.us](mailto:PZCommissioners@ci.boerne.tx.us)>  
**Subject:** Bucee's and Goodwill hearings on July 7th

**Please - DO NOT MOVE FORWARD WITH APPROVING THESE TWO PROPOSED BUSINESS REQUESTS!**

1. An article appeared today on MySA.com with Chris Shadrock informing the public of Bucee's request for development approval of just under 4 acres of land adjacent to their existing development. Just because Bucee's hasn't anticipated the need for the almost 4 additional acres for an expanded parking area they now want approved, doesn't mean they should be allowed to be approved! You can't convince me they have been sitting on their land purchase for over 10 years with no idea they would have a shortage of parking for customers???? Ridiculous! Why would this land pop up for use so suddenly, if there isn't some "behind the scenes" monetary incentives causing this request to even come up for consideration? It was purchased from TXDOT???

Bucee's needs to make the land use they presently have approval for work for them - NOT WITH PURCHASING/UTILIZING ADDITIONAL LAND!! TAXPAYERS HAVE HAD ENOUGH! Please do not approve this, we do not need any further concrete, asphalt and contaminated runoff from this land, nor do we need any more traffic congestion and thoroughfares there. Bucee's can live with their underestimated needs or just move on up or down the road.

2. Goodwill - to open a Goodwill store in our town, no matter where it might be located, will impact ALL of our existing Thrift Shops in Boerne. Boerne's thrift shops are VERY well established and provide highly consistent, beneficial support and relief to many causes and

agencies in Boerne. (I donate to the local stores, not Goodwill, no matter what!) Goodwill is looking out only for high salaries for their top management and employees positions, and will not be involved with supporting our community or local thrift stores. Also, even though people donate within their local community to Goodwill, Goodwill sometimes transports donated items to other stores that are running low on inventory. Kerrville has a store that Boerne residents can use. Furthermore, their pricing tiers for selling donated items is quite out of the norm for a "used" merchandise store. Used items are priced fairly close to the retail price for items in a regular retail store.

Please deny their request.

Thank you,

Lu Rae M. Baggs



70 NE Loop 410, Suite 725  
San Antonio, Texas 78216  
(210) 402-0800

July 2, 2025

City of Boerne Texas  
Planning and Zoning Commission  
Attn: Members of the Planning and Zoning Commission  
447 N. Main Street  
Boerne, Texas 78006

***RE: Goodwill – Letter of Recommendation***

Dear Honorable Members of the Planning and Zoning Commission:

I am the Owner of the Fairview Shopping Center in Leon Springs, and I've been a Boerne area resident for 45 years. My wife and I both graduated from Boerne High School many years ago. We are essentially life-long residents of Boerne, and we care deeply about our community.

I have had the pleasure of serving as a landlord of Goodwill Industries of San Antonio for approximately two (2) years. Goodwill operates a Donation Station in Suite 103 of our shopping center, and I'm pleased to report that our decision to enter into a lease with this company was a very good one.

Goodwill performs a very valuable role in our community, providing an honorable, reliable and reputable means of contributing unwanted, but still valuable, goods for conversion into various forms of public assistance. They are highly regarded in our community, and I am routinely thanked for providing this opportunity in our center.

The Donation Station is operated in a very professional manner, always kept in a well-presented, clean and orderly manner. Management has always been very responsive and responsible as a valued tenant in our center. They work well with other tenants in the center, and we've had no complaints or issues from their neighbors or co-tenants.

Finally, I can say with confidence that we highly value our relationship, and we would renew this tenant for another term. I would recommend Goodwill as a member of the Boerne community.

Best regards,

William T. Ellis  
Manager, Boerne Fairview Partners, LLC  
President, Sirell Properties