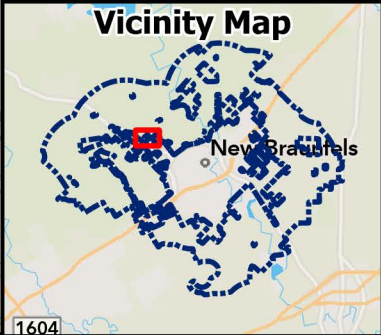
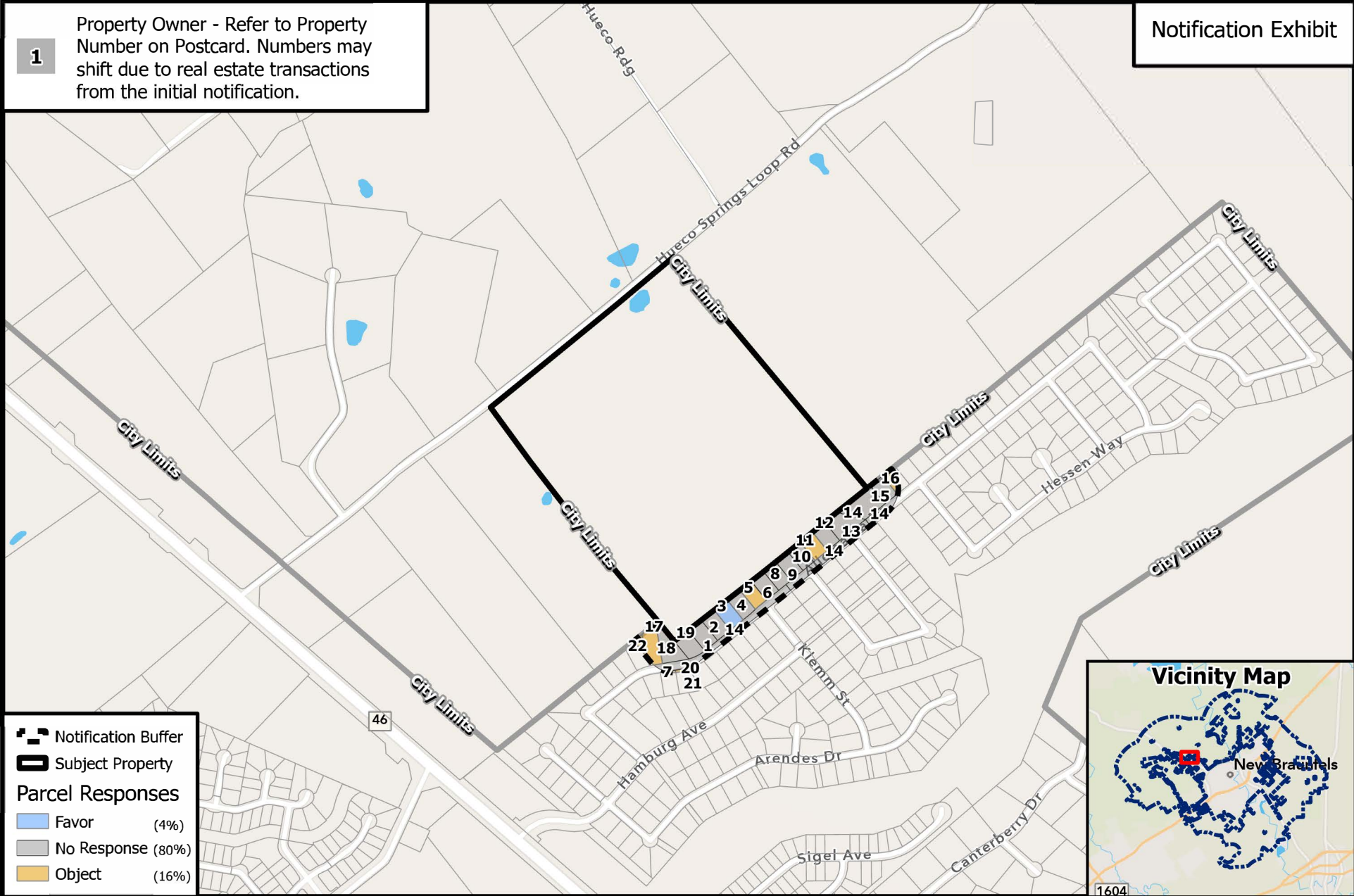
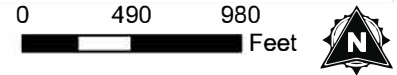


1 Property Owner - Refer to Property Number on Postcard. Numbers may shift due to real estate transactions from the initial notification.



DCP24-284
Planned Development District



PLANNING COMMISSION – October 2, 2024 – 6:00PM

City Hall Council Chambers

Applicant: Drake Thompson

Address/Location: 392 Hueco Springs Loop Rd

PROPOSED PLANNED DEVELOPMENT DISTRICT – CASE # DCP24-284

The numbers on the map correspond to the property owners listed below. All information is from the Appraisal District Records. The property under consideration is marked as "Subject Property".

- | | | | |
|----|------------------------------|----|---|
| 1 | HAND JASON & ERIN | 12 | BURKE WILLIAM D & FATIMA K |
| 2 | EUDY HAMPTON & TIFFANY | 13 | BEMIS SHANE R & NICOLE |
| 3 | BREWER THOMAS W & TANYA T | 14 | MANOR CREEK HOA INC |
| 4 | CERVANTEZ SAMMY C & SANDRA | 15 | BRADFORD JASON C |
| 5 | MACK CHARLES C & ELIZABETH A | 16 | NATHAN RICHARD D & CATHERINE S |
| 6 | GOODMAN RICHARD & MERINDA | 17 | COVINGTON JOHNNIE JR & MARY A |
| 7 | BRIGNAC KALIB & LESLIE | 18 | GILBERT SILVANUS T III & DORES A CANDUSSI |
| 8 | LOPEZ RUDY & KAREN B | 19 | NICKLE LAWRENCE C & PATRICIA A |
| 9 | KLOVER VIRGINIA L | 20 | HERNANDEZ CARLOS C & ROSE O |
| 10 | ARREDONDO KRISTI L & ANDRE F | 21 | FEIDER LAURA & JAMES |
| 11 | ZORA KATE E | 22 | POLLARD THOMAS & SHELLEY B |

SEE MAP

NATHAN RICHARD D & CATHERINE S
315 ALLEMANIA DRIVE
NEW BRAUNFELS TX 78132
Property #: 16
DCP24-284
Case Manager: ML (Mary Lovell)

FAVOR

COMMENTS

OPPOSE

We oppose the current proposal because there is too little "Natural Buffer" and there is no mention of significantly modifying the drainage ditch between the Manor Creek lots and the Natural Buffer. The Natural Buffer should be increased from 30ft. to a minimum of 60ft. and a Civil Engineer should determine how the drainage ditch should be modified so it could also carry the runoff from the proposed "Interceptor Drainage Channel." For example, must the current drainage ditch be converted to concrete?

Thank you for allowing us to comment.

Richard D. Nathan
richardnathan44@icloud.com

COVINGTON JOHNNIE JR & MARY A
245 ALLEMANIA DR
NEW BRAUNFELS TX 78132
Property #: 17
DCP24-284
Case Manager: ML

FAVOR
OPPOSE

COMMENTS

POLLARD THOMAS & SHELLEY B
241 ALLEMANIA DR
NEW BRAUNFELS TX 78132
Property #: 22
DCP24-284
Case Manager: ML

FAVOR
OPPOSE

COMMENTS

This Land is either on
OR TOO close TO The
"Aquifer zone" for our
Subdivision

Tom & Shelley
Pollard
241 Allemania Dr,
Manor Creek
New Braunfels, TX 78132

MACK CHARLES C & ELIZABETH A
271 ALLEMANIA DRIVE
NEW BRAUNFELS TX 78132

Property #: 5
DCP24-284
Case Manager: ML

FAVOR

OPPOSE

COMMENTS

more drain of
our natural resources.
more light pollution.
taking habitat from
animals. Increased
urban noise.

We are not in
Favor of this
Build!

FEIDER LAURA & JAMES
246 ALLEMANIA DR
NEW BRAUNFELS TX 78132

Property #: 21
DCP24-284
Case Manager: ML

FAVOR

OPPOSE

COMMENTS

1. Drainage to flow away from Manor Creek Boundary.
2. Include a 100^{ft} min buffer & Vegetation setback off property line, Manor Creek side.
3. Early morning/Late evening Noise is not appreciated.
4. Anticipated traffic light and modifications will make it almost impossible for people entering/leaving Manor Creek.

GILBERT SILVANUS T III & DORES A CANDUSSI
249 ALLEMANIA DRIVE
NEW BRAUNFELS TX 78132
Property #: 18
DCP24-284
Case Manager: ML

FAVOR

OPPOSE

COMMENTS

1. The elevation/slope of the property drains to Manor Creek
2. The addition of impervious structures (building, pavements) and soil compaction associated with construction increases the problem.
3. Location of mitigation and size of buffer is not adequate.
4. Options exist to correct the above.
5. Even after any construction, addition of sheds, patios, pools, etc. will impact drainage.
6. Additional traffic on Hwy 46 will make it dangerous and difficult to exit Manor Creek - including school buses.
7. Enhancement to this property cannot be allowed at the cost to others.

BRIGNAC KALIB & LESLIE
242 ALLEMANIA DRIVE
NEW BRAUNFELS TX 78132
Property #: 7
DCP24-284
Case Manager: ML

FAVOR

OPPOSE

COMMENTS

BREWER THOMAS W & TANYA T
263 ALLEMANIA DR
NEW BRAUNFELS TX 78132
Property #: 3
DCP24-284
Case Manager: ML

FAVOR

OPPOSE

COMMENTS

We appreciate that the developer met w/ us in advance and shared their plans.
We are happy there project is for housing and not commercial development

ZORA KATE E
291 ALLEMANIA DR
NEW BRAUNFELS TX 78132
Property #: 11
DCP24-284
Case Manager: ML

FAVOR

OPPOSE

COMMENTS

From: [Mary Lovell](#)
To: [Taco Gilbert](#)
Subject: RE: Hueco Springs Loop Development
Date: Wednesday, November 13, 2024 2:31:11 PM

Thank you for your response. I will update your response as noted below.

Sincerely,

Mary Lovell
Senior Planner | Planning and Development Services
550 Landa St | New Braunfels, TX 78130
830-221-4051 | mlovell@newbraunfels.gov
One City, One Team

From: Taco Gilbert <redacted> **Sent:** Tuesday, November 12, 2024 7:34 PM **To:** Mary Lovell <mlovell@newbraunfels.gov> **Subject:** Hueco Springs Loop Development

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Lovell,

During the October Zoning Meeting, I spoke on behalf of a number of property owners in Manor Creek who opposed the proposed development on Hueco Springs Loop. I was most concerned with the issue of drainage and the negative impact the development would have. I am aware that there were other issues identified (such as traffic, noise, etc.), but the most significant issue among those with whom I had contact was drainage.

Since that meeting, Mr. Drake Thompson, the developer, has made energetic efforts to engage the property owners in Manor Creek. He has listened to our concerns and made a number of changes to his proposed development. These changes include new contouring of adjoining lots and an additional setback to accommodate a new drainage ditch. All of these efforts demonstrate a desire to address those challenges we surfaced. Based upon those changes and with the understanding of their incorporation into future plans, I am changing my position of the proposed project.

Accordingly, I wanted to notify you that I am withdrawing my opposition to the development and changing my position to Neutral, Not Opposed. Mr. Thompson has the right to develop his property so long as he does not adversely impact others. I feel he has made great efforts to meet that standard.

I offered to speak at the Council meeting on 9 December. However, a family commitment will prevent my attendance. [My son is graduating from a US Army Qualification Course in Arizona. As a proud father, I must attend.] Nonetheless, I would be pleased to speak with you before or after the meeting if this note is insufficient and/or if it would help inform the Council's decision.

Again, I appreciate the good faith effort Mr. Thompson has made.

Most sincerely,

S. Taco Gilbert
Brig Gen (ret), USAF