

PLANNING COMMISSION – May 2, 2017 - 6:00PM

New Braunfels Municipal Building, Council Chambers

Applicant: Scanio Development

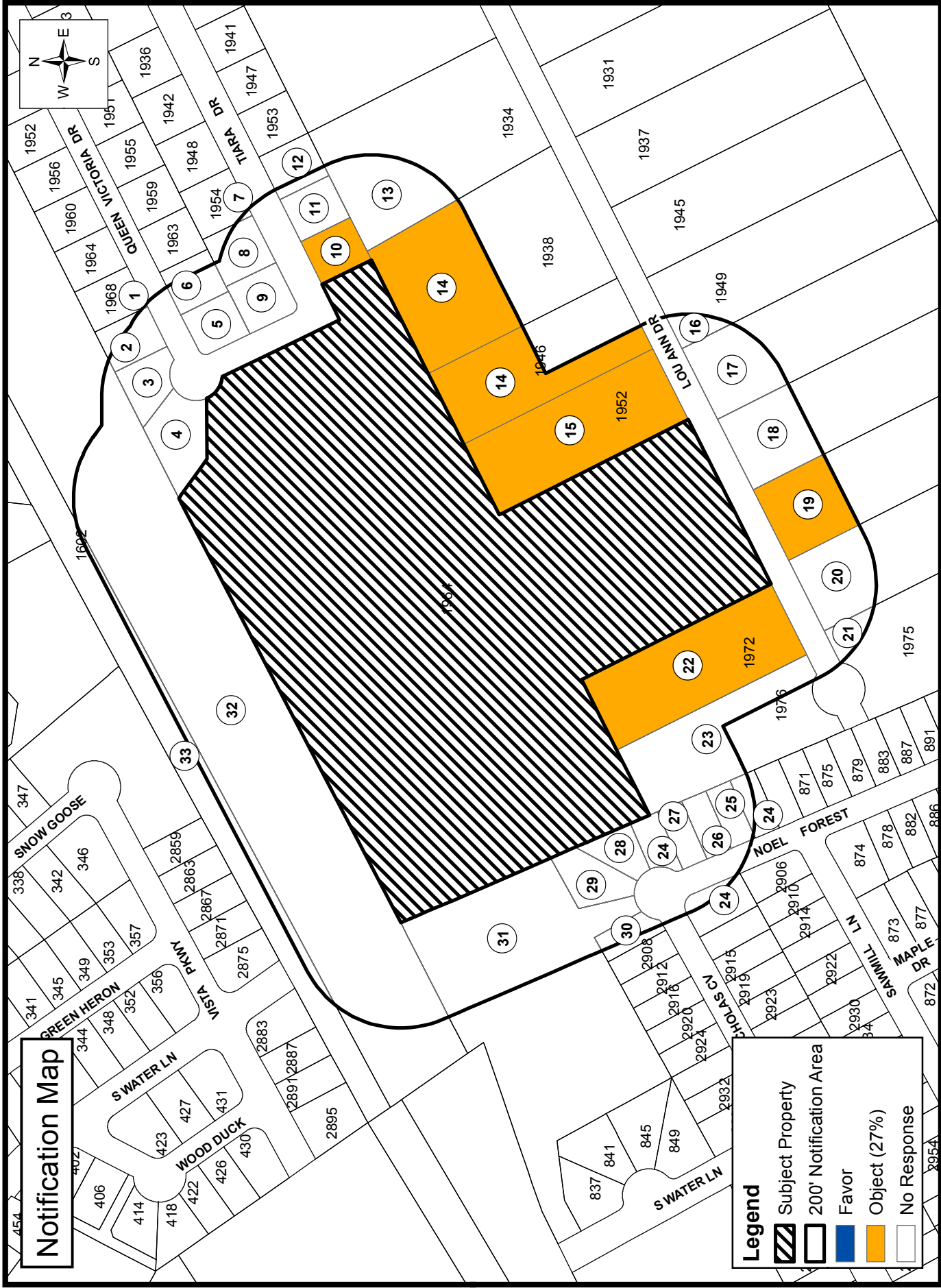
Address/Location: 1964 Lou Ann Drive

Reserve at Mockingbird Heights 2 Planned Development Concept Plan Amendment

The circled numbers on the map correspond to the property owners listed below.
All information is from the Comal Appraisal District Records.

1. Smith Landus & Marla
2. Rowe David T & Toni R
3. Nieto Javier J Sr & Romona G
4. Hinrichs Andrew P & Kathleen V
5. Collins Robert J & Maria T
6. Dokken Gregory L & Laura A
7. Nemec Michael W & Stacie Albright
8. Weitz Frank
9. Reininger Christopher & Barbara
10. Bees Nolan Jr
11. Ward Elizabeth
12. Winn Henry E
13. Warner Robert E
14. Patton Family Trust
15. Blanchard Joanne H & Gene J
16. Haley Derrik W & Katie
17. Fahrni Gary C & Melissa D
18. Persons Brent & Dionne
19. Delgado Jesus Jr & Karma
20. Cheney Beverly
21. Winslow Kenneth Eugene
22. Sliwinski Zbigniew & Edith
23. Hoffman Heidi Marie
24. Bella Vista CMI Ltd
25. M I Homes Of San Antonio LLC
26. French Raymond A & Renate R
27. Thornton Brian Dale
28. Gillespie Sean D & Felicia M
29. Lowther James E et al
30. Felan Christopher J & Sarah A
31. Highland Grove HOA
32. JHFS Holdings LLC
33. Enterprise Texas Pipeline LP

SEE MAP ATTACHED



PZ-17-017
Reserve at Mockingbird Heights 2
Amended Concept Plan

RECEIVED

Case: #PZ17-017 (Scanio)

Date Sent: 4/12/17

MAY 1 2017

The Patton Family Trust

Name: Robert F. Patton - TTE

Address: 1938 LOUANN DR., N.B. TX

Property number on map: 14

I favor: _____

I object: ☒

(State reason for objection)

Comments: (Use additional sheets if necessary)

the north and east boundaries of the property are in a natural
 drainage channel which routinely turns into a floodway
 during even moderate rain events. topography, and the proposed
 property layout, make designing an acceptable rainwater
 floodway, questionable.

Signature: _____

Robert F. Patton

Holly Mullins, AICP

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ17-017 (Scanio) hm

Date Sent: 4/12/17

RECEIVED

MAY 08 2017

Name: Nolan Bees

Address: 1921 TIARA DR.

Property number on map: 10

I favor: _____

I object: ☒

(State reason for objection)

Comments: (Use additional sheets if necessary)

Signature: _____

Nolan Bees

I LIVE NEXT TO THE
 VACANT LOT THAT HAS
 A DRY CREEK. I DO NOT
 WANT FLOODING PROBLEMS
 FROM THE RUN OFF OF
 ANOTHER SUBDIVISION.

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ17-017 (Scanio)

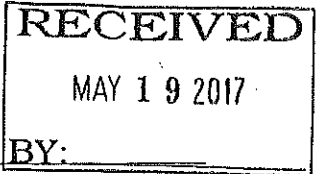
Date Sent: 4/12/17

Name: Karma Delgado, Jesse Delgado

Address: 1967 Lou Ann Dr

Property number on map: # 19

I favor: _____
I object: ☒
(State reason for objection)



Comments: (Use additional sheets if necessary)

This request was not part of the original agreement discussed during the City Council meetings. The agreement made during approval was to have NO pedestrian access to Lou Ann Drive

Signature:

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ17-017 (Scanio)

Date Sent: 4/12/17

Name: Zbigniew and Edith Slawinski

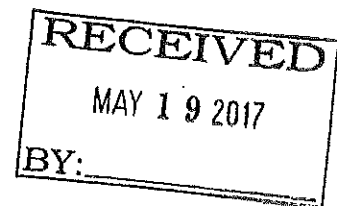
Address: 1972 LOU ANN DR. NEW BRANFELS TX 78130

Property number on map: # 22

I favor: _____
I object: ☒
(State reason for objection)

Comments: (Use additional sheets if necessary)

Signature:



YOUR OPINION MATTERS - DETACH AND

RECEIVED

Case: #PZ17-017 (Scanio)

Date Sent: 4/12/17

MAY 18 2017

PATTON FAMILY TRUST
 Name: ROBERT PATTON TTE
 Address: 1938 LOU ANN DR
 Property number on map: 14

BY: _____

I favor: _____

I object: 1

(State reason for objection)

Comments: (Use additional sheets if necessary)

The commission will pass to Council
 an amended Request that was not arrived
 at by due process. see attached sheets

Signature: Robert Patton

YOUR OPINION MATTERS - DETACH AND RETURN

Case: #PZ17-017 (Scanio)

Date Sent: 4/12/17

RECEIVED

MAY 18 2017

NAME: GENE BLANCHARD
 Address: 1952 LOU ANN DR
 Property number on map: #15

I favor: _____

BY: _____

I object: X

(State reason for objection)

Comments: (Use additional sheets if necessary)

I object to Planning's recommendation that the emergency
 access be used as a pathway for children to ingress/egress Lou Ann
 Dr.

Signature: Gene Blanchard

If what Mr Gibson says "he will only be picking up and dropping off on FM1044" then I contend that it is no safer or convenient for the children to go up the EMERGENCY ACCESS and down Lou Ann to FM1044 for pickup/dropoff then it would be to walk up their own streets to FM1044 for pickup/dropoff. If what he is saying is he already has pickup and dropoff on Lou Ann then that is an exception and if he can make an exception for Lou Ann then he can make an exception for the Reserve at Mockingbird Hights as well. If he is saying that his buses cannot turn around in the cul de sac in the new subdivision then they somehow manage to turn around on the Lou Ann Cul de Sac. It was always our understanding that the EMERGENCY ACCESS was just that and EMERGENCY ACCESS period.

Not until this request to rearrange the layout of the streets did this become an issue.

MAY 18 2017

BY: _____

Subj: #P217-017 (Scanio)

1. This case was heard before the Planning Commission May 2, 2017, and passed with no comments.
2. Immediately after the commission vote, and with no protocol in effect, an open discussion began with a comment "you know, NBISD won't send a school bus in there" - this was backed up with a comment "they wouldn't have sent a bus in under the old plan either" (Labeled Existing Layout). There then ensued an extended open discussion between Commission members, city staff, and eventually the Developer (Mr. Scanio - who spoke from the audience) Pick-up of school children from FM-1044 was a workable option. Some didn't like that - "too far"
3. Questions arose concerning the "Emergency Access Lane" that begins on Lou Ann Dr. with a control gate. Mr. Scanio was addressed twice to comment on the feasibility (etc) of students using that roadway to walk up to Lou Ann Dr. and load there. Comments generally agreed that looked like a good option, followed by a comment from a committee member to the effect - "OK, let's vote on

it" and present it to City Council as an amendment to The approved "Revised Concept Plan. That passed without comment.

4. No comment from Commission members or Staff to the effect that this pretty well destroys The efforts of a year's worth of work and meetings of Council, Commission, Mr. Greeve, Mr. Scanio and Lou Ann Dr. residents which produced the two large residential lots facing Lou Ann Dr. and carry different zoning; This as a consideration to the reality that Lou Ann Dr. is a one street subdivision platted in 1980 with large lots and well-defined deed restrictions. The area where the emergency access road meets Lou Ann Dr. is surrounded on three sides by real estate worth about two million dollars. Property values would likely be adversely affected by the confusion of children, from sixty-some odd homes, school buses that must do a back-up turn around at the top of Lou Ann Dr., and all of the vehicles that bring and pick-up children.

5. Bottom line was that the amendment to the request was arrived at without proper consideration and "a public hearing."