

Special Project 1402

Proposed Closure of Mockingbird (between Greatview & I-10 access road)

VJNI Email – Redacted (Privacy Information Removed)

Jesse.Quesada@sanantonio.gov>

To: Trakas

Date: Wed, 20 Aug 2008 13:31:39 -0500

Subject: Special Project 1402

<<ExhibitB.pdf>> <<CanvassingSheetNAVanceJackson.rtf>> <<ExhibitA.doc>>

Mr. Trakas, please review the attached request to close, vacate and abandon an improved portion of Mockingbird Lane submitted by McCombs Family, LTD. Once you the response is completed on the attached Canvassing Sheet, you may return it to me on this email.

I will also mail you the same information to 100040 Wurzbach Rd., Suite 192, San Antonio, Texas 78230 since I am not sure if you will receive this email.

Please feel free to contact me if you have any questions.

Jesse Quesada

Management Analyst

Capital Improvements Management

Services Department

Phone 210-207-6971

Fax 210-207-7888

Jesse.Quesada@sanantonio.gov

From: JT

To: Trakas

Date: Fri, 22 Aug 2008 09:01:04 -0500

Subject: RE: Special Project 1402

Hello Ted,

My 2 cents worth. It's my neighborhood.

It is a public street used by anybody who wants to use it, either to exit off of or enter onto the I-10 access road. A private company wants it for themselves, denying public use. On behalf of those in the public who use it, I object to the closure. In their application they allude to safety as part of the reason they want to do this. It is no more unsafe than any of the other neighborhood roads such as Fallen Leaf, Red Oak Lane, Rockmoor, or Tioga with access to the I-10 access road. The San Antonio Fireman's Association has an entire parking lot that dumps onto the access road. Safety is not an issue here. The only safety concern I have is against those people coming off of I-10 at 65 plus mph and turning into the first entrance they can, crossing two lanes of access road traffic. If I had my way, I'd close three of McCombs entrances to insure greater safety. There have been many wrecks by people doing that very thing. I didn't see that in their application.

In a message dated 8/22/2008 9:47:32 A.M. Central Daylight Time, DC writes:

Ted,

This is the first I have heard about this. Here is my opinion on the issue.

I believe this closure would have a significant impact on traffic congestion and accidents. The people that live and work off Greatview Drive have enjoyed the convenience and safety of being able to leave their home or business thru Callaghan or IH-10W. If the traffic was blocked / diverted to Callaghan only, I firmly believe this would have an impact on the frequency of traffic accidents at Callaghan and Greatview Drive. Has there been research on the number of accidents at this intersection from SAPD? How many residences live and work off Greatview Drive? Another issue in my opinion would be, drivers would begin utilizing the parking lot behind Sun Harvest as an alternative route to I-10 during peak hours. This is a very narrow alleyway and would definitely cause major safety issues with motorist and pedestrian traffic. It appears that Red McCombs wants to close this road and utilize it as additional parking and a private entrance to their business. Do you know if a traffic study / count was done on Greatview Drive? This would give everyone a good indication of the actual road use and how many citizens this closure would affect. A future concern would be, the next step if this happens, traffic lights at Callaghan and Greatview to minimize accidents and increase traffic flow from Greatview Drive.

Thanks for the service you do for our community,

From: JK
To: DC
Cc: Trakas
Date: Fri, 22 Aug 2008 15:03:37 EDT
Subject: Re: Special Project 1402

Ted,

Back when Bill Thornton was Mayor, Red McCombs tried to close off access through his car businesses. At that time, there was a lot of construction in the area, and it was a mess. Since then, the improvements on Callaghan and IH 10 in this area have been made. The residents of the Sugar Hill Apartments especially protested the closure, because they did not want to come out on Callaghan, partially due to the construction.

Let me give you an idea of what is along Greatview:

On the west side:

The backs of the stores that are part of the shopping center anchored by Sun Harvest.

On the east side:

The first lot is the business building that fronts on to Callaghan Road.

The Sugar Hill Subdivision is the Sugar Hill Apartments

I personally agree with the desire of Red McCombs to close off Mockingbird Road. The only persons who need to be using Greatview Drive are the residents of the apartments, and they will continue to have access from Callaghan Road. I do not think that we should be cutting through the dealership - or through the shopping center. Actually, accidents often happen to folks who are trying to go in and out of these kinds of areas. By the way, there is a traffic light not too far from Greatview Drive, so that does slow the traffic somewhat and gives someone trying to drive in and out of Greatview Drive a chance.

On Fri, 22 Aug 2008 21:56:35 EDT PH writes:

Ted,

I couldn't agree more with DC. This would affect hundreds of people as, an apartment complex and office building abut Greatview.

I have attached an aerial image to give you a better idea.....

Thank you for all you do,

From: Trakas
To: PH
Cc: Various
Sent: Saturday, August 23, 2008 3:50:00 PM
Subject: Re: Special Project 1402

I've added docs for this item to the Zoning page on vjni.org. Pls past info to neighbors.

Can I post your email? I would remove personal info of course.

From: "MR"
To: Trakas
Date: Sat, 23 Aug 2008 18:37:41 -0500
Subject: RE: Special Project 1402

I cannot image closing off Greatview. I use it a lot and I know many people find it real useful. I definitely do not think it should be closed off.

From: PH
To: Trakas
Date: Mon, 25 Aug 2008 01:52:37 EDT
Subject: Re: Special Project 1402

Will be glad to notify my neighbors, and absolutely on posting my email.

From: SK
To: Trakas
Cc: JK
Date: Mon, 1 Sep 2008 14:30:59 -0700 (PDT)
Subject: Re: Special Project 1402

Is it Greatview or Mockingbird? I think it is probably Greatview - alongside the shopping center at I10 and Callaghan? If memory serves me, they wanted to do this once before - like when I was Pres of VJ - that would be about 10 years ago? June, do you remember this? Their (McCombs) argument was something like that the people who live in the apartments were only renting and didn't pay taxes, so they shouldn't be a concern in closing off the street. I do believe that whoever owns the apartment must pay taxes of some sort. If it is Greatview, maybe there would be a way to look up what it was all about last time?

From: SK
To: Trakas
Cc: VJ
Date: Mon, 1 Sep 2008 14:35:54 -0700 (PDT)

Subject: Re: Special Project 1402

I broke down and opened the attachment - I tend not to open attachments because I have gotten a few viruses, but the Mocking Bird and Greatview were confusing.

This is the exact same thing McCombs asked to do about 10 years ago. There must be some record? I recall vividly going to the zoning commission and having the employees organized in a way that would make COPS proud. I think it was probably at least 10 years ago, maybe 12?

From: Trakas
To: michael.shackelford@sanantonio.gov
Date: Mon, 1 Sep 2008 23:18:02 -0500
Subject: Mockingbird Lane Closure

Michael,

There's a current petition from McCombs and Kaufman to close Mockingbird, which is a public street. Their cover story is that they want to close the street for 'safety' reasons, but I'm hearing from multiple individuals that they have attempted this closure in the past - say 10-12 years ago - and were turned down. (See <http://www.vjni.org/Zoning-Cases/index.htm>.)

This petition looks DOA on the face of it. You know anything? Do we need to have a meeting on the issue? (Basically, I don't see how the idea passes the 'giggle' test but would be willing to hear their story as long as it's not too outrageous.)

Ted Trakas, President
VJNI

From: Trakas
Sent: Tuesday, September 02, 2008 7:56 PM
To: Misc
Subject: Red McComb and Kaufman& Associates Petition

Do you all know anything about McCombs and Kaufman trying to close Mockingbird, between Greatview and I-10?

- See <http://www.vjni.org/Zoning-Cases/index.htm>

- "Petitioner (McCombs Family, LTD. C/o Kaufman & Associates) is requesting the closure, vacation and abandonment of an improved portion of Mockingbird Lane Public Right of Way located between Interstate Highway 10 West and Greatview Drive"

I understand they've tried this before, say 10-15 years ago, and lost.

Anything I should look out for?

From: BC
Sent: Wednesday, September 03, 2008 8:58 AM
To: Misc
Subject: RE: Red McComb and Kaufman& Associates Petition

This would have been handled by Asset Management until recently. Many changes, but I may know someone who can provide info on this. I'll check.

From: SK
To: Trakas
Date: Thu, 4 Sep 2008 06:20:01 -0700 (PDT)
Subject: Re: Re: COSA Zoning Case Number Z2008193

I would vote to oppose closing Mockingbird for the same reasons we opposed it before. People who normally use Mockingbird to get to I 10 would need to turn left onto Callaghan, then right onto I 10. The intersection may not be particularly dangerous now, but could be if the changes were made.

From: TS
To: <officers@vjni.org>
Date: Thu, 4 Sep 2008 13:15:19 -0700
Subject: Closure Petition for Closure of Right of Way thru Mockingbird Lane

I'm the . . . located at the corner of Callaghan and Greatview Dr. Could someone please contact me at your earliest convenience to discuss the petition filed by the McCombs Family, LTD to close Mockingbird Lane? I spoke with Jesse Quesada with the City of San Antonio and he suggested our protests through the neighborhood association for best overall effectiveness. I would like to send out information to the tenants and would like to ask you a few questions. Please call me . . .

On Thu, 4 Sep 2008 16:44:30 -0500 KS writes:

Mr. Trakas:

I've just been informed of a request from the McCombs family to the City of San Antonio to close Mockingbird Lane near Greatview. As a . . . employee who works in the Greatview Office Building, I oppose this measure on the basis of time and safety.

I often use Mockingbird Lane to avoid routine traffic congestion along Callaghan Road. This route shaves at least 5 minutes from my commute. Closing Mockingbird Lane would not only cut off the access from Greatview Drive to IH-10, but also would increase the amount of traffic at the intersection of IH-10 and Callaghan. I expect traffic would back-up past Pinebrook Drive on a regular basis and create a hazard as people try to access our office building and the Grandview Shopping Center.

Please consider my views as your neighborhood association decides how to respond to this proposed closure.

Respectfully submitted,

From: Trakas
Sent: Thursday, September 04, 2008 8:27 PM
To: KS
Subject: Re: proposed closure of Mockingbird Lane

Thank you for your email.

Since Red McCombs is involved, I've been try to do my homework before sending in the HOA reply in opposition.

I'll try to keep you informed, but pls also check the web page.

From: JT
To: Trakas
Date: Thu, 4 Sep 2008 22:44:39 -0500

Subject: RE: Zoning Case Z2008262 information

Hello Ted,

Referring to your comment,

- Google 'Street View' - Mockingbird (Looking towards I-10 access road.)
- *Quick Analysis* - So specifically, Red McCombs requests closing Mockingbird Lane (a public street) in order to connect the parking lot (to the left of 'Street View') with his dealership (to the right of 'Street View'). He achieves a relatively small immediate improvement of the dealership by doing so, but could later purchase the shopping center (behind the parking lot) and consolidate it with dealership property. This would be a potentially bigger deal. How the change would benefit anyone else in San Antonio is not obvious.

McCombs already owns the shopping center including what used to be Fridays on the corner. That is to say, he already owns everything but Mockingbird street

From: SH
To: <officers@vjni.org>
Date: Fri, 5 Sep 2008 09:38:00 -0500
Subject: AGAINST Petition for closure of Mockingbird Lane as Public Right of Way

Dear Mr. Trakas –

My name is KH and I am an employee . . . and work in the Greatview Office Center at 8207 Callaghan Drive, Ste. 353. As noted in the subject line, I am totally opposed to the above-referenced petition, as filed by the McCombs Family, Ltd. to close Mockingbird Lane as a public right of way. It is obvious that the petitioner, which owns all of the abutting property to the proposed closure and operates as Red McCombs Toyota Dealership, just wants to expand its property and facilitate greater access to its dealership for its own employees and customers, without consideration for the hardship and effect it would have on the many other people who live and work in this area.

Those of us who need access to and options to exit the Greatview Office Center would be greatly inconvenienced by this change in traffic pattern. Since TxDOT relocated the Callaghan exit off IH-10, it has really complicated the access to our building from Interstate 410. Closing Mockingbird Lane would not only cut off the access from Greatview Drive to IH-10, but it would increase the amount of traffic at the intersection of IH-10 and Callaghan. Traffic already often backs up past Pinebrook Drive on a regular basis and creates a hazard as people try to access the Grandview Shopping Center and Greatview Office Center.

Because we are a part of . . . , we have many visitors to our offices from the main campus on a daily basis, and our faculty and staff also make many additional trips to the main campus using the Mockingbird Lane exit from our building and connecting with Medical Drive from the IH-10 access road. I am requesting that you add my voice to others in the Vance Jackson Neighborhood Association in requesting that Councilmember Diane Cibrian and the City of San Antonio officials consider what is best for all of the people who live, work and shop in this area and OPPOSE the petition to close Mockingbird Lane as a public right of way.

From: KS
To: Trakas
Date: Fri, 5 Sep 2008 09:41:56 -0500
Subject: RE: proposed closure of Mockingbird Lane

Sounds like a good plan. Don't feel you need to keep me informed. I expect the building's management company will do that.

Thank you,

From: "BC"
To: Various

Date: Fri, 5 Sep 2008 10:11:43 -0500

Subject: RE: Fw: Zoning Case Z2008262 information

Ted, Your reporting out is great, with all the information needed. I believe we need to have someone from NNOD, VJ, Colonies North neighborhood attend the Zoning Board and the CC meeting.

Hopefully, someone from among the groups can take this task on. It means keeping up with the agenda and schedules which is not too time consuming. Then getting someone who understands the zoning, planning process to attend if necessary