

BECKER STREET ADDITION

November 3, 2015

City of Boerne

Planning and Community Development

Boerne Texas 78006

Re: Becker Street Addition, Creative alternative design for infill lot development

To whom it may concern

Please accept this letter as a request for a creative alternative neighborhood design to be considered for infill redevelopment of two oversized city lots located at 217/223 Becker Street. The current size and shape of these lots are too large for normal residential lots. They are 100 plus feet wide and approximately 310 feet deep. These lots were originally platted in the early 1900's with the idea of home based agriculture and gardening. They are each approximately $\frac{3}{4}$ of an acre.

Our creative alternative design will have 6 lots of approximately 8,000 square feet with wider than normal street frontage, with 4 lots at approximately 115 ft. of frontage and two at approximately 100 feet width. This will allow homes with spacious settings and be in line with neighborhood standards.

The lots will be served with all underground utilities including natural gas and where possible have detached or side loaded garages. Our home design goal is for reduced maintenance and water usage and a highly walkable neighborhood location.

We will build a new street which will have the standard 30 feet width between the curbs and a right of way of 54 feet. We would like a front yard setback of 8 ft with the rear yard setback to remain at 20 feet. This will allow a home plan that will meet the neighborhood staggered front elevations.

ZONING ORDINANCE:

This type of creative alternative design is provided for in Zoning Ordinance Section 3.07.003 which allows encroaching on the front setback to no more than 10 feet from the front property line. We would like to exceed this by 2 feet while still providing rear setbacks of 20 feet. We believe this request meets the intent of the ordinance which adds character to a neighborhood and reduces design repetition.

Lots of this size are currently in the new Woodside Village Subdivision which is across Becker Street from this project.

Thank you in advance for your consideration in this matter.

Best Regards



Robert Grier