



July 18, 2016

Laura Talley
City of Boerne – Director of Planning and Community Development
402 E. Blanco
Boerne, TX 78006

Mike Mann, P.E.
City of Boerne – Director of Public Works
402 E. Blanco
Boerne, TX 78006

RE: Southglen Subdivision Phase 2
Boerne Subdivision Ordinance Sec. 5.03.003
Waiver Request – Reverse Curves

Section 5.03.003 of The Boerne Subdivision Ordinance states that "reverse curves shall be separated by a minimum tangent of 100 feet, except that the Planning and Zoning Commission may waive this requirement for Local streets where the Commission finds that an exception is justified by the topography of the site and by the sight distance, right-of-way width, setbacks and other features of the subdivision design."

The Southglen Subdivision is designed as a curvilinear network and Phase 2 of the development features a reverse curve located along Ayshire. The reverse curves provided have a 200' radius and span 523' in length. Ayshire is a Local Residential street classification with a 60' right of way and 36' pavement section. Residential lots fronting the reverse curve will have varying building pad setbacks ranging up to 70'.

An exception to Section 5.03.003 can be justified by the curvilinear design features of the subdivision and increased building setbacks.

Cude Engineers would like to request support from the City of Boerne staff for a waiver to allow reverse curves without a tangent as required by Section 5.03.003. Please review this request and contact me by phone at (210) 681-2951 or by email at jmckinnie@cudeengineers.com if you have any questions or require any additional information.

Sincerely,

Jeffrey McKinnie, P.E. 7-18-16
Associate

