

August 29, 2017

Ms. Laura Talley
City of Boerne
Planning and Community Development
402 E. Blanco
Boerne, Texas

Re: 115 Adler Rd. – The Pizza Cave
Boerne, Texas
Requests for Exception to Adler Road Improvements

Ms. Talley:

With this letter, we hereby request that the Planning and Zoning Commission grant an exception to the City of Boerne Subdivision Regulations Article 5, Sections 5.02.001 and 5.02.002, requiring that Adler Road be re-constructed to meet the typical street cross-sections specified in Article 3, Planning and Community Design Standards.

The subject site is located inside the City of Boerne city limits on the western end of Adler Road, and has approximately 335 feet of Adler Road frontage. The existing Adler Road street section adjacent to the site consists of approximately 24' of rural pavement section with bar ditches for drainage. The project includes the remodel of an existing house into a small restaurant and the addition of a parking lot.

The City of Boerne Thoroughfare Plan classifies this section of Adler Road as a Primary Collector and the expected daily traffic is less than 10,000 vehicles per day. Per Table 3-4 of the Subdivision Ordinance, a curbed city street section with two 11' wide traffic lanes, two 5' wide bikes lanes, and a 14' wide curbed median (46' total paved width) is required. The proposed reconstruction would require that the pavement be widened by approximately 11 feet on the side fronting the subject tract, and include concrete curb and sidewalk.

The basis of this exception request is the disproportionate burden on the property required to improve the public street, as compared to the amount of traffic that will be generated by the project and the value of the remodel improvements made to the property. In addition, from an engineering standpoint, the proper conveyance of traffic and drainage within a street requires that the street improvements be master planned, designed and constructed for substantially long stretches of street at one time, and not for relatively short sections fronting individual tracts of land.

If you have any questions regarding this matter, please contact me by phone at 830-249-0600 or by email at kkolacny@matkinhoover.com.

Sincerely,
Matkin Hoover Engineering & Surveying
TBPE Firm Registration No. F-4512



Ken Kolacny, P.E.
Vice President