



- Engineers
- Surveyors
- Planners

**Moy Tarin Ramirez Engineers, LLC**

August 17, 2017

City of Boerne  
Planning and Community Development  
Attn: Laura Talley  
402 E. Blanco Road  
Boerne, TX 78006

RE: Lot Development- Boerne Retail Center  
214 Bandera Rd. (HWY 46), Boerne, TX  
Creative Alternative Parking Layout Request Letter

Dear Laura Talley;

This letter is to request an approval of a creative alternative for the proposed parking lot configuration for the referenced project. Article 3, Section 9, Paragraph 3.B.1 (3.09.003.B.1) of the City of Boerne Zoning Ordinance requires only 15% of the parking is permitted in front of the building. This infill site is extremely narrow and the properties on both sides are already fully developed. An existing Drainage Easement on the front of the property limits the options for development of the site. Approximately one third of the lot frontage width is located within this existing Drainage Easement. The proposed building is positioned as close as practical to the front of the property, as evidenced by the attached exhibit. With the building positioned approximately in the center of the property, approximately 50% of the parking is located in front of the building and 50% of the parking is located to the rear of the building.

In light of these circumstances, approval of the creative alternative for the parking lot of this development is being requested. Also attached is the required fee of \$175.00. Please let me know if you have any questions or need to discuss any of the information provided.

Sincerely,

A handwritten signature in blue ink that reads "Greg Serulis".

Greg Serulis  
Senior Project Manager

12770 Cimarron Path, Suite 100, San Antonio, TX 78249  
Ph. 210.698.5051 Fx. 210.698.5085 TBPE F-5297