



December 8, 2017

Mrs. Laura H. Talley  
Director of Planning and Community Development  
City of Boerne  
402 E. Blanco Road  
Boerne Texas 78006

**Boerne Commercial Building  
South School Street, Boerne Texas**

Mrs. Talley:

This letter is to serve as the formal request to obtain a Creative Alternative Design approval from the planning and zoning board for the above mentioned project located off of South School Street. The commercial project is located between the First Baptist Church and the Days Inn Motel.

The proposed commercial project is to include a single retail type building to be placed on the site with parking and walks to accommodate such a building. Due to the layout of the site and the owners wish to maximize the building size, it is not feasible to place the building on the front of the lot and parking in the back. The building size is such that if placed in the front of the lot, there would be no room left for a drive isle to access the back of the lot.

As a retail center, it is critical to the success of the development that the layout and orientation of the retail center is visible and accessible by the public. The layout we propose will have the building placed in the rear of the lot, which will allow for two drive isles into the site for better access. This will also give the fire department more accessibility to the building for fire protection.

The site currently has several large significant and heritage trees on the front portion of the tract. If we are allowed to place the building in the rear of the lot, these trees can be protected and incorporated into the layout and design. As shown on the landscape plan, we do intend to have a significant amount of landscaping around the site and don't intend to just pave over the entire lot.

There appears to be precedence for our request based on the layout of the adjoining motel and church, both of which have parking between South School Street and their buildings. By placing the building at the rear of the lot, it should blend in to our neighbors and not create a negative visual landscape. We are also able to save several trees that would otherwise have to be removed, as well as, provide better access into the site for both customers and the fire department.

With the above mentioned items, we hope you will support and approve our request for a Creative Alternative Design and allow for the building to be placed in the rear of the lot as shown on the attached land plan.

Respectfully,

Civil Tech, PLLC



James McGarr P.E.