



## E3 Development, LLC

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4/6/18

Dear Mr. Ronald Bowman & City Council Members,

We would like to reiterate our intentions as a developer/investment firm regarding 110 Bluebonnet Circle, Boerne, Texas. We are currently rezoning property from an RMO3 to R4 to develop a 69-unit multifamily apartment complex. I have had meetings with City Staff personnel and City Council Members, as well as, neighboring residents. The main concerns for this property are as follows:

- Apartment height and density;
- Adding more traffic to the area, and;
- Implementing LID strategies to control contributory runoff from impervious cover.

As I have stated to all concerned, including at the hearing for Planning & Zoning, our company would be willing to limit the height to a maximum of three stories with a deed restriction, as well as consideration of two-story sections into the design. At this time, I have not closed on the property and therefore do not have authority to deed restrict the property. Please note we have already made concessions by decreasing density from our original plan of 82-units and possibly four-story to now maximum of three-story with 69 units.

Although traffic concerns are an expanding issue in Boerne as our city continues to grow, we believe there will not be a traffic issue in or around this development. The traffic analysis was 40 vehicles at maximum peak hour and did not meet the minimum of 75 vehicles at peak hour to requirement a Traffic Impact Analysis.

In addition, we are aware of the flooding issues in the nearby neighborhoods and have expressed and stated our willingness to be part of the solution by minimizing contributory water runoff with an environmental friendly storm water management solution by incorporating LID strategies. Our goal as a development firm is to strike the balance of smart business, excellence and environmental responsibility.

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Although we are not required to make any changes or concessions we strongly believe it is necessary to balance the needs of the community, City of Boerne and this development.

We would like to address the fact that we cannot at this time deed restrict or contractually finalize a complete plan since the land acquisition contract is pending on the finalization of zoning. We are willing to go above and beyond to establish our reputation in this community and to those making these daily difficult decisions. With that in mind, we plan on continue to do business in and around Boerne and establish a long-term vision for our business and Boerne as a community, therefore we believe it is critical that we do what we say and continue to have a synergistic relationship with City Staff, Council Members and the community.

We have been part of the Boerne community for over twenty-one years. We have raised our two sons in Boerne and we plan to continue to be a part of Boerne and its growth. As a Citizen of Boerne, we believe it is not a matter of growth or no growth but a controlled growth. We believe that these are incredible times for Boerne and surrounding areas, in which we as a community can design and shape the environment in which we choose to live in now and well into the future. We have chosen to concentrate our business in Boerne not only due to the growth opportunities, but to compete against the bigger outside firms who do not live in this community in the hopes of being part of that controlled and responsible growth.

We believe as a development/investment firm we can bring that balance of innovation, creativeness and vision of controlled growth so that all of us can continue to be proud to say we live in Boerne, Texas.

Creative solutions are a part of E3's core values. Experience, Excellence, Environmental.

Sincerely,



Rene Gonzalez  
E3 Development, LLC  
Managing Member