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TBPE Firm No. F-13698

July 10, 2018

Ms. Laura H. Talley
Director
City of Boerne
Planning and Community Development

Reference: South Plant Avenue Modern
Deviation Request of Right-of-Way Section

Ms. Talley:

The purpose of this letter is to request a deviation to the right-of-way section of Plant Avenue adjacent to our subject subdivision plat. The City of Boerne's major thoroughfare plan identifies Plant Avenue as a Primary Collector, which requires 72-feet of right-of-way width and 46-feet of pavement.

The existing right-of-way width varies between 54.23 feet and 54.42 feet. As we understand our required dedication is measured from the centerline of the right-of-way and we are typically responsible for half of the required right-of-way and pavement widths. Therefore, the required dedication from the subject property varies between 8.88 feet to 8.79 feet.

The property is currently zone R-3, High Density Residential, which allows for Attached Dwelling Lots with a minimum area of 2,000 square feet, 20-foot front setbacks and 15-foot rear setbacks. In the event the full right-of-way dedication is required, our current plan of four residential lots would not be feasible due to the decreased size of the buildable area. We hereby request to deviate from right-of-way and dedication requirements and propose to dedicate 5-feet which will allow the development to move forward with minimum 2,000 square foot lots and sufficient buildable area.

Please review the supporting documents submitted and contact our office with any additional comments or questions.

Sincerely,

Jose Villagomez, P.E.

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