



April 17, 2019

Mrs. Laura Talley  
City of Boerne  
402 E. Blanco Road  
Boerne, TX 78006

RE: ***The Commons at Menger***  
***Deviated Cross Section for Streets***

Dear Mrs. Talley:

As discussed at previous coordination meetings and at Planning and Zoning Workshops there are conflicts to the Subdivision and Zoning Ordinances regarding cross section of proposed streets. For this reason, we are requesting a Cross Section deviation as allowed in Section 3.02.003 of the Subdivision Ordinance. The purpose of the deviation is to develop a street cross section that more closely complies with the design guidelines of the "Commercial Center Design Standards" as listed in 3.08.009 of the Zoning Ordinance as well as the "South Boerne (SoBo) Overall District", Section 32 of the Zoning Ordinance. The requested deviated cross section is as follows:

	SoBo Neighborhood	SoBo Avenue
Right-of-way width	94'	58'
Traffic Lanes	2	2
Lane Width	14'	14'
On-street parking type	Both sides, perpendicular	None
On-street parking width	18'	-
Sidewalk width	10'	10'
Parkway Width	5'	5'

Please contact me at (210) 321-3406 or [jeff.carroll@kimley-horn.com](mailto:jeff.carroll@kimley-horn.com) should you have any questions.

Sincerely,



Jeff Carroll, P.E.  
TBPE Firm No. 928