



May 9, 2016

Planning Commission  
City of San Antonio  
1901 S. Alamo  
San Antonio, TX 78204

Re: Relief Request from UDC Section 35-344(e)  
Sandalwood Subdivision – PUD Plan #15-00009

Planning Commission Members:

The proposed Sandalwood Subdivision is a 1.996 acre single-family development that will consist of 12 residential lots, 0.106 acre open space for parkland amenities, and a private street. The property was recently re-zoned to an R3-PUD classification in order to redevelop this land with new  $\pm 2,200$  sq. ft., two (2) story single-family residences in an effort to revitalize a small portion of this established neighborhood. Due to the necessity of complying with the minimum 20 foot parking setback found within Section 35-516(g) of the UDC, we are requesting a reduction to the standard 20 foot perimeter setback required for PUD zoning per Section 35-344(e) of the UDC. The owner is proposing a 14 foot perimeter setback in lieu of the typical 20 foot perimeter setback. The 6 foot reduction would still provide a substantial setback while at the same time allowing all proposed homes to comply with the 20 foot parking setback.

Furthermore, we are providing more than the standard R3 rear setback of 10 feet and adjacent zoning consists of similar land use, being single-family development with R4 and R5 zoning.

We feel this request remains consistent with the spirit and intent of the UDC and the owner has taken all available measures to comply with current code. Granting relief from Section 35-344(e) will rejuvenate a portion of this older subdivision by allowing new development to proceed while still providing more than the standard R3 zoning setbacks.

Thank you for your consideration on this matter. If you require any additional information or have questions, please contact our office.

Sincerely,  
KFW Engineers

A handwritten signature in blue ink, appearing to read 'Craig Fletcher', with a long horizontal line extending to the right.

Craig Fletcher, P.E.  
Principal