



DEVELOPMENT SERVICES
RECEIVED

2016 JUN 20 PM 1:53

June 20, 2016

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

Re: Relief Request from UDC Article 35-344(e)(1)
Lincoln Heights Townhomes PUD No. 16-00002

Dear Planning Commission Members:

Lincoln Heights Townhomes is a Planned Unit Development consisting of 13 lots within the Lincoln Heights POADP #13-00031. The current zoning is R5 PUD and the project backs up to the Quarry Golf Course zoned as MF33-S. The Developer is requesting relief to Article 35-344(e)(1) to allow for a ten (10) foot setback from the northern PUD perimeter rather than the required twenty (20) feet. Pape-Dawson met with the City of San Antonio at a Preliminary Plan Review meeting held on May 9, 2013 to discuss the setback requirements.

The overall purpose of the developer requesting ten foot setbacks from the northern PUD perimeter is due to the small area of land this project occupies. This project sits on a quarry shelf left during the mining portion, up to 40 feet above the golf course to the north and up to 50 feet below the existing single-family residential to the south. Requiring 20 setbacks on this small area would render the land not developable. Additionally, allowing a reduction to a 10 foot setback on the northern PUD perimeter would not infringe on the use of the existing Quarry Golf Course.

Approval of this request should not create any adverse impacts on the Public Health Safety and Public Works.

In our opinion, this relief request remains in harmony with the spirit of the ordinances and it will not adversely affect the health, safety or welfare of the public.

Sincerely,

Pape-Dawson Engineers, Inc.

Texas Board of Professional Engineers, Firm Registration #470

Caleb Chance, P.E.

Sr. Project Manager

P:\51\09\15\Forms\PUD\160620 - Relief Letter.doc

TBPE Firm Registration #470 | TBPLS Firm Registration #10028800

San Antonio | Austin | Houston | Fort Worth | Dallas

Transportation | Water Resources | Land Development | Surveying | Environmental

2000 NW Loop 410, San Antonio, TX 78213 T: 210.375.9000 www.Pape-Dawson.com