



June 19, 2017

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

Re: Relief Request from UDC Section 35-344.02 (i)(1) – Required Setbacks
Madera PUD Subdivision - PUD Plan # 17-00001 / Plat # 170208

Planning Commission Members:

The proposed Madera PUD Subdivision is a 7.656-acre single-family development that will consist of 44 lots with private streets. The property is zoned R4-PUD and will be developed with new +/- 2,100 sq. ft., one (1) story and two (2) story single-family residences.

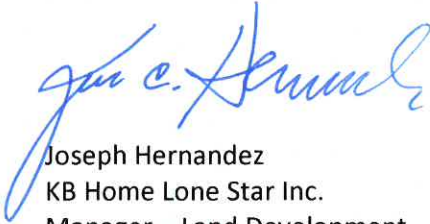
Due to the requirement of complying with the minimum 20-foot perimeter setback found within Section 35-344.02 (i)(1) of the Unified Development Code (UDC), we, on behalf of the developer, are requesting a reduction to the standard 20-foot perimeter setback and proposing the following:

1. The developer is proposing a 5-foot perimeter setback along Block 2, Lot 28 and Block 3, Lots 1-8 in lieu of the typical 20-foot perimeter setback. Currently there is an existing 15-foot alley adjacent to these lots. The alley is platted but unimproved and unused. If the alley is vacated, each adjoining landowner is entitled to one-half of the alley width. Considering 7.5-feet of the alley, we will still have a 12.5-foot setback on these lots. Additionally, these lots do not back up to the boundary (except for Lots 1 and 2). The boundary of the property will be the side lot line of the lots. The proposed 12.5-foot setback is greater than the typical side setback required by code. Both sides of the alley are zoned for residential use. The geometrics of the property dictate that the setback needs to be reduced. If the relief request is not approved, the lot count will be reduced to the point where the project will not be financially viable and the land will remain unused; generating minimal tax revenue for the city.
2. The developer is proposing a 15-foot perimeter setback along Block 1, Lot 1 in lieu of the typical 20-foot perimeter setback. In this case, the 15-foot PUD perimeter setback is acting as a side setback and therefore greater than the side setback required by the UDC. The adjacent zoning is also residential, R-6.
3. The developer is proposing a 0-foot perimeter setback along Block 2, Lots 16-18 in lieu of the typical 20-foot perimeter setback. In this case, since the development is in a mandatory detention area, Block 2, Lot 902 will be a drainage/open space lot containing the proposed detention pond and park facilities for this project, acting as a setback and therefore greater than the setback required by the UDC. Block 2, Lot 902 has a C-2 zoning; this lot is not within the PUD boundary but will be platted as part of this development.

We feel these relief requests remain consistent with the spirit and intent of the UDC and the developer has taken all available measures to comply with the current code. Granting relief from Section 35-344.02 (i)(1) will allow new development within this subdivision to proceed.

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

Respectfully,

A handwritten signature in blue ink, appearing to read "Joe C. Hernandez", is written over the printed name and title.

Joseph Hernandez
KB Home Lone Star Inc.
Manager – Land Development