

# ADA CONSULTING GROUP, INC.

221 W. RHAPSODY, STE 102 SAN ANTONIO, TX 78216  
(210) 340-5670 FAX: (210) 340-5728 WWW.ADACG.COM  
TBPE REGISTERED ENGINEERING FIRM NO. F-3512

November 5, 2020

Time Extension Request  
Development Services Department  
City of San Antonio  
1901 S. Alamo St.  
San Antonio, TX 78204

RE: Timberwood Park Unit 65  
COSA Plat# 2016000137

SUB: Time Extension Request - UDC 35-430(f)(2)

To Whom It May Concern:

Proposed project is the replatting of 13.77 acres of land and we hereby request a two (3) year Planning Commission time extension as allowed by UDC 35-430(f)(2) with the following elements for consideration:

- ***If the applicant complies strictly with the provisions of these regulations, he/she can make no reasonable use of his/her property***  
If the time extension is not granted our plat will expire and we can not make further development use of the property (i.e. construct single family homes).
- ***The hardship relates to the applicant's land, rather than personal circumstances***  
Hardship relates to the replatting of 65 lots down to 19 lots due to inability to provide regional septic as the means of sewer service as initially intended. By reducing the lot count down so much it is taking longer to lock down development agreements with local home builders.
- ***The hardship is unique, or nearly so, rather than one shared by many surrounding properties***  
The hardship is unique as the subject land is located well within the Timberwood Park development so the viability of a sewer main extension, which might be an option for other property, is not plausible in this case.
- ***The hardship is not the result of the applicant's own actions***  
The owner did not cause or request Bexar County to disallow regional septic as initially intended when this property was initially platted.
- ***The granting of the exception/variance will not be injurious to other property and will not prevent the orderly subdivision of other property in the area in accordance with these regulations.***  
Surrounding property is bound by platted lots and/or R.O.W. so our delay in platting will not be injurious or prevent orderly subdivision of surrounding property.

## Conclusion:

In my opinion, the proposed time extension request remains in harmony with the spirit and intent of the UDC as it will not adversely affect the health, safety, or welfare of the public.

Sincerely,



Donald Oroian, P.E.  
ADA Consulting Group, Inc. / Owner Agent