

## Parrish, Will

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**From:** Chris Weigand <cweigand@housingdev.com>  
**Sent:** Friday, January 17, 2020 10:58 AM  
**To:** Parrish, Will  
**Cc:** smahlmann@ba-architects.com; Tony Olfers  
**Subject:** [EXTERNAL] Vantage at San Marcos - Lot Layout  
**Attachments:** Vantage at San Marcos - Proposed Lot Layout.pdf; CD-3 - Single Family Lot Layout.pdf; Vantage at San Marcos - Block Layout.pdf

Will,

Thanks for the call today. Attached is the aerial showing the block layout showing two overall blocks that account for future development to the east. One is +/-2388LF and the other +/- 3482 LF with the assumption our park and trail system in the middle of the project will suffice for the 50% increase.

Secondly, the proposed site plan and SF lotting plan is attached. Feel free to distribute the single family lotting plan to the Commission for those concerned about the CD-3 zoning case.

Regarding the lot width criteria of 120' max, as you can see we have several buildings designed to meet the 60% (increasing to 80% in CD-5) building coverage along a street frontage. With a 120' max width, this leaves only 48' for drive entrances, landscaping, grading and other necessary utility easements and drainage infrastructure that serve the buildings (water, sewer, electric, etc). Often these are on the sides of the building as to not face the public façade or resident parking area. Being the minimum fire land width is 26' and the need for landscaping, this restriction for CD-4 is nearly impossible and for CD-5 would require public streets for every building (something I assume the City of San Marcos would not want to assume maintenance of for future commercial projects). Additionally, the soils in this part of town require that the foundation of the buildings be unencumbered for several feet outside the foundation to prevent future heaving and cracking of the building.

We have customized the building design as well and have added custom unit types to meet the Building Façade requirements to showcase our architecture and hide the parking from public view. We believe application of the lot width criteria will substantially impact the ability to meet this goal by minimizing building sizes and creating much more openings for drive lanes, parking and other non-desirable outcomes that will be in conflict with the ordinance intents. Additionally, you can see the drastic topography on the Lot Layout, creating a conflict in buildings which are flat and the ability to work with the topography of the site. The site also has a large pond in the middle which we are preserving as a neighborhood park and amenity of which this code implication would most likely require a substantial modification or removal of the pond.

Furthermore, this request does not result in any incompatible development relating to the character and integrity of the adjacent neighborhood or property. We believe it will add to the underlying value. This is simple the application of a lot line on paper that will not be valuable addition to the community.

Please feel free to contact me if you have any further questions.

Sincerely,

Chris Weigand  
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