

KENNETH W. BROWN, AICP  
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OF COUNSEL

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September 9, 2008

Ms. Micah Diaz, Planner  
Land Development, Zoning Section  
Development Services Department  
1901 S. Alamo Street, 1<sup>st</sup> Floor  
San Antonio, TX 78204

Re: Zoning Case Z2008193; Our File No. 9270.001

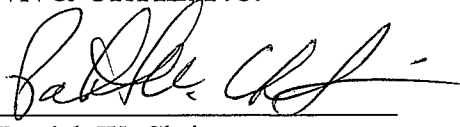
Dear Ms. Diaz:

Enclosed, please find the updated zoning authorization letter and Traffic Impact Analysis (TIA) Worksheet associated with the above referenced zoning case. In addition, I would like to amend the zoning case to clarify that there is one single-family home constructed on the property.

We would like for this case to not be placed on an agenda until we are able to meet with the Whispering Oaks Home Owners Association. Please do not hesitate to contact me if you have any questions.

Sincerely,

**BROWN & ORTIZ, P.C.**

BY:   
Patrick W. Christensen

PWC/rms

Enclosures: As stated

June 25, 2008

Mr. Rod Sanchez  
Director  
City of San Antonio  
Development Services Department  
1901 S. Alamo, 2<sup>nd</sup> Floor  
San Antonio, Texas 78204

**Via Hand Delivery**

Re: Rezoning of Lots 1-5, Block 1, NCB 11670; located at 11303 and 11327 Dreamland, to the west of the intersection of Lockhill-Selma and Dreamland; San Antonio, Bexar County, Texas

Dear Mr. Sanchez:

The purpose of this correspondence is to grant permission to Brown & Ortiz, P.C. to process a rezoning application with the City of San Antonio in order to rezone the above referenced property from an "R-20" Residential Single-Family District to a "R-6" Residential Single-Family District. The purpose of the rezoning is to allow for the development of a residential community at this location. If you have any questions, please do not hesitate to contact me.

Sincerely,

**TED D. LEE**

  
\_\_\_\_\_  
Property Owner

**JERELENE W. LEE**

  
\_\_\_\_\_  
Property Owner

cc: Ken Brown, Brown & Ortiz, P.C.

Traffic Impact Analysis (TIA) Threshold Worksheet

Complete this form as an aid to determine if your project requires a Traffic Impact Analysis, as per City Code, Section 19-69.

Project Name: Dreamland Property  
 Location: 11303 and 11327 Dreamland  
 Applicant: Brown & Ortiz, P.C.  Owner or  Agent  
 Address: 112 E. Pecan, Suite 1360, San Antonio, Texas 78205 Phone Number: \_\_\_\_\_

Box A (Original Zoning)

Existing Zoning	Project Size		Peak Hour?	Peak Hour Trip Rate (TTE)	Peak Hour Trips	Trip Rate Source
	Acres	GFA * 0.25 other*				
"R-20"	4.352		PM	1.01 Per Unit	1.01	210

\*specify: 1 Single-Family Home \_\_\_\_\_

Box B (Proposed Zoning)

Proposed Zoning	Project Size		Peak Hour?	Peak Hour Trip Rate (TTE)	Peak Hour Trips	Trip Rate Source
	Acres	GFA * 0.25 other*				
"R-6"	4.352		PM	1.01 Per Unit	28.28	210

\*specify: 7 Units Per Acre - Maximum Permitted in Zoning

Original Peak Hour Trips - Proposed Peak Hour Trips = 27.27 (Level 1 TIA 100 - 499 PHT, Level 2 TIA 500 - 1000, Level 3 TIA over 1,000 PHT)

Box D (Information Regarding the Person/Agency, who prepared the TIA)

Prepared by: Brown & Ortiz, P.C. Date: September 09, 2008

Box E (For Official Use Only, Do Not Write in this Box)

A traffic impact analysis is required. The consultant preparing the study must meet with City staff to discuss the scope and requirements of the study.

A traffic impact analysis is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Comments: \_\_\_\_\_

Reviewed by: J. A. Mattingly, Jr. Date: 10-21-08