



April 23, 2026

Planning Department
City of New Braunfels
550 Landa Street.
New Braunfels, TX 78130

Replat of Landa Park Highlands – Waiver Request Letter

The intent of this letter is to request a shared access easement for Lot 33D and a waiver from Section 118-45(b) of the City of New Braunfels Code of Ordinances.

Section 118-45(b) states that “each lot on a subdivision plat shall front onto a dedicated, improved public street unless platted as an approved private street subdivision in accordance with this chapter.” This requirement establishes the standard from which this waiver is being requested, as Lot 33D is proposed to be served via a shared access easement rather than direct frontage on a public street.

This replat is located on the south side of Lakeview Blvd, just south of the intersection of Lakeview Blvd and Lakeview Circle. The property currently contains three (3) existing residential homes on Lots 33A-R, 33B-R, and 33C-R. The proposed replat will create one (1) additional lot, Lot 33D, for a total of four (4) lots.

A shared access easement has already been approved for Lots 33A-R, 33B-R, and 33C-R, and this request extends the same concept to Lot 33D with an access configuration consistent with the previously approved waiver. The owner of Lot 33B-R is creating Lot 33D so his daughter may build a home adjacent to him. This request maintains consistency with the previously approved access arrangements.

If you need additional information or have any questions, please do not hesitate to contact us.

Sincerely,

A handwritten signature in blue ink, appearing to read "James Ingalls", is written over a light blue horizontal line.

James Ingalls, P.E.