



Date: October 26, 2020

Attention: Planning Commission Committee

From: Rex Ledbetter

RE: **SUP20-174**

Dear Planning Commission Committee,

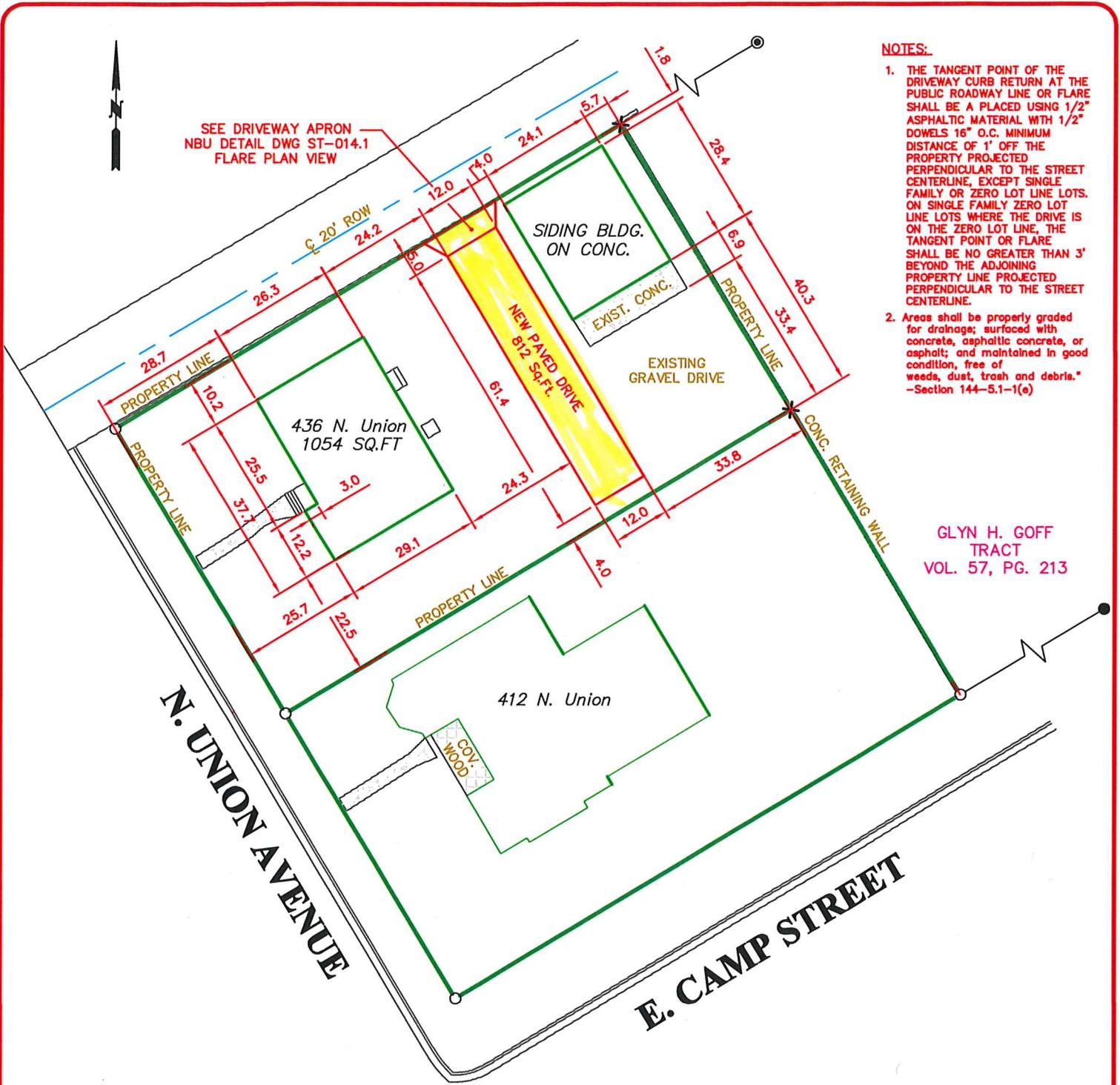
This is **not** a request for "additional" parking of more than three vehicles, but rather a request for using the black rock area as parking for ease of access. The driveway is adequate for three vehicles, however allowing us to utilize the black rock area will benefit our customers in the access and exiting of the property. The black rock area was at one time used as access to the garage, the area consists of a minimum of three-inch base and three- inch black rock.

Due to the fact that our properties bathroom footprint consist of a standalone tub, large walk-in shower, and dual bathroom sinks, were requesting the Committee to reconsider their maximum guest limit of five, and allow a maximum guest limit of six for our property.

Sincerely,

Rex Ledbetter





SEE DRIVEWAY APRON
NBU DETAIL DWG ST-014.1
FLARE PLAN VIEW

- NOTES:**
1. THE TANGENT POINT OF THE DRIVEWAY CURB RETURN AT THE PUBLIC ROADWAY LINE OR FLARE SHALL BE A PLACED USING 1/2" ASPHALTIC MATERIAL WITH 1/2" DOWELS 16" O.C. MINIMUM DISTANCE OF 1' OFF THE PROPERTY PROJECTED PERPENDICULAR TO THE STREET CENTERLINE, EXCEPT SINGLE FAMILY OR ZERO LOT LINE LOTS. ON SINGLE FAMILY ZERO LOT LINE LOTS WHERE THE DRIVE IS ON THE ZERO LOT LINE, THE TANGENT POINT OR FLARE SHALL BE NO GREATER THAN 3' BEYOND THE ADJOINING PROPERTY LINE PROJECTED PERPENDICULAR TO THE STREET CENTERLINE.
 2. Areas shall be properly graded for drainage; surfaced with concrete, asphaltic concrete, or asphalt; and maintained in good condition, free of weeds, dust, trash and debris.*
-Section 144-5.1-1(a)

GLYN H. GOFF
TRACT
VOL. 57, PG. 213

DRIVE WAY PLAN

**PROPERTY ADDRESS: 436 N. UNION
NEW BRAUNFELS TX, 78130**