

WRITTEN JUSTIFICATION

PETITION FOR PLAT WAIVER of "The City of New Braunfels Platting Ordinance"

(In compliance with NBCO Sec. 118-11)

Property Owner: William Culver
Home Address: 883 Rock Street, New Braunfels, TX
Telephone: 830-237-1479
Property Name: Culver Subdivision
Date: May 2, 2022

Purpose of the waiver

William and Judy Culver own a combined 20 acres (approximate) of land on Rock Street. They wish to re-plot one of their lots into 3 equally sized lots of around 2-3 acres each for their three daughters.

The Culvers are nearing retirement and wish to gift these lots to their children while they are still capable to coordinate and oversee the process themselves.

Grounds for the waiver

The lot is rectangular in shape and the proposed lots are at the rear of the property. The narrow side of the lot abuts Rock Street. The properties do not have frontage on a city street. Waiver request is to have the lots approved by the city by extending the existing utility and roadway easement to the furthest lot proposed (Lot C on attachment #4) in perpetuity.

Facts relied upon by the petitioner

The lot shape is irregular and makes it impossible to have the three proposed lots with frontage to Rock Street. The request is only for 3 lots with 1 single family residence per lot.

This is not a "Subdivision" in the true sense of the word, i.e., not used for multi-density housing.