

Written Justification:

Pursuant to Section 118-11 (Waiver), we request a waiver from the subdivision platting requirement under The City of New Braunfels Subdivision Platting Ordinance (Chapter 118). Strict compliance with the requirement of Chapter 118 would cause undue hardship for our small business on our two (2) acre tract. Below, we outline in further detail and request your review of our waiver request.

The subdivision platting requirement will cause hardship from a financial and planning perspective. As advised by our engineer upon submission of our preliminary site plan, the cost to simply draw up the plans for a detention and stormwater facility is approximately \$20,000. In addition to the great financial burden on the operation budget and account for our small business, the burden is not limited to financial reasons. From a planning perspective, we have already requested our engineer to proceed with a drainage study to properly assess the drainage and any stormwater and detention requirements. The waiver, if granted, will not have the effect of nullifying the intent and purpose of the Section 118 regulations. Consistent with the intent and purpose of the regulations, we continue to follow all requirements of Guadalupe County for the development of our property, including this drainage study and any property improvements necessitated as a result of the study.

Granting the waiver will not be detrimental to the public safety, health or welfare, and will not be injurious to other property or to the owners of other property, and the waiver will not prevent the orderly subdivision of other property in the vicinity. Our two (2) acre tract was granted out of a parent tract consisting of approximately 35 acres (Property ID 55698). Our property is bordered by this 35-acre parent tract, and one other large tract consisting of approximately 40 acres (Property ID 54801). The waiver will not prevent the orderly subdivision of these adjacent undeveloped properties, or any other properties in the vicinity. The waiver will not be injurious to these adjacent property owners or other property owners in the vicinity. We also believe our drainage study and compliance with other Guadalupe County development requirements mitigate any possible detriment to the public safety, health, or welfare.

Granting the waiver will also not in any manner vary the provisions of the zoning ordinance or other ordinance(s) of the city.

If there is additional information we can provide to assist in your review of our request, please let us know.