



November 29, 2021

Planning Department
City of New Braunfels
550 Landa St
New Braunfels, TX 78130

Re: Clear Creek Subdivision – Waiver Request Letter

The intent of this letter is to provide summary for this proposed subdivision and our preliminary plat waiver request for the lot frontage of proposed Lot 100 Block 3.

This property is comprised of an existing 10-acre and a 16.6-acre tract of land that will be subdivided in to approximately 114 buildable lots. This property is located along Lake Front Ave between Misty Acres Dr and Rivertree Rd. Both tracts were rezoned as ZH-A in 2021 under Ordinance No. 2021-84.

Plat Waiver Requests that Lot 100 Block 3 be waived from the New Braunfels City Ordinance 118-45 (b), which outlines that all buildable lots must require 36' minimum of lot frontage. Lot 100, Block 3 is an existing home, addressed as 850 SH 46 #5, to Mr. Randy and Kellye Harris. This property, since 2010, has been using an existing 50' wide access easement and road from the homesite to State Highway 46. This access easement is shared by the adjacent homes known as 850 SH 46 #1 - #4 and 842 SH 46. Lot 100 Block 3 will be accessible via the existing 50' wide access easement and a proposed 15' access easement adjacent to Lots 17 and 904, Block 3 of the Clear Creek Subdivision.

We request that Lot 100 Block 3 not be required to have an additional lot frontage onto Little Pebble drive as the home site is currently being accessed by the 50' wide access easement and will be able to accessible from Little Pebble privately through the 15' wide internal access easement.

Please accept the above summary for the Clear Creek Subdivision. Please do not hesitate to contact myself or James Ingalls, PE for further questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "James Ingalls", with a stylized flourish at the end.

James Ingalls, P.E.