



290 S. Castell Avenue, Ste 100  
New Braunfels, TX 78130  
TBPE-FIRM F-10961  
TBPLS FIRM 10153600

May 14, 2019

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

RE: Waiver Request – Veramendi Precinct 15A Neighborhood Center  
Section 118-45.(b) – Lots

To Whom It May Concern:

Please accept this letter as a waiver request to the above mentioned plat. HMT is requesting a waiver to Section 118-45.(b) – Lots stating 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. Lot width and access shall conform with the provisions of the city’s zoning ordinance, chapter 114, the comprehensive plan, and any other applicable city cod or ordinance. In all cases, single-family and two-family residential lots, except townhouse lots, which shall have 26 feet of frontage, shall have a minimum of 36 feet of frontage and non-residential lots shall have a minimum of 60 feet of frontage along a dedicated, improved street.” This waiver is a request to not require frontage on Oak Run Parkway for Lot 7 of the Veramendi Precinct 15A, Neighborhood Center plat.

There are multiple shared access easements throughout the commercial development by which Lot 7 will have access to Oak Run Parkway and Geneva Street, therefore, we respectfully ask that the frontage requirement for only Lot 7 be waived.

In my professional opinion, the granting of this waiver will not adversely affect the health, welfare and safety of our New Braunfels residents and visitors. Furthermore, we feel this waiver request is in harmony with the intent of the Development & Design Control Document for the Veramendi Development.

Please contact me if you have any questions or comments.

Thank you,

A handwritten signature in blue ink that reads "Chris Van Heerde, P.E.".

Chris Van Heerde, PE  
Managing Partner