

**TO:** PLANNING COMMISSION AND CITY OF NEW BRAUNFELS STAFF  
**FROM:** Daniel Cicconi  
**DATE:** March 27, 2020  
**SUBJECT:** Lark Canyon Master Plan Letter of Justification – Block Lengths

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This letter is to give our justifications for the waiver request submitted for the Lark Canyon Master Plan regarding the maximum block lengths. This waiver is for 2 separate block lengths, labeled A and B on the Master Plan submitted with this waiver.

The referenced Section 118-44 of the Platting Ordinance requires that block lengths not exceed 1,200 feet except along arterial streets.

The Planning Commission shall not approve a waiver unless it makes findings based upon the evidence presented to it in each specific case that:

1. 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.

**This waiver request 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. Connectivity is shown through Mission Crossing Townhomes to the future Multi-Family north of Lark Canyon. This Master Plan was a collaborative effort ensuring that adjacent property owners are not adversely impacted.**

2. Because of the particular physical surroundings, shape and/or topographical conditions of the specific property involved, a particular hardship to the property owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out; or an alternate design will generally achieve the same result or intent as the standards and regulations prescribed herein.

**Due to the natural waterway and the topography compliance with the maximum block length would be detrimental to environmental sensitive areas. The intent is to minimize changes to the natural waterway and topography of the waterway system where possible.**

3. The waiver will not in any manner vary the provisions of the Zoning Ordinance or other ordinances (s) of the City.

**To the best of our knowledge, this waiver will not in any manner vary the provisions of the Zoning Ordinance or other ordinances (s) of the City.**



Respectfully,

Westwood Professional Services  
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