



July 1, 2020

Mr. Matthew Simmont
City of New Braunfels
Engineering Division
550 Landa Street
New Braunfels, TX 78130

Re: Veramendi Precinct 20 Unit 1A Final Plat
Waiver Request
PD Job No. 30001-06

Dear Mr. Simmont:

This letter is to request a waiver from the requirement to provide a tree survey, tree preservation plan and a tree replacement plan for the Veramendi Precinct 20 Unit 1A plat.

Per the Veramendi Development & Design Control Document, Appendix 1 Application Submittal Requirements, 1.5 Final Plat, a tree survey, tree preservation plan and a tree replacement plan are required with the final plat submittal. A waiver is requested for the Veramendi Precinct 20 Unit 1A plat from this submittal requirement with the below conditions:

- A tree survey, tree preservation plan and a tree replacement plan to be submitted at the time of building permit once a site plan has been finalized.
- The Preliminary Tree Survey outlining existing canopy was submitted and approved with the Sector Plan. A copy of this approved plan to be submitted with the plat in lieu of the aforementioned plans.

The required tree preservation and tree replacement plans cannot be prepared in advance of a site plan. This waiver allows the property to be platted in advance of site plan determination.

Thank you for your consideration of this request.

Sincerely,
Pape-Dawson Engineers, Inc.

Todd Blackmon, P.E.
Managing Vice President - New Braunfels

Attachment

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TBPE Firm Registration #470

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1672 Independence Dr., Ste. 102, New Braunfels, TX 78132 830.632.5633 www.Pape-Dawson.com



July 1, 2020

Mr. Matthew Simmont
City of New Braunfels
Engineering Division
550 Landa Street
New Braunfels, TX 78130

Re: Veramendi Precinct 20 Unit 1A
Waiver Request
PD Job No. 30001-06

Dear Mr. Simmont:

This letter is to request a waiver from the requirement to provide street frontage for the Veramendi Precinct 20 Unit 1A plat.

Section 118-45(b) states "Each lot on a subdivision plat shall front onto a dedicated, improved public street". A waiver is requested for the Veramendi Precinct 20 Unit 1A plat from the requirement described in Section 118-45(b) for the following reasons:

- Access is being provided by an offsite ingress/egress easement, created by separate instrument, to a driveway constructed with Veramendi – Word Pkwy Phase 1.
- Veramendi – Word Pkwy Phase 2 is a proposed arterial roadway extension of the aforementioned Phase 1 along the frontage of this Precinct 20 Unit 1A subdivision. This extension to be completed prior to issuance of a Certificate of Occupancy for any buildings within this subdivision.
- This waiver will allow for timely permitting of buildings within this subdivision.

Thank you for your consideration of this request.

Sincerely,
Pape-Dawson Engineers, Inc.

Todd Blackmon, P.E.
Managing Vice President - New Braunfels

Attachment

P:\300\01\06\Word\Letters\200629-Variance Request (Access).docx

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