

February 03, 2021

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

Replat of Lot 2R, 3R, 4R of Smokehouse Plat

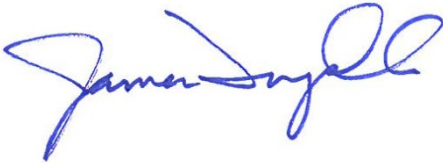
The intent of this letter is to request an exemption from plat code section 118-45(b).

This subdivision is located at 1176 N Business IH 35. We are submitting a replat to divide the existing Lot 1 Block 1 of the Cornelius Brothers 1 Plat and lot 2 of the Smokehouse Plat into 3 lots. This subdivision is located within the city limits of New Braunfels and is zoned as C-3.

We are requesting a waiver for the required 60' street frontage for lot 2R. There is an existing shared access easement (see plat) that gives access to the existing buildings already on lot 2R.

If you need additional information or have any questions, please do not hesitate to contact myself or Jeff Moeller, P.E.

Sincerely,

A handwritten signature in blue ink, appearing to read "James Ingalls", with a stylized, flowing script.

James Ingalls, P.E.