

## **BETTERSWORTH & ASSOC., INC.**

111 E. MOUNTAIN STREET  
SEGUIN, TEXAS 78155  
1 (830) 379-5552  
FAX 1 (830) 379-5553

March 25, 2021

Mr. Matt Green

New Braunfels Planning and Zoning Department

424 S. Castell Street

New Braunfels, Texas 78130

Dear Mr. Green:

We would like to request a waiver for the subdivision plat for Barbarossa Pass Unit 2. We would like to request the waiver to the plat to allow block length exceeding 1200 feet along Coastal Trail and Lands End. On Coastal Trail there is no way to extend a street from Coastal Trail west to Huber Road. The land between Coastal Trail and Huber Road has already been platted. The current subdivision plat has the block length for Coastal Trail to be 1856.63 feet long. Please recall that this is a rural subdivision, all lots being larger than 1 acre and having approximately 158 feet of road frontage. There are 12 lots fronting on the west side of Coastal Trail. On Lands End again we like to request a waiver to block length of 1200 feet. That block is 1368.47 feet long. Again these 7 lots all exceed the minimum of 1 acre for rural subdivision. The land behind the lots on the south side of Lands End is currently planned for a detention pond. It would be very difficult to built a connecting street from Lands End across the detention pond connecting to an already platted subdivision.

I would appreciate any consideration that you would be willing to give us.

Thanks,

Ken L. Reininger

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Dear Mr. Green:

We would like to request a waiver for the subdivision plat for Barbarossa Pass Unit 2. We would like to request the waiver to the plat to allow lot frontage of these 3 lots of less than 100 feet for a rural subdivision. Generally, the frontages on a cul-d-sac are shorter due to the configuration. There are only 3 lots, on this cul-d-sac, out of the 63 lots with less than 100 feet.

I would appreciate any consideration that you would be willing to give us.

Thanks,

Ken L. Reininger

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Dear Mr. Green:

We would like to request a waiver for the subdivision plat for Barbarossa Pass Unit 2. We would like to request the waiver to the plat to not construct temporary turnarounds at the east end of Wheat Patch and Lands End. These stub-outs are only about 300 feet long and have only 2 lots for their only access. In addition the stub-out would be crossing a drainage easement.

I would appreciate any consideration that you would be willing to give us.

Thanks,

Ken L. Reininger