



May 13, 2021

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

Special Use Permit Type 2 (Bavarian RV) – Waiver Request

The intent of this letter is to request a waiver for the required Residential Buffer Wall between the planned non-residential project and the neighboring residential subdivision.

For background, it is the client's intent to develop these tracts of land into a luxury RV resort that will serve the City of New Braunfels' community and respect the neighboring residents. The client has applied for a Type 2 Special Use District zoning change application on March 29, 2021 to rezone from C-1, M-1 and R-2 to SUP.

As part of this rezoning process and due to the requested use for this development, it is required by section 144.-3.8 (Sub 5.3-2.H) of the New Braunfels Code of Ordinances that a 6' to 8' residential buffer wall be installed. This section of the code describes several impervious materials for this requirement.

However, the property in question is within both the 100-year FEMA floodplain (Panel No. 48091C0435F) and the 500-year floodway. It is our opinion that a large vegetative buffer wall would offer less impact to the floodplain and still meet the intent of the requirement. The vegetative buffer will be a minimum of 6 feet in height and will offer screening of the non-residential use parking areas on this site.

With this project summary, please accept our waiver request. If you need additional information or have any questions, please do not hesitate to contact myself or Shane Klar, P.E.

Sincerely,

A handwritten signature in blue ink, appearing to read "James Ingalls". The signature is fluid and cursive.

James Ingalls, P.E.