



290 S. Castell Avenue, Ste 100  
New Braunfels, TX 78130  
TBPE-FIRM F-10961  
TBPLS FIRM 10153600

July 1, 2021

Holly Mullins  
City of New Braunfels  
550 Landa St.  
New Braunfels, TX 78130

*RE: SUP Application for 2662 Second Street*

We believe that this proposed duplex on 2662 Second Street is in harmony with both the neighborhood and the Envisions New Braunfels comprehensive plan.

This site is currently zoned as R-2 (two-family housing). The proposed duplex use matches that zoning and is compatible with the neighborhood. All adjacent uses are residential homes and the lot directly to the east of the subject tract contains two dwelling units similar to this proposal.

The proposed duplex use is compatible with the Envisions New Braunfels comprehensive plan as a substantial section of that plan contemplates the availability of workforce housing, including action item 3.31:

"Adopt policies and ordinances supportive of workforce housing, creating opportunities that make investment in workforce housing more feasible for private and nonprofit developers."

This Type 1 SUP Application case is being brought by Habitat for Humanity a non-profit that is committed to has a mission of bringing "people together to build homes, communities and hope."

The reason for the submittal of this Type 1 SUP is due to the size of the existing lot. The current lot measures 50' wide by 130' deep with the area of the lot totaling 6,490 SF. The requirements from city code for a duplex lot are 60' width (Chapter 144, 3.3-2 (b)(2)(vi) and 8,000 SF area (Chapter 144, 3.3-2 (b)(2)(vii). We are therefore respectfully requesting this Type 1 SUP for relief from the above stated width and lot area requirements.

Please let us know if you have any questions or need any additional information.

Sincerely,

A handwritten signature in black ink that reads "Chris Van Heerde, P.E." in a cursive script.

Chris Van Heerde, P.E.  
Managing Partner  
HMT Engineering and Surveying