

August 5, 2021

City of New Braunfels
550 Landa Street
New Braunfels, Texas 78130

Re: Kohlenberg Master Plan
Waiver Request No. 2

To Whom It May Concern;

The purpose of this letter is to explain our request for a waiver to the requirement to show a street stub to the neighboring Porter Tract to our north between proposed Streets "Q" and "T".

The distance between these two proposed streets' ROW is 1239', which is just slightly over the 1200' required by ordinance. In addition to the frontage that the Porter tract has onto SH 46, we are proving four stubs to the tract. They also have frontage along Camp Willow Road along their entire north boundary. For these reasons, the Porter tract will have an abundance of ways to provide connectivity to their tract for future development.

Since TxDOT is limiting driveway access onto SH 46, we are willing to show firelane connectivity within the commercial portion near SH 46. This would provide a fifth connection point to the Porter tract for EMS without being required to show another public ROW stub.

We believe that this waiver request is in the spirit of the ordinance, and the granting of it will not be detrimental to the public health, safety or welfare, or injurious to the surrounding properties.

If you require additional information, please contact our office.

Sincerely,
KFW Engineers



Wayne Flores, P.E.
Senior Project Manager