

August 5, 2021

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

Re: Kohlenberg Master Plan  
Waiver Request No. 1

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 Smith Tract to our south near SH 46.

Our master plan currently shows three street connections to the south that are dictated by the previously planned Deer Crest Subdivision. These three points include two residential streets and one arterial. We are also showing a fourth residential street stub to the Vogel tract between the arterial and Lake Dunlap. These existing street stubs are forcing us to be a little over the 1200' required by ordinance.

In looking at the Deer Crest master plan, we noticed that this development was not required to stub a street to the Smith tract, even though their distance was also over 1200'. Since the Smith tract has frontage out to SH 46, and since the precedence was set with the Deer Crest master plan, we do not believe we should be forced to provide an additional street stub in this location.

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 second connection point 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. We also believe that it follows the precedence that has previously been set in this area.

If you require additional information, please contact our office.

Sincerely,  
KFW Engineers



Wayne Flores, P.E.  
Senior Project Manager