

August 31, 2021

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

RE: Senaido Dual Crossing Subdivision LOC20-0023

To whom it may concern:

We are submitting a plat waiver application for the approved plat of Senaido Dual Crossing Subdivision. The plat was "Approved with Conditions" on January 5, 2021, by the Planning Commission. Since that time, the owner has met with city personnel and the fire department to discuss two of the plat approved conditions. These conditions are:

- Provide a cross access easement on Lots 2 and 3 to accommodate the driveway connection between Jarratt Street and Louella Drive, and construct the connection to meet Fire Department standards prior to recording the plat. (NBCO 118-46)
- Provide an exhibit showing how fire hydrants are tying into the existing waterline system and approval from NBU that fire flow will meet requirements. (NBCO 118-43).

With this waiver, we are asking for the Planning Commission to reconsider the condition of approval for the waiver granted to Section 118-46 to not require construction of a cul-de-sac at the end of Jarrett Street and Louella Drive, to include a revision to the fire hydrant condition. As discussed with the Fire Marshal's office and the city, due to the size of the subject development and the surrounding existing development, the city believes the construction of the drive and fire hydrants at time of site development is reasonable. If the private driveway were to be built now, this could lead to public use and added traffic through his property.

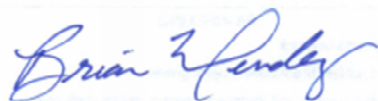
Fire flow testing and fire hydrant installation must occur prior to site development on any of the three lots. The drive connection built to Fire Department standards between Lots 2 and 3 must be constructed prior to development on Lots 2 and 3.

The owner is requesting a plat note to cover these conditions. This note will be added to the plat for recording.

"Fire hydrants installation must occur prior to any development on any of the platted lots. The driveways for Lots 2 and 3 must connect Jarratt St and Louella Dr. and must meet Fire Department standards. This driveway must be constructed at the time of vertical construction."

Please do not hesitate to contact me should you have any questions regarding this application.

Sincerely,



Brian Mendez
Urban Civil