

August 6, 2021

Planning & Community Development
City of New Braunfels
550 Landa Street
New Braunfels, Texas 78130



Re: Gatehouse Subdivision Master Plan
Waiver Request to Sec. 118-44 - Blocks

To Whom It May Concern,

The attached Waiver Request Application is hereby submitted for Planning Commission consideration on behalf of Southstar at Mayfair, LLC, owner of the subject tract; being a 96-acre tract of land located approximately 0.3 miles northeast from the intersection of Hunter Road (FM 1102) and Conrads Lane.

This Waiver request is being submitted concurrently with the Master Plan Document for the newly proposed Gatehouse Subdivision, a proposed single-family residential development.

This application requests a waiver to Section 118-44 titled "Blocks" within the New Braunfels Code of Ordinances and is requesting consideration to allow the proposed block lengths denoted on the attached exhibit to exceed the maximum codified length of 1,200-ft. As shown in the attached exhibit, the subject tract is bordered by the Union Pacific Railroad Right-of-Way to the south and an established and recorded subdivision to the east. In discussions with City Staff, the block length requirements are established to encourage connectivity. However, as described below, this proposed subdivision is constrained by the existing conditions of the surrounding properties (refer to the attached exhibit for location of each block length request described below):

Block Length (Phase 1)

The established subdivision to the east (The Crossings at Havenwood) does not provide for an opportunity for future connectivity with the proposed Gatehouse Masterplan. This block length has an overall length of 1,290-ft. It should be noted that the proposed block length is measured along the rear lot lines of three (3) cul-de-sac streets, and is similar to the layout of the adjacent subdivision.

Block Length (Phase 1 & 2)

The block length denoted as Phase 1 & 2 on the attached exhibit is adjacent to an existing Union Pacific Railroad Right-of-Way. To provide the means to future connectivity across this U.P. Right-of-Way, by proposing street stub-outs to the southern property line of this tract, would ultimately require future at-grade crossings with the existing railroad. Based on the goals set forth from Union Pacific, proposals for establishing a new public crossing should identify three or more crossing closures for each new crossing considered; and

due to safety concerns, access from other directions must first be considered. Or, efforts must be made to obtain alternative access using grade separations. In addition, and as illustrated on the attached exhibit, the City's adopted Regional Transportation Plan proposes a Future Parkway through the Gatehouse Master Planned Development that will ultimately create the connectivity to the tracts south of the existing railroad.

Block Length (Phase 3 & 4)

The block length denoted as Phase 3 & 4 is also adjacent to the existing railroad Right-of-Way and exhibits the same constraints mentioned in Phase 1 & 2 above.

In conclusion, granting this waiver request and allowing an exception to the block length requirements established in Sec. 118-44, will not adversely impact the neighboring properties and does not pose a threat to health, safety, or public welfare. It should also be noted that internal connectivity has been considered with this layout, and will provide secondary access to and within the subdivision to meet the emergency access needs as required by the City's Code of Ordinances.

Thank you for your time and consideration of this request.

Sincerely,

KFW Engineers

A handwritten signature in black ink, appearing to read "Nick Reynolds".

A. Nicholas Reynolds, P.E.
Senior Project Manager