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**Re: Honey Bee RV Storage - New Braunfels**

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**From** Jeb Smith <Jeb.Smith@txdot.gov>

**Date** Wed 10/8/2025 10:26 AM

**To** Michael Mazzola <MMazzola@cobb fendley.com>

**Cc** Myriam Robledo <Myriam.Robledo@Cobb fendley.com>

Michael,

It was nice speaking with you last week, and thanks for following up. If your utility work will not require work within State R/W, then a RULIS permit is not needed.

As far as the sidewalk, as we discussed, the Department is ok with omission of the sidewalk on the western side of Loop 337 and we can provide a short email of no-objections. If you wouldn't mind, send me the plans and then I will look at them and send you the no-objections for the city.

Thanks,

JSS

Jeb Stuart Smith, PE  
New Braunfels Area Engineer  
San Antonio District  
Texas Department of Transportation

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**From:** Michael Mazzola <MMazzola@cobb fendley.com>

**Sent:** Tuesday, October 7, 2025 8:23:25 PM

**To:** Jeb Smith <Jeb.Smith@txdot.gov>

**Cc:** Myriam Robledo <Myriam.Robledo@Cobb fendley.com>

**Subject:** Honey Bee RV Storage - New Braunfels

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Jeb,

Thank you again for taking the time to speak with me last Wednesday regarding the Honey Bee RV Storage project. I appreciated your guidance.

I'm writing to provide an important update and request confirmation on a few points we discussed:

1. TxDOT Right-of-Way (ROW) Utility Connection: During our call, I mistakenly informed you that the project included a sanitary sewer connection within the TxDOT ROW. I have since confirmed that the survey was incorrect and has been updated. We no longer have any utility connections within the TxDOT right-of-way.

Could you please confirm if, given this change, we would no longer need to submit to the RULIS system?

2. Proposed Sidewalk along Loop 337: We discussed the potential to add a sidewalk along Loop 337. You had stated that TxDOT would not be requesting this.

Could you please send a quick reply email confirming that TxDOT would not want to have a sidewalk added within their right-of-way at this location?

Since we no longer have any major ROW work, with the exception of a simple sidewalk connection at the existing intersection ramp at Loop 337 and Altgelt Road, would you be able to provide us with a simple letter of no objection that we can provide to the City of New Braunfels Engineering Department? This would greatly help us move forward with their review process. I can share with you our plan set for your review.

Please let me know if you need any further information from our end.

Best regards,  
Thank you.

**MICHAEL MAZZOLA, PE**

Principal | Development Senior Project Manager | Team Lead

*Licensed: TX, OK, NM*

Direct: 713.485.8126

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22316 Grand Corner Drive, Suite 100 | Katy, TX 77494

TBPELS Engineering Firm No. 274; Land Surveying Firm No. 10046700

**We Collaborate. We Commit. We Build Communities.**



[A Texas Department of Transportation \(TxDOT\) message](#)



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November 4, 2025

Michael Mazzola  
Cobb, Fendley & Associates, Inc.  
22316 Grand Corner Drive, Suite 100  
Katy, TX 77494

Permit for Sidewalk Improvements  
Honey Bee RV Storage  
SH 46 & Altgelt Ln.  
New Braunfels, Texas 78130

Mr. Mazzola,

In response to your request, we have reviewed the proposed sidewalk improvements for the development as shown on the attached drawings by CobbFendley Inc., dated December 12, 2024.

The Texas Department of Transportation (TxDOT) has no objection to the proposed sidewalk improvements within State right of way (ROW), and this letter is your authorization for the contractor to proceed with the proposed sidewalk improvements within State ROW in accordance with the General Conditions stated below. This authorization is good for six (6) months from the date of this letter. Construction or modification of any driveway, drainage, or other facilities within the highway right of way is not authorized until other appropriate permits are issued from this office. Landscaping other than vegetative sod or seeding are by separate permit.

#### **General Conditions**

1. All costs for such work within highway right of way shall be at your sole expense.
2. Public utilities may currently exist within the highway right of way at this location. It shall be your complete responsibility to determine which utilities may exist at this location and to make any necessary arrangements with appropriate utility firms for any adjustments of utilities as required for your sidewalk and drainage improvements. Such adjustments, if necessary, will be at the landowner's entire expense. Any damage caused to public utilities as a result of such construction shall be at the landowner's complete liability.
3. All construction of the sidewalk shall be in accordance with the construction plans and in accordance with the latest edition of TxDOT Standard Specifications for Construction and Maintenance of Highways, Streets, and Bridges. No changes in the proposed construction are permitted unless such changes are approved in writing by the Area Engineer.



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4. No modification or relocation of any existing TxDOT highway sign is permitted unless such changes are approved by the TxDOT Maintenance Supervisor. If TxDOT approves a sign relocation or modification, such relocation or modification must be completed before the existing sign is removed. For such changes, you shall install the new sign foundation in a manner and location as directed by the TxDOT Maintenance Supervisor. TxDOT will furnish the sign foundation materials excluding concrete. After the base is set, you shall notify TxDOT to install the sign support and sign.
5. All traffic control required for such work within highway right of way shall be in accordance with the latest edition of the Texas Manual on Uniform Traffic Control Devices.
6. Sidewalk improvements shall be constructed in accordance with all federal, state, and local governing laws. Upon request by TxDOT, proof of compliance with all governing laws, rules, and regulations shall be submitted to TxDOT before commencement of construction.
7. All sidewalk improvements shall be constructed in accordance with Federal ADA requirements and State TAS requirements. Sidewalks outside the highway right of way will be under other various regulating authorities for their review and approval for compliance with Federal ADA and State TAS requirements.
8. The contractor shall use Best Management Practices to minimize erosion and sedimentation in the right of way resulting from the proposed construction, and re-vegetation of disturbed areas shall be completed in accordance with TxDOT Standard Specification Items 160, 162, 164, 166, 168, and 169, unless better standards are shown in the plans.
9. The cost for repairs of any damage caused to state highway facilities as a result of such construction shall be at the landowner's entire expense. TxDOT reserves the right to make such repairs using state forces or by contract and to bill the expenses to the landowner.
10. The cost for repairs of any damage to the sidewalk that renders it not compliant with Federal ADA or State TAS requirements shall be at the landowner's entire expense. TxDOT reserves the right to make such repairs using state forces or by contract and to bill the expenses to the landowner.
11. The sidewalk shall be maintained by the landowner in an acceptable condition at the landowner's entire expense. All sidewalk cracks, spalls, heaving and vegetation shall be cleaned and repaired in a timely manner. TxDOT reserves the right to perform such work using state forces or by contract and to bill the expenses to the landowner.
12. If such improvements are not constructed in accordance with the conditions in this letter, TxDOT reserves the right to remove such improvements and restore the right of way to its original condition and bill the expense for such restoration to the landowner.



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13. All responsibility for the adequacy of these plans from a pedestrian, drainage or traffic engineering standpoint remains with the engineer of record. In accepting these plans, TxDOT must rely upon the adequacy of the work of the engineer of record. The issuance of this permit does not relieve the engineer of record of the responsibility for the correctness and adequacy of details and design.
14. This permit is issued with the condition that all local development regulations are met.
15. The Department will not require the construction of a sidewalk along the property's frontage along southbound State Loop 337, due to a lack of pedestrian accommodations on the southbound Loop 337 bridge with which to receive a sidewalk constructed on this side. Pedestrian accommodations exist on the northbound bridge in the form of an existing sidewalk.
16. Contractor shall form sidewalks and verify slopes prior to pouring concrete. Contractor shall ensure that cross slopes are no greater than 2% along the accessible route and running slope is no greater than 5%.
17. Please notify the Maintenance Supervisor, Mr. Duane Hofferichter, at (830) 609-0707 at least forty-eight (48) hours prior to starting construction within highway right of way.

Sincerely,

Signed by:

A handwritten signature in blue ink that reads "Jeb Stuart Smith".

2D5A696011904C2...

Jeb Stuart Smith, P.E.

New Braunfels Area Engineer

cc: Duane Hofferichter – TxDOT Maintenance Supervisor, Comal County  
Michael Mazzola – Cobb, Fendley & Associates, Inc.  
Michael Rose – TxDOT Transportation Specialist