

October 11, 2021

Planning and Development Services
City of New Braunfels
550 Landa Street
New Braunfels, TX 78130
(830) 221-4050

RE: El Real La Laja Subdivision

To whom it may concern:

We are submitting a waiver for the approved plat of El Real La Laja Subdivision. The plat was approved with conditions on October 7, 2021.

We are requesting a waiver to build sidewalks at the time of development.

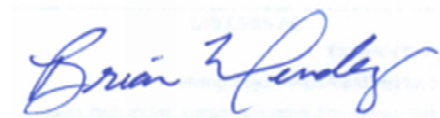
Currently there are no sidewalks in the area. The nearest sidewalks to the south are over 3 miles away in Marion, and to the north are 5 miles away in New Braunfels.

To add sidewalks in this area does not make sense. By adding sidewalks, it may cause someone to think that it is safe to walk along FM 1044, when there is lots of traffic that can be dangerous to pedestrians. There are 2-ft to 3ft of shoulder width along FM 1044.

Please see the attached approved plat, location map, and exhibit.

Please do not hesitate to contact me should you have any questions regarding this application submittal, or if additional information is needed.

Sincerely,



Brian Mendez
Urban Civil