



290 S. Castell Avenue, Ste 100  
New Braunfels, TX 78130  
TBPE-FIRM F-10961  
TBPLS FIRM 10153600

October 28, 2021

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

RE: Waiver Request – Park Place Subdivision  
Section 118-44. – Block Length

To Whom It May Concern:

Please accept this letter as a waiver request to Park Place Subdivision Master Plan. HMT is requesting a waiver to Section 118-44(b). – Blocks stating that “Block lengths shall not exceed 1,200 feet except along arterial streets. Maximum block lengths along an arterial shall be 1,600 feet, except under special conditions as determined by the planning commission”. This waiver is a request to allow for block length of  $\pm 1,416$  along Carlotta Drive in Unit 1A.

The block length waiver request is adjacent to the north boundary line with the South Point Subdivision as shown on the attached exhibit. There are no options to reduce the block length along this boundary line as the adjacent subdivision provides no stub street connection. The South Point Masterplan has been approved. It is my understanding the South Point Subdivision did not stub a street to this area is due to the large drainage way and 50-foot Enterprise gas easement to the south.

We do not see this being a high volume traffic road, and expect the majority of the traffic to be from residents living on Bree Street or Carlotta Way due to the close proximity of the collector, Wilbur Way. As a result, we do not see this block length creating a condition for high traffic speeds.

In our professional opinion, the granting of this waiver will not adversely affect the health, welfare and safety of our New Braunfels residents and visitors. We feel this waiver request is in harmony with the intent of the City of New Braunfels Platting Ordinance.

Please contact me if you have any questions or comments.

Thank you,

A handwritten signature in blue ink, appearing to read "W.B. Ball", is written over a light blue horizontal line.

William B. Ball, PE  
Senior Project Manager

