

February 5, 2021

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

RE: Waiver Request – Winding Creek Ranch Subdivision  
Section 118-44. – Block Length

To Whom It May Concern:

Please accept this letter as a waiver request to the Winding Creek Ranch Master Plan. HMT is requesting a waiver to Section 118-44. – 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 lengths of  $\pm 1,667.14'$  (Unit 1),  $\pm 1,731.50'$  (Unit 4), and  $\pm 1,442.22'$  (Unit 6).

This request is to allow for a road network that minimizes crossings of 1) the existing LCRA electric transmission easement in the site; 2) minimizes street crossings of the 100-year floodplain in the site; and 3) minimizes the need for temporary turnarounds on adjacent properties. The reasons these waivers are justified are as follows:

1. The  $\pm 1,667.14'$  (Unit 1) waiver request is adjacent to the existing LCRA electric transmission easement in the site. LCRA prefers to minimize streets crossing their easements to avoid potential interference with high-power transmission electric lines. Two crossings of the easement are already proposed with Units 2 and 4; this waiver request will prevent the necessity of a third crossing, in accordance with LCRA's stated desire to minimize required crossings.
2. The  $\pm 1,731.50'$  (Unit 4) waiver request is located adjacent to the 100-year floodplain. Granting of this request will eliminate the necessity of crossing the floodplain with a residential street, minimizing impacts to the floodplain and drainage of the site and surrounding areas.
3. The  $\pm 1,442.22'$  (Unit 6) waiver request is justified by the fact that a large portion of the block will consist of a detention pond. The length of the Detention Pond lot is  $\pm 533.20'$ ; because no residential lots will be constructed in this area, we believe the configuration shown honors the spirit of the block length requirements stated in Code. Additionally, adding an additional street in this block would require stubbing out to an adjacent property, and a temporary turnaround easement would be required from the adjacent property owners. Connectivity to this adjacent property is already provided by the proposed collector street (Tannin Alley). Finally, an additional street crossing in this block would require crossing the proposed drainage lot, which will contain a large channel carrying a great deal of flow; minimizing street crossings of this proposed channel will minimize potential complications during storm events.

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 that reads "Chris Van Heerde, P.E.".

Chris Van Heerde, PE  
Managing Partner



2/5/21