



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

January 22, 2021

Mr. Garry Ford, P.E.  
City of New Braunfels  
550 Landa Street  
New Braunfels TX 78130

RE: Waiver Request - Highland Ridge Subdivision  
Section 118-11 – Waiver Request for Zipp Rd Sidewalk

Mr. Ford,

The approved Highland Ridge Master Plan requires the developer to construct 4' sidewalks along Zipp Rd, the eastern boundary of the property. We would like to request the following requirement be waived for the portion of road to be renamed to "Old Zipp Rd". Reasons for this waiver request are listed below. A sidewalk exhibit is also attached to provide further clarification.

1. Due proximity to the existing Zipp Rd edge of pavement (to be renamed to "Old Zipp Rd"), we believe pedestrians to be at a safety risk if they chose to use the sidewalk. Some areas of the proposed sidewalk location would be as close as 1ft to the existing edge of pavement that does not have a curb. These areas of concern have been dimensioned on the attached exhibit.
2. The proposed sidewalk path along Zipp Rd extension and Pahmeyer would provide a more streamlined travel distance from one subdivision entrance to the other. The travel distances can be referenced on the attached exhibit.
3. Installing the sidewalk along the subdivision side of "Old Zipp Rd." would overlay on top of the existing roadside swale. This proposed sidewalk would impede stormwater flow along this section of road.

We respectfully request an approval to waive or escrow these improvements in-lieu of constructing them. Please contact me if you have any questions or concerns.

Thank you,

A handwritten signature in blue ink that reads "Chris Van Heerde, PE". The signature is fluid and cursive, with the initials "CVH" being prominent.

Chris Van Heerde, PE  
Managing Partner  
HMT Engineering & Surveying