



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

January 18, 2021

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

RE: Regional Transportation Plan Amendment Application – Town Creek Planned Development District

To Whom It May Concern:

Please accept this letter as a request to amend the Regional Transportation Plan for the Town Creek Planned Development District. This is a request to remove the Fredericksburg Road Extension south of Landa Street (from the Town Creek development).

This request is primarily due to the inability to come to an agreement with the Union Pacific Railroad to allow for a Fredericksburg Road at-grade railroad crossing south of the intersection of Fredericksburg Road and Landa Street. The configuration of driveways serving the Frost Bank and M&M Storage facility north of the railroad do not allow for anything but an at-grade crossing. However, Union Pacific Railroad would not authorize an at-grade crossing due to safety concerns.

The Guenther Street Bridge over Dry Comal Creek is currently under construction by the Town Creek development to creating a secondary access for the development. Therefore, we believe that the connection of Fredericksburg Road is not necessary for the development.

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

Please contact me at (830) 625-8555 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