



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

August 9, 2021

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

RE: Waiver Request – Herber Estates  
Section 118-45.(b) – Lots

To Whom It May Concern:

Please accept this letter as a waiver request to the above mentioned replat. HMT is requesting a waiver to Section 118-45.(b) – Lots stating that “Each lot on a subdivision plat shall front onto a dedicated, improved public street unless platted as an approved private street subdivision in accordance with this chapter. Lot width and access shall conform with the provisions of the city’s zoning ordinance, chapter 114, the comprehensive plan, and any other applicable city cod or ordinance. In all cases, single-family and two-family residential lots, except townhouse lots, which shall have 25 feet of frontage, shall have a minimum of 36 feet of frontage and non-residential lots shall have a minimum of 60 feet of frontage along a dedicated, improved street.” This waiver is a request to not require frontage on I.H. 35 for Lot 2 on the Herber Estates Plat.

There is a shared access easement through Lot 1 by which Lot 2 will have access to I.H. 35, therefore, we respectfully ask that the frontage requirement for only Lot 2 be waived. There is currently a single family residence on the proposed Lot 2 which utilizes this shared access easement.

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.

Please contact me if you have any questions or comments.

Thank you,

A handwritten signature in blue ink, appearing to read "W. B. Ball", written in a cursive style.

William B. Ball, PE  
Senior Project Engineer

