



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

August 3, 2021

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

RE: Waiver Request – Culpepper Estates Plat
Section 118-46. – Streets

To Whom It May Concern:

Please accept this letter as a waiver request to Culpepper Estates plat. HMT is requesting a waiver to Section 118-46. – Streets(t)(2)(c)(1) stating that “An adequate perimeter or approach street is a dedicated public street that has an average pavement width of at least 24 feet adjacent to the area being platted, even though such pavement is not to city standards at the time of platting.” This waiver is a request to allow for not building Broadway Drive to the 24 foot width.

This request is due to the site’s limited impact on peak hour traffic generation compared to the cost burden of expanding the street to 24 feet across the property frontage. The proposed plat will add 3 single family residences. Traffic generated from 3 new residences only increases the peak hour trips by 3. We do not see a benefit in expanding 268 feet of pavement to 24 feet when the existing condition will remain for the remainder of Broadway. We feel the cost of the pavement expansion is not proportionate to the impact created by 3 peak hour trips. Furthermore, the City’s Regional Transportation Plan designates Broadway Drive as a minor collector. The future expansion to a minor collector would likely require removal and replacement of any 24 foot pavement expansion creating a wasteful effort.

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 "W.B. Ball". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

William B. Ball, PE
Senior Project Manager

Attachments: Survey
Proposed Final Plat

