

October 4, 2021

City of New Braunfels
Planning and Development Services
550 Landa Street
New Braunfels, TX 78130

Re: Lark Canyon Unit 1 (FP21-0242)
Sidewalk Waiver Written Justification

Ms. Holly Mullins,

A sidewalk waiver is being requested with the Lark Canyon Unit 1 Final Plat for the portion of the tract that is adjacent to Loop 337. Comment number seven received with the conditional approval of the Lark Canyon Unit 1 final plat states "Revise note 3 to include the construction of a 6-foot wide sidewalk along Loop 337 at time of subdivision construction". Westwood is formally requesting this requirement be waived due to the challenges of construction, and the practicality of the sidewalk location. If constructed on the developer side of the tract this portion of sidewalk would extend through an existing drainageway and would be directly downstream of two TxDOT culverts that run under Loop 337. This would pose both a risk to public safety during a storm event and to the longevity of the sidewalk itself. Proposed slopes for the sidewalk would exceed 25% for certain stretches due to the existing grades of the valley. Additionally, there was not space designated adjacent to the highway for the sidewalk to be constructed within the TxDOT right-of-way. There is a barricade that runs alongside this portion of Loop 337. Directly outside of the barricade existing ground drops toward the drainage outfalls at a cross slope that does not meet ADA requirements. It is for these reasons that Westwood proposes the sidewalk requirement along Loop 337 should be waived.

Sincerely,



Drew A. Defendorf, P.E.
Assistant Project Manager
Westwood Professional Services