



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

January 18, 2019

HMT Engineering and Surveying  
Chris Van Heerde, P.E.  
410 N. Seguin Avenue  
New Braunfels, TX 78130

Re: Approved Master Plan

To Whom It May Concern:

The Planning Commission, on January 8, 2019, approved the below referenced master plan.

**Parkside Subdivision, with waivers to the requirements for temporary turnarounds and street projection with the following requirements:**

1. Pieper Road from SH 46 to Winchester Drive south of the development will be improved to have adequate access with a minimum pavement width of 24 feet.
2. The following mitigation measures are required based on the traffic impact analysis and input from staff and TxDOT:
  - a. Roundabout intersection at Pieper Road and Winchester Drive south of the development.
  - b. Right turn deceleration lane on SH 46 at Pieper Road after the development consists of more than 40 residential lots.
  - c. Dedicated left turn lane on Pieper Road at SH 46 after the development consists of more than 45 residential lots.
  - d. Traffic signal at SH 46 & Pieper Road after the development consists of more than 385 residential lots.

Approval of the master plan shall be valid for five years and will expire January 8, 2024 if progress toward completion is not being made.

If any additional information is needed, please call the Planning Department at (830) 221-4050.

Sincerely,

A handwritten signature in black ink that reads "Matthew Simmont". The signature is fluid and cursive, with the first name "Matthew" being more prominent than the last name "Simmont".

Matthew Simmont, AICP  
City of New Braunfels  
Planning Department

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