



TIA DETERMINATION REQUIREMENTS

June 13, 2024

12.845 acre tract- FM 725

TIA24-0038

Owner:
Larry Baumgardner
150 N Loop 1604 East, Suite 202
San Antonio, TX 78232

Preparer:
Rene Arredondo
15331 Grey Fox Terrace
San Antonio, TX 78255

The Engineering Division reviewed the TIA Worksheet and associated documents for the referenced development and TIA determination. Based on the information provided in the application, a Level 3 TIA Report is required.

Please submit the attached TIA Scope Worksheet, along with all other pertinent documents (listed on Scope Worksheet: Required Documents), through the portal, and kindly inform the Engineering Permit Technician by email: engineeringtechs@newbraunfels.gov. Upon receipt and review of the packet, City staff will review and finalize the TIA Scope Worksheet, or follow up with a request for information, or a scope meeting.

A TIA scope meeting may be required per the TIA Scope Worksheet: Section 4. A scope meeting may also be requested by the applicant. If a meeting is necessary, City staff will contact you to schedule.

Effective April 1, 2024, the review fee will be determined based on the TIA scope and review comments and will be provided with the TIA Scope Worksheet and review comments. The review fee shall be paid through the portal to start the review.

Please contact the Engineering Division at (830) 221-4275 if you have any questions or need additional information.

Respectfully,

A handwritten signature in blue ink that reads "Jessica Perry".

Jessica Perry, E.I.T.

Graduate Engineer

JP / ce

***After preparing the TIA, please submit report using the online portal

<https://nbpermits.newbraunfels.gov/publicaccess/template/Login.aspx>

once the document has been uploaded email cedmond@newbraunfels.gov with the transmittal letter attached to notify of the TIA submittal.

CITY OF NEW BRAUNFELS TRAFFIC IMPACT ANALYSIS (TIA) WORKSHEET

Complete this worksheet to *determine* Traffic Impact Analysis requirements and as a requirement for zoning, master plan, plat, and permit applications as specified in the City of New Braunfels Code of Ordinances Section 118.46. A project site plan with an area map must be included with this worksheet to be considered a complete application.

Section 1: General Information

Project Name:	12.845 Acre Tract FM 725		
Subdivision Plat Name:			
Location?	<input checked="" type="checkbox"/> City of New Braunfels	<input type="checkbox"/> New Braunfels ETJ	Project Address/Location: <input type="checkbox"/> Comal County <input checked="" type="checkbox"/> SW Corner of FM 725 and County Line Road <input checked="" type="checkbox"/> Guadalupe County
Owner Name:	Larry R. Baumgardner - Developer (not owner)		Owner Email: <input type="checkbox"/> Ibaumgardner@askdag.com
Owner Address:	150 N. Loop 1604 East, Suite 202, San Antonio, Texas 78232		Owner Phone: <input type="checkbox"/> 210.308.6288
Preparer Company:	AC Group, LLC		
Preparer Name:	Rene Arredondo, P.E.		Preparer Email: <input type="checkbox"/> rarredondo@acgroupllc.com
Preparer Address:	15331 Grey Fox Terrace, San Antonio, Texas 78255		Preparer Phone: <input type="checkbox"/> 210.535.3558
Application Type or Reason for TIA Worksheet/Report			
<input checked="" type="checkbox"/> Zoning	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat <input type="checkbox"/> Permit
TIA Submittal Type (A TIA Worksheet is required with all zoning, plan, plat, and permit applications)			
<input type="checkbox"/> TIA Worksheet Only (99 peak hour trips or less)			
<input type="checkbox"/> TIA Worksheet Only – Previous TIA Worksheet/Report Approved (complete Sections 3-6)			
<input type="checkbox"/> TIA Worksheet Only – Previous TIA Report not required (supporting documentation may be required)			
TxDOT Access Authorized?			
<input type="checkbox"/> Yes (provide supporting documentation)		<input checked="" type="checkbox"/> No (authorization required for application approval)	
<input type="checkbox"/> Not Applicable			

Section 2: Proposed Land Use and Trip Information for Application

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²E.g., Dwelling Units, Acres, Employees, KSF, etc.

Internal Use Only	Reviewed by: Jessica Perry	Date: 6/13/2024
TIA Worksheet	TIA Worksheet is acceptable. <input checked="" type="checkbox"/> TIA Worksheet requires corrections. <input type="checkbox"/>	TIA Report required. <input type="checkbox"/> TIA Update required. <input type="checkbox"/>
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