

TIA DETERMINATION REQUIREMENTS

May 23, 2024

ADM Redevelopment

TIA24-0009

Owner:
HMT Engineering, Owner Rep
josephs@hmtnb.com

Preparer:
James Robertson
jrobertson@lee-eng.com

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 will 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.

NOTE: The Location Exhibit / "Development Stats" is inconsistent with the TIA Worksheet trip quantities. Restaurant and "Silo Event" are missing. Shopping Plaza/Retail is also slightly different in KSF GLA. Please update and include with the submittal of the scoping packet.

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,



Jessica Perry, E.I.T.
Graduate Engineer
JP / jp

*****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: ADM Redevelopment		Date: 05/22/2024	
Subdivision Plat Name: ADM Redevelopment		Project Address/Location: 3 tracts (Approx. 12 acres) north of San Antonio St at Market Ave	
Location?	<input checked="" type="checkbox"/> City of New Braunfels <input type="checkbox"/> New Braunfels ETJ	<input checked="" type="checkbox"/> Comal County	<input type="checkbox"/> Guadalupe County
Owner Name: HMT Engineering, Owner Rep		Owner Email: josephs@hmtnb.com	
Owner Address: 290 S. Castell Avenue, Ste. 100, New Braunfels, TX 78130		Owner Phone: (830) 625-8555	
Preparer Company: Lee Engineering, LLC			
Preparer Name: Dr. James Robertson, PE, PTOE, RSP2IB		Preparer Email: jrobertson@lee-eng.com	
Preparer Address: 8122 Datapoint Drive, Suite 1005, San Antonio, TX 78229		Preparer Phone: (210) 625-7418	
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"/> Level 1 TIA Report (100-199 peak hour trips)	
<input type="checkbox"/> TIA Worksheet Only – Previous TIA Worksheet/Report Approved (complete Sections 3-6)		<input type="checkbox"/> Level 2 TIA Report (200-499 peak hour trips)	
<input type="checkbox"/> TIA Worksheet Only – Previous TIA Report not required (supporting documentation may be required)		<input checked="" type="checkbox"/> Level 3 TIA Report (500 or more peak hour trips)	
TxDOT Access Authorized?			
<input type="checkbox"/> Yes (provide supporting documentation)		<input type="checkbox"/> No (authorization required for application approval)	
		<input checked="" type="checkbox"/> Not Applicable	

Section 2: Proposed Land Use and Trip Information for Application

Phase	Land Use	ITE Code ¹	ITE Unit ²	Est. Project Units	Critical Peak Hour	AM Peak Hour Rate	PM Peak Hour Rate	WKND Peak Hour Rate	Daily Trip Rate	AM Peak Hour Trips	PM Peak Hour Trips	WKND Peak Hour Trips	Daily Trips
	Multifamily Housing (Low-Rise)	220	Dwelling Units	316	PM	0.40	0.51	0.41	6.74	126	161	130	2,130
	Shopping Plaza (40-150k) (No Supermarket)	821	1000 Sq Ft GLA	124.2	SAT	1.73	5.19	6.22	67.52	215	645	773	8,386
	General Office Building	710	1000 Sq Ft GFA	80.7	AM	1.52	1.44	0.53	10.84	123	116	43	876
	Hotel	310	Rooms	137	SAT	0.46	0.59	0.72	7.99	63	81	99	1,096
	Location Exhibit / "Development Stats" is inconsistent with these trip quantities. Restaurant and "Silo Event" are missing. Shopping Plaza/Retail is also slightly different in KSF GLA. Please update and include with scoping packet.												
<i>Total from additional tabulation sheet (if necessary):</i>										527	1,003	1,045	12,488
Total:													

¹Institute of Transportation Engineers (ITE) Trip Generation, 11th Edition or most recent; ²E.g., Dwelling Units, Acres, Employees, KSF, etc.

Internal Use Only	Reviewed by: Jessica Perry		Date: 5/23/2024
	<input type="checkbox"/> TIA Worksheet is acceptable.	<input checked="" type="checkbox"/> TIA Worksheet requires corrections.	<input checked="" type="checkbox"/> TIA Report required.
<input type="checkbox"/> TIA Update required.			

Section 3: Previously Approved TIA Worksheet/Report (provide)

Project Name:					
Preparer Company:		Preparer Name:		Date:	
Type:	<input type="checkbox"/> TIA Worksheet Only	<input type="checkbox"/> Level 1 TIA Report	<input type="checkbox"/> Level 2 TIA Report	<input type="checkbox"/> Level 3 TIA Report	
Approved with:	<input type="checkbox"/> Zoning	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat	<input type="checkbox"/> Permit
TIA Scope Agreement:		<input type="checkbox"/> Yes (provide supporting documentation)		<input type="checkbox"/> No	

Section 4: Update to and Status of Land Use and Trip Information for Total Development with Approved TIA Worksheet/Report (All Subdivision Phases)

Phase	Land Use	Status ³	ITE Code ¹	ITE Unit ²	Est. Project Units	Critical Peak Hour	AM Peak Hour Rate	PM Peak Hour Rate	WKND Peak Hour Rate	Daily Trip Rate	AM Peak Hour Trips	PM Peak Hour Trips	WKND Peak Hour Trips	Daily Trips
Total from additional tabulation sheet (if necessary):														
Total:														

¹Institute of Transportation Engineers (ITE) Trip Generation, 11th Edition or most recent; ²E.g., Dwelling Units, Acres, Employees, KSF, etc.;
³Specify current approved status of unit: PLAN – Zoning/Concept Plan/Detail Plan/Master Plan, PP – Preliminary Plat, FP – Final Plat, P – Permit, C – Completed, A – With this Application (current)

Section 5: Approved TIA Worksheet/Report Conformance

Approved TIA Conformance	AM Peak Hour Trips	PM Peak Hour Trips	WKND Peak Hour Trips	Daily Trips
Approved development total:				
Updated development total:				
Difference development total:				
New TIA Report Required?				
Increase in PHT over 10% or change in TIA Submittal Type?	<input type="checkbox"/> Yes. A TIA Report or update is required. <input type="checkbox"/> No			

Section 6: Required TIA Mitigation Measures

Mitigation Measures	Phase	Total PHT
1.		
2.		
3.		
4.		
5.		
6.		

+ DEVELOPMENT STATS

	TYPE	TOTAL SF
BLOCK 1	RESIDENTIAL LOFTS	316 UNITS 316,000 SF
	RETAIL	19,000 SF
BLOCK 2	RETAIL	5,500 SF
	PARKING	3-4 STORY
BLOCK 3	HOTEL	137 KEYS
	RETAIL	7,000 SF
	RESTAURANT	12,300 SF
BLOCK 4	3-STORY OFFICE	40,350 SF
	RETAIL	13,450 SF
BLOCK 5	3-STORY OFFICE	40,350 SF
	RETAIL	13,450 SF
BLOCK 6	SILO EVENT	23,500 SF
	RETAIL	30,000 SF
	PARKING	4-STORY

