TIA DETERMINATION REQUIREMENTS
February 20, 2024
Retail at 1493 Gruene Road
TIA24-0012

Owner:	Preparer:
LGD 1 LLC	Jeff Shindler
justin@lowergruene.com	jshindler@tdi-llc.net

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, **at least a Level 1 TIA Report** is required. A reasonable estimation for the full build-out of the property would be required in order to make a more precise determination.

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,

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: NBU Tract Rezone	Date: 02/09/2024
Subdivision Plat Name: A-2 Sur-1, J M Veramendi	Project Address/Location: 1493 Gruene Road, New Braunfels, TX 78130
Location? ☑ City of New Braunfels ☐ New Braunfels ETJ ☑ Comal County ☐ Guadalupe County	
Owner Name: LGD 1, LLC	Owner Email: justin@lowergruene.com
Owner Address: 26108 Overlook Parkway, Suite 401, Box 150, San Antonio, TX 78260	Owner Phone:
Preparer Company: TDI Engineering, LLC	
Preparer Name: Jeff Shindler	Preparer Email: jshindler@tdi-llc.net
Preparer Address: 5906 Old Fredericksburg Road, Suite 300, Austin, TX 78749	Preparer Phone: 512-301-3389

Application Type or Reason for TIA Worksheet/Report

☑ Zoning ☐ Master Plan ☐ Preliminary Plat ☐ Final Plat ☐ Permit

TIA Submittal Type (A TIA Worksheet is required with all zoning, plan, plat, and permit applications)

☒ TIA Worksheet Only (99 peak hour trips or less)
☐ TIA Worksheet Only – Previous TIA Worksheet/Report Approved (complete Sections 3-6)
☐ TIA Worksheet Only – Previous TIA Report not required (supporting documentation may be required)
☐ Level 1 TIA Report (100-199 peak hour trips)
☐ Level 2 TIA Report (200-499 peak hour trips)
☐ Level 3 TIA Report (500 or more peak hour trips)

TxDOT Access Authorized?

☐ Yes (provide supporting documentation) ☐ No (authorization required for application approval) ☑ 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
1	Strip Retail Plaza (<40k)	822	1,000sf GLA	7.5		7.6	13.24	6.57	54.5	57	99	49	408
Total from additional tabulation sheet (if necessary):													
Total:													

An acceptable assumption at this level of development is 20% of developable property with the remaining 80% allowed for access, parking, detention, drainage, etc. Based on the parcel information provided, the size of the retail can be estimated between 18-43k sq ft. 18k sq ft based on the retail & hospitality site, and 43K sq ft with parking in the floodway.

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

Internal Use Only	Reviewed by: Jessica Perry		Date: 2/20/2024
	☐ TIA Worksheet is acceptable.	☒ TIA Worksheet requires corrections.	☑ TIA Report required. ☐ TIA Update required.

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

Project Name:				
Preparer Company:		Preparer Name:		Date:
Type:	☐ TIA Worksheet Only	☐ Level 1 TIA Report	☐ Level 2 TIA Report	☐ Level 3 TIA Report
Approved with:	☐ Zoning	☐ Master Plan	☐ Preliminary Plat	☐ Final Plat ☐ Permit
TIA Scope Agreement:	☐ Yes (provide supporting documentation)		☐ 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:														

[1]*Institute of Transportation Engineers (ITE) Trip Generation*, 11th Edition or most recent; [2]E.g., Dwelling Units, Acres, Employees, KSF, etc.;
[3]Specify 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?	☐ Yes. A TIA Report or update is required. ☐ No			

Section 6: Required TIA Mitigation Measures

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