



TIA APPROVAL LETTER
September 12, 2023
Worksheet
Tractor Supply – 24,000 SF
TIA23-0060

Owner:
Mary Jane Heinen
5650 FM 775
Seguin, TX 78155

Applicant:
Houston B Clark
bolin@hbcinterests.com

Licensed Engineer:
Juan Vasquez
jvasquez@vasquezengineering.com

The Engineering Division reviewed the Traffic Impact Analysis (TIA) application and associated documents for the referenced development. The TIA Approval Letter is hereby issued with approval of the following documents:

☒	Traffic Impact Analysis Worksheet (08/28/2023)	Submittal Date:	9/5/2023
☐	Traffic Impact Analysis Report	Submittal Date:	N/A

- Note: TxDOT approval of access locations and TIA mitigation measures on TxDOT roadways is required prior to plat / permit approval.
- **Note: This determination is solely based on a 24KSF Tractor Supply store and nothing else developed on the other 65% of the property.**

Note that the applicant shall submit the TIA Approval Letter with an application for permit and Engineering Division Letter of Certification (LOC), whichever is applicable.

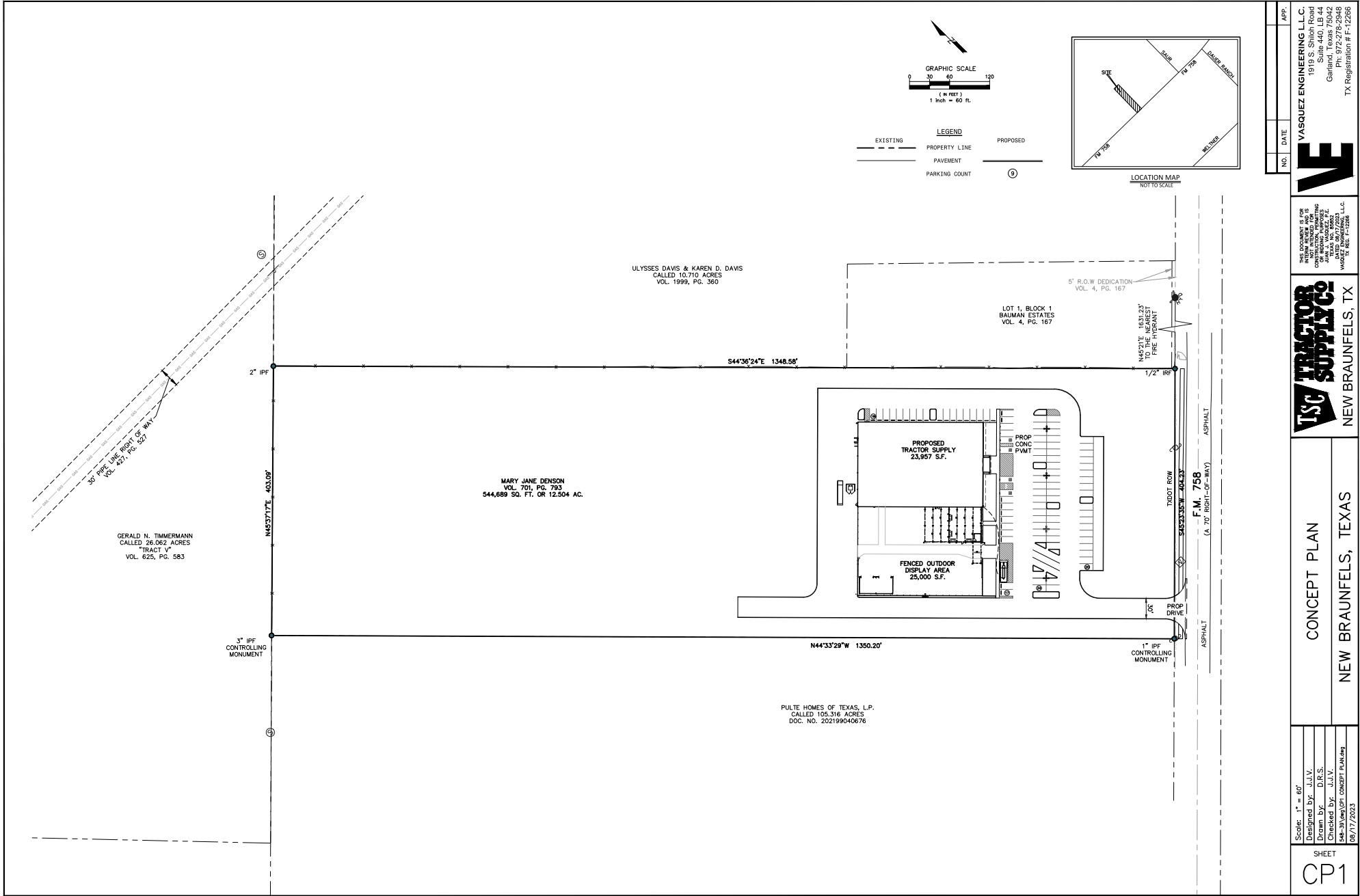
Scope of Issuance: A TIA Approval Letter does not authorize the development or subdivision of land nor approves items not specified and reviewed by other entities. The approval is valid for one (1) year from the date of issuance before applying for a permit and LOC.

Amendments: An approved TIA Worksheet and Report may be amended if the proposed amendment: (a) does not change the boundary of the subdivision; or (b) does not change the peak hour trips by more than 10 percent or TIA submittal type. Any amendment should be submitted under the same TIA case number.

Recording Procedures: TIA documents are not recorded. A TIA Approval Letter and all approved TIA documents shall be maintained by the owner or applicant and presented with the application for permit and LOC, whichever is applicable.

Please contact the Engineering Division at (830) 221-4020 if you have any questions or need additional information.
Respectfully,

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



NO.	DATE	APP.

Scale: 1" = 60'	Designed by: J.J.V.
	Drawn by: D.R.S.
	Checked by: J.J.V.
	File: 314mg/CP1 CONCEPT PLAN.dwg
	08/17/2023

CONCEPT PLAN	NEW BRAUNFELS, TEXAS
NEW BRAUNFELS, TEXAS	

THIS DOCUMENT IS FOR THE PROJECT AND NOT BE LOANED, REPRODUCED, COPIED, OR OTHERWISE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF VASQUEZ ENGINEERING, L.L.C. TX REG. # 12208	VASQUEZ ENGINEERING, L.L.C. 1919 S. Shiloh Road Suite 440, LB 44 Garland, Texas 75042 Ph: 972-279-2568 TX Registration # T-12208
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TSC TRACTOR SUPPLY CO.	V
NEW BRAUNFELS, TEXAS	

CP1

CITY OF NEW BRAUNFELS TRAFFIC IMPACT ANALYSIS (TIA) WORKSHEET

Complete this worksheet as a requirement for zoning, master plan, plat and permit as specified in City of New Braunfels Code of Ordinances Sections 114-99 and 118-46.

Note: The Code provides the minimum information for a TIA report and it is recommended that a scoping meeting be scheduled with the Engineering Division. The final decision on intersections to be included within TIA reports is established by City Staff and listed within the approved scope.

Section 1: General Information

Project Name: Tractor Supply Co				Date: 08/28/2023			
Subdivision Plat Name: Mary Jane Denson Tract				Project Address/Location: 1807 FM 758, New Braunfels			
Location? ☒ City of New Braunfels		☐ New Braunfels ETJ		☐ Comal County		☐ Guadalupe County	
Owner Name: HBC Interests LLC				Owner Email: bolin@hbcinterests.com			
Owner Address: 2611 Harrison Street, Suite 900, Wichita Falls, TX 76308				Owner Phone: (970) 767-0050			
Preparer Company: Traffic Impact Group LLC							
Preparer Name: Scott P Israelson, P.E., PTOE				Preparer Email: scott@traffic-impact.com			
Preparer Address: 165 Sabal Palm Drive, Suite 141, Longwood FL				Preparer Phone: (972) 358-6383			
TIA scoping meeting with City Engineering Division staff? (required for reports) ☐ Yes. Date: ☒ No.				TIA Worksheet/Report approved with previous zoning, plan, plat or permit? ☒ No. Complete Page 1 only. ☐ Yes. Complete Pages 1 and 2.			
Application Type or Reason for TIA Worksheet/Report							
☒ Zoning/Concept Plan/Detail Plan ☐ Master Plan ☐ Preliminary Plat ☐ Final Plat ☐ Permit ☐ Other							
TIA Submittal Type (A TIA Worksheet is required with all zoning, plan, plat and permit applications)							
☒ TIA Worksheet Only (100 peak hour trips or less)				☐ Level 1 TIA Report (101-500 peak hour trips)			
☐ TIA Worksheet Only – Previous TIA Report Approved				☐ Level 2 TIA Report (501-1,000 peak hour trips)			
☐ TIA Worksheet Only – Previous TIA Report not required (supporting documentation may be required)				☐ Level 3 TIA Report (1,001 or more peak hour trips)			

Section 2: Proposed Land Use and Trip Information for Application

Unit	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
	Tractor Supply Co	810	kSF	24	WKND	0.0	1.4	3.17	n/a	0	34	76	n/a
<i>Total from additional tabulation sheet (if necessary):</i>													
Total:										0	34	76	n/a

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:			Date:
	☐ TIA Worksheet is acceptable.	☐ TIA Worksheet requires corrections.	☐ TIA Report required.	☐ TIA Report not required.