



## TIA DETERMINATION REQUIREMENTS

February 20, 2024

Retail at 1493 Gruene Road

TIA24-0012

Owner:  
LGD 1 LLC  
justin@lowergruene.com

Preparer:  
Jeff Shindler  
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](mailto: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](mailto:cedmond@newbraunfels.gov) with the transmittal letter attached to notify of the TIA submittal.

ONE CITY, ONE TEAM

830.221.4000 | 550 LANDA STREET, NEW BRAUNFELS, TX 78130 | [NEWBRAUNFELS.GOV](http://NEWBRAUNFELS.GOV)

## 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? <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: 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		
<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 checked="" 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 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 <sup>1</sup>	ITE Unit <sup>2</sup>	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:													

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

Internal Use Only	Reviewed by: <b>Jessica Perry</b>			Date: <b>2/20/2024</b>
	<input type="checkbox"/> TIA Worksheet is acceptable.	 TIA Worksheet requires corrections.	 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 <sup>3</sup>	ITE Code <sup>1</sup>	ITE Unit <sup>2</sup>	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:														

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

<sup>3</sup>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:				
<b>New TIA Report Required?</b>				
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.		