



TIA DETERMINATION REQUIREMENTS

January 8, 2024

FM 725 & County Line Road

TIA24-0001

Owner:

HW Pecan Crossing, LLC and Peregrine Schertz Holdings, LLC
8522 Broadway, Suite 109-3
San Antonio, TX 78217, and
276 Emporia Boulevard
San Antonio, TX 78209

Preparer:

INK Civil: Madison Simon
plats@ink-civil.com
2021 W SH 46 New Braunfels, TX 78132

The Engineering Division reviewed the TIA Determination application and associated documents for the referenced development. Based on the information provided in the application, only a TIA worksheet is required.

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

ONE CITY, ONE TEAM

830.221.4000 | 550 LANDA STREET, NEW BRAUNFELS, TX 78130 | NEWBRAUNFELS.GOV

CITY OF NEW BRAUNFELS TRAFFIC IMPACT ANALYSIS (TIA) DETERMINATION FORM

Complete this form to determine Traffic Impact Analysis requirements.

A site exhibit must be with this form to be considered a complete submittal.

Note: The final decision on intersections to be included within the TIA will be established by City Staff and listed within the approved scope.

Section 1: General Information

General Information	
Project Name: FM 725 & County Line Road Rezoning	Date: 12/12/2023
Subdivision Plat Name: Pecan Crossing	Project Address/Location: East Corner of FM 725 and County Line Road
Location? ☒ City of New Braunfels ☐ New Braunfels ETJ ☐ Comal County ☒ Guadalupe County	
Owner Name: HW Pecan Crossing, LLC and Peregrine Schertz Holdings, LLC	Owner Email:
Owner Address: 8522 Broadway, Suite 109-3, San Antonio, TX 78217 and 276 Emporia Boulevard, San Antonio, TX 78209	Owner Phone:
Preparer Company: INK Civil	
Preparer Name: Madison Simon	Preparer Email: plats@ink-civil.com
Preparer Address: 2021 W SH 46 New Braunfels, TX 78132	Preparer Phone: (830) 358-7127
Application Type or Reason for TIA Worksheet/Report	
☐ Master Plan ☐ Preliminary Plat ☐ Final Plat ☐ Commercial Permit ☒ Zoning	
TIA Submittal Type (A TIA Worksheet is required with all zoning, plan and plat applications)	
☒ TIA Worksheet Only (100 peak hour trips or less) ☐ Level 1 TIA Report (101-500 peak hour trips)	
☐ Level 2 TIA Report (501-1,000 peak hour trips) ☐ Level 3 TIA Report (1,001 or more peak hour trips)	
Previously Approved TIA (Required if this project is part of a development with a previously approved TIA report)	
Previously Approved TIA Report Name: Level 1 TIA Report Update Pecan Crossing Subdivision	City Approval Date: 09/01/2016
TxDOT Access Approved?	
☒ Yes ☐ No ☐ Not Applicable	

INCREASE
IS LESS
THAN 100
TRIPS
FROM
APPROVED
LEVEL 1 TIA
REPORT

Section 2: Proposed Land Use and Trip Information for Application

Land Use	ITE Code ¹	ITE Unit ²	Est. Project Units	AM Peak Hour Rate	PM Peak Hour Rate	WKND Peak Hour Rate	AM Peak Hour Trips	PM Peak Hour Trips	WKND Peak Hour Trips
General Office Building	710	KSF	26	1.52	1.44	.53	40	38	14
Strip Retail < 40k	822	GLA	19.2	2.36	6.59	6.57	46	127	127
Automobile Part Sales	843	KSF	7.8	4.47	5.88	11.53	35	46	90
Total from additional tabulation sheet (if necessary):									
Total:							121	211	231

¹Institute of Transportation Engineers (ITE) Trip Generation, 11th Edition or most recent

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