



**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:

<input checked="" type="checkbox"/>	Traffic Impact Analysis Worksheet (08/28/2023)	Submittal Date:	9/5/2023
<input type="checkbox"/>	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.

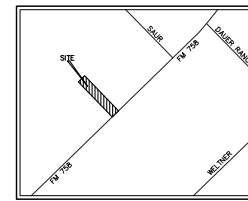
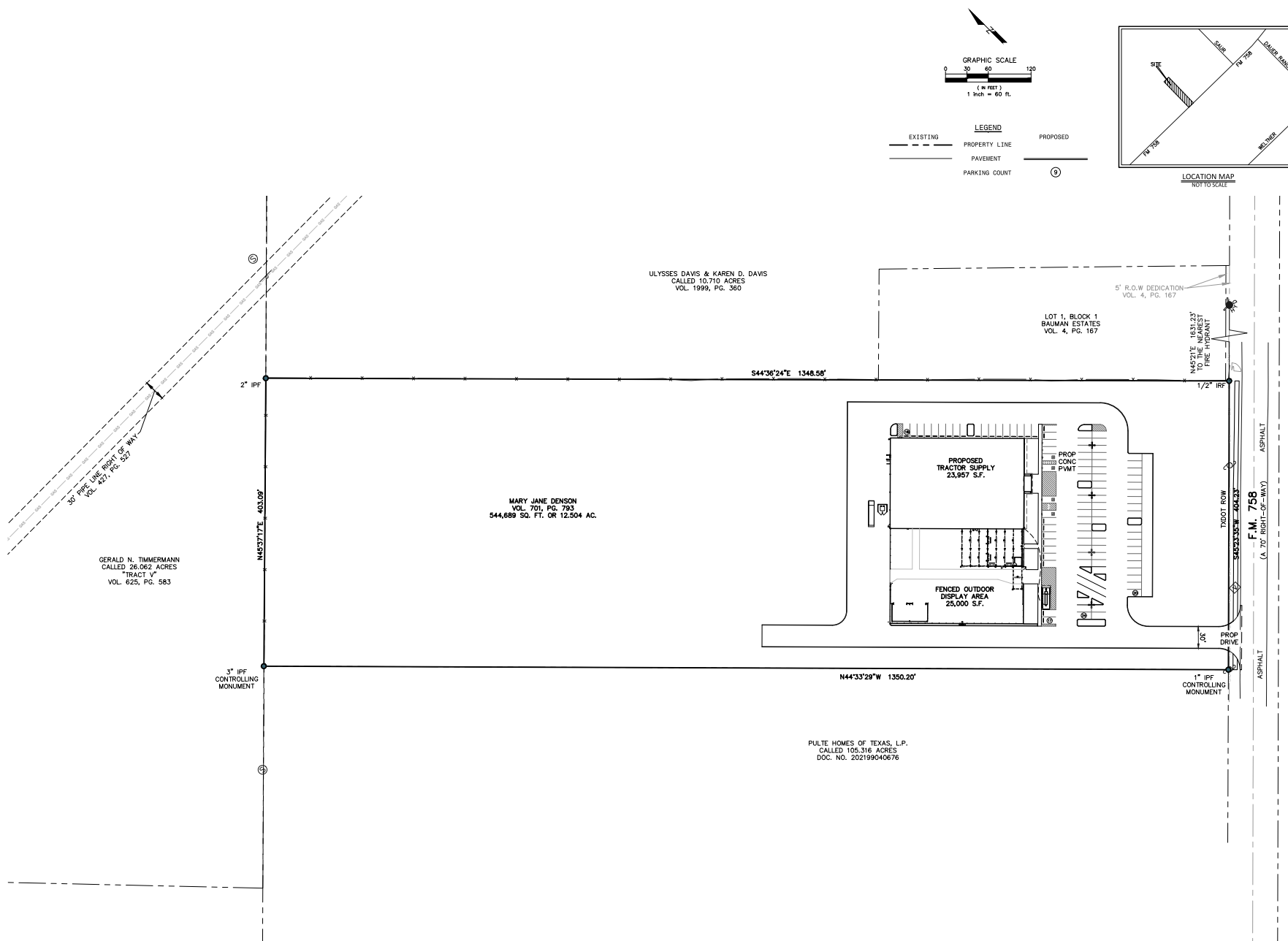
**Scope of Issuance:** A TIA Approval Letter does not authorize the development or subdivision of land nor approves items not specified and reviewed by other entities. The approval is valid for one (1) year from the date of issuance before applying for a permit and LOC.

**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.
<b>E</b>			
<b>VASQUEZ ENGINEERING L.L.C.</b>			
1919 S. Shiloh Road Suite 440, LB 44 Garland, Texas 75042 Ph: 972-278-2948 TX Registration # F-12266			

THIS DOCUMENT IS FOR  
INTERIM REVIEW AND IS  
NOT INTENDED FOR  
CONSTRUCTION, PERMITTING  
OR BIDDING PURPOSES  
JUAN J. VASQUEZ, P.E.  
TEXAS NO. 806802  
DATED 06/17/2023  
VASQUEZ ENGINEERING, L.L.C.  
TX REG. F-12266



CONCEPT PLAN  
NEW BRAUNFELS, TEXAS

Scale: 1" = 60'
Designed by: J.J.V.
Drawn by: D.R.S.
Checked by: J.J.V.
548-39\dwg\01 CONCEPT PLAN.dwg
08/17/2023

SHEET  
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			
<b>Location?</b> <input checked="" type="checkbox"/> City of New Braunfels		<input type="checkbox"/> New Braunfels ETJ		<input type="checkbox"/> Comal County		<input type="checkbox"/> 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) <input type="checkbox"/> Yes. Date: <input checked="" type="checkbox"/> No.				TIA Worksheet/Report approved with previous zoning, plan, plat or permit? <input checked="" type="checkbox"/> No. Complete Page 1 only. <input type="checkbox"/> Yes. Complete Pages 1 and 2.			
<b>Application Type or Reason for TIA Worksheet/Report</b>							
<input checked="" type="checkbox"/> Zoning/Concept Plan/Detail Plan <input type="checkbox"/> Master Plan <input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> Permit <input type="checkbox"/> Other							
<b>TIA Submittal Type</b> (A TIA Worksheet is required with all zoning, plan, plat and permit applications)							
<input checked="" type="checkbox"/> TIA Worksheet Only (100 peak hour trips or less)				<input type="checkbox"/> Level 1 TIA Report (101-500 peak hour trips)			
<input type="checkbox"/> TIA Worksheet Only – Previous TIA Report Approved				<input type="checkbox"/> Level 2 TIA Report (501-1,000 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 (1,001 or more peak hour trips)			

### Section 2: Proposed Land Use and Trip Information for Application

Unit	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
	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>													
<b>Total:</b>										0	34	76	n/a

<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.

<b>Internal Use Only</b>	Reviewed by:			Date:
	<input type="checkbox"/> TIA Worksheet is acceptable.	<input type="checkbox"/> TIA Worksheet requires corrections.	<input type="checkbox"/> TIA Report required.	<input type="checkbox"/> TIA Report not required.