



TIA DETERMINATION REQUIREMENTS

June 13, 2024

12.845 acre tract- FM 725

TIA24-0038

Owner:

Larry Baumgardner
150 N Loop 1604 East, Suite 202
San Antonio, TX 78232

Preparer:

Rene Arredondo
15331 Grey Fox Terrace
San Antonio, TX 78255

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, a Level 3 TIA Report is required.

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,

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 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: 12.845 Acre Tract FM 725						Date: 06/10/24					
Subdivision Plat Name:						Project Address/Location: SW Corner of FM 725 and County Line Road					
Location?		<input checked="" type="checkbox"/> City of New Braunfels		<input type="checkbox"/> New Braunfels ETJ		<input type="checkbox"/> Comal County		<input checked="" type="checkbox"/> Guadalupe County			
Owner Name: Larry R. Baumgardner - Developer (not owner)						Owner Email: lbaumgardner@askdag.com					
Owner Address: 150 N. Loop 1604 East, Suite 202, San Antonio, Texas 78232						Owner Phone: 210.308.6288					
Preparer Company: AC Group, LLC						Preparer Name: Rene Arredondo, P.E.					
Preparer Address: 15331 Grey Fox Terrace, San Antonio, Texas 78255						Preparer Email: r-arredondo@acgroupllc.com					
Preparer Phone: 210.535.3558						Preparer Phone: 210.535.3558					
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 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 checked="" type="checkbox"/> Level 3 TIA Report (500 or more peak hour trips)							
TxDOT Access Authorized?											
<input type="checkbox"/> Yes (provide supporting documentation)				<input checked="" type="checkbox"/> No (authorization required for application approval)				<input type="checkbox"/> 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
	General Office Building	710	KSF	11,250	PM	1.52	1.44	0.53	10.84	17	16	6	122
	Shopping Plaza	821	KSF	51,100	PM	1.73	5.19	6.22	67.52	88	265	318	3,450
	Supermarket	850	KSF	25,550	AM	2.86	8.95	10.10	93.84	73	229	258	2,398
	Fast-Food Restaurant with Drive-Thru	934	KSF	9,000	PM	44.61	33.03	55.25	467.48	401	297	497	4,207
<i>Total from additional tabulation sheet (if necessary):</i>													
Total:										579	807	1,079	10,177

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: Jessica Perry			Date: 6/13/2024		
	<input checked="" type="checkbox"/> TIA Worksheet is acceptable.	<input type="checkbox"/> TIA Worksheet requires corrections.	<input checked="" type="checkbox"/> TIA Report required.	<input type="checkbox"/> TIA Update required.		