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MAY 23 2018  
BY: MO

APPLICATION FOR  
REGIONAL TRANSPORTATION PLAN AMENDMENT  
Planning and Community Development  
550 Landa Street, New Braunfels TX 78130  
Phone: (830) 221-4050

Case No. CS-18-018

FEE: \$927  
(\$900 application fee + \$27 technology fee (3%))

Owner: Thor 1101, Ltd. by Norris Realty of Canyon Lake, Inc.

Address: 373 S. Seguin Avenue, New Braunfels, Texas 78130

Telephone: 830.832.5879 Email: miken@svn.com

Applicant: Chris Van Heerde, PE, HMT Engineering and Surveying

Address: 410 N. Seguin Avenue, New Braunfels, Texas 78130

Telephone: 830.625.8555 Email: chrisvh@hmtnb.com

Amendment Request:  Classification  Realignment  Removal  Right-of-way  Other

Road Segment (road name with the beginning and ending of the segment based upon cross streets):  
Alves (Principal Arterial) from where it crosses property legal description A- 1 SUR- 1 A M ESNAURIZAR, ACRES 28.8 to where it intersects and merges with FM 1101

Proposed Amendment: See attached Exhibit

**SUBMITTAL REQUIREMENTS**

*All submittal items below must be submitted for application to be accepted for processing.  
One hard copy and one pdf copy each on flash drive/disc.*

- Letter detailing the logic and rationale for the request
- Exhibit, to scale, showing road segment
- Traffic Impact Analysis (TIA) Worksheet and TIA Report (if associated with a master plan or plat permit application) as specified in City of New Braunfels Code of Ordinances Sec. 114-99 and 118-46.
- Exhibit, to scale, showing proposed amendment (realignment, removal and/or right-of-way)
- \$927 fee (\$900 application fee + \$27 technology fee (3%))

Signed: [Signature] Date: 10 May 2018  
Owner/Applicant

Amendment Process:

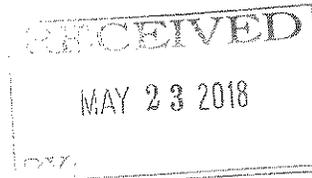
1. Review by City Departments
2. Coordination with local agencies and Texas Department of Transportation (if necessary)
3. Finalization of staff recommendation
4. Planning Commission makes recommendation to City Council
5. City Council makes final decision through resolution

OFFICE USE ONLY

Date complete application received: 05/23 Received by: MO



410 N. SEGUIN AVE.  
NEW BRAUNFELS,  
TEXAS, 78130  
www.HMTNB.com  
PH:(830)625-8555



May 22, 2017

Planning Department  
City of New Braunfels  
550 Landa Street  
New Braunfels, TX 78130

*RE: FM 1101 Subdivision Unit 2 Lot 2 – Near Intersection of FM 1101 and Holcan Drive  
Request for Amendment to the Regional Transportation Plan*

Dear Sir/Ma'am:

This is a formal request for an amendment to the Regional Transportation Plan for the Proposed Principal Arterial called "Alves" where it connects to FM 1101. The proposed Final Plat of FM 1101 Subdivision Unit 2 Lot 2 will be 37.97 acres of commercial use. We are requesting the removal of this extension of Alves Lane and connection to FM 1101 as shown on the Regional Transportation Plan in the area of this project and the adjoining 30 acre FM 1101 Creekside 1, Lot 1 (Exhibit 2). Furthermore, we are requesting that the Thoroughfare Plan be amended to show the FM 1101 thoroughfare follow the existing FM 1101 ROW. We are requesting this determination based on the following reasons:

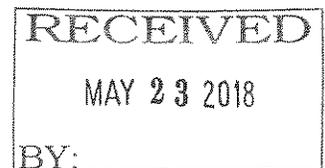
- As shown on the attached proposed plans done by Moeller & Associates, this proposed ROW crosses an existing building on Generations, Lot 10.
- In addition, the proposed intersection is in the middle of the platted and recorded FM 1101 Creekside 1, Lot 1, with a zoning of MU-B. This was platted and recorded before the creation of the Regional Transportation Plan.
- A large part of the proposed ROW in this area is within the floodway and floodplain of Alligator Creek making construction and maintenance of such ROW extremely expensive and impractical.
- It is our opinion that it would be in the best interest of the City to not redesign the portion of FM 1101 to Alves Lane as this would transfer maintenance of the realigned road from TxDOT to the City.
- The proposed layout does not seem practical with the large Titan complex along FM 1101.

We understand the needs of the city to plan for future growth of our community; however, we request that consideration be given for an amendment to the Regional Transportation Plan based on the reasons listed above.

Please feel free to contact me at (830) 625-8555 should you have any questions or comments.

Sincerely,

Chris Van Heerde, P.E.  
Managing Partner



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**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 14.99 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.*

**Section 1: General Information**

**General Information**

Project Name: FM 1101 Subdivision Unit 2 Lot 2 Date: 05/22/2018  
 Subdivision Plat Name: FM 1101 Subdivision Unit 2 Lot 2 Project Address/Location: FM 1101 and Holcon Drive  
 Location?  City of New Braunfels  New Braunfels ETJ  Comal County  Guadalupe County  
 Owner Name: Thor 1101, Ltd. By Norris Realty of Canyon Lake, Inc. Owner Email:  
 Owner Address: 373 S. Seguin Ave, New Braunfels, TX 78130 Owner Phone: (830) 832-5873  
 Preparer Company: HMT Engineering and Surveying Preparer Email: plats@hmtmb.com  
 Preparer Name: Chris Van Heerde, PE Preparer Phone: (830) 825-8555  
 TIA Report scoping meeting with City  Yes. Date:  No. Complete Page 1 only.  
 Engineering Division staff?  No.  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**

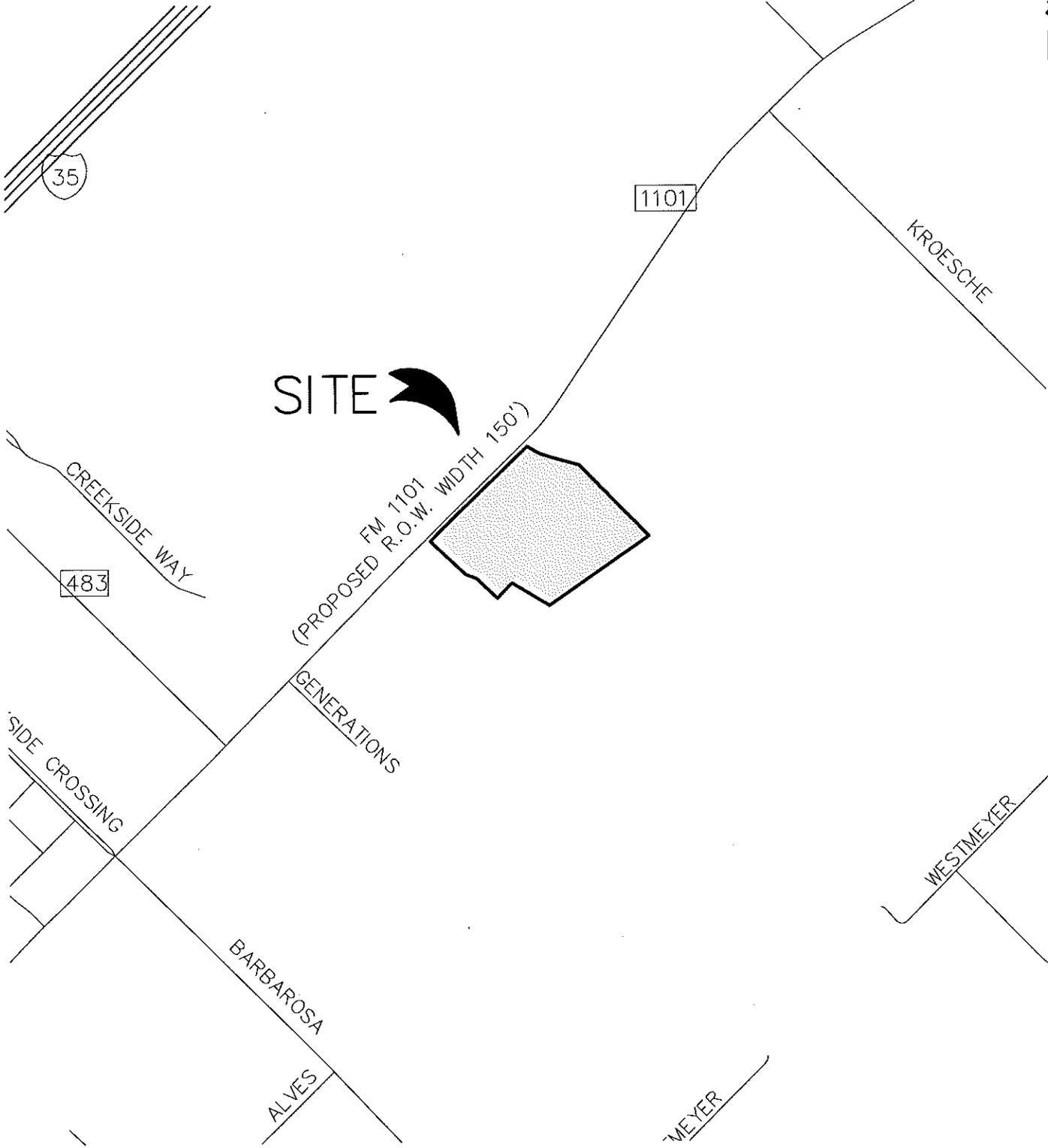
Unit	Land Use	ITE Code <sup>1</sup>	ITE Unit <sup>2</sup>	Est. Project Units	Critical Peak Hour	AM Peak Hour Rate	PM Peak Hour Rate	WKD Peak Hour Rate	Daily Trip Rate	AM Peak Hour Trips	PM Peak Hour Trips	WKD Peak Hour Trips	Daily Trips	
	Outlet Center	823	KSF	43	PM	0.67	2.29	2.29	26.59	29	99	99	1144	
<i>Total from additional tabulation sheet (if necessary):</i>										<b>Total:</b>	29	99	99	1144

<sup>1</sup>Institute of Transportation Engineers (ITE) Trip Generation, 9<sup>th</sup> Edition or most recent; <sup>2</sup>E.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.



Proposed Amendment to Regional Transportation Plan



SITE  
FM 1101  
(PROPOSED R.O.W. WIDTH 150')

Drawing Name: K:\Projects\Subdivision\Patterns\PT136 - FM 1101 Subdivision Lot 2 Unit 2\Zoning\LOCATION MAP\_Proposed Amendment.dwg User: Martins May 23, 2018 1:40pm



410 N. SEGUIN AVE.  
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PH: (830)625-8555  
TBPE FIRM F-10961  
TBPLS FIRM 10153600

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Exhibit 2