

**ORDINANCE NO. 2026-\_\_\_\_**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW  
BRAUNFELS, TEXAS, AMENDING SECTION 118-46 OF THE NEW  
BRAUNFELS CODE OF ORDINANCES REGARDING TRAFFIC IMPACT  
ANALYSIS REQUIREMENTS.**

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WHEREAS, the State of Texas has enacted legislation empowering municipalities to exercise authority relating to subdivision regulation; and

WHEREAS, the City Engineer may amend city standards from time to time, upon recommendation of the Planning Commission to the City Council; and

WHEREAS, the Planning Commission unanimously recommended to the City Council adoption of amendments regarding traffic impact analysis requirements; and

WHEREAS, the City Council has determined that it is in the best interest of the citizens of New Braunfels to amend Section 118-46 of the Code of Ordinances.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS:

**I.**

THAT the City of New Braunfels Code of Ordinances Section 118-46(y)(3) is amended as follows:

**f. *Capacity analysis.***

1. A capacity analysis shall be conducted for all roadways, intersections and junctions of major driveways with public streets which are significantly impacted within the study area boundary as defined in this section as agreed to by the developer's engineer and the city engineer. The analysis shall be conducted for existing, background, buildout, and, if necessary, each phase traffic volumes.
2. Capacity analysis will follow the principles established in the latest edition of the Transportation Research Board's *Highway Capacity*

*Manual* (HCM), unless otherwise directed by the city engineer.

Capacity will be reported in quantitative terms as expressed in the HCM and in terms of traffic level of service (LOS). LOS for two-way stop-control is not defined for an intersection as a whole and shall not be represented in any such way in the TIA report.

3. Capacity analysis will include traffic queuing estimates for all critical applications where the length of queues is a design parameter, e.g., auxiliary turn lanes, and at traffic gates.
  4. Roadway analysis will include maximum daily traffic for all local and residential collector streets, and HCM or planning level analysis for streets agreed to by the developer's engineer and the city engineer. Potential through traffic shall be included in the analysis.
- g. *Site Accessibility.* Provide an assessment of existing and planned future conditions of access management, site circulation, parking, goods movement delivery and pedestrian, bicycle and transit connectivity to accommodate site demand on the street system. Provide a geometric and pavement design analysis for buildout and construction traffic, including vehicle design and traffic volumes, for all perimeter and approach streets that have an average pavement width of less than 24 feet to the area being developed. Provide a circulation route for construction traffic.
- j. *Thoroughfare Plan street extension.* If the development is required to construct the extension of a street in accordance with the adopted thoroughfare plan, provide an assessment of the buildout traffic impact on adjacent neighborhoods, parks, schools, and historic districts. The assessment and mitigation shall be provided in accordance with an approved Thoroughfare Plan Design and Area Transportation Plan, or using neighborhood protection guidance provided in the ITE *Multimodal Transportation Impact Analysis for Site Development* recommended practice.
- k. *Conclusions and requirements.* Provide a narrative describing mitigation measures, conclusions and recommendations consistent with this section.

## II.

THAT the City of New Braunfels Code of Ordinances Section 118-46(y)(8) is amended as follows:

- (8) *Turn lane requirements.* Turn lanes are exclusive deceleration and storage lanes that allow vehicles to turn left and right at intersections outside the through lane. Turn lanes on city streets are required at all driveways and street intersections with buildout traffic turning movements of 500 daily trips or 50 peak hour trips. Turn lanes on the state highway system are required in accordance with the latest TxDOT requirements. The guidelines for the design of turn lanes for city streets and the state highway system shall be in accordance with the latest TxDOT requirements.
- a. The existing and new pavement for turn lane improvements shall be designed based on the development traffic loads and may include rehabilitation. At minimum, a surface course treatment is required for the full improvements including taper and pavement marking area.
  - b. The construction of turn lanes may be limited due to topographic conditions or need to obtain right-of-way from adjacent property owners. The applicant must show that all reasonable efforts have been made to implement turn lanes required by the TIA report or this chapter. This may include relocating driveways or streets to allow for the construction of turn lanes or alternate design options.

## III.

THAT the City of New Braunfels Code of Ordinances Section 118-46(y)(9) is hereby created to read:

- (9) *Expiration.* The approval of a TIA worksheet expires two years from the date it is approved by the city. The approval of a TIA report expires three years from the date it is approved by the city if progress toward completion is not being

made, as specified in section 118-22 (e) (1-5), or if the actual buildout year or an actual phase buildout year is greater than two years from what is analyzed in the approved TIA report. Prior to the expiration date, the city engineer may extend the TIA report approval upon application by the developer for one or more year periods.

#### **IV.**

THAT all provisions hereof are hereby declared to be severable and if any provisions hereof is declared to be invalid or unconstitutional, such shall not invalidate or affect the remaining provisions hereof which will be and remain in full force and effect.

#### **V.**

THAT it is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable and, if any phrase, clause, sentence, paragraph or section of this Ordinance should be declared invalid by the final judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance.

#### **VI.**

This Ordinance shall become adopted and effective upon its second reading, signature required by City Charter, and filing with the City Secretary's Office. This Ordinance must also be published in a newspaper of general circulation at least one time within ten (10) days after its final passage, as required by the City Charter of the City of New Braunfels.

PASSED AND APPROVED: First reading this the 9th day of February, 2026.

PASSED AND APPROVED: Second reading this the \_\_th day of \_\_, 2026.

CITY OF NEW BRAUNFELS, TEXAS

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*NEAL LINNARTZ, MAYOR*

ATTEST:

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*GAYLE WILKINSON, CITY SECRETARY*

APPROVED AS TO FORM:

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*VALERIA M. ACEVEDO, CITY ATTORNEY*