

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.

Section 1: General Information

General Information	
Project Name: Granzin Meat Market	Date: 12/17/2021
Subdivision Plat Name: N/A	Project Address/Location: On east side of FM 306, 1.2 mi. north of FM 306/Bretzke Ln. intersection.
Location? ☒ City of New Braunfels ☐ New Braunfels ETJ ☒ Comal County ☐ Guadalupe County	
Owner Name: GMM REALTY CO., LLC NO. 6, Contact: Gary Granzin	Owner Email: garygranzin@yahoo.com
Owner Address: 1644 Old McQueeney Rd., New Braunfels, TX 78130	Owner Phone: (830) 708-7597
Preparer Company: Pawelek & Moy, Inc.	
Preparer Name: Daryl Pawelek	Preparer Email: dpawelek@pm-engineers.com
Preparer Address: 130 W. Jahn St., New Braunfels, Texas 78130	Preparer Phone: (830) 629-2563
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 <u>all</u> 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:	City Approval Date:
TxDOT Access Approved?	
☒ Yes (There is an existing driveway that ☐ No ☐ Not Applicable	

will be widened along with a proposed second driveway, which both will be permitted through TxDOT. TxDOT is aware of this project).

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
* Supermarket (Proposed - FM 306)	850	KSF	21.650	1.93	5.68	11.57	42	123	250
*Based on Actual Count Data provided by									
Rene Arredondo, P.E. - AC Group, LLC									
Total from additional tabulation sheet (if necessary):									
Total:							42	123	250

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

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

TIA DETERMINATION

April 29, 2022

Granzin's Market - FM 306

TIA22-0084

Owner:

Gary Granzin
1644 Old McQueeney Rd
New Braunfels, TX 78130
garygranzin@yahoo.com

Preparer:

Daryl Pawelek, PE
Pawelek & Moy, Inc.
130 W. Jahn St
New Braunfels, TX 78130
dpawelek@pm-engineers.com

The Engineering Division reviewed the TIA Determination application and associated documents for the referenced development. Based on the information provided in the application, a Level 1 TIA Report is required. Please work with Rebecca Browne to schedule a TIA scoping meeting. The attached TIA Scoping Meeting Worksheet must be submitted one week prior to the scheduled scoping meeting, per the instructions on the worksheet. A final decision on intersections to be included within the TIA will be established by City Staff and listed within the approved scope.

Please contact the Engineering Division at (830) 221-4020 if you have any questions or need any additional information.

Respectfully,



Jessica Perry, E.I.T.
Graduate Engineer

JP / jp