



TIA DETERMINATION REQUIREMENTS
February 26, 2024
Hueco Springs Tract
TIA24-0016

Owner:
McM Texas Development, LLC
21232 Gathering Oak
dthompson@texas-homes.com

Preparer:
Queenie Ye
Pape-Dawson Engineers
qye@pape-dawson.com

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 1 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 / jp

*****After preparing the TIA, please submit report using the online portal <https://nbpemits.newbraunfels.gov/publicaccess/template/Login.aspx> once the document has been uploaded email engineeringtechs@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: Hueco Springs Tract				Date: 02/21/2024					
Subdivision Plat Name:				Project Address/Location: NE of SH 46 at Hueco Springs Loop Road					
Location? <input checked="" type="checkbox"/> City of New Braunfels		<input type="checkbox"/> New Braunfels ETJ		<input checked="" type="checkbox"/> Comal County		<input type="checkbox"/> Guadalupe County			
Owner Name: McM Texas Development, LLC				Owner Email: dthompson@texas-homes.com					
Owner Address: 21232 Gathering Oak				Owner Phone: 210-490-1798					
Preparer Company: Pape-Dawson Engineers									
Preparer Name: Queenie Ye				Preparer Email: qye@pape-dawson.com					
Preparer Address: 2000 NW Loop 410, San Antonio, TX 78213				Preparer Phone: 210-375-9000					
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 checked="" 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 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 checked="" 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
1	Single-Family Detached Housing	210	DU	194	PM	0.7	0.94	0.92	9.43	135	183	178	1829
<i>Total from additional tabulation sheet (if necessary):</i>													
Total:										135	183	178	1829

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: 2/26/2024		
	<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.		

CITY OF NEW BRAUNFELS TRAFFIC IMPACT ANALYSIS (TIA) SCOPE WORKSHEET

This worksheet was developed to facilitate the TIA scoping process and supplement the minimum information required for a TIA Report by the City of New Braunfels Code of Ordinances. The scope must be approved before the formal submittal of a TIA Report.

The preparer shall complete Sections 1 and 2, submit this worksheet and required documents to the online permitting portal under the TIA case number, and notify engineeringtechs@newbraunfels.gov of the submittal.

Section 1: General Information

Project Name: Hueco Springs Tract	
Project Address/Location: NE of SH 46 at Hueco Springs Loop Road	
Location? <input checked="" type="checkbox"/> City of New Braunfels <input type="checkbox"/> New Braunfels ETJ <input checked="" type="checkbox"/> Comal County <input type="checkbox"/> Guadalupe County	
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Owner Address: 21232 Gathering Oak	Owner Phone: 210-490-1798
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Preparer Name: Queenie Ye	Preparer Email: qye@pape-dawson.com
Preparer Address: 2000 NW Loop 410, San Antonio, TX 78213	Preparer Phone: 210-375-9000
Application Type or Reason for TIA 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	
Required Documents	
<input checked="" type="checkbox"/> TIA Worksheet (Reviewed by City for Report Determination)	<input checked="" type="checkbox"/> Preliminary trip distribution and assignment diagrams
<input checked="" type="checkbox"/> Project site plan with an area map and access locations	<input checked="" type="checkbox"/> Basis for background traffic growth rate
<input checked="" type="checkbox"/> Detailed phases of the project (Only 1 Phase)	<input checked="" type="checkbox"/> Map of the study area and intersections

Section 2: TIA Scope

Parameter	Developer Proposed	City Concurrence		If no, identify modifications required
		Yes	No	
TIA Report Type	<input checked="" type="checkbox"/> Level 1 (100-199 PHT)	☑	☐	
	<input type="checkbox"/> Level 2 (200-499 PHT)			
	<input type="checkbox"/> Level 3 (500+ PHT)			
Trip Generation Method	<input checked="" type="checkbox"/> ITE Trip Gen, 11 th Ed	☑	☐	
	<input type="checkbox"/> Other:			
Background Traffic Growth Rate	4%	✔		
Proposed Peak Periods	<input checked="" type="checkbox"/> AM	☑	☐	
	<input checked="" type="checkbox"/> PM			
	<input type="checkbox"/> Other:			
Scenarios and Years for Analysis (e.g., Existing 20XX, Background 20XX, Background & Phase # 20XX, Background & Buildout 20XX)	1. Existing 20 24	☑	☐	
	2. No Build 20 26			
	3. Build 20 26			
	4. 20			
	5. 20			
	6. 20			
Study Intersections (In addition to all site access)	1. <div style="border: 1px solid blue; padding: 2px;">No study intersection (other than site driveways intersection) is identified within one quarter mile per code of ordinance 118-43</div>	☑	☐	
	2.			
	3.			
	4.			
	5.			
	6.			
Roadway Segments (In addition to all internal roadways)	1.	☐	☑	Hueco Springs Loop Rd - NE of Dwy1 Hueco Springs Loop Rd - SW of Dwy1
	2.			
	3.			
	4.			

Site Accessibility	<input type="checkbox"/> Access management	✓	<input type="checkbox"/>	
	<input type="checkbox"/> Site circulation plan			
	<input type="checkbox"/> Parking			
	<input type="checkbox"/> Pedestrian, bicycle, and transit connectivity			

Section 3: Additional items to be included in the TIA Report (e.g., TxDOT access, sight distance, traffic control warrants, neighborhood traffic control plan, school accessibility and traffic control plan, funded capital and developer improvements, truck traffic, etc.)

No TxDOT Access. The site access is on City Roadways. [Sight distance to account for vertical curves.](#) [Traffic control warrant if new signal is proposed to mitigate LOS failure.](#) [Include neighborhood traffic control plan.](#) [Account for % heavy vehicles.](#)

[Consider new signal in place by 2025 due City Wide Intersection Improvements project.](#) [Include Synchro files.](#) [Include signal phase diagrams for all signalized intersections for all scenarios and years for analysis \(Synchro Program > Synchro Report including: Phases & Timings\).](#) [Global trip distribution shall be revised as needed to be consistent with collected traffic counts.](#)

Section 4: TIA Scope Meeting

A TIA Scope Meeting may be required based on the following:	
<input type="checkbox"/> TxDOT authority and impact	<input type="checkbox"/> Existing traffic operations and safety issues
<input type="checkbox"/> Capital improvement project coordination	<input checked="" type="checkbox"/> Applicant's request Please confirm that meeting is requested
<input type="checkbox"/> Downtown impact	<input type="checkbox"/> Other:

Section 5: Agreement on TIA Scope

This TIA Scope is based upon the TIA requirements identified in the TIA Worksheet reviewed by the City for report determination on [February 26, 2024](#). Any changes to the assumptions and scope parameters are subject to approval by the City before the formal submittal of a TIA Report. Any land use, development intensity, and scope discrepancies will require a new TIA scope. A signed TIA Scope Worksheet shall remain valid for six months from the Preparer's signature date to the formal submittal of the TIA Report, after which a new TIA Scope is required.

The Preparer confirms that all the information and documents provided represent the project to the best of their knowledge.



City of New Braunfels Signature

Jessica Perry 3/11/2024

Printed Name of Representative & Date



Preparer's Signature

Queenie Ye, P.E., PTOE

Printed Name of Representative & Date

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Hueco Springs Tract SF Development			AM Peak Hour		PM Peak Hour		Daily	AM Peak Hour		PM Peak Hour		Daily
Land Use (ITE)	Size	Unit	Enter	Exit	Enter	Exit		Enter	Exit	Enter	Exit	
Single-Family Detached Housing (210)	194	DU	0.182	0.518	0.592	0.348	9.430	35	100	115	68	1829
								35	100	115	68	1829
								135		183		

**Trip Generation rates are based on the ITE 11th Edition*

Table 2: Rate of Traffic Growth

Location	Year	ADT	Rate of Growth (%)	Growth (%)
SH 46 East of Hamburg Ave	2015	18,243		
	2016	18,903	3.6%	8.2%
	2017	22,746	20.3%	
	2018	21,246	-6.6%	
	2019	24,533	15.5%	
FM 2722 West of Elm Creek Rd	2015	6,652		
	2016	6,293	-5.4%	1.8%
	2017	6,755	7.3%	
	2018	6,628	-1.9%	
	2019	7,092	7.0%	
SH 46 East of Herberlin Rd	2015	7,050		
	2016	7,717	9.5%	14.1%
	2017	9,334	21.0%	
	2018	9,334	0.0%	
	2019	11,754	25.9%	
Weighted Average				
Recommended Growth Rate				4%