



PLANNING

APPLICATION FOR REGIONAL TRANSPORTATION PLAN AMENDMENT

Planning and Community Development
550 Landa Street, New Braunfels TX 78130
Phone: (830) 221-4050



Case No. CS-17-009

Owner: John H Akin

Address: 515 Congress Ave, Suite 2024, Autsin, TX 78701

Telephone: 512.476.6258 Email: john_akin@justice.com

Applicant: HMT Engineering and Surveying

Address: 410 N. Seguin Ave, New Braunfels, TX 78130

Telephone: 830.625.8555 Email: markc@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):

Watson Lane West between FM 1102 and IH 35.

Proposed Amendment: Remove the section of re-alignment that is shown connecting the existing Watson Lane West to the TXDOT overpass approximately 850' Southwest of Watson Lane West.

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.*

1. Letter detailing the logic and rationale for the request
2. Exhibit, to scale, showing road segment
3. 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 Section 114-99 and 118-46.
4. Exhibit, to scale, showing proposed amendment (realignment, removal and/or right-of-way)
5. \$900 fee

Signed: [Signature] Date: 06/13/17
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: 6/14/17 Received by: [Signature]



410 N. Seguin Ave.
New Braunfels, TX 78130
HMTNB.COM
830.625.8555 • FAX: 830.625.8556
TBPE FIRM F-10961

June 13, 2017

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

RE: Regional Transportation Plan Amendment –Watson Lane

To Whom It May Concern:

Please accept this letter as a request for an amendment to the Regional Transportation Plan. The request refers to a proposed minor arterial located near the intersection of Watson Lane West and IH 35 in New Braunfels ETJ. Per the City of New Braunfels Regional Transportation Plan a minor arterial is planned to cross our client's property (see attached Exhibit "A"). This portion was drawn in order to align Watson Lane West with the existing TXDOT overpass. We feel that the Regional Transportation Plan should be amended to remove this portion of the proposed ROW and to keep the existing alignment of Watson Lane West (see attached Exhibit "B").

The alignment for the Proposed Minor Arterial shown on the current Regional Transportation Plan runs through the main building of an existing business just North of Mr. Akin's property. Furthermore, it would severely affect the use and enjoyment of John Akin's property that would also be severed by the re-alignment of this section of Watson Lane West. We feel that the re-alignment does not fit with the current and near-future uses of the properties affected, and if in the future a connection to the existing overpass is desired, a route from the South would better align with the current overpass and could connect into the proposed NE/SW Proposed Minor Arterial as shown on the Regional Transportation Plan.

In my professional opinion, the granting of this request will not adversely affect the health, welfare and safety of our New Braunfels residents and visitors. We feel this request is in harmony with the intent of the City of New Braunfels Regional Transportation Plan as it addresses the immediate concerns of the region without adversely affecting property owners rights.

Please contact me if you have any questions or comments.

Thank you,



Mark Conlan, RPLS
Project Manager



410 N. Seguin Ave.
New Braunfels, TX 78130
HMTNB.COM
830.625.8555 • FAX: 830.625.8556
TBPE FIRM F-10961



LETTER OF TRANSMITTAL

ATTN: Planning Department	DATE: Wednesday, June 14, 2017
To: City of New Braunfels	RE: Watson Lane

WE ARE SENDING:

COPIES	DESCRIPTION
1	Application for Regional Transportation Plan Amendment
1	Exhibit showing the road segment
1	TIA Worksheet
1	Exhibit showing the proposed amendment
1	Check for the review fee (\$900.00)

THESE ARE TRANSMITTED AS DESCRIBED BELOW:

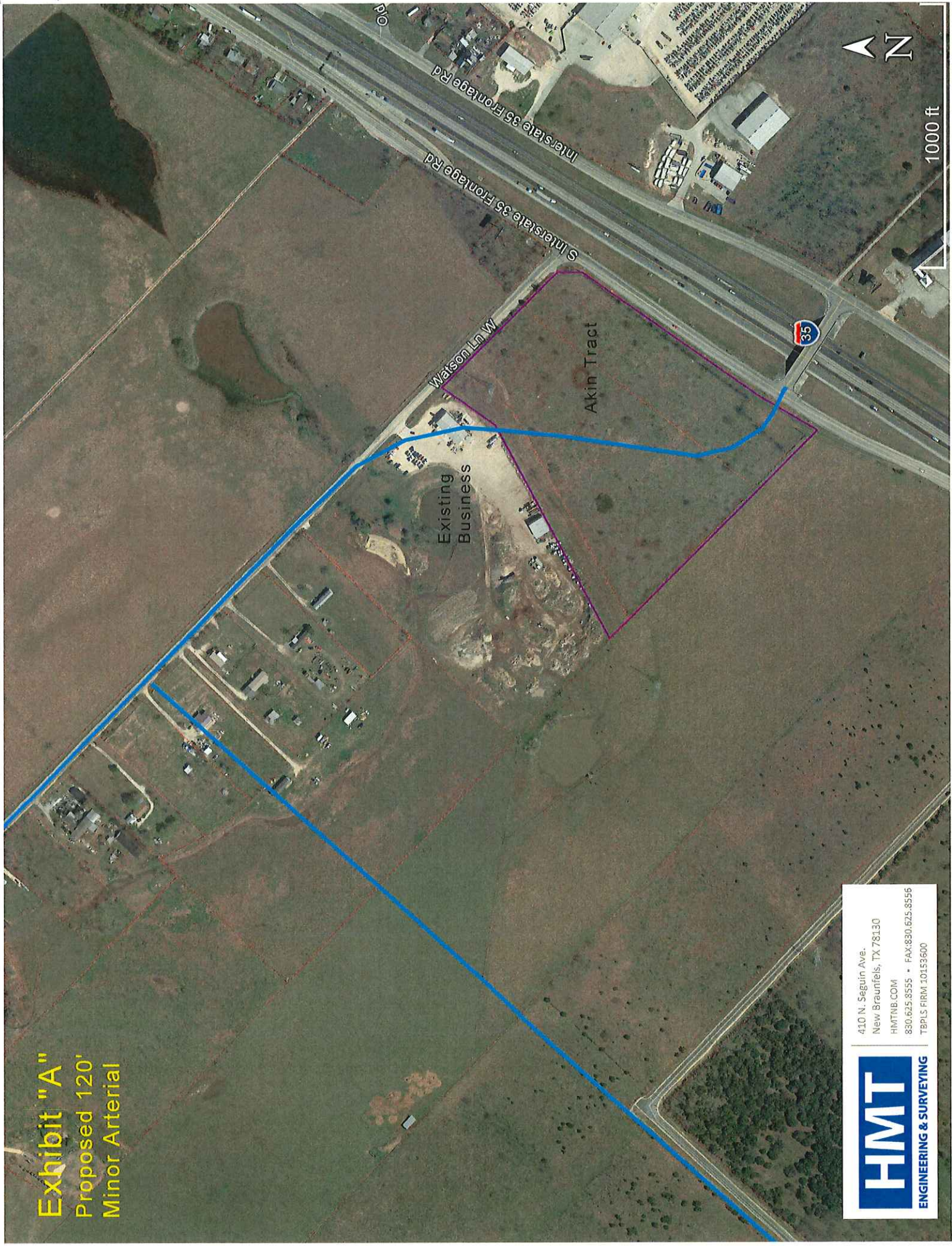
From: _____

Emily Lane

Received by: _____

Thank you

Exhibit "A"
Proposed 120'
Minor Arterial



410 N. Seguin Ave.
New Braunfels, TX 78130
HMTNB.COM
830.625.8555 • FAX: 830.625.8556
TBP L5 FIRM 10153600

HMT
ENGINEERING & SURVEYING

TRAFFIC IMPACT ANALYSIS (TIA) THRESHOLD WORKSHEET

Complete this form as an aid to determine if your project requires a Traffic Impact Analysis.

Project Name: Watson Lane Commercial
 Location: Watson Lane and IH 35
 Applicant: HMT Engineering & Surveying Owner: Agent: X
 Address: 410 N. Seguin Ave., New Braunfels, TX
 Phone: Work: 830-625-8555 Cell: E-mail: plats@hmtnb.com

Permit Type (check one): Zoning:	Subdivision Master Plan:	Bldg. Plan #:	Other:
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Box A (Original TIA) Residential Development

Anticipated Land Use	Number of Units	Peak Hour? (e.g., 5-6p.m. weekday)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
		5-6p.m. Weekday			ITE Code: Other:

Box B (Original TIA) Non-Residential Development

Anticipated Land Use	Project Size		Peak Hour? (e.g., 5-6p.m. weekday)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
	Acres	GFA				
Multipurpose Rec. Facility		15,000	Weekday, P.M. peak hour	1.92	29	ITE Code: 435 Other:
Mini - Storage	5		Weekday, P.M. peak hour	3.57	18	ITE Code: 151 Other:

* specify:

Box C (Updated TIA) If property already has a TIA on file, complete Box C; if not ignore Box C

Peak Hour trips Projected in Current TIA	Peak Hour Trips (from Box A or B) Projected in Updated Project	Increase in Peak Hour Trips (if over 100 additional trips, a new TIA is required)

Box D (Information regarding the person/agency who prepared the TIA)

Prepared by: Mark Conlan, HMT Engineering & Surveying Date: 4/26/17
 Comments: PHT under 100. No Level 1 TIA required.

Box E (For Official Use Only – Do not write in this box)

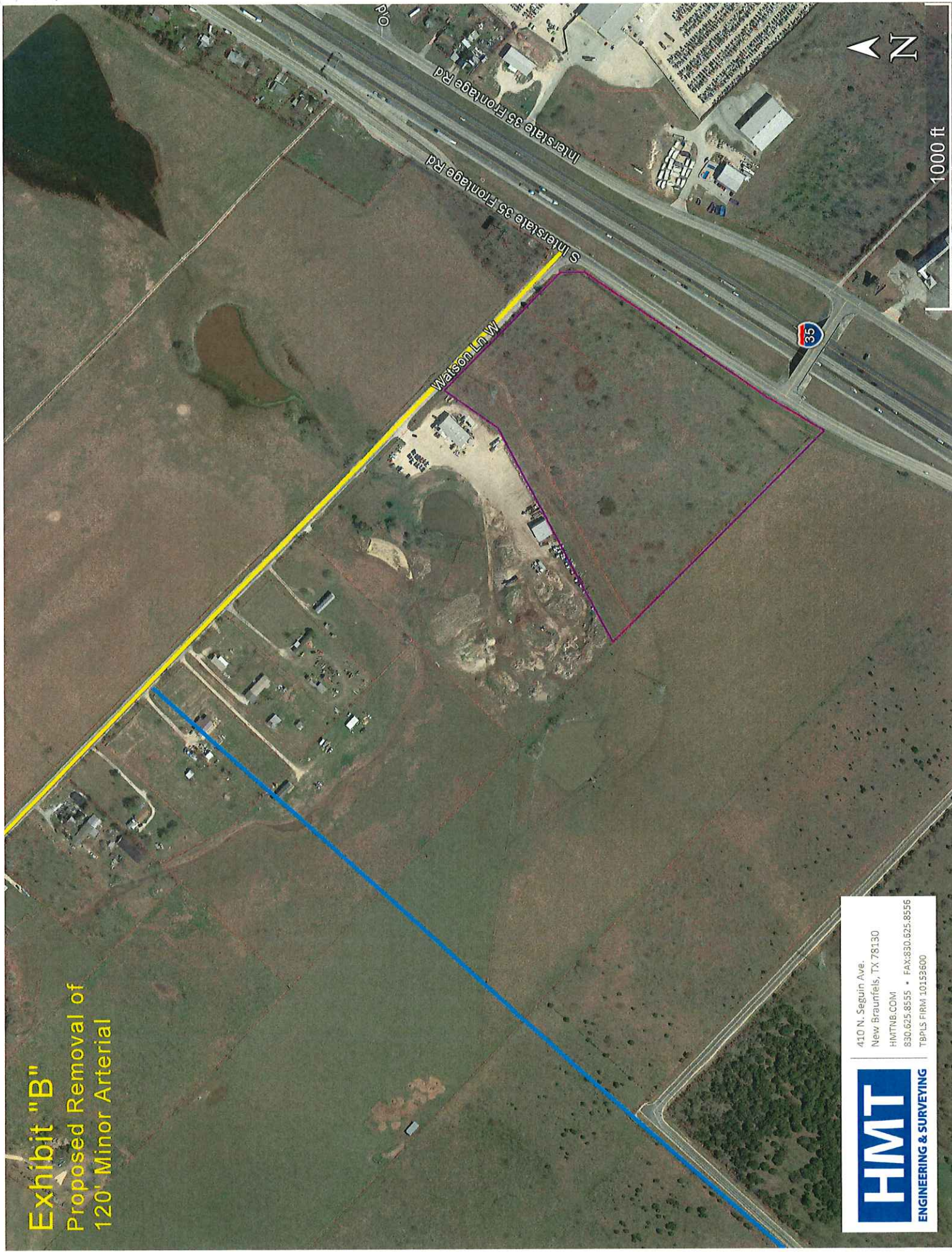
 A TIA is required. The consultant preparing this study must meet with City staff to discuss the scope and requirements of the study before beginning the study.
 A TIA is not required. The traffic generated by the proposed development does not exceed the threshold requirements.
 The traffic impact analysis has been waived for the following reasons:

Reviewed by: Date:

Notes: GFA = Gross Floor Area (bldg. size) ITE = Institute of Transportation Engineers, *Trip Generation*, 7th Edition, 525 School Street, S.W. Suite 410, Washington DC 20024-2729

Exhibit "B"

Proposed Removal of
120' Minor Arterial



410 N. Seguin Ave.
New Braunfels, TX 78130
HMTTUB.COM
830.625.8555 • FAX: 830.625.8556
TBP'S FIRM 10153600



DATE	INVOICE NO.	COMMENT	AMOUNT	NET AMOUNT
06/13/2017		PLT108-5010 Reimbursable Expenses		900.00
DATE 06/13/17 VENDOR City of New Braunfels			TOTAL	900.00

HANZ THORNHILL, INC.
DBA HMT ENGINEERING & SURVEYING
410 N SEGUIN AVE
NEW BRAUNFELS, TX 78130

BROADWAY NATIONAL BANK
1177 NE LOOP 410
SAN ANTONIO, TX 78209-1528
88-2193/1140

5967

PAY Nine Hundred and no/100

DATE	CHECK	CHECK AMOUNT
06/13/17	5967	\$900.00

TO THE
ORDER
OF
CITY OF NEW BRAUNFELS
424 S. CASTELL AVENUE
NEW BRAUNFELS TX 78130

Stephen W. Hanz
AUTHORIZED SIGNATURE

⑈005967⑈ ⑆114021933⑆

⑈4100044187⑈



City of
New Braunfels

DATE: 6-14-17

\$ 900.00

RECEIPT NO 242196

RECEIVED FROM: HMT

nine hundred

DOLLARS

DESCRIPTION	ACCT NO.	AMOUNT	DESCRIPTION	ACCT NO.	AMOUNT
RTP	101.0000	900.00			
amendment	323.0400				

CITY OF NEW BRAUNFELS

CK # 5969 BY: H. Mullin