September 17, 2026

City of Schertz
Planning Department
Brandon Elliot – Planner
1400 Schertz Parkway, Bldg. 1
Schertz, TX 78154

RE: Schertz Restaurant & Bakery
Traffic Summary Letter
JPE Job #10077-002

To whom it may concern,

The proposed development of CB 5057 P- 1G ABS 61 consists of the construction of a new 4,862 S.F. restaurant with new commercial driveway and a paved surface parking lot. The site includes frontage along Schaefer Rd. and FM 1518, with a total unplatted area of 1.108 acres. A portion of the site (approximately 0.715 acres) is currently zoned General Business (GB), with the remaining portion on the east side of the property having a current zoning of Pre-Development (PRE). The PRE zoned portion is to be rezoned to GB. Below is a summary of the potential maximum traffic impact resulting from the change in zoning, utilizing peak hour trip rates from the 12th Edition of the ITE Trip Generation Manual:

Existing Maximum Traffic Trip Generation:

1. 0.715 acres – General Business
    a. Max traffic producing usage allowed within zoning GB appears to be "Convenience Store w/out fuel station", with an estimated future building size for a 0.715 acre site of 2,000 S.F. when considering the parking space requirement of 1 space per 250 GFA.
        i. ITE Code 851 – 63.76 Peak Hour Trips / 1,000 S.F. GFA (AM PHT Rate)
            1. 2 X 63.76 = 128 Peak Hour Trips.
2. 0.393 acres – Pre-Development
    a. Max traffic producing usage allowed within zoning PRE appears to be "Municipal Uses Operated by the City of Schertz", with an estimated building size of approximately 2,000 S.F. for the area currently zoned PRE.
        i. ITE Code 730 – 3.34 Peak Hour Trips / 1,000 GFA (AM PHT Rate)
            1. 2 X 3.34 = 7 Peak Hour Trips
3. **Total Existing Conditions Maximum Traffic Trip Generation:**
    a. **128 + 7 = 135 Peak Hour Trips**

Proposed Maximum Traffic Trip Generation:

1. 1.108 acres – General Business
    a. Max traffic producing usage allowed within zoning GB appears to be "Convenience Store w/out fuel station", with an estimated future building size for a 1.108 acre site of 2,500 S.F. when considering the parking space requirement of 1 space per 250 GFA.
        i. ITE Code 851 – 63.76 Peak Hour Trips / 1,000 S.F. GFA (AM PHT Rate)
            1. 2.5 X 63.76 = 159 Peak Hour Trips.
2. **Total Proposed Conditions Maximum Traffic Trip Generation:**
    a. **159 Peak Hour Trips**

Approximate Max Trip Generation Increase due to Zoning Change:

1. 159 Peak Hour Trips (Post Zoning Change) - 135 Peak Hour Trips (Pre Zoning Change) = **24 Peak Hour Trips Increase.**

If you have any questions or comments, please do not hesitate to contact me at 210-954-9605.

Regards,

James Eckart, PE
Senior Engineer