

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: 586 Granada St Rezone			Date: 03/21/2022
Subdivision Plat Name:		Project Address/Location: 586 Granada St, New Braunfels, TX	
Location?	☒ City of New Braunfels	☐ New Braunfels ETJ	☐ Comal County ☐ Guadalupe County
Owner Name: Mark Sacco		Owner Email: msacco@mmsadvisory.com	
Owner Address: 1026 Lehman St, Houston, TX 77018		Owner Phone: (713) 205-0851	
Preparer Company: HMT Engineering & Surveying			
Preparer Name: Jordan Phillips, P.E.		Preparer Email: jordanp@hmtnb.com	
Preparer Address: 290 S Castell Avenue, New Braunfels, TX 78130		Preparer Phone: (830) 625-8555	
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		☒ No	☐ Not Applicable

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
Hotel	310	Rooms	8	0.46	0.59	0.72	4	5	6
Total from additional tabulation sheet (if necessary):									
Total:							4	5	6

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

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

TIA DETERMINATION

**March 28, 2022
586 Grenada Dr
TIA22-0035**

Owner:
Mark Sacco
msacco@mmsadvisory.com

Preparer:
Jordan Phillips
290 S Castell Avenue, # 100
New Braunfels, TX 78130
jordanp@hmtnb.com

The Engineering Division reviewed the TIA Determination application and associated documents for the referenced development. Based on the information provided in the application, only a TIA worksheet is required.

Please contact the Engineering Division at (830) 221-4016 if you have any questions or need any additional information.

Respectfully,



Jessica Perry, E.I.T.
Graduate Engineer

JP / jp