



TIA DETERMINATION REQUIREMENTS

October 30, 2023

Kayden Park IV

TIA23-0082

Owner:
Margie Behrendt
hjewett@hja.bz

Preparer:
Joe Nix
joe.nix@KCI.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.

All 4 lots to include Tonya Behrendt's property shall be included in this TIA.

The attached TIA Scoping Meeting Worksheet, along with any other pertinent documents, should be submitted to Carol Aceituno caceituno@newbraunfels.gov. Upon receipt of the packet, Mrs. Aceituno will respond with various options for scheduling a TIA scoping meeting. 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) 221-4275 if you have any questions or need any 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://nbpermits.newbraunfels.gov/publicaccess/template/Login.aspx>

once the document has been uploaded email cedmond@newbraunfels.gov with the transmittal letter attached to notify of the TIA submittal.

CITY OF NEW BRAUNFELS TRAFFIC IMPACT ANALYSIS (TIA) DETERMINATION FORM

Complete this form to determine Traffic Impact Analysis requirements.

A site exhibit with a location map (top corner) must be with this form to be considered a complete submittal.

Section 1: General Information

General Information			
Project Name:			Date:
Subdivision Plat Name:		Project Address/Location:	
Location?	☐ City of New Braunfels	☐ New Braunfels ETJ	☐ Comal County ☐ Guadalupe County
Owner Name:		Owner Email:	
Owner Address:		Owner Phone:	
Preparer Company:			
Preparer Name:		Preparer Email:	
Preparer Address:		Preparer Phone:	
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 all 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
Total from additional tabulation sheet (if necessary):									
Total:									

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

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

Please include:

1. A site exhibit with a location map (top corner).

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Section 1: General Information

General Information			
Project Name: KAYDEN PARK IV			Date: 09/28/2023
Subdivision Plat Name: Lot 4, Behrendt Subdivision		Project Address/Location: 1977 Post Road	
Location?	☒ City of New Braunfels	☐ New Braunfels ETJ	☐ Comal County ☐ Guadalupe County
Owner Name: Tonya Behrendt		Owner Email:	
Owner Address: 1977 Post Road, New Braunfels		Owner Phone:	
Preparer Company: JNix Traffic Studies			
Preparer Name: Joe F. Nix, PE, PTOE		Preparer Email: jnixzc@gmail.com	
Preparer Address: 12518 Prima Vista, SAT		Preparer Phone: (210) 215-3292	
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)			
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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
Retail	822	1000 sf	2.973	2.36	6.59	6.57	7	20	20
Total from additional tabulation sheet (if necessary):									
Total:							7	20	20

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