



TIA DETERMINATION REQUIREMENTS
May 10, 2024
Kohlenberg 60- Ac Tract
TIA24-0035

Owner:
Schaefer, Allen & Tammy L and HKEK LLC
1983 SH 46 S
New Braunfels, TX 78130

Preparer:
Nicholas Aiello
5901 Vega Ave
Austin, TX 78735

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 2 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 / ce

*****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) 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: Kohlenberg 60-ac Tract Entitlements				Date: 05/08/2024			
Subdivision Plat Name:				Project Address/Location: 1983 SH 46 S			
Location?		<input checked="" type="checkbox"/> City of New Braunfels		<input type="checkbox"/> New Braunfels ETJ		<input type="checkbox"/> Comal County	
		<input type="checkbox"/> Guadalupe County					
Owner Name: Schaefer, Allen & Tamala L / HKEK LLC (Kenneth Kohlenberg)				Owner Email:			
Owner Address: 1982 SH 46 S, NB, TX 78130 / 1942 SH 46 S, NB, TX 78130				Owner Phone:			
Preparer Company: Colliers Engineering and Design							
Preparer Name: Nicholas Aiello				Preparer Email: nicholas.aiello@collierseng.com			
Preparer Address: 5901 Vega Ave, Ste 100, Austin, TX 78735				Preparer Phone: (877) 627 3772			
Application Type or Reason for TIA Worksheet/Report							
<input checked="" type="checkbox"/> Zoning <i>GP 8/1/2024</i>		<input checked="" 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 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 checked="" 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 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
	Multi-Family Res. (15 units/ac)	220	DU	440	PM	0.40	0.51	0.41	6.74	176	224	180	2966
	Shopping Plaza (40-150K) - No Supermarket	821	KSF	48	WKND	1.73	5.19	6.22	67.52	83	249	299	3241
<i>Total from additional tabulation sheet (if necessary):</i>													
Total:										259	473	479	6207

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: <i>Jessica Perry</i>			Date: <i>5/10/2024</i>		
	<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.		

Section 3: Previously Approved TIA Worksheet/Report (provide)

Project Name:					
Preparer Company:		Preparer Name:		Date:	
Type:	<input type="checkbox"/> TIA Worksheet Only	<input type="checkbox"/> Level 1 TIA Report	<input type="checkbox"/> Level 2 TIA Report	<input type="checkbox"/> Level 3 TIA Report	
Approved with:	<input type="checkbox"/> Zoning	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat	<input type="checkbox"/> Permit
TIA Scope Agreement:	<input type="checkbox"/> Yes (provide supporting documentation)		<input type="checkbox"/> No		

Section 4: Update to and Status of Land Use and Trip Information for Total Development with Approved TIA Worksheet/Report (All Subdivision Phases)

Phase	Land Use	Status ³	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	Multi-Family Res. (15 units/ac)	A	220	DU	440	PM	0.40	0.51	0.41	6.74	176	224	180	2966
2	Shopping Plaza (40-150K) - No Supermarket	A	821	KSF	48	WKND	1.73	5.19	6.22	67.52	83	249	299	3241
<i>Total from additional tabulation sheet (if necessary):</i>														
Total:											259	473	479	6207

¹Institute of Transportation Engineers (ITE) Trip Generation, 11th Edition or most recent; ²E.g., Dwelling Units, Acres, Employees, KSF, etc.; ³Specify current approved status of unit: PLAN – Zoning/Concept Plan/Detail Plan/Master Plan, PP – Preliminary Plat, FP – Final Plat, P – Permit, C – Completed, A – With this Application (current)

Section 5: Approved TIA Worksheet/Report Conformance

Approved TIA Conformance	AM Peak Hour Trips	PM Peak Hour Trips	WKND Peak Hour Trips	Daily Trips
Approved development total:				
Updated development total:				
Difference development total:				
New TIA Report Required?				
Increase in PHT over 10% or change in TIA Submittal Type?	<input type="checkbox"/> Yes. A TIA Report or update is required. <input type="checkbox"/> No			

Section 6: Required TIA Mitigation Measures

Mitigation Measures	Phase	Total PHT
1.		
2.		
3.		
4.		
5.		
6.		