

TIA DETERMINATION REQUIREMENTS

February 24, 2023
Saur Ln - Multifamily
TIA23-0004

Owner:
Rockspring attn: David Orr
9901 W I10 Ste. 725, San Antonio, TX 78230
david@rockspring.com

Preparer:
INK Civil - Madison Simon
2021 W SH46 #105, New Braunfels, TX 78132
MadisonSimon@ink-civil.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 2 TIA Report is required. **Note: Full build out analysis of property(s) is required but could not be confirmed from submitted exhibits. Responsibility falls on applicant to confirm and communicate extent of property boundary. Failure to do so could cause delays.**

The attached TIA Scoping Meeting Worksheet, along with any other pertinent documents, should be submitted to Rebecca Browne rbrowne@newbraunfels.gov. Upon receipt of the packet, Mrs. Browne 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) 221-4020 if you have any questions or need any additional information.

Respectfully,



Jessica Perry, E.I.T.
Graduate Engineer

JP / jp

*****After preparing the TIA report, please submit report using the online portal <https://nbpermits.nbtexas.org/publicaccess/template/Login.aspx> once the document has been uploaded email kbowlby@newbraunfels.gov with the transmittal letter attached to notify of the TIA report 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: Saur Lane			Date: 2/24/2023
Subdivision Plat Name:		Project Address/Location: Saur Ln and Saengerhalle Rd	
Location?	☒ City of New Braunfels	☐ New Braunfels ETJ	☐ Comal County ☒ Guadalupe County
Owner Name: Rockspring attn: David Orr		Owner Email: david@rockspring.com	
Owner Address: 9901 W I10 Ste. 725		Owner Phone:	
Preparer Company: INK Civil			
Preparer Name: Madison Simon		Preparer Email: MadisonSimon@ink-civil.com	
Preparer Address: 2021 W SH46 #105, New Braunfels, TX 78132		Preparer Phone: (830) 358-7127	
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
Multifamily Housing (Mid-Rise) Not Close to Rail Transit	221	DU	360	.35	.39	.39	126	141	141
Multifamily Housing (Low-Rise) Not Close to Rail Transit	220	DU	860	.47	.57	0.41	405	491	353
Total from additional tabulation sheet (if necessary):									
Total:							531	632	494

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).