



**TIA DETERMINATION REQUIREMENTS**  
**October 20, 2023**  
**Kohlenberg 60-Ac Tract Entitlements**  
**TIA23-0076**

Owner:  
Schaefer, Allen & Tammy L and HKEK LLC  
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Preparer:  
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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 3 TIA Report is required.

**Lot 4 (multifamily) was left off but they need to add land uses for all lots in master plan.**

The attached TIA Scoping Meeting Worksheet, along with any other pertinent documents, should be submitted to Carol Aceituno [caceituno@newbraunfels.gov](mailto: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,

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](mailto: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 must be with this form to be considered a complete submittal.  
*Note: The final decision on intersections to be included within the TIA will be established by City Staff and listed within the approved scope.*

### Section 1: General Information

|                                                                                                                                                                                               |                                                |                                                                             |                                                                                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|-----------------------------------------------------------------------------|---------------------------------------------------------------------------------|
| <b>General Information</b>                                                                                                                                                                    |                                                |                                                                             |                                                                                 |
| Project Name:                                                                                                                                                                                 |                                                |                                                                             | Date:                                                                           |
| Subdivision Plat Name:                                                                                                                                                                        |                                                | Project Address/Location:                                                   |                                                                                 |
| <b>Location?</b>                                                                                                                                                                              | <input type="checkbox"/> City of New Braunfels | <input type="checkbox"/> New Braunfels ETJ                                  | <input type="checkbox"/> Comal County <input type="checkbox"/> Guadalupe County |
| Owner Name:                                                                                                                                                                                   |                                                | Owner Email:                                                                |                                                                                 |
| Owner Address:                                                                                                                                                                                |                                                | Owner Phone:                                                                |                                                                                 |
| Preparer Company:                                                                                                                                                                             |                                                |                                                                             |                                                                                 |
| Preparer Name:                                                                                                                                                                                |                                                | Preparer Email:                                                             |                                                                                 |
| Preparer Address:                                                                                                                                                                             |                                                | Preparer Phone:                                                             |                                                                                 |
| <b>Application Type or Reason for TIA Worksheet/Report</b>                                                                                                                                    |                                                |                                                                             |                                                                                 |
| <input type="checkbox"/> Master Plan <input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> Commercial Permit <input type="checkbox"/> Zoning |                                                |                                                                             |                                                                                 |
| <b>TIA Submittal Type</b> (A TIA Worksheet is required with all zoning, plan and plat applications)                                                                                           |                                                |                                                                             |                                                                                 |
| <input type="checkbox"/> TIA Worksheet Only (100 peak hour trips or less)                                                                                                                     |                                                | <input type="checkbox"/> Level 1 TIA Report (101-500 peak hour trips)       |                                                                                 |
| <input type="checkbox"/> Level 2 TIA Report (501-1,000 peak hour trips)                                                                                                                       |                                                | <input type="checkbox"/> Level 3 TIA Report (1,001 or more peak hour trips) |                                                                                 |
| <b>Previously Approved TIA</b> (Required if this project is part of a development with a previously approved TIA report)                                                                      |                                                |                                                                             |                                                                                 |
| Previously Approved TIA Report Name:                                                                                                                                                          |                                                |                                                                             | City Approval Date:                                                             |
| <b>TxDOT Access Approved?</b>                                                                                                                                                                 |                                                |                                                                             |                                                                                 |
| <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable                                                                                              |                                                |                                                                             |                                                                                 |

### Section 2: Proposed Land Use and Trip Information for Application

| Land Use                                               | ITE Code <sup>1</sup> | ITE Unit <sup>2</sup> | 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 |
|--------------------------------------------------------|-----------------------|-----------------------|--------------------|-------------------|-------------------|---------------------|--------------------|--------------------|----------------------|
|                                                        |                       |                       |                    |                   |                   |                     |                    |                    |                      |
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|                                                        |                       |                       |                    |                   |                   |                     |                    |                    |                      |
|                                                        |                       |                       |                    |                   |                   |                     |                    |                    |                      |
| Total from additional tabulation sheet (if necessary): |                       |                       |                    |                   |                   |                     |                    |                    |                      |
| Total:                                                 |                       |                       |                    |                   |                   |                     |                    |                    |                      |

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

<sup>2</sup>E.g., Dwelling Units, Acres, Employees, KSF, etc.