



TIA DETERMINATION REQUIREMENTS

May 26, 2023

Mission Park New Braunfels

TIA23-0038

Owner:

MP New Braunfels, LLC
745 E. Mulberry Ave., Suite 700
San Antonio, TX 78212

Preparer:

Bjorn Boentges, PE, CFM (Concept Ascend)
bboentges@conceptascend.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.

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) 221-4276 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.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 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: Mission Park New Braunfels			Date: 05/10/2023
Subdivision Plat Name: TBD		Project Address/Location: 3700 Interstate Highway 35 North	
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: MP New Braunfels, LLC		Owner Email: rdtips@missionparks.com	
Owner Address: PO Box 14000, San Antonio, TX 78214		Owner Phone: (210) 647-7466	
Preparer Company: Concept Ascend			
Preparer Name: Bjorn Boentges, PE, CFM		Preparer Email: bboentges@conceptascend.com	
Preparer Address: 24702 Malka, San Antonio, TX 78261		Preparer Phone: (915) 497-1010	
Application Type or Reason for TIA Worksheet/Report			
<input type="checkbox"/> Master Plan <input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> Commercial Permit <input checked="" type="checkbox"/> Zoning			
TIA Submittal Type (A TIA Worksheet is required with all zoning, plan and plat applications)			
<input checked="" 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)	
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?			
<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 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
General Office Building	710	KSF	25.76	1.52	1.44	0.53	39	37	14
Corporate HQ Building	714	KSF	5.00	1.45	1.30	0.10	7	7	1
Mosque	562	KSF	9.04	9.54	4.22	Not Available	86	38	Not Available
Automated Car Wash	948	Tunnel	1	Not Available	77.50	41.00	Not Available	78	41
Floodplain									
Total from additional tabulation sheet (if necessary):									
Total:							132	160	56

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).