

**TIA DETERMINATION REQUIREMENTS**

**April 24, 2023**  
**3206 IH 35 N - Texas Roadhouse**  
**TIA23-0025**

Owner:  
A-L 95 Creekside Town Center, LP  
MHarney@NewQuest.com

Preparer:  
Janson Ting  
JTing@GreenbergFarrow.com

The Engineering Division reviewed the TIA Determination application and associated documents for the referenced development. Based on the information provided in the application, only a TIA worksheet is required.

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 [csamora@newbraunfels.gov](mailto:csamora@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

<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
Total from additional tabulation sheet (if necessary):									
<b>Total:</b>									

<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.

Please include:

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