

TIA DETERMINATION REQUIREMENTS

March 22, 2023

GolesCo Subdivision Apartments

TIA23-0014

Owner:

Matthew Goles / GolesCo, INC.
matt@golesco.com

Preparer:

Manuel Barrera
mbarrera@kfwengineers.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 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: GolesCo Subdivision Apartments			Date: 03/16/2023
Subdivision Plat Name: GolesCo Subdivision		Project Address/Location: 605 Santa Clara Ave., New Braunfels 78130	
Location?	☒ City of New Braunfels	☐ New Braunfels ETJ	☐ Comal County ☐ Guadalupe County
Owner Name: Matthew Goles, GolesCo, INC.		Owner Email: matt@golesco.com	
Owner Address: 4819 FM 482, New Braunfels, 78131		Owner Phone: (830) 623-6301	
Preparer Company: KFW Engineering & Surveying			
Preparer Name: Manuel J. Barrera III, P.E.		Preparer Email: mbarrera@kfwengineers.com	
Preparer Address: 3421 Paesanos Pkwy, San Antonio, TX 78231		Preparer Phone: (210) 979-8444	
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 <u>all</u> 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

OR

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 (Low rise	220	DU	4	0.40	0.51	0.41	2	2	2
quadplex	215	DU	4	.48	.57		2	2	
Total from additional tabulation sheet (if necessary):									
Total:							2	2	2

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).