



TIA DETERMINATION REQUIREMENTS

September 30, 2024

5309 I-35 Industrial

TIA24-0058

Owner:

Jonathan Valentine

johnny@johnnysbackyardsa.com

Preparer:

Pape Dawson Engineers

ckowalski@pape-dawson.com

The Engineering Division reviewed the TIA Worksheet and associated documents for the referenced development and TIA determination. Based on the information provided in the application, a Level 1 TIA Report is required.

Please submit the attached TIA Scope Worksheet, along with all other pertinent documents (listed on Scope Worksheet: Required Documents), through the portal, and kindly inform the Engineering Permit Technician by email: engineeringtechs@newbraunfels.gov. Upon receipt and review of the packet, City staff will review and finalize the TIA Scope Worksheet, or follow up with a request for information, or a scope meeting.

A TIA scope meeting may be required per the TIA Scope Worksheet: Section 4. A scope meeting may also be requested by the applicant. If a meeting is necessary, City staff will contact you to schedule.

Effective April 1, 2024, the review fee will be determined based on the TIA scope and review comments and will be provided with the TIA Scope Worksheet and review comments. The review fee shall be paid through the portal to start the review.

Please contact the Engineering Division at (830) 221-4275 if you have any questions or need 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.newbraunfels.gov/publicaccess/template/Login.aspx>

once the document has been uploaded email cedmond@newbraunfels.gov with the transmittal letter attached to notify of the TIA submittal.

ONE CITY, ONE TEAM

830.221.4000 | 550 LANDA STREET, NEW BRAUNFELS, TX 78130 | NEWBRAUNFELS.GOV

CITY OF NEW BRAUNFELS TRAFFIC IMPACT ANALYSIS (TIA) WORKSHEET

Complete this worksheet to determine Traffic Impact Analysis requirements and as a requirement for zoning, master plan, plat, and permit applications as specified in the City of New Braunfels Code of Ordinances Section 118-46. A project site plan with an area map must be included with this worksheet to be considered a complete application.

Section 1: General Information

Project Name: I35 Industrial		Date: 9/26/2024		
Subdivision Plat Name: N/A		Project Address/Location: 5309 IH 35 S New Braunfels, TX 78132		
Location?	☒ City of New Braunfels	☐ New Braunfels ETJ	☐ Comal County	☐ Guadalupe County
Owner Name: Jonathan Valentine		Owner Email: johnny@johnnysbackyardsa.com		
Owner Address: 27918 Wild Bloom, San Antonio, TX 78260		Owner Phone: (210) 429-7529		
Preparer Company: Pape-Dawson Consulting Engineers				
Preparer Name: Jocelyn Perez		Preparer Email: jperez@pape-dawson.com		
Preparer Address: 1672 Independence Drive, Suite 102, New Braunfels 78132		Preparer Phone: (830) 632-5633		
Application Type or Reason for TIA Worksheet/Report				
☒ Zoning ☐ Master Plan ☐ Preliminary Plat ☐ Final Plat ☐ Permit				
TIA Submittal Type (A TIA Worksheet is required with all zoning, plan, plat, and permit applications)				
☐ TIA Worksheet Only (99 peak hour trips or less)		☒ Level 1 TIA Report (100-199 peak hour trips)		
☐ TIA Worksheet Only – Previous TIA Worksheet/Report Approved (complete Sections 3-6)		☐ Level 2 TIA Report (200-499 peak hour trips)		
☐ TIA Worksheet Only – Previous TIA Report not required (supporting documentation may be required)		☐ Level 3 TIA Report (500 or more peak hour trips)		
TxDOT Access Authorized?				
☐ Yes (provide supporting documentation)		☒ No (authorization required for application approval)		☐ Not Applicable

Section 2: Proposed Land Use and Trip Information for Application

Phase	Land Use	ITE Code ¹	ITE Unit ²	Est. Project Units	Critical Peak Hour	AM Peak Hour Rate	PM Peak Hour Rate	WKND Peak Hour Rate	Daily Trip Rate	AM Peak Hour Trips	PM Peak Hour Trips	WKND Peak Hour Trips	Daily Trips
	Business Park	770	1000 SF GFA	122.80	WKND	1.35	1.22	2.56	12.44	166	150	315	1530
					AM			Wknd PHIT N/A for 770					
Total from additional tabulation sheet (if necessary):										166	150	315	1530
Total:													

¹Institute of Transportation Engineers (ITE) Trip Generation, 11th Edition or most recent; ²E.g., Dwelling Units, Acres, Employees, KSF, etc.

Internal Use Only	Reviewed by: Jessica Perry			Date: 9/30/2024
	☐ TIA Worksheet is acceptable.	☐ TIA Worksheet requires corrections.	☒ TIA Report required.	☐ TIA Update required.