



TIA DETERMINATION REQUIREMENTS

September 15, 2023

Umatiya

TIA23-0068

Owner:
Sameer Umatiya
sameerumatiya@yahoo.com

Preparer:
Scott Israelson
scott@traffic-impact.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 2 TIA Report is required. Changes to estimated land uses following approval could require further review.

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) 221-4275 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 / 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 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:			Date:
Subdivision Plat Name:		Project Address/Location:	
Location?	☐ City of New Braunfels	☐ New Braunfels ETJ	☐ Comal County ☐ Guadalupe County
Owner Name:		Owner Email:	
Owner Address:		Owner Phone:	
Preparer Company:			
Preparer Name:		Preparer Email:	
Preparer Address:		Preparer Phone:	
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 all 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

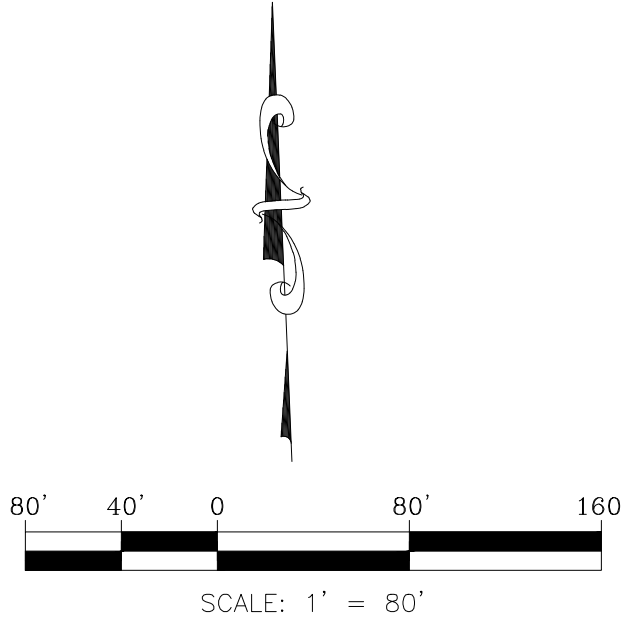
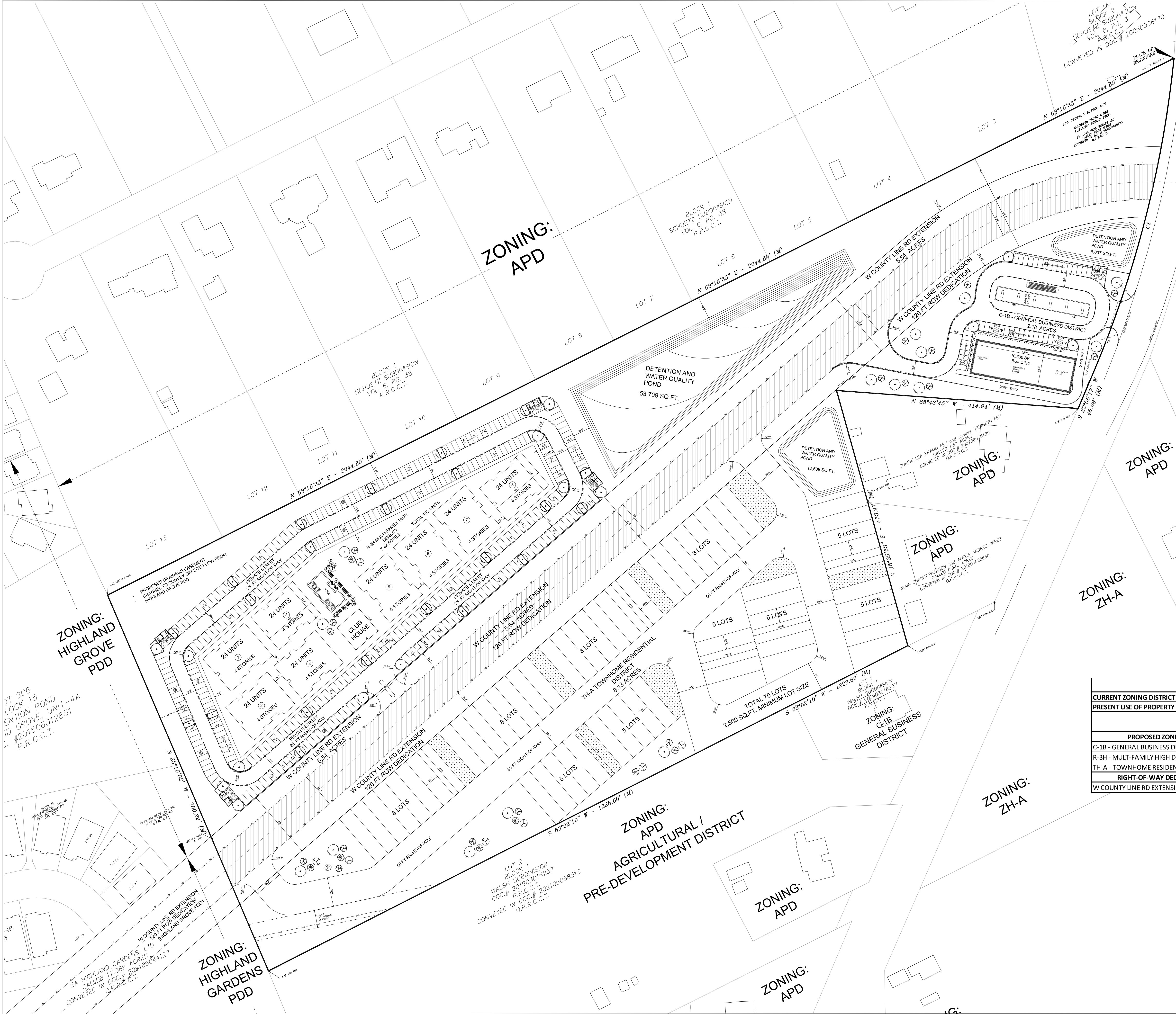
Land Use	ITE Code ¹	ITE Unit ²	Est. Project Units	AM Peak Hour Rate	PM Peak Hour Rate	WKND Peak Hour Rate	AM Peak Hour Trips	PM Peak Hour Trips	WKND Peak Hour Trips
Total from additional tabulation sheet (if necessary):									
Total:									

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).



CURVE TABLE (M)				
CURVE #	LENGTH	RADIUS	DELTA	CH BEARING
C1	579.70'	1870.08'	07°42'30"	S 14°42'41" W

SITE DATA TABLE			
CURRENT ZONING DISTRICT	APD: AGRICULTURAL / PRE-DEVELOPMENT DISTRICT		
PRESENT USE OF PROPERTY	SINGLE-FAMILY HOME / VACANT LAND		
SITE AREA (AC) =		25.59 ACRES	
SITE AREA (S.F.) =		1,114,696 SF	
PROPOSED ZONING DISTRICT	PROPOSED USE OF PROPERTY	AREA (SQ.FT.)	AREA (ACRES)
C-1B - GENERAL BUSINESS DISTRICT	GAS STATION	95,028.44	2.18
R-3H - MULTI-FAMILY HIGH DENSITY	MULTI-FAMILY RESIDENTIAL	424,318.99	9.74
TH-A - TOWNHOME RESIDENTIAL DISTRICT	TOWNHOMES	354,136.16	8.13
RIGHT-OF-WAY DEDICATION (R.O.W.)			
W COUNTY LINE RD EXTENSION	120 FT R.O.W. WIDTH	241,212.15	5.54

MULTI-FAMILY SITE TABLE	
ZONING DISTRICT	R-3H MULTI-FAMILY DISTRICT
ACREAGE	9.74 ACRES
1-BED UNIT PER LEVEL	4 *FLOOR PLAN SCHEMATIC TBD.
2-BED UNIT PER LEVEL	2 *FLOOR PLAN SCHEMATIC TBD.
TOTAL UNITS PER FLOOR	6 UNITS
TOTAL STORIES PER BUILDING	4 STORIES
UNITS PER BUILDING	24 UNITS
NUMBER OF BUILDINGS	8 BUILDINGS
TOTAL UNITS	192 UNITS

MULTI-FAMILY PARKING TABLE			
Unit type	Number of Units	Required Parking/Unit	Required Parking Spaces
Single Bedroom	128	1.5	192
Two Bedroom	64	2	128
Total Units	192		
Required Parking Spaces			320
*Dwelling unit larger than 1 bedroom: 1.5 spaces for first room plus 0.5 space for each additional bedroom of each unit.			
Provided Parking Spaces			358

REVISIONS/CORRECTIONS	
NO.	DESCRIPTION

08/24/2023

UMATIYA PDD
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CONCEPT PLAN

CIVIL DIVISION

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