

TIA DETERMINATION REQUIREMENTS October 3, 2024 Klein Rd Gas Station TIA24-0056

Owner: Fred Ghavidel 550 Landa Street New Braunfels, TX 78130

Preparer: Christine Quattro, PhD, AICP 315 E Commerce Street San Antonio, TX 78205 chrissy@christensensatx.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 2 TIA Report is required.

Please submit the attached <u>TIA Scope Worksheet</u>, 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.

The TIA worksheet is incomplete. City staff will contact you to schedule a meeting to discuss the necessary revisions. Please note: per code, an experienced transportation professional with specific training in traffic engineering and several years of experience preparing transportation studies should be consulted to prepare TIA worksheets.

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,

Jessica Perry, E.I.T. Graduate Engineer

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***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) WORKSHEET

Complete this worksheet to <u>determine</u> 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	L: General Information		•										
Project Name: Subdivision Plat Name:						Project Address/Location:							
					P								
Locatio	n? City of New Braunfels	1	New Braunt	fels ETJ		Cc	mal Coun	ty		Gua	dalupe Cou	nty	
Owner	Name:				С)wner Emai	l:						
Owner	Address:				С	wner Phon	e:						
Prepare	er Company:												
Prepare	er Name:				P	reparer Em	ail:						
Prepare	er Address:				P	reparer Pho	one:						
Applicat	ion Type or Reason for TIA Worksheet/	Report											
Zon	ing Master	Plan		Preli	minary Pla	t		Final Plat			Permit		
TIA Subr	nittal Type (A TIA Worksheet is required	with all zo	ning, plan,	plat, and p	ermit app	lications)							
☐ TIA ☐ TIA	Worksheet Only (99 peak hour trips or I Worksheet Only – Previous TIA Worksh Worksheet Only – Previous TIA Report r	eet/Report	• •			•	[red) [Level 2 TI	A Report (1 A Report (2 A Report (5	200-499 pe	ak hour trip	os)	
	Access Authorized?												
Yes	(provide supporting documentation)		∐ No (aι	uthorizatio	n required	for applica	tion appro	oval)	☐ No	t Applicable	e		
Section 2	2: Proposed Land Use and Trip Informat	ion for App	olication										
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
									L				
					I otal fr	om addition	iai tabulati	on sheet (if n					
¹ Institute	of Transportation Engineers (ITE) Trip Gener	ation. 11 th Fo	dition or mo	st recent: ² F	.g., Dwellin	g Units, Acre	s. Employe	es. KSF. etc.	Total:				
	Reviewed by:				.0., 5 ***********************************	0 31110, 71010	o, Employe		Dat	e:			
Internal I	Jse Only	T											

TIA Worksheet | Revised 1/2024

☐ TIA Report required.

☐ TIA Update required.

☐ TIA Worksheet requires corrections.

☐ TIA Worksheet is acceptable.

Section 3: Previously Approved TIA Worksheet/Report (provide) Project Name: Preparer Company: Preparer Name: Date: Level 3 TIA Report Type: TIA Worksheet Only Level 1 TIA Report Level 2 TIA Report Final Plat Approved with: Zoning Master Plan Preliminary Plat Permit TIA Scope Agreement: Yes (provide supporting documentation) No Section 4: Update to and Status of Land Use and Trip Information for Total Development with Approved TIA Worksheet/Report (All Subdivision Phases) PM WKND AM PM **WKND** AM Est. Critical Daily ITE ITE Peak **Peak** Peak **Peak** Peak Peak Daily Status³ Project Peak Trip **Phase Land Use** Code¹ Unit² Hour Hour Hour Hour Hour Hour Trips Units Hour Rate Rate Rate Rate Trips Trips Trips

Section 5: Approved TIA Worksheet/Report Conformance

Approved TIA Conformance	AM Peak Hour Trips	PM Peak Hour Trips	WKND Peak Hour Trips	Daily Trips
Approved development total:				
Updated development total:				
Difference development total:				
New TIA Report Required?				
Increase in PHT over 10% or	Yes. A TIA	Report or upda	ate is required.	
change in TIA Submittal Type?	☐ No			

Section 6: Required TIA Mitigation Measures

Total:

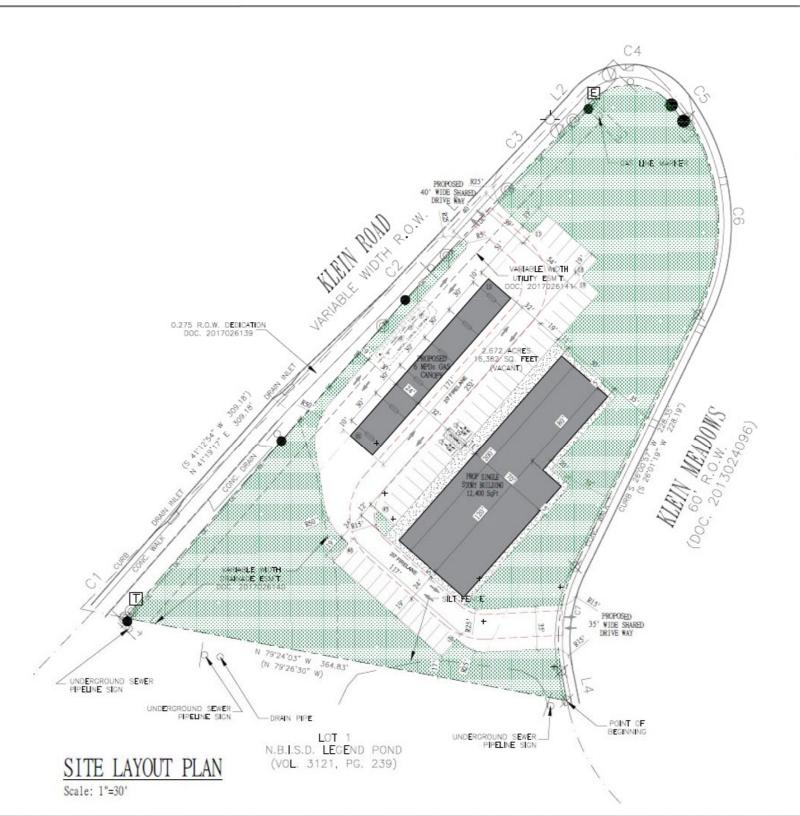
Total from additional tabulation sheet (if necessary):

Mitigation Measures	Phase	Total PHT
1.		
2.		
3.		
4.		
5.		
6.		

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

³Specify current approved status of unit: PLAN – Zoning/Concept Plan/Detail Plan/Master Plan, PP – Preliminary Plat, FP – Final Plat, P – Permit, C – Completed, A – With this Application (current)



PARKING CLACULATION:-

CONVENIENCE ST	TORE (TYPE M)	
CONVENIENCE STORE (TYPE M) C-STORE: 12,400SQFT /200 TOTAL PARKING REQUIRED ADA PARKING PROVIDED PUMP SPACES PROVIDED PARKING PROVIDED TOTAL PARKING PROVIDED	- 62 - 62	
PUMP SPACES PRO	VIDED	- 2 - 12 - 44
TOTAL PARKING PR	ROVIDED	- 58