



TIA DETERMINATION REQUIREMENTS

May 15, 2023

revised 5/16/2023 JP

Rezoning of 2257 and 2265 TX-46 W

TIA23-0039

Owner:

Surepoint Developments

clint@surepointdevelopment.com

Preparer:

Madison Simon

plats@ink-civil.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) 221-4276 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 / jp

*****After preparing the TIA, 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 submittal.

ONE CITY, ONE TEAM

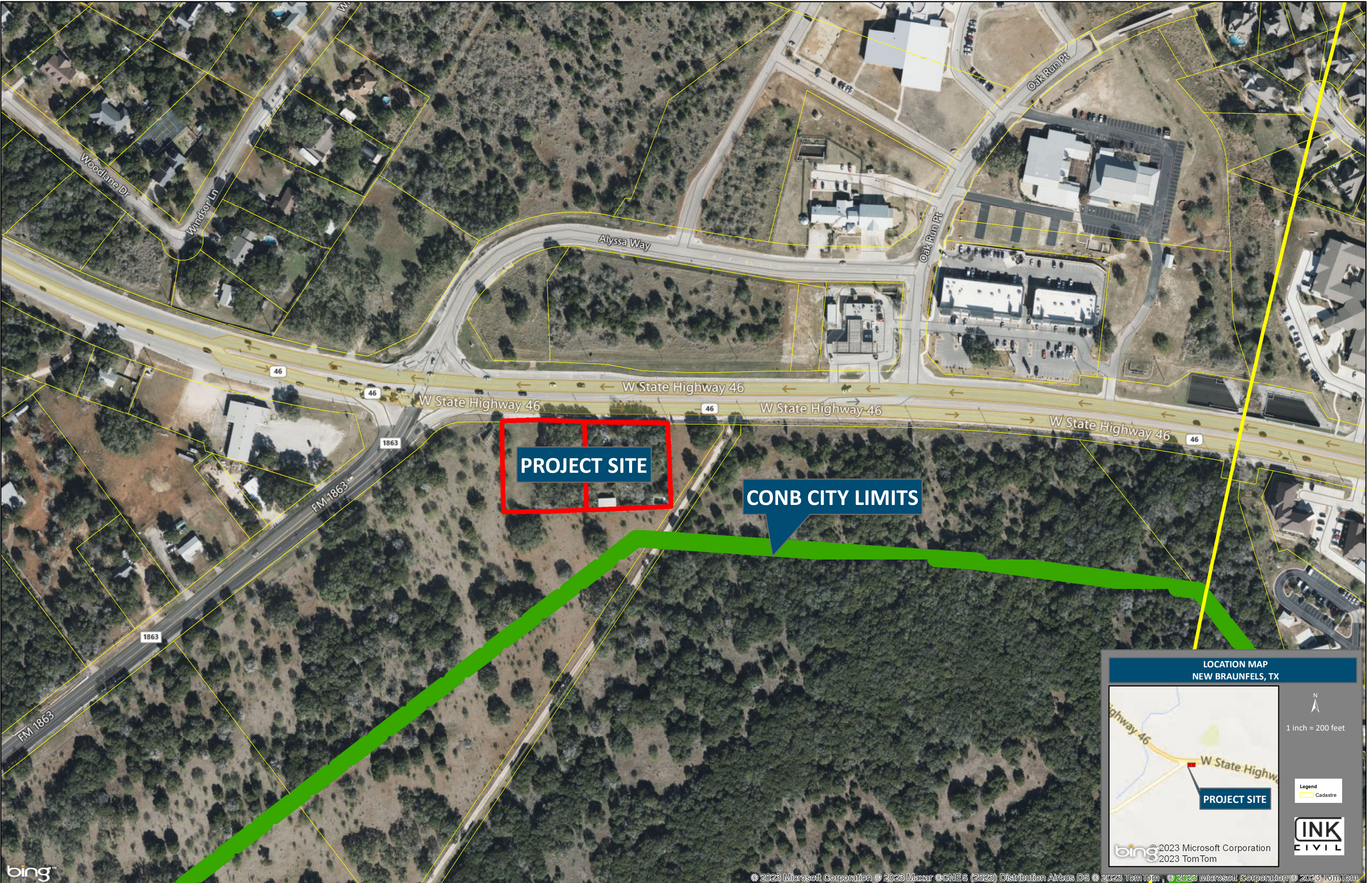
830.221.4000 | 550 LANDA STREET, NEW BRAUNFELS, TX 78130 | NEWBRAUNFELS.GOV

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.

General Information				
Project Name: Rezoning of 2257 and 2265 Tx-46 W New Braunfels, TX 78132				Date: 05/11/2023
Subdivision Plat Name: A-708 SUR-279 J M Steiner		Project Address/Location: 2257 and 2265 Tx-46 W New Braunfels, TX 78132		
Location?	<input checked="" type="checkbox"/> City of New Braunfels	<input type="checkbox"/> New Braunfels ETJ	<input checked="" type="checkbox"/> Comal County	<input type="checkbox"/> Guadalupe County
Owner Name: Surepoint Developments			Owner Email: clint@surepointdevelopment.com	
Owner Address: 1221 Broadway Suite 104 San Antonio, TX 78215			Owner Phone:	
Preparer Company: INK Civil				
Preparer Name: Madison Simon, EIT			Preparer Email: madisonsimon@ink-civil.com	
Preparer Address: 2021 W SH 46 Suite #105 New Braunfels, TX 78132			Preparer Phone: (830) 358-7127	
Application Type or Reason for TIA Worksheet/Report				
<input type="checkbox"/> Master Plan	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat	<input type="checkbox"/> Commercial Permit	<input checked="" type="checkbox"/> Zoning
TIA Submittal Type (A TIA Worksheet is required with <u>all</u> 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)		
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?				
<input type="checkbox"/> Yes		<input checked="" type="checkbox"/> No		<input type="checkbox"/> Not Applicable

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
Mini-Warehouse	151	KSF GFA	115	.18	.18	.2	21	21	23
Total from additional tabulation sheet (if necessary):									
Total:							21	21	23

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



PROJECT SITE

CONB CITY LIMITS

LOCATION MAP
NEW BRAUNFELS, TX

1 inch = 200 feet

Legend
Cadastral

PROJECT SITE

© 2023 Microsoft Corporation
© 2023 TomTom

INK CIVIL