



PUBLIC WORKS

TIA DETERMINATION REQUIREMENTS

October 5, 2022

Vivo New Braunfels Ph 2

TIA22-0130

Owner:

Dan Norville

2381 Rosecrans Ave, Suite 330

El Segundo, CA 90245

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Preparer:

Jordan Schaefer

1251 Sadler Dr, Bldg K, Suite 1200

San Marcos, TX 78666

jordan.schaefer@kimley-horn.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,

A handwritten signature in blue ink that reads "Jessica Perry".

Jessica Perry, E.I.T.

Graduate Engineer

JP / jp

ONE CITY, ONE TEAM

ENGINEERING DIVISION | 830.221.4020 | 550 LANDA STREET, NEW BRAUNFELS, TX 78130 | NBTEXAS.ORG

CITY OF NEW BRAUNFELS TRAFFIC IMPACT ANALYSIS (TIA) DETERMINATION FORM

Complete this form to determine Traffic Impact Analysis requirements.
 A site exhibit must be with this form to be considered a complete submittal.
Note: The final decision on intersections to be included within the TIA will be established by City Staff and listed within the approved scope.

Section 1: General Information

General Information	
Project Name: Vivo New Braunfels	Date: 09/29/2022
Subdivision Plat Name: Vivo Subdivision	Project Address/Location: 1051 I-35 East, New Braunfels, TX 78130
Location? <input checked="" type="checkbox"/> City of New Braunfels <input type="checkbox"/> New Braunfels ETJ <input type="checkbox"/> Comal County <input type="checkbox"/> Guadalupe County	
Owner Name: Vivo Investment Group	Owner Email: dan@vivoinvestmentgroup.com
Owner Address: 2381 Rosecrans Ave, Suite 330, El Segundo, CA 90245	Owner Phone: (310) 699-2983
Preparer Company: Kimley-Horn and Associates, Inc	
Preparer Name: Jordan Schaefer, P.E.	Preparer Email: Jordan.Schaefer@Kimley-Horn.com
Preparer Address: 1251 Sadler Drive, Building K, Suite 1200, San Marcos, TX 78666	Preparer Phone: (737) 222-7228
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 all zoning, plan and plat applications)	
<input checked="" 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: N/A	City Approval Date:
TxDOT Access Approved?	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> 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
Multifamily Housing (Low-Rise) - Proposed Conditions	220	Dwelling Units	187	0.40	0.51	0.41	75	95	77
Multifamily Housing (Low-Rise) - Existing Conditions	220	Dwelling Units	139	0.40	0.51	0.41	56	71	57
Difference between Existing & Proposed	220	Dwelling Units	48	0.40	0.51	0.41	19	24	20
<i>Total from additional tabulation sheet (if necessary):</i>									
Total:							19	24	20

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

CITY OF NEW BRAUNFELS TRAFFIC IMPACT ANALYSIS (TIA) WORKSHEET

Complete this worksheet as a requirement for zoning, master plan, plat and permit as specified in City of New Braunfels Code of Ordinances Sections 114-99 and 118-46.
 Note: The Code provides the minimum information for a TIA report and it is recommended that a scoping meeting be scheduled with the Engineering Division. The final decision on intersections to be included within TIA reports is established by City Staff and listed within the approved scope.

Section 1: General Information

Project Name: Vivo New Braunfels						Date: 10/07/2022	
Subdivision Plat Name: Vivo Subdivision				Project Address/Location: 1051 I-35 East, New Braunfels, TX 78130			
Location? <input checked="" type="checkbox"/> City of New Braunfels		<input type="checkbox"/> New Braunfels ETJ		<input type="checkbox"/> Comal County		<input type="checkbox"/> Guadalupe County	
Owner Name: Vivo Investment Group				Owner Email: dan@vivoinvestmentgroup.com			
Owner Address: 2381 Rosecrans Ave, Suite 330, El Segundo, CA 90245				Owner Phone: (310) 699-2983			
Preparer Company: Kimley-Horn and Associates, Inc							
Preparer Name: Jordan Schaefer, P.E.				Preparer Email: Jordan.Schaefer@Kimley-Horn.com			
Preparer Address: 1251 Sadler Drive, Building K, Suite 1200, San Marcos, TX 78666				Preparer Phone: (737) 222-7228			
TIA scoping meeting with City Engineering Division staff? (required for reports) <input type="checkbox"/> Yes. Date: <input checked="" type="checkbox"/> No.				TIA Worksheet/Report approved with previous zoning, plan, plat or permit? <input type="checkbox"/> No. Complete Page 1 only. <input checked="" type="checkbox"/> Yes. Complete Pages 1 and 2.			
Application Type or Reason for TIA Worksheet/Report							
<input type="checkbox"/> Zoning/Concept Plan/Detail Plan		<input type="checkbox"/> Master Plan		<input type="checkbox"/> Preliminary Plat		<input type="checkbox"/> Final Plat	
<input type="checkbox"/> Permit						<input checked="" type="checkbox"/> Other SUP Application	
TIA Submittal Type (A TIA Worksheet is required with all zoning, plan, plat and permit applications)							
<input checked="" 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"/> TIA Worksheet Only – Previous TIA Report Approved				<input type="checkbox"/> Level 2 TIA Report (501-1,000 peak hour trips)			
<input type="checkbox"/> TIA Worksheet Only – Previous TIA Report not required (supporting documentation may be required)				<input type="checkbox"/> Level 3 TIA Report (1,001 or more peak hour trips)			

Section 2: Proposed Land Use and Trip Information for Application

Unit	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
1	Multifamily Housing (Low-Rise) - Proposed Conditions	220	Dwelling Units	187	PM	0.40	0.51	0.41	6.74	75	95	77	1260
2	Multifamily Housing (Low-Rise) - Existing Conditions	220	Dwelling Units	139	PM	0.40	0.51	0.41	6.74	56	71	57	937
3	Difference between Existing & Proposed	220	Dwelling Units	48	PM	0.40	0.51	0.41	6.74	19	24	20	323
<i>Total from additional tabulation sheet (if necessary):</i>													
Total:										19	24	20	323

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:			Date:
	<input type="checkbox"/> TIA Worksheet is acceptable.	<input type="checkbox"/> TIA Worksheet requires corrections.	<input type="checkbox"/> TIA Report required.	<input type="checkbox"/> TIA Report not required.

