



## TIA DETERMINATION REQUIREMENTS

August 29, 2023

FM 1102 10ac Tract Commercial

TIA23-0063

Owner:  
Zahir Prasla  
jkmomin@gmail.com

Preparer:  
Mason Pullen  
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, a TIA Report is required.

**The level of the report cannot be determined at this time. Calculations depicted on TIA Determination Form are for a smaller store (2-4k sq ft GFA). Land use subcategory shall be site-specific for GFA (5.5-10k) or VFP (9-15). Provide justification for choosing one over the other. Please provide TIA worksheet with revised trip calculations prior to scheduling scoping meeting.**

**Note: Determination was made with the land use estimates as seen on the attached TIA determination form. Approximately 60 KSF GFA General Light Industrial and 10 vehicle fueling positions Convenience Store (8.53 KSF GFA) are estimated for this property.**

The attached TIA Scoping Meeting Worksheet, along with any other pertinent documents, should be submitted to Carol Aceituno [caceituno@newbraunfels.gov](mailto: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,

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 [cedmond@newbraunfels.gov](mailto: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

<b>General Information</b>	
Project Name: FM 1102 10ac Tract Commercial	Date: 08/24/2023
Subdivision Plat Name: A-485 SUR-2 O RUSSELL	Project Address/Location: Corner of Orion Dr & FM 1102
<b>Location?</b> <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: Zahir Prasla	Owner Email: jkmomin@gmail.com
Owner Address: 8585 Sweetness Ln, Austin, TX 78750	Owner Phone: (512) 576-0786
Preparer Company: INK Civil	
Preparer Name: Mason Pullen	Preparer Email: plats@ink-civil.com
Preparer Address: 2021 W SH-46, Ste. 105, New Braunfels, TX 78132	Preparer Phone: (830) 358-7127
<b>Application Type or Reason for TIA Worksheet/Report</b>	
<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	
<b>TIA Submittal Type</b> (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 checked="" 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)
<b>Previously Approved TIA</b> (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:
<b>TxDOT Access Approved?</b>	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not Applicable	

## Section 2: Proposed Land Use and Trip Information for Application

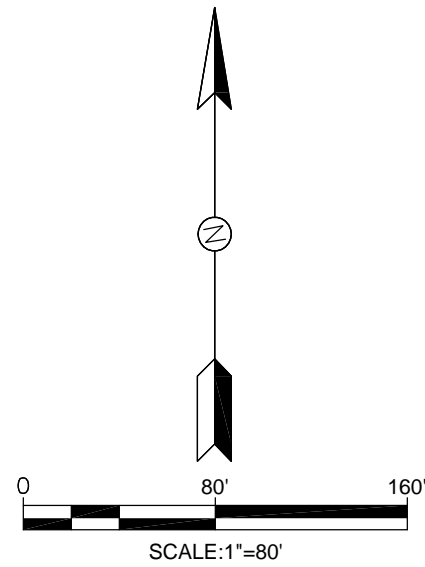
Land Use	ITE Code <sup>1</sup>	ITE Unit <sup>2</sup>	Est. Project Units	AM Peak Hour Rate	PM Peak Hour Rate	WKND Peak Hour Rate	AM Peak Hour Trips	PM Peak Hour Trips	WKND Peak Hour Trips
Convenience Store (2-4k)	945	VFP	10	16.06	18.42	17.01	161	185	171
General Light Industrial	110	KSF	60	.74	.65	.69	45	39	41
Convenience Store/Gas Station	945								
(5.5-10k GFA)		VFP	10	31.6	26.9	29.77	316	269	298
(9-15 VFP)		KSF	8.53	56.52	54.52	64.13	482	465	547
Total from additional tabulation sheet (if necessary):									
Total:							206	224	212

<sup>1</sup>Institute of Transportation Engineers (ITE) Trip Generation, 11<sup>th</sup> Edition or most recent

<sup>2</sup>E.g., Dwelling Units, Acres, Employees, KSF, etc.

Please include:

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



THIS DOCUMENT IS RELEASED  
FOR THE PURPOSE OF INTERIM  
REVIEW UNDER THE AUTHORITY  
OF JAMES INGALLS, P.E. #107416  
ON  
August 22, 2023. IT IS TO BE  
USED FOR BIDDING AND  
PERMITTING PURPOSES ONLY.  
NOT TO BE USED FOR  
CONSTRUCTION.

ZAHIR PRASLA  
8585 SWEETNESS LN  
AUSTIN, TX

FM 1102- 12 ACRE TRACT

PRELIMINARY SITE PLAN

SHEET  
1 OF 1

NO	DATE	ISSUES AND REVISIONS
△		



2021 W SH46, STE 105  
NEW BRAUNFELS, TX. 78132  
PH: 830-358-7127      ink-civil.com  
TBPE FIRM F-13351

