



TIA DETERMINATION REQUIREMENTS

July 28, 2023

1671 Old McQueeney Rd

TIA23-0055

Owner:

David Humphrey

hcwsnewbraunfels@gmail.com

Preparer:

Ariana Newlin

ariana.alamoasbults@gmail.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

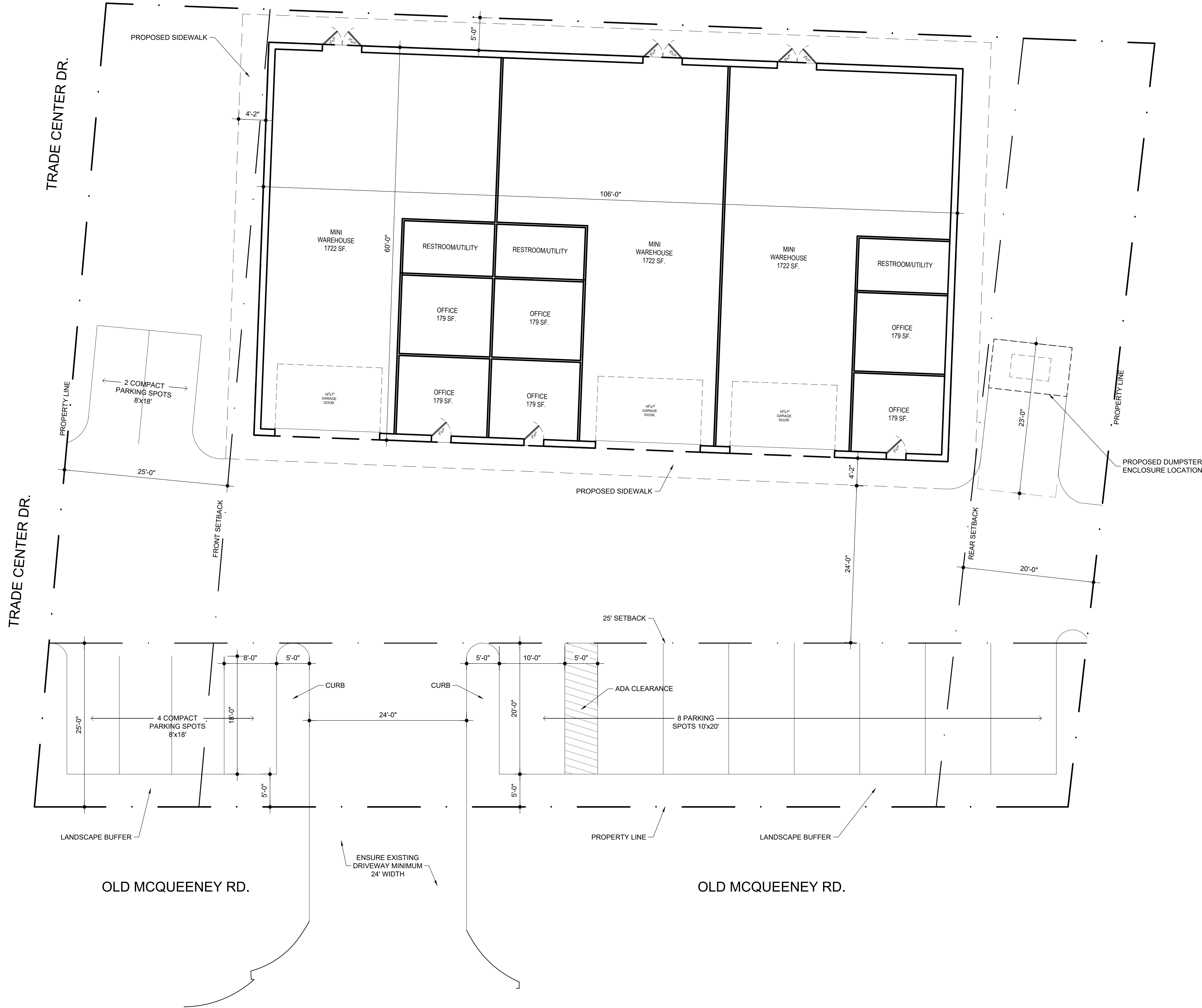
NORTH

1

AC-10

SITE PLAN

1/8"=1'-0"



JODY BAKER 210.705.4101
jody@alamoasbuilt.com AlamoAsBuilt.com

1671 OLD MCQUEENEY RD
NEW BRAUNFELS, TX

NEW DESIGN SITE PLAN

DATE: 07.18.2023

DESIGN
FOR
REVIEW

Sheet Number
AC-10

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?	<input type="checkbox"/> City of New Braunfels	<input type="checkbox"/> New Braunfels ETJ	<input type="checkbox"/> Comal County <input type="checkbox"/> 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			
<input type="checkbox"/> Master Plan <input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> Commercial Permit <input type="checkbox"/> Zoning			
TIA Submittal Type (A TIA Worksheet is required with all 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 type="checkbox"/> No <input type="checkbox"/> Not Applicable			

Section 2: Proposed Land Use and Trip Information for Application

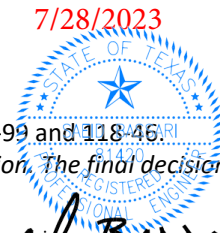
Land Use	ITE Code ¹	ITE Unit ²	Est. Project Units	AM Peak Hour Rate	PM Peak Hour Rate	WKND Peak Hour Rate	AM Peak Hour Trips	PM Peak Hour Trips	WKND Peak Hour Trips
Total from additional tabulation sheet (if necessary):									
Total:									

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).



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.

F-7819
512-630-6184

Saeid Bassari

Section 1: General Information

Project Name: 1671 Old McQueeney Rd				Date: 07/28/2023			
Subdivision Plat Name:				Project Address/Location: 1671 Old McQueeney Rd			
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: David Humphrey				Owner Email: hcwsnewbraunfels@gmail.com			
Owner Address: 1937 IH 35 N. Suite 107				Owner Phone: (830) 632-5071			
Preparer Company: Capital Engineering							
Preparer Name: Saeid Bassari, P.E.				Preparer Email: sbassari@capitalengineeringtx.com			
Preparer Address: 204 Escalera Parkway, Georgetown, Tx 78628				Preparer Phone: (512) 630-6184			
TIA scoping meeting with City Engineering Division staff? (required for reports)		<input checked="" type="checkbox"/> Yes. Date: 07/28/2023 <input type="checkbox"/> No.		TIA Worksheet/Report approved with previous zoning, plan, plat or permit?		<input checked="" type="checkbox"/> No. Complete Page 1 only. <input type="checkbox"/> Yes. Complete Pages 1 and 2.	
Application Type or Reason for TIA Worksheet/Report							
<input checked="" 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 type="checkbox"/> Other							
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	General Light Industrial	110	1000 sf of GFA	5.16	5	0.74	0.65	not in ITE range	4.87	4	3	not in ITE range	25
<i>Total from additional tabulation sheet (if necessary):</i>													
Total:										4	3		25

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.

Project Name:				
Preparer Company:		Preparer Name:		Date:
Type:	<input type="checkbox"/> TIA Worksheet Only	<input type="checkbox"/> Level 1 TIA Report	<input type="checkbox"/> Level 2 TIA Report	<input type="checkbox"/> Level 3 TIA Report
Approved with:	<input type="checkbox"/> Zoning/Concept Plan/Detail Plan	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Plat	<input type="checkbox"/> Permit <input type="checkbox"/> Other

Unit	Land Use	Status ³	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
Total from additional tabulation sheet (if necessary):														
Total:														

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)

Approved TIA Conformance		AM Peak Hour Trips	PM Peak Hour Trips	WKD Peak Hour Trips	Daily Trips
Approved development total:					
Updated development total:					
Difference development total:					
New TIA Report Required?					
Increase in Peak Hour Trips (PHT) over 100?	<input type="checkbox"/> Yes. New TIA Report required to be approved prior to approval. <input type="checkbox"/> No.				

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