



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 TIA Scope Worksheet, 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,

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

Jessica Perry, E.I.T.
Graduate Engineer
JP / ce

***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.

ONE CITY, ONE TEAM

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

CITY OF NEW BRAUNFELS TRAFFIC IMPACT ANALYSIS (TIA) WORKSHEET

Complete this worksheet to determine 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: General Information

Project Name:				Date:			
Subdivision Plat Name:				Project Address/Location:			
Location?	☐ City of New Braunfels	☐ New Braunfels ETJ	☐ Comal County	☐ 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							
☐ Zoning	☐ Master Plan	☐ Preliminary Plat	☐ Final Plat	☐ Permit			
TIA Submittal Type (A TIA Worksheet is required with all zoning, plan, plat, and permit applications)							
☐ TIA Worksheet Only (99 peak hour trips or less)				☐ Level 1 TIA Report (100-199 peak hour trips)			
☐ TIA Worksheet Only – Previous TIA Worksheet/Report Approved (complete Sections 3-6)				☐ Level 2 TIA Report (200-499 peak hour trips)			
☐ TIA Worksheet Only – Previous TIA Report not required (supporting documentation may be required)				☐ Level 3 TIA Report (500 or more peak hour trips)			
TxDOT Access Authorized?							
☐ Yes (provide supporting documentation)			☐ No (authorization required for application approval)			☐ Not Applicable	

Section 2: Proposed Land Use and Trip Information for Application

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
<i>Total from additional tabulation sheet (if necessary):</i>													
Total:													

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:
	☐ TIA Worksheet is acceptable.	☐ TIA Worksheet requires corrections.	☐ TIA Report required.	☐ TIA Update required.

Section 3: Previously Approved TIA Worksheet/Report (provide)

Project Name:					
Preparer Company:		Preparer Name:		Date:	
Type:	☐ TIA Worksheet Only	☐ Level 1 TIA Report	☐ Level 2 TIA Report	☐ Level 3 TIA Report	
Approved with:	☐ Zoning	☐ Master Plan	☐ Preliminary Plat	☐ Final 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)

Phase	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:														

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)

Section 5: Approved TIA Worksheet/Report Conformance

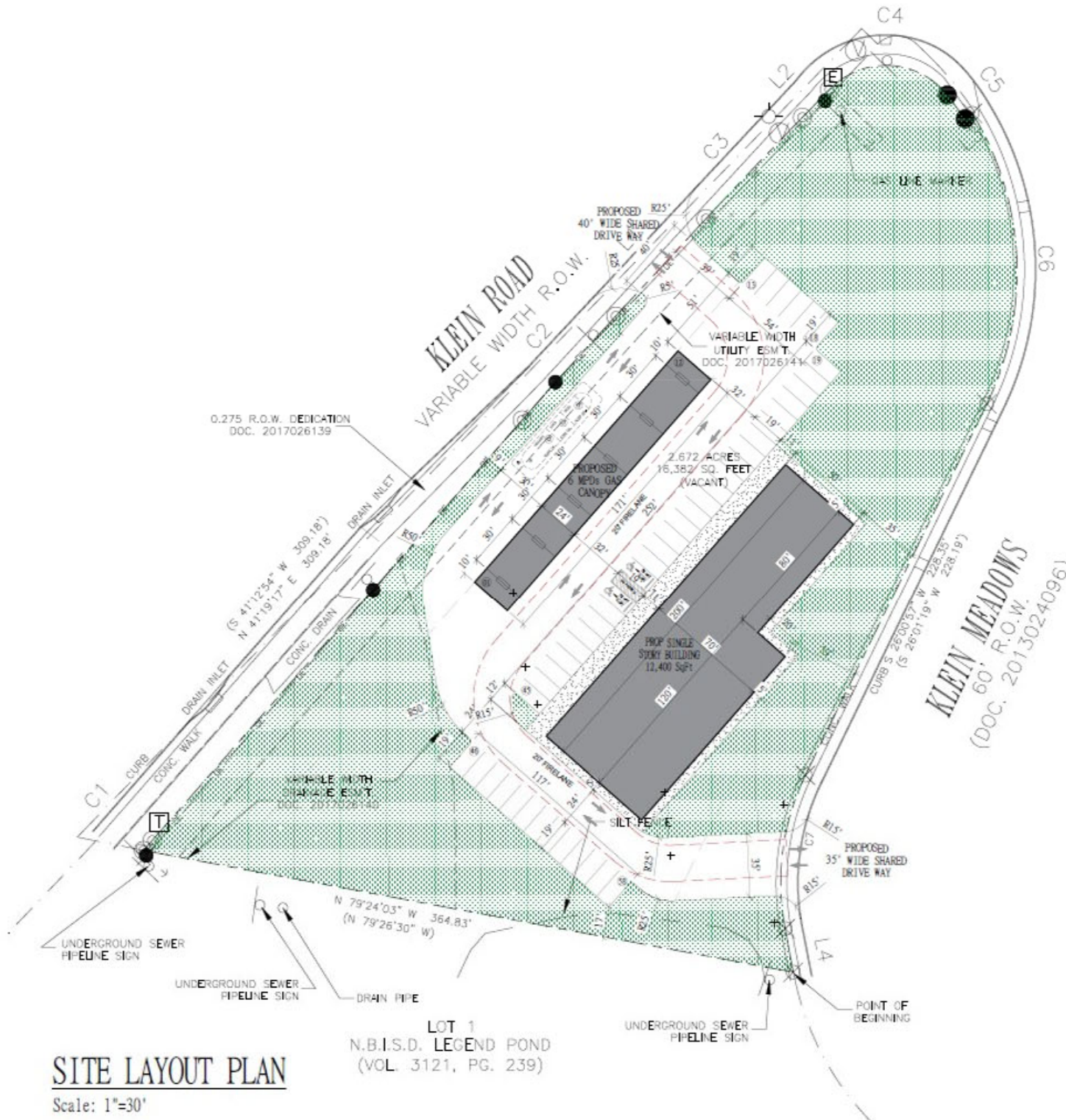
Approved TIA Conformance	AM Peak Hour Trips	PM Peak Hour Trips	WKND Peak Hour Trips	Daily Trips
Approved development total:				
Updated development total:				
Difference development total:				
New TIA Report Required?				
Increase in PHT over 10% or change in TIA Submittal Type?	☐ Yes. A TIA Report or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

Section 6: Required TIA Mitigation Measures

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

PARKING CLACULATION:-

CONVENIENCE STORE (TYPE M)		
C-STORE:	12,400SQFT /200	= 62
TOTAL PARKING REQUIRED		= 62
ADA PARKING PROVIDED		= 2
PUMP SPACES PROVIDED		= 12
PARKING PROVIDED		= 44
TOTAL PARKING PROVIDED		= 58



SITE LAYOUT PLAN