

TIA DETERMINATION REQUIREMENTS May 9, 2023 175 COMAL AVE rezoning TIA23-0035

Owner:

Casita on the Comal LLC

267 w mill st, NEW BRAUNFELS, TX 78130

Preparer:

Gina Motz

267 W Mill St, NEW BRAUNFELS, TX 78130

chargin2018@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) 221-4020 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 <u>kbowlby@newbraunfels.gov</u> 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.

TIA 23-0035

| Section 1: General Information | | | | | | | | - | | |
|---|--------------|--------------------------|--------------------------|----------------------------|----------------------------------|---|---------------------------------------|---|---|--|
| General Information | | | | | | | | | | |
| Project Name: Rezoning of 175 Comal Avenue | | | | | | | | Date: 05/03/2023 | | |
| Subdivision Plat Name: Juan Mart | in De Verame | ndi Survey | Lot 137 Block | 1008 Proje | ct Address, | Location: 175 | Comal Avenue | | | |
| Location? X City of New Bra | unfels | ☐ Nev | v Braunfels | ETJ | Comal | County | · · · · · · · · · · · · · · · · · · · | uadalupe C | *************************************** | |
| Owner Name: Casita on the Comal LLC (Cina Motz) Owner E | | | | | | | l: chargin2018 | | | |
| Owner Address: 267 W. Mill St. New Braunfels IX7 | | | | | | | | | | |
| Preparer Company: Sとほ | - | | | | | *************************************** | | | | |
| Preparer Name: SCI-C | | | | | | Preparer Email: Same | | | | |
| Preparer Address: 2000-C | | | | | | Preparer Phone: Same | | | | |
| Application Type or Reason for | TIA Works | heet/Rep | oort | | | | | | Constitution and the | |
| Master Plan F | reliminary | Plat | Final | Plat | | Commercial | Permit [| Zoning | Antherson Service Annual Con- | |
| TIA Submittal Type (A TIA Works | sheet is rec | uired wi | | | plat applic | ations) | | | | |
| TIA Worksheet Only (100 pe | ak hour tr | ips or les | s) | | | eport (101-50 | 00 peak hou | r trins) | <u> </u> | |
| Level 2 TIA Report (501-1,00 | 00 peak ho | ur trips) | • | | | eport (1,001 | • | , , | ;) | |
| Previously Approved TIA (Requ | ired if this | project i | s part of a c | levelopmer | nt with a pi | eviously app | roved TIA re | port) | | |
| Previously Approved TIA Report | t Name: | ····· | | | An → en a para 2+110 * 11 | | City Appro | | | |
| TxDOT Access Approved? | | ar Great | eng sayat nasil di | 位于自发扩展 | and the second | | 94.424.4E | . (APS) (16) AS | A CONTRACT | |
| Yes No | | | | | Not Applicable | | | | | |
| Land Use | ITE Code¹ | ITE Unit ² | Est. Project Units | AM Peak Hour Rate | PM Peak Hour Rate | WKND Peak Hour | AM Peak Hour | PM Peak Hour | WKND Peak Hour | |
| Small office blailding | 712 | KSF | 2.1 | i e GT | 2,16 | Rate N∤A | Trips 3 3 5 | 17 (1ps 1) (1ps 1) (1ps 1ps 1ps | Trips N/A | |
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| | | | | | | | | | | |
| | | Total | l from additi | onal tabula | tion sheet (| if necessary): | | | | |
| | | | | | | Total: | 4.0 | 5.0 | MIN | |

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

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

²E.g., Dwelling Units, Acres, Employees, KSF, etc. Please include: