

TIA DETERMINATION

June 9, 2021

Torrey Commercial

TIA21-0043

Owner:

Larry Mills
243 E. Torrey
New Braunfels, TX 78130

Preparer:

Villagomez Engineering Company
Jose Villagomez
24165 IH-10W, Suite 217-708
San Antonio, TX 78257

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) 221-4016 if you have any questions or need any additional information.

Respectfully,



Mary K. Hamann, P.E.
Engineer

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: Mills Residence			Date: 04/27/2022
Subdivision Plat Name: Rio Vista		Project Address/Location: 243 E Torrey Street	
Location?	☒ City of New Braunfels	☐ New Braunfels ETJ	☐ Comal County ☐ Guadalupe County
Owner Name: Larry Mills		Owner Email: larry.mills@holtcat.com	
Owner Address: 515 W Edgewater Terrace, New Braunfels TX 78130		Owner Phone: (210) 232-7111	
Preparer Company: Seventh Generation Design, Inc			
Preparer Name: Pam Carpenter		Preparer Email: pam@seventhgendesign.com	
Preparer Address: 933 N Flores		Preparer Phone: (210) 241-7490	
Application Type or Reason for TIA Worksheet/Report			
☐ Master Plan ☐ Preliminary Plat ☐ Final Plat ☐ Commercial Permit ☒ Zoning			
TIA Submittal Type (A TIA Worksheet is required with all zoning, plan and plat applications)			
☐ TIA Worksheet Only (100 peak hour trips or less)		☐ Level 1 TIA Report (101-500 peak hour trips)	
☐ Level 2 TIA Report (501-1,000 peak hour trips)		☐ 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?			
☐ Yes ☐ No ☒ 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
Single Family Home	210	DU	1	0.75	1		1	1	
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.