

TIA DETERMINATION

3/30/2022
Reuckle Road Apts
TIA22-0038

Owner: Balous and Julie Miller
PO Box 839925
San Antonio, TX 78283

Preparer: White-Conlee Builders
4630 N Loop 1604 W, #507
San Antonio, TX 78249
Kevin@white-conleebuilders.com

The Engineering Division reviewed the TIA Determination application and associated documents for the referenced development. Based on the information provided in the application and a TIA Report is required. Please work with Kathy Bowlby to schedule a TIA scoping meeting. The attached TIA Scoping Meeting Worksheet must be submitted one week prior to the scheduled scoping meeting, per the instructions on the worksheet. 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) 221-4016 if you have any questions or need any additional information.

Respectfully,



James Raveney, E.I.T.
Graduate Engineer

JR

File ID #6

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.

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:			
TIA scoping meeting with City Engineering Division staff? (required for reports)				☐ Yes. Date:	TIA Worksheet/Report approved with previous zoning, plan, plat or permit?		
				☐ No.	☐ No. Complete Page 1 only. ☐ Yes. Complete Pages 1 and 2.		
Application Type or Reason for TIA Worksheet/Report							
☐ Zoning/Concept Plan/Detail Plan ☐ Master Plan ☐ Preliminary Plat ☐ Final Plat ☐ Permit ☐ Other							
TIA Submittal Type (A TIA Worksheet is required with all zoning, plan, plat and permit applications)							
☐ TIA Worksheet Only (100 peak hour trips or less)				☐ Level 1 TIA Report (101-500 peak hour trips)			
☐ TIA Worksheet Only – Previous TIA Report Approved				☐ Level 2 TIA Report (501-1,000 peak hour trips)			
☐ TIA Worksheet Only – Previous TIA Report not required (supporting documentation may be required)				☐ 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
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.

Internal Use Only	Reviewed by:			Date:
	☐ TIA Worksheet is acceptable.	☐ TIA Worksheet requires corrections.	☐ TIA Report required.	☐ TIA Report not required.

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/Concept Plan/Detail Plan	☐ Master Plan	☐ Plat	☐ Permit ☐ 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?	☐ Yes. New TIA Report required to be approved prior to approval. ☐ No.				

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