

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.

Section 1: General Information

| | | | |
|--|---|---|---|
| General Information | | | |
| Project Name: 586 Granada St Rezone | | | Date: 03/21/2022 |
| Subdivision Plat Name: | | Project Address/Location: 586 Granada St, New Braunfels, TX | |
| 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: Mark Sacco | | Owner Email: msacco@mmsadvisory.com | |
| Owner Address: 1026 Lehman St, Houston, TX 77018 | | Owner Phone: (713) 205-0851 | |
| Preparer Company: HMT Engineering & Surveying | | | |
| Preparer Name: Jordan Phillips, P.E. | | Preparer Email: jordanp@hmtnb.com | |
| Preparer Address: 290 S Castell Avenue, New Braunfels, TX 78130 | | Preparer Phone: (830) 625-8555 | |
| 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 checked="" type="checkbox"/> Zoning |
| TIA Submittal Type (A TIA Worksheet is required with <u>all</u> zoning, plan and plat 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"/> 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 checked="" 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 |
|--|--------------------------|--------------------------|--------------------------|----------------------------|----------------------------|------------------------------|-----------------------------|-----------------------------|-------------------------------|
| Hotel | 310 | Rooms | 8 | 0.46 | 0.59 | 0.72 | 4 | 5 | 6 |
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| Total from additional tabulation sheet (if necessary): | | | | | | | | | |
| Total: | | | | | | | 4 | 5 | 6 |

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

²E.g., Dwelling Units, Acres, Employees, KSF, etc.

TIA DETERMINATION

March 28, 2022
586 Grenada Dr
TIA22-0035

Owner:
Mark Sacco
msacco@mmsadvisory.com

Preparer:
Jordan Phillips
290 S Castell Avenue, # 100
New Braunfels, TX 78130
jordanp@hmtnb.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) 221-4016 if you have any questions or need any additional information.

Respectfully,



Jessica Perry, E.I.T.
Graduate Engineer

JP / jp