

# 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

<b>General Information</b>			
Project Name: 586 Granada St Rezone			Date: 03/21/2022
Subdivision Plat Name:		Project Address/Location: 586 Granada St, New Braunfels, TX	
<b>Location?</b>	<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	
<b>Application Type or Reason for TIA Worksheet/Report</b>			
<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
<b>TIA Submittal Type</b> (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)	
<b>Previously Approved TIA</b> (Required if this project is part of a development with a previously approved TIA report)			
Previously Approved TIA Report Name:			City Approval Date:
<b>TxDOT Access Approved?</b>			
<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 <sup>1</sup>	ITE Unit <sup>2</sup>	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
Total from additional tabulation sheet (if necessary):									
Total:							4	5	6

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

<sup>2</sup>E.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