

**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:			
<b>Location?</b>	<input type="checkbox"/> City of New Braunfels	<input type="checkbox"/> New Braunfels ETJ	<input type="checkbox"/> Comal County	<input type="checkbox"/> 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)				<input type="checkbox"/> Yes. Date:	TIA Worksheet/Report approved with previous zoning, plan, plat or permit?		
				<input type="checkbox"/> No.	<input type="checkbox"/> No. Complete Page 1 only. <input type="checkbox"/> Yes. Complete Pages 1 and 2.		
<b>Application Type or Reason for TIA Worksheet/Report</b>							
<input type="checkbox"/> Zoning/Concept Plan/Detail Plan <input type="checkbox"/> Master Plan <input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> Permit <input type="checkbox"/> Other							
<b>TIA Submittal Type</b> (A TIA Worksheet is required with all zoning, plan, plat and permit applications)							
<input 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"/> TIA Worksheet Only – Previous TIA Report Approved				<input type="checkbox"/> Level 2 TIA Report (501-1,000 peak hour trips)			
<input type="checkbox"/> TIA Worksheet Only – Previous TIA Report not required (supporting documentation may be required)				<input type="checkbox"/> 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 <sup>1</sup>	ITE Unit <sup>2</sup>	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):													
<b>Total:</b>													

<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.

<b>Internal Use Only</b>	Reviewed by:			Date:
	<input type="checkbox"/> TIA Worksheet is acceptable.	<input type="checkbox"/> TIA Worksheet requires corrections.	<input type="checkbox"/> TIA Report required.	<input type="checkbox"/> TIA Report not required.

Project Name:				
Preparer Company:		Preparer Name:		Date:
Type:	<input type="checkbox"/> TIA Worksheet Only	<input type="checkbox"/> Level 1 TIA Report	<input type="checkbox"/> Level 2 TIA Report	<input type="checkbox"/> Level 3 TIA Report
Approved with:	<input type="checkbox"/> Zoning/Concept Plan/Detail Plan	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Plat	<input type="checkbox"/> Permit <input type="checkbox"/> Other

Unit	Land Use	Status <sup>3</sup>	ITE Code <sup>1</sup>	ITE Unit <sup>2</sup>	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:														

<sup>3</sup>Specify 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:					
<b>New TIA Report Required?</b>					
Increase in Peak Hour Trips (PHT) over 100?	<input type="checkbox"/> Yes. New TIA Report required to be approved prior to approval. <input type="checkbox"/> No.				

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