

CITY OF NEW BRAUNFELS TRAFFIC IMPACT ANALYSIS (TIA) WORKSHEET

Complete this worksheet to determine Traffic Impact Analysis requirements and as a requirement for zoning, master plan, plat, and permit applications as specified in the City of New Braunfels Code of Ordinances Section 118-46. A project site plan with an area map must be included with this worksheet to be considered a complete application.

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:			
Application Type or Reason for TIA Worksheet/Report							
☐ Zoning		☐ Master Plan		☐ Preliminary Plat		☐ Final Plat	
☐ Permit							
TIA Submittal Type (A TIA Worksheet is required with all zoning, plan, plat, and permit applications)							
☐ TIA Worksheet Only (99 peak hour trips or less)				☐ Level 1 TIA Report (100-199 peak hour trips)			
☐ TIA Worksheet Only – Previous TIA Worksheet/Report Approved (complete Sections 3-6)				☐ Level 2 TIA Report (200-499 peak hour trips)			
☐ TIA Worksheet Only – Previous TIA Report not required (supporting documentation may be required)				☐ Level 3 TIA Report (500 or more peak hour trips)			
TxDOT Access Authorized?							
☐ Yes (provide supporting documentation)				☐ No (authorization required for application approval)			
☐ Not Applicable							

Section 2: Proposed Land Use and Trip Information for Application

Phase	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 Update required.		

Section 3: Previously Approved TIA Worksheet/Report (provide)

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	☐ Master Plan	☐ Preliminary Plat	☐ Final Plat	☐ Permit
TIA Scope Agreement:		☐ Yes (provide supporting documentation)		☐ No	

Section 4: Update to and Status of Land Use and Trip Information for Total Development with Approved TIA Worksheet/Report (All Subdivision Phases)

Phase	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:														

¹Institute of Transportation Engineers (ITE) Trip Generation, 11th Edition or most recent; ²E.g., Dwelling Units, Acres, Employees, KSF, etc.;

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)

Section 5: Approved TIA Worksheet/Report Conformance

Approved TIA Conformance	AM Peak Hour Trips	PM Peak Hour Trips	WKND Peak Hour Trips	Daily Trips
Approved development total:				
Updated development total:				
Difference development total:				
New TIA Report Required?				
Increase in PHT over 10% or change in TIA Submittal Type?	☐ Yes. A TIA Report or update is required. ☐ No			

Section 6: Required TIA Mitigation Measures

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