

Traffic Impact Analysis (TIA) Threshold Worksheet

Complete this form as an aid to determine if your project requires a Traffic Impact Analysis Study in accordance with UDC 35-502(b)(2), ITE 10th Edition.

| | | | |
|--|---|---|--|
| Project Name: OTG - La Vernia | | Worksheet Prepared by: Tyler Meals | |
| Project Location: | | Company: Meals-Myers | <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Owner's Agent |
| Email: tyler@mealsmyers.com | | Address: 10102 Huebner Road, SA, TX 78240 | Date: 2/26/2026 |
| Jurisdiction: <input type="checkbox"/> COSA ICL <input type="checkbox"/> COSA ETJ <input checked="" type="checkbox"/> Other: | Associated Record Type: <input checked="" type="checkbox"/> Zoning <input type="checkbox"/> MDP <input type="checkbox"/> Plat <input checked="" type="checkbox"/> Building Permit | | |
| TIA Record Number (if applicable): | | Associated Record Number: | |

Proposed Type of Development: Critical Peak Hour: **AM** Peak Hour Override:

| Land Use | ITE Code | Project Size | Unit | Peak Hour Trip Rate | Peak Hour Trips (PHT) |
|-------------------------------------|----------|--------------|--------------|---------------------|-----------------------|
| Coffee/Donut Shop without Drive-Thr | 936 | 0.65 | 1,000 SF GFA | 101.14 | 66 |
| | | | | | |
| | | | | | |
| | | | | | |

Previous Development on Site: Critical Peak Hour: Peak Hour Override:

| Land Use | ITE Code | Project Size | Unit | Peak Hour Trip Rate | Peak Hour Trips (PHT) |
|----------|----------|--------------|------|---------------------|-----------------------|
| | | | | | |
| | | | | | |
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| | | | | | |

The rates and critical peak hour are automatically calculated in this section based on the linear rates of ITE 10th edition. To change the automatic peak hour calculator, check the Peak Hour Override box and input the correct peak hour. For custom or additional fields, please use the second page of the worksheet.

Total Trips: Please ensure land uses for all lots/parcels are included in the above sections

| Proposed Development | Previous Development | Difference in PHT | |
|----------------------|----------------------|-------------------|------|
| 66 | | 66 | 100% |

If there is an increase of 76 PHT and an increase of 10% of the total PHT, a new TIA is required

Previous TIA Report (if property has a TIA on file)

| Proposed Development | Approved TIA PHTs | Difference in PHT | TIA Number: | |
|----------------------|-------------------|-------------------|-------------|--|
| 66 | | | TIA Name: | |

***** ITEMS BELOW THIS LINE ARE FOR OFFICIAL USE ONLY. DO NOT WRITE BELOW THIS LINE. *****

Turn Lane Requirements for Developments with Less than 76 PHT per UDC 35-502(e)(2) (For more than 76 PHT, this analysis will be included in the TIA)

| | |
|---|--|
| Right Turn Lanes Required <input type="checkbox"/> at _____ | Left Turn Lanes Required <input type="checkbox"/> at _____ |
| <input type="checkbox"/> at _____ | <input type="checkbox"/> at _____ |

Comments:

This development is located on a TxDOT roadway. TxDOT review of ROW and access is required. Please submit the plat and other associated documents (site plan etc.) to TxDOT for review and approval.

- A TIA Report is Required. A TIA Report is Not Required
- A TIA Update is Required A Circulation Study is Required

Worksheet Last Updated: 07/21/2021

Reviewed by: _____

Date: _____

