

City of Leon Valley - Traffic Impact Analysis (TIA) Threshold Worksheet

Office Use Only:
CASE #

Complete this Form as an aid to determine if your project requires a Traffic Impact Analysis, as per city code, Sect. **30.406

Project Name: 6758 Poss Rd rezoning - PZ 2025-05

Location: 6758 Poss Rd

Applicant: One Stop Group, LP **Owner:** One Stop Group, LP

Agent/Applicant Samir Chehade - Managing Partner ** Submit Letter of Authorization

Type of Development Request: (circle one)

ZONING

SPECIFIC USE PERMIT

PLAT

CERTIFICATE OF OCCUPANCY

SECTION A (Initial Traffic Impact Analysis) RESIDENTIAL DEVELOPMENT

ANTICIPATED LAND USE	NUMBER OF UNITS	OTHER — SPECIFY
PDD - Multi-Family - Low-rise	Maximum 175	
PEAK HOUR?? (i.e, 5-6 p.m. Weekday)	PEAK HOUR TRIPS	TRIP RATE SOURCE *ITE CODE:
PM	0.51 / unit = 89.25	220

****A TRAFFIC IMPACT ANALYSIS IS REQUIRED IF PEAK HOUR TRIPS EXCEED 100.****
(Refer to Section 30.406, 1998 **Zoning Code** for Details)

SECTION B (Initial Traffic Impact Analysis) NON-RESIDENTIAL DEVELOPMENT

ANTICIPATED LAND USE	PROJECT SIZE		OTHER — SPECIFY
	ACRES	GROSS FLOOR AREA	175
PEAK HOUR?? (i.e, 5-6 p.m. Weekday)	PEAK HOUR TRIPS		TRIP RATE SOURCE *ITE CODE:

****A TRAFFIC IMPACT ANALYSIS IS REQUIRED IF PEAK HOUR TRIPS EXCEED 100.****
(Refer to Section 30.406, 1998 **Zoning Code** for Details)

****NOTE** FILL OUT PORTION D & E OF THIS FORM, ONLY IF TIA PEAK HOUR TRIPS EXCEED 100**

SECTION C (To Be Completed By Staff ONLY)

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REVIEWED BY:

TRAFFIC IMPACT ANALYSIS REQUIRED: (Circle One) YES NO

LEVEL REQUIRED: (Circle One of the Following) 1 2 3

Signature of Applicant:  Date of Submittal: February 8, 2025

SECTION D (Initial Traffic Analysis on File with Development Department? If **YES**, complete Section D to determine if new activity/use requires an updated TIA.)

PEAK HOUR TRIPS PROJECTED IN INITIAL TIA	PEAK HOUR TRIPS IN UPDATED DEVELOPMENT PROJECT	INCREASE IN PEAK HOUR TRIPS
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****NOTE****An **ADDITIONAL** Traffic Impact Analysis **IF** Peak Hour Trips **EXCEED 100**. (Refer to **Section 30.406**, 1998 Zoning Code for details.)

SECTION E (Information Regarding the Person/Agency, who prepared the TIA)

PREPARED BY: ONE STOP GROUP, LP - Samir Chehade

ADDRESS: 12042 Blanco Rd, Ste 305 CITY: San Antonio STATE: TX ZIP: 78216

PHONE NUMBER: 403-561-2425 FAX NUMBER: samir@sts-partners.com

COMMENTS:

A TRAFFIC IMPACT ANALYSIS IS **REQUIRED**. REFER TO 1998 ZONING CODE, SECTION 30.406, 1998 ZONING CODE FOR REQUIREMENTS.

A TRAFFIC IMPACT ANALYSIS IS **NOT REQUIRED**. THE TRAFFIC GENERATED BY THE PURPOSED DEVELOPMENT **DOES NOT EXCEED** THE THRESHOLD REQUIREMENTS.

THE TRAFFIC IMPACT ANALYSIS HAS BEEN WAIVED FOR THE FOLLOWING REASON(S):
