

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:** 6612 and 6618 Sawyer Rd rezoning - PZ 2025-05

**Location:** 6612 and 6618 Sawyer Rd

**Applicant:** One Stop Group, LP **Owner:** Estates of Roy and John Parkman

**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 - Townhouses	175	
PEAK HOUR?? (i.e, 5-6 p.m. Weekday)	PEAK HOUR TRIPS	TRIP RATE SOURCE *ITE CODE:
PM	0.57 / unit = 99.75	215

**\*\*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: 2025-02-05

**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 INCREASE IN PEAK HOUR TRIPS DEVELOPMENT PROJECT

**\*\*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)

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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):


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