

Section 12: Traffic Impact Analysis (TIA) Determination Worksheet

Applicant must complete this worksheet.

Project Name: 1311 S. Lamar Blvd

Location: 1303, 1311, 1401 S. Lamar Blvd

Applicant: Bobak J. Tehrany, P.E. (BOE)

Telephone No: 512-632-7509

Application Status: ☐ Development Assessment ☐ Zoning ☒ Site Plan

EXISTING:

FOR OFFICE USE ONLY

FOR OFFICE USE ONLY

Tract Number	Tract Acres	Bldg. Sq. Ft.	Zoning	Land Use	I.T.E. Code	Trip Rate	Trips Per Day
1	1.36	3 stalls	CS-V	Quick Lubrication	941	40 / stall	120
2	1.005	5,176 SF		Automotive Care Center	942	3.11 / 1,000 sf (PM)	16
		4 stalls		Self Service Car Wash	947	108 / stall	432
		1 stall		Automated Car Wash	948	77.5 / stall (PM)	78
		4 stalls		Full Service Car Wash	949	156.2 / stall	625
							Total Existing

PROPOSED:

FOR OFFICE USE ONLY

FOR OFFICE USE ONLY

Tract Number	Tract Acres	Bldg. Sq. Ft.	Zoning	Land Use	I.T.E. Code	Trip Rate	Trips Per Day	
1	2.59	309 du	CS-V	Multifamily Housing (Mid-Rise)	221	T = 5.45(X) - 1.75	1,682	
		136,086		General Office	710	$\text{Ln}(T) = 0.97 \text{Ln}(X) + 2.50$	1,431	
		4,224		Shopping Center	820	$\text{Ln}(T) = 0.68 \text{Ln}(X) + 5.57$	699	
		3,634		High-Turnover (Sit-Down) Restaurant	932	112.18	1,122	
							Total Proposed	4,934
							Net Change	3,664

ABUTTING ROADWAYS:

FOR OFFICE USE ONLY

Street Name	Proposed Access?	Pavement Width	Classification
South Lamar Blvd	Yes		

FOR OFFICE USE ONLY

☐ A traffic impact analysis is required. The consultant preparing the study must meet with a Transportation planner to discuss the City of Austin Consolidated Site Plan Application beginning the study. rev 11/21/2016 | Page 6 of 9

☐ A traffic impact analysis is NOT required. The traffic generated by the proposal does not exceed the thresholds established in the City of Austin Land Development Code.

☒ The traffic impact analysis has been waived for the following reason:

City must demonstrate compliance with Alternative TIA approved with SP-2018-0595C, memo may require update upon further review.
A neighborhood traffic analysis will be performed by the City for this project. The applicant may have to collect existing traffic counts. See a Transportation planner for information.

Reviewed By: [Signature] Date: 4/30/2020

Distribution: File Cap. Metro TxDOT DSD Travis Co. ATD Total Copies: _____

NOTE: A TIA Determination must be made prior to submittal of any Zoning or Site Plan application, therefore, this completed and reviewed worksheet MUST ACCOMPANY any subsequent application for the IDENTICAL project. CHANGES to the proposed project will REQUIRE a new TIA Determination.