

**CITY OF ALPINE
PLANNING & ZONING COMMISSION MEETING
MONDAY, SEPTEMBER 26, 2022 - 5:30 P.M.**

NOTICE IS HEREBY GIVEN THAT THE PLANNING & ZONING COMMISSION OF THE CITY OF ALPINE, TEXAS WILL HOLD A SPECIAL MEETING AT 5:30 P.M. ON MONDAY, SEPTEMBER 26, 2022 AT CITY COUNCIL CHAMBERS LOCATED AT 803 WEST HOLLAND AVENUE AND VIA ZOOM FOR THE PURPOSE OF CONSIDERING THE ATTACHED AGENDA. THIS NOTICE IS POSTED PURSUANT TO THE TEXAS OPEN MEETINGS ACT. ACTION ITEMS APPROVED AT THIS MEETING WILL BE CONSIDERED BY THE CITY COUNCIL FOR FINAL ACTION.

AGENDA

1. Call to Order.

2. Public Comments.

3. Public Hearings –

- a) Public Hearing to obtain citizen views and comments regarding a replat application to allow applicant, Horse Apple 118, LLC, a replat for the purpose of consolidating lots for commercial retail development. The property in question is located at 1911 N. State Highway 118. The record property owner is Horse Apple 118 LLC.

4. Approval of minutes of previous Board Meeting –

- a) July 25, 2022, Regular Meeting Minutes.

5. Discussion Items –

- a) Discussion between Commissioners and City Staff regarding procedural items, questions, and/or recent Planning & Zoning related items.

6. Action Items –

- a) Approve a recommendation to City Council to approve a replat application to allow applicant, Horse Apple 118, LLC, a replat for the purpose of consolidating lots for commercial retail development. The property in question is located at 1911 N. State Highway 118. The record property owner is Horse Apple 118 LLC.

7. Board Member Comments.

8. Adjourn.

CERTIFICATION

I, Geoffrey R. Calderon, hereby certify that this notice was posted at City Hall, a convenient and readily accessible place to the general public, and to the City website at www.cityofalpine.com pursuant to Section 551.043, Texas Government Code. The said notice was posted at 5:00 P.M. on September 19, 2022, and remained so posted for at least 72 hours preceding the scheduled time of the said meeting. This facility is wheelchair accessible and accessible parking space is available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the Office of the City Secretary at (432) 837-330 I, option 1, or email city.secretary@ci.alpine.tx.us for further information.


Geoffrey R. Calderon, City Secretary



ATTACHMENT OVERVIEW

Attachments are italicized in red.

1. Call to Order.

2. Public Comments.

3. Public Hearings –

- a) Public Hearing to obtain citizen views and comments regarding a replat application to allow applicant, Horse Apple 118, LLC, a replat for the purpose of consolidating lots for commercial retail development. The property in question is located at 1911 N. State Highway 118. The record property owner is Horse Apple 118 LLC.

4. Approval of minutes of previous Board Meeting –

- a) *July 25, 2022, Regular Meeting Minutes.*

5. Discussion Items –

- a) Discussion between Commissioners and City Staff regarding procedural items, questions, and/or recent Planning & Zoning related items.

6. Action Items –

- a) *Approve a recommendation to City Council to approve a replat application to allow applicant, Horse Apple 118, LLC, a replat for the purpose of consolidating lots for commercial retail development. The property in question is located at 1911 N. State Highway 118. The record property owner is Horse Apple 118 LLC.*

7. Board Member Comments.

8. Adjourn.

**CITY OF ALPINE
PLANNING & ZONING COMMISSION MEETING
MONDAY, JULY 25, 2022 - 5:30 P.M.
MINUTES**

1. Call to Order – Amit Rangra, Chair of the Planning & Zoning Commission, called the meeting to order at 5:39 P.M. The meeting was held in City Council Chambers located at 803 West Holland Avenue, Alpine, Texas, 79830 and via Zoom video conference.

Commissioners Physical Present:

Amit Rangra, Chair of the Commission
Lucy Escovedo, Commissioner
Wendy Little, Commissioner
Eileen Rouke, Commissioner

City Staff Present:

Geoffrey R. Calderon, City Secretary
Andrew Devaney, Director of Building Services
Jessica Boorse, Permit Technician

Commissioners Not Present:

Abbey Branch, Commissioner
Michael Eason, Commissioner

Commissioners Present via Zoom:

None.

2. Public Comments – None.

3. Public Hearings –

- a) Public Hearing to obtain citizen views and comments regarding a Conditional Use Permit application allowing applicants, Stephen & Elizabeth Wood, to establish a mixed-use occupancy residential and commercial business with a detached commercial kitchen on-premise. The property is located at **209 N 13th St.** Record property owners are Stephen & Elizabeth Wood.

4. Approval of minutes of previous Board Meeting –

- a) June 27, 2022, Regular Meeting Minutes.

On a motion by Commissioner Rouke and seconded by Commissioner Little to accept the minutes as is, the Planning & Zoning Commission unanimously voted to adopt the motion.

5. Discussion Items –

- a) Discussion between Commissioners and City Staff regarding procedural items, questions, and/or recent Planning & Zoning related items.
- b) Discussion regarding making a proposed recommendation to City Council to change the Coin-Operated Machine ordinance.

6. Action Items –

- a) Approve a recommendation to City Council to approve a Conditional Use Permit application allowing applicants, Stephen & Elizabeth Wood, to establish a mixed-use occupancy residential and commercial business with a detached commercial kitchen on-premise. The property is located at **209 N 13th St.** Record property owners are Stephen & Elizabeth Wood.

On a motion by Commissioner Rouke and seconded by Commissioner Little to approve the Conditional Use Permit, the Planning & Zoning Commission unanimously voted to adopt the motion.

7. Board Member Comments.

8. Adjourn (5:54 P.M.)

APPROVED:

Amit Rangra, Chair of the Planning & Zoning Commission

CERTIFICATION

I, Geoffrey R. Calderon, hereby certify that this notice was posted at City Hall, a convenient and readily accessible place to the general public, and to the City website at www.cityofalpine.com pursuant to Section 551.043, Texas Government Code. The said notice was posted at 5:00 P.M. on July 19, 2022, and remained so posted for at least 72 hours preceding the scheduled time of the said meeting. This facility is wheelchair accessible and accessible parking space is available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the Office of the City Secretary at (432) 837-330 I, option 1, or email city.secretary@ci.alpine.tx.us for further information.

Geoffrey R. Calderon, City Secretary



APPLICATION FOR PLAT

Building Services Department
 309 WEST SUL ROSS AVENUE, ALPINE, TEXAS 79830
 (432) 837-3281

CHECK ONE: Master Plan Prelim. /Final Plat Prelim. Plat Final Plat Replat Amended Minor

1. PROPOSED SUBDIVISION NAME: Re-plat of Lots 2-11, Block 1 of the Allen Addition UNIT NO. _____
 LOCATION DESCRIPTION/ NEAREST INTERSECTION: Southwest corner of Highway 118 and East Harriet Avenue
 ACREAGE: 1.323 acres NO. OF LOTS: EXISTING 10 PROPOSED 1
 REASON(S) FOR PLATTING/REPLATTING Lot Consolidation for Commercial Retail Development

2. OWNER/APPLICANT*: Horse Apple 118, LLC
 (*if applicant is person other than owner, a letter of authorization must be proved from owner. *)
 ADDRESS: P.O. Box 758, Alpine, TX 79831 Ste. _____

TELEPHONE: _____ FAX: _____ MOBILE: _____ EMAIL: pat.brookover@gmail.com

3. LICENSED ENGINEER/SURVEYOR: Philip Cornett - John Cowan & Associates, Inc.
 ADDRESS: 10147 CR 135, Flint, Texas 75762 Ste. _____
 TELEPHONE: (903) 581-2238 FAX: _____ MOBILE: _____ EMAIL: pcornett@jcowaninc.com

4. LIST ANY VARIANCES REQUESTED: _____

5. REASON FOR REQUEST (LIST ANY HARDSHIPS): _____

6. CITY LIMITS: IN OUT IS ANY PART OF THE PROPERTY IN A FLOOD PLAIN? YES NO

7. Is the property subject to any liens, encumbrances, or judgments? If so, give details. (Provide separate sheet if needed.) Permission from any lien holders and/or removal of any encumbrances or judgments will be necessary prior to filing of said plat with the County Clerk's office. NO

REQUIRED ITEMS FOR SUBMITTAL PACKAGE:

Completed application, including signature of owner/applicant and signed waiver.

- Fee. (see reverse)
- TIA worksheet, reviewed by City Engineer, and appropriate Level TIA if required.
- 2 copies of the plat, collated and folded so that the subdivision name is visible. 1 Digital copy email
- 1 copy of preliminary plan of the water system showing the approximate location and size of onsite and offsite existing and proposed water lines and fire hydrants.
- 1 copy of preliminary drainage plan.
- N/A Current deed restrictions for Vacating Plats, and Townhouse and Zero Lot Line Subdivisions.
- N/A Survey Showing any existing structures on the subject property.
- N/A List of approved street names by the appropriate county.

PLEASE READ "IMPORTANT NOTES" ON THE REVERSE SIDE OF THIS APPLICATION

I agree to comply with all platting and subdivision requirements of the City of Alpine. I understand that the plat will NOT be forwarded to the Planning Commission unless staff comments are satisfactorily addressed by the plat corrections due date. I voluntarily waive my right to request a certificate stating the date the plat within thirty days. I do not object to consideration of the plat on _____ (date of Planning Commission meeting). This waiver expires after _____ (date of Planning Commission meeting). (The waiver statement above is not applicable to Minor Plats).

Pat Brookover
 Signature of Owner/Applicant

8/5/22
 Date
Pat Brookover
 Print Name & Title

(If applicant is person other than owner, a letter of authorization must be provided from owner.) Signature indicates authorization for plat application and acceptance of waiver statement.

APPLICATION FEES

TYPE OF PLAT/ACREAGE	TYPE I (Not previously platted, in R-3, C or M zoning, or Non-residential plat)	TYPE II (replat requiring public hearing in platted residential subdivision in any zone)	TYPE III (amending plat; corrections without vacating plat)	MASTER PLAN
Less than 1 acre	\$200.00 Plus \$2 per lot or \$4 per acre, whichever is greater	\$200.00 Plus \$2 per lot or \$4 per acre, whichever is greater	\$100.00	\$100.00 base fee + \$1.00 per lot or \$2.00 per acre, whichever is greater
1 to 4.99 acres	\$200.00 Plus \$2 per lot or \$4 per acre, whichever is greater	\$230.00 Plus \$2 per lot or \$4 per acre, whichever is greater	\$100.00	
5 to 10 acres	\$225.00 Plus \$2 per lot or \$4 per acre, whichever is greater	\$345.00 Plus \$2 per lot or \$4 per acre, whichever is greater	\$100.00	
More than 10	\$300.00 Plus \$2 per lot or \$4 per acre, whichever is greater	\$460.00 Plus \$2 per lot or \$4 per acre, whichever is greater	\$100.00	

All filing fees for plats are payable at time of initial submittal.

Open space fees are due at time of final plat submittal. If public improvements are required, open space fees are due prior to construction plan approval.

IMPORTANT NOTES:

- All staff comments must be addressed by the plat correction due date. If not, the plat will NOT be forwarded to the Planning Commission until staff comments have been satisfied
- For plats on TxDOT right-of-way, it is highly recommended that a permit be submitted to TxDOT prior to submitting the plat application.
- All new plats and master plans must be reviewed by the Parks Planner for park dedication requirements.

The following items must be provided when submitting an approved plat for recordation:

- Tax certificate showing that no taxes are currently due or delinquent against the property. The certificates must be dated (issued) within 30 days of the plats being recorded.
- Recording fee. Checks should be made out to "City of Alpine."

 **PAID**

FOR OFFICE USE ONLY:

Date Application Fee Received: 08/23/22 Received By: Jessica Bourse
 Receipt No. 22-006347 Cash/Check No. 17094 Amount Recd. \$ 250⁰⁰

3 copies street names appr. list TxDOT approval letter
 letter of authorization proof of ownership N/A HOA document

Plat review meeting date: _____ Planning Commission meeting date: _____

COUNTY CLERK RECORDING REQUIRED:

CRB 120-3

CITY OF ALPINE
BUILDING SERVICES
Alpine, Texas 79830
432-837-3281

CASH RECEIPT

Date 08/24/22 006347

Received From Overland Group LLC

Address 1911 N State Hwy 118

Dollars \$ 250⁰⁰

For Replat CHK# 17074

ACCOUNT			HOW PAID		
AMT. OF ACCOUNT			CASH		
AMT. PAID			CHECK	✓	
BALANCE DUE			MONEY ORDER <input type="checkbox"/>		
			CREDIT CARD <input type="checkbox"/>		

By 

Annette Gutierrez-Executive Director
8037 Lockheed, Ste. 100
El Paso, Texas 79925



Phone: (915) 533-0998
Fax (915) 532-9385
www.riocog.org

August 18, 2022

Dear Resident:

Your address has been issued in an effort to provide you with faster emergency response times if you need help or are in danger. It is possible that your **Physical 911 address** and **Physical mailing address** may not be the same. The **Physical 911 address** is primarily for emergency response. The Rio Grande Council of Governments 9-1-1 Services has assigned the following **Physical 911 address and Physical mailing addresses**:

For: c/o Juliann Lewright	Physical Mailing Address: 1911 N State Highway 118, Alpine TX 79830
Physical 911 Address: 1911 N State Highway 118, Alpine	Legal / County: NA / BREWSTER

You may begin using this address immediately. Here are a few suggestions and - reminders you may find helpful:

- Notify necessary delivery services such as USPS, UPS, FEDEX, etc.
- Display your new address number on your house, curb, and mailbox. High visibility of your house number helps first responders to find your location. If necessary, display at gates/entrances where house isn't close to a public road.
- Contact all utility providers – be sure to include the phone, electric, natural gas, water, sewage/septic services, propane companies, cable, satellite, and Internet providers. This will ensure continued service and aid them in finding your location for service calls.
- Update your address with financial and insurance institutions, and if applicable contact the County Appraisal District.

Sincerely,

Tom Griffith
911 GIS Coordinator

Office: 432-837-7199
Email: tomg@riocog.org

JOHN COWAN & ASSOCIATES, INC.

REGISTERED PROFESSIONAL LAND SURVEYORS
SINCE 1946

FIRM REGISTRATION NO:
10025500

10147 CR 135
FLINT, TEXAS 75762

903.581.2238
TXSURVEYS.COM

August 18, 2022

City of Alpine
Building Services Department
309 West Sul Ross Ave.
Alpine, TX 79830
(432) 837-3281 x2

Please find enclosed: Re-plat of the Allen Addition

1. Application
2. Check made payable to the City of Alpine in the amount of \$250.00 for the application fee.
3. (1) Copy of Civil Plans (Water System and Drainage Plan included)
4. (2) Copies of Plat
5. TIA Determination Worksheet

If you have any questions or concerns, please don't hesitate to contact me at 903-581-2238 or by email awatson@jcowaninc.com.

Respectfully Submitted,



Alissa Watson
Operations Manager

Traffic Impact Analysis (TIA) Threshold Worksheet

Complete this form as an aid to determine if your project requires a Traffic Impact Analysis Study. Unified Development Code, Article V, Section 35-502.

Project Name: Re-Plat of Lots 2-11, Block 1 of the Allen Addition (Proposed Dollar General) Threshold Worksheet Prepared by: Casey M. Genovese, P.E.

Project Location: Southwest corner of SH 118 and East Harriet Avenue Company: Linfield, Hunter & Junius, Inc. Owner or Owner's Agent

Is this? C.O.S.A. San Antonio ETJ Bexar County Other Municipality Address: 3608 18th Street, Suite 200, Metairie, LA 70002

Date: 08/02/22 Email: cgenovese@LHJunius.com Phone: (504) 833-5300

Permit Type or Reason for TIA Study/Worksheet (Check one and indicate the number if known)

Zoning # MDP # or POADP# Plat # Bldg Permit # Other: Plat Application for Dollar General Development # 24666

Proposed Type of Development (Multi building development or multi-occupancies may require additional tabulation sheets to determine total peak hour trips)

Anticipated Land/Building Use/Zoning	Project Size		Critical Peak Hour	Peak Hour Trip Rate (PHT) Rate	Peak Hour Trips (PHT)	Trip Rate Source
	Acres	# of Units				
DISCOUNT STORE	1.323	12,664	N/A	5.00	63	ITE Code: 815

Previous Development on Site (Required for land with previous/current buildings occupied within 1 year of submittal or if Re-zoning property)

Previous Land/Building Use/Zoning	Size		Critical Peak Hour	Peak Hour Trip Rate (PHT) Rate	Peak Hour Trips (PHT)	Trip Rate Source
	Acres	GFA				
UNDEVELOPED	N/A	N/A	N/A	N/A	N/A	ITE Code: N/A

Previous TIA Report (If property has a TIA on file) TIA # _____

Peak Hour Trips Projected in TIA on File	Peak Hour Trips Projected in Updated Development Plan	Difference in PHT (Proposed PHT - Previous Development PHT or TIA PHT) (if an increase of 76 PHT or an increase of 10% of the total PHT, a new TIA is required)
N/A	N/A	N/A

Turn Lane Requirements for Developments with Less Than 76 PHT (for developments with 76 or more PHT, this analysis will be included in the TIA)

Requirement	Right-turn lanes required at: (Identify street/driveway name)		Left-turn lanes required at: (Identify street/driveway name)	
	Yes	No	Yes	No
Median Openings	<input type="checkbox"/> N/A	<input type="checkbox"/> None	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> None
Driveways or streets with a daily entering right- or left-turn traffic volume of 500 vehicle trips or 50 vehicle peak hour trips	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> None	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> None
Required by TXDOT	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> None	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> None
Where unsafe conditions may exist (limited sight distance, high speed, uneven grade, etc.)	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> None	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> None

Comments

(For Official Use Only, Do Not Write in this Box)

TIA report is required. A TIA report is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

The traffic impact analysis has been waived for the following reasons: _____

Reviewed by: _____ Date: _____

NOTE: GFA = Gross Floor Area (bldg. size). ITE = Institute of Transportation Engineers, Trip Generation, 8th Edition, 525 School Street, S.W., Suite 410, Washington, DC 20024-2729. (202) 554-8050.

Notice of Confidentiality Rights: If you are a natural person, you may remove or strike ~~any or all~~ ^{Book 263 Page 403} the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your social security number or your driver's license number.

GENERAL WARRANTY DEED

Date: October 14, 2010

Doc# 88931

Grantor: SKYDOCK, INC.

Grantor's Mailing Address: 201 Main St Ste 2500
Fort Worth, TX 76102-3129
Tarrant County, Texas

Grantee: HORSE APPLE 118, L L C

Grantee's Mailing Address: P.O. Box 758
Alpine, TX 79831
Brewster County, Texas

Consideration: Cash and other valuable consideration

Property (including any improvements):

Lots Two (2) through Eleven (11), inclusive in Block One (1), ALLEN ADDITION, a subdivision of Brewster County, Texas, as the same appears in the Map or Plat Records on file in the office of the County Clerk of Brewster County, Texas, and being the same property described in Deed recorded in Volume 222, Page 403 Deed Records of Brewster County, Texas

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

Validly existing easements and rights-of-way, whether of record or not, and taxes for 2010, which have been prorated and adjusted in cash as of the date hereof and which Grantee assumes and agrees to pay.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

EXECUTED by Grantor as of the date first above written.

SKYDOCK, INC.

By E. Glen Johnson
E. GLEN JOHNSON,
President

(Corporate Acknowledgment)

STATE OF TEXAS §
§
COUNTY OF TARRANT §

This instrument was acknowledged before me on the 14th day of October, 2010,
by E. GLEN JOHNSON, President of SKYDOCK, INC., a Texas Corporation, in his official capacity on
behalf of the Corporation



Sondra K. Jackman
Notary Public, State of Texas

P.J.S.
AFTER RECORDING RETURN TO:
JEFF DAVIS COUNTY ABST. & TITLE CO.
P.O. BOX 813
FORT DAVIS, TX 79734
CF# 5596-10-B

PREPARED IN THE LAW OFFICE OF:
JOSEPH P. JAMES
ATTORNEY AT LAW
P.O. BOX 2013
FORT DAVIS, TX 79734

STATE OF TEXAS
COUNTY OF BREWSTER
I hereby certify that the instruments were FILED on the
date and at the time stamped herein by the and was
only RECORDED in this Volume and Page of the
Official Public Records of Brewster County, Texas.



Berta Rios Martinez
County Clerk, Brewster County, Texas
VOL. 163 PAGE 550
RECORDED 10/10/2010

Doc# 88931
Pages 2
10/20/2010 9:06AM
Filed & Recorded in
Official Records of
BREWSTER COUNTY
BERTA RIOS-MARTINEZ
COUNTY CLERK
Fees \$70.00

Traffic Impact Analysis (TIA) Threshold Worksheet

Complete this form as an aid to determine if your project requires a Traffic Impact Analysis Study. Unified Development Code, Article V, Section 35-502.

Project Name: Re-Plat of Lots 2-11, Block 1 of the Allen Addition (Proposed Dollar General) Threshold Worksheet Prepared by: Casey M. Genovese, P.E.
 Project Location: Southwest corner of SH 118 and East Harriet Avenue Company: Linfield, Hunter & Junius, Inc. Owner or Owner's Agent
 Is this? C.O.S.A San Antonio ETJ Bexar County Other Municipality Address: 3608 18th Street, Suite 200, Metairie, LA 70002
 Date: 08/02/22 Email: cgenovese@LHJunius.com Phone: (504) 833-5300

Permit Type or Reason for TIA Study/Worksheet (Check one and indicate the number if known)

Zoning #: MDP # or POADP#: Plat #: Bldg Permit #: Other: Plat Application for Dollar General Development # 24000

Proposed Type of Development (Multi building development or multi-occupancies may require additional tabulation sheets to determine total peak hour trips)

Anticipated Land/Building Use/Zoning	Project Size		Critical Peak Hour	Peak Hour Trip Rate (PHT) Rate	Peak Hour Trips (PHT)	Trip Rate Source
	Acres	# of Units				
DISCOUNT STORE	1.323	12,664	PM	5.00	63	ITE Code: 815

Previous Development on Site (Required for land with previous/current buildings occupied within 1 year of submittal or if Re-zoning property)

Land/Building Use/Zoning	Size		Critical Peak Hour	Peak Hour Trip Rate (PHT) Rate	Peak Hour Trips (PHT)	Trip Rate Source
	Acres	# of Units				
UNDEVELOPED	N/A	N/A	N/A	N/A	N/A	ITE Code: N/A

Previous TIA Report (If property has a TIA on file) TIA #

Peak Hour Trips Projected in TIA on File	Peak Hour Trips Projected in Updated Development Plan
N/A	N/A

Difference in PHT (Proposed PHT - Previous Development PHT or TIA PHT)

Increase in Peak Hour Trips (if an increase of 76 PHT or an increase of 10% of the total PHT, a new TIA is required)	N/A
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Turn Lane Requirements for Developments with Less Than 76 PHT (for developments with 76 or more PHT, this analysis will be included in the TIA)

Requirement	Right-turn lanes required at: (identify street/driveway name)	Left-turn lanes required at: (identify street/driveway name)
Median Openings	N/A	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> None
Driveways or streets with a daily entering right- or left-turn traffic volume of 500 vehicle trips or 50 vehicle peak hour trips	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> None	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> None
Required by TxDOT	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> None	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> None
Where unsafe conditions may exist (limited sight distance, high speed, uneven grade, etc.)	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> None	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> None

Comments

(For Official Use Only, Do Not Write in this Box)

TIA report is required. A TIA report is not required. The traffic generated by the proposed development does not exceed the threshold requirements.
 The traffic impact analysis has been waived for the following reasons: _____
 Reviewed by: _____ Date: _____