

TIA Determination Walkthrough

This guide will provide you with a detailed walkthrough on how to complete the TIA determination worksheet as well as a guide on what units coincide with land uses. If you have additional questions, please reach out to: TDSEngineering@AustinTexas.gov

Traffic Impact Analysis (TIA) Determination Worksheet

Applicant must complete this worksheet except where noted for TPW Staff. Please submit completed worksheet to the TIA Determination Worksheet portal (<https://atd.knack.com/development-services#services/traffic-impact-analysis-determination/>) for review and signature.

Project Name: _____ 1

Location: _____ 2

Applicant: _____ 3 Telephone No: _____ 4

Application Type: 5 ☐ Dev. Assessment (Zoning) ☐ Zoning ☐ Site Plan
Indicates determination is optional ☐ Dev. Assessment (Site Plan) ☐ Concept Site Plan*

1. Fill in your Project Name (Ex: ABC Apartments). If your project does not have a name, please list the address here
2. Fill in your Project Address (Ex: 123 Apple Ln)
3. Fill in the applicant for this project. If you are the applicant list your name.
4. Fill in your telephone number
5. Select whichever applicant type fits your project.

- 6 ☐ Applicant acknowledgment of Street Impact Fee program

EXISTING:

FOR TPW STAFF USE ONLY

Tract Number	Tract Acres	Zoning	Land Use	Units**	I.T.E. Code	Trip Rate	Trips Per Day
7	8	9	10	11			

Please note that existing trip generation in the above table is applicable only to this worksheet. Existing trip generation for use in transportation studies and SIF calculations shall be determined separately.

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PROPOSED:

FOR TPW STAFF USE ONLY

Tract Number	Tract Acres	Zoning	Land Use	Units**	I.T.E. Code	Trip Rate	Trips Per Day

**Applicable based on land use (e.g., dwelling units for residential, building square footage for commercial, etc.)

6. Check that you are aware and acknowledge the SIF program and are aware. If you have questions about the SIF please head here:
<https://www.austintexas.gov/departments/street-impact-fee>

7. Fill in the tract number that corresponds with the location that the project is on. If you site only has one tract but multiple projects label as 1. If you have multiple tracts and multiple projects label the tract accordingly with the project.
8. Fill in the acreage of the tract and not of the development.
9. Fill in zoning refer to the zoning guide here:
https://www.austintexas.gov/sites/default/files/files/Planning/zoning_guide.pdf
10. Fill out the correct land use for your site. Below is a table 1 of all land use currently available from ITE 11th Generation:
 - a. Please provide each land use on its own row. If you run out of space insert a text box below land uses or an additional sheet
11. Fill in the units based on table 1 provided below.
12. Repeat steps 7-11 for the proposed section using proposed land uses. Existing land uses that remain with the proposed development should also be included in this section.

ABUTTING ROADWAYS:

Street Name	Proposed Access (Y/N)	Proposed Number of Driveways	ASMP Street Level
13	14	15	16

1 of 2

13. Fill in street name of all roadways abutting your site
14. Fill in if the site plans to take access to the abutting roadway
15. Fill in the number of driveways on the roadway
16. Fill in ASMP street levels:
<https://www.arcgis.com/apps/webappviewer/index.html?id=2a3c539da76b4f49906a3524ed4a2cc9>

Table 1: Land Use and Units

Land Use	Units
(000-099) Port and Terminal	
Commercial Airport	Employees
General Aviation Airport	Employees
Intermodal Truck Terminal	Gross Floor Area (Sq. Ft.)
Park-and-Ride Lot with Bus or Light Rail	Occupied Parking Spaces
(100 -190) Industrial	
General Light Industrial	Gross Floor Area (Sq. Ft.)
Industrial Park	Gross Floor Area (Sq. Ft.)
Manufacturing	Gross Floor Area (Sq. Ft.)
Warehousing	Gross Floor Area (Sq. Ft.)
Mini-Warehouse	Gross Floor Area (Sq. Ft.)
High-Cube Transload and Short-Term Storage Warehouse	Gross Floor Area (Sq. Ft.)
High-Cube Fulfillment Center Warehouse	Gross Floor Area (Sq. Ft.)
High-Cube Parcel Hub Warehouse	Gross Floor Area (Sq. Ft.)
High-Cube Cold Storage Warehouse	Gross Floor Area (Sq. Ft.)
Data Center	Gross Floor Area (Sq. Ft.)
Utility	Gross Floor Area (Sq. Ft.)
Specialty Trade Contractor	Gross Floor Area (Sq. Ft.)
Marijuana Cultivation and Processing facility	Gross Floor Area (Sq. Ft.)
(200-299) Residential	
Single-Family Detached Housing	Dwelling Units
Single-Family Attached Housing	Dwelling Units
Multifamily Housing (Low-Rise)	Dwelling Units
Multifamily Housing (Mid-Rise)	Dwelling Units
Multifamily Housing (High-Rise)	Dwelling Units
Affordable Housing	Dwelling Units
Off-Campus Student Apartment (Low-Rise)	Bedrooms
Off-Campus Student Apartment (Mid-Rise)	Bedrooms
Off-Campus Student Apartment (High-Rise)	Bedrooms
Low Rise Residential with Ground-Floor Commercial	Dwelling Units for residential and Gross Floor Area (Sq. Ft.) for Commercial
Mid Rise Residential with Ground-Floor Commercial	Dwelling Units for residential and Gross Floor Area (Sq. Ft.) for Commercial
High Rise Residential with Ground-Floor Commercial	Dwelling Units for residential and Gross Floor Area (Sq. Ft.) for Commercial
Mobile Home Park	Dwelling Units

Senior Adult Housing – Single Family	Dwelling Units
Senior Adult Housing - Multifamily	Dwelling Units
Congregate Care Facility	Dwelling Units
Assisted Living	Gross Floor Area (Sq. Ft.)*
Continuing Care Retirement Community	Units
Recreational Homes	Dwelling Units
Timeshare	Dwelling Units
Residential Planned Unit Development	Dwelling Units
(300-399) Lodging	
Hotel	Rooms*
All Suites Hotel	Rooms*
Business Hotel	Rooms*
Motel	Rooms*
Resort Hotel	Rooms*
(400-499) Recreational	
Public Park	Acres*
Campground/ Recreational Vehicle Park	Occupied Campsites*
Marina	Berths
Golf Course	Holes/ Acres
Miniature Golf Course	Holes
Golf Driving Range	Tees or Driving Positions*
Batting Cages	Cages
Rock Climbing Gym	Gross Floor Area (Sq. Ft.)
Multipurpose Recreational Facility	Gross Floor Area (Sq. Ft.)
Trampoline Park	Gross Floor Area (Sq. Ft.)
Bowling Alley	Bowling Lanes*
Adult Cabaret	Gross Floor Area (Sq. Ft.)
Movie Theater	Gross Floor Area (Sq. Ft.)*
Horse Racetrack	Seats*
Automobile Racetrack	Attendees
Dog Racetrack	Attendees
Professional Baseball Stadium	Attendees
Ice Skating Rink	Rinks*
Snow Ski Area	Lifts
Bingo Hall	Seats*
Casino	Gross Floor Area (Sq. Ft.)*
Amusement Park	Acres*
Water Slide Park	Acres*
Soccer Complex	Fields
Tennis Court	Tennis Court
Racquet/ Tennis Court	Tennis Court*
Health/ Fitness Club	Gross Floor Area (Sq. Ft.)
Athletic Club	Gross Floor Area (Sq. Ft.)*
Recreational Community Center	Gross Floor Area (Sq. Ft.)*
(500-599) Institutional	

Military Base	Employees
Elementary School	Students*
Middle School/ Junior High School	Students*
High School	Students*
School District Office	Students*
Private School(K-8)	Students*
Private School(K-12)	Students*
Private High School	Students*
Charter Elementary School	Students*
Charter School(K-12)	Students*
Junior/ Community College	Students*
University/ College	Students*
Church	Gross Floor Area (Sq. Ft.)*
Synagogue	Gross Floor Area (Sq. Ft.)*
Mosque	Gross Floor Area (Sq. Ft.)
Day Care Center	Gross Floor Area (Sq. Ft.)*
Cemetery	Acres*
Adult Detention Facility	Gross Floor Area (Sq. Ft.)*
Fire and Rescue Station	Gross Floor Area (Sq. Ft.)*
Museum	Gross Floor Area (Sq. Ft.)*
Library	Gross Floor Area (Sq. Ft.)*
(600-699) Medical	
Hospital	Gross Floor Area (Sq. Ft.)*
Nursing Home	Gross Floor Area (Sq. Ft.)*
Clinic	Gross Floor Area (Sq. Ft.)*
Animal Hospital/ Veterinary Clinic	Gross Floor Area (Sq. Ft.)*
Free- Standing Emergency Room	Gross Floor Area (Sq. Ft.)
(700-799) Office	
General Office Building	Gross Floor Area (Sq. Ft.)*
Small Office Building	Gross Floor Area (Sq. Ft.)*
Corporate Headquarters Building	Gross Floor Area (Sq. Ft.)*
Single Tenant Office Building	Gross Floor Area (Sq. Ft.)*
Medical-Dental Office Building	Gross Floor Area (Sq. Ft.)*
Government Office Building	Gross Floor Area (Sq. Ft.)*
State Motor Vehicles Department	Gross Floor Area (Sq. Ft.)*
United States Post Office	Gross Floor Area (Sq. Ft.)*
Office Park	Gross Floor Area (Sq. Ft.)*
Research and Development Center	Gross Floor Area (Sq. Ft.)*
Business Park	Gross Floor Area (Sq. Ft.)*
(800-899) Retail	
Tractor Supply Store	Gross Floor Area (Sq. Ft.)
Construction Equipment Rental Store	Gross Floor Area (Sq. Ft.)
Building Materials and Lumber Store	Gross Floor Area (Sq. Ft.)*
Free-Standing Discount Superstore	Gross Floor Area (Sq. Ft.)*
Variety Store	Gross Floor Area (Sq. Ft.)*
Free-Standing Discount Store	Gross Floor Area (Sq. Ft.)*

Hardware/ Paint Store	Gross Floor Area (Sq. Ft.)*
Nursery (Garden Center)	Gross Floor Area (Sq. Ft.)*
Nursery (Wholesale)	Gross Floor Area (Sq. Ft.)*
Shopping Center(>150k)	Gross Floor Area (Sq. Ft.)*
Shopping Plaza(40-150k)	Gross Floor Area (Sq. Ft.)
Strip Retail Plaza(<40k)	Gross Floor Area (Sq. Ft.)*
Factory Outlet Center	Gross Floor Area (Sq. Ft.)
Automobile Sales (New)	Gross Floor Area (Sq. Ft.)*
Automobile Sales (Used)	Gross Floor Area (Sq. Ft.)*
Recreational Vehicle Sales	Gross Floor Area (Sq. Ft.)*
Automobile Parts Sales	Gross Floor Area (Sq. Ft.)*
Tire Store	Gross Floor Area (Sq. Ft.)*
Tire Superstore	Gross Floor Area (Sq. Ft.)*
Supermarket	Gross Floor Area (Sq. Ft.)*
Convenience Store	Gross Floor Area (Sq. Ft.)*
Discount Club	Gross Floor Area (Sq. Ft.)*
Farmers Market	Acres
Wholesale Market	Gross Floor Area (Sq. Ft.)
Sporting Goods Superstore	Gross Floor Area (Sq. Ft.)*
Home Improvement Superstore	Gross Floor Area (Sq. Ft.)
Electronics Superstore	Gross Floor Area (Sq. Ft.)
Toy/ Children's Superstore	Gross Floor Area (Sq. Ft.)
Baby Superstore	Gross Floor Area (Sq. Ft.)
Pet Supply Superstore	Gross Floor Area (Sq. Ft.)
Office Supply Superstore	Gross Floor Area (Sq. Ft.)
Book Superstore	Gross Floor Area (Sq. Ft.)
Pet Supply Superstore	Gross Floor Area (Sq. Ft.)
Office Supply Superstore	Gross Floor Area (Sq. Ft.)
Book Superstore	Gross Floor Area (Sq. Ft.)
Discount Home Furnishing Superstore	Gross Floor Area (Sq. Ft.)
Bed and Linen Superstore	Gross Floor Area (Sq. Ft.)
Department Store	Gross Floor Area (Sq. Ft.)
Apparel Store	Gross Floor Area (Sq. Ft.)
Arts and Crafts Store	Gross Floor Area (Sq. Ft.)
Pharmacy/Drugstore without Drive-Through Window	Gross Floor Area (Sq. Ft.)
Pharmacy/Drugstore with Drive-Through	Gross Floor Area (Sq. Ft.)*
Marijuana Dispensary	Gross Floor Area (Sq. Ft.)
Furniture Store	Gross Floor Area (Sq. Ft.)*
Beverage Container Recycling Depot	Gross Floor Area (Sq. Ft.)*
Medical Equipment Store	Gross Floor Area (Sq. Ft.)
Liquor Store	Gross Floor Area (Sq. Ft.)*
(900-999) Services	
Walk-in-Bank	Gross Floor Area (Sq. Ft.)*
Drive-in-Bank	Gross Floor Area (Sq. Ft.)*
Hair Salon	Gross Floor Area (Sq. Ft.)

Copy, Print and Express Ship Store	Gross Floor Area (Sq. Ft.)*
Food Cart Pod	Food Carts
Fast Casual Restaurant	Gross Floor Area (Sq. Ft.)
Fine Dining Restaurant	Gross Floor Area (Sq. Ft.)*
High-Turnover (Sit-Down) Restaurants	Gross Floor Area (Sq. Ft.)*
Fast-Food Restaurant without Drive-Through Window	Gross Floor Area (Sq. Ft.)*
Fast-Food Restaurant with Drive-Through Window	Gross Floor Area (Sq. Ft.)*
Fast-Food Restaurant with Drive-Through Window and No Indoor Seating	Drive-Through Lanes
Coffee/Donut Shop without Drive-Through Window	Gross Floor Area (Sq. Ft.)*
Coffee/Donut Shop with Drive-Through Window	Gross Floor Area (Sq. Ft.)*
Coffee/Donut Shop with Drive-Through Window and No Indoor Seating	Drive-Through Lanes
Quick Lubrication Vehicle Shop	Gross Floor Area (Sq. Ft.)*
Automobile Care Center	Gross Floor Area (Sq. Ft.)*
Automobile Parts and Service Center	Gross Floor Area (Sq. Ft.)*
Gasoline/Service Station	Vehicle Fueling Positions*
Convenience Store / Gas Station	Vehicle Fueling Positions
Self-Service Car Wash	Wash Stalls
Automated Car Wash	Car Wash Tunnels*
Car Wash and Detail Center	Wash Stalls
Truck Stop	Vehicle Fueling Position
Wine Tasting Room	Gross Floor Area (Sq. Ft.)
Brewery Tap Room	Gross Floor Area (Sq. Ft.)
Drinking Place	Gross Floor Area (Sq. Ft.)

*Recommended units for each land use please contact TDSEngineering@AustinTexas.gov if you'd like to discuss alternate units