



Traffic Impact Analysis (TIA) Application Process

Purpose:

Applicants will use this form to complete and submit the Attached Traffic Worksheet. Please see the attached list of values to estimate the traffic generated by the proposed development. (Refer to the latest version of the ITE manual for additional trip rates.) This worksheet is required to determine if a Traffic Impact Analysis will be required based on Chapter 7 of the City of Pearland EDCM. **If a TIA is required**, the applicant will need to submit a TIA application.

Application Process (Only if Full TIA require)

Developers and owners shall provide this form to their Traffic Engineer. The Engineer will fill out and submit this electronic application on behalf of the owner and developer. You are encouraged to make use of the City's Pre-Development Meeting process prior to submitting a TIA application. To schedule a pre-development meeting apply online, or contact Laura Aldama 281-652-1761 or Rebeca Gonzalez 281-652-1765.

Step 1- Access the City of Pearland's Community Development Web Portal via [Cityworks](#).

Step 2- Apply for a TIA permit.

Step 3- Contact Yolci Ramirez 281-652-1686 to schedule the TIA Scoping Meeting.

Application Checklist

You will need the following information to complete the application. At a minimum, the application must contain both the Engineer and either the owner or the developer.

- Parcel number
- Project Location Map
- Site Plan
- Proposed access street, adjacent street, and classification of each
- Completed Traffic Worksheet (Blank Attached)
- Engineer Contact Information
- Owner or Developer Contact Information

City of Pearland Traffic Impact Analysis (TIA) Threshold Worksheet

Complete this form as an aid to determine if your project requires a Traffic Impact Analysis. This form shall be completed by a licensed professional engineer using the latest editions of the ITE Trip Generation Manual or more accurate project specific information. Please send the checklist to yramirez@pearlandtx.gov

Project Name: _____
 Location: _____
 Applicant/Contact: _____
 Contact Phone Number: _____ Contact Email: _____

Application Type (check one):			
_____ Zoning (CUP/PD)	_____ Site Plan	_____ Plat	_____ Other: _____

Anticipated Land Use	Units*	ITE Code	ITE Trip Rates / Trips Generated			
			Daily Total	AM Peak Hour	PM Peak Hour	Weekend Peak Hour
			/	/	/	/
			/	/	/	/
			/	/	/	/

Project Description (include description of daily operations from a traffic standpoint): _____

Applicant's Signature: _____ Date: _____

Engineering Department Signature: _____ Date: _____

For Office Use Only:

Table 7.2

ITE Code	Land Use	Per Unit	AM Peak	PM Peak	Daily
110	General Light Industrial	1000 SQ FT	0.74	0.65	4.87
130	Industrial Park	1001 SQ FT	0.34	0.34	3.37
140	Manufacturing	1002 SQ FT	0.68	0.74	4.75
150	Warehousing	1003 SQ FT	0.17	0.18	1.71
151	Mini-Warehouse	1004 SQ FT	0.09	0.15	1.45
210	Single Family Detached Housing	Dwelling Units	0.70	0.94	9.43
215	Single Family Attached Housing	Dwelling Units	0.48	0.57	7.20
220	Multifamily Housing (Low-Rise)	Dwelling Units	0.40	0.51	6.74
221	Multifamily Housing (Mid-Rise)	Dwelling Units	0.37	0.39	4.54
222	Multifamily Housing (High-Rise)	Dwelling Units	0.27	0.32	4.54
320	Motel	Rooms	0.35	0.36	3.35
520	Elementary School	Students	0.74	0.16	2.27
522	Middle School/Junior High School	Students	0.67	0.15	2.10
525	High School	Students	0.52	0.14	1.94
530	Private School (K-8)	Students	1.01	0.26	4.11
532	Private School (K-12)	Students	0.79	0.17	2.48
534	Private High School	Students	0.66	0.19	2.17
610	Hospital	Beds	1.79	1.69	22.32
710	General Office Building	1000 SQ FT	1.52	1.44	10.84
712	Small Office Building	1000 SQ FT	1.67	2.16	14.39
750	Office Park	1000 SQ FT	1.33	1.30	11.07
770	Business Park	1000 SQ FT	1.35	1.22	12.44
814	Variety Store	1000 SQ FT	3.04	6.70	63.66
820	Shopping Center (>150k)	1000 SQ FT	0.84	3.40	37.01
821	Shopping Plaza (40-150K)	1000 SQ FT	3.53	9.03	94.49
822	Strip Retail Plaza (<40k)	1000 SQ FT	2.36	6.59	54.45
850	Supermarket	1000 SQ FT	2.86	8.95	93.84
851	Convenience Store	1000 SQ FT	62.54	49.11	762.28
881	Pharmacy w/Drive-Through Window	1000 SQ FT	3.74	10.25	108.40
912	Drive-In Bank	1000 SQ FT	9.95	21.01	100.35
931	Fine Dining Restaurant	1000 SQ FT	0.73	7.80	83.84
932	High-Turnover (Sit-Down) Restaurant	1000 SQ FT	9.57	9.05	107.20
934	Fast-Food Restaurant with Drive-Through Window	1000 SQ FT	44.61	33.03	467.48
941	Quick Lubrication Vehicle Shop	1000 SQ FT	5.80	8.70	69.57
942	Automobile Care Center	1000 SQ FT	2.25	3.11	-
943	Automobile Parts and Service Center	1000 SQ FT	1.91	2.06	16.60
944	Gasoline/Service Station	Fuel Stations	10.28	13.91	172.01
945	Convenience Store/Gas Station	Fuel Stations	16.06	18.42	265.12
947	Self-Service Car Wash	Wash Stalls	-	5.54	180.00