



TIA DETERMINATION REQUIREMENTS

May 13, 2024

Rock Haus Foundation

TIA24-0032

Owner:

COMAL IDD ROCK HAUS FOUNDATION
511 E NORTH ST
NEW BRAUNFELS, TX 78130

Preparer:

TX2 ENGINEERING
645 FLORAL AVE SUITE C
New Braunfels, TX 78130

The Engineering Division reviewed the TIA Worksheet and associated documents for the referenced development and TIA determination. Based on the information provided in the application, only the attached TIA Worksheet is required. **Submit the accepted TIA Worksheet and TIA Worksheet review fee with the applicable application.** If there is an increase in peak hour trips to 100 or more, a TIA Report is required and must be provided following the Code of Ordinance and TIA process.

Please contact the Engineering Division at (830) 221-4275 if you have any questions or need additional information.

Respectfully,

A handwritten signature in blue ink that reads "Jessica Perry".

Jessica Perry, E.I.T.
Graduate Engineer
JP / ce

***After preparing the TIA, please submit report using the online portal

<https://nbpermits.newbraunfels.gov/publicaccess/template/Login.aspx>

once the document has been uploaded email cedmond@newbraunfels.gov with the transmittal letter attached to notify of the TIA submittal.

CITY OF NEW BRAUNFELS TRAFFIC IMPACT ANALYSIS (TIA) WORKSHEET

Complete this worksheet to determine Traffic Impact Analysis requirements and as a requirement for zoning, master plan, plat, and permit applications as specified in the City of New Braunfels Code of Ordinances Section 118-46. A project site plan with an area map must be included with this worksheet to be considered a complete application.

Section 1: General Information

Project Name: Rock Haus		Date: 5/3/2024
Subdivision Plat Name: CITY BLOCK 5089, LOT 1-2-3-4-5-6-7-8-9-10-11-12-13		Project Address/Location: 511 E. North St.
Location?	☒ City of New Braunfels ☐ New Braunfels ETJ ☐ Comal County ☐ Guadalupe County	
Owner Name: COMAL IDD		Owner Email:
Owner Address: ROCK HAUS FOUNDATION 511 E NORTH STREET NEW BRAUNFELS, TX 78130		Owner Phone:
Preparer Company: TX2 Engineering		
Preparer Name: Trevor Tast		Preparer Email: Trevor@TX2Engineering.com
Preparer Address: 645 Floral Ave Ste C NEW BRAUNFELS, TX 78130		Preparer Phone: 830-327-1235
Application Type or Reason for TIA Worksheet/Report		
☒ Zoning ☐ Master Plan ☐ Preliminary Plat ☐ Final Plat ☐ Permit		
TIA Submittal Type (A TIA Worksheet is required with all zoning, plan, plat, and permit applications)		
☒ TIA Worksheet Only (99 peak hour trips or less)		☐ Level 1 TIA Report (100-199 peak hour trips)
☐ TIA Worksheet Only – Previous TIA Worksheet/Report Approved (complete Sections 3-6)		☐ Level 2 TIA Report (200-499 peak hour trips)
☐ TIA Worksheet Only – Previous TIA Report not required (supporting documentation may be required)		☐ Level 3 TIA Report (500 or more peak hour trips)
TxDOT Access Authorized?		
☐ Yes (provide supporting documentation)		☐ No (authorization required for application approval) ☐ Not Applicable

Section 2: Proposed Land Use and Trip Information for Application

Phase	Land Use	ITE Code ¹	ITE Unit ²	Est. Project Units	Critical Peak Hour	AM Peak Hour Rate	PM Peak Hour Rate	WKND Peak Hour Rate	Daily Trip Rate	AM Peak Hour Trips	PM Peak Hour Trips	WKND Peak Hour Trips	Daily Trips
	General Office (Existing to remain)	710	KSF	8.2	AM	1.52	1.44	0.53	10.84	12.46	11.81	2.79	88.89
	General Office (Proposed)	710	KSF	7.5	AM	1.52	1.44	0.53	10.84 ✓	11.40 ✓	10.80 ✓	2.55	81.31 ✓
	Recreational Community Center (Proposed)	495	KSF	9.7	PM	1.91	2.5	1.07	28.82	19	24	10.38	279.55
	Mistakes on the TIA worksheet have been identified, but are considered minor and do not impact its overall accuracy. Note: not all mistakes have been noted or corrected on this page.												
Total from additional tabulation sheet (if necessary):													
Total:										46.37	56.46	15.72	449.74

¹Institute of Transportation Engineers (ITE) Trip Generation, 11th Edition or most recent; ²E.g., Dwelling Units, Acres, Employees, KSF, etc.

Internal Use Only	Reviewed by: Jessica Perry	Date: 5/13/2024
	☒ TIA Worksheet is acceptable. ☐ TIA Worksheet requires corrections. ☐ TIA Report required. ☐ TIA Update required.	