

CITY OF NEW BRAUNFELS TRAFFIC IMPACT ANALYSIS (TIA) DETERMINATION FORM

Complete this form to determine Traffic Impact Analysis requirements.
A site exhibit must be with this form to be considered a complete submittal.
Note: The final decision on intersections to be included within the TIA will be established by City Staff and listed within the approved scope.

Section 1: General Information

General Information			
Project Name: Straight Blast Gym			Date: 04/26/2022
Subdivision Plat Name: Green Valley Estates		Project Address/Location: 104 Melody Lane, New Braunfels, TX 78130	
Location?	☒ City of New Braunfels	☐ New Braunfels ETJ	☒ Comal County ☐ Guadalupe County
Owner Name: Michael Heinz		Owner Email: michaelhistory@gmail.com	
Owner Address: 167A IH 35 S South, New Braunfels, TX 78130		Owner Phone:	
Preparer Company: INK Civil			
Preparer Name: Chad Friesenhahn		Preparer Email: chadfriesenhahn@ink-civil.com	
Preparer Address: 2021 W SH 46, Suite 105, New Braunfels, TX		Preparer Phone: (830) 358-7127	
Application Type or Reason for TIA Worksheet/Report			
☐ Master Plan ☐ Preliminary Plat ☐ Final Plat ☐ Commercial Permit ☒ Zoning			
TIA Submittal Type (A TIA Worksheet is required with <u>all</u> zoning, plan and plat applications)			
☒ TIA Worksheet Only (100 peak hour trips or less)		☐ Level 1 TIA Report (101-500 peak hour trips)	
☐ Level 2 TIA Report (501-1,000 peak hour trips)		☐ Level 3 TIA Report (1,001 or more peak hour trips)	
Previously Approved TIA (Required if this project is part of a development with a previously approved TIA report)			
Previously Approved TIA Report Name:			City Approval Date:
TxDOT Access Approved?			
☐ Yes ☐ No ☒ Not Applicable			

Section 2: Proposed Land Use and Trip Information for Application

Land Use	ITE Code ¹	ITE Unit ²	Est. Project Units	AM Peak Hour Rate	PM Peak Hour Rate	WKND Peak Hour Rate	AM Peak Hour Trips	PM Peak Hour Trips	WKND Peak Hour Trips
Athletic Club	493	1000 SF GFA	6.5	3.40	6.36	8.60	23	42	56
Total from additional tabulation sheet (if necessary):									
Total:							23	42	56

¹Institute of Transportation Engineers (ITE) Trip Generation, 11th Edition or most recent

²E.g., Dwelling Units, Acres, Employees, KSF, etc.

TIA DETERMINATION

April 29, 2022

Straight Blast Gym - 104 MELODY LN

TIA22-0045

Owner:

Michael Heinz
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Preparer:

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The Engineering Division reviewed the TIA Determination application and associated documents for the referenced development. Based on the information provided in the application, only a TIA worksheet is required.

Please contact the Engineering Division at (830) 221-4020 if you have any questions or need any additional information.

Respectfully,



Jessica Perry, E.I.T.
Graduate Engineer

JP/ jp