



TIA DETERMINATION REQUIREMENTS

November 8, 2023

125 Oak Knot Dr

TIA23-0085

Owner: Dean Schilling
trumppetter@protonmail.com

Preparer: Trevor Tast
Trevor@tx2engineering.com

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.

Note: The proposed land use for this entire zone change request is 10,000 SF general office building. If this should change, this determination is no longer valid. Applicant should understand that the proposed land use is for full build-out of the entire requested zone change area. Future changes to land use could result in delays.

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

Respectfully,

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.

ONE CITY, ONE TEAM

830.221.4000 | 550 LANDA STREET, NEW BRAUNFELS, TX 78130 | NEWBRAUNFELS.GOV

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

Complete this form to determine Traffic Impact Analysis requirements.
A site exhibit with a location map (top corner) must be with this form to be considered a complete submittal.

Section 1: General Information

General Information			
Project Name: C1A Zone_Change_OGE_U5_B1_L2_L3			Date: 10/10/2023
Subdivision Plat Name: Oak Grove Estates Unit 5		Project Address/Location: 125/145 Oak Knot Drive, New Braunfels, TX 78132	
Location?	<input checked="" type="checkbox"/> City of New Braunfels	<input type="checkbox"/> New Braunfels ETJ	<input type="checkbox"/> Comal County <input type="checkbox"/> Guadalupe County
Owner Name: Dean W. Schilling Betty A. Schilling		Owner Email: trumppetter@protonmail.com	
Owner Address: 1508 Hickory Heights Drive, Waverly, Iowa 50677		Owner Phone: (830) 832-9893	
Preparer Company: TX2 Engineering, Inc.			
Preparer Name: Trevor N. Trast, PE, President		Preparer Email: Trevor@tx2engineering.com	
Preparer Address: Floor 1 F-20787, 645 Floral Avenue, New Braunfels, TX 78130		Preparer Phone: (816) 510-9151	
Application Type or Reason for TIA Worksheet/Report			
<input type="checkbox"/> Master Plan <input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> Commercial Permit <input checked="" type="checkbox"/> Zoning			
TIA Submittal Type (A TIA Worksheet is required with <u>all</u> zoning, plan and plat applications)			
<input checked="" type="checkbox"/> TIA Worksheet Only (100 peak hour trips or less)		<input type="checkbox"/> Level 1 TIA Report (101-500 peak hour trips)	
<input type="checkbox"/> Level 2 TIA Report (501-1,000 peak hour trips)		<input type="checkbox"/> 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: Plat of Oak Grove Estates Unit Two, Block One, Lots 1a & 1b, And Existing U1L1			City Approval Date: 12/14/2020
TxDOT Access Approved?			
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> 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
General Office Building	710	KSF	10	1.52	1.44	0.53	15.2	14.4	5.3
Total from additional tabulation sheet (if necessary):									
Total:							15.2	14.4	5.3

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

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

Please include:

1. A site exhibit with a location map (top corner).