

CITY OF ROLLINGWOOD 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 Rollingwood Code of Ordinances Section 101-94 (c). 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:3012 Bee Cave Rd. Office				Date:9/9/2024			
Subdivision Plat Name:3012 Bee Cave Road Office				Project Address/Location:3012 Bee Caves Rd.			
Location?		<input checked="" type="checkbox"/> City of Rollingwood		<input type="checkbox"/> Rollingwood ETJ		<input type="checkbox"/> Travis County	
Owner Name:MPH Capital Management, INC				Owner Email:cemorgan@mphland.com			
Owner Address:10829 Jollyville Road				Owner Phone:512-494-8510			
Preparer Company:Quiddity Engineering, LLC							
Preparer Name:Emily F. Moran, P.E., PTOE				Preparer Email:emoran@quiddity.com			
Preparer Address:6330 W Loop South, Suite 150				Preparer Phone:346-231-0861			
Application Type or Reason for TIA Worksheet/Report							
<input type="checkbox"/> Zoning		<input type="checkbox"/> Master Plan		<input type="checkbox"/> Preliminary Plat		<input type="checkbox"/> Final Plat	
<input checked="" type="checkbox"/> Permit							
TIA Submittal Type (A TIA Worksheet is required with all zoning, plan, plat, and permit applications)							
<input checked="" type="checkbox"/> TIA Worksheet Only (99 peak hour trips or less)				<input type="checkbox"/> Level 1 TIA Report (100-199 peak hour trips)			
<input type="checkbox"/> TIA Worksheet Only – Previous TIA Worksheet/Report Approved (complete Sections 3-6)				<input type="checkbox"/> Level 2 TIA Report (200-499 peak hour trips)			
<input type="checkbox"/> TIA Worksheet Only – Previous TIA Report not required (supporting documentation may be required)				<input type="checkbox"/> Level 3 TIA Report (500 or more peak hour trips)			
TxDOT Access Authorized?							
<input checked="" type="checkbox"/> Yes (provide supporting documentation)			<input type="checkbox"/> No (authorization required for application approval)			<input type="checkbox"/> 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
	Single Tenant Office Building	715	1,000 SF	6	PM	1.85X	$T=1.72X + 7.89$	N/A	13.07X	11	18	N/A	78
<i>Total from additional tabulation sheet (if necessary):</i>													
Total:										11	18	N/A	78

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:			Date:	
	<input type="checkbox"/> TIA Worksheet is acceptable.	<input type="checkbox"/> TIA Worksheet requires corrections.	<input type="checkbox"/> TIA Report required.	<input type="checkbox"/> TIA Update required.	

Section 3: Previously Approved TIA Worksheet/Report (provide)

Project Name:					
Preparer Company:		Preparer Name:		Date:	
Type:	<input type="checkbox"/> TIA Worksheet Only	<input type="checkbox"/> Level 1 TIA Report	<input type="checkbox"/> Level 2 TIA Report	<input type="checkbox"/> Level 3 TIA Report	
Approved with:	<input type="checkbox"/> Zoning	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat	<input type="checkbox"/> Permit
TIA Scope Agreement:	<input type="checkbox"/> Yes (provide supporting documentation)			<input type="checkbox"/> No	

Section 4: Update to and Status of Land Use and Trip Information for Total Development with Approved TIA Worksheet/Report (All Subdivision Phases)

Phase	Land Use	Status ³	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
Total from additional tabulation sheet (if necessary):														
Total:														

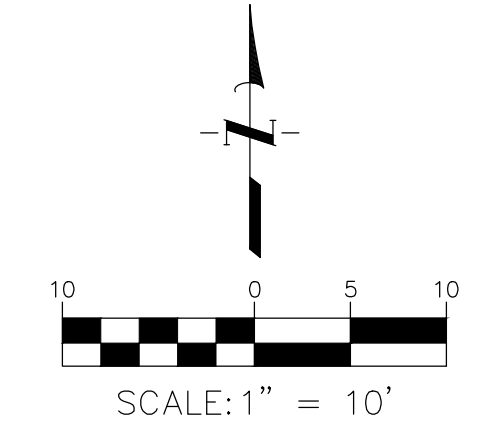
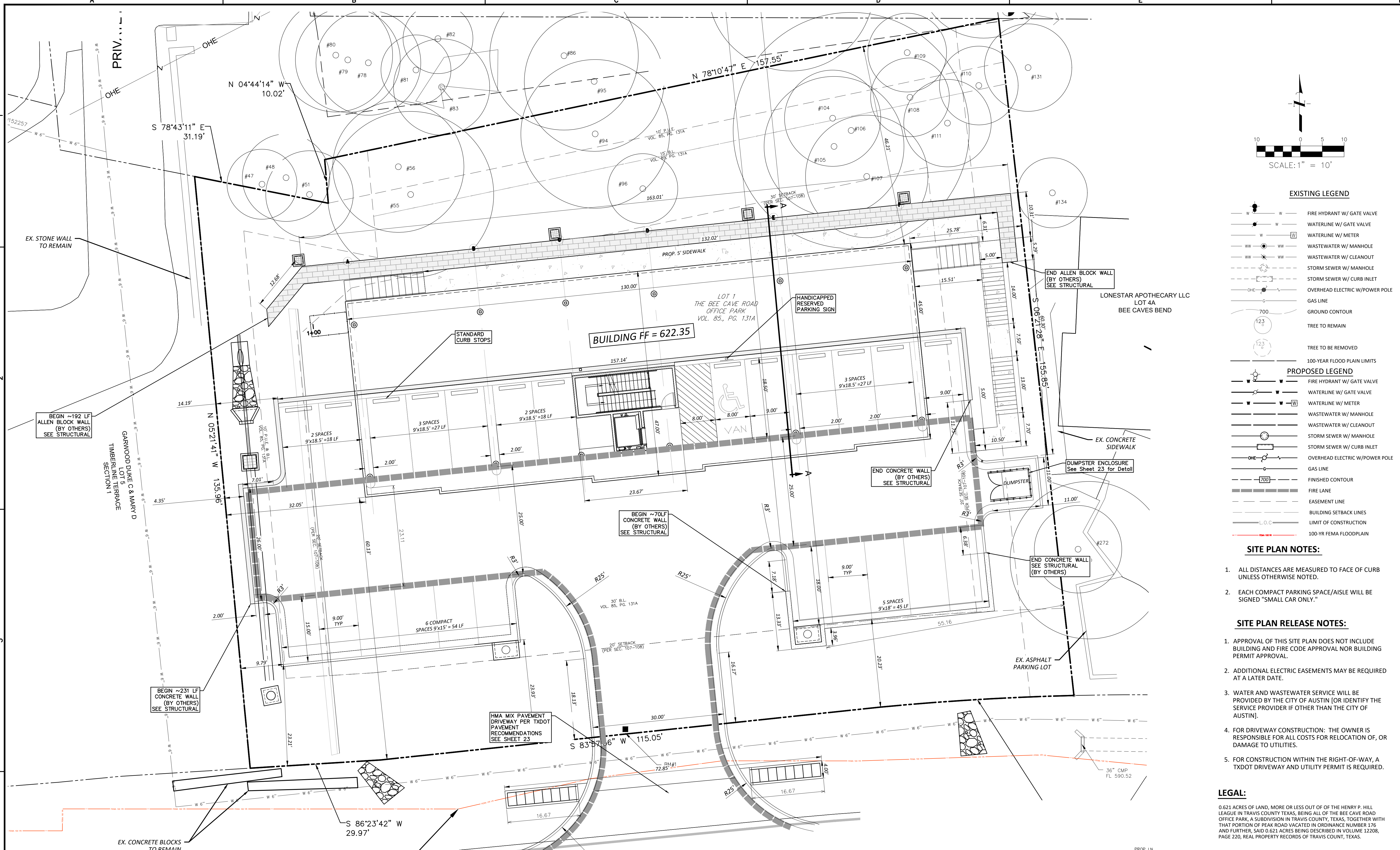
¹Institute of Transportation Engineers (ITE) Trip Generation, 11th Edition or most recent; ²E.g., Dwelling Units, Acres, Employees, KSF, etc.;
³Specify current approved status of unit: PLAN – Zoning/Concept Plan/Detail Plan/Master Plan, PP – Preliminary Plat, FP – Final Plat, P – Permit, C – Completed, A – With this Application (current)

Section 5: Approved TIA Worksheet/Report Conformance

Approved TIA Conformance	AM Peak Hour Trips	PM Peak Hour Trips	WKND Peak Hour Trips	Daily Trips
Approved development total:				
Updated development total:				
Difference development total:				
New TIA Report Required?				
Increase in PHT over 10% or change in TIA Submittal Type?	<input type="checkbox"/> Yes. A TIA Report or update is required.			
	<input type="checkbox"/> No			

Section 6: Required TIA Mitigation Measures

Mitigation Measures	Phase	Total PHT
1.		
2.		
3.		
4.		
5.		
6.		



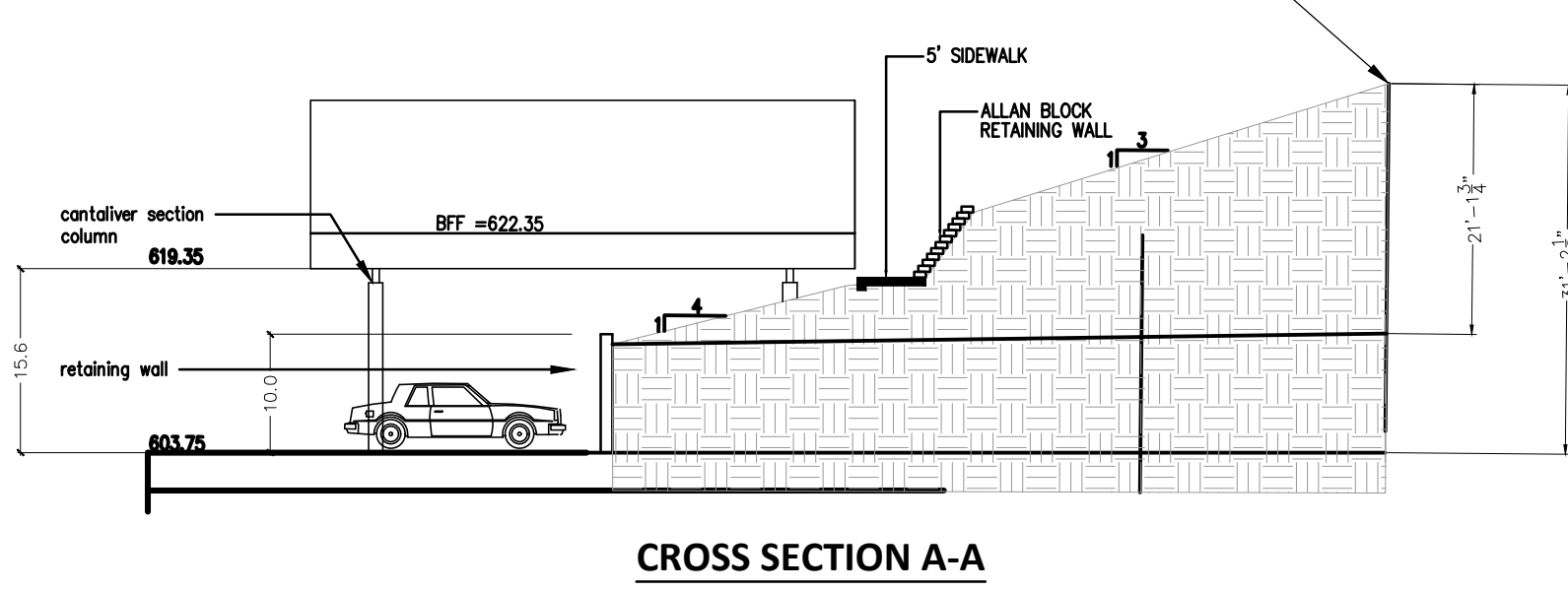
- EXISTING LEGEND**
- W W FIRE HYDRANT W/ GATE VALVE
 - W W WATERLINE W/ GATE VALVE
 - W W WATERLINE W/ METER
 - WW W W WASTEWATER W/ MANHOLE
 - WW W W WASTEWATER W/ CLEANOUT
 - SS W W STORM SEWER W/ MANHOLE
 - SS W W STORM SEWER W/ CURB INLET
 - OHE OHE OVERHEAD ELECTRIC W/ POWER POLE
 - GAS LINE
 - 700 GROUND CONTOUR
 - 123 TREE TO REMAIN
- PROPOSED LEGEND**
- W W W FIRE HYDRANT W/ GATE VALVE
 - W W W WATERLINE W/ GATE VALVE
 - W W W WATERLINE W/ METER
 - WW W W WASTEWATER W/ MANHOLE
 - WW W W WASTEWATER W/ CLEANOUT
 - SS W W STORM SEWER W/ MANHOLE
 - SS W W STORM SEWER W/ CURB INLET
 - OHE OHE OVERHEAD ELECTRIC W/ POWER POLE
 - GAS LINE
 - 700 FINISHED CONTOUR
 - FIRE LANE
 - EASEMENT LINE
 - BUILDING SETBACK LINES
 - L.O.C. LIMIT OF CONSTRUCTION
 - 100-YR FEMA FLOODPLAIN

- SITE PLAN NOTES:**
- ALL DISTANCES ARE MEASURED TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - EACH COMPACT PARKING SPACE/AISLE WILL BE SIGNED "SMALL CAR ONLY."
- SITE PLAN RELEASE NOTES:**
- APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
 - ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
 - WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN (OR IDENTIFY THE SERVICE PROVIDER IF OTHER THAN THE CITY OF AUSTIN).
 - FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.
 - FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A TXDOT DRIVEWAY AND UTILITY PERMIT IS REQUIRED.

LEGAL:
 0.621 ACRES OF LAND, MORE OR LESS OUT OF OF THE HENRY P. HILL LEAGUE IN TRAVIS COUNTY TEXAS, BEING ALL OF THE BEE CAVE ROAD OFFICE PARK, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, TOGETHER WITH THAT PORTION OF PEAK ROAD VACATED IN ORDINANCE NUMBER 176 AND FURTHER, SAID 0.621 ACRES BEING DESCRIBED IN VOLUME 12208, PAGE 220, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

CAUTION: OVERHEAD ELECTRIC
 CONTRACTOR SHALL EXERCISE CAUTION DURING EXCAVATION, CONSTRUCTION, AND ALL ACTIVITIES ON SITE AND STAY AWAY FROM ALL OVERHEAD POWER. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS DEALING WITH CLEARANCES AND CONSTRUCTION ACTIVITIES.

NOTICE
 CALL AT LEAST 2 WORKING DAYS (48 HOURS) BEFORE YOU DIG:
 TEXAS811 (DIG YESS) (1-800-344-8377)
 -OR-
 LONE STAR NOTIFICATION CENTER (1-800-569-0344)



CROSS SECTION A-A

IMPERVIOUS COVER TABLE

IMPERVIOUS COVER	AREA (SF)	AC.
PAVEMENT	10544.4	0.24
WALLS	1035.3	0.02
SIDEWALKS	1098.0	0.03
PILINGS	42.4	0.0010
TOTAL IMPERVIOUS COVER	12720.1	0.29
GROSS SITE AREA	27038.2	0.62
IMPERVIOUS COVER (%)	47%	

SITE PLAN TABLE

IMPERVIOUS COVER	EXISTING	PROPOSED	NET INCREASE	REQUIRED
ZONING	C1	C1		
LAND USE	OFFICE	OFFICE		
GROSS SITE AREA (AC)	0.62	0.62	0	> 0.34
IMPERVIOUS COVER (SF)	207	12,678	12470.71	< 13,504
IMPERVIOUS COVER (%)	1%	47%	46%	< 50%
BUILDING COVER (SF)	0	5,972	5972	> 1,800
BUILDING HEIGHT (FT)	0	23.25	23.25	< 35

PARKING PROVIDED

USE	COUNT	PERCENT
STANDARD	17	71%
COMPACT	6	25%
HCA	1	4%
Total=	24	

PARKING REQUIRED

1 SPACE / 250 SF BUILDING GFA	24
5980 SF/250=	24

SPECIAL FLOOD HAZARD AREA ZONE "A" (FEMA 100 YEAR FLOODPLAIN)

BEE CAVES ROAD (FM 2244)
 (PUBLIC R.O.W. VARIES)

REVISIONS
 No. Date
 App.

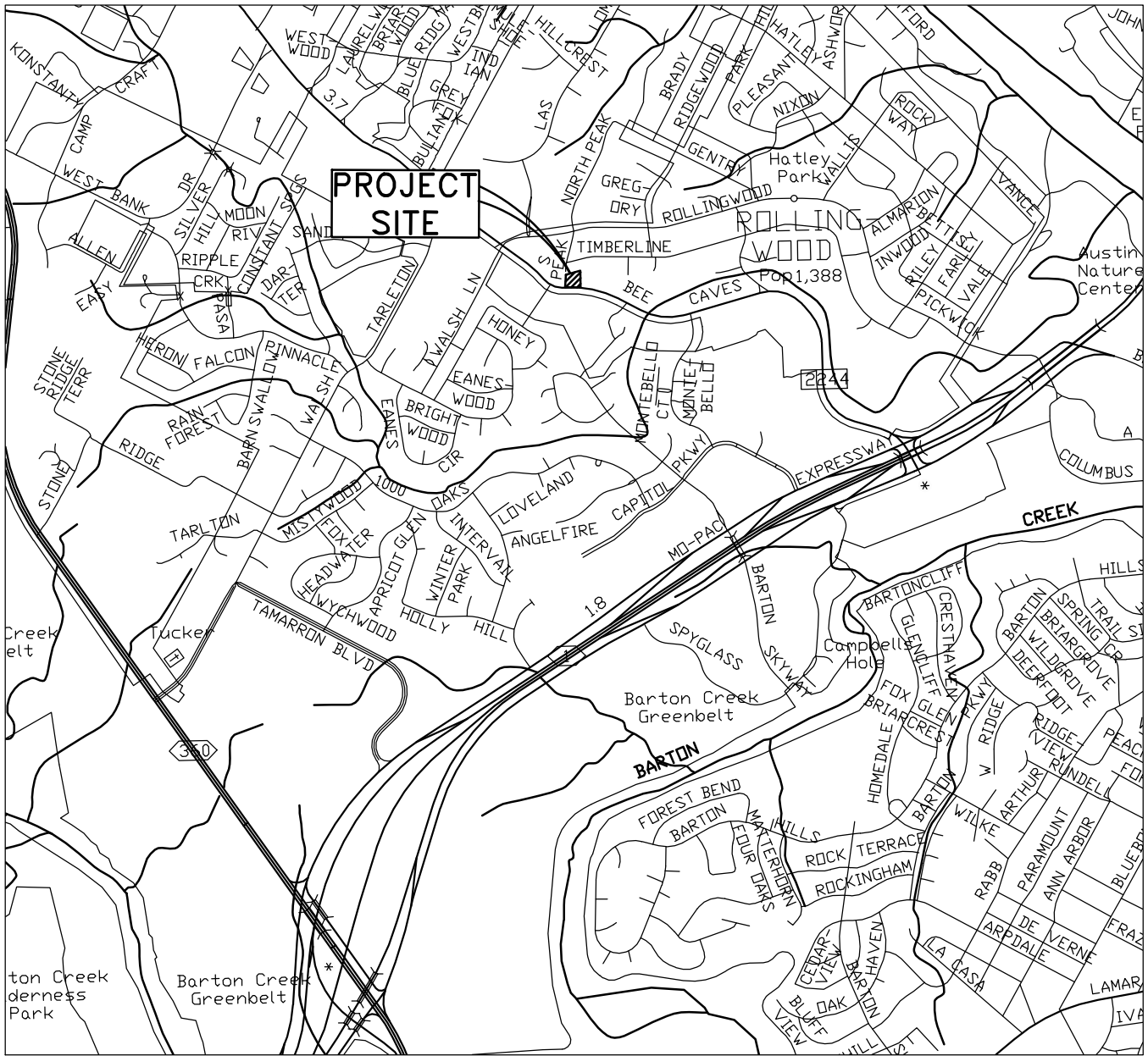
QUIDDITY
 3100 Alvin Drive, Suite 150 • Austin, Texas 78741 • 512.441.8899

DESIGNED BY: ECV
 CHECKED BY: RWL
 DRAWN BY: PKC

SCALE: AS SHOWN
 DATE: June 2023
 JOB NO.: 15877-001-00

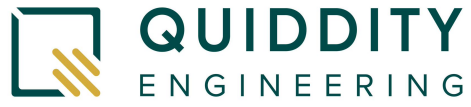
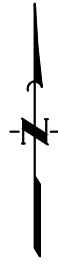
STATE OF TEXAS
 GEMSONG N. RYAN
 LICENSED PROFESSIONAL ENGINEER
 99300
 5/24/24

SITE DEVELOPMENT PLANS OF 3012 BEE CAVES RD. OFFICE
 3012 BEE CAVES RD.
SITE PLAN
 SHEET NO. **9**
 OF 34



LOCATION MAP

Scale 1" = 2,000'



ROLLINGWOOD OFFICE, 3012 BEE CAVE ROAD

LOCATION MAP

1/24/19



Permit to Construct Access Driveway Facilities on Highway Right of Way

PERMIT NUMBER: 23-43532			
		GPS*	ROADWAY
REQUESTOR		LATITUDE, LONGITUDE	HWY NAME RM2244
		30.271669, -97.795678	FOR TxDOT'S USE
NAME	Paul K. Choi	CONTROL	2102
MAILING ADDRESS	10829 Jollyville Road	SECTION	01
CITY, STATE, ZIP	Austin, TX, 78759		
PHONE NUMBER	5125172557		
<small>*GLOBAL POSITIONING SYSTEM COORDINATES AT INTERSECTION OF DRIVEWAY CENTERLINE WITH ABUTTING ROADWAY</small>			

Is this parcel in current litigation with the State of Texas? YES NO

The Texas Department of Transportation, hereinafter called the State, hereby authorizes Clay E. Morgan, hereinafter called the Permittee, to construct / reconstruct a Minor Commercial (residential, convenience store, retail mall, farm, etc.) access driveway on the highway right of way abutting highway number RM2244 in TRAVIS County, located TRM 0544 +0.38.

USE ADDITIONAL SHEETS AS NEEDED

This permit is subject to the Access Driveway Policy described on page 2 and the following:

1. The undersigned hereby agrees to comply with the terms and conditions set forth in this permit for construction and maintenance of an access driveway on the state highway right of way.
2. The Permittee represents that the design of the facilities, as shown in the attached sketch, is in accordance with the Roadway Design Manual, Hydraulic Design Manual and the access management standards set forth in the Access Management Manual (except as otherwise permitted by an approved variance).
3. Construction of the driveway shall be in accordance with the attached design sketch, and is subject to inspection and approval by the State.
4. Maintenance of facilities constructed hereunder shall be the responsibility of the Permittee, and the State reserves the right to require any changes, maintenance or repairs as may be necessary to provide protection of life or property on or adjacent to the highway. Changes in design will be made only with prior written approval of the State.
5. The Permittee shall hold harmless the State and its duly appointed agents and employees against any action for personal injury or property damage related to the driveway permitted hereunder.
6. Except for regulatory and guide signs at county roads and city streets, the Permittee shall not erect any sign on or extending over any portion of the highway right of way. The Permittee shall ensure that any vehicle service fixtures such as fuel pumps, vendor stands, or tanks shall be located at least 12 feet from the right of way line to ensure that any vehicle services from these fixtures will be off the highway right of way.
7. The State reserves the right to require a new access driveway permit in the event of: (i) a material change in land use, driveway traffic volume or vehicle types using the driveway, or (ii) reconstruction or other modification of the highway facility by the State.
8. The State may revoke this permit upon violation of any provision of this permit by the Permittee.
9. This permit will become null and void if the above-referenced driveway facilities are not constructed within six (6) months from the issuance date of this permit.

10. The Permittee will contact the State's representative Chris Moreno telephone, (512) 2922440, at least twenty-four (24) hours prior to beginning the work authorized by this permit.

11. The requesting Permittee will be provided instructions on the appeal process if this permit request is denied by the State.

The undersigned hereby agrees to comply with the terms and conditions set forth in this permit for construction and maintenance of an access driveway on the highway right of way.

Date: 03/03/2023

(Property owner or owner's representative)

Date of Issuance	District Engineer, or designee Approval
March 3, 2023	
Date of Issuance as per Variance to AMM	District Engineer, or designee Approval
Date of Denial	District Engineer Denial (No Delegation)

Access Driveway Policy

Title 43 Texas Administrative Code (Transportation), Chapter 11 (Design), Subchapter C (Access Connections To State Highways) and the "Access Management Manual" establish policy for the granting of access and the design, materials, and construction of driveways connecting to state highways. All driveway facilities must follow this policy. To the extent there is any conflict between this permit and the policy, the policy shall control. If a proposed driveway does not comply with the access management standards, the owner may seek a variance to a requirement contained in the access management standards by contacting the local TxDOT office.

TxDOT Driveway Permit Request Contact

For a local contact for your TxDOT Driveway Permit Request or variance request, visit: . You can click on the section of the map closest to your location to find the local TxDOT office. You can also click on the drop down box below the map to find the district for your county.

Other Conditions

In addition to Items 1 thru 11 on page 1 of this permit, the facility shall also be in accordance with the attached sketch and subject to the following additional conditions stated below:

This is a Commercial Access Driveway that will be used to service an office. The 30' asphalt driveway has 25' Radii with 36" CMP. TxDOT reserves the right to re-evaluate all access points and driveways, if the property it serves is further developed beyond what was discussed or approved at the time of this permit or when any changes in land use occur on the property.

Variance Documentation Justification

For a Variance request, please indicate which of the below are applicable, as required by TAC §11.52(e):

- a significant negative impact to the owner's real property or its use will likely result from the denial of its request for the variance, including the loss of reasonable access to the property or undue hardship on a business located on the property.
- an unusual condition affecting the property exists that was not caused by the property owner and justifies the request for the variance.

For the conditions selected above, provide written justification below. (Attach additional sheets, if needed)

varianc justification letter for driveway spacing is attached

For TXDOT use below:

For Variance denials, please indicate which of the below conditions, as provided in TAC §11.52(e), were determined:

- adversely affect the safety, design, construction, mobility, efficient operation, or maintenance of the highway; or
- likely impair the ability of the state or the department to receive funds for highway construction or maintenance from the federal government.

Attachments:

Sketch of Installation

All Variance Documentation

Contact/Help