RESTRICTIVE COVENANT AMENDMENT REVIEW SHEET

CASE:

C14-05-0120 (RCA)

Parmer US 290

Z.A.P. DATE:

June 18, 2013

OWNER:

E/290 Parmer, Ltd. (Andy Pastor)

ADDRESS:

AGENT:

Endeavor Real Estate Group (Dan Frey)

ZONING: CH-CO

AREA: 9.109 Acres / 12.25 Acres

SUMMARY STAFF RECOMMENDATION:

Staff supports the proposed Restrictive Covenant Amendment (RCA). The RCA would allow the property that is the subject of rezoning case C14-2013-0054 to be incorporated into the Restrictive Covenant (RC) conditions of the adjacent property, which was zoned under City File C14-05-0120.

ZONING & PLATTING COMMISSION RECOMMENDATION:

June 18, 2013:

DEPARTMENT COMMENTS:

The affected properties are located on the north side of US 290, east of SH 130 and west of Parmer Lane. Tract 1 is a 9.109 acre tract of land which was rezoned from DR to CH-CO in 2006 under City File C14-05-0120. That 2006 rezoning included a restrictive covenant that established Traffic Impact Analysis (TIA) limitations. Tract 2 is a 3.142 acre property that is being rezoned concurrent with this RCA request. Tract 2 is requesting CH-CO in 2006, and is proposing the same conditional overlay and restrictive covenant/TIA limitations as the subject property. If the proposed rezoning and RCA are approved, the two properties will have identical development conditions. The Applicant has prepared a TIA Determination Worksheet that includes both properties, and proposes a mix of commercial land uses —fast food restaurant, drive through bank, hotel, service station and convenience store. Please see attached zoning map, aerial map, zoning ordinance, restrictive covenant, TIA memorandum and TIA Worksheet (Exhibits A, B, C, D, E and F). The proposed RCA would result in two tracts of land encumbered by TIA limitations that previously applied to only one tract. Consequently, the potential traffic generation and development intensity will be reduced.

Undeveloped property to the northwest is part of the Harris Branch PUD. The base zoning category for the 33.32 acre PUD tract immediately adjacent to the subject tract is CH. To the south, across US 290, is more undeveloped property, including unzoned land that is in the ETJ. The property within the City limits is part of the Wildhorse PUD. The 102.8 acre portion of the PUD closest to the subject property is designated "Commercial High Rise Industrial Park," which is not a City of Austin zoning classification. The development standards of the PUD resemble a hybrid of CH and IP zoning.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	DR	Undeveloped
North	PUD	Undeveloped
South	PUD	Undeveloped
East	CH-CO	Undeveloped
West	PUD	Undeveloped

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AREA STUDY: N/A

TIA: N/A

WATERSHED: Gilleland

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS: Manor ISD

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-05-0120 Wildhorse PUD	DR to CH-CO Unzoned to PUD	1/17/06: ZAP approved on consent staff rec. of CH w/ conditions: 90' max height, prohibit Adult Oriented Businesses, Campground, Commercial Blood Plasma Center, Drop-off Recycling Collection Facility, Pawn Shop Services, Vehicle Storage, Guidance Services, Residential Treatment, and Transitional Housing uses. (9-0) 11/27/01: ZAP approved staff rec. of	2/16/06: Approved all 3 readings as recommended
C814-00-2063 ETJ		PUD w/ conditions. (8-0)	1, WYNN-NO); 2/7/02: APVD PUD (6-1, WW-NO) DELETING ECON. INCENTIVES & WATER EXTENSION FROM ORD.; 2/14/02: APVD PUD (5-1, WW-NO) PER STAFF REC
Harris Branch	7/8/91: DR to	7/29/91: Administrative approval;	12/13/90: Approved all 3
PUD	PUD	12/11/90: PC approved PUD w/	readings (5-0)
C814-90-0003		conditions (6-0-1, WB abstain)	

ABUTTING STREETS:

Name	ROW	Pavement	Class	Sidewalk?	Bus Route?	Bike Route?
US 290	500+	FWY 6	FWY	No	No	Yes

CITY COUNCIL DATE: June 27, 2013:

ACTION:

ORDINANCE READINGS:

ORDINANCE NUMBER:

CASE MANAGER: Heather Chaffin

PHONE: 974-2122

e-mail: heather.chaffin@austintexas.gov

C14-05-0120 (RCA)

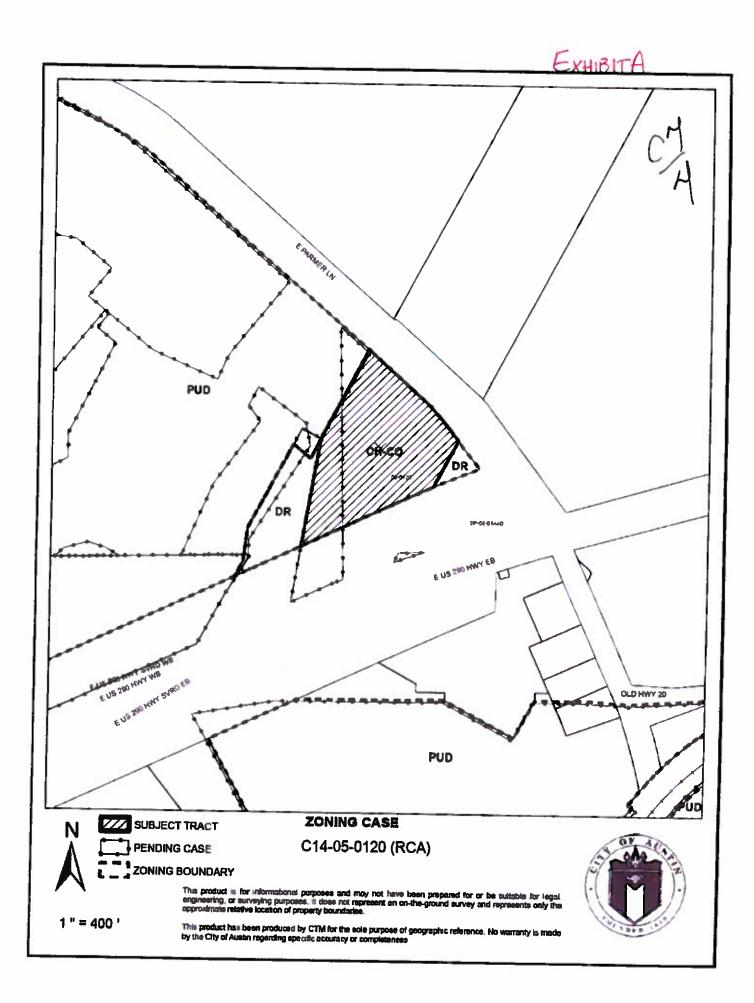
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SUMMARY STAFF RECOMMENDATION:

Staff supports the proposed Restrictive Covenant Amendment (RCA). Since the proposed RCA would result in two tracts of land encumbered by TlA limitations that previously applied to only one tract, there will be less traffic generation. The Applicant has demonstrated that the proposed commercial development on the two tracts would be achievable under the existing TlA, and any detailed access issues would be reviewed at site development stage.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. . Zoning changes should promote an orderly and compatible relationship among land uses. By amending the restrictive covenant and approving the associated rezoning case, these two tracts will be well suited for development that fits the character and intensity of the area. The tracts will also easily be able to join for unified development, further easing development.





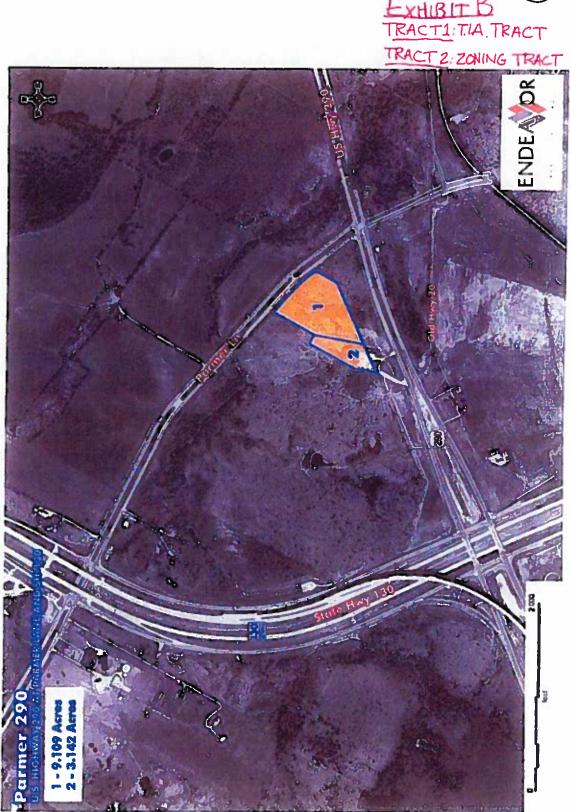


EXHIBIT C

ORDINANCE NO. 20060216-Z001

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT U.S. HIGHWAY 290 EAST AND EAST PARMER LANE FROM DEVELOPMENT RESERVE (DR) DISTRICT TO COMMERCIAL HIGHWAY-CONDITIONAL OVERLAY (CH-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from development reserve (DR) district to commercial highway-conditional overlay (CH-CO) combining district on the property described in Zoning Case No. C14-05-0120, on file at the Neighborhood Planning and Zoning Department, as follows:

A 12.463 acre tract of land, more or less, out of the James Manor Survey No. 40, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as the property located at U.S. Highway 290 East and East Panner Lane, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- 1. A building or structure on the Property may not exceed a height of 90 feet.
- 2. The following uses of the Property are prohibited uses:

Adult oriented businesses Commercial blood plasma center

Pawn shop services
Guidance services
Transitional housing

Campground

Drop-off recycling collection facility

Vehicle storage Residential treatment

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the commercial highway (CH) base district and other applicable requirements of the City Code.

CT

PART 3. This ordinance takes effect on February 27, 2006.

PASSED AND APPROVED

February 16 _____, 2006

APPROVED:

David Allan Smith City Attorney Shirley A. Gentry
City Clerk

Мауог



CM

12.463 ACRE TRACT (542,874 Sq. Ft.) 50198-06ex1.dwg

FN NO. 50198-06-2 JULY 18, 2005 JOB NO. 50198-06

FIELD NOTE DESCRIPTION

OF A 12.463 ACRE TRACT OF LAND SITUATED IN THE JAMES MANOR SURVEY NO.40, TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 12.609 ACRE TRACT OF LAND AS CONVEYED TO G & G VENTURE NUMBER ONE, A TEXAS GENERAL PARTNERSHIP IN VOLUME 8534, PAGE 457 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 12.463 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A FOUND CONCRETE MONUMENT LOCATED IN THE NORTHWESTERLY LINE OF THE BUTLER FAMILY PARTNERSHIP TRACT AS DESCRIBED IN VOLUME 12271, PAGE 872 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE SOUTHERLY CORNER OF THAT CERTAIN 0.073 ACRE TRACT, CONVEYED TO THE STATE OF TEXAS, AS DESCRIBED IN VOLUME 13105, PAGE 799 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

THENCE, S 27°51'03" W, ALONG THE COMMON BOUNDARY LINE BETWEEN THIS TRACT AND THE SAID BUTLER FAMILY PARTNERSHIP TRACT, A DISTANCE OF 256.91 FEET TO A FOUND CONCRETE MONUMENT FOR THE NORTHEASTERLY CORNER OF THAT CERTAIN SAVE & EXCEPT 3.366 ACRE TRACT, STATE OF TEXAS PARCEL 1216;

THENCE, S 27° 44′ 23″ W, ALONG THE EASTERLY LINE OF SAID 3.366 ACRE TRACT, A DISTANCE OF 393.47 FEET TO A FOUND 12 INCH IRON ROD IN THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. STATE HIGHWAY 290 (R.O.W. VARIES), MARKING THE NORTHEASTERLY CORNER OF THAT CERTAIN RIGHT OF WAY EASEMENT OF RECORD IN VOLUME 2246, PAGE 380 AND VOLUME 3144, PAGE 1018 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE, SOUTHWESTERLY, ALONG THE NORTHERLY LINE OF SAID RIGHT OF WAY EASEMENT OF RECORD, ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 5679.65 FEET, A CENTRAL ANGLE OF 05° 23' .53", AN ARC LENGTH OF 553.94 FEET AND A CHORD BEARING: S 67° 54' 05" W, A DISTANCE OF 553.75 FEET TO A FOUND 14 INCH IRON ROD MARKING THE SOUTHEASTERLY CORNER OF THAT CERTAIN 5.26 ACRE TRACT CONVEYED TO JOHN CHAPMAN OF RECORD IN VOLUME 12881, PAGE 2279 OF SAID OFFICIAL PUBLIC RECORDS;

CM

THENCE, N 09°34'39" E, ALONG THE COMMON BOUNDARY LINE BETWEEN THIS TRACT AND THE 5.26 ACRES, PASSING AT A DISTANCE OF 260.25 FEET A FOUND CONCRETE MONUMENT, AND CONTINUING FOR A TOTAL DISTANCE OF 800.24 FEET TO A FOUND 1 INCH IRON ROD FOR THE NORTHESTERLY CORNER OF THE SAID 5.26 ACRES, SAME BEING THE SOUTHEASTERLY CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO AUSTIN HB RESIDENTIAL PROPERTIES, LTD., AS DESCRIBED IN VOLUME 13100, PAGE 1, THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

THENCE, N 28°00'42" E, ALONG THE COMMON BOUNDARY LINE BETWEEN THIS TRACT AND THE SAID AUSTIN HB RESIDENTIAL PROPERTIES LTD. TRACT, A DISTANCE OF 501.13 FEET TO A FOUND CONCRETE MONUMENT LOCATED IN THE SOUTHWESTERLY RIGHT OF WAY LINE OF E. PARMER LANE;

THENCE, ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF E. PARMER LANE, THE FOLLOWING COURSES:

S 48°09'45" E, A DISTANCE OF 391.13 FEET TO A FOUND CONCRETE MONUMENT

SOUTHEASTERLY, ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1332.32 FEET, CENTRAL ANGLE OF 10°29'35", AN ARC LENGTH OF 244.00 FEET AND A CHORD BEARING: S 39°54'46" E, 243.66 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 12.463 ACRES, MORE OR LESS.

I, JAMES W. RUSSELL, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

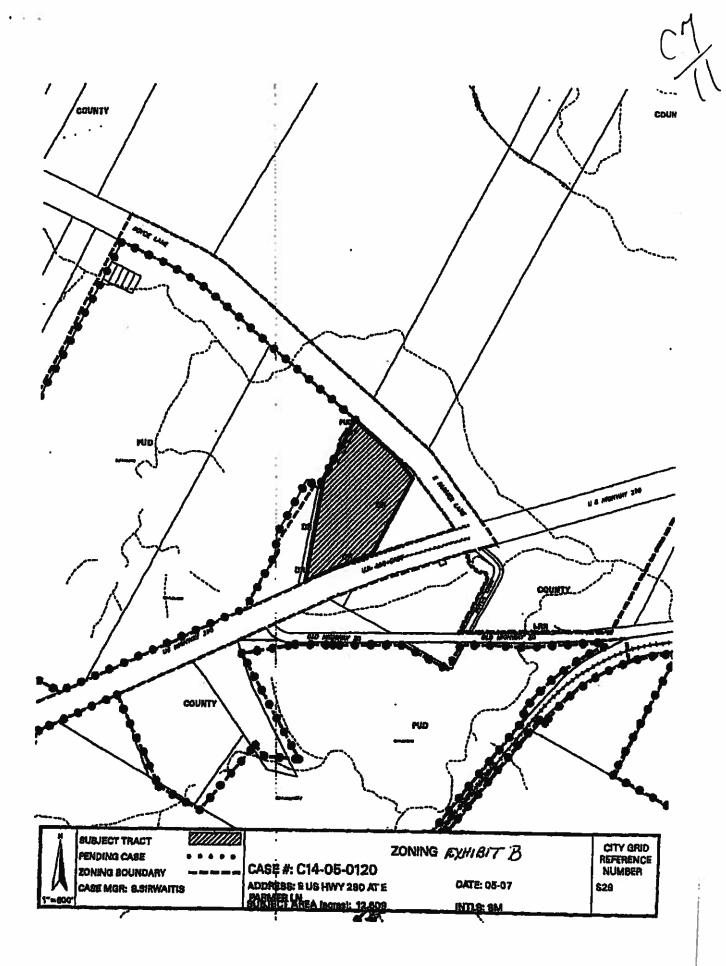
BURY & PARTNERS, INC. ENGINEERS AND SURVEYORS 10000 SAN PEDRO, SUITE #100 SAN ANTONIO, TEXAS 78216

JAMES W. RUSSELL DATE

R.P.L.S #4230 STATE OF TEXAS

C/0

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EXHIBITE

RESTRICT 2885829976

Zoning Case No. C14-05-0120

RESTRICTIVE COVENANT

OWNER:

G & G Venture Number One, a Texas general partnership

ADDRESS:

3207-B Twinberry Cove, Austin, Texas 78746

CONSIDERATION: Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid by the City of Austin to the Owner, the receipt and

sufficiency of which is acknowledged.

PROPERTY:

A 12.463 acre tract of land, more or less, out of the James Manor Survey No. 40, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" attached

and incorporated into this covenant.

WHERHAS, the Owner, whether one or more, of the Property and the City of Austin have agreed that the Property should be impressed with certain covenants and restrictions;

NOW, THEREFORE, it is declared that the Owner of the Property, for the consideration, shall hold, sell and convey the Property, subject to the following covenants and restrictions impressed upon the Property by this restrictive covenant. These covenants and restrictions shall run with the land, and shall be binding on the Owner of the Property, its heirs, successors, and assions.

- A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all 1. the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generates traffic that exceeds the total traffic generation for the Property as specified in that certain Traffic Impact Analysis ("TIA") prepared by WHM Transportation Engineering Consultants, Inc., dated January 2006, or as amended and approved by the Director of the Watershed Protection and Development Review Department. Development on the Property is subject to the recommendations contained in the memorandum from the Transportation Review Section of the Watershed Protection and Development Review Department dated January 11, 2006. The TIA shall be kept on file at the Watershed Protection and Development Review Department Review Department.
- If any person or entity shall violate or attempt to violate this agreement and covenant, it 2. shall be lawful for the City of Austin to prosecute proceedings at law or in equity against such person or entity violating or attempting to violate such agreement or covenant, to prevent the person or entity from such actions, and to collect damages for such actions.
- If any part of this agreement or covenant is declared invalid, by judgment or court order, the same shall in no way affect any of the other provisions of this agreement, and such 3. remaining portion of this agreement shall remain in full effect.
- If at any time the City of Austin fails to enforce this agreement, whether or not any 4. violations of it are known, such failure shall not constitute a waiver or estoppel of the right to enforce it.

2-16-06 *च न*- ।

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э.	a majority of the members of the owner(s) of the Property subject to time of such modification, amendment	mended, or ten City Council o the modifies ent or terminal	minated only by joint ac of the City of Austin, tion, amendment or ten ion.	stion of both (a) and (b) by the mination at the
	EXECUTED this the / 4	day of	7th	_, 2006.
		OWN	JER:	
		G&: (a Tex	G Venture Number On as general partnership	6
		Ву: _	Lhomas A. 5 Thomas A. Goebel, Managing Parmer	<u>Solbel</u>
APPRO	VED AS TO FORM:			
Assistan City of A	t City Attorney Austin			
THE ST	ATE OF TEXAS	\$		
COUNT	Y OF TRAVIS	i	J	
EVUV. UY	his instrument was acknowledged be Thomas A. Goebel, Managing Part neral partnership.	fore me on the ner, on behalf	is the // day of	mber One, a
я		COACT TO THE	State of Loxas CY Whoseaser Public, State of Texas CY Whoseaser Public, State of Texas commission Expires lench 38, 2009	 -

Restrictive coverant-G&G





12.463 ACRE TRACT (542,874 Sq. Ft.) 50198-06ex1.dwg

FN NO. 50198-06-2 JULY 18, 2005 JOB NO. 50198-06

EXHIBIT A

OF A 12.463 ACRE TRACT OF LAND SITUATED IN THE JAMES MANOR SURVEY NO.40, TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 12.609 ACRE TRACT OF LAND AS CONVEYED TO G & G VENTURE NUMBER ONE, A TEXAS GENERAL PARTNERSHIP IN VOLUME 8534, PAGE 457 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 12.463 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND CONCRETE MONUMENT LOCATED IN THE HORTHWESTERLY LINE OF THE BUTLER FAMILY PARTNERSHIP TRACT AS DESCRIBED IN VOLUME 12271, PAGE 872 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE SOUTHERLY CORNER OF THAT CERTAIN 0.073 ACRE TRACT, CONVEYED TO THE STATE OF TEXAS, AS DESCRIBED IN VOLUME 13105, PAGE 799 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

PHENCE, S 27°51'03" W, ALONG THE COMMON BOUNDARY LINE BETWEEN THIS TRACT AND THE SAID BUTLER FAMILY PARTNERSHIP TRACT, A DISTANCE OF 256.91 FEET TO A FOUND CONCRETE MONUMENT FOR THE NORTHEASTERLY CORNER OF THAT CERTAIN SAVE & EXCEPT 3.366 ACRE TRACT, STATE OF TEXAS PARCEL 1216;

THEMCE, 8 27° 44' 23" W, ALONG THE EASTERLY LINE OF SAID 3.366 ACRE TRACT, A DISTANCE OF 393.47 FRET TO A FOUND WINCH IROW ROD IN THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. STATE HIGHWAY 290 (R.O.W. VARIES), MARRING THE NORTHEASTERLY CORNER OF THAT CERTAIN RIGHT OF MAY EASEMENT OF RECORD IN VOLUME 2246, PAGE 380 AND VOLUME 3144, PAGE 1018 OF SAID OFFICIAL PUBLIC RECORDS;

THEMCE, SOUTHWESTERLY, ALONG THE MORTHERLY LINE OF SAID RIGHT OF WAY EASEMENT OF RECORD, ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 5879.65 FEET, A CENTRAL ANGLE OF 05° 23' 53", AN ARC LENGTH OF 553.94 FEET AND A CHORD BEARING: S 67° 54' 05" N, A DISTANCE OF 553.75 FEET TO A FOUND 4 INCH IRON ROD MARKING THE SOUTHEASTERLY CORNER OF THAT CERTAIN 5.26 ACRE TRACT CONVEYED TO JOHN CHAPMAN OF RECORD IN VOLUME 12881, PAGE 2279 OF SAID OFFICIAL PUBLIC RECORDS;

CL

THEMCE, N 09°34'39" E, ALONG THE COMMON BOUNDARY LINE BETWEEN THIS TRACT AND THE 5.26 ACRES, PASSING AT A DISTANCE OF 260.25 FEET A FOUND CONCRETE MONUMENT, AND CONTINUING FOR A TOTAL DISTANCE OF 800.24 FEET TO A FOUND 4 INCK IRON ROD FOR THE NORTHESTERLY CORNER OF THE SAID 5.26 ACRES, SAME BEING THE SOUTHEASTERLY CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO AUSTIN HB RESIDENTIAL PROPERTIES, LTD., AS DESCRIBED IN VOLUME 13100, PAGE 1, THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS,

THEMCE, N 28°00'42" E, ALONG THE COMMON BOUNDARY LINE BETWEEN THIS TRACT AND THE SAID AUSTIN HB RESIDENTIAL PROPERTIES LTD. TRACT, A DISTANCE OF 501.13 FEET TO A FOUND CONCRETE MONUMENT LOCATED IN THE SOUTHWESTERLY RIGHT OF WAY LINE OF E. PARMER LANE;

THENCE, ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF E. PARMER LANE, THE FOLLOWING COURSES:

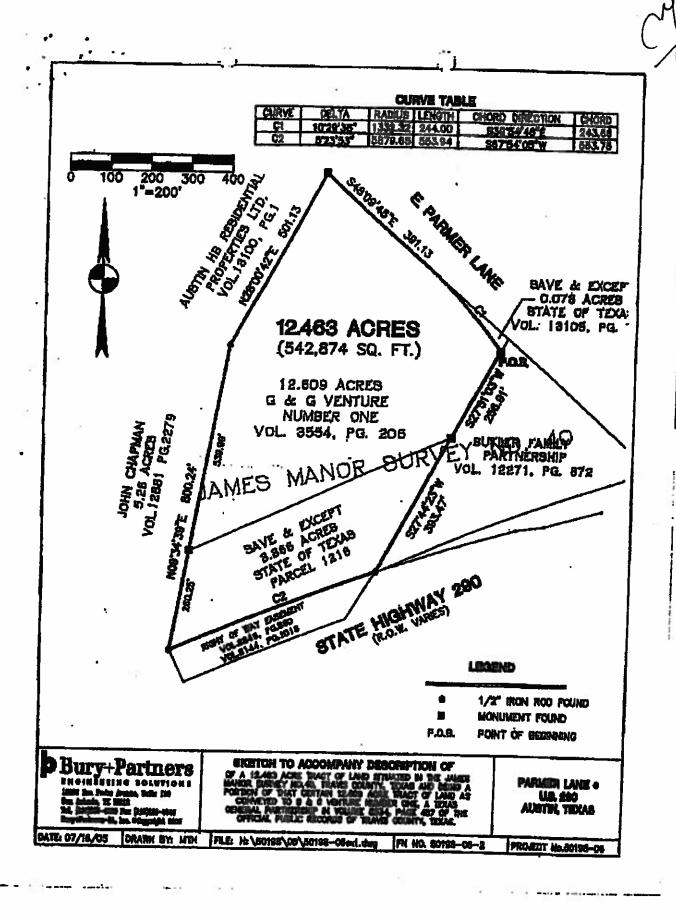
S 48°09'45" E, A DISTANCE OF 391.13 FEET TO A FOUND CONCRETE MONUMENT

SOUTHEASTERLY, ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1332.32 FEET, CENTRAL ANGLE OF 10°29'35", AN ARC LENGTH OF 244.00 FEET AND A CHORD BEARING: S 39°54'46" E, 243.66 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 12.463 ACRES, MORE OR LESS.

I, JAMES W. RUSSELL, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

BURY & PARTNERS, INC. ENGINEERS AND SURVEYORS 10000 SAN PEDRO, SUITE \$100 SAN ANTONIO, TEXAS 78216

JAMES W. RUSSELL R.P.L.S #4230 STATE OF TEXAS DATE



After Recording, Please Return to: City of Austin Department of Law P. C. Box 1988 Austin, Texas 78767-2528 Attention: Disca Minter, Legal Assistant

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

2000 Feb 21 02:24 PM 2006075978

BENAVIOUSY 455.00

DANA DESERVOIR COUNTY CLERK

TRAVES COUNTY TEXAS

Recorders Memorandom-At the time of recordation the instantant was found to be instanted for the best translation, because of likelihity, carbon or photomory, discoluted paper, etc. All blockness, additions and changes were present at the time the instrument was filed and recorded.

Restrictive coverant-Carco





Date:

January 11, 2006

To:

Sherri Sirwaitis, Case Manager

CC:

Kathy Hornaday, P.E. WHM Transportation Englneering

Carol Bames, COA Fiscal Officer

Reference:

Parmer US 290 Retall TiA C14-05-0120

The Transportation Review Section has reviewed the Traffic Impact Analysis for Parmer US 290 Retall site, dated January 2005, prepared by Kathy Hornaday, P.E., WHM Transportation Engineering, and offers the following comments:

TRIP GENERATION

The Parmer US 290 Retail Tract Is located at the northwest corner of the intersection of Parmer Lane and US 290 In east Austin.

The property is currently undeveloped and zoned Development Reserve (DR). The applicant has requested a zoning change to Commercial Highway (CH). The estimated completion of the project is expected in the year 2008.

Based on the standard trip generation rates established by the institute of Transportation Engineers (ITE), the development will generate approximately 18,249 unadjusted average daily trips (ADT).

The table below shows the adjusted trip generation by land use for the proposed development:

Table 1. Trip Generation						
LAND USE	Size	ADT	AM Peak	PM Peak		
Fast Food w/ Drive Thru	24,000sf	5712	617	395		
Shopping Center	90,000sf	5001	140	367		
Total		10,713	757	762		

ASSUMPTIONS

1. Traffic growth rates provided by the Texas Department of Transportation were as follows:

Table 2. Growth Rates per	Year
Roadway Segment	%
All Roads	6%

2. In addition to these growth rates, background traffic volumes for 2004 included estimated traffic volumes for the following projects:

C814-90-0003.13

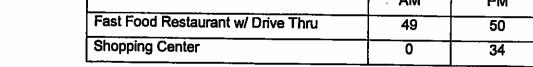
Harris Branch PUD

C814-00-2063

Wildhorse Ranch PUD

3. Reductions were taken for pass-by for the following uses:

Table 3. Summary of Pass-By and Internal Capture Reductions					
Land Use	Pass-By Reductions %				
Luiid 036	- AM	PM			
Fast Food Restaurant w/ Drive Thru	49	50			
Shopping Center	0	34			



- 4. A 5% reduction was taken for internal capture.
- 5. No reductions were taken for transit use.

EXISTING AND PLANNED ROADWAYS

US 290 ~ This roadway is currently a four lane divided arterial and Is planned to be a six lane freeway by the year 2015 with 400' of right-of-way. The 2003 traffic volumes for US 290, west of Parmer Lane, were 33,000 vehicles per day. US 290 is not included in the Bicycle Plan within the site vicinity.

Parmer Lane ~ Parmer Lane Is classified as a four lane divided major arterial. North of US 290 the estimated traffic volume is 14,610 vpd. It is expected by the year 2025 that Parmer Lane will be upgraded to a six lane expressway from Harris Branch Parkway to US 290 (East) in accordance with the Roadway Plan. Parmer Lane is not included in the Bicycle Plan within the site vicinity.

Old Texas Highway 20 ~ This roadway is classified as a two lane local street within the vicinity of the site with an estimated daily traffic volume of 3,380vpd south of US 290.

INTERSECTION LEVEL OF SERVICE (LOS)

The TiA analyzed 4 intersections, 1 of which are or will be signalized. Existing and projected levels of service are as follows, assuming that all improvements recommended in the TiA are built:

Table 4. Level Of Se	rvice			
	Existing 2005		Site + Forecasted 2008	
Intersection	AM	PM	AM	PM
Parmer Lane and US 290*	D	D	F	F
Old Texas Highway 20 and US 290	F	Α	F	F
Driveway A and US 290			В	A
Driveway B and Parmer Lane			Α	С

^{* =} SIGNAL

RECOMMENDATIONS

1) Prior to 3rd Reading at City Council fiscal is required to be posted for the following improvements:

Intersection	Improvement	Rata Share (%)	Share (\$)
	Restripe Northbound approach to provide a left turn bay and 2 through/right shared lane		\$162
Parmer Lane and US 290	Construct an additional southbound left turn bay	18.8%	\$9,158
	Construct southbound right turn bay	18.8%	\$11,420
	Construct an additional eastbound left turn bay	15.6%	\$8,149
TOTAL			



Pro Rata

- 2) Minlmum driveway widths and lane assignments as stated in the TIA.
- 3) Right turn lanes should be constructed into the site at both driveways A and B.
- 4) Final approval from TXDOT Is required prior to 1st Reading at City Council.
- Development of this property should be limited to uses and intensities which will not exceed or vary from the projected traffic conditions assumed in the TIA, including peak hour trip generations, traffic distribution, roadway conditions, and other traffic related characteristics.

If you have any questions or require additional information, please contact me at 974-2788.

Emily M. Barron

Sr. Planner - Transportation Review Staff Watershed Protection and Development Review

EXHIBIT

Watershed Protection and Development Review Department CITY OF AUSTIN

TRAFFIC IMPACT ANALYSIS (TIA) DETERMINATION WORKSHEET

APPLICANT MUST FILL IN WORKSHEET PRIOR TO SUBMITTING FOR TIA DETERMINATION PROJECT NAME: Chapman Tract LOCATION: NW corner of Parmer Lane (FM 734) and US 290 APPLICANT: Kathleen G. Smith, P.E., PTOE, HDR Engineering TELEPHONE NO .: (512) 904-3700 (512) 904-3773 Fax: **APPLICATION STATUS:** DEVELOPMENT ASSESSMENT × ZONING SITE PLAN EXISTING: FOR OFFICE USE ONLY TRACT TRACT BUILDING TRIPS PER NO. **ACRES** SQ. FT. ZONING LAND USE I.T.E. CODE TRIP RATE DAY 3.14 DR Vacant Vacant See attached spreadsheet PROPOSED FOR OFFICE USE ONLY E/AP TRACT BUILDING TRIES PER NO. ACRES LT.E. CODE TRIP SQ. FT. ZONING LAND USE RATE DAY 16,870 Fast-Food Restaurant with Drive-Throug Av Rate Av Rate 8,376 841 3,650 Ortve-in Bank Hotel 1 and 2 12.25 912 CH 310 8 92/Rm 16 Vehicle Fueling Positions Service Station with Convenience Marke 945 162.78Mp TOTAL ABUTTING ROADWAYS FOR OFFICE USE ONLY STREET NAME HOPOSED ACCESS? PAVEMENT WIDTH CLASSIFICATION US 290 Yes Freeway armer Lane (FM Yes FOR OFFICE USE ONLY A traffic impact analysis is required. The consultant preparing the study must meet with a transportation planner to discuss the scope and requirements of the study before beginning the study. A traffic impact analysis is NOT required. The traffic generated by the proposal does not meet or exceed the thresholds established in the Land The traffic impact analysis has been waived for the following reason(a): A TIA was approved with the Parmer/290 Zoning Case C14-05-120. The TIA will be updated to add Lot 1 and assumptions for land uses, intensity, shared trips from Lot 2, new build-out year, and address TxDOT driveway access. The traffic impact analysis has been waived because the applicant has agreed to limit the intensity to <u>2.000</u> vehicle trips per day.

NOTE: A TIA determination must be made prior to submittal of any zoning or site plan application to Planning; therefore, this completed and reviewed form must accompany any subsequent application for the IDENTICAL project. CHANGES to the proposed project will REQUIRE a new TIA determination to be

CAP. METRO

transportation planner for information

FULE TRANK REV.

REVIEWED BY:

DISTRIBUTION:

A neighborhood traffic analysis will be performed by the City for this project. The applicant may have to collect existing traffic counts. See a

DATE:

Travis Co./Williamon Co.

May 8, 2013

Tador

TPSD



COPIES: