

C 17 / 1

## RESTRICTIVE COVENANT AMENDMENT REVIEW SHEET

**CASE:** C14-05-0120 (RCA) **Z.A.P. DATE:** June 18, 2013  
Parmer US 290

**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
<i>Site</i>	DR	Undeveloped
<i>North</i>	PUD	Undeveloped
<i>South</i>	PUD	Undeveloped
<i>East</i>	CH-CO	Undeveloped
<i>West</i>	PUD	Undeveloped

C14-05-0120 (RCA)

CM  
Page 2 2

**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	DR to CH-CO	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)	2/16/06: Approved all 3 readings as recommended
Wildhorse PUD C814-00-2063 ETJ	Unzoned to PUD	11/27/01: ZAP approved staff rec. of PUD w/ conditions. (8-0)	12/6/01: APVD PUD (6-1, 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 PUD C814-90-0003	7/8/91: DR to PUD	7/29/91: Administrative approval; 12/11/90: PC approved PUD w/ conditions (6-0-1, WB abstain)	12/13/90: Approved all 3 readings (5-0)

**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  
e-mail: heather.chaffin@austintexas.gov

**PHONE:** 974-2122

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**SUMMARY STAFF RECOMMENDATION:**

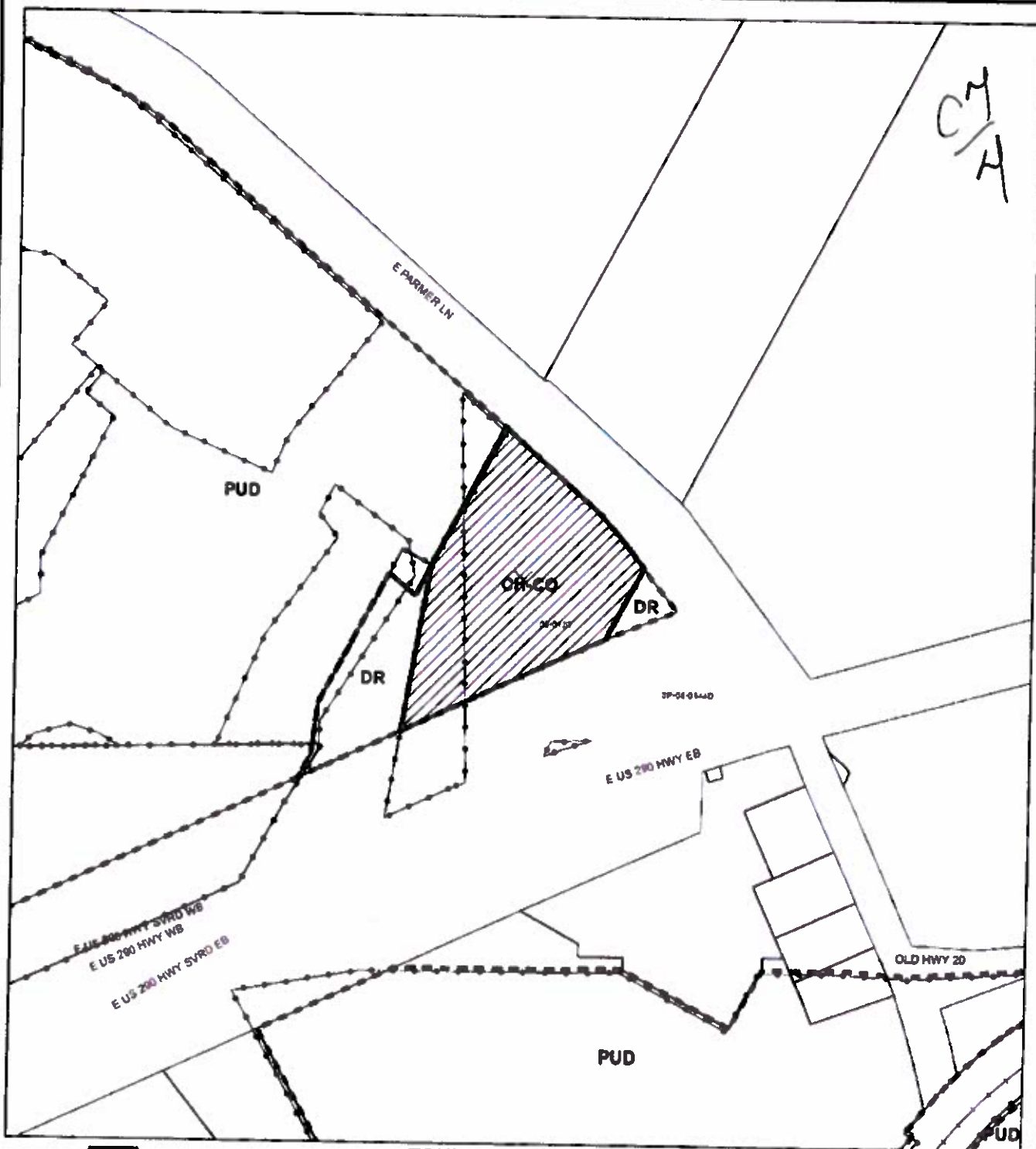
Staff supports the proposed Restrictive Covenant Amendment (RCA). Since the proposed RCA would result in two tracts of land encumbered by TIA limitations that previously applied to only one tract, there will be less traffic generation. The Applicant has demonstrated that the proposed commercial development on the two tracts would be achievable under the existing TIA, 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 A

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-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**ZONING CASE**  
**C14-05-0120 (RCA)**

1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



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EXHIBIT B

TRACT 1: TIA TRACT

TRACT 2: ZONING TRACT

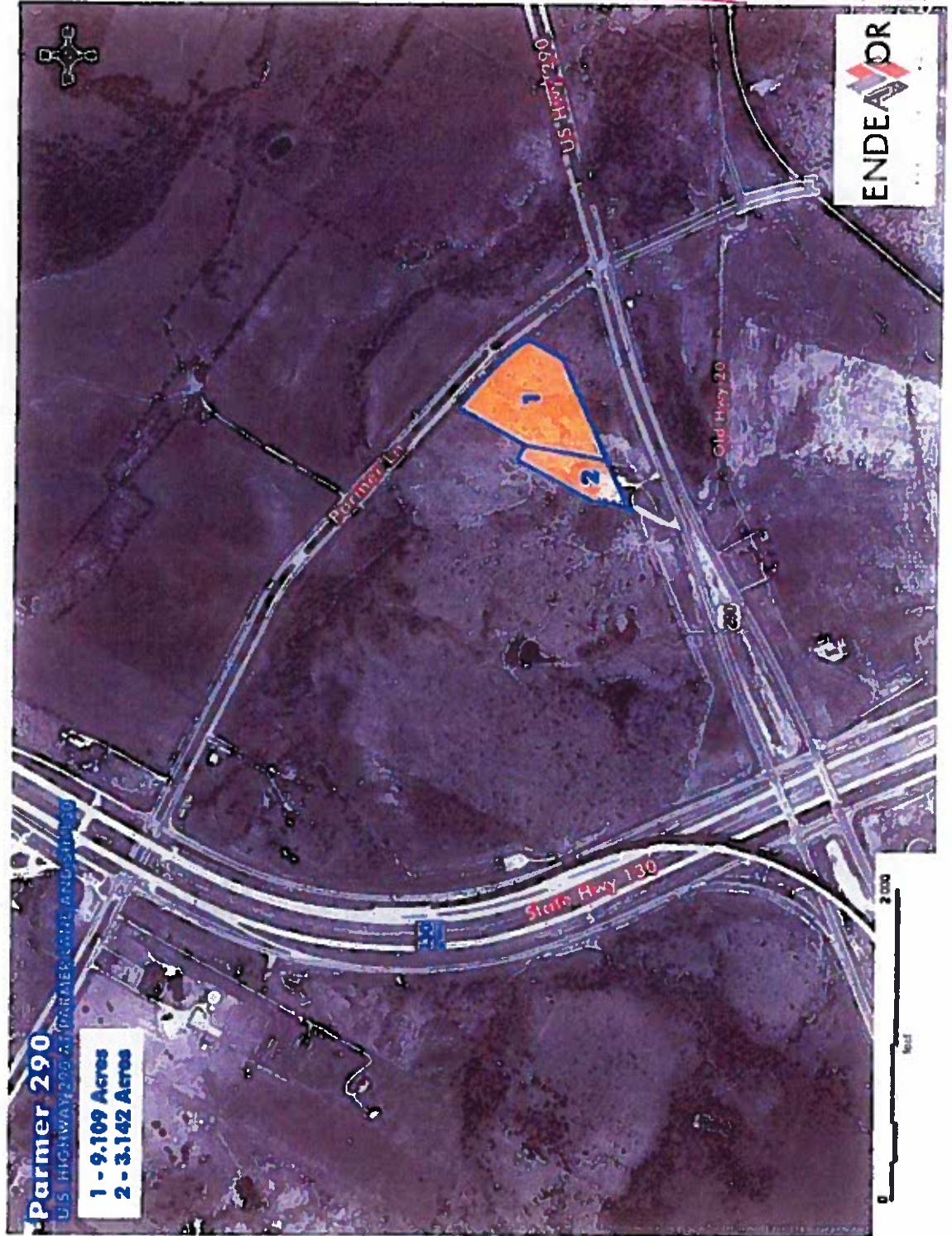




EXHIBIT C

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**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 Parmer 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.

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

**PASSED AND APPROVED**

\_\_\_\_\_  
February 16, 2006

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§  
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\_\_\_\_\_  
*Will Wynn*  
Will Wynn  
Mayor

APPROVED:

\_\_\_\_\_  
*David Allan Smith*  
David Allan Smith  
City Attorney

ATTEST:

\_\_\_\_\_  
*Shirley A. Gentry*  
Shirley A. Gentry  
City Clerk

Exhibit 'A'

**Bury+Partners**  
ENGINEERING SOLUTIONS

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 1/4 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 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" W, A DISTANCE OF 553.75 FEET TO A FOUND 1/4 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;



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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 1/2 INCH IRON ROD FOR THE NORTHEASTERLY 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

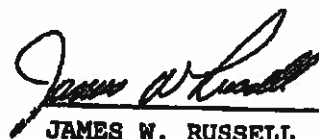
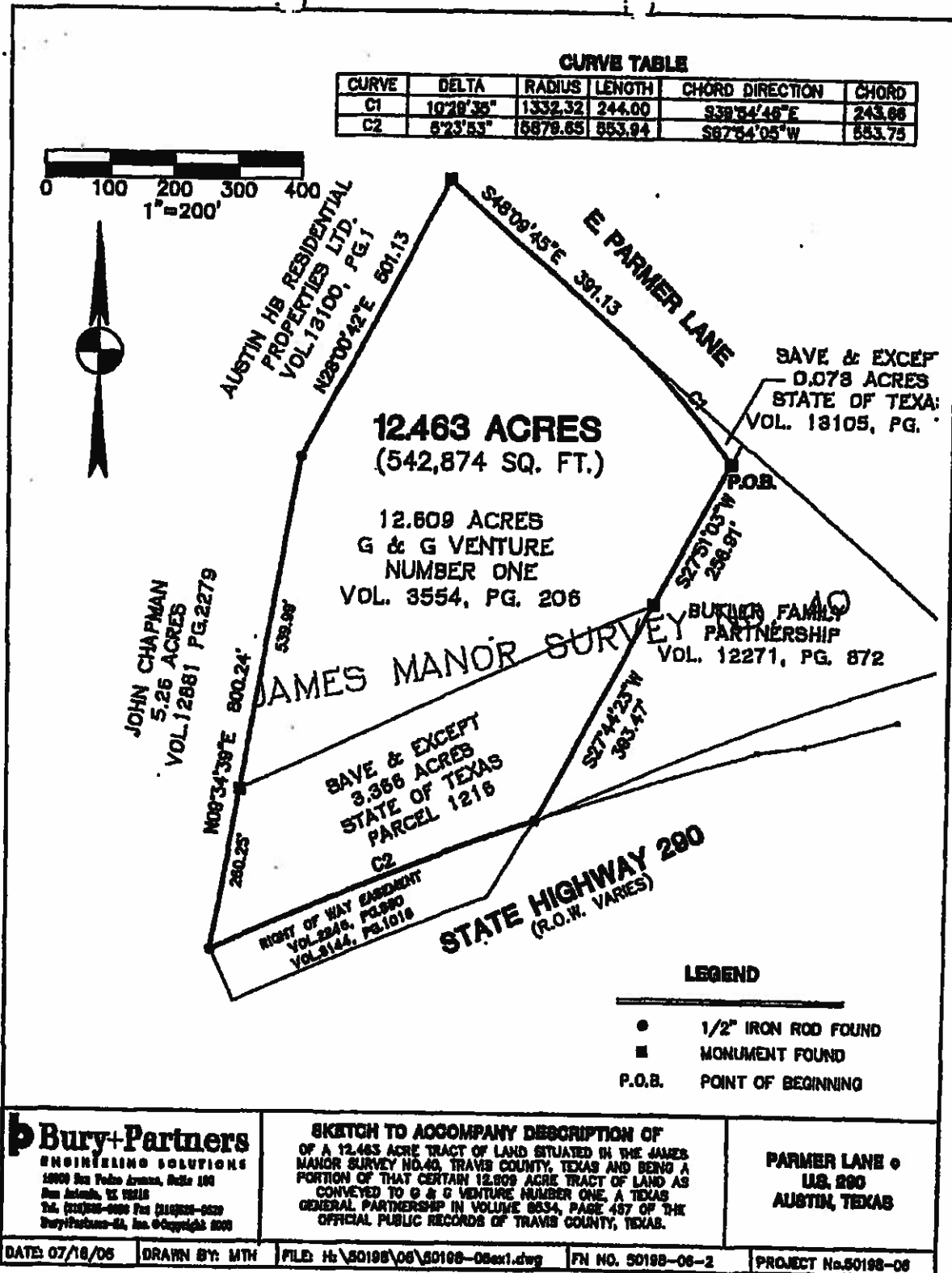
 7/18/05  
JAMES W. RUSSELL      DATE  
R.P.L.S #4230  
STATE OF TEXAS

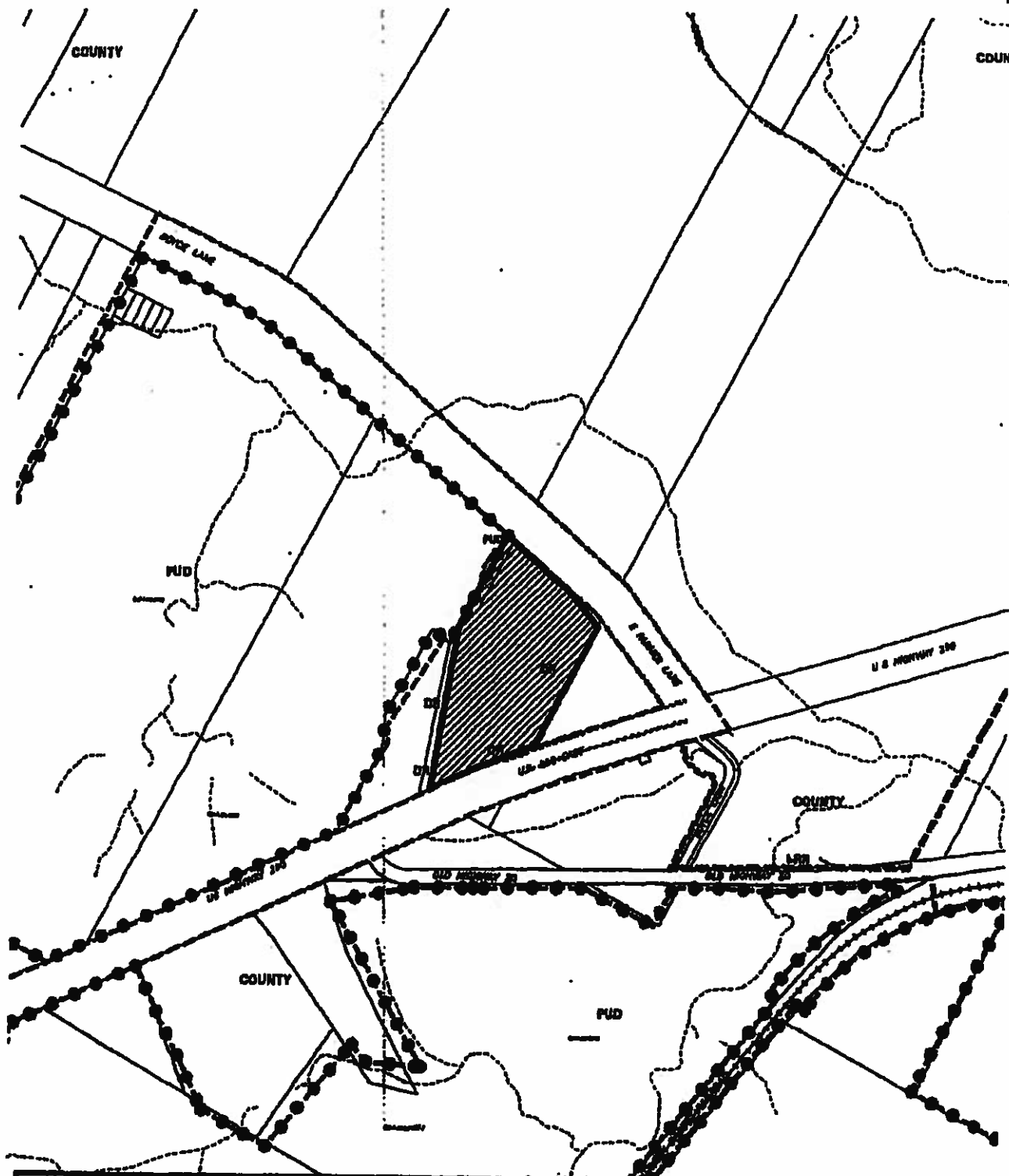




Exhibit "B"

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 1"=600'	SUBJECT TRACT		<b>ZONING EXHIBIT B</b>	CITY GRID REFERENCE NUMBER S29
	PENDING CASE	.....		
ZONING BOUNDARY		-----	CASE #: C14-05-0120	DATE: 05-07
CASE MGR: S.SIRWAITIS				
			INTLS: 9M	



RESTRICT 2886823976  
R PGS

EXHIBIT D C7/12

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.

WHEREAS, 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 assigns.

1. 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 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.
2. If any person or entity shall violate or attempt to violate this agreement and covenant, it 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.
3. 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 remaining portion of this agreement shall remain in full effect.
4. If at any time the City of Austin fails to enforce this agreement, whether or not any violations of it are known, such failure shall not constitute a waiver or estoppel of the right to enforce it.

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5. This agreement may be modified, amended, or terminated only by joint action of both (a) a majority of the members of the City Council of the City of Austin, and (b) by the owner(s) of the Property subject to the modification, amendment or termination at the time of such modification, amendment or termination.

EXECUTED this the 14<sup>th</sup> day of Feb, 2006.

OWNER:

G & G Venture Number One,  
a Texas general partnership

By: Thomas A. Goebel  
Thomas A. Goebel,  
Managing Partner

APPROVED AS TO FORM:

[Signature]  
Assistant City Attorney  
City of Austin

THE STATE OF TEXAS

§

COUNTY OF TRAVIS

§

This instrument was acknowledged before me on this the 14<sup>th</sup> day of Feb, 2006, by Thomas A. Goebel, Managing Partner, on behalf of G & G Venture Number One, a Texas general partnership.

Nancy VanDusen  
Notary Public, State of Texas  


Restrictive covenant-G&G

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**Bury+Partners**  
ENGINEERING SOLUTIONS

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

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

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

*James W. Russell* 7/18/05  
JAMES W. RUSSELL DATE  
R.P.L.S #4230  
STATE OF TEXAS



## CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	DIRECTION	CHORD
C1	10°28'36"	1332.32	244.00	830°54'46"E		243.68
C2	87°33'55"	5578.65	553.94	S87°54'05"W		553.75



0 200 300 400  
1"=200'

AUSTIN HB RESIDENTIAL  
PROPERTIES LTD.  
VOL. 18100, PG. 1  
N280042E

**12463 ACRES**  
**(542,874 SQ. FT.)**

12.609 ACRES  
G & G VENTURE  
NUMBER ONE  
VOL. 3554, PG. 206

JOHN CHAPMAN  
5.28 ACRES  
VOL 12881 PG 2279

SAVE & EXCEPT  
3.866 ACRES  
STATE OF TEXAS  
PARCEL 1216  
C2

COUNTY OF WAY EXHIBENT  
 VOL. 2145, PG. 80  
 VOL. 2144, PG. 1016

**STATE HIGHWAY 290**  
(R.O.W. VARIES)

SAVE & EXCEP  
0.078 ACRES  
STATE OF TEXA:  
VOL: 13105, PG. -

BUKIER FAMILY  
PARTNERSHIP  
VOL. 12271. PG. 572

44-38861-125

### LEGEND

- 1/2" IRON ROD FOUND  
 MONUMENT FOUND  
 F.O.B. POINT OF BEGINNING

**Bury+Partners**  
ENGINEERING SOLUTIONS  
1200 San Pedro Avenue, Suite 210  
San Antonio, TX 78215  
Tel. (214) 349-0000 Fax (214) 349-0001  
http://www.b+p.com Copyright 1999

**SKETCH TO ACCOMPANY DESCRIPTION OF**  
**OF A 12.403 ACRE TRACT OF LAND SITUATED IN THE JAMES**  
**MANNOR SURVEY NO. 44, TRAVIS COUNTY, TEXAS AND BEING A**  
**PORTION OF THAT CERTAIN 12.403 ACRE TRACT OF LAND AS**  
**CONVEYED TO S & C MONTANA NUMBER ONE, A TEXAS**  
**GENERAL PARTNERSHIP, IN VOLUME 2624, PAGE 427 OF THE**  
**OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.**

**PARSON LANE •  
U.S. 290  
AUSTIN, TEXAS**

DATE: 07/18/05	DRAWN BY: MTH	FILE: H:\50198\05\50198-05enl.dwg	FM NO. 50198-05-2	PROJECT No.50198-05
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After Recording, Please Return to:  
City of Austin  
Department of Law  
P. O. Box 1088  
Austin, Texas 78767-8828  
Attention: Diana Minter, Legal Assistant

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**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Dana DeBeauvoir*

2008 Feb 21 02:34 PM 20080229176

RENAVISEDY 335.00

DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS

Recorders Memorandum-At the time of recording  
this instrument was found to be inadequate for the best  
reproduction, because of illegibility, carbon or  
photocopy, discolored paper, etc. All blockness,  
additions and changes were present at the time the  
instrument was filed and recorded.

Restrictive covenant-Carco



EXHIBIT E

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18

**Date:** January 11, 2006  
**To:** Sherri Sirwaltis, Case Manager  
**CC:** Kathy Hornaday, P.E. WHM Transportation Engineering  
Carol Barnes, COA Fiscal Officer  
**Reference:** Parmer US 290 Retail TIA C14-05-0120

The Transportation Review Section has reviewed the Traffic Impact Analysis for Parmer US 290 Retail 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
<b>Total</b>		<b>10,713</b>	<b>757</b>	<b>762</b>

**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

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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 %	
	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 Service				
Intersection	Existing 2005		Site + Forecasted 2008	
	AM	PM	AM	PM
Parmer Lane and US 290*	D	D	F	F
Old Texas Highway 20 and US 290	F	A	F	F
Driveway A and US 290			B	A
Driveway B and Parmer Lane			A	C

\* = SIGNAL

## RECOMMENDATIONS

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

Intersection	Improvement	Pro Rata Share (%)	Pro Rata Share (\$)
Parmer Lane and US 290	Restripe Northbound approach to provide a left turn bay and through/right shared lane	2.7%	\$162
	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			\$28,889

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- 2) Minimum 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 1<sup>st</sup> Reading at City Council.
- 5) 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 F

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APPLICATION STATUS: ☐ DEVELOPMENT ASSESSMENT ☒ ZONING ☐ SITE PLAN Fax: (812) 904-3773

SCANNED