



MEMORANDUM

TO: Andrew Moore, Case Manager
Planning and Zoning Department

CC: Members of the Zoning and Platting Commission
Anna Martin, P.E., PTOE, Austin Transportation Department
David Baroi, P.E., Texas Department of Transportation
Steven Buffum, P.E., Brown & Gay, Engineering

FROM: Leo Xu, P.E. (Inactive), Senior Transportation Planner
Ivan Naranjo, MBA, Senior Transportation Planner
Scott A. James, P.E., PTOE
Development Services Department/LUR – Transportation Review

DATE: October 6, 2016

SUBJECT: Need for Traffic Impact Analysis for 5016 ½ East Ben White Blvd
Zoning Case No. C14-2016-0069

Section 25-6-113 of the Land Development Code requires that a traffic impact analysis be conducted for a project proposed with a zoning application if the project is anticipated to generate more than 2,000 daily trips. The project site is located in south Austin, north of East Ben White Boulevard (SH 71) and east of the interchange with Burleson Road/Todd Lane.

Estimated Daily Trip Generation

Based on the ITE publication Trip Generation, 9th Edition, as proposed, 20,000 SF of office space (land use code 710), and 300 residential units (land use code 220), would generate 2329 additional daily trips.

Table 1 – Trip Generation		
Land Use	Size	Trip Generation
General Office/Retail	20,000 SF	387
Multi-family Residential	300 units	1,942
Total		2,329

Traffic Analysis and Site Access

At this time, the applicant has requested postponement of the required traffic analysis until the site development permit review (i.e. site plan application) in order to provide more detailed information on the location and use of the proposed access points. After consultation with the Austin Transportation Department (ATD) and the Texas Department of Transportation (TxDOT), staff recommends allowing the applicant to pursue the zoning application with the following conditions:

Recommendations

- 1) A traffic impact analysis (TIA) was deferred for this zoning case but will be required at the time of site development when information about proposed land uses and site layout is available. The TIA will permit transportation review staff from DSD, ATD, and TxDOT to determine safe access from this site onto the westbound frontage road of E. Ben White Boulevard (SH 71) and/or to Sunridge Drive.
- 2) At this time of zoning application, city staff cannot support the applicant's request to not extend the currently stubbed-out Sunridge Drive, a collector roadway, due to lack of traffic information. . In addition, TxDOT has expressed safety concerns regarding access from this site to E. Ben White Boulevard (SH 71) due to its proximity to an existing entrance ramp.
- 3) Due to various unknowns and insufficient data, city transportation staff **strongly recommends** preserving the option for direct vehicular access from the site to Sunridge Drive, until a TIA is submitted or until the subdivision stage. If this critical access issue is not retained at zoning, the density of the development may significantly influence the review of access to the E. Ben White Boulevard frontage road.

If you have any questions or require additional information, please contact me (512) 974-2881.



Leo Xu, P.E. (Inactive), Senior Transportation Planner
City of Austin - Development Services Department
Land Use Review Division / Transportation Review Section

Attachment



**CITY OF AUSTIN
TRAFFIC IMPACT ANALYSIS (TIA) DETERMINATION WORKSHEET**

APPLICANT MUST FILL IN WORKSHEET PRIOR TO SUBMITTING FOR TIA DETERMINATION

PROJECT NAME: Ben White Zoning

LOCATION: 5016 1/2 East Ben White, Austin, Texas 78741

APPLICANT'S AGENT: Steven Buffum, P.E. (Brown and Gay)

TELEPHONE NO: (512) 879 - 0413

APPLICATION STATUS: DEVELOPMENT ASSESSMENT: ZONING: X SITE PLAN:

EXISTING:

FOR OFFICE USE ONLY

TRACT NUMBER	TRACT ACRES	BLDG SQ.FT.	ZONING	LAND USE	L.T.E CODE	TRIP RATE	TRIPS PER DAY
1	12.043	-	CS - CO - NP	Vacant	-		
2	0.776	-	GR - CO - NP	Vacant	-		

PROPOSED

FOR OFFICE USE ONLY

TRACT NUMBER	TRACT ACRES	BLDG SQ.FT.	ZONING	LAND USE	L.T.E CODE	TRIP RATE/EQ	DAILY TRIPS
1	12.043	300 units	CS - MU - CO - NP	Multi family	220	$T = 6.06(x) + 123.56$	1942
		20,000 SF		General Office/Retail	710	$Ln(T) = 0.76Ln(x) + 3.68$	387
2	0.776	-	GR - CO - NP	Vacant	-		
						Total	2329

ABUTTING ROADWAYS

FOR OFFICE USE ONLY

STREET NAME	PROPOSED ACCESS?	PAVEMENT WIDTH	CLASSIFICATION
East Ben White Westbound Service Road	Yes		
Sunridge Drive	No		

FOR OFFICE USE ONLY

- ☐ A traffic impact analysis is required. The traffic consultant must meet with staff from Development Services/Land Use Review to discuss the TIA scope and requirements before beginning the study.
- ☐ A traffic impact analysis is NOT required. The traffic generated by the proposal does not exceed the thresholds established in the Land Development Code.
- ☒ The traffic impact analysis has been postponed until the time of site plan review to permit a more detailed list of proposed land use(s) and intensities. The above identified land uses are for preliminary discussions ONLY
- ☐ A neighborhood traffic analysis will be performed by the City for this project. The applicant may have to collect existing traffic counts. See a transportation planner for information.

REVIEWED BY: Scott A. James, P.E., PTOE Scott A James DATE: June 7, 2016

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NOTE: A TIA determination must be made prior to submittal of any zoning or site plan application, 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 made.