

ZONING CHANGE REVIEW SHEET**CASE:** C14-2018-0024 (Powell Lane Apartments)**P.C. DATE:** June 26, 2018**ADDRESS:** 411 & 601 East Powell Lane and 410, 500, 502, 504, 508, and 606 East Wonsley Drive**DISTRICT AREA:** 4**OWNER:** HDF Investments, Ltd. (Helen Doris Clark Foster) and Behzad Bahrami**APPLICANT:** JCI Residential, LLC (Sam Kumar)**AGENT:** Alice Glasco Consulting (Alice Glasco)**ZONING FROM:** LO-MU-NP, LR-MU-NP**TO:** MF-4-NP**AREA:** 8.11 acres**SUMMARY STAFF RECOMMENDATION:**

The staff's recommendation is to grant MF-4-NP, Multifamily Residence-Moderate-High Density-Neighborhood Plan District, zoning.

If the requested zoning is recommended for this site, then 32 feet of right-of-way should be dedicated from the centerline of Wonsley Drive through a street deed prior to 3rd reading of the case at City Council.

In addition, the recommendations from the Neighborhood Traffic Analysis (NTA) for this property shall be placed in a public restrictive covenant before 3rd reading of this case at City Council. Please see NTA Memorandum – Attachment A.

PLANNING COMMISSION RECOMMENDATION:**DEPARTMENT COMMENTS:**

The property in question is an 8+ acre tract of land in the North Lamar Combined Neighborhood Planning area. The site currently contains single family residences and an undeveloped lot that front onto Wonsley Drive. There are multifamily uses, a sign shop, a construction sales and services use (JMEG Electric Warehouse), and a hotel/motel use (Red Roof Inn) to the north. To the south, across Wonsley Drive, there are two multifamily complexes (Trifecta Square) and Towne Oaks II) and a religious assembly use (Light of the World). The property to the east contains a hotel/motel use (Super 8) and an automotive sales business. To the west, there is a duplex, single family residences and a multifamily residential use (Meadow Breeze Apartments). The applicant is requesting MF-4, Multifamily Residence Moderate-High Density District, zoning to redevelop these properties with a 258 unit apartment complex.

The site under consideration is specifically located in the Georgian Acres Neighborhood Planning Area, within the overall North Lamar Combined Planning Area. The Future Land Use Map calls for Mixed Use/Office and Neighborhood Mixed Use land use for these lots. The applicant is requesting a change to Multifamily land use through accompanying neighborhood plan amendment case, NPA-2017-0026.02.

The staff recommends the requested MF-4-NP zoning because the property meets the intent of the district as the proposed zoning will permit the applicant to redevelop these lots with moderate to high density housing in a centrally located area near supporting transportation and commercial facilities. The site is in a residential area a block from the Interstate Highway-35 Southbound service road. The property fronts onto and will take access to two collector roadways, E. Powell Lane and E. Wonsley Drive.

The proposed MF-4 zoning will provide a transition in the intensity of land uses from the single family residences (SF-3 zoning) and the apartment complex (LO-MU-NP zoning) to the west to the commercial uses (CS-CO-NP zoning) fronting IH-35 to the east. There is a precedent for multifamily uses in this area as there are multifamily uses/zoning to the north, south, and west. In Code Next Draft 3, the staff is recommending MU3A for this property which will allow for multifamily and townhouse uses. In addition, these lots are situated near a public amenity as they are located to the south of a property on Powell Lane that was recently zoned "Public" for the Georgian Acres Neighborhood Park. MF-4-NP zoning will permit the applicant to utilize the property to create 250+ multifamily residential units. This is consistent with the goals of the adopted Austin Strategic Housing Blueprint as the redevelopment of this site will create new and affordable housing choices in the City.

The applicant agrees with the staff's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LO-MU-NP, LR-MU-NP	Undeveloped, Single Family Residences, Vacant Lot, Undeveloped Lot
<i>North</i>	MF-2-NP, P-NP, MF-3-CO-NP, CS-CO-NP	Multifamily, Undeveloped Tract, Sign Shop, Construction Sales and Services Use (JMEG Electric Warehouse), Multifamily (Woodland Heights Apartments), Hotel/Motel (Red Roof Inn)
<i>South</i>	MF-3-NP	Multifamily (Trifecta Square), Religious Assembly (Light of the World), Multifamily (Towne Oaks II)
<i>East</i>	CS-CO-NP	Hotel (Super 8), Office, Automotive Sales
<i>West</i>	SF-3-NP, LO-MU-NP	Duplex, Single Family Residences, Multifamily (Meadow Breeze Apartments)

AREA STUDY: North Lamar Combined Neighborhood Plan **TIA:** Not Required

WATERSHED: Little Walnut Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
Austin Neighborhoods Council
Bike Austin
Claim Your Destiny Foundation
Friends of Austin Neighborhoods
Georgian Acres Neighborhood Association
Heritage Hills/Windsor Hills Neighborhood Plan Contact Team

Homeless Neighborhood Association
 Neighborhood Empowerment Foundation
 North Growth Corridor Alliance
 North Lamar Combined Neighborhood Plan Contact Team
 SELTEXAS
 Sierra Club, Austin Regional Group

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2017-0089 (Georgian Acres Neighborhood Park)	CS-CO-NP to P-NP	9/12/17: Approved the staff's recommendation of P-NP zoning by consent (13-0); P. Seeger-1 st , J. Shieh-2 nd .	10/19/17: The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20171019-045 for public-neighborhood plan (P-NP) combining district zoning was approved on Council Member Pool's motion, Council Member Renteria's second on an 11-0 vote.
C14-2010-0049 (Georgian Acres Neighborhood Planning Area Rezoning)	To create a Neighborhood Plan Combining District (NPCD) covering the entire 669.83 acre plan area. Under the proposed Georgian Acres NPCD, the following design tools will be applied area-wide: "Parking Placement and Impervious Cover Restrictions,"" Garage Placement" and "Front Porch Setback"	5/11/10: Approved the proposed re-zonings for the Georgian Acres NPCD as recommended by the staff, except for following tracts: 101, 102, 103, 104, 106, 107, 108, 109, 110, 111, 112, 115, 118, 119, 134, 136, and 137 (8-0, J. Reddy- absent); D. Chimenti-1 st , M. Dealey-2 nd . Approved the staff's recommendation to rezone to Vertical Mixed-Use "V" and to remove the dimensional standards identified in Article 4.3.3 E.3 (Dimensional and Parking Requirements – reduction in parking requirements) and the Future Land Use designation of Mixed Use for the following tracts: 101, 102, 103, 104, 107, 108, 109, 110, 111, 112, 115, 118, and 119; Vote: (8-0, J. Reddy-absent); D. Chimenti-1 st , M. Dealey-2 nd . Approved the staff's recommendation to rezone to Vertical Mixed-Use "V" and to remove the dimensional standards identified in Article 4.3.3 E.3	6/24/10: Approved the North Lamar Combined Neighborhood Plan, except for tract 32 (postponed to July 29, 2010), and tracts 134 and 135B, on Council Member Spelman's motion, Council Member Cole's second on a 7-0 vote. Approved the Georgian Acres Neighborhood Plan Combining District (NP), except for tracts 134 and 135B (as shown below), and including the following motions was approved on Council Member Spelman's motion, Council Member Morrison's second on a 7-0 vote. The motion to amend the ordinance per staff's recommendation to change the future land use for Tract 134 to office and include limited office- conditional overlay-neighborhood plan (LO-CO-NP) zoning with the following conditions and conditional uses was approved on Council Member Spelman's motion, Council Member

		<p>(Dimensional and Parking Requirements – reduction in parking requirements) and the Future Land Use designation of Neighborhood Mixed Use for the following tracts: 106, 136 and 137; Vote: (8-0, J. Reddy-absent); D. Chimenti-1st, M. Dealey-2nd.</p> <p>Approved the staff's recommendation for the Impervious Cover & Parking Placement Restrictions, Front Porch Setback and Garage Placement design tools for the Georgian Acres Planning Area; Vote: (8-0, J. Reddy-absent); D. Anderson-1st, K. Tovo-2nd.</p> <p>Approved the staff's recommendation of SF-3-NP zoning for Tract 134 (602, 604, and 606 Middle Lane); Vote: (8-0, J. Reddy-absent); S. Kirk-1st, D. Chimenti-2nd.</p>	<p>Morrison's second on a 7-0 vote. The conditions were to restrict building height to 18 feet. The conditional uses are: medical offices less than 5,000 square feet and medical offices greater than 5,000 square feet.</p> <p>The motion to amend the ordinance to change the land use designation for Tract 135B on the future land use map (FLUM) to commercial and include general community commercial-conditional overlay-neighborhood plan (GR-CO-NP) zoning with hotel/motel as a conditional use was approved on Council Member Spelman's motion, Council Member Morrison's second on a 7-0 vote.</p>
C14-2009-0140 (Najib's 214 E. Anderson Lane)	GR to CS-1	1/12/10: Approved staff's recommendation of CS-1-CO, with a CO for a 2000 vtpd limit, on consent (7-0, D. Anderson, J. Reddy- absent); C. Small-1 st , M. Dealey-2 nd .	2/11/10: Approved CS-1-CO zoning on consent on Council on all 3 readings (6-0, Cole-off dais); Spelman-1 st , Morrison-2 nd
C14-02-0162	SF-3 to CS-CO	12/03/02: Approved CS-CO by consent, with conditions for a 2,000 vtpd limit and to prohibit Personal Improvement Services and Vehicle Storage (5-0, M. Whaley-off dais, J. Martinez-absent)	<p>1/09/03: Approved CS-CO zoning, with following conditions: 1) limit site to 2,000 vtpd, 2) prohibit Pawn Shop Services, Personal Improvement Services, Convenience Storage, Vehicle Storage, Automotive Rentals, Automotive Repair Services, Automotive Sales, Automotive Washing, 3) prohibit vehicle access from the property to Delafield Lane, except for emergency vehicles (5-0, J. Goodman, D. Thomas-off dais); 1st reading</p> <p>2/13/03: Approved 2nd/3rd readings (7-0)</p>
C14-00-2100	SF-3 to LO	11/14/00: Applicant withdrew case	N/A

C14-98-0019	W/LO, GR & CS-CO to CS-CO	5/12/98: Approved GR-MU-CO, with conditions to limit the site to 44 units and prohibit following uses: Art & Craft Studio, Automotive Rentals Automotive Repair Services, Automotive Sales, Automotive Washing, Business or Trade School, Business Support Services, Commercial Off-Street Parking, Communication Services, Consumer Convenience Services, Drop-Off Recycling Collection Facility, Exterminating Services, Financial Services, Food Sales, Funeral Services, General Retail Sales-Convenience, General Retail Sales-General, Indoor Entertainment, Indoor Sports and Recreation, Off-Site Accessory Parking, Outdoor Entertainment, Outdoor Sports & Recreation, Pawn Shop, Personal Improvement Services, Personal Services, Pet Services, Research Services, Restaurant-Drive-In, Fast Food, Restaurant-Limited, Restaurant-General, Services Station, Plant Nursery, Theater, Club or Lodge, Cultural Services, Guidance Services, Hospital Services-Limited, Hospital Services-General (Vote:6-1-2)	7/16/98: Approved PC rec. of GR-MU-CO (7-0); all 3 readings
-------------	---------------------------------	---	---

RELATED CASES: NPA-2017-0026.02: Current NPA Case
C14-2010-0049: North Lamar NP Rezoning Case
C14-70-046: Previous Zoning Case

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
E Powell Lane	67 ft.	25 ft.	Collector	Yes, one side	No	Yes
Wonsley Drive	60 ft.	32-37 ft.	Collector	Yes, one side	No	Yes

CITY COUNCIL DATE: August 9, 2018

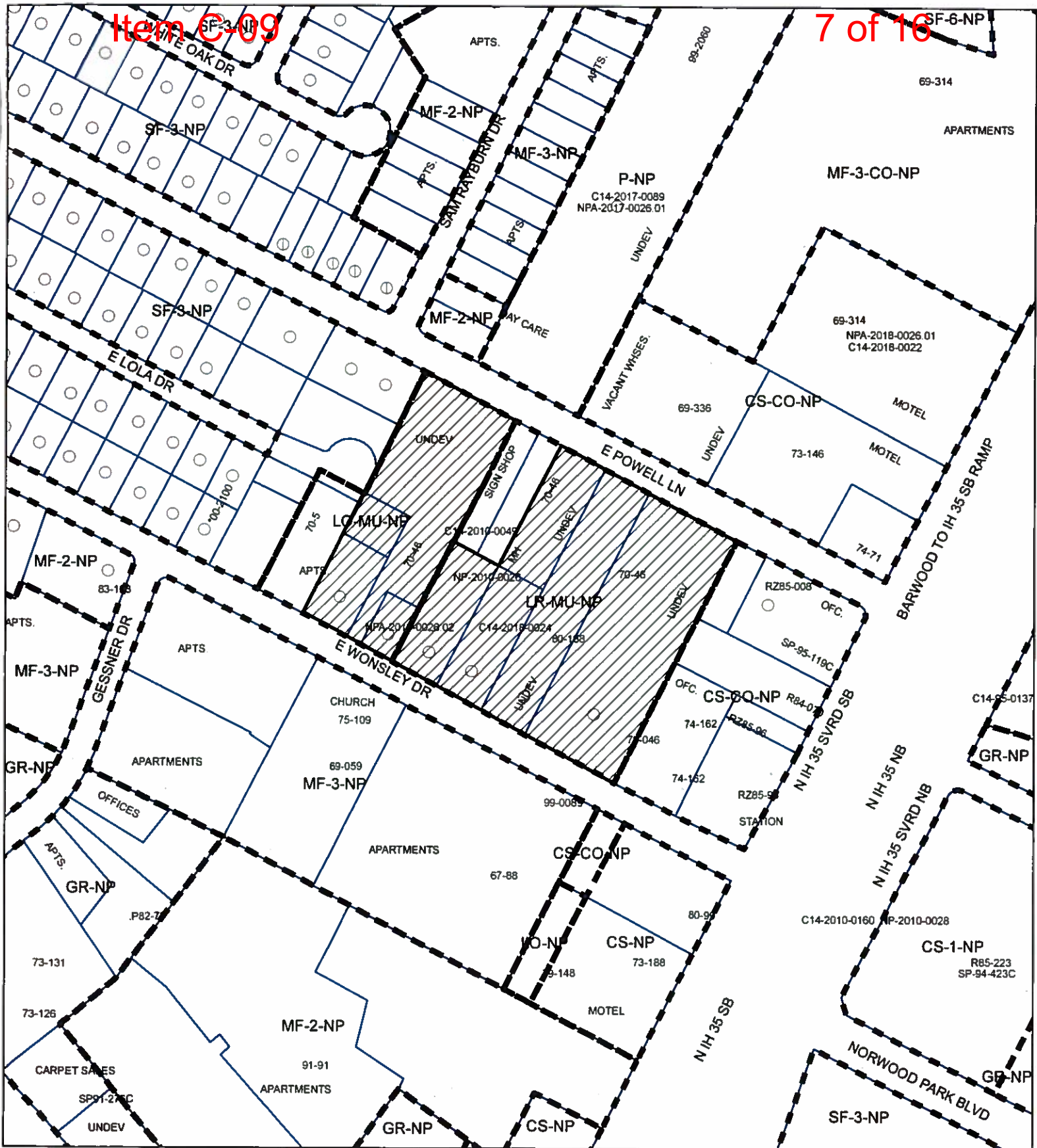
ACTION:




ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

PHONE: 512-974-3057,
sherri.sirwaitis@austintexas.gov



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

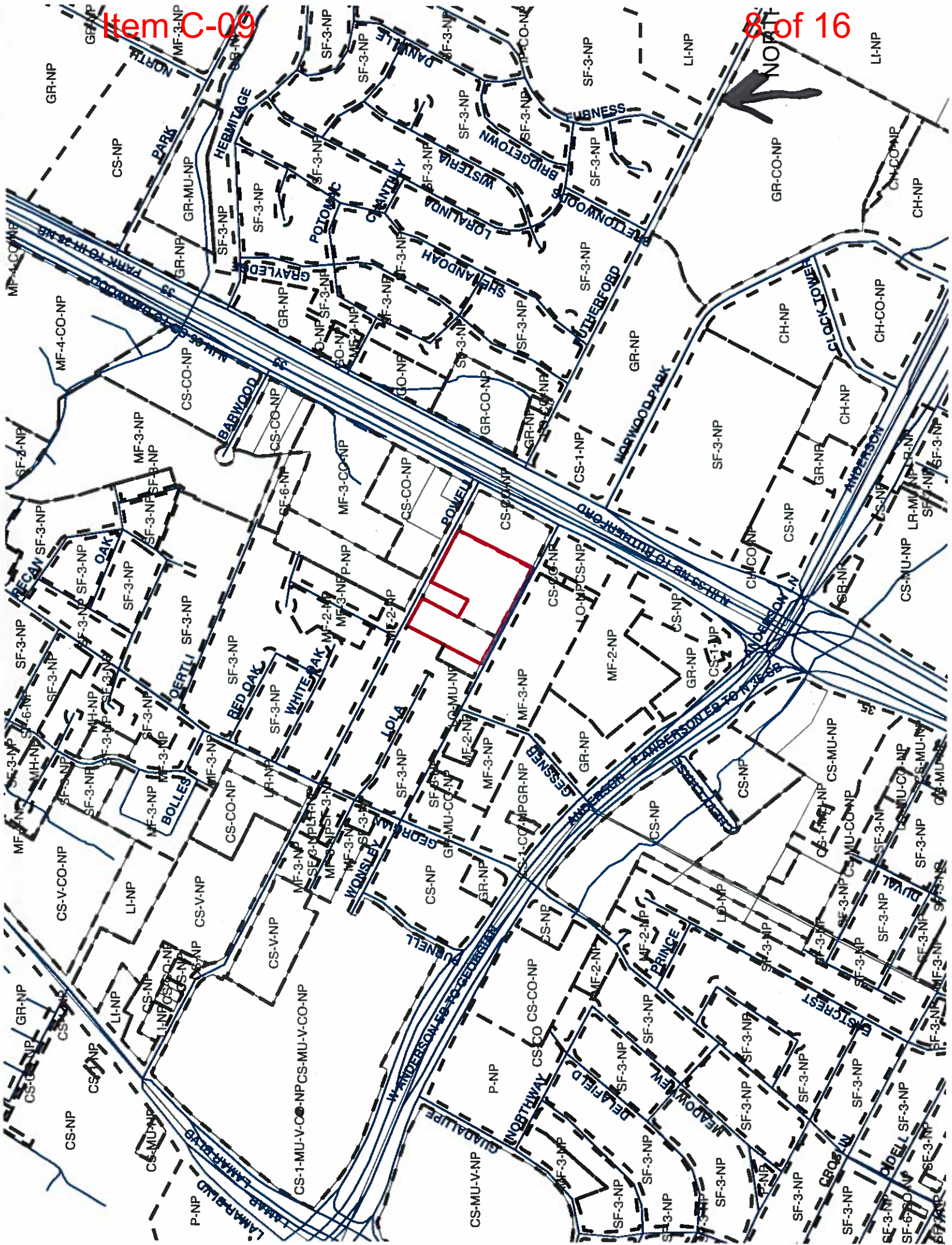
Zoning Case: C14-2018-0024

1" = 250'

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.







STAFF RECOMMENDATION

The staff's recommendation is to grant MF-4-NP, Multifamily Residence-Moderate-High Density-Neighborhood Plan District, zoning.

If the requested zoning is recommended for this site, then 32 feet of right-of-way should be dedicated from the centerline of Wonsley Drive through a street deed prior to 3rd reading of the case at City Council.

In addition, the recommendations from the Neighborhood Traffic Analysis (NTA) for this property shall be placed in a public restrictive covenant before 3rd reading of this case at City Council. Please see NTA Memorandum – Attachment A.

BASIS FOR RECOMMENDATION

- 1. The proposed zoning should be consistent with the purpose statement of the district sought.*

Multifamily residence moderate-high density (MF-4) district is the designation for multifamily and group residential use with a maximum density of 36 to 54 units per acre, depending on unit size. An MF-4 district designation may be applied to high density housing in a centrally located area near supporting transportation and commercial facilities, in an area adjacent to the central business district or a major institutional or employment center, or in an area for which moderate to high density multifamily use is desired.

- 2. Zoning should promote a transition between adjacent and nearby zoning districts, land uses, and development intensities.*

The property in question is surrounded by multifamily and commercial uses/zoning to the north, south, and west. These lots are situated near a public amenity as they are located to the south of a property on Powell Lane that was recently zoned "Public" for the Georgian Acres Neighborhood Park.

- 3. Zoning should allow for reasonable use of the property.*

MF-4-NP zoning will permit the applicant to utilize the property to create 250+ multifamily residential units. This is consistent with the goals of the adopted Austin Strategic Housing Blueprint as the redevelopment of this site will create new and affordable housing choices in the City.

EXISTING CONDITIONS**Site Characteristics**

The site under consideration is an 8+ acre tract of land in the North Lamar Combined Neighborhood Planning area. The site currently contains single family residences and an undeveloped lot that front onto Wonsley Drive.

Environmental

Monday March 12, 2018

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Little Walnut Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

Zoning district impervious cover limits apply in the Urban Watershed classification.

According to floodplain maps there is no floodplain within or adjacent to the project location. 4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 sq. ft. cumulative is exceeded, and on site control for the two-year storm.

At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

Hill Country Roadway

The site is not within a Hill Country Roadway Corridor.

Impervious Cover

The maximum impervious cover allowed by the MF-4 zoning district would be 70%. The site is located in the Little Walnut Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

Zoning district impervious cover limits apply in the Urban Watershed classification.

Site Plan

Site plans will be required for any new development other than single-family or duplex residential.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540 feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

Compatibility Standards

The site is subject to compatibility standards. Along the North property line, the following standards apply:

- ☐ No structure may be built within 25 feet of the property line.
- ☐ No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- ☐ No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- ☐ No parking or driveways are allowed within 25 feet of the property line.
- ☐ A landscape area at least 25 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- ☐ For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, height limitation is 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property line.
- ☐ An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.
- ☐ A landscape area at least 25 feet in width is required along the property line if the tract is zoned LR, GO, GR, L, CS, CS-1, or CH.

Stormwater Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

Transportation

A Neighborhood Traffic Analysis is required for access to Powell Lane and Wonsley Drive. The NTA requires three (3) consecutive 24 hour tube counts, preferably on Tuesday, Wednesday, and Thursday, during a non-holiday week when school is in session. Please contact Scott James (Scott.James@austintexas.gov) or myself to discuss the location of the tube counts. Results will be provided in a separate memo. LDC 25-6-114. Please pay the NTA fees with the Intake staff on the 4th floor. This comment will be cleared once the Memo is approved and the fees are paid.

The Neighborhood Traffic Analysis Memorandum findings are based upon an assumed proposed intensity of 270 multi-family apartments. If the proposed development differs from the proposed land uses and/or intensities, a revised NTA is required. A Traffic Impact Analysis shall be required at the time of site plan application and further mitigations may be required if triggered per LDC 25-6-113. LDC. 25-6-113.

Wonsley Drive requires 64 feet of right-of-way in accordance with the TCM. If the requested zoning is recommended for this site, 32 feet of right-of-way should be dedicated from the centerline of Wonsley Drive in accordance with the TCM. LDC 25-6-55; TCM, Tables 1-7, 1-12.

Additional right-of-way maybe required at the time of subdivision and/or site plan.

It is recommended that joint access be provided for all tracts to Powell Lane and Wonsley Drive.

Janae Spence, Urban Trails, Public Works Department, Mike Schofield, Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056.

At the time of site plan review, it is recommended to provide a minimum 15-foot sidewalk, trail, and recreational easement along the western property line, connecting E Wonsley Drive and E Powell Lane, to provide connectivity to the Georgian Acres Neighborhood Park and other uses to the north and south of the development. Additionally, it is recommended to construct a minimum 5-foot sidewalk according to City of Austin standards within the easement at the time of the site plan application.

FYI – E Lola Drive appears to be stubbed out to the western property line. At the time of the subdivision application, E Lola Drive is required to be extended through the property, or a variance is required from Land Use Commission.

FYI – driveways and sidewalks shall be constructed according to City of Austin standards at the time of the site plan application.

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
E Powell Lane	67 ft.	25 ft.	Collector	Yes, one side	No	Yes
Wonsley Drive	60 ft.	32-37 ft.	Collector	Yes, one side	No	Yes

Water and Wastewater

Thursday March 08, 2018

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance. Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.



MEMORANDUM

TO: Sherri Sirwaitis, Case Manager
Planning and Zoning Department

FROM: Natalia Rodriguez, CNU-A
Scott A. James, P.E., PTOE
DSD/Land Use Review - Transportation

DATE: June 19, 2018

SUBJECT: Neighborhood Traffic Analysis for Powell Lane Apartments
Zoning Case # C14 – 2018 – 0024

The Land Use Review/Transportation staff has performed a Neighborhood Traffic Impact Analysis (NTA) for the above referenced case and offers the following comments.

The 8.11 acre site is located at 601 East Powell Lane in north Austin. The applicant is proposing to change the zoning from LO – MU – NP and LR – MU – NP to MF – 4 – NP. The Applicant proposes to develop a multi-family apartment complex. Vehicular access to the site is proposed to and from East Powell Lane and E Wonsley Drive. Vehicular access is not proposed to E Lola Drive. The subject property is bounded by E Powell Lane to the north, E Wonsley Drive to the south, a single family residential neighborhood to the west, and commercial development to the east.

Roadways

East Powell Lane is classified as a commercial collector roadway and measures 27 feet in width. The speed limit of East Powell Lane, adjacent to the subject property is 25 miles per hour (MPH). There are sidewalks on the north side of East Powell Lane and the roadway is classified as a "low-comfort" bikeway.

East Wonsley Drive is classified as a neighborhood collector roadway and measures 32-37 feet in width. The speed limit of East Wonsley Drive, adjacent to the subject property is 30 miles per hour (MPH). There are sidewalks on the south side of East Wonsley Drive and the roadway is classified as a "low-comfort" bikeway.

East Lola Drive is classified as a local roadway and measures 25 feet in width. The presumed speed limit is 25 MPH. There are no sidewalks on either side of East Lola Drive.

Trip Generation and Traffic Analysis

The City Council may deny an application if the neighborhood traffic analysis demonstrates that the traffic generated by a project combined with existing traffic, exceeds the desirable operating level established on a residential local or collector street in the study area.

Based on the Institute of Transportation Engineer's publication Trip Generation Manual, 10th Edition, the proposed two hundred and seventy (270) multi-family apartments would generate approximately 2,000 daily trips (summarized in Table 1 below). However, the zoning of MF-4-NP would allow for greater estimates of daily trips over the 8.11 acre tract.

Table 1 – Trip Generation Estimates					
TRACT NUMBER	TRACT ACRES	INTENSITY	ZONING	LAND USE	TRIPS PER DAY
1	8.11	270 units	MF-4-NP	Multi-Family (ITE 220)	2,000
				Total*	2,000

*This is the total trip generation estimate for the proposed 270 multi-family apartments, not the maximum allowable by the requested zoning category.

According to the applicant, the majority of the site traffic will use the IH – 35 frontage road. Table 2 presents the expected distribution of the approximately 33% of the daily trips to and from the site using the residential streets:

Table 2 – Trip Distribution Percentages		
Street	Inbound	Outbound
East Powell Lane	22% (440 trips)	22% (440 trips)
East Wonsley Drive	11% (220 trips)	11% (220 trips)

According to the traffic data collected during the days of May 15, 2018 to May 17, 2018, the current average daily volumes on East Powell Lane are 6,054 vehicles per day, and the average daily volumes on East Wonsley Drive are 2,685 vehicles per day. As shown in Table 3 below, the projected daily trips from the site development would increase the observed volumes on East Powell Lane by approximately 14.5% and on East Wonsley Drive by approximately 16.4%.

Table 3 – Estimated increase in daily traffic volumes				
Street	Existing Traffic (VPD)	Site Traffic (VPD)	Total Traffic (VPD)	Percentage Increase
East Powell Lane	6054	880	6934	14.5%
East Wonsley Drive	2685	440	3125	16.4%

According to Section 25 – 6 – 116 of the Land Development Code, neighborhood residential streets are operating at a desirable level of congestion if the daily volumes do not exceed the following thresholds:

Pavement Width	Vehicles Per Day
Less than 30'	1,200
30' to less than 40'	1,800
40' or wider	4,000

Conclusions and Recommendations

The estimated number of daily trips generated by this site, in combination with the existing traffic on East Powell Lane and East Wonsley Drive exceed the thresholds set forth in the LDC 25 – 6 – 116. Therefore, mitigation of the site traffic is required. Staff recommends approval of this zoning application subject to the following conditions:

- 1) Prior to the 3rd reading of City Council, the applicant shall dedicate up to 32 feet of right-of-way along East Wonsley Drive, as measured from the existing centerline, accordance with the LDC 25 – 6 – 55 and TCM Table 1-7.
- 2) At the time of site plan, the applicant shall construct the following off site improvements:
 - a. Install sidewalk, curb and gutter along the south side of East Powell Lane between IH – 35 Frontage Road and Georgian Drive (approximately 1600 LF)
 - b. Install sidewalk, curb and gutter along the north side of East Wonsley Drive between IH – 35 Frontage Road and Georgian Drive (approximately 1700 LF)
- 3) At the time of site plan, the applicant shall dedicate a 15-foot sidewalk, trail, and recreational easement along the western property line from East Powell Lane to East Wonsley Drive, and construct a concrete sidewalk (five feet in width) connecting the residential development and the Georgian Acres Neighborhood Park to the north.

The applicant may, at their option, agree to post fiscal towards the cost to construct the above sidewalks, with the total cost estimate subject to City of Austin Department of Public Works approvals.

- 4) These findings are based upon an assumed intensity of 270 multi-family apartments. Development of this property should not vary from the approved uses, nor exceed the intensities and assumptions within this staff memorandum, including land uses, trip generation estimates, trip distribution, or other identified conditions.
- 5) The findings and recommendations of this NTA memorandum remain valid until June 19, 2023, after which a revised NTA or traffic impact analysis may be required.

If you have any questions or require additional information, please contact me at (512) 974 – 2208.



Scott A. James, P.E., PTOE
Development Services Department/ Land Use Review Division