

**ZONING CHANGE REVIEW SHEET****CASE:** C14-2016-0094 (Parmer Village)**Z.A.P. DATE:** February 21, 2017

March 7, 2017

June 17, 2018

**ADDRESS:** 800 East Parmer Lane**DISTRICT AREA:** 7**OWNER/APPLICANT:** Austin Ly & Nguyen LP  
(Kevin Nguyen)**AGENT:** TRI-County Consultants  
(Phillip T. Duprey)**ZONING FROM:** GR, LR-CO      **TO:** GR-MU      **AREA:** 14.30 acres**SUMMARY STAFF RECOMMENDATION:**

The staff's recommendation is to grant GR-MU, Community Commercial-Mixed Use Combining District, zoning.

The Austin Metropolitan Area Transportation Plan calls for a total of 140 feet of right-of-way for Harris Ridge Boulevard. If the requested zoning is granted, then 10 feet of right-of-way should be dedicated from the existing centerline of Harris Ridge Boulevard through a street deed prior to the 3<sup>rd</sup> reading of this case at City Council in accordance with the Transportation Plan.

In addition, the staff recommends that the conditions of the Transportation Impact Analysis (TIA) for this case be adopted and placed in a public restrictive covenant prior to the 3<sup>rd</sup> reading of this case at City Council [Please see TIA Memorandum-Attachment A].

**ZONING AND PLATTING COMMISSION:**

2/21/17: Postponed to March 7, 2017 at the staff's request by consent (10-0, D. Breithaupt-absent); G. Rojas-1<sup>st</sup>, S. Lavani-2<sup>nd</sup>.

3/7/17: Postponed indefinitely at the staff's request by consent (10-0); A. Denkler-1<sup>st</sup>, A. Aguirre-2<sup>nd</sup>.

**DEPARTMENT COMMENTS:**

The property in question is a 14+ acre lot that is undeveloped and moderately vegetated. The site is located at the northeast intersection of Harris Ridge Boulevard and E. Parmer Lane. The applicant is requesting GR-MU, Community Commercial-Mixed Use Combining District, zoning because they would like to develop a mixed use project on the site that would contain multifamily residential, a hotel, indoor entertainment (a movie theater), personal improvement services (a fitness center), financial services and restaurant uses.

The staff's recommendation is to rezone the site to add an MU, Mixed Use Combining District. This property meets the intent of the Community Commercial-Mixed Use designation as it will permit the applicant to develop a mixture of residential, office and commercial uses at the intersection of two arterial roadways. East Parmer Lane is a designated Activity Corridor in the Imagine Austin Comprehensive Plan. The proposed zoning will allow for uses that will serve local residential neighborhood area and community wide needs in the City.

The applicant agrees with the staff's recommendation.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	GR, LR-CO	Undeveloped
<i>North</i>	LI-PDA	Undeveloped Tracts
<i>South</i>	GR, MF-2-CO	General Retail Sales-Convenience (Walgreens), Undeveloped Tract, Office (Texas Department of Motor Vehicles)
<i>East</i>	SF-2, MF-2-CO	Single-Family Residential Neighborhood (Harris Ridge), Multi-family Residential (Settler's Ridge Apartments)
<i>West</i>	LI-PDA	Undeveloped Tracts

**AREA STUDY:** N/A

**TIA:** Required

**WATERSHED:** Walnut Creek, Harris Branch

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** N/A

**HILL COUNTRY ROADWAY:** N/A

**NEIGHBORHOOD ORGANIZATIONS:**

Austin Heritage Tree Foundation  
 Austin Neighborhoods Council  
 Bike Austin  
 Copperfield Neighborhood Organization (CNO)  
 Friends of Austin Neighborhoods  
 Harris Glenn Homeowners Association  
 Harris Ridge Homeowners Association  
 Harris Ridge Phase IV  
 Homeless Neighborhood Association  
 Pflugerville Independent School District  
 North Growth Corridor Alliance  
 SELTEXAS  
 Sierra Club, Austin Regional Group  
 Techridge Neighbors  
 Yager Planning Area

**CASE HISTORIES:**

<b>NUMBER</b>	<b>REQUEST</b>	<b>COMMISSION</b>	<b>CITY COUNCIL</b>
C14-2007-0103 (Del Cerro: 13700 Dessau Road)	SF-2-CO, GR-MU, GR to MF-3	8/21/07: Approved staff's recommendation of MF-3 zoning by consent (7-0, K. Jackson-absent)	9/27/07: Granted MF-3 zoning by consent (6-0; B. Dunkerley- absent); all 3 readings
C14-2007-0087 (Vina Plaza: 12801 Harris Ridge Boulevard)	RR to GR	10/16/07: Approved staff rec. of LR-CO zoning, with a CO that will require a 25-foot undisturbed vegetative buffer along the northeast and eastern property lines of the site to provide separation	11/01/07: Approved GR zoning on 1 <sup>st</sup> reading, leaving the public hearing open and requesting that the item be placed on the November 8, 2007 agenda (6-0, Wynn-absent); Martinez-1 <sup>st</sup> ,

		<p>between the proposed commercial uses and the established residential neighborhood (existing SF-2 zoning) located the north and east and a public RC for the conditions of the TIA. The Commission added the following conditions: 1) There will be a 50-foot building setback from the north and east (SF-2 zoned) property lines. 2) No parking spaces will be permitted with the area 50-feet from the east/ SF-2 zoned property line. The applicant will construct a 6-foot masonry fence along the north and eastern SF-2 zoned property lines. 3) There will be a 30-foot height limit on the site 64-feet from the SF-2 zoned property lines. 4) The applicant will provide a bio-filtration pond instead of a sand filtration system on the site for the proposed development. 5) The following uses will be prohibited: Plant Nursery, Service Station and Urban Farm.</p> <p>Vote: (6-0, J. Gohil and C. Hammond-absent); K. Jackson-1<sup>st</sup>, S. Hale-2<sup>nd</sup></p>	<p>McCracken-2<sup>nd</sup>.</p> <p>11/08/07: Approved LR-CO zoning with the following conditions: 1) Construction of a solid wood fence with masonry columns, buffers as recommended by the Zoning and Platting Commission, 2) Two access points on Harris Ridge Boulevard - one with a thirty foot driveway and one with a twenty-six foot driveway that must be constructed prior to approval of the site plan. (7-0); M. Martinez-1<sup>st</sup>, B. McCracken-2<sup>nd</sup></p>
C14-04-0127 (Wright Subdivision: 1624 East Howard Lane)	GR-CO to GR	10/19/04: Approved staff's recommendation of GR-CO zoning by consent (9-0)	11/18/04: Granted GR-CO (7-0); all 3 readings
C14-04-0056 (Fish Tract: 13600-14224 Dessau Road)	I-RR to SF-2, SF-6, MF-3 and CS	11/02/04: Approved staff's recommendation of SF-2-CO, SF-6, MF-3, LR, LR-MU, GR, GR-MU zoning by consent (9-0)	12/16/04: Granted SF-2-CO, SF-6, MF-3, LR-MU, GR and GR-MU on all 3 readings (7-0)
C14-03-0001 (Cornerstone Baptist Church: 1300 Dessau Road)	DR to LO	1/28/03: Approved staff's recommendation of LO-CO zoning, w/2,000 trip limit (8-0, J. Donisi-absent)	2/27/03: Granted LO-CO on all 3 (6-0, Goodman-out of room)
C14-00-2101	DR to CS	8/1/00: Approved staff rec. w/ condition of no Adult Oriented Businesses (8-0)	9/28/00: Approved GR-CO w/ conditions on TR 1 & 2 (7-0); all 3 readings
C14H-00-0005	DR to DR-H	9/12/00: Approved staff rec. by consent (6-0)	10/5/00: approved DR-H (5-0); all 3 readings

C14-98-0258	DR to MF-2	10/26/99: Approved staff rec. of MF-2-CO, w/ 400 unit limit, by consent (8-0, BH-off dais)	12/2/99: Approved PC rec. of MF-2-CO w/ conditions (6-0, WL-absent); 1 <sup>st</sup> reading 1/27/00: Approved 2 <sup>nd</sup> /3 <sup>rd</sup> readings by consent (6-0)
C14-98-0257	DR to GR	10/26/99: Approved staff rec. of LO-CO (TR 1, 2, 3) & GR (TR 4 & 5) by consent (8-0, BH-off dais)	12/2/99: Approved PC rec. of LO (TR1), LO-CO (TR 2 & 3) w/ conditions, and GR (TR 4 & 5) (6-0, WL-absent); 1 <sup>st</sup> reading  1/27/00: Approved 2 <sup>nd</sup> /3 <sup>rd</sup> readings by consent (6-0)
C14-98-0126	DR to GR	9/29/98: Approved LR-CO w/ conditions that uses limited to 'NO' uses (9-0)	11/5/98: Approved PC rec. of LR-CO (TRA) & LO-CO (TRB) w/ conditions (6-0); all 3 readings
C14-97-0126	DR to GR	12/9/97: Approved GR-CO w/ conditions (5-3)	2/5/98: Approved PC rec. of GR-CO w/ new conditions (5-0); 1 <sup>st</sup> reading  4/9/98: Approved GR-CO w/ conditions (7-0); 2 <sup>nd</sup> / 3 <sup>rd</sup> readings

**RELATED CASES:** C14-95-0183(RCA) – Current Restrictive Covenant Amendment Case  
C8-2007-0151.0A (Ly & Nguyen Subdivision) – Subdivision Case  
C14-95-0183 - Previous Zoning Case

**ABUTTING STREETS:**

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Bus Routes
Harris Ridge Blvd.	46'	30'	Arterial	Yes	No	No
Parmer Lane	200'	123'	Arterial	No	No	No

**CITY COUNCIL DATE:** August 23, 2018

**ACTION:**

**ORDINANCE READINGS:** 1<sup>st</sup>

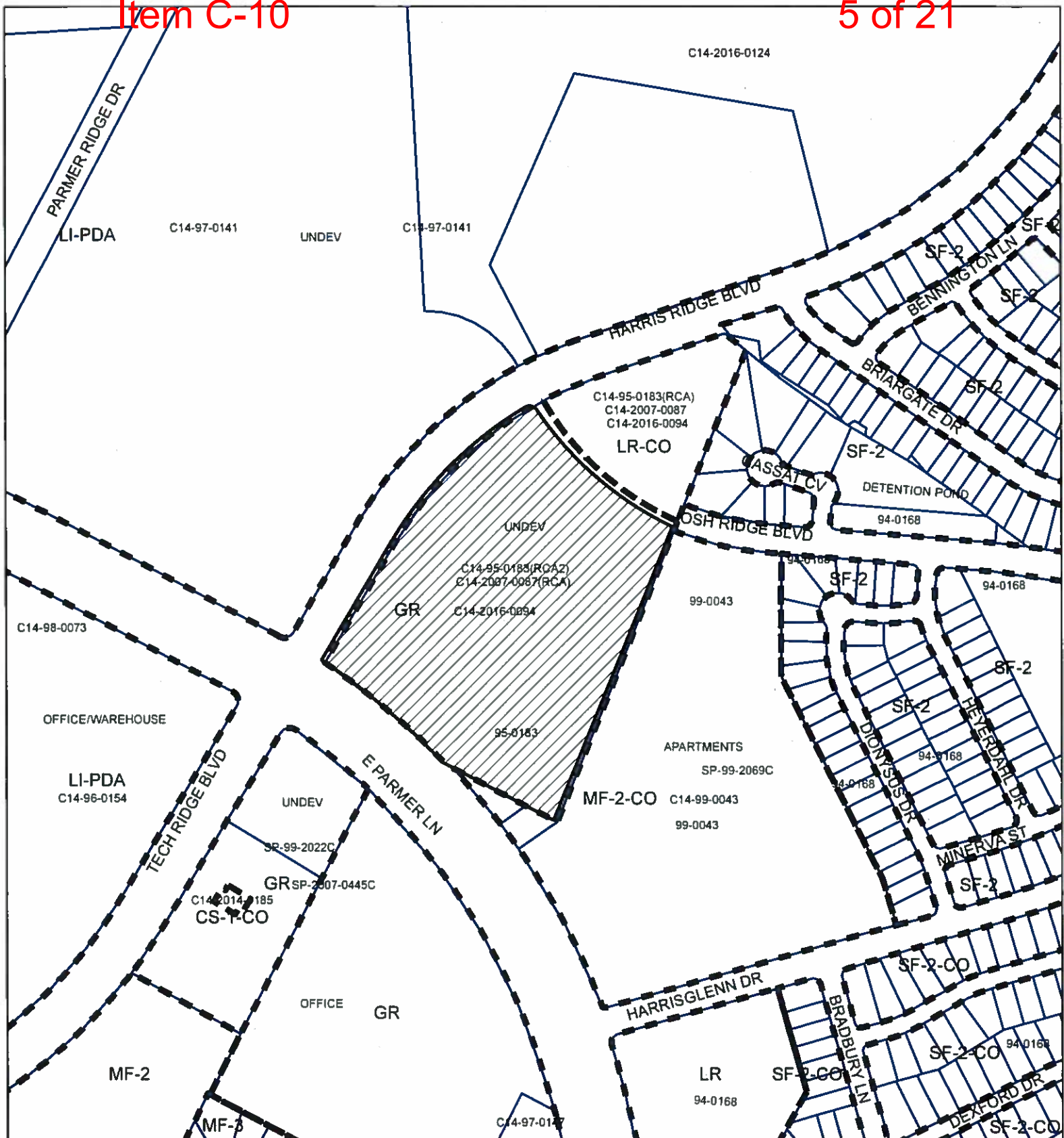
2<sup>nd</sup>

3<sup>rd</sup>

**ORDINANCE NUMBER:**

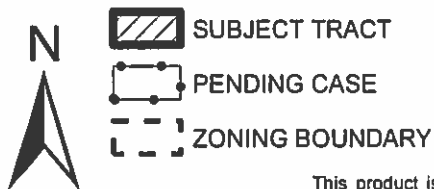
**CASE MANAGER:** Sherri Sirwaitis

**PHONE:** 512- 974-3057,  
[sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov)



## Zoning

Zoning Case: C14-2016-0094



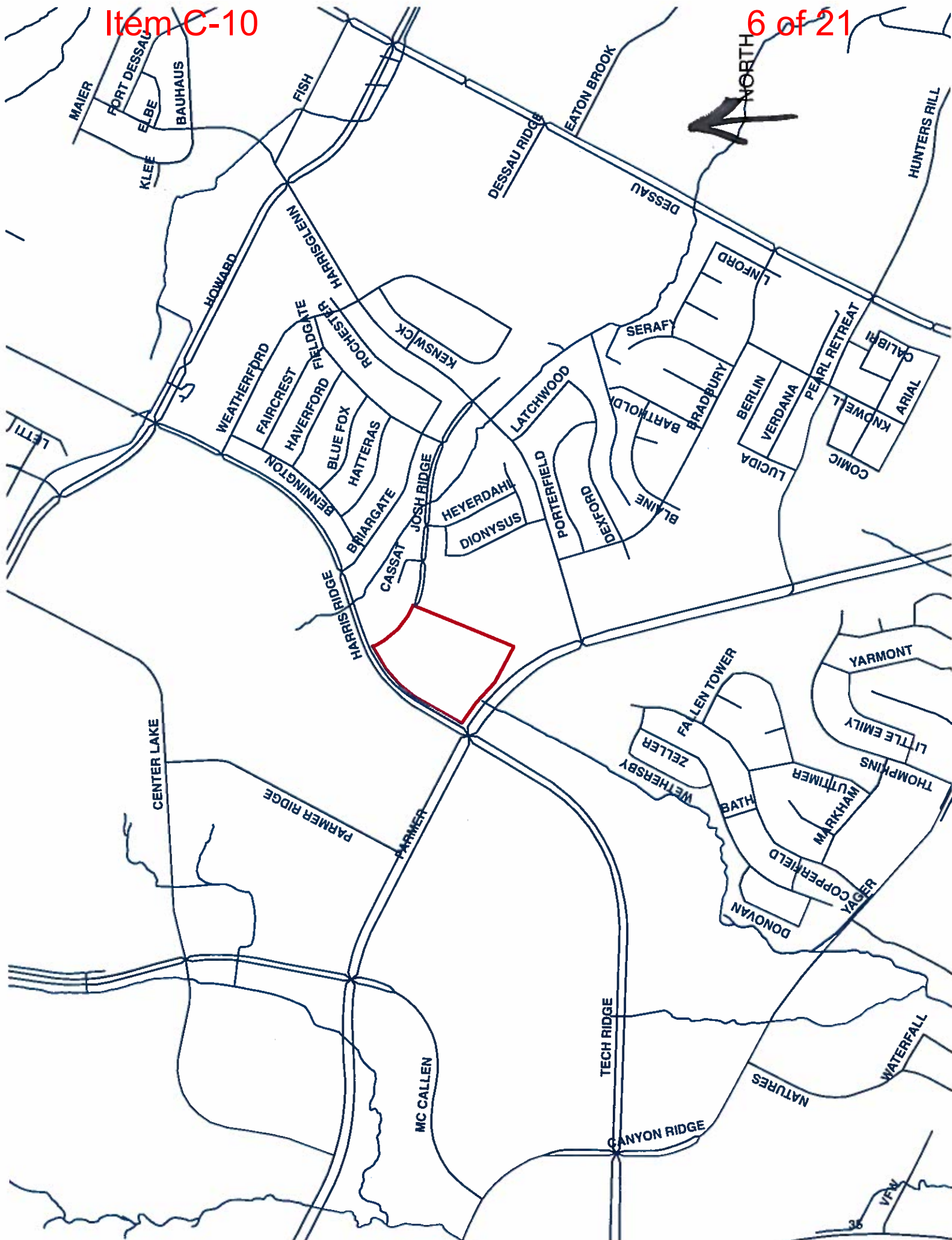
1" = 362'

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 GR-MU, Community Commercial-Mixed Use Combining District, zoning.

If the requested zoning is granted, then 10 feet of right-of-way should be dedicated from the existing centerline of Harris Ridge Boulevard through a street deed prior to the 3<sup>rd</sup> reading of this case at City Council in accordance with the Transportation Plan.

In addition, the staff recommends that the conditions of the Transportation Impact Analysis (TIA) for this case be adopted and placed in a public restrictive covenant prior to the 3<sup>rd</sup> reading of this case at City Council [Please see TIA Memorandum-Attachment A].

## BASIS FOR RECOMMENDATION

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

Community commercial (GR) district is the designation for an office or other commercial use that serves neighborhood and community needs and that generally is accessible from major traffic ways.

The purpose of a mixed use (MU) combining district is to allow office, retail, commercial, and residential uses to be combined in a single development.

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

The proposed zoning will provide for a transition from the mixture of residential, office and commercial uses fronting E. Parmer Lane to the less intensive residential uses to the north along Harris Ridge Boulevard (Harris Ridge Neighborhood).

3. *Zoning should promote the policy of locating retail and more intensive zoning near the intersections of arterial roadways or at the intersections of arterials and major collectors.*

The GR-MU zoning designation will permit the applicant to develop a mixture of residential, office and commercial uses on this large lot at the intersection of two arterial roadways, Harris Ridge Boulevard and E. Parmer Lane. The Imagine Austin Comprehensive Plan Growth Concept Map designates East Parmer Lane as an Activity Corridor. The proposed zoning will allow for uses that will serve residential needs to the north and east and community needs in this area of the City.

## EXISTING CONDITIONS

### Site Characteristics

The site in questions is currently undeveloped and moderately vegetated. It is located at the northeast intersection of two arterial roadways, Harris Ridge Boulevard and E. Parmer Lane. The tract of land to the north, across what will be the extension of Josh Ridge Boulevard, is undeveloped. To the east, there is an established single-family residential neighborhood (Harris Ridge Neighborhood) and a multifamily development (Settler's Ridge Apartments). The lots to the south, across E. Parmer Lane



are developed with a general retail convenience use (Walgreen's) and an office use (Texas Department of Motor Vehicles). To the west, there is undeveloped land.

### Hill Country Roadway

The site is not within a Hill Country Roadway Corridor.

### Comprehensive Planning

This zoning case is located on the northeast side of E. Parmer Lane and Harris Ridge Blvd., on a vacant tract of land that is approximately 14.3 acres in size. The property is not located within the boundaries of a neighborhood planning area. Surrounding land uses includes vacant land to the north and west, single family housing and multifamily apartments to the east, and a variety of commercial uses to the south. The proposed project is mixed use, including: multi-family apartments, a hotel, a movie theater, and a variety of other commercial uses (see chart below)

TRACT ACRES	BLDG SQ.FT.	ZONING	LAND USE
4.79	168 DU	GR-MU	Multi Family Apartments
4.77	120 rooms	GR-MU	Hotel
0.92	10 screens	GR-MU	Movie Theater
0.11	5,000 SF	GR - MU	Fitness Center
0.1	4,310 SF	GR - MU	Drive thru Bank
0.28	12,300 SF	GR-MU	High-turnover sit-down Restaurant
0.23	10,000SF	GR-MU	Fast Food w/ Drive thru

### Connectivity

A public sidewalk is available on Harris Ridge Blvd., but not along E. Parmer Road. A public transit stop is located an 11 minute walk from the subject property. The Walkscore for this site is 18/100, meaning almost all errands require a car.

### Imagine Austin

The Imagine Austin Growth Concept Map, found in the Imagine Austin Comprehensive Plan identifies this section of E. Parmer Lane as an **Activity Corridor**. Activity corridors are characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. Along many corridors, there will be both large and small redevelopment sites.

The following Imagine Austin policies are taken from Chapter 4 of the IACP, are applicable to this case:

- **LUT P1.** Align land use and transportation planning and decision-making to achieve a compact and connected city in line with the growth concept map.
- **LUT P3.** Promote development in compact centers, communities, or **along corridors** that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.

- **LUT P5.** Create healthy and family-friendly communities through development that includes a mix of land uses and housing types and affords realistic opportunities for transit, bicycle, and pedestrian travel and provides both community gathering spaces, parks and safe outdoor play areas for children.
- **LUT P7.** Encourage infill and redevelopment opportunities that place residential, work, and retail land uses in proximity to each other to maximize walking, bicycling, and transit opportunities.

Based on the property being located along an Activity Corridor that encourages a variety of neighborhood serving land uses along corridors; and the Imagine Austin policies referenced above that supports mixed use projects to make this area a more complete community, staff believes that this project is supported by the Imagine Austin Comprehensive Plan.

### **Impervious Cover**

The maximum impervious cover allowed by the GR zoning district would be 90%. However, because the watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover is limited by the watershed regulations.

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Walnut Creek Watershed and the Harris Branch Watershed of the Colorado River Basin, and are both classified as Suburban Watersheds by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

Note: The most restrictive impervious cover limit applies.

### **Environmental**

According to floodplain maps there is a floodplain within to the project location. Based upon the location of the floodplain, offsite drainage should be calculated to determine whether a Critical Water Quality Zone exists within the project location.

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 512-974-1876. 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.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

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.

#### **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.

The site is subject to compatibility standards. Along the *north and east* property lines, 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.

The southern portion of the site falls within the Scenic Roadway Overlay along E. Parmer Lane and is subject to the regulations of *Land Development Code 25-10-6*:

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

#### **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**

The Austin Metropolitan Area Transportation Plan calls for a total of **140** feet of right-of-way for **Harris Ridge Boulevard**. If the requested zoning is granted, then 10 feet of right-of-way should be dedicated from the existing centerline of Harris Ridge Boulevard in accordance with the Transportation Plan. [LDC, Sec. 25-6-51 and 25-6-55).



*East Parmer Lane* is a TxDOT controlled roadway. TxDOT may request the reservation of additional right-of-way in accordance with the Transportation Plan when the site is redeveloped [LDC, Sec. 25-6-51 and 25-6-55].

A traffic impact analysis is required and has been received, however the TIA received was conducted prior to receiving an approved scope from Scott James and has been rejected. Please contact Scott James ([Scott.James@austintexas.gov](mailto:Scott.James@austintexas.gov)) or myself to discuss the TIA scope. Comments will be provided in a separate memo (Please see Attachment A).

The trip generation under the requested zoning is estimated to be 10,871 trips per day, per the approved TIA Determination Worksheet submitted with this application.

Chad Crager, Urban Trails, Public Works Department and Nathan Wilkes, Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056.

According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a *Wide Curb* is recommended for *East Parmer Lane*.

It is recommended to provide sidewalks along both sides of the private drives, streets, and internal circulation routes connecting to the public right-of-way to improve walkability and connectivity. The sidewalk dimensions shall comply with the Transportation Criteria Manual and shall be constructed in accordance with the latest ADA standards.

It is recommended to provide a 15 ft. minimum, midblock, pedestrian access easement from the *north property line to the south property line*; and to provide a 15 ft. minimum, midblock, pedestrian access easement from the *east property line to the west property line*. This will provide connectivity to adjacent right-of-ways and land uses.

It is recommended that *Josh Ridge Boulevard* be extended as right-of-way to *Harris Ridge Boulevard* through the property in accordance with our Complete Streets Policy Ordinance #20140612-119 for connectivity.

It is recommended to stub out internal drives to the *east* for future connectivity.

### Water and Wastewater

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.



## M E M O R A N D U M

**To:** Theresa Jones, Fiscal Officer  
Development Services Department

**From:** Mehmaz Mehraein, P.E.  
Scott A. James, P.E., PTOE  
Development Services Department

**Date:** April 19, 2018 *M.M.*

**Subject:** Traffic Impact Analysis for Parmer Village  
Zoning application C14-2016-0094

As a condition of approval for the above referenced zoning application, the applicant must post fiscal in the amount of \$1,113,626, for the traffic improvements identified within the "Parmer Village TIA" document (dated March 6, 2018). The fiscal amount is based on the cost estimates provided by the applicant and approved by the Austin Transportation Department.

Location	Improvement	Developer Share
East Parmer Lane approaching Driveway 1	Construct northbound deceleration lane	\$131,896
Harris Ridge Boulevard approaching Driveway 9	Construct eastbound deceleration lane	\$102,940
Josh Ridge Boulevard Extension	Extend roadway to intersect with Harris Ridge Boulevard	\$563,790
Harris Ridge and Josh Ridge	Install Traffic Signal	\$300,000
Harrisglenn and East Parmer Lane	Adjust Signal Timings	\$5,000
Harris Ridge and Tech Ridge	Adjust Signal Timings	\$5,000
East Parmer Lane and McCallen Pass	Adjust Signal Timings	\$5,000
<b>TOTAL</b>		<b>\$1,113,626</b>

Please contact me at (512) 974 – 1684 if you have questions or require additional information.

Sincerely,  
Mehmaz Mehraein, P.E. *Mehraein*  
Land Use Review Division / Transportation Review

**Cc:** Beth Robinson, P.E., DSD, Land Use Review Division Manager  
Sherri Sirwaitis, Case Manager  
Dipti Borkar-Desai, P.E., Austin Transportation Department  
Bahareh Bakhtiari, PE, PTOE, LJA Engineering, Inc.

Attachment



## MEMORANDUM

**TO:** Sherri Sirwaitis, Case Manager  
Development Services Department

**FROM:** Mehrnaz Mehraein, P.E. *M.M.*  
Scott A. James, P.E., PTOE  
DSD/Land Use Review-Transportation

**DATE:** April 19, 2018

**SUBJECT:** Traffic Impact Analysis for Parmer Village  
Zoning application C14-2016-0094

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Staff from the Development Services and Austin Transportation Departments have reviewed the Traffic Impact Analysis dated March 6, 2018 for Phase One of the Parmer Village project, submitted by LJA Engineering. The project site is located in the northeast corner of the intersection of Harris Ridge Boulevard and East Parmer Lane in the City of Austin, Travis County, Texas. The applicant is requesting to rezone 15.317 acres of a property from GR to GR-MU to allow for the following land uses:

- Up to 282 residential apartment units;
- 22,264 square feet of specialty retail;
- 7,500 square feet of high-turnover restaurant;
- 16,220 square feet of quality restaurant; and
- A hotel with 123 guest rooms

A total of four (4) access driveways are proposed, with connections to East Parmer Lane, Harris Ridge Boulevard, and Josh Ridge Boulevard. The proposed construction date is 2021.

**Surrounding Roadways**

**Harris Ridge Boulevard** is a two lane divided roadway with additional turn lanes at the intersections of Harris Ridge Boulevard and East Parmer Lane. The posted speed limit on Harris Ridge Boulevard is 40 miles per hour (MPH). There are sidewalks and bicycle facilities along both sides of Harris Ridge Boulevard. The City of Austin Bicycle Map rates Harris Ridge Boulevard as a "medium-comfort" Road.

**East Howard Lane** is a four lane divided arterial roadway with a center left-turn lane at the intersections of East Howard Lane and Harris Ridge Boulevard. East Howard Lane has a posted speed limit of 50 MPH and provides access to IH-35 to the west and Texas State Tollway 130 to the east. There are sidewalks on the south side of East Howard Lane. There are no bicycle facilities on East Howard lane.



**Harrisglenn Drive** is a four lane undivided minor arterial roadway with the posted speed limit of 40 MPH. Harrisglenn Drive provides access to residential developments between East Parmer Lane and East Howard Lane. There are sidewalks on both sides of Harrisglenn Drive. No bicycle facilities are on Harrisglenn Drive.

**Josh Ridge Boulevard** is a four lane divided arterial roadway with a posted speed limit of 30 MPH. There are sidewalks on both sides of Josh Ridge Boulevard. The development will extend Josh Ridge Boulevard to the Harris Ridge Boulevard.

**East Parmer Lane** is a four lane divided arterial roadway with a posted speed limit of 65 MPH. There are sidewalks on both sides of East Parmer Lane. This roadway provides access to IH 35 to the west and Texas State Tollway 130 to the east. The City of Austin Bicycle Map lists East Parmer Lane as a "helpful sidewalks" road.

**McCallen Pass** is a four lane divided principal arterial roadway with additional turn lanes at the intersections of McCallen Pass and East Parmer Lane. McCallen Pass has a posted speed limit of 50 MPH. There are sidewalks on both sides of McCallen Pass. The City of Austin Bicycle Map lists McCallen Pass as a "helpful sidewalks" road.

#### **Trip Generation Estimates**

Based on the ITE Trip Generation Manual, 9<sup>th</sup> Edition, as shown in Table 1, the proposed development will generate approximately 7,014 new daily trips per day (vpd) with 311 trips occurring during the AM peak hour, and 624 occurring during the PM peak hour.

<b>Table 1 – Estimate of weekday Peak Hour trip generation – Unadjusted</b>								
<b>Land Uses (ITE Code)</b>	<b>Intensity</b>	<b>Daily Trips</b>	<b>AM Peak</b>			<b>PM Peak</b>		
			<b>In</b>	<b>Out</b>	<b>Total</b>	<b>In</b>	<b>Out</b>	<b>Total</b>
Apartment (220)	282 DU	1,832	28	114	142	112	60	172
Specialty Retail Center (826)	22,264 SF	1,028	-	-	-	43	54	97
Hotel (310)	123 Rooms	728	38	27	65	38	36	74
Quality Restaurant (931)	16,220 SF	2,472	12	11	23	139	68	207
High-Turnover Restaurant (932)	7,500 SF	954	45	36	81	44	30	74
<b>Total Trip Generation</b>		<b>7,014</b>	<b>123</b>	<b>188</b>	<b>311</b>	<b>376</b>	<b>248</b>	<b>624</b>

According to the scoping document, 34 percent PM pass-by traffic reduction for the restaurant land uses was allowed in the analysis. Table 2 summarizes the adjusted weekday trip generation estimates for the project.

<b>Table 2 – Estimate of weekday Peak Hour trip generation – Adjusted</b>								
<b>Land Uses (ITE Code)</b>	<b>Intensity</b>	<b>Daily Trip</b>	<b>AM Peak</b>			<b>PM Peak</b>		
			<b>In</b>	<b>Out</b>	<b>Total</b>	<b>In</b>	<b>Out</b>	<b>Total</b>
Apartment (220)	282 DU	1,832	28	114	142	112	60	172
Specialty Retail Center (826)	22,264 SF	1,028	-	-	-	43	54	97
Hotel (310)	123 Rooms	728	38	27	65	38	36	74
Quality Restaurant (931)	16,220 SF	2,472	12	11	23	93	45	138
High-Turnover Restaurant (932)	7,500 SF	954	45	36	81	29	20	49
<b>Total Trip Generation</b>		<b>6,918</b>	<b>123</b>	<b>188</b>	<b>311</b>	<b>315</b>	<b>215</b>	<b>530</b>

**Data Collection**

For this study, weekday AM and PM peak period turning movement counts were collected on Wednesday, May 17, 2017 when public schools were in session.

**Trip Distribution**

Table 3 below presents how the site generated traffic was assigned to the surrounding public streets. These percentages were used to determine the impact of the project development proposal upon the adjacent roadway network.

<b>Table 3 – Site Trip Distribution</b>		
<b>Direction</b>	<b>Percentage</b>	
	<b>Enter</b>	<b>Exit</b>
Harris Ridge Boulevard	6%	4%
East Howard Lane	18%	20%
Harrisglenn Drive	2%	2%
East Parmer Lane (Northbound)	21%	20%
East Parmer Lane (Southbound)	31%	31%
Tech Ridge Boulevard	14%	11%
Josh Ridge Boulevard	8%	12%
<b>Total</b>	<b>100%</b>	<b>100%</b>

**Traffic Analysis Methodology**

The following table presents the Highway Capacity Manual (HCM) definitions of 'levels of service' for both *signalized and unsignalized* intersections. Within the City of Austin, LOS "D" is considered the threshold for acceptable operations for signalized intersections. For intersections where the LOS is projected at "E" or lower, mitigation should be proposed.

<b>Table 4 –Level of Service as defined by HCM</b>		
<b>Level of Service</b>	<b>Signalized Intersection Average Total Delay (Sec/Veh)</b>	<b>Unsignalized Intersection Average Total Delay (Sec/Veh)</b>
A	≤10	≤10
B	>10 and ≤20	>10 and ≤15
C	>20 and ≤35	>15 and ≤25
D	>35 and ≤55	>25 and ≤35
E	>55 and ≤80	>35 and ≤50
F	>80	>50

Table 5 below presents a summary of the analysis for the existing and future 2021 “No Build” conditions. It provides both the calculated estimated delays (in seconds per vehicle) for the AM and PM peak travel periods, and the corresponding LOS rating for each intersection studied for this application:

Table 5 – Intersection Level of Service and Delay								
Intersections	Existing (2017)				2021 No Build			
	AM		PM		AM		PM	
	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay
Harris Ridge Boulevard and East Howard Lane	E	71.9	D	44.1	F	104.1	D	46.5
Harrisglenn Drive and East Parmer Lane	D	54.1	C	34.7	E	64.4	D	49.4
Harrisglenn Drive and Josh Ridge Boulevard	B	11.1	B	10.1	B	11.4	B	10.2
Harris Ridge/Tech Ridge Boulevard and East Parmer Lane	D	52.9	D	51.9	E	68.0	E	72.5
McCallen Pass and East Parmer Lane	F	113.8	F	139.3	F	133.3	F	175.3
Harris Ridge Boulevard and Josh Ridge Boulevard	n/a		n/a		n/a		n/a	

Table 6 below presents a summary of the analysis performed within the TIA, for the future 2021 “Build out” conditions. It presents the calculated estimated delays (in seconds per vehicle) for the AM and PM peak travel periods, and the corresponding LOS rating for each intersection, for both “with” and “without” mitigations.

Table 6- Intersection Level of Service and Delay								
Intersections	2021 Build out W/O mitigations				2021 mitigated			
	AM		PM		AM		PM	
	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay
Harris Ridge Boulevard and East Howard Lane	F	106.0	D	47.9	F	106.0	D	47.9
Harrisglenn Drive and East Parmer Lane	E	57.5	E	69.1	E	57.5	D	52.3
Harrisglenn Drive and Josh Ridge Boulevard	B	11.8	B	10.6	B	11.8	B	10.6
Harris Ridge/Tech Ridge Boulevard and East Parmer Lane	E	79.4	F	85.6	E	65.8	E	73.3
McCallen Pass and East Parmer Lane	F	154.6	F	187.2	F	158.9	F	183.1
Harris Ridge Boulevard and Josh Ridge Boulevard	A	5.1	B	12.6	A	5.1	B	12.6



**Summary of Existing Conditions**

As presented in the analysis, the traffic operations of the following intersections are affected by this development and background traffic congestion:

**Harris Ridge Boulevard and East Howard Lane**

The intersection of Harris Ridge Boulevard operates at LOS F during the existing, 'no build' and 'build with no mitigations' conditions under the AM peak hour period. Several movements at this intersection will also operate at unacceptable levels of service with and without the traffic generated by the proposed development under both AM and PM peak hours.

**Harrisglenn Drive and East Parmer Lane**

The intersection of Harrisglenn Drive and East Parmer Lane operates at LOS E during the PM period for both the 'no build' and 'build with no mitigation' scenarios. Revising the signal timing should improve traffic operations at this intersection.

**Harrisglenn Drive and Josh Ridge Boulevard**

The intersection of Harrisglenn Drive and Josh Ridge Boulevard is currently a stop controlled T-intersection with stop control on Josh Ridge Boulevard. All movements at this intersection are projected to operate at acceptable levels during all scenarios.

**Harris Ridge Boulevard/Tech Ridge Boulevard and East Parmer Lane**

The intersection of Harris Ridge Boulevard/Tech Ridge Boulevard and East Parmer Lane operates at LOS E during the "no build" (year 2021) scenario. No improvements are recommended at this intersection in order to improve the level of operation of the acceptable levels.

**McCallen Pass and East Parmer Lane**

The intersection of McCallen Pass and East Parmer operates at LOS F during all future scenarios. Revisions to the signal timing are recommended to improve the future intersection LOS.

**Harris Ridge Boulevard and Josh Ridge Boulevard**

The proposed intersection of Harris Ridge Boulevard and Josh Ridge Boulevard will be a stop controlled T-intersection with stop control on Josh Ridge Boulevard. The intersection of Josh Ridge Boulevard and Driveway 4 is shown to operate at acceptable levels during the future scenarios.

**Recommended Transportation Improvements**

The TIA identified improvements to the surrounding public infrastructure to mitigate the calculated impact to traffic operations as a consequence of this development. The following actions are proposed to offset the consequences of the project:

- 1) Construct a northbound right turn deceleration lane along East Parmer Lane approaching Driveway 1.
- 2) Construct an eastbound right turn deceleration lane along Harris Ridge Boulevard. The proposed right turn deceleration lane shall have 275 feet of storage and a minimum 50 foot taper length.
- 3) Install traffic signal at the intersection of Harris Ridge Boulevard and Josh Ridge Boulevard.
- 4) Adjust signal phasing and timing plans at the following intersections:
  - Harrisglenn Drive and East Parmer Lane
  - Harris Ridge Boulevard and Tech Ridge Boulevard
  - East Parmer Lane and McCallen Pass

**Conclusions and Recommendations**

Staff recommends approval of this zoning application, subject to the following conditions:

- 1) The Austin Metropolitan Area Transportation Plan calls for a total of one hundred and forty (140) feet of right-of-way for Harris Ridge Boulevard. The applicant should dedicate ten (10) additional feet of right-of-way from the existing centerline of Harris Ridge Boulevard in accordance with the AMATP. [LDC, Sec. 25-6-51 and 25-6-55]
- 2) Prior to the 3<sup>rd</sup> Reading of City Council, the applicant shall post fiscal to provide for the improvements summarized below:

<b>Table 7 – List of Recommended Improvements</b>			
<b>Location</b>	<b>Improvement</b>	<b>Total Estimated Cost</b>	<b>Developer Share</b>
East Parmer Lane approaching Driveway 1	Construct northbound deceleration lane	\$131,896	\$131,896
Harris Ridge Boulevard approaching Driveway 9	Construct eastbound deceleration lane	\$102,940	\$102,940
Josh Ridge Boulevard Extension	Extend roadway to intersect with Harris Ridge Boulevard	\$563,790	\$563,790
Harris Ridge and Josh Ridge	Install Traffic Signal	\$300,000	\$300,000
Harrisglenn and East Parmer Lane	Adjust Signal Timings	\$5,000	\$5,000
Harris Ridge and Tech Ridge	Adjust Signal Timings	\$5,000	\$5,000
East Parmer Lane and McCallen Pass	Adjust Signal Timings	\$5,000	\$5,000
<b>TOTAL</b>		<b>\$1,113,626</b>	<b>\$1,113,626</b>

- 3) Development of this property should not vary from the approved uses, nor exceed the approved intensities and estimated traffic generation assumptions within the TIA document (dated March 6, 2018), including land uses, trip generation, trip distribution, traffic controls and other identified conditions.
- 4) The findings and recommendations of this TIA memorandum remain valid until April 12, 2023, after which a revised TIA or addendum may be required.

*Mehraein* 4-19-2018

Mehrnaz Mehraein, P.E.  
Development Services Department  
Land Use Review Division/ Transportation





# Harris Glen

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September 27, 2016

RE: Case Number C14-2016-0094

Ms. Sherri Sirvaitis,

This week Phillip Duprey was a guest speaker at the Annual Harris Glen HOA meeting. He presented the plan to develop tract 4 and tract 6 of 800 E Parmer Ln, which is adjacent to our HOA. During his 30 minute presentation he and the planning architect, Francisco Choi, explained the history and future plans to develop these tracts. Mr. Duprey also explained the proposal to change the zoning for tract 4 of 800 E Parmer Lane from GR to GR-MU. The HOA members in attendance found the plan acceptable and were in favor of the request.

The Harris Glen HOA Board fully endorses the request for a zoning change of 800 E Parmer Ln to GR-MU.

Respectfully,

Teddy Sherman

President, Harris Glen HOA

Miriam Moorman

Vice President, Harris Glen HOA

Nancy Giusti

Treasurer, Harris Glen HOA

Henry Harris

Secretary, Harris Glen HOA

Sarah Silberstein

Board Member, Harris Glen HOA

Sandhya Hira

Board Member, Harris Glen HOA

Patricia Ridge

Board Member, Harris Glen HOA