

McClendon & Associates
Development Consulting, LLC

December 14, 2018

Mr. Greg Guernsey, AICP, Director
Planning and Zoning Department
City of Austin
505 Barton Springs Road, Ste. 500
Austin, Tx. 78704

Re: Rezoning to Eliminate Conditional Overlay Restriction Prohibiting Development Exceeding 2,000 Trips Per Day (C14-98-0114)

Dear Mr. Guernsey:

The subject property is currently zoned Limited Retail-Conditional Overlay (LR-CO). The conditional overlay limits or restricts development of the property to a use and scope of development that generates less than 2,000 trips per day. The zoning change is to eliminate the conditional overlay regarding trip generation threshold based upon the following:

- a TIA has been submitted, reviewed and approved by the Texas Department of Transportation and the City of Austin Transportation Review/Development Services Department in conjunction with a site development permit application (SP-2017-0491C – formerly SP-2015-0559C-WR); for the property;
- the landowner has agreed to fully fund and construct a deceleration lane as recommended by the TIA and approved by TxDOT along the westbound frontage road adjacent to the property to eliminate any potential delays to area traffic as a result of the additional site generated vehicles entering the site;
- the City of Austin Transportation Review/Development Services Department has provided an e-mail indicating no objection to the recommended and approved roadway improvements.

Background

In 1998, when the City permanently zoned the property, the landowner did not have a defined development proposal and did not want to generate a traffic impact analysis (TIA) based upon hypothetical or speculative development conditions. The restriction did not allow for deferral of the TIA to the site development process. The landowner has submitted a site development permit plan for a retail convenience store and fuel dispensers and included a traffic impact analysis which has been reviewed and subsequently approved by TxDOT and the City of Austin. As a result, the conditional overlay restriction is unnecessary.

Feel free to contact me at 512-363-8676 if there are questions.



Carl McClendon, AICP

McClendon & Associates Development Consulting, LLC
4808 Canyonwood Dr.
Austin, Tx. 78735

Phone: 512 363 8676

February 27, 2015

Joe S. Ternus, P.E.
Ternus Consulting Services
399 Lamaloa Lane
Bastrop, TX 78602

RE: Parmer Retail Center TIA

This letter serves as comments from TxDOT Austin District Traffic Operations Office of the Parmer Retail Center development TIA at the north side of Parmer Lane east of Harrisglenn Drive, in the City of Austin, Texas.

TxDOT has the following comments:

- We agree with site driveway being a "right-in and right-out only" driveway.
- Recommended east bound left turn median opening at the site driveway is denied because of the high volume, high speed, safety concerns and proximity to Harrisglenn Dr.
- Coordinate with the North Travis Area Office on how to handle the right turn deceleration lane construction and/or donation/AFA agreement.

The City of Austin and the TxDOT North Travis Area Office may have some additional comments.

If you have any questions or require additional information please contact me at (512) 832-7286.

Thank you,



Mahendran Thivakaran, P.E.
Traffic Operations – Austin District

cc: Mike McKissick, P.E., North Travis AO
Houman Hemati, P.E., North Travis AO
Gary Morris, Permit Coordinator
Sangeeta Jain, City of Austin

Carl McClendon

From: Hogenson, Jaron <Jaron.Hogenson@austintexas.gov>
Sent: Tuesday, November 20, 2018 9:29 AM
To: Dolores - Joe Ternus; Carl McClendon
Cc: Yanez, Chris; Jain, Sangeeta; James, Scott
Subject: Parmer Lane TIA SP-2017-0491C
Attachments: Parmer+Comments_TxDOT_AUS_Traffic_JULY_2015.pdf

Hello,

After discussion with staff, the attached TIA comments from TXDOT will suffice for the TIA requirement for this site.

The previous TIA (dated January 22, 2015) was submitted and approved by TXDOT and will apply to this sites proposed access onto E Parmer Lane. No revised TIA is required for City of Austin review. Compliance with the requirements in the attached letter will be sufficient.

Thank you,

Jaron Hogenson, AICP, CFM
Senior Planner – Transportation Review - Land Use Review
City of Austin Development Services Department
One Texas Center, 505 Barton Springs Road, Suite 433
Office: 512-974-2253



Scheduled Meeting Disclosure Information:

In accordance with City of Austin Ordinance 20160922-005, responsibility of written disclosure is required by visitors when attending a scheduled meeting with a City Official regarding a municipal question as defined within City Code 4-8-2 for compensation on behalf of another person. Development Services Department has elected to implement an electronic survey as the methodology to provide the opportunity to record information as required of the department under Section 4-8-8 (E) of the City Code. Individuals scheduling or accepting a meeting invitation with a City Official are requested to provide responses to the questions included in the department survey available at the following link: [DSD Survey](#). Please note that all information provided is subject to public disclosure via DSD's open data portal. For more information please visit: [Click here to view City of Austin Ordinance 2016-0922-005](#) | [City Clerk's website](#) | [City Clerk's FAQ's](#)

Nos gustaría escuchar de usted. Por favor, tome un momento para [completar nuestra encuesta](#).

