

ZONING CHANGE REVIEW SHEET

CASE: C14-2019-0090 – 7505 Cooper Lane

DISTRICT: 2

ZONING FROM: DR

ZONING TO: SF-6

ADDRESSES: 7501, 7503, 7505, 7507, 7509, and 7511 Cooper Lane

SITE AREA: 9.85 acres

PROPERTY OWNERS: Estate of Nelma Mueller (Donnie Carter and Darlene Graber, Independent Executors); Donnie Carter

APPLICANT / AGENT: David Weekley Homes (Evan Caso)

CASE MANAGER: Wendy Rhoades (512-974-7719, wendy.rhoades@austintexas.gov)

STAFF RECOMMENDATION:

The Staff recommendation is to grant townhouse and condominium residence (SF-6) district zoning. *The basis of Staff's recommendation is provided on page 2.*

The Restrictive Covenant includes all recommendations listed in the Neighborhood Traffic Analysis memo, dated September 18, 2019, as provided in Attachment A.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:
October 1, 2019:

CITY COUNCIL ACTION:
October 31, 2019:

ORDINANCE NUMBER:

ISSUES:

None at this time.

CASE MANAGER COMMENTS:

The subject rezoning area consists of six platted lots that contain five single family residences. The Cooper Lane frontage contains five of the six lots and is zoned single family residence – standard lot (SF-2) district. One flag lot extending from Cooper Lane is zoned development reserve (DR) district and comprises a majority of the rezoning area. Recently constructed condominiums are directly north (SF-6-CO), an undeveloped tract with South First Street frontage is to the east (DR), an undeveloped property approved for condominiums is to the south (SF-6-CO), and single family residences on large lots and

tracts, and an event production business are to the west (DR). *Please refer to Exhibits A (Zoning Map), A-1 (Aerial View).*

The Applicant proposes to rezone the property to the townhouse and condominium residence (SF-6) district as the first step in constructing up to 98 condominium units. SF-6 zoning allows for the ability to introduce a different type of housing to the area, yet condominiums, including those recently constructed on Cooper Lane can have more of a single family appearance, and be compatible with the existing single family residences in the vicinity. In 2014, a similarly situated property directly north received approval for SF-6-CO zoning and was recently constructed (Cooper Lane Condominiums). The Owner was required to widen the pavement to accommodate a dedicated left turn lane into the property, and this is consistent with the requirements outlined in the attached Neighborhood Traffic Analysis. The adjacent property to the south was rezoned to SF-6-CO in December 2015 and is currently in the site plan review process for 30 stand-alone condominium units on 4.67 acres. *Please refer to Exhibits A (Zoning Map), A-1 (Aerial View) and B (Recorded Plats).*

BASIS OF RECOMMENDATION:

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

The townhouse and condominium residence (SF-6) district is intended as an area for moderate density single family, duplex, two-family, townhouse and condominium use. The Applicant intends to develop the property with a condominium project consisting of stand-alone condominium units per structure.

- 2. Zoning changes should promote an orderly and compatible relationship among land uses.*
3. Zoning should be consistent with approved and existing residential densities.

This is a case of residential infill in a lower density residential area that has recent approvals and pending zoning changes for more compact development. There will be an impact on Cooper Lane with additional vehicle trips, and like the adjacent condominiums to the north, the Owner will be responsible for right-of-way dedication and a separate left-turn lane for entering site traffic.

In the broader city-wide context, SF-6 zoning is a reasonable option for multiple-acre parcels developed or redeveloped as residential infill. As indicated in the purpose statement of the district, SF-6 can be a transition to single-family residential – reflecting it is an appropriate and compatible use.

In conclusion, Staff believes the proposed SF-6 zoning and condominium development is compatible with the single-family character of the area that now includes two similarly situated condominium projects on the east side of Cooper Lane and one proposed zoning change on the west side.

EXISTING ZONING AND LAND USES:

| | ZONING | LAND USES |
|--------------|-----------------------|--|
| <i>Site</i> | DR; SF-2 | Six single family residences; Undeveloped |
| <i>North</i> | SF-6-CO; SF-2 | Condominiums - detached; Single family residences in the Buckingham Estates Phase 2 Section 1 subdivision |
| <i>South</i> | SF-6-CO; DR | Residences and outbuildings on large tracts (1 lot approved for SF-6-CO with site plan in review, <i>see Related cases section</i>) |
| <i>East</i> | DR | Undeveloped |
| <i>West</i> | NO-MU-CO; SF-6-CO; DR | Religious assembly; Telecommunications tower; Pipeline easement; Residences and outbuildings on large tracts (1 tract proposed for SF-6, <i>see Related cases section</i>); Event production / custom fabrication |

AREA STUDY: Not ApplicableNTA: Is required – Please refer to Attachment AWATERSHED: South Boggy Creek – SuburbanCAPITOL VIEW CORRIDOR: NoSCENIC ROADWAY: NoNEIGHBORHOOD ORGANIZATIONS:

39 – Matthews Lane Neighborhood Association 511 – Austin Neighborhoods Council
 627 – Onion Creek Homeowners Association
 742 – Austin Independent School District 1228 – Sierra Club, Austin Regional Group
 1363 – SEL Texas 1374 – Friends of Williams Elementary
 1424 – Preservation Austin 1429 – Go!Austin / Vamos!Austin (GAVA) – 78745
 1528 – Bike Austin 1530 – Friends of Austin Neighborhoods
 1531 – South Austin Neighborhood Alliance 1550 – Homeless Neighborhood Association
 1578 – South Park Neighbors 1616 – Neighborhood Empowerment Foundation

SCHOOLS:

Williams Elementary School

Bedichek Middle School

Crockett High School

AREA CASE HISTORIES:

| NUMBER | REQUEST | COMMISSION | CITY COUNCIL |
|---|------------------|--|--|
| C14-2019-0090 – 7410 Cooper Ln | DR to SF-6 | To Grant, as requested | Scheduled for 10-17-2019. |
| C14-2015-0061 – Townbridge Homes Rezoning – 7513 and 7603 Cooper Ln | DR; SF-2 to SF-6 | Apvd SF-6-CO w/CO for 10' vegetative buffer and bike/ped connections along the north, east and south sides | Apvd SF-6-CO as ZAP recommended, w/an add'l condition to prohibit gated access on the property (12-17-2015). |

| | | | |
|---|--|---|--|
| C14-2015-0129 – 7804 Cooper Ln | SF-2-CO to SF-3-CO | Apvd SF-3-CO w/CO limited to 4 units and prohibiting access to Cooper Ln | Apvd SF-3-CO as ZAP recommended, w/an add'l condition to limit the number of driveways to 1 on Dittmar Rd (4-24-2016). |
| C14-2014-0052 – Cooper Lane Rezoning – 7405, 7409 and 7415 Cooper Ln | DR; SF-2 to SF-6-CO, as amended | To Grant SF-6-CO w/CO for a max of 65 units, 25' vegetative buffer along the north property line, restrict uses to sf, townhouse/condo, and the conds. of the Neighborhood Traffic Analysis, and add'l conds. for full access to Sir Gawain, sidewalks to Sir Gawain and Cooper Ln, stub-out to property to south between Lots 43 and 54 (refer to Concept Plan), traffic calming device on private street close to Sir Gawain, and secondary entrance/exit to Cooper Ln. | Apvd as SF-6-CO with a Restrictive Covenant as Commission recommended (8-28-2014). <u>Note:</u> Site plan apvd for 65 two-story condos w/drives, sidewalks, utilities, drainage and other associated improvements on 9.86 acres. |
| C14-2014-0049 – Cooper Villas – 7805 Cooper Ln | CS-CO to MF-1 | To Grant MF-1-CO w/CO prohibiting residential uses | Apvd MF-1-CO as ZAP recommended (6-26-2014). |
| C14-05-0161 – Prunty Tracts – 7720 S 1st St; 7801-7805 Cooper Ln; 630-640 Dittmar Rd | DR; LO to CS for Tract 1; MF-1 for Tract 2 | To Grant CS-CO for convenience storage and plant nursery and all W/LO uses on Tract 1, and MF-1-CO for Tract 2; 2,000 trips across Tracts 1 & 2 | Apvd CS-CO and MF-1-CO as ZAP recommended (12-15-2005). <u>Note:</u> Site Plan apvd for 41 one-story condo units w/parking, pond, rain garden, pool & amenity center on 3.82 acres. |
| C14-02-0069 – New Life Assembly of God, Inc. – 7612 Cooper Ln | DR to LO | To Grant NO-MU-CO w/CO limited to day care (general) and permitted SF-2 uses with building and | Apvd NO-MU-CO as ZAP recommended (8-29-2002). |

| | | | |
|--|------------|---|---|
| | | impervious cover limited to SF-2 development regulations. | |
| C14-02-0039 – Della – 7600 ½ Cooper Ln | DR to SF-6 | To Grant SF-6-CO, to allow for a telecommunications tower, with SF-2 development standards. | Apvd SF-6-CO zoning as ZAP recommended (6-27-2002). |
| C14-02-0018 – Della – 7600 ½ Cooper Ln | DR to MF-1 | Withdrawn | Not Applicable |

RELATED CASES:

The property was annexed into the City limits on November 15, 1984 (C7A-83-017 A).

The property is platted as Lot 1, Cooper Lane Addition, a subdivision recorded in November 1962 and Lots 1-A, 2-A, 3-A, 4-A and 5-A, Resubdivision of Lot 2, Cooper Lane Addition, a subdivision recorded in December 1972 (C8S-62-134 and C8S-72-332).

EXISTING STREET CHARACTERISTICS:

| Name | ROW | Pavement | Classification | Sidewalks | Bicycle Route | Capital Metro (within ¼ mile) |
|-------------|---------|----------|--------------------------------------|-----------|---------------|-------------------------------|
| Cooper Lane | 60 feet | 20 feet | ASMP level 2 (Residential Collector) | No | Yes | None |

According to the Austin 2014 Bicycle Plan approved by Austin City Council in November 2014, a shared lane bike facility is recommended for Cooper Lane.

OTHER STAFF COMMENTS:Comprehensive Planning

This rezoning case is located on the east side of Cooper Lane, on several lots that are not located within the boundaries of a neighborhood planning area. The property is approximately **9.85 acres** in size and contains two houses and approximately 9.15 acres of undeveloped land. Surrounding land uses include a single family subdivision and a convenience storage facility to the north; to the south is undeveloped land and single family housing; to the east is undeveloped land and a single family subdivision; and the west is a small farm and a single family subdivision. The proposal is to retain the existing two houses

on the property and develop the rest of the property into 98 unit townhouse/condominium project, under Zone SF-6 development standards.

Connectivity

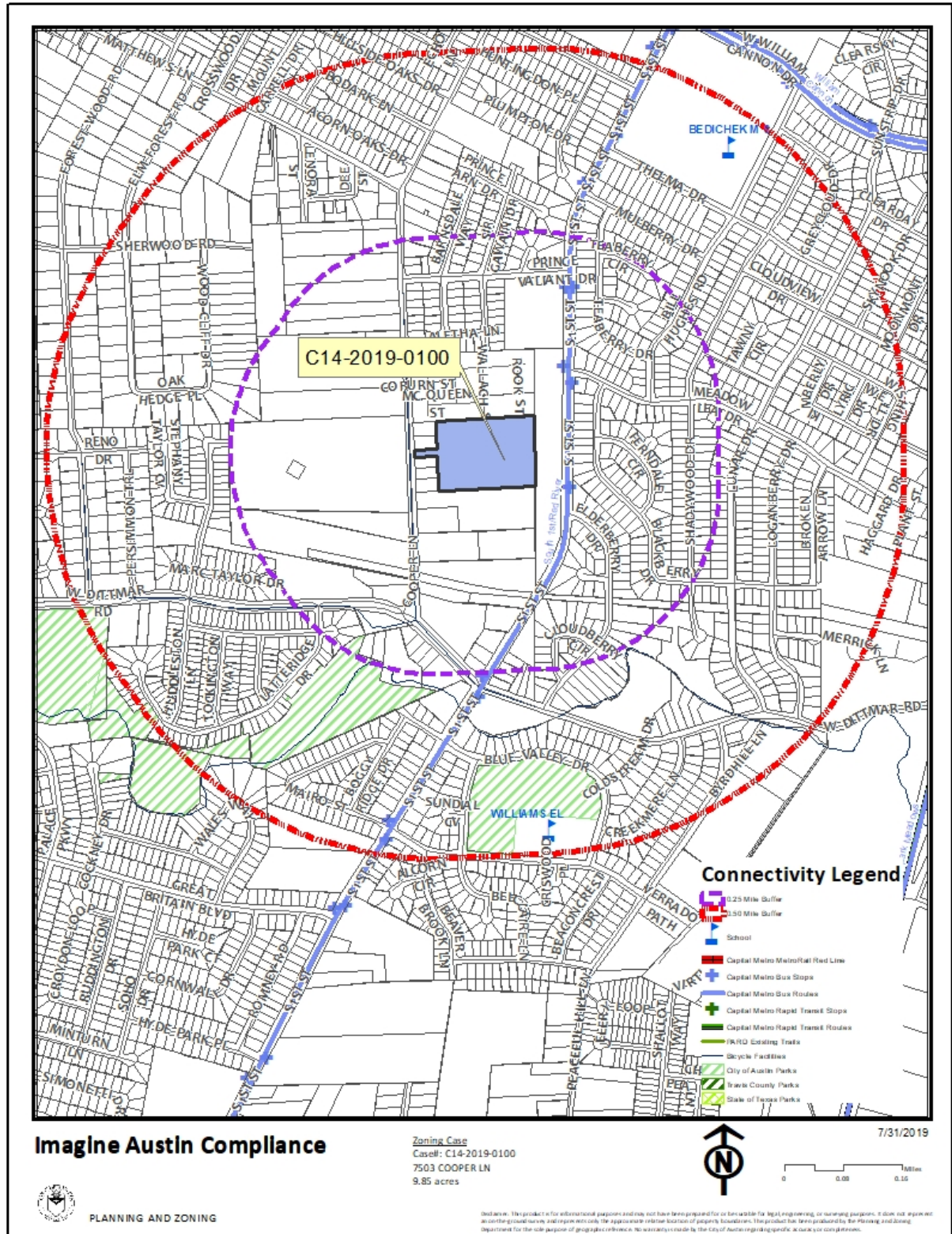
The Walkscore for this site is **31/100, Car-Dependent**, meaning most errands require a car. A CapMetro stop is located on South 1st Street, within 2,100 linear feet from the site. There are no public sidewalks or bike lanes located along Cooper Lane, which is a narrow rural road. The mobility and connectivity options in the area are limited.

Imagine Austin

The property is not located along an Activity Center or Corridor. The following Imagine Austin policies are applicable to this case:

- **LUT P4.** Protect neighborhood character by directing growth to areas of change that include designated redevelopment areas, corridors and infill sites. Recognize that different neighborhoods have different characteristics and new and infill development should be sensitive to the predominant character of these communities.
- **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.
- **HN P1.** Distribute a variety of housing types throughout the City to expand the choices able to meet the financial and lifestyle needs of Austin's diverse population.

The Austin Strategic Housing Blueprint, which is an amendment to Imagine Austin, includes goals for affordable housing in every City Council district. Some of these goals include: (1) preventing households from being priced out of the Austin; (2) providing an affordable housing choice; and (3) protecting diverse communities. While this residential project does not identify as an affordable housing project, it will provide much needed missing middle housing (condos or townhouses). Based on this project providing much needed missing middle housing, but lacking nearby mobility options (public sidewalks, bike lanes) it appears to only partially support the some of the policies of the Imagine Austin Comprehensive Plan.



Drainage

The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City's Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the South Boggy Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed 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% |

According to floodplain maps there is no floodplain within or adjacent to 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.

At this time, site specific information is unavailable regarding 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.

Impervious Cover

The maximum impervious cover allowed by SF-6 zoning district is 55%, a consistent figure between the *zoning and watershed* regulations.

Site Plan and Compatibility Standards

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.

FYI: Additional design regulations will be enforced at the time a site plan is submitted.

COMPATIBILITY STANDARDS

The site is subject to compatibility standards due to the adjacency of single family residences to the west and south. The following standards apply:

- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- 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 zoned SF-5 or more restrictive.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from property in an SF-5 or more restrictive zoning district.

DEMOLITION AND HISTORIC RESOURCES

The applicant is responsible for requesting relocation and demolition permits once the site plan is approved. The City Historic Preservation Officer will review all proposed building demolitions and relocations prior to site plan approval. If a building meets city historic criteria, the Historic Landmark Commission may initiate a historic zoning case on the property.

Transportation

The Austin Strategic Mobility Plan (ASMP) adopted 04/11/2019, calls for 78 feet of right-of-way for Cooper lane. Additional right-of-way may be required at the time of subdivision and / or site plan. A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day [LDC 25-6-113].

A Neighborhood Traffic Analysis is required for this project. 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 South Area Development Engineer Justin Good (Justin.Good@austintexas.gov) to discuss the location of the tube counts. Results are provided in Attachment A [LDC 25-6-114].

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.

INDEX OF EXHIBITS AND ATTACHMENT TO FOLLOW

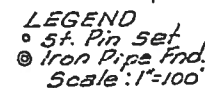
Exhibits A and A-1: Zoning Map and Aerial View

Exhibit B: Recorded Plat

Attachment A: Neighborhood Traffic Analysis memo

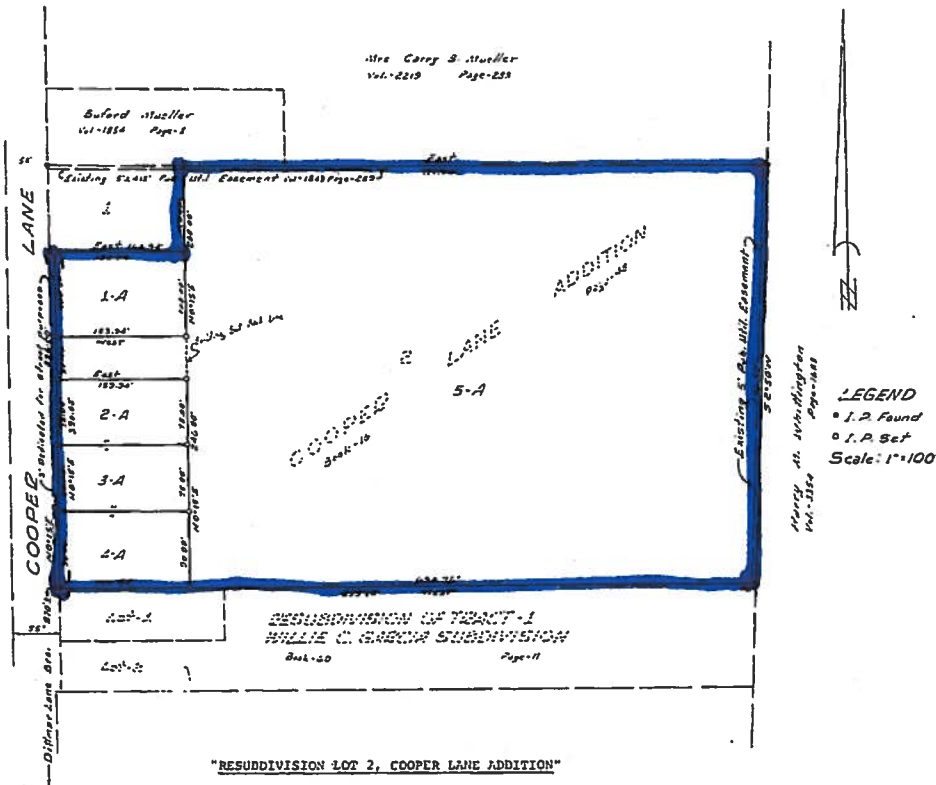


Created: 8/16/2019



By: E. Lee: Pruitt

EXHIBIT B
RECORDED
PLAT



STATE OF TEXAS
COUNTY OF TRAVIS: KNOW ALL MEN BY THESE PRESENTS
That we, Johnnie Lee Mueller and wife, Helma Mueller, owners of Lot 2, Cooper Lane Addition, a subdivision, by us, of a portion of the William Cannon League, in Travis County, Texas, according to a plat of record in Book 16 at Page 49 of the Plat Records of Travis County, Texas, do hereby resubdivide said lot in accordance with the attached plat, said resubdivision to be known as "RESUBDIVISION LOT 2, COOPER LANE ADDITION", and do hereby dedicate to the public the streets and easements shown hereon.

WITNESS OUR HANDS this the 15th day of November, A.D. 1972.

Johnnie Lee Mueller
Johnnie Lee Mueller

Helma Mueller
Helma Mueller

STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned authority, on this day personally appeared Johnnie Lee Mueller and wife, Helma Mueller, known to me to be the persons whose names are subscribed to the foregoing instrument and they acknowledged to me that they executed the same for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the 15th day of November, A.D. 1972.

Marie Carter
Notary Public in and for Travis County, Texas

STATE OF TEXAS
COUNTY OF TRAVIS

I, Doris Shropshire, Clerk of the County Court, within and for the County and State aforesaid, do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 4 day of December, A.D. 1972 at 10:50 o'clock A.M. and duly recorded on the 4 day of December, A.D. 1972 at 10:50 o'clock A.M. in the Plat Records of said County in Book 62 at Page 83.

WITNESS MY HAND AND SEAL OF THE COURT of said County, the date last written above.
Doris Shropshire, Clerk County Court, Travis County, Texas.

BY Bertel J. Juch
Deputy

SURVEYED BY B. F. Priest
B. F. Priest, Reg. Public Surveyor

DATE 9-26-72

STATE OF TEXAS
COUNTY OF TRAVIS
I, Doris Shropshire, County Clerk of Travis County, Texas do hereby certify that on the 4 day of December, A.D. 1972 the Commissioners Court of Travis County, Texas, passed an order authorizing the filing for record of this plat and that said order has been duly entered in the minutes of said Court in Book 3 at Page 392.

WITNESS MY HAND AND SEAL OF OFFICE this the 4 day of December, A.D. 1972.
Doris Shropshire, County Clerk, Travis County, Texas.

BY D. Hastings
Deputy

APPROVED FOR ACCEPTANCE:

Richard R. Lillie
Richard R. Lillie, Director of Planning

DATE 11-30-72

FILED FOR RECORD
This the 4 day of Dec. A.D. 1972, at 10:50 o'clock A.M.
Doris Shropshire, Clerk County Court, Travis County, Texas.

BY Bertel J. Juch
Deputy.

ACCEPTED AND AUTHORIZED FOR RECORD
By the Planning Commission of the City of Austin on the 4 day of December, A.D. 1972.

Chairman
Secretary

"In approving this plat by the Commissioners Court of Travis County, Texas, it is understood that the building of all streets, roads, and other public thoroughfares delineated and shown on this plat, and all bridges and culverts necessary to be constructed or placed in such streets, roads, or other public thoroughfares, or in connection therewith shall be the responsibility of the owner and/or developer of the tract of land covered by this plat, in accordance with plans and specifications prescribed by the Commissioners Court of Travis County, Texas, and the Commissioners Court of Travis County, Texas, assumes no obligation to build the streets, roads, or other public thoroughfares shown on this plat, or of constructing any bridges or culverts in connection therewith."

NOTE:
No lot in this subdivision shall be occupied until water satisfactory for human consumption is available from a source on the land, a community source, or a public utility source, in adequate supply for family use, and operation of a septic tank. Said septic tank system to have a capacity of not less than 750 gallons with a drain field of not less than 300 square feet, and shall be installed in accordance with the regulations of the City-County Health Officer, and shall be inspected and approved by such officer. This restriction is enforced by the City of Austin-Travis County Health Unit and/or the subdivider. APPROVED LIMITED TO SINGLE FAMILY RESIDENCES ONLY.

EXHIBIT B
RECORDED
PLAT

C85-72-332



MEMORANDUM

To: Wendy Rhoades, Case Manager
CC: Evan Caso, Chris Blackburn, Amber Mitchell, Joan Jenkins, EIT
FROM: Justin Good, P.E.
DATE: September 18, 2019
SUBJECT: Neighborhood Traffic Analysis for 7505 Cooper Lane
 Zoning Case # C14-2019-0100

The Transportation Development Services division has performed a Neighborhood Traffic Analysis for the above referenced case and offers the following comments.

The 9.85-acre tract is located in south Austin at 7505 Cooper Lane. The site is currently zoned Single Family Residence (SF-2) and Development Reserve (DR). The east is predominately zoned DR with SF-6 zones to the north and south. The DR zoning is vacant. The zoning request is for Townhouse and Condominium residence (SF-6).

Roadways

The tract proposes access to Cooper Lane. Cooper Lane is classified as a residential collector and would provide the main access to the site. The roadway currently has 60 feet of right-of-way and 20 feet of pavement. The roadway has two-lanes without curb and gutter and no sidewalks. The average 24-hour count traffic volume on Cooper Lane was 3,194 vehicles per day, based on data collected from August 27, 2019 to August 29, 2019.

Trip Generation and Traffic Analysis

Based on the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition, the proposed 98 unit multi-family development, with the requested zoning of SF-6, will generate 857 vehicle trips per day.

| Table 1. | | |
|--------------------------------|-------------|-----------------------------------|
| Land Use | Size | Unadjusted Trip Generation |
| Multifamily Housing (Low-Rise) | 98 units | 857 |
| TOTAL | | 857 |

Attachment A

Table 2 represents the expected distribution of the 857 trips:

| Table 2 | |
|----------------|--|
| Street | Traffic Distribution by Percent |
| Copper Lane | 100% |
| TOTAL | 100% |

Table 3 represents a breakdown of existing traffic on Cooper Lane, proposed site traffic, total traffic after development, and percentage increase in traffic on Cooper Lane.

| Table 3 | | | | |
|----------------|-------------------------------|--|------------------------|---------------------------------------|
| Street | Existing Traffic (vpd) | Proposed New Site Traffic to each Roadway | Overall Traffic | Percentage Increase in Traffic |
| Cooper Lane | 3,194 | 857 | 4,051 | 21% |

According to Section 25-6-116 of the Land Development Code, streets which have pavement width of 40 feet or wider are considered to be operating at an undesirable traffic level if the average daily traffic volume for such roadways exceeds 4,000 vehicles per day. Cooper Lane will reach an undesirable operating level by proposed new site traffic. In order to account for increased stress on the surrounding traffic network due to site traffic, recommendations for mitigations/improvements are presented in the following section.

Recommendations/Conclusions

1. At time of subdivision or site plan, a total of 39 feet of right-of-way from the existing centerline of Cooper Lane should be dedicated in accordance with the Transportation Criteria Manual.
2. At time of subdivision or site plan, the applicant shall widen Cooper Lane along the property frontage to provide a separate left-turn lane for entering site traffic. The applicant should submit a schematic drawing with dimensions and a construction cost estimate signed and sealed by an engineer to verify the amount required for posting. It is recommended that these improvements be implemented by the applicant to assure safer access and circulation into the subdivision. The roadway improvements should be included with the site plan application and be designed according to the Transportation Criteria Manual.
3. To mitigate the increase of traffic on Cooper Lane and to encourage pedestrian connectivity in the area, it is recommended that the following improvements be explored at the time of subdivision or site plan: reconstruction of Cooper Lane to urban standards with curb and gutter, construction of all ages and abilities bicycle facilities, and construction of sidewalk along Cooper Lane.
4. If the number of units proposed in Table 1 are exceeded, the Transportation Development Services division will have to reassess the NTA.
5. The City Council may deny an application if the neighborhood traffic analysis demonstrates that the traffic generated by the project combined with existing traffic

exceeds the desirable operating level established on a residential local or collector street in the neighborhood traffic analysis study area.

If you have any questions or require additional information, please contact me at 974-1449.



Justin Good, P.E.
Transportation Development Engineer – Lead: South
Austin Transportation Department