

PUD AMENDMENT / ZONING CHANGE REVIEW SHEET

CASE: C814-2012-0128.03.SH - thinkEAST PUD

DISTRICT: 3

ZONING FROM: PUD-NP

TO: PUD-NP, to change conditions of zoning

ADDRESS: 1141 Shady Lane and 5300 Jain Lane

SITE AREA: 10.8376 Acres

PROPERTY OWNERS:
THINKEAST AUSTIN LP
(Richard deVarga)

AGENT:
Drenner Group PC
(Amanda Swor)

CASE MANAGER: Heather Chaffin (512-974-2122, heather.chaffin@austintexas.gov)

STAFF RECOMMENDATION:

Staff supports the Applicant's request to rezone the property from PUD-NP to PUD-NP to change a condition of zoning. *For a summary of the basis of staff's recommendation, see case manager comments on page 2.*

PLANNING COMMISSION ACTION / RECOMMENDATION:

December 17, 2019: TO GRANT PUD-NP AS REQUESTED BY APPLICANT, ON CONSENT.

CITY COUNCIL ACTION:

January 23, 2020:

ORDINANCE NUMBER:

ISSUES:

No issues at this time.

The Applicant is requesting to amend the thinkEAST Planned Unit Development (PUD) to allow an increase in density for a proposed multifamily development on a portion of the PUD property. The Applicant proposes 315 multifamily units including 8 affordable units at 60% median family income (MFI). The Applicant proposes increases permitted building height and maximum multifamily units.

CASE MANAGER COMMENTS:

The proposed PUD amendment applies to Land Use Areas (LU Areas) 4 and 5 of the thinkEAST Austin PUD. LU Areas 4 and 5 are located on the northeast side of Shady Lane. The subject property is bounded by Southern Pacific Rail Road tracks to the north and a single family residential neighborhood to the east. The property is currently undeveloped. South of Shady Lane is a portion of the PUD that is undeveloped (LU Area 3) and a portion developed with affordable multifamily land use (LU Area 2). Further west along Shady Lane are outparcels zoned SF-3-NP that are developed with residences, and LU Area 1 which is under development as mixed use office and commercial. ***Please see Exhibits A and B—Zoning Map and Aerial Exhibit.***

The Applicant proposes increasing the number of multifamily units in the overall PUD from 444 units to 597 units. In order to achieve an increase in units, the Applicant requests converting the permitted live/work use on the property to multifamily use. The Applicant is also requesting to increase permitted building height from 40 feet and 3 stories to 50 feet and 4 stories. These changes apply to LU Areas 4 and 5 only. ***Please see Exhibits C and D—Applicant Letter and Property Owner Letter.***

Staff supports the proposed PUD Amendment. The proposed increase in multifamily units will provide much needed market rate and affordable housing. The proposed affordable units have been documented by Neighborhood Housing and Community Development and the existing Traffic Impact Analysis (TIA) has been updated to reflect the revised trip projections and approved by Austin Transportation Department (ATD). The proposed amendment has been reviewed and recommended by other City departments as well. ***Please see Exhibits E, F and G—NHCD Memorandum, TIA Update, and Master Comment Report.***

BASIS OF RECOMMENDATION:

1. *The rezoning should be consistent with the policies and principles adopted by the City Council or Planning Commission.*

Planning Commission and City Council have adopted the SMART Housing Blueprint which promotes additional residential units across the City.

2. *Zoning should promote clearly-identified community goals, such as creating employment opportunities or providing for affordable housing.*

The proposed PUD Amendment promotes the community goal of increasing affordable housing stock.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	PUD-NP	Undeveloped
North	Railroad ROW, P-NP	Boggy Creek Greenbelt
South	PUD-NP, SF-3-NP	Undeveloped, Multifamily, Single family residential
East	SF-3-NP	Single family residential
West	Railroad ROW, PUD-NP, SF-3-NP	Multifamily, Single family residential

NEIGHBORHOOD PLANNING AREA: Govalle/Johnston Terrace

TIA: See Attached Memorandum

WATERSHED: Boggy Creek

NEIGHBORHOOD ORGANIZATIONS:

- | | |
|--|-------------------------------|
| E. MLK Combined NPCT | East Austin Conservancy |
| Homeless Neighborhood Association | AISD |
| Del Valle Community Coalition | Preservation Austin |
| Friends of Austin Neighborhoods | Sierra Club |
| Claim Your Destiny Foundation | Austin Inncercity Alliance |
| African American Cultural Heritage District | Bike Austin |
| El Concilio Mexican-American Neighborhoods | Austin Neighborhoods Council |
| Guadalupe Neighborhood Development Corporation | Govalle/Johnston Terrace NPCT |
| Black Improvement Association | Neighbors United for Progress |
| SELTexas | The Gardens Neighborhood Assn |

AREA CASE HISTORIES:

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-2017-0094 1125 Shady Lane	SF-3-NP to MF-4-NP	4/10/2018: To grant MF-4-NP as requested	3/28/2019: To grant MF-4-NP as requested
C814-2018-0128.02.SH thinkEAST Amend #2	PUD-NP to PUD-NP (Allow LR uses LU Area 1)	Administrative Approval	Administrative Approval
C814-2018-0128.01.SH thinkEAST Amend #1	PUD-NP to PUD-NP (increase bldg. height 3 story/40' to 4 story/50' LU Area 3)	10/11/2016: Grant PUD-NP as requested	11/10/2016: Grant PUD-NP as requested
C814-2018-0128SH thinkEAST	SF-3-NP, LO-MU-CO-NP to PUD-NP	5/28/2013: Grant PUD-NP as requested	6/27/2013: Grant PUD-NP as requested

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Shady Lane/Jain Lane	46'	16'	Level 2	South side only	No	No

INDEX OF EXHIBITS TO FOLLOW

- A: Zoning Map
- B. Aerial Exhibit
- C. Applicant Letter
- D. Property Owner Letter
- E. NHCD Memorandum
- F. TIA Amendment
- G. Master Comment Report

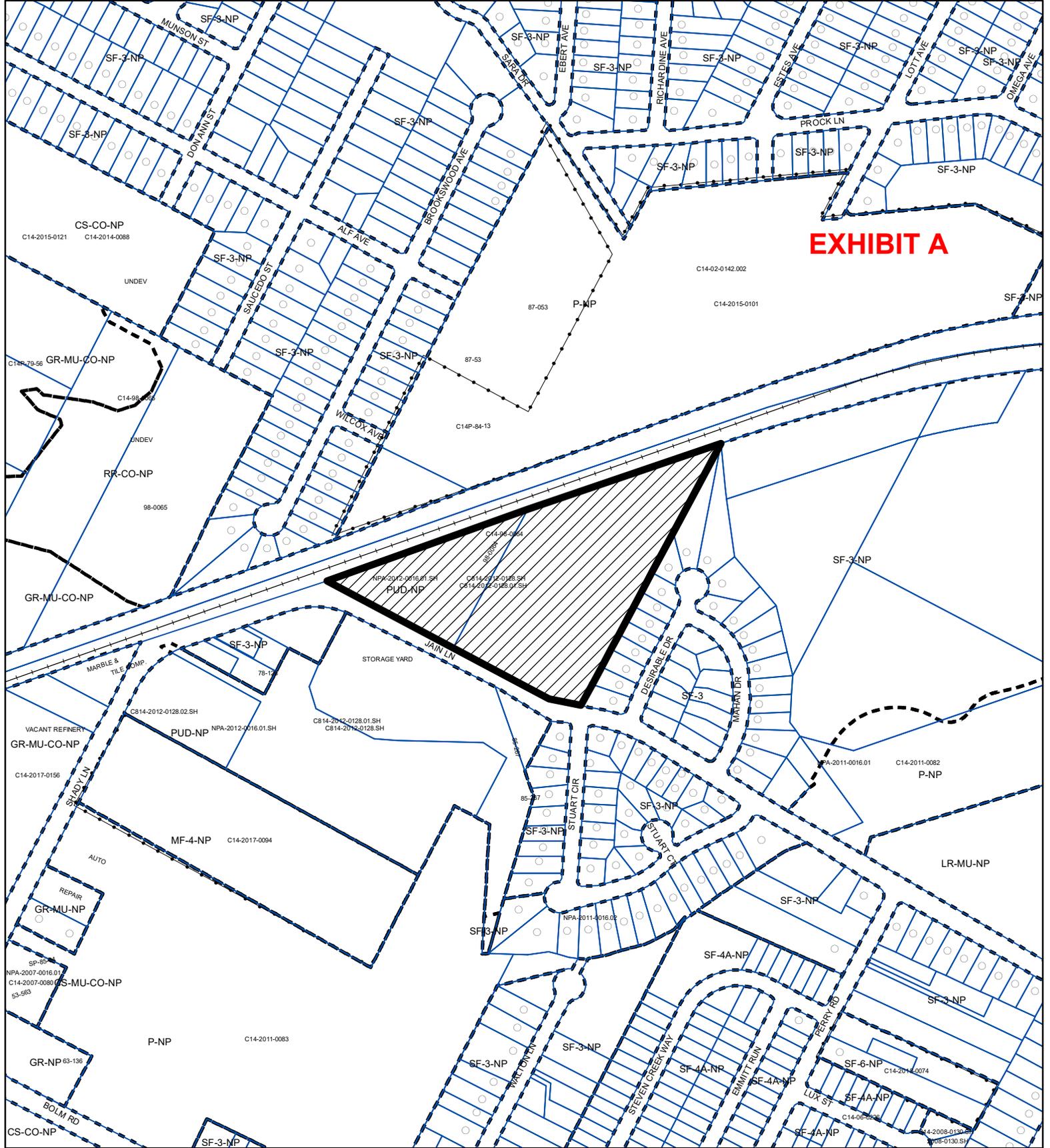


EXHIBIT A

PLANNED UNIT DEVELOPMENT

ZONING CASE#: C814-2012-0128.03.SH



 SUBJECT TRACT

 PENDING CASE

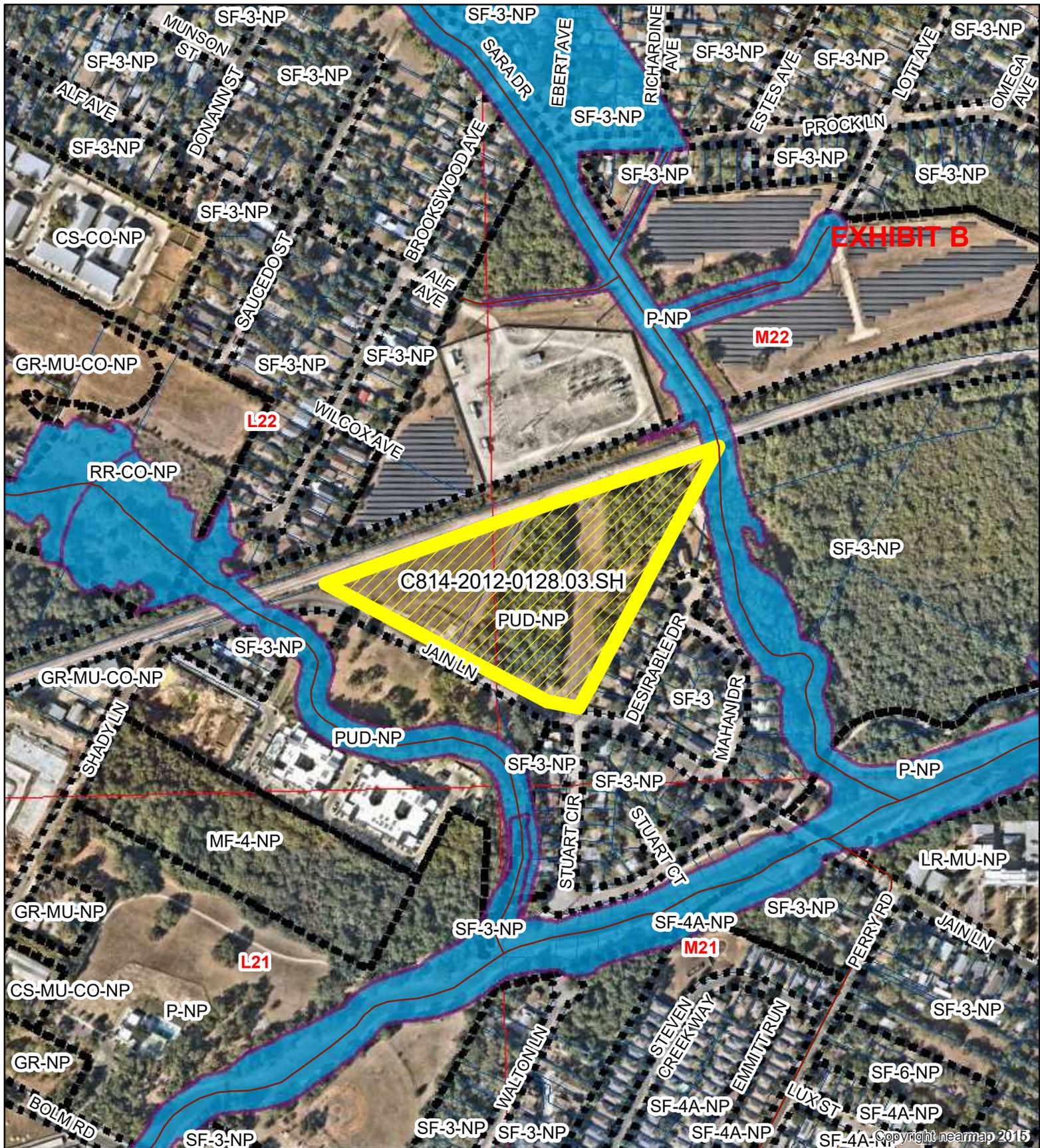
 ZONING BOUNDARY



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.

1" = 400'



-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE
-  CREEK BUFFER

thinkEAST Austin PUD

ZONING CASE#: C14-2019-0142
 LOCATION: 1141 Shady Ln; 5300 Jain Ln
 SUBJECT AREA: 10.84 Acres
 GRID: M22
 MANAGER: Heather Chaffin



1" = 400'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

DRENNER GROUP

EXHIBIT C

October 31, 2019

Ms. Denise Lucas
Planning and Zoning Department
City of Austin
505 Barton Springs Road
Austin, TX 78704

Via Hand Delivery

Re: ThinkEast Austin PUD Amendment #2 - C814-2012-0128.02 – Planned Unit Development (“PUD”) Amendment for the 10.84-acre piece of property known as Land Use Areas 4 and 5 of the ThinkEast PUD located in the City of Austin, Travis County, Texas (the “Property”).

Dear Ms. Lucas:

As representatives of the owner of the Property, we respectfully submit the enclosed PUD amendment application for the ThinkEast PUD referenced in zoning case C814-2012-0128.02.

With this amendment, we are proposing to amend Part 5, Section H of the amended PUD ordinance 20161110-061 to increase the maximum height and maximum number of stories in Land Use Areas 4 and 5 from 40 feet and 3 stories, to 50 feet and 4 stories. The bonus area granted with this additional 10 feet in height on Land Use Areas 4 and 5 equals 61,429 square feet and will require an additional 6,143 square feet of affordable housing. Additionally, with this application, we are proposing to amend Part 5, Section C of the original PUD ordinance 20130627-090 to increase the maximum number of multifamily residential units from 444 units to 597 units. This increase reflects a conversion of live-work units to multifamily housing. The proposed project is a 315-unit multifamily development, which includes 8 affordable units at or below 60% of the Annual Median Family Income (“MFI”) for a 40-year period.

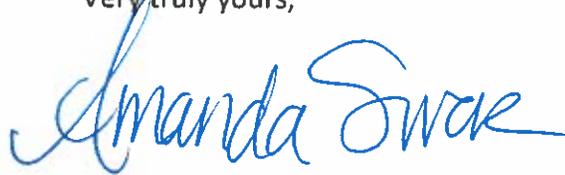
The Property is located within the Govalle/Johnston Terrace Combined Neighborhood Planning Area with a Future Land Use Map designation of Major Planned Development; therefore, the Property will not require a Neighborhood Plan Amendment in conjunction with this PUD Amendment application, see enclosed memorandum from Maureen Meredith dated October 30, 2019. A Traffic Impact Analysis (“TIA”) has been waived via a TIA waiver from Amber Mitchell, dated October 16, 2019 with the note that the project must demonstrate compliance with the TIA and final memorandum approved with the original PUD and City of Austin case number C814-2012-0128.SH. The TIA memorandum is included in this PUD Amendment submittal package, as well as a memorandum from Kimley-Horn dated September 25, 2019 showing compliance with the previously approved PUD.

October 31, 2019
Page 2

The increase in maximum height and maximum number of stories constitutes a Land Use Commission-approved amendment to the PUD as defined in Chapter 25-2, Subchapter B. Zoning Procedures, Article 2, Special Requirements for Certain Districts, Division 5. Planned Unit Developments, Section 3.1.2 of the City Code, and therefore is considered a PUD amendment that will require Land Use Commission approval.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Very truly yours,



Amanda Swor
Drenner Group

cc: Joi Harden, Planning and Zoning Department (*via electronic delivery*)
Heather Chaffin, Planning and Zoning Department (*via electronic delivery*)



EXHIBIT D

October 18, 2019

Interim Director Denise Lucas
Development Services Department
505 Barton Springs Road
Austin, TX 78704

Dear Ms. Lucas,

We are writing to request an amendment to the thinkEAST Austin PUD in Land Use Areas 4 and 5 per Chapter 25-2, Subchapter B, Article 2, Division 5 (*Planned Unit Developments*), Section 2.5.2 Requirements for Exceeding Baseline and Section 2.5.3 Requirements for Rental Housing.

On March 27th, 2003 the *Govalle/Johnston Terrace Combined Neighborhood Plan* was approved after 12 months of community stakeholders' meetings. For the East Austin Tank Farm properties, the mission was to "turn something that has negatively impacted the environment and the community into something that enhances and is compatible with the surrounding communities," with "housing that caters to a range of income levels" in addition to a mix of retail, commercial, office, civic and open spaces.

The manifestation of that vision for the East Austin Tank Farms began with the conception of the thinkEAST Austin PUD. From the PUD's inception, stakeholders Susana Almanza of PODER and Daniel Llanes, chair of the Govalle/Johnston Terrace NP Contact Team, were consulted by thinkEAST to ensure a true alignment of the vision and goals of the thinkEAST proposed PUD and the Govalle/Johnson Combined Neighborhood Plan. Over the next 6 months, we worked together to conceptualize a 24-acre mixed-use, mixed-income urban district with affordable living and working and educational uses. Our mission was to "stimulate job growth and diversity in Austin's economy, culture and community". On June 27, 2013, Ordinance No. 201306227-090 was unanimously passed by city council creating the thinkEAST Austin PUD. In fact, the thinkEAST PUD was passed by every board, every commission and the City Council with a 100% unanimous voting record. Not a single "nay" vote.

On June 25, 2014, thinkEAST along with partners, Fusebox Festival and the City of Austin Economic Development Department Cultural Arts Division received a creative placemaking grant of \$400,000 from ArtPlace America for the "planning and developing of equitable, healthy and sustainable communities". The largest of its kind in Texas, the grant was used to unite Austin's creative community, city planners, developers and residents to envision and prototype a creative urban district. During the 18 months of engagement, over 2700 people participated. The highlight was a four-day festival and Living Charrette, hosted on the site, where members of the community expressed their desire for access to open spaces, healthy food, mixed-income housing and educational opportunities, all of which informed the *Community Vision + Master Plan*.
<https://www.fuseboxfestival.com/affordability>

During the placemaking process, two significant areas of concern were brought to our attention by the local community that thinkEAST took to heart. The abandoned 1986 Jain Lane Improvement CIP left a dangerous roadway running through our site and the lack of connectivity from adjoining neighborhoods causing local school kids to walk rail lines to and from school. In response, thinkEAST is dedicating the required right-of-way to complete the Jain Lane Improvement project. We also brought city wide attention to the school children's lack of connectivity by producing the short film *La Loma (Or the Place Sometimes Called Hungry Hill)*.
<https://vimeo.com/123127559> Today, both issues are being resolved through the COA Public Works system.

Once the ArtPlace America plan was submitted in January 2016, the thinkEAST Team shifted their community engagement focus towards implementation: including sharing the *Community Vision + Master Plan* and

thinkEAST A U S T I N

identifying opportunities for the City of Austin and other development partners to activate portions of the master plan.

First, we kicked off a 6-acre site development with Austin Affordable Housing Corporation to develop the first affordable component to meet the community vision for a mixed-income, inclusive community. A collaborative public-private partnership comprised of AAHC and a local and national private developer built the Studios at thinkEAST offering 182 rental units which are 100% affordable to households with incomes at or below 60% MFI. This recently completed project also includes a business center, community room, pool and gym.

Currently under construction is a 2-acre, 62,000 square foot creative office project planned for a host of creative tenants including designers, retail and a possible art gallery. The project includes the preservation and restoration of the 1920s Gutierrez Residence for use as a 2000 square foot restaurant featuring "authentic, interior Mexican food". *Phillip Gutierrez et al. v Mobil Oil Corporation 1992* was part of the legal suit brought against the six major oil companies which led the way for the relocation and remediation of the petroleum storage facilities. The Gutierrez Residence will be the cultural centerpiece of this project.

Susana Almanza and PODER successfully rallied for Cesar Chavez Foundation's Housing and Economic Development Fund to develop the second component of affordable housing at thinkEAST. The 4-acre, 97-unit multifamily project with 80% of units priced at or below 60% MFI will include the Si Se Puede Learning Center for after school tutoring and childcare. But there were several large heritage trees and a meandering creek limiting the area for potential development and jeopardizing the project. At thinkEAST's request, a PUD Amendment Density Bonus was unanimously approved by City Council on November 10th, 2016 allowing the development standards for height and stories to be amended to 50 feet and 4 stories (Ordinance No. 201621110-061.) A ground breaking for the Cesar Chavez project was held in August 2019 to further our commitment of developing 300+ units of affordable housing at thinkEAST.

Finally, as we work to complete the vision, we have secured Alliance Residential, one of the largest private US multifamily companies, to develop the remaining market rate units on Land Use Areas 4 and 5 comprising of 10 acres. Our goal is to balance the current 300 affordable units with market rate units creating a true mixed-income community. Alliance is proposing 315 total units with 8 affordable units at or below 60% MFI for 40 years per *PUD Density Bonus Requirements for Rental Housing*. Similar to the Cesar Chavez site across Jain Lane, this site has significant obstacles, a large overhead electrical easement and numerous heritage trees. As a result, we are again requesting a PUD Amendment Density Bonus allowing the development standards for height and stories to be amended 10 vertical feet to achieve 50 feet and 4 stories maximum. The 4th floor "bonus area" equals 61,429 square feet thus requiring an additional 6,143 square feet of affordable units. The 200-foot Compatibility Setback will be applied per 50-foot height requirement creating a large green buffer to the residential area along Desirable Drive (see attached conceptual site plan). Importantly, because the multifamily use is less traffic intensive than the office and retail uses allowed by the PUD, the requested amendment will have the effect of reducing 949 daily car trips in and out of the property (per thinkEAST PUD TIA Amendment Sept 25th, 2019).

We thank you for consideration and for your help completing thinkEAST's mission to create a vibrant mixed-income community.

Sincerely,

Richard J deVarga, Manager

thinkEAST Austin Management, LLC
P.O. Box 50036
Austin Texas 78763
thinkEASTaustin.com



Neighborhood Housing and Community Development

P.O. Box 1088, Austin, TX 78767

(512) 974-3100 * Fax: (512) 974-3161 * <http://www.austintexas.gov/department/housing>

October 24, 2019 (revision to letter dated June 29, 2017)

S.M.A.R.T. Housing Certification

thinkEast PUD Austin Management LLC: 1141 Shady Lane and 5300 Jain Lane (Project ID 130)

TO WHOM IT MAY CONCERN:

thinkEAST Austin Management LLC (development contact: 512-300-4011; rdevarga@gmail.com) is planning to develop a 25 acre mixed-use district via a Planned Unit Development in the Shady Lane and Jain Lane area. The development will include 594 multi-family units, 3 live-work units, 9,275 square feet of Retail/Office and 42,021 square feet of Creative Studio space. The S. M.A.R.T Housing certification will apply to the multi-family units associated with Land Use Area 1, 2, 3 4 and 5. The units will have an affordability period of 10 years for the multi-family units from the date the certificate of occupancy is issued for the unit. The affordability period may be longer due to funding source requirements. Current revisions are in bold and underlined.

Land Use Area 1	Developer: Cambrian Development, LLC Multifamily Units: 3 (2 affordable) MFI: 1 unit at or below 60% MFI and 1 unit at or below 80% MFI
Land Use Area 2	Developer: Austin Affordable Corporation- Greg Griffith Multifamily Units: 182 total (182 affordable) MFI: 100% at or below 60%
Land Use Area 3	Developer: Cesar Chavez Foundation- Alex Dawson Multifamily Units: 97 total (78 affordable) MFI: 80% at or below 60% and 20% market rate
<u>Land Use Area 4</u>	<u>Developer: Alliance Residential – Jeffery Diltz</u> <u>Multifamily Units: Combined with LU Area 5</u> <u>MFI: Combined with LU Area 5</u>
<u>Land Use Area 5</u>	<u>Developer: Alliance Residential – Jeffery Diltz</u> <u>Multifamily Units: Combined with LU Area 4</u> <u>315 total (8 affordable)</u> <u>MFI: 10% at or below 60% of the bonus area square footage of 4th floor (per LDC 2.5.3 PUD Density Bonus Requirements for Rental Housing) 4th floor bonus area equals 61,429 square feet</u>

NHCD certifies that the proposed construction meets the S. M.A.R.T. Housing standards at the pre-submittal stage. Because over 40% of the units planned in Land Use area 1, 2, 3 4 and 5 will serve households with incomes at or below 60% or 80% of Austin's Median Family Income level (MFI), the development is eligible for a waiver of 100% waiver of fees listed in Land Development Code, Chapter 25-1-704, as amended or other fees waived under a separate ordinance. The fee waivers only apply to development applications that have a residential component from Land Use Area 1, 2, 3, 4 and 5. This

The Neighborhood Housing and Community Development Office's mission is to provide housing, community development, and small business development services to benefit residents so they can have access to livable neighborhoods and increase their opportunities for self-sufficiency.

certification may need to be amended to reflect any changes to the PUD Ordinance. The developer will provide a detailed list of addresses and projects associated with Land Use 1, 2, 3, 4 and 5 as the development progresses. The expected fee waivers include, but are not limited to, the following fees:

AWU Capital Recovery Fees	Site Plan Review	Land Status Determination
Building Permit	Misc. Site Plan Fee	Building Plan Review
Concrete Permit	Construction Inspection	Parkland Dedication (by separate ordinance)
Electrical Permit	Subdivision Plan Review	
Mechanical Permit	Misc. Subdivision Fee	
Plumbing Permit	Zoning Verification	

Prior to issuance of building permits and starting construction, the developer must:

- ◆ Obtain a signed Conditional Approval from the Austin Energy Green Building Program stating that the plans and specifications for the proposed development meet the criteria for a Green Building Rating. (Contact Austin Energy Green Building: 512-482-5300 or greenbuilding@austinenergy.com).
- ◆ Submit plans demonstrating compliance with visitability standards.

Before a Certificate of Occupancy will be granted, the development must:

- Pass a final inspection and obtain a signed Final Approval from the Green Building Program. (Separate from any other inspections required by the City of Austin or Austin Energy).
- Pass a final inspection to certify that the required accessibility or visitability standards have been met

The applicant must demonstrate compliance with the reasonably-priced standard after the completion of the units, or repay the City of Austin in full the fees waived for this S.M.A.R.T. Housing certification.

Please contact me by phone 512.974.3128 or by email at Sandra.harkins@austintexas.gov if you need additional information.

Sincerely,



Sandra Harkins, Project Coordinator
Neighborhood Housing and Community Development

Cc: Rosa Gonzales, AE

Jonathan Orenstein, AWU

Mashell Smith, ORES

The Neighborhood Housing and Community Development Office's mission is to provide housing, community development, and small business development services to benefit residents so they can have access to livable neighborhoods and increase their opportunities for self-sufficiency.

T E C H N I C A L M E M O R A N D U M

DATE: September 25, 2019

TO: Justin Good, P.E.
c.c. Sangeeta Jain, P.E.
c.c. Amber Mitchell 

FROM: Jake Gutekunst, P.E.

This memorandum documents the proposed administrative amendment to the ThinkEast PUD TIA, Zoning Case No. C814-2012-0128.SH in the City of Austin. The proposed amendment is needed due to a desired change in proposed land uses. This memo documents the original PUD TIA trip table, the trips allocated to date from the original PUD through TIA waivers on site plans within the PUD, and proposed reassignment of trips for a new trip table with new land uses. In addition, the transportation mitigations from the original PUD TIA memo and the status of those mitigations (built, fiscal posted, or no contribution) at the date of this memo is shown for consideration in the PUD administrative amendment request

The original PUD TIA trip table, documented in a memo dated May 23rd, 2013, is reproduced in **Figure 1**. The original PUD TIA can be found in **Appendix A** of this memo.

Figure 1 – Trip Table from PUD TIA Memo, May 23rd, 2013

Land Use	SF/ Units	DAILY	AM Enter	AM Exit	PM Enter	PM Exit
Phase 1 (2016 Build Year)						
Office-Retail	17,000 SF	675	12	6	28	31
Apartments	396 DU	2,634	39	162	159	87
Live/Work	60 DU	575	12	14	23	22
Comm Office	2,400 SF	96	1	1	4	4
Comm Events	2,400 SF	55	2	2	1	2
Phase 2 (2019 Build Year)						
Office-Retail	20,400 SF	810	14	8	34	36
Apartments	48 DU	320	4	20	20	10
Creative Studios	62,400 SF	688	84	12	16	78
Live/Work	72 DU	690	14	40	46	26
TOTAL UNADJUSTED TRIPS		6,543	182	265	331	296

NOTE: Sources of rates are not defined in the TIA memo for daily or peak hour trips.

Trip rates were calculated based on the trip tables from the original PUD TIA to determine conversion rates of current approved TIA to proposed land uses. The rates were calculated by dividing the number of units of each land use (SF, Dwelling Units, Units) by the average daily traffic it created. Rates can be found in Figure 2.

Figure 2 – Calculated Trip Rates from PUD TIA Dated May 23rd, 2013

	Units	DAILY Rate	AM Enter	AM Exit	PM Enter	PM Exit
Office-Retail	SF	0.04	0.001	0.000	0.002	0.002
Apartments	DU	6.7	0.098	0.409	0.402	0.220
Live/Work	DU	9.6	0.197	0.409	0.523	0.364
Comm Office	SF	0.04	0.000	0.000	0.002	0.002
Comm Events	SF	0.022	0.001	0.001	0.000	0.001
Creative Studios	SF	0.011	0.001	0.000	0.000	0.001

TIA waivers from existing site plans within the ThinkEast PUD were used to determine the existing land uses and units either approved and built or under review within the PUD. TIA waivers associated with the PUD can be found in Appendix B. The following documents the Site Plan case numbers from the City of Austin, land uses, and associated Daily trips from the TIA Determination forms from each TIA waiver:

- SP-2016-0099C.SH: 182 Units MultiFamily
 - 1,211 TIA Daily Trips
- SP-2017-0257C: 7,398 SF Retail/Office, 1,877 SF Retail/Office, 2,395 SF Live/Work, 42,021 SF Creative Studio
 - 1025 TIA Daily Trips
- SP-2017-0375C: 97 Units Multifamily
 - 692 TIA Daily Trips

The daily trips in each TIA waiver are used to determine trips allocated to date from the PUD TIA, drawing down the trips approved. Since the PUD TIA does not define peak hour entering and existing trip rates, rates calculated in Figure 2 are multiplied by the units of each land use in the TIA waivers to get the allocated trips to date for peak hours. Daily and peak hour rates allocated to date are shown in Figure 3.

Figure 3 – Allocated Trips to Date

Land Use	SF/ Units	DAILY	AM Enter	AM Exit	PM Enter	PM Exit
Office-Retail	7,398 SF	294	6	3	13	14
Rest. (Off-Retail)	1,877 SF	242	2	1	4	4
Live/Work	3 DU	26	1	2	2	2
Creative Studios	42,021 SF	463	57	9	11	53
Apartments	279 DU	1,903	28	115	113	62
Comm Office	2,400 SF	96	1	1	4	4
Comm Events	2,400 SF	55	2	2	1	2
TOTAL UNADJUSTED TRIPS		3,079	97	133	148	141

In order to determine if proposed land uses are a lower trip intensity than the approved land uses in the PUD TIA, a determination of remaining unallocated trips from the PUD TIA must be made. Figure 4 shows the difference between the approved trips and the allocated trips in the PUD TIA.

Figure 4 – Remaining Unallocated Trips

Land Use	SF/ Units	DAILY	AM Enter	AM Exit	PM Enter	PM Exit
Office-Retail	28,125 SF	949	20	11	49	53
Apartments	165 DU	1,051	15	67	66	35
Creative Studios	20,379 SF	225	27	3	5	25
Live/Work	129 DU	1,239	25	52	67	46
TOTAL UNADJUSTED TRIPS		3,464	87	133	187	159

The proposed TIA amendment requests a conversion of the remaining Creative Studios and Live/Work land uses to the apartment land use. No new land uses are proposed in this amendment. To do this, the approved trips need to be amended to exchange allocated trips for the remaining creative studios and live/work units for apartments. According to ITE *Trip Generation* 10th Edition land use code 221 (Apartments, 3-5 stories in height), 150 units will produce daily and peak hour entering and exiting trip rates that are less than the combined remaining unallocated approved trips from the PUD TIA memo. This amendment proposal will not exceed the remaining unallocated trip amount and therefore transportation demand will not be increased, and land density will not be changed. Figure 5 shows the combined unallocated trips for Creative Studios and Live/Work units compared with the ITE Trip Generation values for the proposed 150 additional units of apartments.

Figure 5 – Comparison of Proposed Land Use Changes

Land Use	Units	DAILY	AM Enter	AM Exit	PM Enter	PM Exit
Creative Studio	20,379 SF	225	27	3	5	25
Live/Work	129 DU	1,239	25	52	67	46
TOTAL		1464	52	55	72	71
ITE Trip Generation 10th Edition						
Apartments	150	818	14	40	40	26
Difference		646	38	15	32	45

The total Daily, AM entering, AM exiting, PM entering and PM exiting trips are less than the remaining unallocated trips and therefore the change in the PUD TIA does not increase transportation demand or change land density. The remaining unallocated trips, if the proposed amendment is approved, is 28,125 SF of Office-Retail with the trips shown in Figure 4, and 315 Apartments (sum of 165 remaining unallocated plus proposed 150 apartment units). The proposed revised trip table for the PUD TIA is shown in Figure 6.

Figure 6 – Proposed PUD TIA Trip Table

Land Use	SF/ Units	DAILY	AM Enter	AM Exit	PM Enter	PM Exit
Apartments (Allocated)	279 Units	1,903	28	115	113	62
Apartments (Remaining)	165 Units	1,051	15	67	66	35
Apartments (Proposed)	150 Units	818	14	40	40	26
Office/Retail (Allocated)	9,275 SF	536	8	4	17	18
Office/Retail (Remaining)	28,125 SF	949	20	11	49	53
Creative Studios (Allocated)	42,021 SF	463	57	9	11	53
Live/Work (Allocated)	3 Units	26	1	2	2	2
Comm Office (Allocated)	2,400 SF	96	1	1	4	4
Comm Events (Allocated)	2,400 SF	55	2	2	1	2
TOTAL UNADJUSTED TRIPS		5,897	146	251	303	255

PUD TIA Mitigations

The following table summarized the TIA mitigations in the original PUD TIA memo dated May 23rd, 2013. Each mitigation’s status is documented as either “built”, “fiscal posted”, or “no contribution” to indicate the status of each mitigation in consideration of this TIA amendment and potential future site plan submittals. Upon dedication of Right-of-Way as part of the subdivision application process, all specific transportation mitigation identified in the original PUD TIA memo will be complete, or otherwise made obsolete by projects completed by the City of Austin or changed by Capital Metro.

Figure 7 – Previous Contributions by PUD

Location	Mitigation Measure	Status
Shady Lane at Bolm Rd	Widen Shady Ln from Airport Blvd to Bolm Rd in NB direction. (Access Changed to One-Way after TIA)	Recently Completed City Project
Shady / Jain Lane	ROW Dedication, Roadway Widening Adjacent to Site	In Process
Cesar Chavez along Shady Lane	Coordination with Capital Metro for the planning and location of a future bus stop and route extension for #17 bus route	Current System Map no longer includes #17

APPENDIX

APPENDIX A – ORIGINAL PUD TIA



MEMORANDUM

TO: Heather Chaffin, PDRD-Current Planning
CC: Members of the Planning Commission
FROM: Joe Almazan, PDRD-Land Use Review
DATE: May 23, 2013
SUBJECT: Traffic Impact Analysis for thinkEAST Austin PUD
 Zoning Case No. C814-2012-0128.SH

The Transportation Review Section has reviewed the traffic impact analysis for the thinkEAST PUD dated May 21, 2013, prepared by Joe Ternus, P.E., Ternus Consulting Services and offer the following comments:

Trip Generation

The thinkEAST PUD is a 24.293-acre development located along Shady Lane, northeast of Airport Blvd. and Bolm Road in east Austin. The proposed mixed-use development will consist of 37,400 sq.ft. of retail-offices, 444 apartment dwelling units, 48 creative studio units, 132 live/work units, and 4,800 sq.ft. of community office/event facilities. The thinkEAST PUD development is planned as a mixed-use district located within a campus park setting offering affordable working, living, and flexible studio space for a wide range of Austin's creative industries.

The property is currently undeveloped and zoned for limited office-mixed-use-conditional overlay-neighborhood plan (LO-MU-CO-NP) and single-family residential (SF-3-NP) combining zoning district and is located within the Govalle-Johnston Terrace Combined Neighborhood Plan Area. The applicant has filed a zoning request for planned unit development-neighborhood plan (PUD-NP) combining zoning district. The thinkEAST PUD site will be a two-phase project that spans from 2013 to 2019. However, the trip generation associated with this development has been broken down by 2016 (Phase I) and 2019 (Phase II) when completion of the project is anticipated. Access to the site is proposed with three (3) driveways from Shady Lane.

The table below shows the trip generation by land use for the proposed development:

Table 1. Trip Generation By Phases						
Land Use	Size	ADT	AM Peak		PM Peak	
			Enter	Exit	Enter	Exit
Phase 1 - 2016						
Office-Retail	17,000	675	12	6	28	31
Apartments	396 d.u.	2,634	39	162	159	87
Live/Work Units	60	575	12	14	23	22
Community Office	2,400	96	1	1	4	4
Community Events	2,400	55	2	2	1	2
Subtotal		4,035	66	204	230	146

Phase 2 - 2019						
Office-Retail	20,400	810	14	8	34	36
Apartments	48	320	4	20	20	10
Creative Studios	48	688	84	12	16	78
Live/Work Units	72	690	14	40	46	26
Subtotal		2,508	116	80	116	150
Total Unadjusted Trips		6,543	182	284	346	296

Assumptions

1. Traffic growth rates provided by the City of Austin and Travis County were as follows:

Roadway Segment	Percent (%)
Airport Blvd., Shady Lane/Jain Lane, and Bolm Road+	1%

+Existing traffic counts collected on January 15, 2013

2. Background traffic volumes for 2016 (Phase I) included estimated site traffic for the following projects:
 - Springdale Corners (Case No. SP-2007-0315C(XT))
3. No reductions were assumed for pass-by capture and internal capture.
4. No reductions were assumed for Cap Metro bus transit use.

Existing and Planned Roadway System

Airport Blvd. – This roadway is classified as a four-lane major arterial from Oak Springs Drive to U.S. Hwy 183 in the CAMPO 2030 Transportation Plan and the 2025 Austin Metropolitan Area Transportation Plan. The CAMPO Transportation Plan and AMATP show Airport Blvd. to be upgraded to a six-lane, divided major arterial between William Cannon Drive and US 183 by 2025. Bike lanes and shared lanes are not identified in the 2009 Bicycle Plan for Airport Blvd., south of FM 969. Shared lanes are currently provided for Route 39 on Airport Blvd., north of Manor Road. The 2009 Bicycle Plan recommends upgrading to bike lanes for Route 39, from Manor Road to IH-35.

Shady Lane – This roadway is classified as a two-lane collector roadway in the vicinity of the site with 40 feet of pavement width except adjacent to the section along the site where it has only 20 feet of pavement width. This roadway will provide primary access to the site. Currently, the City of Austin does not have any plans to upgrade the narrow section of Shady Lane along the site. Bike lanes and shared lanes are not identified in the 2009 Bicycle Plan for Shady Lane.

Jain Lane – This roadway is classified as a two-lane collector roadway in the vicinity of the site with 40 feet of pavement width. In 2013, the traffic volume on Jain Lane was 1, 258 vehicles per day. Currently, the City of Austin does not have any plans to upgrade this roadway. Bike lanes and shared lanes are not identified in the 2009 Bicycle Plan for Jain Lane.

Bolm Road – This roadway is classified as a two-lane collector roadway in the vicinity of the site with 43 feet of pavement width east of Airport Blvd. and 27 feet of pavement width west of Airport Blvd. A wide curb is currently identified for Route 150 on Bolm Road, east of Airport Blvd. The 2009 Bicycle Plan recommends upgrading to bike lanes for Route 150, from Airport Blvd. to Gardner Road.

Intersection Level of Service (LOS)

The TIA analyzed three (3) intersections, two of which are signalized. Airport Blvd. intersects Bolm Road and Shady Lane and are controlled by traffic signals. The intersection of Bolm Road and Shady Lane is a STOP signed controlled intersection. Existing and projected levels of service (LOS) for the AM and PM peak hour travel periods are as follows, assuming that all roadway and intersection improvements recommended in the TIA are constructed:

Intersection	2013		2016		2019	
	AM	PM	AM	PM	AM	PM
Airport Blvd. and Bolm Road	B	C	C	C	C	D
Airport Blvd. and Shady Lane	A	A	A	A	A	A
Bolm Road and Shady Lane	B/A*	B/A*	B/B*	C/B*	B/B*	F/B*
Driveway "A" and Shady Lane			B	B	B	C
Driveway "B" and Shady Lane			A	B	B/A	B/A
Driveway "C" and Shady Lane			A	A	B/A	B/A

* NB/SB Turning Movements

Based on the analysis, all the intersections and site driveways will continue to operate at an acceptable LOS D or better for 2016 (Phase I) and 2019 (Phase II) forecasted traffic conditions except for the intersection of Bolm Road and Shady Lane and the northbound traffic movement during the p.m. peak hour travel period for Phase II and full build-out. At this intersection, the TIA recommends geometric improvements by Phase II to match or improve the projected level of service for the northbound traffic movement to an acceptable LOS C and the southbound traffic movement to an acceptable LOS B. This recommended intersection improvement would be subject to approval by the City of Austin as a future Capital Improvement Plan (C.I.P.) project based on available funding.

The development site is bisected by an unconstructed roadway that was funded as a Capital Improvement Plan (C.I.P.) project in 1986. There is a 30-foot wide access easement adjacent to the site where Shady Lane has 20 feet of pavement width and transitions into Jain Lane (40 feet). Prior to the Phase I development, the TIA also assumes roadway improvements for the widening of Shady Lane along the site from 20 feet to 40 feet pavement width will be completed by 2016 to match the existing roadway section between Jain Lane and Shady Lane (at Bolm Road). This recommended improvement would also be subject to approval from the City of Austin as a future Capital Improvement Plan (C.I.P.) project based on available funding.

Roadway Capacity Analysis

A roadway capacity analysis was performed for Shady Lane with a focus on the section that has a reduced pavement width of 20 feet along the northern portion of the site. The analysis was performed for the 2019 Phase II traffic conditions (site + forecasted). Based on the land use uses and intensities for the thinkEAST PUD, the existing two-lane section of Shady Lane-Jain Lane will be adequate for the two-way p.m. peak hour travel period for Phase II build-out traffic conditions. However, to provide improved safety and mobility traffic operations, the TIA recommends that this section of roadway be

widened to 40 feet before the completion of Phase I of the project. The results of this analysis are summarized in the table below.

Roadway	Segment	2019 Site + Forecasted	
		Flow Rate (pcph)	PM LOS
Shady Lane	Shady Lane-Jain Lane	245	A

Neighborhood Traffic Analysis

The TIA also performed a neighborhood traffic analysis for Jain Lane between Stuart Circle (W) and Gardner Road based on the desirable operating levels described in Sec. 25-6-114 and Sec. 25-6-116 of the Land Development Code.

Sec. 25-6-114 of the Land Development Code defines a residential street as any street along which 50 percent or more of the frontage within 1,500 feet is zoned for SF-5 or more restrictive land uses. Based on current zoning, Jain Lane, between Stuart Circle (W) is defined as a residential collector street. A neighborhood traffic analysis is required if the project has access to a residential street and is projected to generate more than 300 vehicles per day. In order to determine the impact on this residential collector street and the neighborhood, 24-hour traffic counts were conducted on February 13 and 14, 2013 and the highest traffic volume collected was used for the analysis for Jain Lane.

Sec. 25-6-141 of the Land Development Code states that a residential street is operating at an undesirable operating level if the daily traffic volume exceeds 4,000 vehicles per day on streets having a surface pavement of 40 feet or wider. Results of the analysis are summarized below in Table 5.

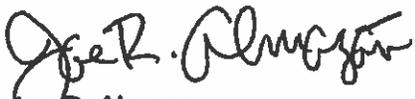
Roadway	Pavement Width (ft.)	Max Desirable Volume (vpd)	Background Volume (vpd)	Site Volume (vpd)	Total Volume (vpd)	% of Total Traffic From Site
Jain Lane	40	4,000	1,258	65	1,323	0.05

Based on traffic counts, the existing volume was 1,258 vehicles per day, which does not exceed the undesirable operating level of 4,000 vehicles per day as defined in the Land Development Code, Sec. 25-6-116. For full build-out of the thinkEAST PUD, the forecasted traffic volume with site traffic will be 1,323 vehicles per day. Site traffic will comprise 65 vehicles per day or five (5) percent of the total daily traffic on Jain Lane for 2019 traffic conditions.

Recommendations/Conclusions

- (1) As recommended in the TIA, the applicant is encouraged to continue coordination with the City of Austin Public Works Department for traffic control and roadway improvements at the Bolm Road and Shady Lane intersection, including the future upgrade of Shady Lane where it has only 20 feet of pavement width adjacent to the site. Together, these improvements will improve traffic operations in the area for the 2016 and 2019 forecasted traffic conditions.
- (2) Final, written approval from the Austin Transportation Department – Signal Operations Division is required prior to 1st reading of the zoning at City Council.
- (3) Right-of-way dedication and/or reservation may be required during the subdivision application process in accordance with the Transportation Criteria Manual for improvements to Shady Lane. Fiscal may also be required for boundary street improvements for Shady Lane as a condition of subdivision approval.
- (4) As part of improving transit access and promoting mobility alternatives with this development and the neighborhood, the applicant is encouraged to coordinate with Capital Metro for the planning and location of a future bus stop and route extension for the #17 Cesar Chavez along Shady Lane.
- (5) As part of improving bicycle access and promoting mobility alternatives with this development and in the neighborhood, the applicant is encouraged to coordinate with the City of Austin Public Works Department – Neighborhood Connectivity Division for the planning and installation of bicycle facilities along Shady Lane.
- (6) It is also recommended that appropriate pedestrian and bicycle linkages between the proposed mixed residential, live/work, creative studios, and commercial areas and the proposed parkland and community recreational amenity areas be emphasized to assure readily visible relationships between the uses and available amenities. Sidewalks and trails should be designed to accommodate pedestrian safety, reduced walking distances, convenience and comfort, and be in compliance with the American with Disabilities Act (ADA). Convenient and secure bicycle storage and shower facilities are also recommended. Bicycle trails or "routes" should be designated with proper signage and markings.
- (7) All driveways shall comply with current City of Austin standards for Type II driveway approaches and shall meet minimum requirements for driveway width, curb return radii, throat length, driveway spacing and offset, and separation from an intersection.
- (8) At least three (3) copies of the final TIA incorporating all corrections and revisions must be submitted prior to 3rd reading of the zoning at City Council, including one (1) CD containing an electronic PDF of the TIA.
- (9) Development of this property should be limited to uses and intensities which do not exceed or vary from the from the projected traffic conditions assumed in the TIA, including peak hour trip generation, traffic distribution, roadway conditions, and other traffic related characteristics.

If you have any questions or require additional information, please contact me at 974-2674.



Joe R. Almazan
Development Services Process Coordinator
Land Use Review Division/Transportation Review Program
Planning and Development Review Department

APPENDIX B – TIA WAIVERS

Section 12: Traffic Impact Analysis (TIA) Determination Worksheet

Applicant must complete this worksheet.

Project Name: Shady Lane Offices

Location: 1141 Shady Lane, Austin, TX 78721

Applicant: Nhat Ho

Telephone No: (512) 761-6161

Application Status: Development Assessment Zoning Site Plan

EXISTING:

FOR OFFICE USE ONLY

Tract Number	Tract Acres	Bldg. Sq. Ft.	Zoning	Land Use	I.T.E. Code	Trip Rate	Trips Per Day
1	1.93	2,009.00	PUD-NP	Residential			

PROPOSED:

FOR OFFICE USE ONLY

Tract Number	Tract Acres	Bldg. Sq. Ft.	Zoning	Land Use	I.T.E. Code	Trip Rate	Trips Per Day
1	1.93	41,167.00	PUD-NP	Admin Office			
1	1.93	2,543.00	PUD-NP	Creative Studio			
1	1.93	8,477.00	PUD-NP	Retail			
1	1.93	2,009.00	PUD-NP	Restaurant			

ABUTTING ROADWAYS:

FOR OFFICE USE ONLY

Street Name	Proposed Access?	Pavement Width	Classification
Shady Ln	Yes		

FOR OFFICE USE ONLY

A traffic impact analysis is required. The consultant preparing the study must meet with a Transportation planner to discuss the scope and requirements of the study before beginning the study.

A traffic impact analysis is NOT required. The traffic generated by the proposal does not exceed the thresholds established in the City of Austin Land Development Code.

The traffic impact analysis has been waived for the following reason:
TIA was done with PUD zoning. An addendum to the TIA shall be required if the assumptions of TIA have changed.

A neighborhood traffic analysis will be performed by the City for this project. The applicant may have to collect existing traffic counts. See a Transportation planner for information.

Reviewed By: *[Signature]* Date: 7/20/17

Distribution: File Cap. Metro TxDOT DSD Travis Co. ATD Total Copies: _____

NOTE: A TIA Determination must be made prior to submittal of any Zoning or Site Plan application, therefore, this completed and reviewed worksheet MUST ACCOMPANY any subsequent application for the IDENTICAL project. CHANGES to the proposed project will REQUIRE a new TIA Determination.

Section 12: Traffic Impact Analysis (TIA) Determination Worksheet

Applicant must complete this worksheet.

Project Name: Govalle Terrace - Multifamily Development (ThinkEAST)

Location: 5301 Jain Lane, Austin, TX 78721

Applicant: Big Red Dog, Inc. Telephone No: 512-669-5560

Application Status: Development Assessment Zoning Site Plan

EXISTING:

FOR OFFICE USE ONLY

Tract Number	Tract Acres	Bldg. Sq. Ft.	Zoning	Land Use	I.T.E. Code	Trip Rate	Trips Per Day
N/A	16.0656	0	PUD-NP	VACANT			0

PROPOSED:

FOR OFFICE USE ONLY

Tract Number	Tract Acres	Bldg. Sq. Ft.	Zoning	Land Use	I.T.E. Code	Trip Rate	Trips Per Day
N/A	5.238	(97-UNITS)	PUD-NP	MULTIFAMILY	220	E12	711

ABUTTING ROADWAYS:

FOR OFFICE USE ONLY

Street Name	Proposed Access?	Pavement Width	Classification
JAIN LANE	YES		

FOR OFFICE USE ONLY

A traffic impact analysis is required. The consultant preparing the study must meet with a Transportation planner to discuss the scope and requirements of the study before beginning the study.

A traffic impact analysis is NOT required. The traffic generated by the proposal does not exceed the thresholds established in the City of Austin Land Development Code.

The traffic impact analysis has been waived for the following reason:

A neighborhood traffic analysis will be performed by the City for this project. The applicant may have to collect existing traffic counts. See a Transportation planner for information.

Reviewed By: Chant Chule Date: 02/01/2017

Distribution: File Cap. Metro TxDOT DSD Travis Co. ATD Total Copies: _____

NOTE: A TIA Determination must be made prior to submittal of any Zoning or Site Plan application, therefore, this completed and reviewed worksheet MUST ACCOMPANY any subsequent application for the IDENTICAL project. CHANGES to the proposed project will REQUIRE a new TIA Determination.

Section 12: Traffic Impact Analysis (TIA) Determination Worksheet

Applicant must complete this worksheet.

Project Name: thinkEast - LUA 2 *(see attached TIA Memo for the thinkEAST PUD)

Location: 1143 Shady Lane

Applicant: Daniel M. Mahoney, P.E. Telephone No: (512) 328-0011

Application Status: Development Assessment Zoning Site Plan

EXISTING: **FOR OFFICE USE ONLY**

Tract Number	Tract Acres	Bldg. Sq. Ft.	Zoning	Land Use	I.T.E. Code	Trip Rate	Trips Per Day
1	6.31	0.00	PUD-NP	N/A			

PROPOSED: **FOR OFFICE USE ONLY**

Tract Number	Tract Acres	Bldg. Sq. Ft.	Zoning	Land Use	I.T.E. Code	Trip Rate	Trips Per Day
1	6.31	191,201.00	PUD-NP	MULTIFAMILY			

ABUTTING ROADWAYS: **FOR OFFICE USE ONLY**

Street Name	Proposed Access?	Pavement Width	Classification
Shady Lane	YES		

FOR OFFICE USE ONLY

A traffic impact analysis is required. The consultant preparing the study must meet with a Transportation planner to discuss the scope and requirements of the study before beginning the study.

A traffic impact analysis is NOT required. The traffic generated by the proposal does not exceed the thresholds established in the City of Austin Land Development Code.

The traffic impact analysis has been waived for the following reason:
TIA was done with this. An addendum may be required if the assumptions of TIA have

A neighborhood traffic analysis will be performed by the City for this project. The applicant may have to collect existing traffic counts. See a Transportation planner for information.

Reviewed By: *D. Mahoney* Date: 3/8/16 *changed*

Distribution: File Cap. Metro TxDOT DSD Travis Co. ATD Total Copies: _____

NOTE: A TIA Determination must be made prior to submittal of any Zoning or Site Plan application, therefore, this completed and reviewed worksheet MUST ACCOMPANY any subsequent application for the IDENTICAL project. CHANGES to the proposed project will REQUIRE a new TIA Determination.

MASTER REVIEW REPORT

EXHIBIT G

CASE NUMBER: C814-2012-0128.03.SH

CASE NAME: thinkEAST PUD

CASE MANAGER: Heather Chaffin

PHONE #: 512-974-2122

REVISION #: 03

UPDATE: 0

PROJECT NAME: thinkEAST Austin PUD

SUBMITTAL DATE: October 31, 2019

REPORT DUE DATE: November 28, 2019

FINAL REPORT DATE: December 6, 2019

REPORT LATE: 8 DAYS

LOCATION: 1141 SHADY LANE

STAFF REVIEW:

- This report includes all comments received to date concerning your site plan. The site plan will be approved when all requirements identified in this report have been addressed. However, until this happens, your site plan is considered disapproved.
- PLEASE NOTE: IF YOU HAVE ANY QUESTIONS, PROBLEMS, CONCERNS OR IF YOU REQUIRE ADDITIONAL INFORMATION ABOUT THIS REPORT, PLEASE DO NOT HESITATE TO CONTACT YOUR CASE MANAGER (referenced above) at the CITY OF AUSTIN, NEIGHBORHOOD PLANNING AND ZONING, P.O. BOX 1088, AUSTIN, TX.

REPORT:

- The attached report identifies those requirements that must be addressed by an update to your application in order to obtain approval. This report may also contain recommendations for you to consider, which are not requirements.
- ADDITIONAL REQUIREMENTS AND RECOMMENDATIONS MAY BE GENERATED AS A RESULT OF INFORMATION OR DESIGN CHANGES PROVIDED IN YOUR UPDATE.

NPZ Site Plan Review - Renee Johns (512)974-2711

SP1. If the proposed change is to Part 4, Section H (not Part 5) of Ordinance 20161110-061, then comments deferred to site plan review.

Transportation Review – Amber Mitchell – 512-974-5646

ATD 1. The site is subject to the approved TIA with zoning case C814-2012-0128. A TIA Waiver letter from a Certified Engineer (Traffic Engineer) indicating the approved trips and land uses, how many trips have been used, how many trips are left was received on September 25th, 2019 and subsequently approved.

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Jain Ln.	46'	16'	Level 2	South side only	no	no

Heritage Tree Review - Jim Dymkowski - 512-974-2772

No comments at this time.

Zoning / Case Manager Review – Heather Chaffin – 512-974-2122

No comments at this time.