

SECOND AND THIRD READING SUMMARY SHEET

ZONING CASE NUMBER: C14-2019-0137 Delwau RV Park

DISTRICT: 3

REQUEST: Leave public hearing open and approve second and third readings of an ordinance amending City Code Title 25 by rezoning property locally known as 7715 Delwau Lane (Colorado River Watershed) from family residence (S-3) district zoning to general commercial services-mixed use-conditional overlay (CS-MU-CO) combining district zoning.

Owner/Applicant: Delwau LLC (Noah Zimmerman). Agent: South Llano Strategies (Glen Coleman). City Staff: Heather Chaffin, 512-974-2122.

DEPARTMENT COMMENTS: Council approved Staff recommendation on first reading only and left the public hearing open.

OWNER/APPLICANT: : Delwau LLC (Noah Zimmerman)

AGENT: Agent: South Llano Strategies (Glen Coleman)

DATE OF FIRST READING: First reading approved on February 20, 2020.

CITY COUNCIL HEARING DATES/ACTION:

March 26, 2020:

February 20, 2020: To grant CS-MU-CO as recommended by Staff (6-2-2). [Renteria- 1st, Harper-Madison- 2nd, Pool, Tovo- Nay; Kitchen, Alter- Abstain; Casar- Off dais.

January 23, 2020: To grant Neighborhood postponement request to February 20, 2020 on consent.

ORDINANCE NUMBER:

ASSIGNED STAFF: Heather Chaffin

e-mail: heather.chaffin@austintexas.gov

ZONING CHANGE REVIEW SHEET

CASE: C14-2019-0137 -- Delwau RV Park

Z.A.P. DATE: January 7, 2020

ADDRESS: 7715 Delwau Lane

AREA: 11.9 acres

DISTRICT AREA: 1

OWNER: Delwau LLC (Noah Zimmerman)

APPLICANT: South Llano Strategies (Glen Coleman)

ZONING FROM: SF-2 TO: CS-MU-CO

As part of the proposed rezoning, the Applicant proposes the following conditional overlay:

The following land uses shall be prohibited on the subject property: Funeral services, Exterminating services, Pawn shop services, Bail bond services, Building maintenance services, Automotive rentals, Automotive repair services, Automotive sales, Automotive washing (of any type), Commercial blood plasma center, Commercial off-street parking, Construction sales and services, Drop-off recycling collection facility, Electronic prototype assembly, Equipment repair services, General retail sales (General), Kennels, Laundry services, Medical offices—exceeding 5,000 sq/ft of gross floor space, Offsite accessory parking, Service station, Vehicle storage, Limited warehousing and distribution, College and university facilities, Hospital services (General), Hospital services (Limited), Maintenance and service facilities, Residential treatment, Safety services, Transitional housing, Group home- Class II, Multifamily residential, and Transportation terminal. Alternative financial services, Electronic testing, and Monument retail sales.

SUMMARY STAFF RECOMMENDATION:

The Staff's recommendation is to grant the rezoning as requested with the condition that the site be subject to the conditions outlined in the Neighborhood Traffic Analysis (NTA) memorandum. (*Please see Exhibit D-NTA Memorandum*).

ZONING & PLATTING COMMISSION RECOMMENDATION:

December 3, 2019: To grant Staff postponement to January 7, 2020, on consent.

January 7, 2020: To grant CS-MU-CO with the following conditions (10-1). [Denkler- 1, Barrera-Ramirez- 2nd, Kiolbassa- Nay]:

1. The following land uses are prohibited on the property:

Bed and Breakfast Residential (Group 1)

Bed and Breakfast Residential (Group 2)

Club or Lodge

College and University Facilities

Communication Service Facilities

Community Events

Community Recreation—Private

Community Recreation—Public

Congregate Living

Counseling Services

Cultural Services

Day Care Services—Commercial

Day Care Services—General

Day Care Services—Limited

Family Home

Group Home Class I—General

Group Home Class I—Limited

Group Home Class II

Guidance Services

Hospital Service—Limited

Hospital Services—General

Local Utility Services

Maintenance and Service Facilities

Private Primary Educational Services

Private Secondary Educational Services Public

Primary Educational Services Public Secondary

Educational Services Religious Assembly

Residential Treatment Safety Services

Telecommunication Tower

Transitional Housing

Transportation Terminal

Administrative and Business Offices

Adult-Oriented Business
 Agricultural Sales and Services
 Automotive Rentals
 Art Gallery
 Art Workshop
 Automotive Repair Services
 Automotive Sales
 Automotive Washing—of any type
 Bail Bond Services
 Building Maintenance Services
 Business or Trade School
 Business Support Services
 Commercial Blood Plasma Center
 Commercial Off-Street Parking
 Communications Services
 Construction Sales and Services
 Consumer Convenience Services
 Consumer Repair Services
 Convenience Storage
 Drop-Off Recycling Collection Facilities
 Electronic Prototype Assembly
 Electronic Testing
 Employee Recreation
 Equipment Repair Services
 Equipment Sales
 Exterminating Services
 Food Preparation
 Food Sales
 Funeral Services
 Financial Services

General Retail Sales—General
 Hotel/Motel
 Indoor Entertainment
 Indoor Sports and Recreation
 Kennels
 Laundry Services
 Medical Offices—not exceeding
 5,000 sq/ft of gross floor space
 Medical Offices—exceeding
 5,000 sq/ft of gross floor space
 Monument Retail Sales
 Multifamily Residential
 Off-Site Accessory Parking
 Pawn Shop Services
 Personal Improvement Services
 Pet Services
 Plant Nursery
 Printing and Publishing Services
 Professional Office
 Research Services
 Restaurant—General
 Service Station
 Software Development
 Theater
 Vehicle Storage
 Veterinary Services
 Custom Manufacturing Limited Warehousing and
 Distribution
 Community Garden
 Urban farm

2. The following land uses are conditional on the property: Outdoor entertainment, Outdoor sports and recreation, Restaurant- Limited.

CITY COUNCIL DATE:

March 26, 2020:

February 20, 2020: To grant CS-MU-CO as recommended by Staff (6-2-2). [Renteria- 1st, Harper-Madison- 2nd, Pool, Tovo- Nay; Kitchen, Alter- Abstain; Casar- Off dais.

January 23, 2020: To grant Neighborhood postponement request to February 20, 2020 on consent.

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Heather Chaffin
 e-mail: heather.chaffin@austintexas.gov

PHONE: 512-974-2122

ISSUES:

A rezoning application for CS-MU and CS-1 zoning was submitted for this property in January 2018. At that time, the Applicant proposed developing a campground with a portion of the site used for food trucks, limited retail options, and would allow the property owner to serve alcohol (CS-1 zoning). The request was recommended by Staff and the Zoning and Platting Commission (ZAP) but denied at City Council. The Applicant is no longer requesting CS-1 zoning for the property.

The Zoning and Platting Commission recommendation was stated to permit the commercial land uses of Personal services, Campground, and General retail (Convenience) as well as land uses permitted in a mixed use combining district, with the exception of multifamily residential. Per Section 4.2.1(C) of City Code, this includes residential uses excluding bed and breakfast groups 1 & 2, mobile home residential, and all civic uses permitted in the base zoning district of CS.

The property is located on the northern shore of the Colorado River and has significant areas of floodplain and water quality buffers. Consequently, approximately 3.96 acres of the 11.9 acre site cannot be developed with buildings or other impervious cover. Delwau Lane, which provides vehicular access to the property, is substandard and not scheduled for City improvements (*Please see Exhibit C- Owner's letter*).

DEPARTMENT COMMENTS:

The proposed rezoning tract is located on the south side of Delwau Lane, approximately ¾ mile east of Ed Bluestein Boulevard. Boggy Creek and the Colorado River form the western and southern boundaries of the rezoning tract. The property is zoned SF-2 and is undeveloped except for a cluster of vacant commercial buildings that are in disrepair, gravel parking, and abandoned rail lines.

Immediately east of the property is land owned by Driveway Austin Motorsports, a racetrack and driving school. The property owned by Driveway Austin includes areas zoned GO, GR, and LI, as well as an undeveloped SF-2 tract adjacent to the proposed rezoning tract. Delwau Lane ends at the Driveway Austin. North of the rezoning tract, across Delwau Lane, is the Walnut Creek Greenbelt, which includes Southern Walnut Creek Trail #8, and is zoned P. To the west, across Boggy Creek, is property zoned SF-2. Approximately four of these properties are developed with single family residential. Further west and also zoned SF-2 is Urban Roots Farm. Also west of the site is land owned by the City of Austin Parks and Recreation Department that is zoned P. (*Please see Exhibits A and B- Zoning Map and Aerial Map*).

Staff recommends the CS-MU-CO rezoning request for the subject tract because CS zoning is the most restrictive zoning category that permits campground land use. The Applicant has proposed that several of the more intense land uses permitted in CS be prohibited. The addition of –MU provides flexibility to provide permanent residences in the campground. This mix of land uses provides new services in this area and provides a transition from the residential areas to the west and the racetrack to the east. Finally, per the NTA memorandum, the property owner of this parcel will be required to dedicate a public access easement to expand Delwau Lane at time of site plan. (*Please see Exhibit D- NTA Memorandum*)

Staff has received correspondence from neighbors in support of the rezoning request. (*Please see Exhibit E- Correspondence*).

BASIS OF RECOMMENDATION

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*
CS is the least intensive zoning category that allows the proposed campground use.

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

This mix of land uses provides new services in this area, and provides a transition from the residential areas to the west and the racetrack to the east.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-2	Vacant
<i>North</i>	P	Walnut Creek Greenbelt
<i>South</i>	Not Applicable	Colorado River
<i>East</i>	SF-2, GO, LI, GR	Racetrack/Driving School
<i>West</i>	SF-2	Single family residential, Urban farm

CASE HISTORIES:

NUMBER	REQUEST	ZAP COMMISSION	CITY COUNCIL
C14-2018-0002 Delwau Campgrounds	SF-3 to CS-MU and CS-1-MU	MAY 15, 2018: <i>TO GRANT CS-MU-CO AND CS-1-MU-CO, WITH CONDITIONS. 1. NTA, 2. PROHIBIT ALL LAND USES EXCEPT: CAMPGROUND, LIMITED RESTAURANT (NO LARGER THAN 5,000 S.F.), CONVENIENCE SALES (NO LARGER THAN 5,000 S.F.), RELIGIOUS ASSEMBLY, TELECOMMUNICATIONS TOWER, LOCAL UTILITY SERVICES, FAMILY HOME, GROUP HOME CLASS I- GENERAL, GROUP HOME CLASS I- LIMITED, AND GROUP HOME CLASS II. 3. PERMIT COCKTAIL LOUNGE USE ON THE CS-1-MU-CO TRACT; A BUILDING FOR THIS USE SHALL BE NO LARGER THAN 600 S.F. (7-1-2) [S. LAVANI- 1ST, A. AGUIRRE- 2ND; B. GREENBERG- NAY; J. KIOLBASA AND D. KING- ABSTAIN. D. BREITHAUPT- ABSENT]</i>	AUGUST 23, 2018: TO DENY THE ZONING REQUEST (6-5) [HOUSTON- 1 ST , POOL- 2 ND] ADLER, CASAR, GARZA, FLANNIGAN AND RENTERIA- NAY
C14-2016-0017 Driveway Austin	GO to GR	August 2, 2016: <i>TO GRANT GR DISTRICT ZONING AS REC BY STAFF, ON CONSENT. (8-0) [B. Evans- 1st, S. Lavani- 2nd. G. Rojas, B. Greenberg, and J. Kiolbassa- Absent]</i>	September 22, 2016: <i>To grant GR on consent (10-0) [Houston- 1st, Casar- 2nd; Troxclair- Absent]</i>

AREA STUDY: N/ANTA: Attached- Exhibit DWATERSHED: Colorado RiverEXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Delwau Lane	Varies	17'	Local	No	No	No

NEIGHBORHOOD ORGANIZATIONS:

Austin Heritage Tree Foundation
 Austin Neighborhoods Council
 Bike Austin
 SEL Texas
 FRS Property Owners Association
 Austin ISD

Del Valle Community Coalition
 Friends of Austin Neighborhoods
 Imperial Valley Neighborhood Association
 Sierra Club, Austin Regional Group
 Del Valle ISD

Lower Boggy Creek Neighborhood Association
East MLK Combined Neighborhood Contact Team

ADDITIONAL STAFF COMMENTS

Comprehensive Planning

Imagine Austin: The Growth Concept Map identifies does not identify this area as being located within a Activity Center or Corridor. However, the overall goal of the Imagine Austin Comprehensive Plan (IACP) is to achieve ‘complete communities’ across Austin, where housing, services, retail, jobs, entertainment, health care, schools, parks, and other daily needs are within a convenient walk or bicycle ride of one another. Imagine Austin states, “While most new development will be absorbed by centers and corridors, development will happen in other areas within the city limits to serve neighborhood needs and create complete communities. Infill development can occur as redevelopment of obsolete office, retail, or residential sites or as new development on vacant land within largely developed areas. New commercial, office, larger apartments, and institutional uses such as schools and churches, may also be located in areas outside of centers and corridors. The design of new development should be sensitive to and complement its context. It should also be connected by sidewalks, bicycle lanes, and transit to the surrounding area and the rest of the city.”

The following Imagine Austin policies are taken from Chapter 4 of the IACP, which specifically discusses recreation:

☐ CFS P41. Ensure and increase equitable access to and opportunities for arts, recreation, and leisure activities for all ages throughout the City.

☐ CFS P45. Expand the amount of permanently protected natural and environmentally sensitive areas for use as open space and passive recreational areas.

Imagine Austin policies appear to support a variety of land uses outside Activity Centers and Corridors, including recreational areas, campgrounds and commercial areas.

Transportation

TR1. A Neighborhood Traffic Analysis is required for this project. (Attached)

TR2. It appears that the existing road is within a public right-of-way easement. FYI – Delwau Lane is adjacent to Southern Pacific Railroad ROW. The ROW for the railroad is not City of Austin ROW.

TR3. Additional right-of-way maybe required at the time of subdivision and/or site plan.

TR4. Per Ordinance No. 20170302-077, off-site transportation improvements and mitigations may be required at the time of site plan application.

TR5. At the time of submittal of any site plan on the Property, a traffic impact analysis (TIA) may be required if the proposed development or uses on the Property, considered cumulatively with all existing or previously authorized development and uses, generates traffic that exceeds 2,000 trips per day.

TR6. The proposed Colorado River Trail is located near this site. Nadia Barrera, 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.

TR8. FYI – At the time of the site plan application, sidewalks and driveways shall be constructed according to City of Austin standards.

TR1. Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Delwau Lane	Varies	17'	Local	No	No	No

Site Plan

SP1 Site plans will be required for any new development other than single-family or duplex residential.

SP2 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.

COMPATIBILITY

SP3 The site is subject to compatibility standards. Along the east and west 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 fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet of height are allowed 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 adjoining SF-3 property.
- Additional design regulations will be enforced at the time a site plan is submitted.

AIRPORT OVERLAY

SP4 The site is located within Austin-Bergstrom Overlay {CCLUA}. No use will be allow that create electrical interference with navigational signals or radio communications between airport and aircraft, make it difficult for pilots to distinguish between the airport lights and others, result in glare in the eyes of pilots using the airport, impair visibility in the vicinity of the airport, create bird strike hazards or otherwise in any way endanger or interfere with the landing, taking off, or maneuvering of aircraft intending to use the Austin-Bergstrom Airport. Height limitations and incompatible uses with each Airport Overlay zone are established in the Airport Overlay Ordinance. For more information, contact Kane Carpenter, Airport Planner at 512-530-6621. Approval from ABIA is required prior to site plan approval.

Environmental

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Colorado River Watershed and is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code.
2. 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%

3. According to floodplain maps there is a floodplain within the project location. According to COA GIS, portions of the property are located in the Critical Water Quality Zone. Development with the CWQZ is limited per LDC 25-8.

4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. 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.
6. Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

Water and Wastewater

FYI: The landowner intends to serve the site with City of Austin water utilities. There is currently no public wastewater service available to this tract. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, water or wastewater easements, utility relocations and or abandonments required by the proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance. 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 fees once the landowner makes an application for Austin Water utility tap permits.

INDEX OF EXHIBITS TO FOLLOW

- A. Zoning Map
- B. Aerial Exhibit
- C. Owner's Letter
- D. NTA Memorandum
- E. Correspondence

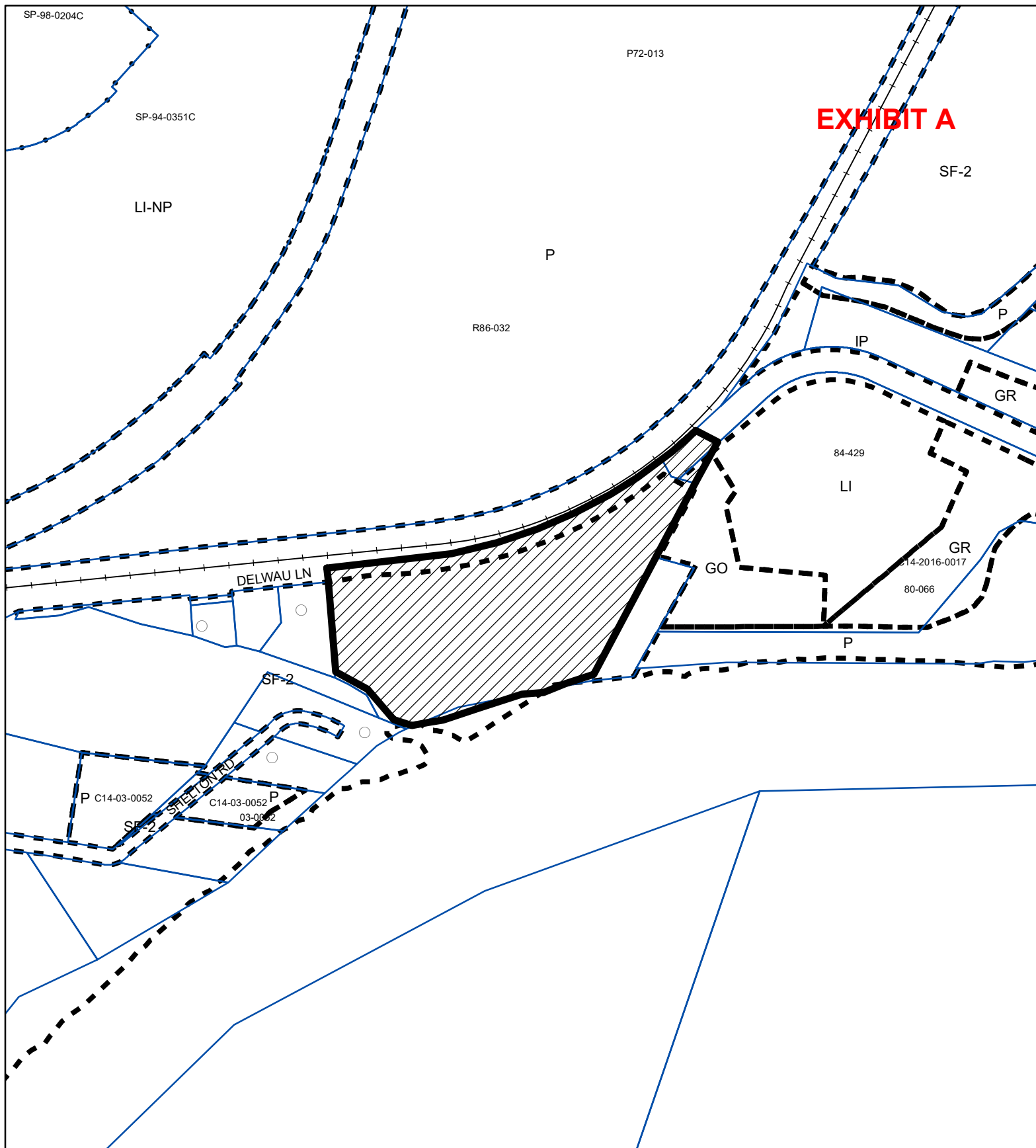





EXHIBIT A



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2019-0137

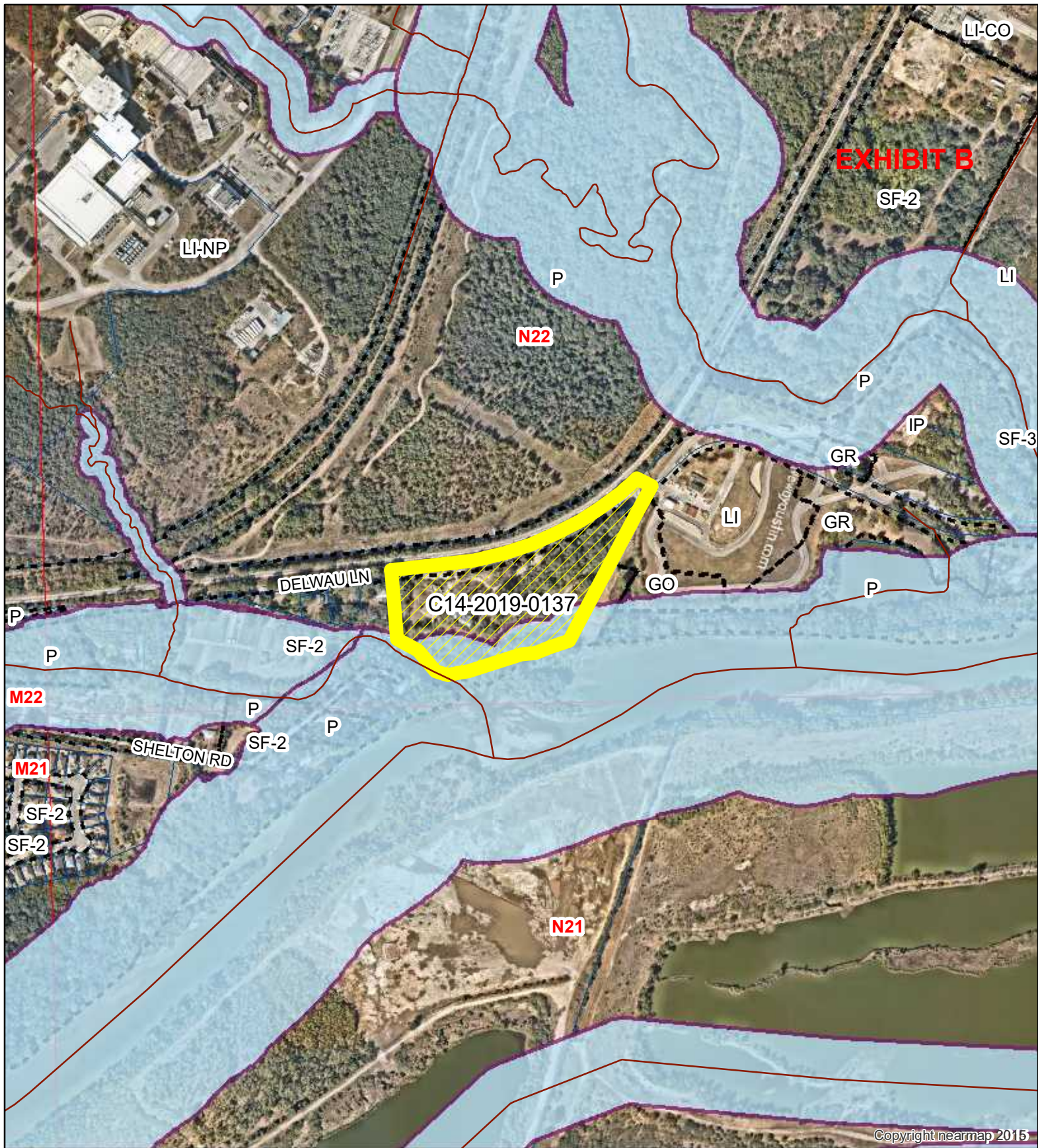
1" = 400'

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.



Created: 10/9/2019



- SUBJECT TRACT
- ZONING BOUNDARY
- Utility Easements
- CREEK BUFFER

Delwau RV Park

ZONING CASE#: C14-2019-0137
 LOCATION: 7715 Delwau Ln
 SUBJECT AREA: 11.92 Acres
 GRID: N22
 MANAGER: Heather Chaffin



1" = 600'

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.

Jerry Rusthoven
Planning and Zoning Department
City of Austin

Re: 7715 Delwau Lane
(was C14-2018-0002)

We are excited to have the opportunity to bring back for your consideration our extended stay RV park project at 7715 Delwau Lane. We're requesting you and your team's support in rezoning the property from SF-2 to CS-MU.

This request is almost identical to the one we made last year in C14-2018-0002; it differs only in that we are no longer asking for a portion of the site to be CS-1. Our request is for CS-MU. Should you or your team desire to add a conditional overlay to the zoning, we would ask to remain closely within the footprint of the last CO, and honor compromises and commitments we made to stakeholders, neighbors and to the Zoning and Platting Commission in 2018.

The relevant transportation analyses from the previous case are attached, and conditions on the lane have not changed in any way.

We anticipate up to 80 spaces of mixed RVs and tiny homes.

The site will not contain manufactured homes.

We are seeking the -MU combining district in order to have the flexibility for a limited amount of housing on the site should we decide to construct a permanent home for a caretaker or manager.

In addition to the RVs, we anticipate a small office, a small market, a coffee shop, one or two food trucks, a community/area playground, and a small restaurant or sandwich shop. The site will also include a low-impact access point to the Colorado River for canoes and kayaks.

We hope this is a project you and a variety of community stakeholders will be excited to support.

Thank you for your consideration,

Glen Coleman
South Llano Strategies
glen@southllano.com

Josiah Stevenson
South Llano Strategies
josiah@Southllano.com



EXHIBIT D

MEMORANDUM

To: Heather Chaffin, Case Manager
CC: Glen Coleman, Amber Mitchell
FROM: Justin Good, P.E.
DATE: December 6, 2019
SUBJECT: Neighborhood Traffic Analysis for Delwau Campgrounds
Zoning Case # C14-2019-0137

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

The 11.92-acre site is located at 7715 Delwau Lane in east Austin. The applicant is proposing to change the zoning from SF-2 to CS-MU. The applicant proposes developing an RV park and restaurant on the CS-MU. Vehicular access to the site shall be to and from Delwau Lane. The subject property is bounded by Delwau Lane to the north, the Colorado River to the south, and the residential neighborhood to the west.

Roadways

Delwau Lane is classified as a Level 1 roadway and measures 20 feet in width. The speed limit of Delwau Lane is 25 MPH adjacent to the property. There are no sidewalks on both sides of Delwau Lane, however there is a Tier 1 Urban Trail along a portion of the road. Shelton Road is classified as a Level 1 roadway. Shelton Road measures 25 feet in width and is stop-controlled at its intersection with Delwau Lane. The assumed speed limit is 25 MPH. There are no sidewalks on both sides of Shelton Road. The average 24-hour count traffic volume on Delwau Lane was 140 vehicles per day, based on data collected from April 17, 2018 to April 19, 2018.

Trip Generation and Traffic Analysis

Based on the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition, the proposed 80 RV spots and 1,200 SF of restaurant will generate 321 vehicle trips per day.

Table 1.		
Land Use	Size	Unadjusted Trip Generation
Campground/Recreational Vehicle Parking	80 RV Spots	220
Restaurant	1,200 SF	101
TOTAL		321

Table 2 represents the expected distribution of the 321 trips:

Table 2	
Street	Traffic Distribution by Percent
Delwau Lane	100%
TOTAL	100%

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

Table 3				
Street	Existing Traffic (vpd)	Proposed New Site Traffic to each Roadway	Overall Traffic	Percentage Increase in Traffic
Delwau Lane	140	321	461	329%

According to Section 25-6-116 of the Land Development Code, streets which have pavement width of less than 30 feet are considered to be operating at an undesirable traffic level if the average daily traffic volume for such roadways exceeds 1,200 vehicles per day. Based on the values in Table 3, Delwau Lane is currently operating at a desirable level and will continue to do so with the addition of site traffic. In order to account for increased traffic in the area due to site traffic, recommendations for mitigations and improvements are presented in the following section.

Recommendations/Conclusions

1. The estimated number of daily trips generated by this site in combination with the existing traffic on Delwau Lane exceeds the thresholds set forth in the LDC 25-6-116.
2. This NTA memorandum findings are based upon an assumed proposed intensity of RV park and on-site dining facilities.
3. In order to provide for improved vehicular, pedestrian, and bicycle access along Delwau Lane in support of this development, the applicant shall provide the following items at the time of the site plan application:
 - a. Dedicate a public access easement (PAE) at least 35 feet in width from the west property line to the east property line. The width of the PAE may increase to include the required pavement width and pedestrian access routes.
 - b. Construct Delwau Lane from the west property line to the east property line to the dimensions of a local street, as set forth in the City of Austin Transportation Criteria Manual.

- c. Provision of ADA compliant and accessible pedestrian access along Delwau Lane to minimize conflict with vehicular traffic.
 4. Driveways design, dimension, and spacing shall comply with the criteria as set forth in the City of Austin Transportation Criteria Manual.
 5. Development of this property should not vary from the approved uses, nor exceed the approved intensities and estimated traffic generation assumptions within this NTA staff memorandum, including land uses, trip generation, trip distribution, traffic controls, and other identified conditions.
 6. The findings and recommendations of this NTA memorandum remain valid until May 25, 2023, after which a revised NTA or addendum may be required.
 7. 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.
 8. Improvements shall not exceed the impact of demand placed on thoroughfare system. All required improvements shall not exceed Rough Proportionality per LDC Section 25-6-101 (*Mitigation of Transportation Impacts*).
-

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

EXHIBIT E

July 18, 2018

The Hon. Mayor, Mayor Pro Tem

And the Hon. Austin City Council

Re: In Support of Delwau Campgrounds

Dear Mayor and Council:

I am writing to you as a homeowner in the Knollwood on the Colorado subdivision and a Delwau Lane neighbor.

We are a community of over 150 homes near the entrance of Delwau Lane and we do not have any commercial options within walking distance.

Our neighborhood would benefit a great deal from a project that brought together a local gathering space, a small market, food and drink options, a children's playground, and other community-minded activities. We are also excited about the possibility of another river access point nearby with adequate parking and the additional security.

Please limit any intense commercial uses on Delwau Lane, but please support any entitlements needed to make this project come to fruition.

Thank you for your service!

Sincerely,

Name Kacie Pattavina

Address 2725 Lane City Dr, Austin, TX 78728

Signature 

July 18, 2018

The Hon. Mayor, Mayor Pro Tem

And the Hon. Austin City Council

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Please limit any intense commercial uses on Delwau Lane, but please support any entitlements needed to make this project come to fruition.

Thank you for your service!

Sincerely,

Name Deanna Williams

Address 7200 Bay City Bend

Signature 

having options to do so close by
is a plus. Being able to walk to
support a local farm with produce
or a local coffee shop right around
the corner is definitely a benefit
for us. And we also realize that
this will never turn into anything
such as a large traffic inducing
structure.

We hope you consider this, as I
am definitely in favor of this
movement.

Sincerely,

Sarah Wieszczak

6810 Bay City Bend

July 18, 2018

The Hon. Mayor, Mayor Pro Tem

And the Hon. Austin City Council

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We are a community of over 150 homes near the entrance of Delwau Lane and we do not have any commercial options within walking distance.

Our neighborhood would benefit a great deal from a project that brought together a local gathering space, a small market, food and drink options, a children's playground, and other community-minded activities. We are also excited about the possibility of another river access point nearby with adequate parking and the additional security.

Please limit any intense commercial uses on Delwau Lane, but please support any entitlements needed to make this project come to fruition.

Thank you for your service!

Sincerely,

Name *Tim & Krista Maloney*

Address *2517 Winchell Lane*

Signature 

7/12/18

The Hon. Mayor, Mayor Pro Tem
And the Hon. Austin City Council

Re: In support of campground and CS-1

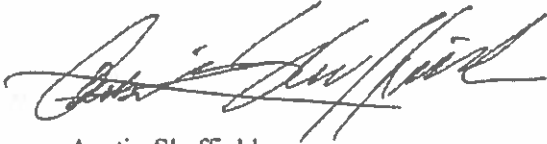
Dear Mayor and Council:

I am writing to you as a homeowner in the Knollwood on the Colorado subdivision and a Delwau Lane neighbor.

I am in support of this development. I believe that it will add culture and an eco friendly environment for people in the community to gather and possibly a place for children to play. It will also provide public access to the river that does not have to access the residential streets of our community.

The development could possibly support local business in the form of foods beers and wine. It would be beneficial if it had 24hr surveillance. This would be good for both the development and the neighboring community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Austin Sheffield', written in a cursive style.

Austin Sheffield
2713 Highland Haven Dr.
Austin, TX 78725

Dear Mayor and Council

I am writing to you as a homeowner in the Knollwood on the Colorado Subdivision and a Delwan Lane neighbor.

I am in support of this development. With the potential to enhance the space without overdeveloping the area, this campground could offer its visitors the opportunity to come enjoy this beautiful and scenic place, and fulfill some needs/wants of its neighbors and community.

Primitive, public access to the Colorado River provided by the campground would help to draw some of the river traffic from our residential streets. One of the activities my family, friends and I enjoy the most is time spent floating the river. The campgrounds location would allow Knollwood residents a perfect float to a downstream take out point with local beer/wine, coffee and sandwiches conveniently available.

One of the missing items from our otherwise great neighborhood is a play place for the kids. Allowing us access to the campgrounds play area gives both my kids and I a space for outdoor activity and a spot to gather with friends and family without the hassle of driving on 183.

Safety and security are major factors to consider when developments make their way to or near our neighborhood. The area near Delwan Lane has suffered due to over site. Added security cameras and surveillance onsite both puts me at ease and gives me confidence my family and

July 15, 2018

The Hon. Mayor, Mayor Pro Tem
And the Hon. Austin City Council

In Support of Delwau Campgrounds Dear Mayor and Council, I am writing to you as a homeowner in the Knollwood on the Colorado subdivision and a Delwau Lane neighbor.

We are a community of over 150 homes near the entrance of Delwau Lane and we don't have any commercial options within walking distance.

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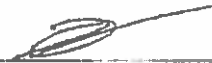
Please limit any intense commercial uses on Delwau Lane, but please support any entitlements needed to make this project come to fruition.

Thank you for your service!

Sincerely,

Name Brian Lin

Address 6413 Alleyton Drive
78725

Signature 

July 15, 2018

The Hon. Mayor, Mayor Pro Tem
And the Hon. Austin City Council

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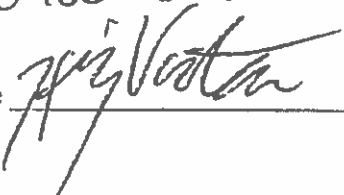
Please limit any intense commercial uses on Delwau Lane, but please support any entitlements needed to make this project come to fruition.

Thank you for your service!

Sincerely,

Name Hilary Vanstone

Address 2400 Forsam Bnd 78725

Signature 

Commission and Council,

EXHIBIT E

Thank you for your service.


We support a zoning change for 7715 Delwau Lane to Limited CS (Commercial Services) in order to allow for a community minded campground project, including a portion of CS-1 to serve the residents and surrounding area.

The Delwau Lane neighborhood would benefit from a gathering space allowing food trucks, coffee, beer and wine. We are also excited about their commitment to working with the neighborhood and supporting our local farm.

Please support this endeavor.

Sincerely,

BRIAN EVANS 6501 + 6705 Resene Rd
Name and Address


Signature

Commission and Council,

Thank you for your service.

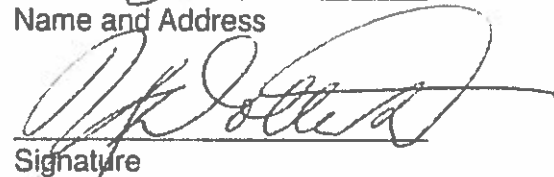
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Please support this endeavor.

Sincerely,

BILL DOLLAHITE - 8400 DELWAU LN, AUSTIN, TX 78725
Name and Address


Signature

July 15, 2018

The Hon. Mayor, Mayor Pro Tem
And the Hon. Austin City Council

In Support of Delwau Campgrounds Dear Mayor and Council, I am writing to you as a homeowner in the Knollwood on the Colorado subdivision and a Delwau Lane neighbor.

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Thank you for your service!

Sincerely,

Name

Clare Gephart

Address

2724 Lane City Dr
ATX 78725

Signature

Clare Gephart