

63

Zoning Case No. C14-2007-0225

RESTRICTIVE COVENANT

OWNER: Dessau 38 Partners, Ltd., a Texas limited partnership

ADDRESS: 3839 Bee Cave Road, Suite 200, Austin, Texas 78746

CONSIDERATION: Ten and No/100 Dollars (\$10 00) and other good and valuable consideration paid by the City of Austin to the Owner, the receipt and sufficiency of which is acknowledged.

PROPERTY: Two tracts of land consisting of a 19.869 acre tract of land and a 19.857 acre tract of land, more or less, out of the Menucan Hunt Survey No. 88, in Travis County, Texas, the tracts of land being more particularly described by metes and bounds, in Exhibits "A" and "B", incorporated into this covenant.

WHEREAS, the Owner of the Property and the City of Austin have agreed that the Property should be impressed with certain covenants and restrictions;

NOW, THEREFORE, it is declared that the Owner of the Property, for the consideration, shall hold, sell and convey the Property, subject to the following covenants and restrictions impressed upon the Property by this restrictive covenant. These covenants and restrictions shall run with the land, and shall be binding on the Owner of the Property, its heirs, successors, and assigns.

1. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds the total traffic generation for the Property as specified in that certain Traffic Impact Analysis ("TIA") prepared by Robert J. Halls & Associates, dated September 28, 2007, or as amended and approved by the Director of the Watershed Protection and Development Review Department. All development on the Property is subject to the recommendations contained in the memorandum from the Transportation Review Section of the Watershed Protection and Development Review Department, dated June 3, 2008. The TIA shall be kept on file at the Watershed Protection and Development Review Department.
2. If any person or entity shall violate or attempt to violate this agreement and covenant, it shall be lawful for the City of Austin to prosecute proceedings at law or in equity against such person or entity violating or attempting to violate such agreement or covenant, to prevent the person or entity from such actions, and to collect damages for such actions.
3. If any part of this agreement or covenant is declared invalid, by judgment or court order, the same shall in no way affect any of the other provisions of this agreement, and such remaining portion of this agreement shall remain in full effect.
4. If at any time the City of Austin fails to enforce this agreement, whether or not any violations of it are known, such failure shall not constitute a waiver or estoppel of the right to enforce it.

5. This agreement may be modified, amended, or terminated only by joint action of both (a) a majority of the members of the City Council of the City of Austin, and (b) by the owner(s) of the Property subject to the modification, amendment or termination at the time of such modification, amendment or termination.

EXECUTED this the 4th day of June, 2008.

OWNER:

**DESSAU 38 PARTNERS, LTD.,
a Texas limited partnership**

By: Austin Dessau, LLC,
a Texas limited liability company,
its General Partner

By: 
Paul Joseph, Manager

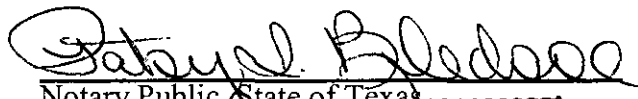
APPROVED AS TO FORM:

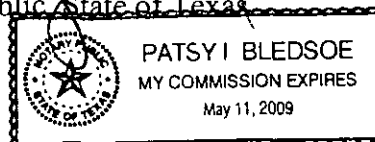
Assistant City Attorney
City of Austin

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the 4 day of June, 2008, by Paul Joseph, Manager, of Austin Dessau, LLC, a Texas limited liability company, General Partner of Dessau 38 Partners, Ltd., a Texas limited partnership, on behalf of the limited liability company and the limited partnership.


Notary Public, State of Texas



Restrictive covenant
Dessau 38 Partners Ltd

After Recording, Please Return to:
City of Austin
Department of Law
P. O. Box 1088
Austin, Texas 78767-1088
Attention: Diana Minter, Legal Assistant



Professional Land Surveying, Inc.
Surveying and Mapping

EXHIBIT A

Office: 512-443-1724
Fax: 512-441-6987

2807 Manchaca Road
Building One
Austin, Texas 78704

Tract 1

19.869 ACRES
MENUCAN HUNT SURVEY NO. 88
TRAVIS COUNTY, TEXAS

A DESCRIPTION OF 19.869 ACRES (APPROX 857,636 SQ. FT.) OF LAND IN THE MENUCAN HUNT SURVEY NO. 88, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF 38.546 ACRE TRACT CONVEYED TO DESSAU 38 PARTNERS, LTD. IN A SPECIAL WARRANTY DEED WITH VENDORS LIEN DATED JULY 23, 2007 AND RECORDED IN DOCUMENT NO. 2007135295 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 19.869 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found in the east right-of-way line of Parmer Lane (200' right-of-way width), being a west corner of the said 38.546 acre tract, being also the southeast corner of a 1.823 acre tract of land described in Volume 12304, Page 3040 of the Real Property Records of Travis County, Texas;

THENCE North 27°59'07" East, with west line of the 38.546 acre tract, also being the east line of the said 1.823 acre tract, a distance of 400.37 feet to a 1/2" rebar found for the northeast corner of the 1.823 acre tract, being the northwest corner of the 38.546 acre tract and also being in the south line of a 66.45 acre tract described in Volume 1613, Page 459 of the Deed Records of Travis County, Texas;

THENCE South 62°03'31" East, with the north line of the 38.546 acre tract, being the south line of the said 66.45 acre tract, a distance of 1231.02 feet to a calculated point, from which an "X" in concrete found for the northeast corner of the 38.546 acre tract, being in the west right-of-way line of Dessau Road (120' right-of-way width) described in Volume 10798, Page 570 of the Real Property Records of Travis County, Texas bears, South 62°03'31" East, a distance of 523.00 feet;

THENCE leaving said common line and crossing said 38.546 acre tract, the following five (5) courses:

1. South 24°41'35" West, a distance of 564.77 feet to a calculated point;
2. North 65°15'44" West, a distance of 317.96 feet to a calculated point;
3. South 49°36'07" West, a distance of 202.30 feet to a calculated point;
4. North 40°10'28" West, a distance of 126.45 feet to a calculated point;

5. South $50^{\circ}22'41''$ West, a distance of 235.63 feet to a calculated point on the southwest line of the 38.546 acre tract, also being in the east right-of-way line of Parmer Lane;

THENCE with the east right-of-way line of Parmer Lane, also being the southwest line of the 38.546 acre tract the following two (2) courses:

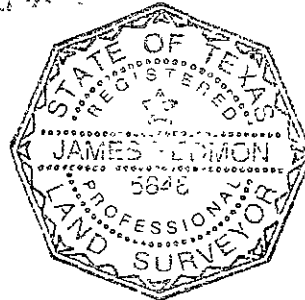
1. Along a curve to the right, an arc distance of 708.78 feet, a delta angle of $22^{\circ}26'14''$, having a radius of 1809.96 feet and a chord which bears North $24^{\circ}59'37''$ West, a distance of 704.26 feet to a TxDOT Type II Monument found;
2. North $13^{\circ}30'17''$ West, a distance of 154.03 feet to the **POINT OF BEGINNING**, containing 19.869 acres of land, more or less.

Surveyed on the ground August 2, 2007. Bearing Basis: Grid Azimuth for Texas central zone state plane coordinates based on GPS observations. Attachments: Drawing 236-019-BD1.



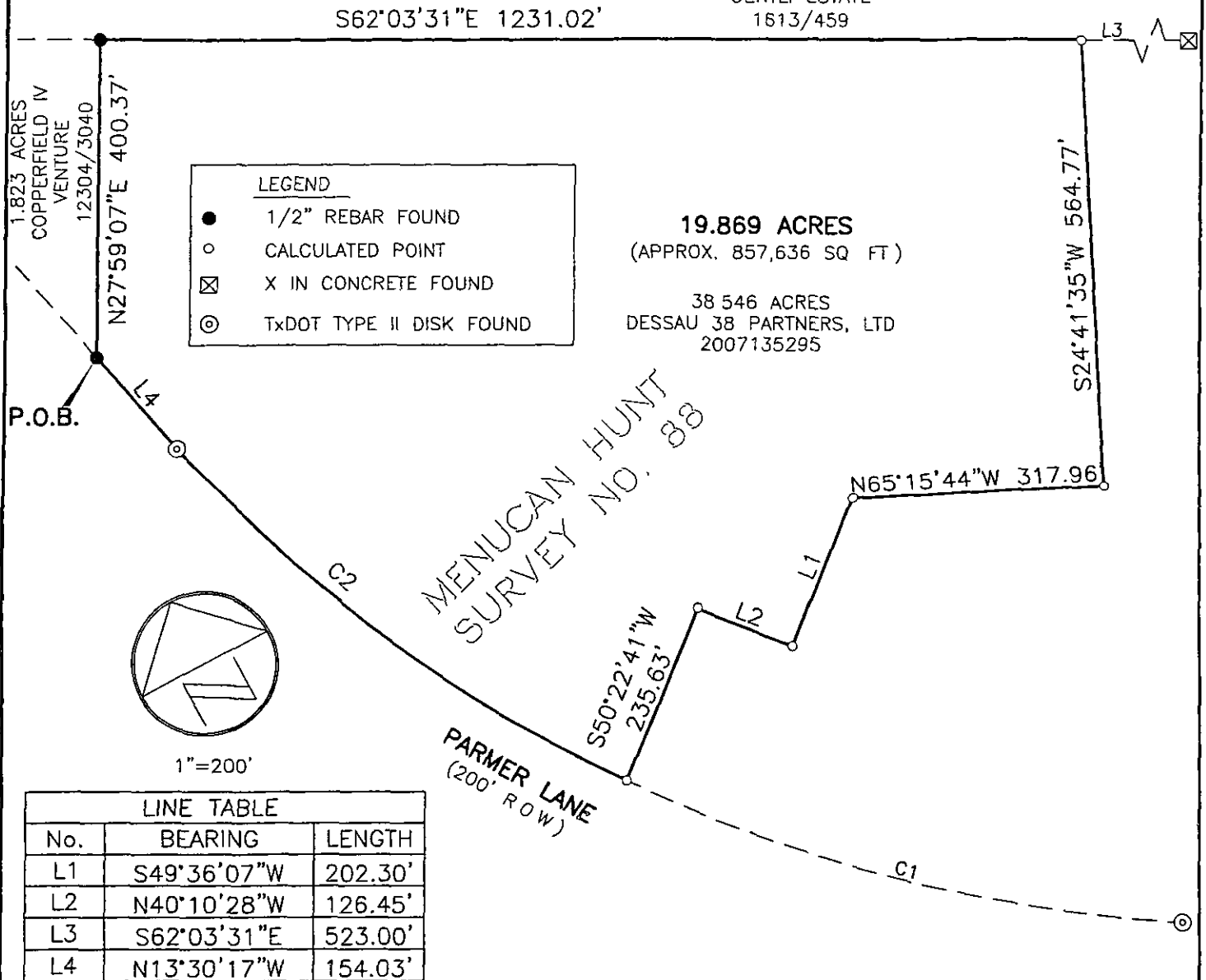
8-3-07

James Redmon
Registered Professional Land Surveyor
State of Texas No. 5848



SKETCH TO ACCOMPANY A DESCRIPTION OF 19.689 ACRES (APPROX. 857,636 SQ. FT.) IN THE MENUKAN HUNT SURVEY NO. 88, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 38.456 ACRE TRACT CONVEYED TO DESSAU 38 PARTNERS, LTD. IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN DATED JULY 23, 2007 AND RECORDED IN DOCUMENT NO. 2007135295 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

66.45 ACRES
OERTLI ESTATE
1613/459



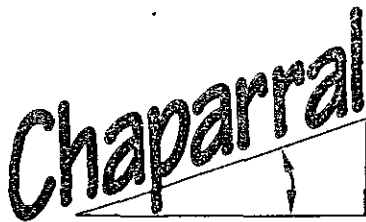
BEARING BASIS: GRID AZIMUTH FOR TEXAS CENTRAL ZONE STATE PLANE COORDINATES, BASED ON GPS OBSERVATION.

ATTACHMENTS: METES AND BOUNDS DESCRIPTION
236-019-BD1

Chaparral

DATE OF SURVEY 08/02/07
PLOT DATE 08/03/07
DRAWING NO 236-019-BD1
PROJECT NO 236-019

Tract 2



**Professional Land Surveying, Inc.
Surveying and Mapping**

EXHIBIT B

Office: 512-443-1724
Fax: 512-441-6987

2807 Manchaca Road
Building One
Austin, Texas 78704

**18.857 ACRES
MENUCAN HUNT SURVEY NO. 88
SAMUEL CUSHING SURVEY NO. 70
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 18.857 ACRES (APPROX. 821,423 SQ. FT.) OF LAND IN THE MENUCAN HUNT SURVEY NO. 88 AND THE SAMUEL CUSHING SURVEY NO. 70 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 38.546 ACRE TRACT CONVEYED TO DESSAU 38 PARTNERS, LTD. IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN DATED JULY 23, 2007 AND RECORDED IN DOCUMENT NO. 2007135295 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 18.857 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with plastic "Bury Partners" cap found in the north right-of-way line of Parmer Lane (F.M. 734) (200' right-of-way width), being a southeast corner of the 38.546 acre tract, being also the southwest corner of Lot 1, Block "A" of the Parmer at Dessau subdivision, a subdivision of record Volume 98, Page 324 of the Plat Records of Travis County, Texas, from which a 1/2" rebar with plastic "McAngus" cap found bears, South 59°14'44" East, a distance of 207.84 feet,

THENCE with the north right-of-way line of Parmer Lane, being also the south line of said 38.546 acre tract the following two (2) courses:

- 1 North 59°14'44" West, a distance of 287.44 feet to a TxDOT Type II monument found;
2. With a curve to the right, with a delta angle of 23°00'19", an arc length of 726.73 feet, having a radius of 1809.96 feet and a chord which bears North 47°42'53" West, a distance of 721.86 feet to a calculated point in said line, from which a TxDOT Type II monument found on said curving right-of-way bears, North 24°59'37" West, a distance of 704.26 feet;

THENCE leaving said line and crossing said 38.546 acre tract, the following five (5) courses:

1. North 50°22'41" East, a distance of 235.63 feet to a calculated point;
2. South 40°10'28" East, a distance of 126.45 feet to a calculated point;
3. North 49°36'07" East, a distance of 202.30 feet to a calculated point;

4. South 65°15'44" East, a distance of 317.96 feet to a calculated point;
5. North 24°41'35" East, a distance of 564.77 feet to a calculated point in the north line of said 38.546 acre tract, being also the south line of a 66.45 acre tract of land described in Volume 1613, Page 459 of the Deed Records of Travis County, Texas, from which a 1/2" rebar found bears, North 62°03'31" West, a distance of 1231.02 feet;

THENCE South 62°03'31" East with the south line of the 66.45 acre tract, being also the north line of the 38.546 acre tract, a distance of 523.00 feet to a "X" in concrete found for the northeast corner of the 38.546 acre tract, being also the southeast corner of said 66.45 acre tract, being also the west right-of-way line of Dessau Road (120' right-of-way width);

THENCE with the east line of the 38.546 acre tract and the west right-of-way line of Dessau Road, the following three (3) courses:

- 1 With a curve to the right, with a delta angle of 04°56'54", an arc length of 654.59 feet, having a radius of 7579.44 feet and a chord which bears South 21°40'28" West, a distance of 654.38 feet to a 1/2" rebar with plastic "Bury Partners" cap found;
2. South 24°03'34" West, a distance of 249.95 feet to a 1/2" rebar found;
- 3 South 24°21'03" West, a distance of 44.58 feet to a 1/2" rebar with plastic "Bury Partners" cap found for a southeast corner of said 38.546 acre tract, being also the northeast corner of said Lot 1, being also a point in the west right-of-way line of Dessau Road, from which a 1/2" rebar with plastic "McAngus" cap found bears, South 24°21'03" West, a distance of 199.50 feet;

THENCE with the north line of said Lot 1, being also the south line of said 38.546 acre tract the following two (2) courses:

- 1 North 59°13'23" West, a distance of 210.02 feet to a 1/2" rebar found,

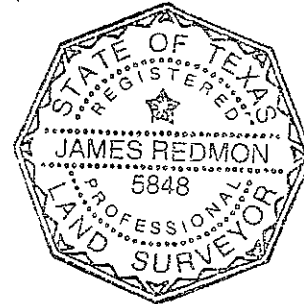
2. South $23^{\circ}43'57''$ West, a distance of 199.84 feet to the **POINT OF BEGINNING**, containing 18.857 acres of land, more or less.

Surveyed on the ground August 2, 2007. Bearing Basis: Grid Azimuth for Texas central zone state plane coordinates based on GPS observations. Attachments: Drawing 236-019-BD2.



8-3-07

James Redmon
Registered Professional Land Surveyor
State of Texas No. 5848



SKETCH TO ACCOMPANY A DESCRIPTION OF 18.857 ACRES (APPROX. 821,423 SQ. FT.) IN THE MENUKAN HUNT SURVEY NO. 88 AND THE SAMUEL CUSHING SURVEY NO. 70, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 38.456 ACRE TRACT CONVEYED TO DESSAU 38 PARTNERS, LTD. IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN DATED JULY 23, 2007 AND RECORDED IN DOCUMENT NO. 2007135295 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

66.45 ACRES
OERTLI ESTATE

1613/459

S62°03'31"E 523.00'

N62°03'31"W 1231.02'

SAMUEL CUSHING
SURVEY NO. 70

LINE TABLE		
No	BEARING	LENGTH
L1	N59°14'44"W	287.44'
L2	S40°10'28"E	126.45'
L3	N49°36'07"E	202.30'
L4	S24°21'03"W	44.58'
L5	N59°13'23"W	210.02'
L6	S23°43'57"W	199.84'
L7	S59°14'44"E	207.84'
L8	S24°21'03"W	199.50'

LEGEND

- 1/2" REBAR FOUND
- CAP 1/2" REBAR WITH CAP FOUND
- CALCULATED POINT
- ⊗ X IN CONCRETE FOUND
- ⊙ TxDOT TYPE II DISK FOUND

38.546 ACRES
DESSAU 38 PARTNERS, LTD
2007135295

18.857 ACRES
(APPROX 821,423 SQ FT)

38.546 ACRES
DESSAU 38 PARTNERS, LTD
2007135295

MENUKAN HUNT
SURVEY NO. 88

C4
DESSAU ROAD
(120' RIGHT OF WAY)
(10798/570)

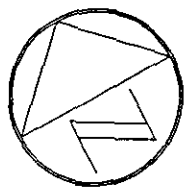
B&P
CAP
S24°03'34"W 249.95'

B&P
CAP
L4

LOT 1,
BLOCK "A"
PARMER
AT DESSAU
SUBDIVISION
98/324

L7 McAngus
CAP

P.O.B.



1"=200'

PARMER LANE
(200' ROW)

CURVE TABLE

NO	DELTA	RADIUS	TAN	ARC	CHORD	BEARING
C1	23°00'19"	1809.96'	368.33'	726.73'	721.86'	N47°42'53"W
C2	22°26'14"	1809.96'	358.99'	708.78'	704.26'	N24°59'37"W
C4	4°56'54"	7579.44'	327.50'	654.59'	654.38'	S21°40'28"W

BEARING BASIS GRID AZIMUTH FOR
TEXAS CENTRAL ZONE STATE
PLANE COORDINATES, BASED ON
GPS OBSERVATIONS

ATTACHMENTS METES AND BOUNDS
DESCRIPTION 236-019-BD2

DATE OF SURVEY: 08/02/07
PLOT DATE: 08/03/07
DRAWING NO 236-019-BD2
PROJECT NO 236-019

Chaparral

After Recording, Please Return to.
City of Austin
Department of Law
P. O. Box 1088
Austin, Texas 78767-1088
Attention: Diana Minter, Legal Assistant



Date: June 3, 2008
To: Sherry Sirwaitis, Case Manager
CC: Robert Halls, Robert J. Halls and Associates
Reference: Parmer Center TIA, C14-2007-0225

The Transportation Review Section has reviewed the Traffic Impact Analysis for the Parmer Center Center, dated September 2007, prepared by Robert Halls, Robert J. Halls and Associates, and offers the following comments:

TRIP GENERATION

Parmer Center development is located in north Austin at the northwest intersection of Parmer Lane and Dessau Road. The property is currently undeveloped and zoned Development Reserve (DR) and Single Family Standard Lot (SF-2). The applicant has requested a zoning change to low density Multi-family (MF-2) and Community Commercial (GR). The applicant proposes a mix of uses including multi-family, an office park and several fast food restaurants. The estimated completion of the project is expected in the year 2009.

Based on the standard trip generation rates established by the Institute of Transportation Engineers (ITE), the development will generate approximately 19,165 unadjusted average daily trips (ADT).

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

Table 1. Trip Generation				
LAND USE	Size	ADT	AM Peak	PM Peak
Multi-family	380 units	2,434	186	222
Office Park	104,000 ft ²	1,191	224	232
Fast Food w/o Drive Thru	16,556 ft ²	933	430	276
Fast Food w/ Drive Thru	3,015 ft ²	4,409	76	50
Retail	29,769 ft ²	1,874	39	119
Bank w/ Drive Thru	4,263 ft ²	912	27	101
Hi-turnover Sit-Down Restaurant	4,000 ft ²	341	29	24
TOTAL		11,715	1,013	1,023

ASSUMPTIONS

1. Traffic growth rates provided by the CAMPO's 2007 – 2015 traffic projections were as follows:

Table 2. Growth Rates per Year	
Roadway Segment	%
Parmer Ln. (west of Harrisglenn Dr)	5.8%
Parmer Ln. central (at Yager Ln)	3 0%
Parmer Ln east (Samsung Blvd.)	6 7%
Dessau Rd north of Howard Ln	3 7%
Dessau Rd. south of Howard Ln.	1%
Howard Ln. west	13.9%
Howard Ln east	17%
Shropshire Blvd.	1%
Braker Ln.	1 9%

2. In addition to these growth rates, background traffic volumes for 2005 included estimated traffic volumes for the following projects

C814-98-0115 05	Pioneer Crossing PUD
C14-05-0065/SP-06-1691.SH	12409 Dessau Road
C14-05-0124	Dessau Market
SP-06-0800C	1605 E. Parmer Lane
SP-07-0041C	12228 Dessau Road

3. Reductions were taken for pass-by for the following uses.

Table 3. Summary of Pass-By and Internal Capture Reductions			
Land Use	Pass-By %		Internal Capture %
	AM	PM	
Fast w/ Drive Thru	50	50	5.0
Retail	45	55	5 0
Multi-family	0 0	0 0	2.0
Fast Food w/o Drive Thru	50	50	3 5
Bank w/Drive Thru	47	47	2.0
Hi-Turnover Sit-Down Restaurant	33	43	5.0

- 4 No reductions were taken for transit use.

EXISTING AND PLANNED ROADWAYS

Parmer Lane (FM 734) – Parmer Lane is a TxDOT maintained roadway built as a four lane divided arterial from Harris Ridge Blvd to Samsung Blvd. The 2025 AMATP identifies Parmer as a six lane expressway. There is no current schedule for the completion of this proposed upgrade; the current

cross-section is assumed for the build out of this project. Parmer is included in CAMPO's 2025 Bikeway Plan.

Braker Lane – Braker Lane east of Dessau Road is currently built as a four-lane divided roadway east of Dessau Road. It is not listed in the 2025 AMATP and is not in CAMPO's 2025 Bikeway Plan.

Harris Ridge Blvd – Harris Ridge is built as a four lane divided arterial north of Parmer Lane and as a six lane divided roadway south of Parmer Lane. The 2025 AMATP identifies Harris Ridge as a six lane divided arterial throughout the corridor. The roadway is not included in CAMPO's 2025 Bikeway Plan.

Dessau Road – Dessau Road is built as a four lane divided arterial north of Parmer Lane and as a six lane divided roadway south of Parmer Lane. The 2025 AMATP identifies Harris Ridge as a six lane divided arterial throughout the corridor. The roadway is included in CAMPO's 2025 Bikeway Plan.

Harrisglenn Drive – This roadway is identified as a neighborhood collector roadway north of Parmer Lane. No improvements were assumed for this roadway at the project's build-out. The roadway is not included in CAMPO's 2025 Bikeway Plan.

Samsung Blvd – This roadway is identified as a collector roadway with a four lane divided cross section south of Parmer Lane. No improvements were assumed for this roadway at the project's build-out. The roadway is not included in CAMPO's 2025 Bikeway Plan.

Howard Lane – Howard Lane is built as a four lane divided arterial west of Dessau Road and as a two lane undivided roadway east of Dessau Road. The 2025 AMATP identifies Howard Lane as a six lane major arterial west of Dessau Road and a four lane divided arterial east of Dessau Road. The roadway is included in CAMPO's 2025 Bikeway Plan.

INTERSECTION LEVEL OF SERVICE (LOS)

The TIA analyzed 13 intersections, 7 of which are or will be signalized. Existing and projected levels of service are as follows, assuming that all improvements recommended in the TIA are built.

Table 3. Level of Service						
Intersection	2007 Existing		2009 Forecasted		2009 Site + Forecasted	
	AM	PM	AM	PM	AM	PM
Harris Ridge Blvd/Parmer Ln/Tech Ridge Ln*	B	B	B	C	B	D
Harrisglenn Dr /Parmer Ln*	A	A	A	C	B	C
Driveway 2/Parmer Ln/Yager Ln						
- WB Left	B	B	B	B	B	B
- NB Left/Thru/Right	C	D	C	E	B	B
- SB Left					F	F
- SB Thru/Right					F	F
Dessau Rd/Parmer Ln*	F	F	F	F	F	F
Samsung Blvd/Parmer Ln*	A	A	A	A	A	A

Howard Ln/Dessau Rd*	F	E	D	C	D	D
Braker Ln/Dessau Rd/Shropshire Blvd*	C	C	D	B	D	C
Driveway 1/Parmer Ln	■	■	■	■	B	C
Driveway 3/Parmer Ln	■	■	■	■	B	B
Driveway 4/Dessau Rd	■	■	■	■	C	B
Driveway 5/Dessau Rd/Vet Clinic.	■	■				
- NB Left			■	■	B	B
- SB Left			A	C	A	C
- WB Left/Thru/Right			B	D	C	E
- EB Left/Thru/Right			■	■	C	C
Driveway 6/Dessau Rd	■	■	■	■	B	B
Driveway 7/Dessau Rd/Dessau Community Center Driveway:	■	■	B	D	D	D

* SIGNALIZED

** PROPOSED FOR FUTURE SIGNALIZATION WHEN WARRANTS ARE MET

RECOMMENDATIONS

1) Prior to final plat approval fiscal is required to be posted for the following improvements.

Intersection	Improvement	Pro Rata Share
Harris Ridge Blvd/Parmer Ln	Restripe/Widen NB leg to create a thru/right lane from the currently dedicated right turn lane	11.0%
Parmer Ln/Dessau Rd	EB leg: Restripe/widen to accommodate 2 lefts, 3 thru lanes and 1 dedicated right turn lane	4.5%
	WB leg: Restripe/widen to accommodate 2 lefts, 3 thru lanes and 1 dedicated right turn lane	4.2%
	NB leg: Restripe/widen to accommodate 2 lefts, 3 thru lanes and 1 dedicated right turn lane	15.6%
	SB leg: Restripe/widen to accommodate 2 lefts, 3 thru lanes and 1 dedicated right turn lane	19.1%
Howard Ln/Dessau Rd	EB leg: Restripe/widen to accommodate 2 lefts, 1 thru lane and 1 dedicated right turn lane	1.3%
	WB leg: Restripe/widen to accommodate 2 lefts, 2 thru lanes and 1 dedicated right turn lane	3.7%
	NB leg: Restripe/widen to accommodate 2 lefts, 2 thru lanes and 1 dedicated right turn lane	9.7%
	SB leg: Restripe/widen to accommodate 2 lefts, 2 thru lanes and 1 dedicated right turn lane	7.3%
Braker Ln/Dessau Rd/Shropshire	WB leg: Restripe/widen to accommodate 2 lefts, 1 thru lane and 1 dedicated right turn lane	5.5%

	NB leg: Restripe to accommodate 2 lefts, 2 thru lanes and 1 dedicated right turn lane	6.7%
	SB leg: Restripe to accommodate 2 lefts, 3 thru lanes and 1 dedicated right turn lane	12.7%
Driveway 7/Dessau Rd/Dessau Comm. Center Driveway	Install Signal	68.8%

- 2) Boundary street fiscal shall be posted for the upgrade of Parmer Lane and Dessau Road to six-lane divided arterials at the time of final plat subdivision or site plan process for the properties included in this TIA
- 3) At the time of site plan or subdivision right-of-way shall be dedicated so that there is a total of 70 feet of right-of-way from the centerline of Dessau Road in accordance with the adopted 2025 AMATP.
- 4) Per TX Dot's memo dated March 7, 2008 Driveway 3 as identified in the TIA shall be a joint access driveway at the common property line
- 5) The property directly to the north of the site shall be granted joint access to Driveway 7.
- 6) Two copies of the final TIA are required to be submitted prior to 3rd Reading at City Council
- 7) Final approval from DPWT ~ Signals is required prior to 1st Reading
- 8) Development of this property should be limited to uses and intensities which will not exceed or vary from the projected traffic conditions assumed in the TIA, including peak hour trip generations, traffic distribution, roadway conditions, and other traffic related characteristics

If you have any questions or require additional information, please contact me at 974-3428.

Amber Mitchell
 Sr. Planner ~ Transportation Review Staff
 Watershed Protection and Development Review



Date June 3, 2008
To: Robert Halls
CC: Carol Barnes, Fiscal Officer
 Sherri Sirwaitis, Case Manager
Reference Parmer Center TIA, C14-04-0124 Fiscal Requirements

Fiscal is required to be posted prior to final plat approval

Intersection	Improvement	Total Cost	Pro Rata Share %	Pro Rata Share \$
Harris Ridge Blvd/Parmer Ln	Restripe/Widen NB leg to create a thru/right lane from the currently dedicated right turn lane	\$1,200	11.0%	\$ 132
Parmer Ln/Dessau Rd	EB leg Restripe/widen to accommodate 2 lefts, 3 thru lanes and 1 dedicated right turn lane	\$375,000	4.5 %	\$ 16,875
	WB leg Restripe/widen to accommodate 2 lefts, 3 thru lanes and 1 dedicated right turn lane	\$375,000	4.2%	\$ 15,750
	NB leg Restripe/widen to accommodate 2 lefts, 3 thru lanes and 1 dedicated right turn lane	\$250,000	15.6%	\$ 39,000
	SB leg Restripe/widen to accommodate 2 lefts, 3 thru lanes and 1 dedicated right turn lane	\$325,000	19.1%	\$ 62,075
Howard Ln/Dessau Rd	EB leg Restripe/widen to accommodate 2 lefts, 1 thru lane and 1 dedicated right turn lane	\$250,000	1.3%	\$ 3,250
	WB leg Restripe/widen to accommodate 2 lefts, 2 thru lanes and 1 dedicated right turn lane	\$41,000	3.7%	\$ 1,517
	NB leg Restripe/widen to accommodate 2 lefts, 2 thru lanes and 1 dedicated right turn	\$100,000	9.7%	\$ 9,700

	lane			
	SB leg. Restripe/widen to accommodate 2 lefts, 2 thru lanes and 1 dedicated right turn lane	\$100,000	7.3%	\$ 7,300
Braker Ln/Dessau Rd/Shropshire	WB leg: Restripe/widen to accommodate 2 lefts, 1 thru lane and 1 dedicated right turn lane	\$145,000	5.5%	\$ 7,975
	NB leg. Restripe to accommodate 2 lefts, 2 thru lanes and 1 dedicated right turn lane	\$300,000	6.7%	\$ 20,100
	SB leg: Restripe to accommodate 2 lefts, 3 thru lanes and 1 dedicated right turn lane	\$300,000	12.7%	\$ 38,100
Driveway 7/Dessau Rd/Dessau Comm Center Driveway	Install Signal	\$120,000	68.8%	\$82,560
TOTAL		\$2,682,200		\$ 304,334

*Warrants will be required to be met as per DPWT prior to installation of any signals
Fiscal estimates provided/sealed by Joan Hudson, P.E. on April 30, 2008

Amber Mitchell
Sr Planner - Transportation Review Staff
Watershed Protection and Development Review