

**ADMINISTRATIVE SITE PLAN
APPEAL TO CITY COUNCIL
REVIEW SHEET**

CASE NUMBER: SP-2008-0175C **COUNCIL HEARING DATE:** August 28, 2008

PROJECT NAME: Washington Mutual Bank

ADDRESS OF APPLICATION: 5615 Burnet Road

AREA: 0.63 Acres

APPLICANT: Frank W. Bomar
5705 Burnet Road
Austin, TX 78746
(512) 328-5771

AGENT: Klotz Associates, Inc. (Thomas S. Migl)
901 S. Mopac Expy., Suite 220
Austin, TX 78757
(512) 327-9800

PROPOSED DEVELOPMENT: The applicant proposes to demolish an existing building and construct a bank with a drive-through.

This site is proposing ingress and egress off of Burnet Road. As part of the 2025 Austin Metropolitan Area Transportation Plan (AMATP), Burnet Road is proposed to be upgraded from a 4-lane undivided road to a 4-lane divided road. The right-of-way dedication normally required for these improvements would be 114 feet. This required dedication would accommodate four travel lanes, a center turn lane or median and wide lanes for bicycle use. Currently, there is approximately 60 feet of right-of-way along this segment of the roadway. Staff originally requested that the applicant dedicate 57 feet of right-of-way from the existing centerline of Burnet Road. This required approximately 27 feet of right-of-way dedication from the subject parcel. After considering alternative roadway designs, staffs request was lowered to 50 feet from the centerline, requiring approximately 20 feet of right-of-way dedication from the parcel. The applicant has asked that this requirement be waived.

NEIGHBORHOOD ORGANIZATIONS:

- 1037 – Homeless Neighborhood Organization
- 1087 – Brentwood Neighborhood – City Staff Contact
- 511 – Austin Neighborhoods Council
- 740 – Brentwood/Highland Combined Neighborhood Planning Team – COA Liason
- 120 – Brentwood Neighborhood Assn.
- 787 – Brentwood Neighborhood Planning Contact Team
- 283 – North Austin Neighborhood Alliance
- 470 – Koenig Lane Neighborhood Association
- 742 – Austin Independent School District
- 786 – Home Builders Assn. of Greater Austin
- 283 – North Austin Neighborhood Alliance
- 1113 – Austin Parks Foundation

T.I.A.: Not Required
CAPITOL VIEW: Not in View Corridor
WATERSHED: Shoal Creek (Urban)
APPLICABLE WATERSHED ORDINANCE: Comprehensive Watershed Ordinance

SUMMARY STAFF RECOMMENDATION:

- 1) The addition of right-of-way is being requested by staff in accordance with Section 25-6-55, which states that dedication of right-of-way may be requested if the Director determines that it is needed to accommodate the estimated traffic generated by the proposed development. The proposed drive-through will generate approximately 909 vehicle trips per day, an increase of 337 trips over the existing use(s). The proposed development will also increase turning movements into and out of the site. At present, there is no center turn lane or median to control left-turn movements and all turns must be made from the main travel lanes.
- 2) Currently, the City has no available funding to improve the roadway. However, granting the waiver would result in the building being constructed in the area that would need to be acquired for future right-of-way.
- 3) Under Section 25-6-86, City Council may grant the applicants request after determining that the requirements;
 - i) Place an undue hardship on the property owner because of special circumstances applicable to the property; or
 - ii) Render the property unsuitable for an economically feasible use.
- 4) Staff does not recommend approval of the appeal and believes the site can be redesigned to accommodate the additional right-of-way dedication.

PLANNING COMMISSION ACTION: N/A

CASE MANAGER: Chris Yanez Telephone: 974-1810
chris.yanez@ci.austin.tx.us

PROJECT INFORMATION: 0.63 acres

ZONING: CS-MU-CO-NP

MAX. BLDG. COVERAGE: 95%

MAX. IMPERV. COVERAGE: 95%

MAX HEIGHT ALLOWED: 60 Feet

REQUIRED PARKING: 14

EXIST. USE: Commercial Services (General Retail, Personal Services, Construction Sales & Services)

LIMITS OF CONSTRUCTION: 0.63 acres

PROPOSED BLDG. COVERAGE: 13.1%

PROPOSED IMPERV. COVERAGE: 67%

PROPOSED HEIGHT: 24 feet

PROVIDED PARKING: 19

PROPOSED USE: Financial Services (Bank)

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The applicant is proposing to construct a bank with a drive-through. The site is subject to Compatibility Standards and Subchapter-E; Commercial Design Standards. The proposed project has been granted Alternative Equivalent Compliance to the Building Placement requirement of Section 2.2.2.D.1, by doubling what is required of Option Six of Section 2.3.2.B.2; *Improvements to encourage pedestrian, bicycle and vehicular connectivity.*

Environmental: The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Shoal Creek watershed, which is classified as Urban. No known Critical Environmental Features are located within the limits of construction.

Transportation: The proposed project has been granted six waivers from the Transportation Criteria Manual. These waivers are: (1) TCM 9.4.0. 12-foot bypass lane required; (2) TCM 5.3.1.D. One-way driveways prohibited; (3) TCM 5.3.1.J. Driveway separation required; (4) TCM table 5-2. Driveway approach required; (5) TCM 5.3.1.K. Driveway alignment required; (6) TCM table 5-2. Driveway throat depth required.

- The waiver concerning TCM requirements for throat depth was granted for only one driveway to the north. In order for this proposed site plan to be approved an appeal will have to be filed and approved by the Planning Commission for denial of the waiver for the driveway to the south.

- The waiver concerning TCM requirements for one-way driveways was granted with conditions.

- The site will have ingress/egress off Burnet Road. A traffic impact analysis was not required.

SURROUNDING CONDITIONS:

Site: CS-MU-CO-NP (Commercial Services)

North: CS-MU-CO-NP (Commercial Services)

East: SF-3-NP (Single Family Residence)

South: CS-MU-CO-NP (Commercial Services)

West: Burnet Road (60' ROW); then CS (Commercial Services)

Street

Burnet Road

R.O.W.

60'

Surfacing

42'

Classification

Major Arterial