ZONING CHANGE REVIEW SHEET

CASE: C14-2010-0174 – Platinum Onion Creek **Z.A.P. DATE:** December 7, 2010

ADDRESS: 11206 South IH 35 Service Road Southbound; 11301 Old San Antonio Road

OWNER: Haviland Lake Partners, LP
(Jeffrey N. Drinkard)

AGENT: Smith, Robertson, Elliott, Glen, Klein & Douglas, L.L.P.
(David Hartman)

ZONING FROM: CS-MU-CO **TO:** MF-2 **AREA:** 43.125 acres

SUMMARY STAFF RECOMMENDATION:

The Staff's recommendation is to grant multi-family residence low density (MF-2) district zoning.

The Applicant has agreed to comply with all other assumptions and traffic related characteristics from the approved TIA Addendum for Double Creek Village Phase 2 project dated August 4, 5005 prepared by Wilbur Smith and Associates, and the Staff recommendations from the TIA memorandum prepared by the Transportation Review Section dated October 10, 2005. The TIA Update memo dated November 22, 2010 addresses the proposed development and is provided as Attachment A.

ZONING & PLATTING COMMISSION RECOMMENDATION:

December 7, 2010: *APPROVED MF-2 DISTRICT ZONING WITH CONDITIONS OF THE UPDATE TO THE TRAFFIC IMPACT ANALYSIS AS STAFF RECOMMENDED; BY CONSENT.*

[G. BOURGEOIS; C. BANKS – 2ND] (5-0) P. SEEGER; D. TIEMANN – ABSENT

ISSUES:

Subsequent to the recommendation of the Zoning and Platting Commission's recommendation, Transportation review staff has determined that it is not necessary to place a second Restrictive Covenant on the property for the update to the Traffic Impact Analysis. The update to the TIA will be kept with the case file.

The Onion Creek Homeowners Association has provided a letter in support of the proposed rezoning case, which is attached at the back of this report.

DEPARTMENT COMMENTS:

The subject tract is used for agricultural production, and is zoned general commercial services – mixed use – conditional overlay (CS-MU-CO) by way of a 2004 case known as Double Creek Village – Phase II. The tract has access to East FM 1626 Road and Onion

Creek Parkway, which is built as a driveway extending west of the IH 35 service road. Although the tract has frontage on Old San Antonio Road, access is prohibited as established by an updated land use plan approved for Phase II in October 2005. There is undeveloped property within Phase II adjacent to the east (CS-MU-CO), a tract proposed for convalescent services as well as existing apartments to the south (GO-CO, MF-2, both part of Phase II), undeveloped land and single family residences across Old San Antonio Road to the west (County), and undeveloped land to the north (GR-MU-CO; GR-CO; CS-MU-CO). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

The Applicant proposes to rezone the property to the multi-family residence low density (MF-2) district so that it may be developed with a total of 924 apartment units. The remainder of the area rezoned in 2004 and 2008 that is not part of this rezoning application is located on Old San Antonio Road and south of the FM 1626 / IH 35 Service Road intersection, and retains GO-CO and CS-MU-CO zoning, respectively as described above. While the current zoning of the property requires compliance with the City's commercial design standards, apartments constructed under multifamily residence (MF) zoning districts are not subject to this requirement. The access restrictions to Old San Antonio Road would not change from that approved by the 2005 updated land use plan. The Restrictive Covenant attached to the original 2004 case would remain in place and an update to the Traffic Impact Analysis is provided in Attachment A.

Staff recommends MF-2 zoning (up to 23 units per acre), as multifamily residence use is allowed with the original 2004 approval, and is consistent with the adjoining portion of Double Creek Village – Phase II to the south and bordering Onion Creek.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	CS-MU-CO	Agricultural production
North	GR-MU-CO; MF-3-CO; GR-CO; CS-MU-CO; CS-CO	Undeveloped
South	GO-CO; MF-2	Undeveloped; Apartments
East	CS-MU-CO	Undeveloped
West	County	Undeveloped; Single family residences; Office

AREA STUDY: N/A

TIA: An update to the TIA is required – Please refer to Attachment A

WATERSHED: Onion Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

26 – Far South Austin Community Association
627 – Onion Creek Homeowners Association
742 – Austin Independent School District
786 – Home Builders Association of Greater Austin
1037 – Homeless Neighborhood Association 1075 – League of Bicycling Voters
1113 – Austin Parks Foundation
1200 – Super Duper Neighborhood Objectors and Appealers Organization
1224 – Austin Monorail Project 1228 – Sierra Club, Austin Regional Group
1258 – Del Valle Community Coalition

SCHOOLS:

Menchaca Elementary School Paredes Middle School Akins High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2010-0027 – Colonial Grand at Cityway – 11001 South 1st Street	GR-MU-CO to MF-3	To Grant MF-3-CO with the CO for a max. of 430 units, 5,753 trips, prohibit access to Old San Antonio Rd. north of the site, and to Old San Antonio Rd. east of the site until it is upgraded and realigned	Approved MF-3-CO as Commission recommended (5-27-10).
C14-2008-0220 – Double Creek Village – 10200-10614 South IH 35 Service Road Southbound	I-RR; CS to CS-MU-CO	To Grant CS-MU-CO with the CO for a list of prohibited uses, and the conditions of the TIA	Approved CS-MU-CO with a Restrictive Covenant for the conditions of the TIA, and a Street Deed for the r-o-w for a new loop road between FM 1626 and IH 35 as Commission recommended (11-18-10).
C14-06-0063 – Riddell Tract 2 Rezoning – 11100 South 1st Street **(related to above case)**	GR-CO to GR-MU-CO	To Grant GR-MU-CO with the CO for 18 u.p.a., prohibits access to the existing Old San Antonio Road, and a list of commercial uses	Approved GR-MU-CO as Commission recommended (5-25-06).

C14-04-0018 – Double Creek Village Tract 2 – 11001-11119 Block of South 1st Street – **(related to the two cases listed above)**	I-RR to GR	To Grant GR-CO with conditions. The CO is for a list of prohibited uses, and prohibits access to Old San Antonio Road.	Approved GR-CO as Commission recommended (6-17-04).
C14-2008-0196 – Onion Creek Plaza Nursing and Rehabilitation Center – 11411 Old San Antonio Road	CS-MU-CO to GO	To Grant GO-CO with the CO to prohibit residential treatment	Approved GO-CO as Commission recommended (10-23-08).
C14-04-0019 – Double Creek Village-Phase II – 11000-11100 Block of South IH-35 Service Road Southbound	I-RR (Upon Annexation) to CS	To Grant CS-CO with a list of prohibited uses and conditions of the TIA.	Approved CS-CO as Commission recommended, with Restrictive Covenant for the TIA (6-17-04).
C14-03-0053 – Double Creek Village – 11000 Block of South IH-35 Service Road Southbound	I-RR to CS	To Grant CS-CO for Tract 1; GR-CO for Tract 2, with conditions. CO is for list of prohibited uses; and prohibits access to Old San Antonio Road. Restrictive Covenant for the Traffic Impact Analysis.	Approved ZAP recommendation (12-11-03).

RELATED CASES:

The property was annexed into the full-purpose City limits on June 21, 2004 (C7A-04-004).

The rezoning area is part of the Double Creek Village – Phase II zoning case (approximately 124 acres) completed in June 2004 (C14-04-0020). The zoning case consisted of two tracts: Tract 1 was zoned CS-MU-CO with the conditional overlay prohibiting several of the more intense CS uses. Tract 2 was zoned multifamily residence–low density (MF-2) district. A Traffic Impact Analysis was approved along with the 2004 zoning application. The southwest corner of Tract 1, approximately 4.35 acres, was rezoned to GO-CO in October 2008 in order to allow for a convalescent services facility (C14-2008-0196).

The property is a portion out of Block "B" of Double Creek Village, a subdivision recorded on December 21, 2006 (C8-05-0076.0A). Please refer to Exhibit B.

In February 2008, an administrative site plan was approved for 1,200 linear feet of 8-inch wastewater lines and 500 linear feet of 12-inch wastewater lines, and associated improvements (SP-2007-0432D).

There are no subdivision or site plan applications on the property.

ABUTTING STREETS:

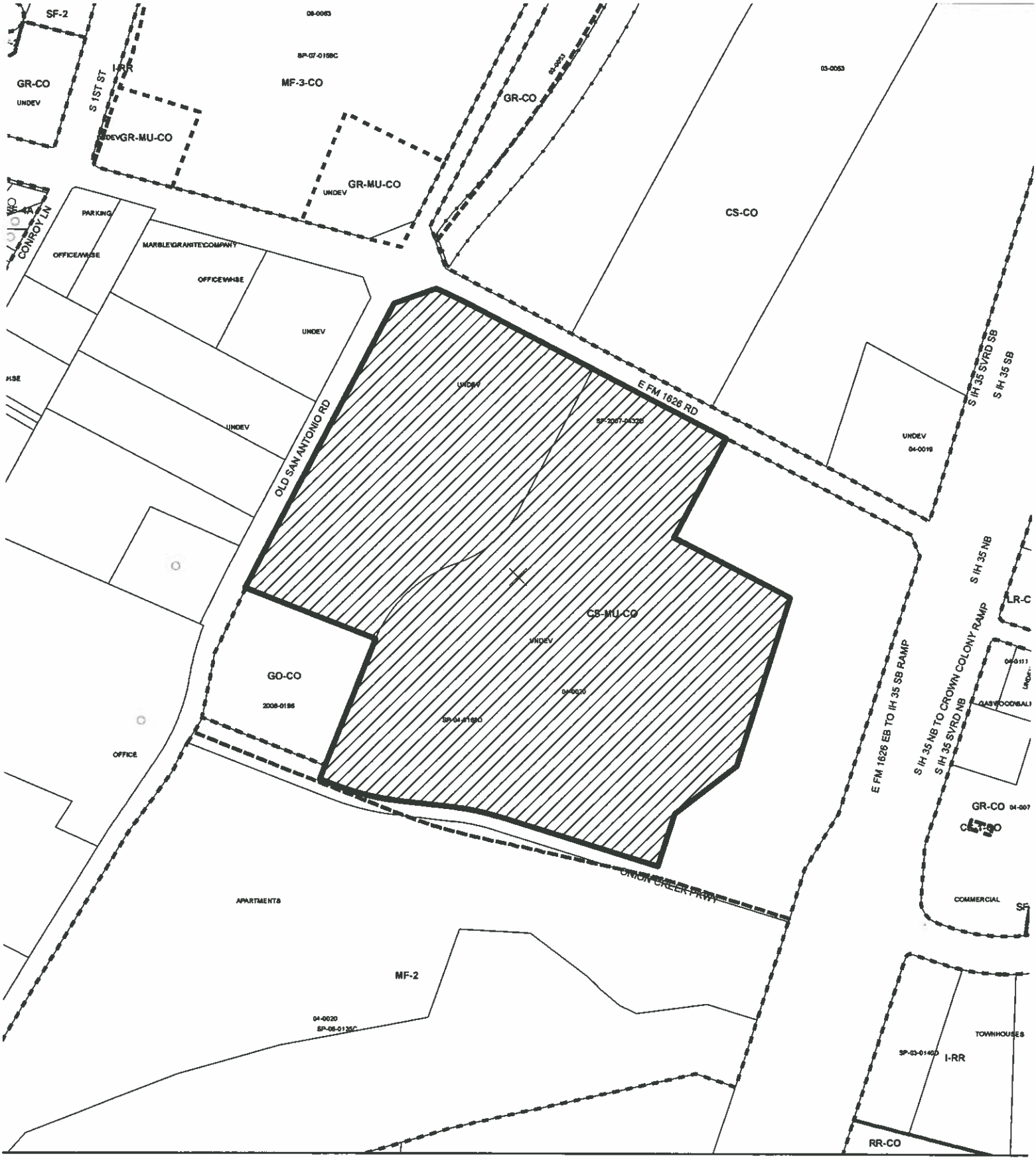
Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
FM 1626	75-120 feet	30-44 feet	Major Arterial	No	Priority 2, Route 446	Route 201
Old San Antonio Road	50 feet	25 feet	Collector	No	No	No
IH 35	300-385 feet	2 @ 50 feet	Freeway	No	Priority 2, Route 421	No

CITY COUNCIL DATE: December 16, 2010 **ACTION:**

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Wendy Rhoades **PHONE:** 974-7719
e-mail: wendy.rhoades@ci.austin.tx.us



ZONING

EXHIBIT A

N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

ZONING CASE#: C14-2010-0174
LOCATION: 11206 S IH 35 SVRD SB; 11301 OLD SAN ANTONIO RD
SUBJECT AREA: 43.125 AC.
GRID: F11
MANAGER: WENDY RHOADES

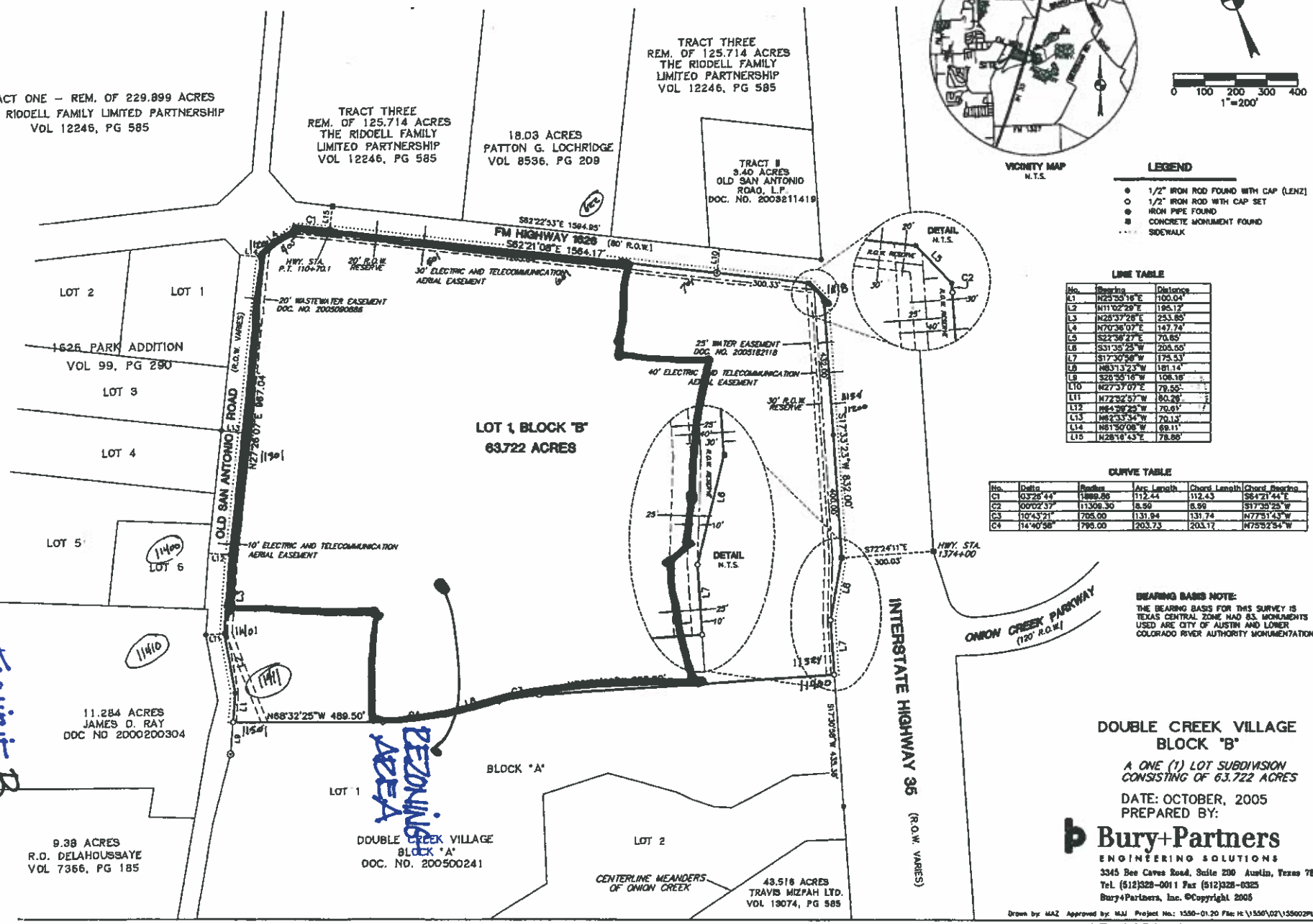
1' = 400'

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.

CITY OF AUSTIN
FOUNDED 1839

DESERT PRIMROSE DR
S 1ST ST
SAN ANTONIO ROAD
FM 1626
S IH 35 SB
S IH 35 SB
BOCA RATON DR
DILLON RANCHER COMMUNITY
GR-CO
CS-CO
03-0053
CS-MU-CO
UNDEV
04-0020
SP-04-0168D
GO-CO
2008-0196
MF
CR-CO
AGRICULTURE
CONSTRUCTION SALES
I-RR
HIGH SCHOOL
SF-4A
OFFICE/WHSE
WHSE
N
EXHIBIT A

DOUBLE CREEK VILLAGE
BLOCK "B"



VICINITY MAP
N.T.S.

0 100 200 300 400
1"=200'

LEGEND

- 1/2" IRON ROD FOUND WITH CAP (LENZ)
- 1/2" IRON ROD WITH CAP SET
- IRON PIPE FOUND
- CONCRETE MONUMENT FOUND
- SIDEWALK

LINE TABLE

No.	Bearing	Distance
L1	N25°53'16"E	100.04'
L2	N11°02'29"E	195.12'
L3	N25°37'28"E	253.85'
L4	N70°36'07"E	147.74'
L5	S22°36'27"E	70.65'
L6	S31°35'23"W	205.55'
L7	S17°30'58"W	175.53'
L8	N83°13'23"W	181.14'
L9	S28°55'16"W	108.18'
L10	N27°37'07"E	79.55'
L11	N72°52'57"W	80.28'
L12	N64°28'25"W	70.61'
L13	N62°53'34"W	70.13'
L14	N61°50'08"W	69.11'
L15	N28°16'43"E	78.86'

CURVE TABLE

No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	03°26'44"	1889.86	112.44	112.43	S64°21'44"E
C2	00°02'37"	11309.30	8.59	8.59	S17°35'25"W
C3	10°43'21"	705.00	131.94	131.74	N77°51'43"W
C4	14°40'58"	795.00	203.73	203.17	N75°52'54"W

BEARING BASIS NOTE:
THE BEARING BASIS FOR THIS SURVEY IS TEXAS CENTRAL ZONE NAD 83. MONUMENTS USED ARE CITY OF AUSTIN AND LOWER COLORADO RIVER AUTHORITY MONUMENTATION.

DOUBLE CREEK VILLAGE
BLOCK "B"

A ONE (1) LOT SUBDIVISION CONSISTING OF 63.722 ACRES

DATE: OCTOBER, 2005
PREPARED BY:

Bury+Partners
ENGINEERING SOLUTIONS
3345 Bee Caves Road, Suite 200 Austin, Texas 78746
Tel. (512)328-0011 Fax (512)328-0325

Bury+Partners, Inc. ©Copyright 2005

Drawn by: MAZ Approved by: MJJ Project No.: 1550-01.20 File: H:\1550\02\155002PL2.dwg

SHEET 1 OF 2

PHOTOGRAPHIC MYLAR

C8-05-0076.0A

13026

SEC00002

MEMORANDUM

TO: Wendy Rhoades, Current Zoning Division
CC: Scott Feldman, P.E., Alliance Transportation Group
FROM: Joe Almazan, Land Use Review Division
DATE: November 22, 2010
SUBJECT: Platinum Onion Creek
Zoning Case No. C14-2010-0174
Double Creek Village Phase 2 Traffic Impact Analysis (TIA) Update

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The Transportation Review Section has reviewed updated information for the traffic impact analysis update for the Double Creek Village Phase 2 dated October 12, 2010, prepared by Scott Feldman, P.E. with Alliance Transportation Group, and provides the following comments.

Trip Generation

The Platinum Onion Creek project is proposed for rezoning on 42 acres of the 127 acres within the Double Creek Village Phase 2 project. The property is located in south Austin on the northwest and southwest corners of the intersection of FM 1626 and IH-35. The original TIA was approved on March 31, 2004 with zoning cases – **C14-04-0019** and **C14-04-0020** for mixed use development as shown below:

2004 Land Use Plan	Size (sq.ft.)
Drugstore with Drive-Thru	15,000
Shopping Center	400,000
Home Improvement Superstore	175,000
Fast Food Restaurant	18,750
High Turnover Sit-Down Restaurant	11,375
Specialty Retail	32,500
Hotel	300 rooms
Apartments	400 dwelling units

Based on the original land use assumptions from the TIA prepared by Wilbur Smith and Associates, the development was estimated to generate **43,514** unadjusted trips per day and **31,980** adjusted trips per day (based on reductions for internal capture and passer-by trips from the unadjusted trips). The estimated completion date for the project was planned for late 2005.

On October 10, 2005, an updated land use proposal for the 127-acre property was approved based on a TIA Addendum for the Double Creek Village Phase 2 project dated August 4, 2005 prepared by Wilbur Smith and Associates. The addendum was submitted after approval of the 2004 zoning cases in order to update the proposed land uses and access locations from the original proposal. The estimated completion date for the project was planned for late 2006. The table below shows the updated land uses for the proposed development:

ATTACHMENT A

2005 Land Use Plan	Size (sq.ft.)
Drugstore with Drive-Thru	15,000
Shopping Center	255,800
High Turnover Sit-Down Restaurant	32,000
Free Standing Discount Store	173,890
Electronic Superstore	40,000
Financial Services (Bank)	4,100
Fast Food Restaurant	7,500
Fast Food Restaurant with Drive-Thru	3,750
Apartments	450 dwelling units

Based on the update to the proposed land use assumptions from the TIA Addendum, the development was estimated to generate **40,528** unadjusted trips per day and **29,681** adjusted trips per day (based on reductions for internal capture and passer-by trips).

With zoning case C14-2010-0174 and the multi-family (MF-2) zoning request, an update to the 2005 land use plan is proposed on 42-acres out of the 127-acres. The applicant proposes to develop a total of 924 apartment dwelling units. Based on the Institute of Transportation Engineer's **Trip Generation Report** (8th ed.), the trip generation is estimated to be **5,723** trips per day.

Land Use	Size (sq.ft.)	Zoning Case	Approval Date
Apartments	924 dwelling units	C14-2010-0174	Pending

To date, 350 apartment dwelling units of the original 450 apartments have been constructed as part of the 127-acre Double Creek Village Phase 2 development. The trip generation from the built-out apartments is estimated to be **2,352** trips per day. This apartment development was approved as the *Colonial Grand at Double Creek Apartments* in 2007 with the site plan application SP-2006-0135C as shown below:

Land Use	Size (sq.ft.)	Site Development Permit	Approval Date
Apartments	350 dwelling units	SP-2006-0135C	07/20/2007

In addition, a convalescent care facility was approved as part of the 127-acre Double Creek Village Phase 2 development. The trip generation from the convalescent care facility is estimated to be **6,696** trips per day. This 120-bed convalescent care facility was approved as the *Meridian Senior Living Facility* in 2009 with site plan application SP-2008-0541C as shown below:

Land Use	Size (sq.ft.)	Site Development Permit	Approval Date
Convalescent Services	44,410 or 120-beds	SP-2008-0541C	11/18/2009

The combination of the built-out 350 apartments, the approved convalescent care facility, and the proposed 924 apartments with zoning case C14-2010-0174 will result in a total of **14,771** trips per day. With these developments, there will be **14,910** trips per day remaining out of the approved **29,681** trips per day from the 2005 land use plan for the Double Creek Village Phase 2 project.

Assumptions and Recommendations

The applicant has agreed to comply with all other assumptions and traffic related characteristics from the approved TIA Addendum for the Double Creek Village Phase 2 project dated August 4, 2005 prepared by Wilbur Smith and Associates, and the staff recommendations from the TIA memorandum prepared by Emily Barron, Transportation Review Section dated October 10, 2005. A copy of the staff memorandum is attached for reference.

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 Section
Planning and Development Review Department

ALLIANCE
TRANSPORTATION GROUP

TECHNICAL MEMORANDUM

To: Joe Almazan
Watershed Protection and Development Review
City of Austin
Austin, Texas 78767

From: Scott A. Feldman, P.E., P.T.O.E.
Alliance Transportation Group, T.B.P.E. Firm No. 812
11500 Metric Blvd., Bldg. M-1, Ste. 150
Austin, Texas 78758

STATE OF TEXAS
SCOTT A. FELDMAN
81938
REGISTERED PROFESSIONAL ENGINEER

11-29-10

Re: Double Creek Village – Phase 2, TIA Update

Date: November 29, 2010

Alliance Transportation Group, Inc., has been retained to examine the trip generation for Double Creek Village –Phase 2 in Austin, Texas. The total area encompassed by this development is 127.573 acres. The original TIA for this development was completed in February of 2004, and then updated in August of 2005. The August 2005 updated TIA assumed the following land uses:

- Drugstore 15 KSF
- Sit Down Restaurant 32 KSF
- Free Standing Discount Store 173.89 KSF
- Electronics Superstore 40 KSF
- Bank 4.1 KSF
- Shopping Center 255.8 KSF
- Fast Food Restaurant wo/ Drive Thru 7.5 KSF
- Fast Food Restaurant w/ Drive Thru 3.75 KSF
- Apartment 450 units

With the August 2005 land use assumptions, using the TIA memo prepared by Emily Barron of the City of Austin in October of 2005, the development was proposed to generate 29,681 adjusted daily trips. A copy of this memo is attached as a reference.

An updated development proposal is underway which would use MF-2 zoning on 42 of the 127 acres within the project. The purpose of this study is to evaluate the trip generation for this updated land use and determine the remaining trips which could be allocated to the entire site.

Also of note, a 4.355 acre convalescent care facility was approved as part of the overall development in 2008, generating 6,696 trips per day. A copy of the TIA determination form for this project is also attached for reference. Additionally, 350 of the originally proposed 450 apartments have been constructed. These generate 2,352 trips per day.

The proposal for the 42 acre multi-family development would entail a total of 924 housing units. Based on the guidelines in the ITE Trip Generation Handbook, the regression equation provided in the 8th Edition of Trip Generation is used to calculate the daily trips. Utilizing this equation yields a total of 5,723 adjusted trips. The combination of the Convalescent Care facility, the existing 350 apartments and the proposed 924 apartments results in 14,771 adjusted daily trips.

With these two proposed developments and the existing 350 apartments, there are 14,910 adjusted daily trips remaining which can be applied to future site plans within the 127 acre project.

If you have any further questions regarding this matter, please feel free to contact us at 512-821-2081.

ATTACHMENTS

Date: October 10, 2005

To: PK Okyere, Wilbur Smith and Associates

CC: Michelle Allen, DSWMvK
Mark Drinkard
Master File ~ C14-04-0019 and C14-04-0020

Reference: Double Creek Village Phase II **TIA Addendum**

The Transportation Review Section has reviewed the Traffic Impact Analysis Addendum for Double Creek Village Phase II, dated August 4, 2005, prepared by PK Okyere, Wilbur Smith and Associates, and offers the following comments:

TRIP GENERATION

Double Creek Village is a 126.573-acre development located in south Austin on the northwest and southwest corners of the intersection of FM 1626 and IH-35

The property is currently undeveloped and zoned CS-MU-CO, MF-2, and CS-CO. An addendum to the TIA was filed after approval of the zoning cases in order to update the proposed uses and access locations from the original proposal. The estimated completion of the project is expected in the year 2006.

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

Table 1. Adjusted Trip Generation

LAND USE	Size	ADT
Drugstore with Drive Thru	15,000	992
Sit Down Restaurant	32,000	3,297
Free Standing Discount Store	173,890	8,083
Electronics Superstore	40,000	1,442
Bank	4,100	557
Shopping Center	255,800	8,238
Fast Food Restaurant wo/ Drive Thru	7,500	3,006
Fast Food Restaurant w/ Drive Thru	3,750	1,042
Apartments	450du	3,024
TOTAL		**29,681**

ASSUMPTIONS

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

Table 2. Growth Rates per Year

Roadway Segment	%
All Roads	6.5%

2. In addition to these growth rates, background traffic volumes for 2003 included estimated traffic volumes for the following projects:

• Fairfield at Slaughter Creek	SP-01-004C
• Terrace at Onion Creek	SP-02-005D
• Southpark Apartments	SP-00-2096C
• Onion Creek Sec. 100	SP-02-0041D
• Onion Creek Office Park	SP-03-0140D
• Southpark Meadows	SP-05-0568C
• Parkside at Slaughter Creek	C8-02-0198
• Waterstone	SP-05-0683C
• Harrell Tract	C14-05-0014
• Keesee Tract	C14-05-0114
• Creekhill Plaza (Wal Mart)	SP-03-0283C

3. Pass By and Internal Capture Reductions were taken as follows:

Table 3. Summary of Pass-By and Internal Capture Reductions

Land Use	Pass-By Reductions %		Internal Capture Reduction %
	AM	PM	
Free Standing Discount Store	0	17	5
Shopping Center	20	30	5
Electronics Superstore	0	20	5
Drugstore with Drive Thru	10	25	5
Bank	25	60	40
Sit Down Restaurant	10	20	4
Fast Food wo/ Drive Thru	33	43	6
Fast Food w/ Drive Thru	33	43	6

4. No reductions were taken for pass-by, internal capture or transit use.

EXISTING AND PLANNED ROADWAYS

South 1st Street – South 1st is located west of the site and is classified as a four-lane undivided minor arterial in the Roadway Plan. The traffic volume on South 1st Street north of Slaughter Lane was approximately 7,110vpd in 1997. This roadway is classified as a priority 2 route in the Bicycle Plan.

IH 35 – This roadway is classified as a six-lane freeway. The traffic volumes for year 2000 on IH 35 near Slaughter Lane were 115,000vpd. The Austin Metropolitan Area Transportation Plan classifies IH 35 as an eight-lane freeway with HOV lanes between William Cannon Drive and Slaughter Lane and as an eight-lane freeway between Slaughter Lane and FM 1626 in 2025. The southbound exit ramp south of Slaughter Lane near the intersection of Turk Lane will be extended by TXDOT. This roadway is in the Bicycle Plan as a priority 2 route.

FM 1626 – This roadway is classified as a 2 lane undivided major arterial with traffic volumes of 8,500vpd in 2002. A portion of this roadway is planned to be widened as part of the Double Creek Village Phase II TIA. This roadway is classified as a Priority 2 route in the Bicycle Plan.

INTERSECTION LEVEL OF SERVICE (LOS)

The TIA analyzed 12 intersections. 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	2003 Existing		2006 Site + Forecasted	
	AM	PM	AM	PM
Wayne Riddell at FM 1626	C	C	A	A
South First at FM 1626	C	C	B	B
Old San Antonio Road and FM 1626	C	C	A	A
IH-35 SBFR and FM 1626	C	C	A	A
IH-35 SBFR and Onion Creek Overpass	A	A	B	B
IH-35 NBFR and Onion Creek Overpass	A	A	C	C
FM 1626 and Driveway A			C	D
FM 1626 and Driveway B			C	C
FM 1626 and Driveway C			B	C
IH 35 SBFR and Driveway D			B	C
IH 35 SBFR and Driveway E			B	C
IH 35 SBFR and Driveway F			B	B

RECOMMENDATIONS

1) Prior to approval of the 1st site plan on the property, fiscal is required to be posted for the following improvements:

Intersection	Improvements
IH-35 SBFR and Onion Creek Parkway	Restripe for 1 Shared Right and Through and One shared Left and Through
Onion Creek Parkway at IH-35 Overpass	Restripe over pass from 2 EB lanes and 1 WB Lane to 1 EB lane and 2 WB Lanes

The estimated cost of these improvements is $4,589. The cost estimate will be required to be updated and fiscal posted for these improvements prior to release of any site development permit on any portion of the property.

2) The applicant is required to enter into an Advanced Funding Agreement with TXDOT for construction of deceleration/acceleration lanes along the site frontage at the time the driveway is submitted for site development approval. Each agreement is required to be completed prior to approval of the associated site development permit. Right-of-way dedication may be required at the time of site plan for the deceleration/acceleration lanes. The TIA assumes these lanes to Driveways D, E and F.

3) TXDOT has approved this addendum and agreed to construct and fund several improvements assumed in the TIA. Their approval is attached.

4) The TIA addendum review fee for this addendum is required to be posted prior to release of any site development permit on the property. This fee is $1,870.

5) Access to Old San Antonio is prohibited.

6) Additional right-of-way dedication and/or reservation may be required with the subdivision and/or site plan for boundary roadways including possible upgrades to existing facilities.

7) 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 974-2788.

Emily M. Barron

Emily M. Barron
Sr. Planner – Transportation Review Staff
Watershed Protection and Development Review

INTEROFFICE MEMORANDUM

Date: March 31, 2004

To: Wendy Walsh, Case Manager

Reference: Double Creek Village – Phase 2
C14-04-0019 and C14-04-0020
Traffic Impact Analysis

The following are staff comments on the traffic impact analysis for the proposed Double Creek Village Phase 2 development.

TRIP GENERATION

Double Creek Village Phase 2 consists of three tracts totaling 127.573 acres multi-use development located at FM 1626 and IH-35 South. The proposed development plans include a mix of retail and restaurant, and the proposed completion of the project will be expected in the year 2005. Wilber Smith Associates prepared the TIA for the project in February, 2004.

The TIA assumed that the proposed development would consist of the following land uses:

Drugstore	15,000 s.f.
Shopping Center	400,000 s.f.
Home Improvement Superstore	175,000 s.f.
Fast Food Restaurant	18,750 s.f.
High Turnover Sit-Down Restaurant	11,375 s.f.
Specialty Retail	32,500 s.f.
Hotel	300 rooms
Apartments	400 units

Based on the standard trip generation rates established by the Institute of Transportation Engineers (ITE), the development will generate 43,514 unadjusted daily trips (ADT). Of these, 2,058 trips will occur during the morning peak-hour and 3,251 will occur in the evening peak-hour.

Below, Table 1 summarizes the adjusted site trips by subtracting the Internal capture and pass-by trips from the unadjusted trips. The total number of daily adjusted trips is 31,980.

Table 1. Trip Generation Proposed (adjusted)

			AM Peak		PM Peak	
Land Use	**Square feet**	**ADT**	**Enter**	**Exit**	**Enter**	**Exit**
Drugstore	15,000	992	21	15	43	45
Shopping Center	400,000	12,882	226	136	490	545

Home Improvement Store	175,000	4,173	102	86	158	181
Fast-Food Restaurants (5)	18,750	6,593	304	205	145	127
Sit-Down Restaurants (2)	11,375	1,172	61	56	57	31
Specialty Retail	17,500	1,151	0	0	28	39
Hotel	300 rooms	2,329	102	66	94	83
Apartments	400 units	2,688	41	163	161	87
Total		31,980	857	727	1,176	1,138

ASSUMPTIONS

A composite growth rate was developed using the adjacent roadways traffic volumes, which were provided by the Transportation Planning Programming Division of the Texas Department of Transportation. Traffic volumes from 1998 to 2001 yielded a 5.7% average annual growth rate. With the extension of South 1st Street to FM1626, the annual growth rate was increased to 6.5% to account for the additional trip diversion. It should be noted that the background traffic growth for the Knolls at Slaughter Creek was determined separately and applied as background traffic since the subdivision is expected to double in size over the next two years. In addition, traffic from several other previously approved projects, including Phase I and Tract 2 of Double Creek Village, was included as background traffic. Some traffic on FM 1626 was also redistributed due to the anticipated construction of Stablewood Dr.

EXISTING AND PROPOSED ROADWAYS

FM 1626 - exists as a two-lane roadway and is classified as a Major Arterial in the Austin Metropolitan Area Transportation Plan. Average daily traffic in 2003 is approximately 9,300 vehicles per day. TXDOT is developing plans to widen the road with a variable cross-section (3 to 5 lanes with shoulders) between proposed SH 45 and IH-35. However, this improvement is not yet funded. TXDOT has also committed to installing additional traffic signals along FM 1626 as traffic warrants.

Wayne Riddell Loop – provides direct access to the Knolls at Slaughter Creek Subdivision. The roadway exists and is classified as a neighborhood collector street. The 24-hour traffic count on Wayne Riddell was 1,469.

South 1st Street - The roadway exists in a four-lane divided configuration and is classified as a Minor Arterial roadway by the City of Austin Metropolitan Area Transportation Plan. The traffic count for S. 1st Street is 3,254 south of Slaughter Lane. TXDOT has funding approved to install a traffic signal at S. 1st and FM 1626.

IH-35 Southbound Frontage Road at FM 1626 – is included in the City of Austin Metropolitan Area Transportation Plan. The IH-35 Southbound Frontage Road is constructed as a 2-lane one-way roadway.

IH-35 Northbound and Southbound Frontage Roads at Onion Creek Parkway – Onion Creek Parkway is constructed with a northbound turnaround lane, a shared thru and left turn lane (northbound) and an east bound thru lane, which leads to the entrance of the Onion Creek Golf Course Community. In addition, a one westbound lane exists in order to allow traffic to turn left (south) on to the IH-35 Southbound Frontage Road.

IH-35 Northbound and Southbound Frontage Roads at Slaughter Creek Overpass – Slaughter Creek Overpass is constructed with a left turn lane (southbound) and an east bound thru lane and left turn lane (northbound). TXDOT is developing plans to reconstruct

and expand the overpass and to widen the southbound frontage road to three lanes; however, this project is not yet funded. TXDOT is also committed to installing additional traffic signals along the IH-35 frontage road as traffic warrants.

Old San Antonio Road - The traffic volume for the road is 1,194 west of IH-35. The roadway is a 2-lane collector between IH-35 and FM 1327. In the Stablewood Subdivision preliminary plan, Old San Antonio Rd. is shown to be terminated in a cul-de-sac south of Charles Akins High School. The TIA did not propose any direct access to this road from the Double Creek Village site. The applicant is proposing to widen the portion of Old San Antonio Rd. south of FM 1626 to a 4-lane divided roadway, to connect with an extension of Onion Creek Parkway.

Stablewood Dr. – Is part of the approved preliminary plan called Stablewood at Slaughter Creek (C8-95-0211.03). The proposed roadway would be built by the applicant as a 4-lane divided collector street, beginning at the existing intersection of Old San Antonio Road and RM 1626. It will follow the existing alignment of Old San Antonio Road for a short distance north of FM 1626 and then diverge to a parallel route and connect with IH-35 at the Slaughter Creek Overpass.

Onion Creek Parkway – currently exists east of IH-35. The applicant is proposing to extend it westward as a 4-lane collector street to a connection with Old San Antonio Rd.

TRAFFIC ANALYSIS

The impact of site development traffic on the existing area roadways was analyzed. Two time periods and travel conditions were evaluated:

- 2003 Existing Conditions
- 2005 Build-Out Conditions

INTERSECTION LEVEL OF SERVICE (LOS)

The TIA analyzed 9 intersections, none of which are signalized. Existing and projected levels of service are as follows with the proposed improvements mentioned in the TIA. All intersections will operate at an acceptable level with the improvements assumed in the TIA.

Table 2. Level of Service

Intersection	2003		2005	
	AM	PM	AM	PM
Wayne Riddell/FM 1626	C	C	B	B
South First/FM 1626	C	C	B	B
Old San Antonio Rd/Stablewood/ FM 1626	C	C	C	C
IH-35 SBFR/FM 1626	C	C	A	A
IH-35 SBFR/Onion Creek Overpass	A	A	B	B
IH-35 NBFR/Onion Creek Overpass	A	A	B	B
IH-35 SBFR/Slaughter Creek Overpass	B	B	A	A
IH-35 NBFR/Slaughter Creek Overpass	B	B	C	C
Old San Antonio Rd./Onion Creek Pkwy	-	-	C	D

DRIVEWAY CAPACITY ANALYSIS

The TIA analyzed 13 driveways accessing the three tracts. All driveways will operate at an acceptable level of service ("D" or better) with the improvements assumed in the TIA.

ROADWAY CAPACITY ANALYSIS

The table below summarizes the roadway level of service for the year 2005. FM 1626 will operate at an unacceptable level of service during the PM peak hour. TXDOT has agreed to widen the road to a 5-lane cross-section to mitigate this condition.

Roadway Section	AM Peak Hour	PM Peak Hour
FM 1626 between S. 1st & IH-35	D	E
Old San Antonio Rd. between FM 1626 & Onion Creek Pkwy.	C	C

OTHER TRANSPORTATION MODES

Capital Metro bus service is available to Akins High School, which is located about one-half mile from the property to the north. However, for the purpose of the TIA no deductions in traffic were assumed for transit ridership.

RECOMMENDATIONS

The TIA assumes that a number of improvements will be made to area roadways by the time the project is completed. Discussions between the applicant and TXDOT resulted in a commitment from TXDOT to provide many of the recommended improvements in the TIA without cost participation by the developer (see attached memo). Consequently, the developer should be subject to the following requirements:

1. Dedicate 120-feet of right-of-way and construct a 4-lane divided roadway along the general alignment of Stablewood Dr. as shown on the approved preliminary plan, between FM 1626 and the Slaughter Creek interchange at IH-35. This requirement will be addressed with the final subdivision plat on the property, and the road will be constructed with the site plan for development of the tract. The road should be completed and open to traffic prior to the issuance of any certificates of occupancy on the tract.

2. Provide exclusive left-turn lanes at all site driveways along Stablewood Drive and Onion Creek Parkway. This requirement will be addressed during review of the subdivision construction plans for Stablewood Drive and Onion Creek Parkway and is subject to compliance with all ordinance requirements at that time.

3. Dedicate 70 feet of right-of-way from the centerline of FM 1626 from Old San Antonio Rd. to S. First St. This requirement will be addressed with the final subdivision plat on the property.

4. Dedicate 90 feet of right-of-way and construct Onion Creek Parkway as a 4-lane divided collector street between IH-35 and Old San Antonio Rd. The road should be completed and open to traffic prior to the issuance of any certificates of occupancy on the tract.

5. Reserve 50 feet of right-of-way along IH-35 for future expansion of the frontage road.

6. Provide preliminary schematic for the ultimate location and design of an upgraded Slaughter Creek Overpass on IH-35.

7. Eliminate the existing driveway on IH-35 located 240 feet south of FM 1626.

8. Location of driveways is subject to approval at the time of site plan review.

9. 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.

10. Submit two copies of the final version of the TIA incorporating all corrections and additions. The TIA should be submitted before third reading of the zoning.

If you have any questions or require additional information, please contact me at 974-2725.

George Zapalac

George Zapalac
Watershed Protection and Development Review Department

CC: Bob Hamm, Wilber Smith Associates
Carol Kaml, Fiscal Surety Officer

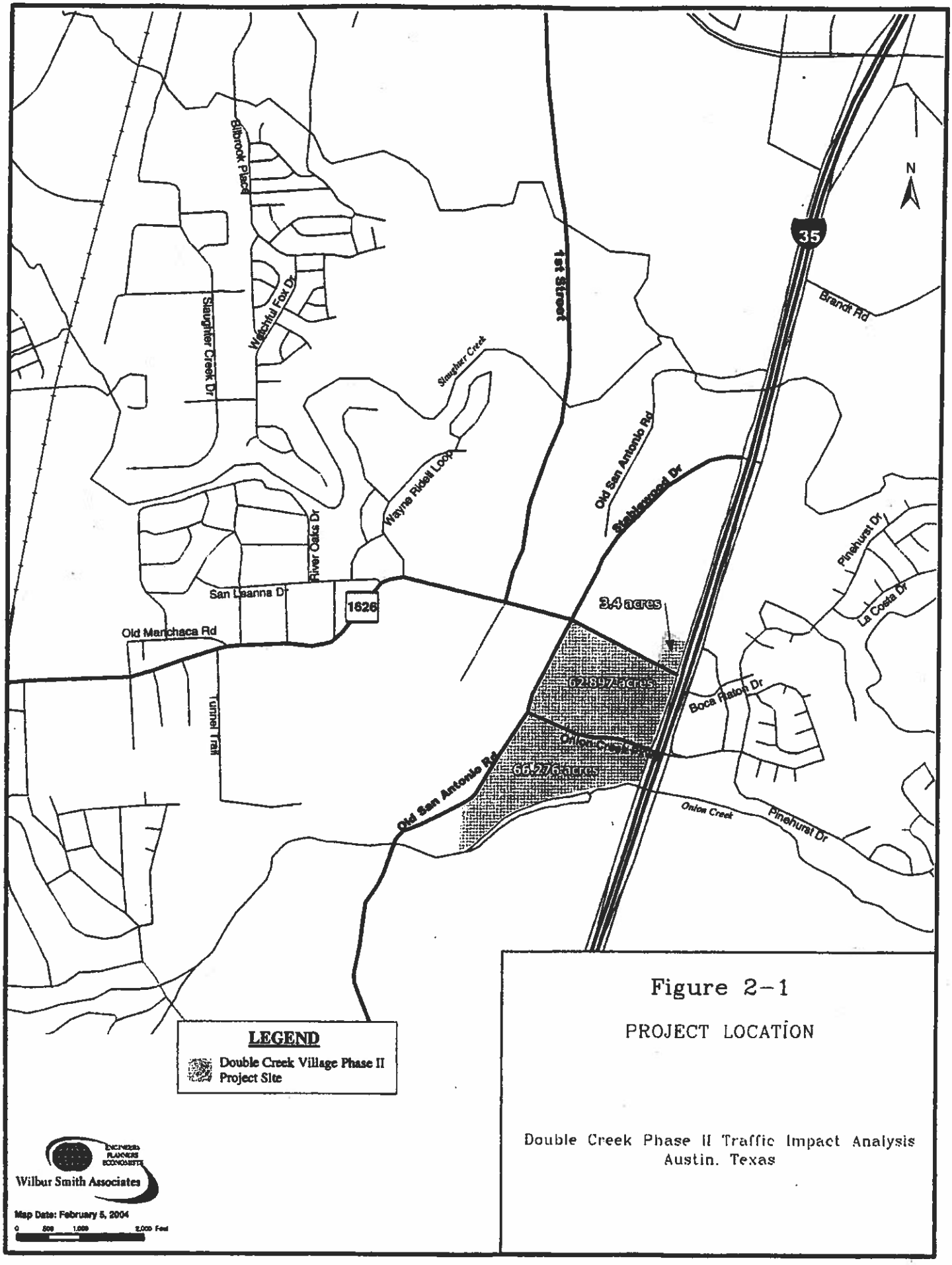

Figure 2-1

PROJECT LOCATION

Double Creek Phase II Traffic Impact Analysis
Austin, Texas

Texas Department of Transportation

P.O. DRAWER 15426 • AUSTIN, TEXAS 78761-5426 • (512) 832-7000

October 15, 2003

Mr. Bill Walters
Walters Southwest
1100 Nueces
Austin, Texas 78701

Dear Mr. Walters,

Over the past several months we have been working together to address the best transportation access and circulation solutions for the area around FM 1626 and IH-35. TxDOT strongly supports the proposal to build a "backage road" which would loop around your development and connect with the Slaughter Creek Overpass and the Onion Creek Overpass. We think this internal four-lane roadway will better distribute regional traffic, improve access to the high school, and reduce congestion along the existing IH-35 frontage road system.

As part of the transportation solution, TxDOT is developing several projects in the area which will be facilitated by your right of way donation and proposed designs. These improvements include:

- Widening FM 1626 to a variable cross-section (3 lanes to 5 lanes) with shoulders between proposed SH 45 and IH-35;
- Reconstruction and expansion of the Slaughter Creek Overpass;
- Installation of a traffic signal at FM 1626 and South 1st Street (this is already approved and funded);
- Installation of additional traffic signals along FM 1626 or the IH 35 frontage road system, as traffic warrants; and,
- Reconstruction and expansion of southbound IH-35 frontage road to 3 lanes as traffic warrants.

Please note that only the signal project at FM 1626 at South 1st Street is funded for construction.

Last, the Austin District would be supportive of Travis County Commissioner Daugherty's efforts to secure CAMPO STP-MM funding for portions of the "backage road" loop system or any of the other area projects the Austin District is developing.

If you have any questions, please let me know.

Sincerely,

Donald E. Nyland

Donald E. Nyland, P.E.
Area Engineer

cc: Robert B. Daigh, P.E., TxDOT, Austin District Engineer
Robert L. Stuard, P.E., TxDOT, Austin District Director of Transportation

An Equal Opportunity Employer

ATTACHMENT B

WALTERS SOUTHWEST

November 12, 2003

Mr. Don Nyland, P.E.
TxDOT, South Austin Area Office
2800 S. IH-35, Ste. 100
Austin, Texas 78704

Re: Revision to Letter of October 28, 2003 regarding Double Creek Village Transportation Improvements

Dear Mr. Nyland,

I want to thank you for the time you have spent with my consultant team and me reviewing the proposed transportation improvements for FM 1626 and IH-35 around Double Creek Village. After working with your office it has been determined that we should not realign existing FM 1626 to tie into the Slaughter Creek Overpass. Instead, it has been determined that an internal 4-lane divided city street, connecting both the Slaughter Creek Overpass and the Onion Creek Overpass, would provide the best regional and local access while reducing the traffic impacts along the IH-35 frontage road. The backage road would intersect FM 1626 at the existing Old San Antonio Road intersection and utilize short segments of Old San Antonio Road.

As a result of our meetings, I propose to provide the following improvements, at no cost to the State, as part of the Double Creek Village development:

- Provide 120' of right of way and construct 4-lane divided "backage road " between FM 1626 and Slaughter Creek Overpass.
- Provide preliminary schematic for ultimate location and design of relocated/upgraded Slaughter Creek Overpass.
- Donate 30 feet of right of way, between existing Old San Antonio and IH-35 frontage road, for FM 1626.
- Reserve 50' of right of way along IH-35 frontage, controlled by Double Creek Village, for future expansion of IH-35 frontage road from 2 lanes to 3 lanes.
- Continue to work with the school district, Travis County, and area property owners to complete the "backage road" between FM 1626 and Onion Creek Overpass.

1100 Nueces Street
Austin, Texas 78701
Phone: 512-481-0404
Fax: 512-481-0444
Email: waltersw@swbell.net

Real Estate Investments

ATTACHMENT C

Thank you again for your time and recommendations to address both the local and regional access and circulation issues in the area.

Sincerely,

William S. Walters, III

cc: Commissioner Gerald Daugherty, Travis County Precinct 3
Bob Hamm, P.E. Wilbur Smith & Associates
Mike Weaver, Prime Strategies, Inc.
Michele Allen, Drenner Stuart Wolff Metcalfe von Kreisler, LLP
Dan Robertson, AISD

SUMMARY STAFF RECOMMENDATION:

The Staff's recommendation is to grant multi-family residence low density (MF-2) district zoning.

The Applicant has agreed to comply with all other assumptions and traffic related characteristics from the approved TIA Addendum for Double Creek Village Phase 2 project dated August 4, 5005 prepared by Wilbur Smith and Associates, and the Staff recommendations from the TIA memorandum prepared by the Transportation Review Section dated October 10, 2005. The TIA Update memo dated November 22, 2010 addresses the proposed development and is provided as Attachment A.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

The multi-family residence low density (MF-2) district is intended to accommodate multifamily use with a maximum density of 23 units per acre, depending on unit size. This district is appropriate for multifamily residential areas located near single family neighborhoods or in an area for which low density multifamily use is desired.

2. Zoning changes should promote compatibility with adjacent and nearby uses.

Staff recommends MF-2 zoning (up to 23 units per acre), as multifamily residence use is allowed with the original 2004 approval, and is consistent with the adjoining portion of Double Creek Village – Phase II to the south and bordering Onion Creek.

EXISTING CONDITIONS

Site Characteristics

The site is undeveloped and unvegetated, and slopes gently towards Onion Creek, to the south.

Impervious Cover

Within the Onion Creek watershed, the maximum impervious cover allowed by the MF-2 zoning district would be 60%, which is based on the more restrictive watershed regulations.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Onion Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land

Development Code. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

Development Classification	*% of Net Site Area*	*% with Transfers*
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to flood plain maps, there is a floodplain within, or adjacent to the project boundary. Based upon the close proximity of flood plain, offsite drainage should be calculated to determine whether transition zone exists within the project location. If transition zone is found to exist within the project area, allowable impervious cover within said zone should be limited to 30%.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

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 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.

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

Transportation

An update to the traffic impact analysis is required and has been received. Comments are provided in Attachment A.

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at his own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the

tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Site Plan and Compatibility Standards

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

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

New development will be subject to Commercial Design Standards Exterior lighting (2.5), Private Common Space, 2.7, any other applicable regulations that are amended prior to site plan submittal date.

ONION CREEK
HOMEOWNERS ASSOCIATION
10816 Crown Colony, Suite 105
Austin, Texas 78747
Tel: 512.280.8110
Fax: 512.280.8162

November 30, 2010

RE: C14-2010-0174

Ms. Wendy Rhoads
Planning & Development Review Department
505 Barton Springs Road, 5th Floor
Austin, Texas 78767-8810

Dear Ms. Rhoads:

The Onion Creek Homeowners Association supports the proposed zoning change to MF-2 from CS-MU-CO for Case Number C14-2010-0174, located at 11206 South IH35 Service Road Southbound. The OCHOA feels the change will be a better use of this property in terms of traffic and aesthetics. The property immediately south of this tract is currently zoned and developed under MF-2.

Thank you,

Dick Perrone
Vice President, Infrastructure Chairman
Onion Creek Homeowners Association
512 282-7879

Cc: David Hartman, Haviland Lake Partners, L.P.