

## ZONING CHANGE REVIEW SHEET

**CASE:** C14-2013-0051  
(Tech Ridge Rezoning)

**Z.A.P. DATE:** June 4, 2013

**ADDRESS:** 12501 ½ Interstate Highway-35 Service Road Northbound

**OWNER/APPLICANT:** Parmer Tech Ridge, LLC (Erik Tompkins)

**AGENT:** Thrower Design (A. Ron Thrower)

**ZONING FROM:** GR

**TO:** CS-1

**AREA:** 0.034 acres

### **SUMMARY STAFF RECOMMENDATION:**

The staff's recommendation is to grant CS-1-CO, Commercial-Liquor Sales-Conditional Overlay Combining District, zoning. The conditional overlay will limit the development intensity for the site to less than 2,000 vehicle trips per day.

### **ZONING AND PLATTING COMMISSION RECOMMENDATION:**

### **DEPARTMENT COMMENTS:**

The property in question is currently a vacant suite within the Tech Ridge Shopping Center located at the southeastern intersection of Interstate Highway-35 Northbound and Parmer Lane. The applicant is requesting to rezone the property to CS-1 to expand an existing liquor store (Twin Liquors) in a developed retail shopping center.

The staff supports this request because the site will be surrounded by commercial uses and will be consistent with the current development in the area. The property in question will be located in 1,497 sq. ft. lease space in an existing retail shopping center at the intersection of two major arterial roadways/highways.

The applicant agrees with the staff's recommendation.

### **EXISTING ZONING AND LAND USES:**

	ZONING	LAND USES
Site	GR	Personal Services (Tech Ridge Shopping Center: Nail Salon)
North	GR	Retail Sales (Tech Ridge Shopping Center: HEB, Petsmart, Office Depot, Panda Express, H&R Block, New Attitude Salon & Spa, Golden Wok, Marble Slab, Texenza Coffee, Massage Envy, Care Mark, etc.)
South		Retail Sales (Tech Ridge Shopping Center: My Fit Foods, etc.)
East		Restaurant (Tech Ridge Shopping Center: Subway)
West		Liquor Sales (Tech Ridge Shopping Center: Twin Liquors)

**AREA STUDY:** N/A

**TIA:** Waived

**WATERSHED:** Walnut Creek

**DESIRED DEVELOPMENT ZONE:** Yes

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**CAPITOL VIEW CORRIDOR:** N/A

**HILL COUNTRY ROADWAY:** N/A

**NEIGHBORHOOD ORGANIZATIONS:**

Austin Heritage Tree Foundation  
 Austin Monorail Project  
 Austin Neighborhoods Council  
 Austin Northwest Association  
 Bike Austin  
 Homeless Neighborhood Association  
 North Growth Corridor Alliance  
 Pflugerville Independent School District  
 SELTEXAS  
 Sierra Club, Austin Regional Group  
 Super Duper Neighborhood Objectors and Appealers Organization  
 Techridge Neighbors  
 The Real Estate Council of Austin, Inc.

**CASE HISTORIES:**

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2012-0121 (Tech Ridge Center Phase III Apartments: 12504-12620 McCallen Pass)	LI, GR, and RR to MF-4	11/20/12: Approved MF-4 zoning on consent (7-0); P. Seeger-1 <sup>st</sup> , C. Banks-2 <sup>nd</sup> .	12/06/12: Approved MF-4 zoning on consent on all 3 readings (7-0); M. Martinez-1 <sup>st</sup> , B. Spelman-2 <sup>nd</sup> .
C14-2008-0076 (The Ridge: East Parmer Lane)	SF-2 to LI-PDA* *With this LI- PDA request, the applicant is asking for a variance to Section 25-8-341 and 25-8-342 to allow for cut and fill of up to twelve (12) feet on this site.	9/02/08: Approved the staff's recommendation for LI-PDA zoning (5-0, T. Rabago, R. Evans-absent); K. Jackson- 1 <sup>st</sup> , C. Hammond-2 <sup>nd</sup> .	9/25/08: Approved LI-PDA district zoning as Zoning and Platting Commission recommended, (7-0), 1 <sup>st</sup> reading  10/16/12: Approved LI-PDA zoning on 2 <sup>nd</sup> /3 <sup>rd</sup> readings (7-0)
C14-03-0050 (Parmer Lane and IH-35: 500 West Parmer Lane)	CS to CH	5/13/03: Approved staff's recommendation of CH-CO zoning, with height limit of 120- feet, by consent (9-0); J. Martinez-1 <sup>st</sup> , J. Gohil-2 <sup>nd</sup> .	6/12/03: Approved CH-CO zoning (5-1, Garcia-off dias, Goodman- Nay); all 3 readings
C14-01-0169 (Parmer Center- 1.334 acres: 900-1004 Center Ridge Drive)	IP to CS	2/5/02: Approved staff's alternate rec. of CS-CO on consent w/ following conditions: 1) Limit site to TIA conditions and post fiscal for roadway improvements prior to third	3/21/02: Approved CS-CO w/ other conditions (7-0); 1 <sup>st</sup> reading  4/11/02: Approved CS-CO (6-0); 2 <sup>nd</sup> /3 <sup>rd</sup> readings

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		reading of the case at City Council; 2) Prohibit the following uses: Agricultural Sales and Services, Campgrounds, Commercial Blood Plasma Center, Construction Sales and Services, Drop-Off Recycling Collection Facility, Equipment Repair Services, Equipment Sales, Monument Retail Sales, Vehicle Storage, Veterinary Services, Maintenance and Service Facilities, Art and Craft Studio (General), Art and Craft Studio (Limited), Building Maintenance Services, Convenience Storage, Kennels, Laundry Services, Pawnshops, Adult Oriented Businesses; 3) Make the following uses conditional: Custom Manufacturing, Limited Warehousing and Distribution (8-0)	
C14-01-0168 (Parmer Center: 13001-13299 North Interstate Highway-35 Service Road Northbound)	IP & CS-CO to CS	2/5/02: Approved staff's alternate rec. of CS-CO on consent w/ following conditions: 1) Limit site to TIA conditions and post fiscal for roadway improvements prior to third reading of the case at City Council; 2) Prohibit the following uses: Agricultural Sales and Services, Campgrounds, Commercial Blood Plasma Center, Construction Sales and Services, Drop-Off Recycling Collection Facility, Equipment Repair Services, Equipment Sales, Monument Retail Sales, Vehicle Storage, Veterinary Services, Maintenance and Service Facilities, Art and Craft Studio (General), Art and Craft Studio (Limited), Building Maintenance Services, Convenience Storage, Kennels, Laundry Services, Pawnshops, Adult Oriented Businesses; 3) Make the following uses conditional:	3/21/02: Approved CS-CO w/ other conditions (7-0); 1 <sup>st</sup> reading  4/11/02: Approved CS-CO (6-0); 2 <sup>nd</sup> /3 <sup>rd</sup> readings

CH/4

		Custom Manufacturing, Limited Warehousing and Distribution (8-0)	
C14-01-0118 (Capital Vineyards- Center Park @ Tech Ridge: 401 East Parmer Lane)	GR to CS-1	9/18/01: Approved staff's rec. of CS-1 by consent (9-0)	10/25/01: Approved CS-1 (7-0); all 3 readings
C14-01-0085 (Parmer Meadows Subdivision: North Lamar Blvd. At Parmer Lane)	GO to GR	6/26/01: Approved staff rec. of GR-CO, w/ CO to limit the development intensity to less than 2,000 vehicle trips per day, by consent (7-0, Garza-recused himself, Cravey-absent) Vrudhula-1 <sup>st</sup> , Mather-2 <sup>nd</sup>	8/2/01: Approved PC rec. of GR-CO readings (6-0, Thomas-absent); all 3 readings
C14-01-0077 (Revocable Living Trust – Walmart Parmer: 12700-12800 Block of IH 35 Service Road Southbound)	DR to CS	2/26/02: Approved GR-CO, w/ CO to limit the site to conditions of the TIA, by consent (7-0, K. Jackson-absent, Adams-off dais); J. Martinez-1 <sup>st</sup> , J. Mather-2 <sup>nd</sup> .	4/18/02: Approved GR-CO on 3 readings (5-0, Slusher/ Thomas-absent)

**RELATED CASES:** C8-03-0021.0A (Subdivision Case)  
SP-00-288C(XCT) (Site Plan Case)

**ABUTTING STREETS:**

Name	ROW	Pavement	Classification	Daily Traffic TXDOT traffic counts:
W. Parmer Lane	200'	124'	Major Arterial	34,000
Interstate Highway-35	Varies	FWY-6	Freeway	152,000

**CITY COUNCIL DATE:** June 27, 2013

**ACTION:**

**ORDINANCE READINGS:** 1<sup>st</sup>

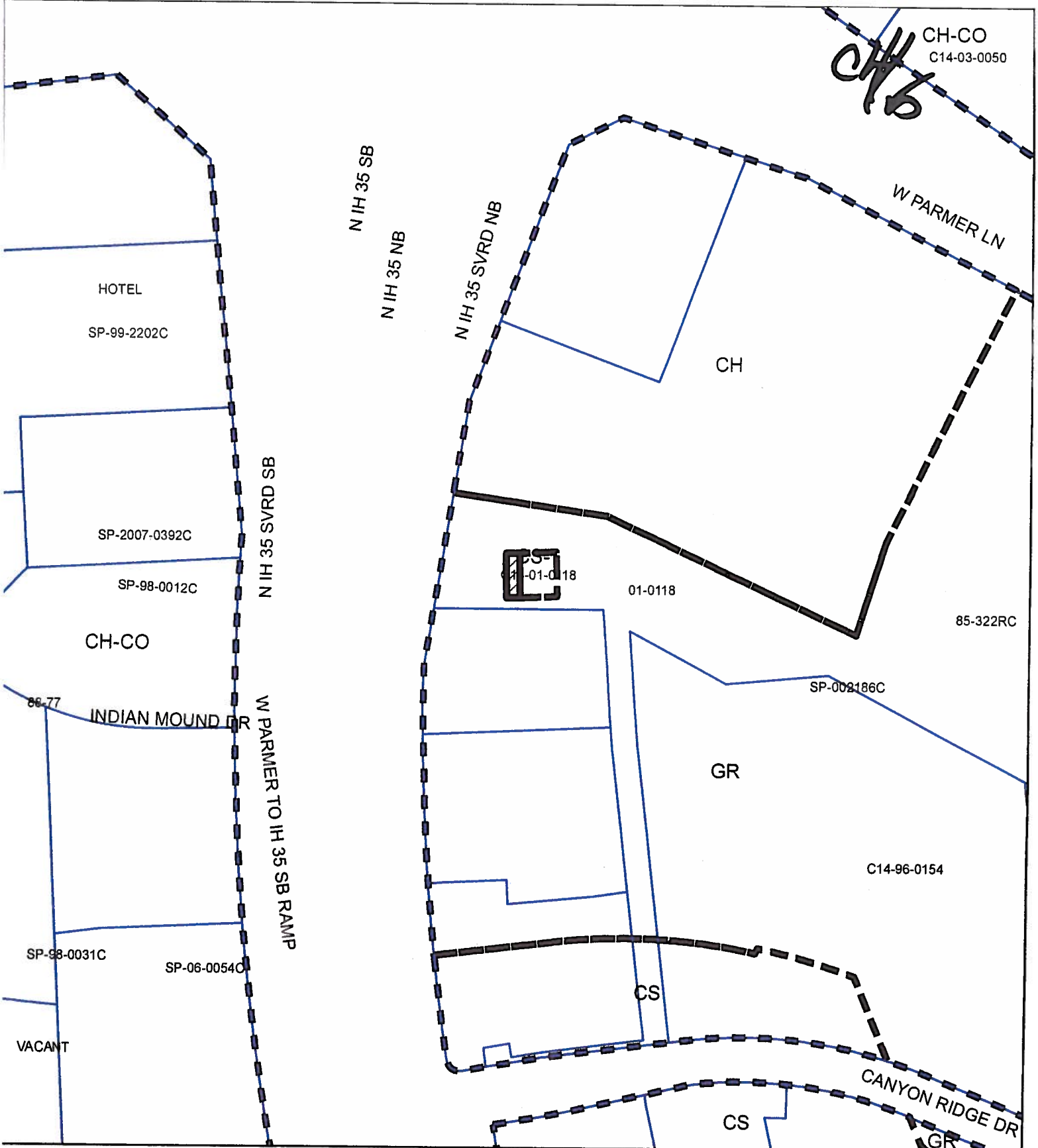
2<sup>nd</sup>

3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Sherri Sirwaitis

**PHONE:** 974-3057,  
[sherri.sirwaitis@ci.austin.tx.us](mailto:sherri.sirwaitis@ci.austin.tx.us)



CH-CO  
C14-03-0050  
*CH/6*

01-0118  
01-0118

85-322RC

SP-002186C

C14-96-0154

**ZONING**  
**ZONING CASE#: C14-2013-0051**



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.







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## STAFF RECOMMENDATION

The staff's recommendation is to grant CS-1-CO, Commercial-Liquor Sales-Conditional Overlay Combining District, zoning. The conditional overlay will limit the development intensity for the site to less than 2,000 vehicle trips per day.

## BASIS FOR RECOMMENDATION

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

Commercial-liquor sales (CS-1) district is the designation for a commercial or industrial use of a service nature that has operating characteristics or traffic service requirements that are incompatible with residential environments. Liquor sales is one of the permitted uses in a CS-1 district.

2. *The proposed zoning should promote consistency, and orderly planning.*

The CS-1 zoning district would be compatible and consistent with the surrounding uses because there is an existing pad site of CS-1 zoning to the west and GR (Community Commercial) zoning to the north, south, east, and west encircling this site. The property in question is located within a developed retail shopping center.

3. *The proposed zoning should allow for a reasonable use of the property.*

The CS-1 zoning district would allow for a fair and reasonable use of the site. CS-1 zoning is appropriate for this location because of the commercial character of the area and the frontage of the retail development along a major arterial street.

4. *Zoning should promote the policy of locating retail and more intensive zoning near the intersections of arterial roadways or at the intersections of arterials and major collectors.*

This property in question is located within a proposed retail shopping center at the intersection of and two major arterial roadways, Interstate Highway-35 Northbound and West Parmer Lane.

## EXISTING CONDITIONS

### Site Characteristics

The site in question is a suite within a developed shopping center located at the southeastern intersection of two arterial roadways, Interstate Highway-35 Northbound and Parmer Lane.

### Comprehensive Planning

This zoning case is located on the east side of frontage road of IH-35 (north), just south of E. Parmer Lane. The property contains a large shopping center that includes an HEB grocery store, various retail shops and personal services, restaurants, a liquor store, and doctor and dental offices. The proposed use is liquor sales. The property is not located within the boundaries of a neighborhood planning area.

The Imagine Austin Growth Concept Map, found in the Imagine Austin Comprehensive Plan identifies this section of E. Parmer Lane as an **Activity Corridor**. Activity corridors are the connections that link activity centers and other key destinations to one another and allow people to

travel throughout the city and region by bicycle, transit, or automobile. **Corridors are characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices.** Along many corridors, there will be both large and small redevelopment sites.

The following Imagine Austin policies are taken from Chapter 4 of the IACP, which specifically discusses commercial development and creating complete communities:

- **LUT P1.** Align land use and transportation planning and decision-making to achieve a compact and connected city in line with the growth concept map.
- **LUT P3.** Promote development in compact centers, communities, or along corridors that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.
- **LUT P7.** Encourage infill and redevelopment opportunities that place residential, work, and retail land uses in proximity to each other to maximize walking, bicycling, and transit opportunities.
- **HN P11.** Protect neighborhood character by directing growth to areas of change and ensuring context sensitive infill in such locations as designated redevelopment areas, corridors, and infill sites.

Based on the property: (1) being located along an Activity Corridor as identified in the Imagine Austin Comprehensive Plan that encourages a variety of neighborhood serving land uses; (2) adjacent to the heavily travelled IH-35; (3) within a large shopping complex with a variety of retail services; and (4) the Imagine Austin policies referenced above, staff believes that the proposed commercial use is supported by the Imagine Austin Comprehensive Plan.

### **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 Walnut 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.

According to floodplain maps there is no floodplain within or adjacent to the project boundary.

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

No trees are located within the footprint of the proposed rezoning area. 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.

At this time, no information has been provided as to whether this property has any pre-existing approvals that preempt current water quality or Code requirements.



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### Impervious Cover

The maximum impervious cover allowed by the CS-1 zoning district would be 95%. However, because the watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover is limited by the watershed regulations.

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 Net Site Area</i>	<i>% 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%

Note: The most restrictive impervious cover limit applies.

### Site Plan

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

### Stormwater Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

### Transportation

No additional right-of-way is needed at this time.

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]

IH-35 is classified in the Bicycle Plan as Bike Route No. 421.

Capital Metro bus service (Routes No. 135 and 935) are available along IH-35.

There are no existing sidewalks along IH-35.

Existing Street Characteristics:

<b>Name</b>	<b>ROW</b>	<b>Pavement</b>	<b>Classification</b>	<b>ADT</b>
IH-35	Varies	FWY-6	Freeway	152,000

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1/16

**Water and Wastewater**

FYI: The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, 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 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.

CONSTRUCTION COST ESTIMATE																							
PROJECT: <i>thinkEast Austin - Urban Creative District</i>	PROJECT NO.: <i>111424-10001</i>	FILE: <i>J:\111424\10001\Estimates\thinkEast_Const Est_5-27-2013.xls</i>	DATE PREPARED: <i>05/28/13</i>																				
<table border="1"> <thead> <tr> <th>DESCRIPTION</th> <th></th> </tr> </thead> <tbody> <tr> <td>Water Improvements</td> <td>\$ 730,800.00</td> </tr> <tr> <td>Sanitary Sewer Improvements</td> <td>\$ 178,860.00</td> </tr> <tr> <td>Drainage &amp; Water Quality Improvements</td> <td>\$ 467,400.00</td> </tr> <tr> <td>Roadway Improvements:</td> <td></td> </tr> <tr> <td>    Shady Lane to Jain Lane</td> <td>\$ 707,508.00</td> </tr> <tr> <td>    Shady Lane Widening at Bolm Road Intersection</td> <td>\$ 36,112.80</td> </tr> <tr> <td colspan="2">Subtotal: \$ 2,120,680.80</td> </tr> <tr> <td colspan="2">Series 700 Incidental Construction: Item 700S - Mobilization (10%) \$ 212,068.08</td> </tr> <tr> <td><b>TOTAL:</b></td> <td><b>\$ 2,332,748.88</b></td> </tr> </tbody> </table>				DESCRIPTION		Water Improvements	\$ 730,800.00	Sanitary Sewer Improvements	\$ 178,860.00	Drainage & Water Quality Improvements	\$ 467,400.00	Roadway Improvements:		Shady Lane to Jain Lane	\$ 707,508.00	Shady Lane Widening at Bolm Road Intersection	\$ 36,112.80	Subtotal: \$ 2,120,680.80		Series 700 Incidental Construction: Item 700S - Mobilization (10%) \$ 212,068.08		<b>TOTAL:</b>	<b>\$ 2,332,748.88</b>
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*04/11*

**p** Bury+Partners

04/12



Engineer's Opinion of Probable Costs for:  
 thinkEast Austin - Urban Creative District  
 BPI Project No. 111424-10001  
 TBPE Registration No. F1048

5/28/2013

ITEM		QUAN.	UNITS	UNIT PRICE	TOTAL COST
Item 101S	Preparing Right of Way	30.0	STA	\$ 1,000.00	\$ 30,000.00
TXDOT 105-2011	Removing Stab Base and Asph Pav (2"-6")	3,400	SY	\$ 2.00	\$ 6,800.00
Item 110S	Street Excavation (Assume 3')	3,400	CY	\$ 8.00	\$ 27,200.00
Item 504S	Remove Existing Waterline	3,000	LF	\$ 5.00	\$ 15,000.00
TXDOT 2053-2066	Connection to Existing 24-inch Waterline	1	LS	\$ 8,800.00	\$ 8,800.00
Item 510-ARRJ	12-inch Diameter Class 350 Ductile Iron Pipe (including all Restraints, Excavation, Bedding, Backfill, and Pavement Repair)	3,000	LF	\$ 150.00	\$ 450,000.00
Item 504S	Adjust Existing Meters and Valve Boxes	12	EA	\$ 500.00	\$ 6,000.00
Item 511-BR	Install and Reconnect Lateral Service to Existing or Replaced Single Water Services	12	EA	\$ 3,500.00	\$ 42,000.00
Item 511S	Fire Hydrant Assembly	2	EA	\$ 4,100.00	\$ 8,200.00
Item 509S	Trench Safety	3,000	LF	\$ 2.00	\$ 6,000.00
TXDOT 1109-2031	Hydrostatic Testing and Sterilization	1	LS	\$ 3,000.00	\$ 3,000.00
Item 725	Construction Staking	3,000	LF	\$ 2.00	\$ 6,000.00
<b>Subtotal</b>					<b>\$ 609,000.00</b>
CONTINGENCY (20%)=					\$ 121,800.00
<b>WATER IMPROVEMENTS TOTAL</b>					<b>\$ 730,800.00</b>



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Engineer's Opinion of Probable Costs for:  
thinkEast Austin - Urban Creative District  
BPI Project No. 111424-10001  
TBPE Registration No. F1048

5/28/2013

ITEM		QUAN.	UNITS	UNIT PRICE	TOTAL COST
Item 101S	Preparation of Right-of-Way	11	STA	\$ 1,000.00	\$ 11,000.00
TXDOT 105-2011	Removing Stab Base and Asph Pav (2"-6")	500	SY	\$ 2.00	\$ 1,000.00
Item 110S	Street Excavation (assume 3-ft depth)	500	CY	\$ 8.00	\$ 4,000.00
Item 504S	Remove Existing Wastewater Line	500	LF	\$ 5.00	\$ 2,500.00
Item 510-AWW	8-inch Diameter PVC DR18 Main (including all Restrains, Excavation, Bedding, Backfill, and Pavement Repair)	1,050	LF	\$ 100.00	\$ 105,000.00
Item 506S-M	Manhole Installation	4	EA	\$ 4,400.00	\$ 17,600.00
Item 509S	Trench Safety	1,050	LF	\$ 2.00	\$ 2,100.00
TXDOT 2053-2034	Mandrel & Air Test and Televideo Inspection	1,050	LF	\$ 3.00	\$ 3,150.00
TXDOT 2053-2035	Vacuum Test Manholes	4	EA	\$ 150.00	\$ 600.00
Item 725	Construction Staking	1,050	LF	\$ 2.00	\$ 2,100.00
Subtotal					\$ 149,050.00
				CONTINGENCY (20%)=	\$ 29,810.00
				<b>SANITARY IMPROVEMENTS TOTAL</b>	<b>\$ 178,860.00</b>

CH/14



Engineer's Opinion of Probable Costs for:  
 thinkEast Austin - Urban Creative District  
 BPI Project No. 111424-10001  
 TBPE Registration No. F1048

5/28/2013

ITEM		QUAN.	UNITS	UNIT PRICE	TOTAL COST
Item 506-BSW	Manh (Compl)(Junc Box)(TY M)	5	EA	4,000.00	\$ 20,000.00
Item 508S	Inlet (Compl)(Curb)(TY II)(10')	6	EA	5,750.00	\$ 34,500.00
Item 508S	Concrete Headwalls	4	EA	3,500.00	\$ 14,000.00
Item 508S	Concrete Splitter Box	1	EA	25,000.00	\$ 25,000.00
Item 509S	Trench Protection	500	LF	2.00	\$ 1,000.00
Item 510S	18-inch RCP - CL III	500	LF	40.00	\$ 20,000.00
	Water Quality/Detention Pond (ROW Improvements)*	1	LS	275,000.00	\$ 275,000.00
<b>Subtotal</b>					<b>\$ 389,500.00</b>
				CONTINGENCY (20%)=	\$ 77,900.00

<b>DRAINAGE &amp; WQ IMPROVEMENTS TOTAL</b>	<b>\$ 467,400.00</b>
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\* - Complete In Place, Assume serving full 24 acre site

C4/16



Shady Lane (Jain Lane) Roadway Improvement  
BPI Project No. 111424-10001  
TBPE Registration No. F1048

5/28/2013

**2-Lane Roadway - Shady Lane to Jain Lane (1,035 LF±)**

**SERIES 100-EARTHWORK**

ITEM		QUAN.	UNITS	UNIT PRICE	TOTAL COST
Item 106	OBLITERATING ABANDONED ROAD	2,800.00	SY	\$ 5.00	\$ 14,000.00
Item 1015-B	PREPARING RIGHT OF WAY	11.00	STA	\$ 1,000.00	\$ 11,000.00
Item 1105-B	STREET EXCAVATION	3,900	CY	\$ 8.00	\$ 31,200.00
Item 1325-A	EMBANKMENT	1,000	CY	\$ 8.00	\$ 8,000.00
TXDOT 152-2002	ROAD GRADER WORK (ORD COMP)	8,700	SY	\$ 3.00	\$ 26,100.00
Subtotal					\$ 90,300.00

**SERIES 200-SUBGRADE AND BASE CONSTRUCTION**

ITEM		QUAN.	UNITS	UNIT PRICE	TOTAL COST
Item 2035-A	LIME TREATED SUBGRADE, (8")	5,500	SY	\$ 2.00	\$ 11,000.00
TXDOT 247-2041	FL BS (CMP IN PLC)(TY A GR 1)(FNAL POS ), (13")	2,000	CY	\$ 55.00	\$ 110,000.00
Subtotal					\$ 121,000.00

**SERIES 300-STREET SURFACE COURSES**

ITEM		QUAN.	UNITS	UNIT PRICE	TOTAL COST
Item 306S	PRIME COAT, COMPLETE IN PLACE	1,100	GAL	\$ 4.50	\$ 4,950.00
TXDOT 340-2106	D-GR HMA(METH) TY-D PG64-22, (2.5")	650	TON	\$ 67.00	\$ 43,550.00
Subtotal					\$ 48,500.00

**SERIES 400-CONCRETE STRUCTURE AND MISCELLANEOUS CONCRETE**

ITEM		QUAN.	UNITS	UNIT PRICE	TOTAL COST
Item 430S-A	P. C. CONCRETE CURB AND GUTTER	2,100	LF	\$ 15.00	\$ 31,500.00
Item 432S-5	P.C. CONCRETE SIDEWALKS, 5 INCH THICKNESS	27,450	SF	\$ 4.50	\$ 123,525.00
Subtotal					\$ 155,025.00

**SERIES 600-ENVIRONMENTAL ENHANCEMENT**

ITEM		QUAN.	UNITS	UNIT PRICE	TOTAL COST
Item 604S	SEEDING FOR EROSION CONTROL (TEMPORARY)	3,050	SY	\$ 0.20	\$ 610.00
Item 604S	SEEDING FOR EROSION CONTROL (PERMANENT)	3,050	SY	\$ 0.75	\$ 2,287.50
Item 610S	TREE PROTECTION	13	EA	\$ 150.00	\$ 1,950.00
Item 639S	ROCK BERM (18")	20	LF	\$ 16.00	\$ 320.00
Item 642S	SILT FENCE (TEMP SEDIMENT CONTROL FENCE)	1,035	LF	\$ 2.00	\$ 2,070.00
TXDOT 168-2001	VEGETATIVE WATERING	10	MG	\$ 10.00	\$ 100.00
TXDOT 506-2009	ROCK FILTER DAMS (REMOVE)	20	LF	\$ 8.00	\$ 160.00
TXDOT 506 2016	CONSTRUCTION EXITS (INSTALL) (TY 1)	100	SY	\$ 12.00	\$ 1,200.00
TXDOT 506 2019	CONSTRUCTION EXITS (REMOVE)	100	SY	\$ 6.00	\$ 600.00
TXDOT 506-2040	TEMP SEDIMENT CONTROL FENCE (REMOVE)	1,035	LF	\$ 1.00	\$ 1,035.00
Subtotal					\$ 10,332.50

**SERIES 800-URBAN TRANSPORTATION**

ITEM		QUAN.	UNITS	UNIT PRICE	TOTAL COST
Item 803S-MO	BARRICADES, SIGNS AND TRAFFIC HANDLING	6	MO	\$ 4,500.00	\$ 27,000.00
Item 873S	REFL PAV MRKR TY II-C-R	52	EA	\$ 4.00	\$ 208.00
TXDOT 666-2111	REFL PAV MRK TY I (Y) 4"(SLD) (100MIL)	2,070	LF	\$ 0.35	\$ 724.50
Subtotal					\$ 27,932.50

**MISCELLANEOUS**

ITEM		QUAN.	UNITS	UNIT PRICE	TOTAL COST
TXDOT 2072-2001	BENCHES	6	EA	\$ 1,000.00	\$ 6,000.00
TXDOT 2071-2001	TRASH RECEPTACLES	6	EA	\$ 1,000.00	\$ 6,000.00
	STREET LIGHTS	5	EA	\$ 5,000.00	\$ 25,000.00
	STREET TREES	53	EA	\$ 1,500.00	\$ 79,500.00
	IRRIGATION	1	LS	\$ 20,000.00	\$ 20,000.00
Subtotal					\$ 136,500.00

TOTAL= \$ 589,590.00

CONTINGENCY (20%)= \$ 117,918.00

**SHADY LANE-JAIN LANE TOTAL \$ 707,508.00**

## 2-Lane Roadway - Shady Lane Widening at Bolm Rd. Intersection(100 LF±)

### SERIES 100-EARTHWORK

ITEM		QUAN.	UNITS	UNIT PRICE	TOTAL COST
Item 101S-B	PREPARING RIGHT OF WAY	1.00	STA	\$ 1,000.00	\$ 1,000.00
TXDOT 104-2015	REMOVING CONC (SIDEWALK)	60	SY	\$ 15.00	\$ 900.00
TXDOT 104-2022	REMOVING CONC (CURB AND GUTTER)	225	LF	\$ 7.00	\$ 1,575.00
TXDOT 104-2032	REMOVING CONC (WHEELCHAIR RAMP)	15	SY	\$ 35.00	\$ 525.00
TXDOT 105-2002	REMOVING STAB BASE AND ASPH PAV (2")	150	SY	\$ 3.00	\$ 450.00
Item 110S-B	STREET EXCAVATION	100	CY	\$ 8.00	\$ 800.00
Item 132S-A	EMBANKMENT	50	CY	\$ 8.00	\$ 400.00
TXDOT 152-2002	ROAD GRADER WORK (ORD COMP)	125	SY	\$ 3.00	\$ 375.00
Subtotal					\$ 6,025.00

### SERIES 200-SUBGRADE AND BASE CONSTRUCTION

ITEM		QUAN.	UNITS	UNIT PRICE	TOTAL COST
Item 203S-A	LIME TREATED SUBGRADE, (8")	125	SY	\$ 2.00	\$ 250.00
TXDOT 247-2041	FL B5 (CMP IN PLC)(TY A GR 1)(FNAL POS ), (13")	50	CY	\$ 55.00	\$ 2,750.00
Subtotal					\$ 3,000.00

### SERIES 300-STREET SURFACE COURSES

ITEM		QUAN.	UNITS	UNIT PRICE	TOTAL COST
Item 306S	PRIME COAT, COMPLETE IN PLACE	60	GAL	\$ 4.50	\$ 270.00
TXDOT 340-2106	D-GR HMA(METH) TY-D PG64-22, (2.5")	40	TON	\$ 67.00	\$ 2,680.00
Subtotal					\$ 2,950.00

### SERIES 400-CONCRETE STRUCTURE AND MISCELLANEOUS CONCRETE

ITEM		QUAN.	UNITS	UNIT PRICE	TOTAL COST
Item 430S-A	P. C. CONCRETE CURB AND GUTTER	250	LF	\$ 15.00	\$ 3,750.00
Item 432S-5	P.C. CONCRETE SIDEWALKS, 5 INCH THICKNESS	150	SY	\$ 30.00	\$ 4,500.00
Subtotal					\$ 8,250.00

### SERIES 600-ENVIRONMENTAL ENHANCEMENT

ITEM		QUAN.	UNITS	UNIT PRICE	TOTAL COST
TXDOT 506-2040	TEMP SEDIMENT CONTROL FENCE (REMOVE)	200	LF	\$ 1.00	\$ 200.00
Item 604S	SEEDING FOR EROSION CONTROL (PERMANENT)	100	SY	\$ 0.75	\$ 75.00
Item 642S	SILT FENCE (TEMP SEDIMENT CONTROL FENCE)	200	LF	\$ 2.00	\$ 400.00
Subtotal					\$ 675.00

### SERIES 800-URBAN TRANSPORTATION

ITEM		QUAN.	UNITS	UNIT PRICE	TOTAL COST
Item 803S-MO	BARRICADES, SIGNS AND TRAFFIC HANDLING	1	MO	\$ 4,500.00	\$ 4,500.00
Item 873S	REFL PAV MRKR TY II-C-R	6	EA	\$ 4.00	\$ 24.00
TXDOT 644-2056	RELOCATE SM RD SN SUP & AM TY 10BWG	7	EA	\$ 300.00	\$ 2,100.00
TXDOT 666-2111	REFL PAV MRK TY I (Y) 4"(SLD) (100MIL)	200	LF	\$ 0.35	\$ 70.00
TXDOT	RELOCATE PEDESTRIAN SIGNAL ASSEMBLY	1	LS	\$ 1,500.00	\$ 1,500.00
TXDOT	RELOCATE ELECTRIC METER BOX	1	LS	\$ 1,000.00	\$ 1,000.00
Subtotal					\$ 9,194.00

TOTAL= \$ 30,094.00

CONTINGENCY (20%)= \$ 6,018.80

**SHADY LANE WIDENING TOTAL \$ 36,112.80**

**GRAND TOTAL \$ 743,620.80**