

ZONING CHANGE REVIEW SHEET

CASE: C14-2019-0109 – Messinger Tract Rezoning DISTRICT: 5

ZONING FROM: RR; I-RR ZONING TO: SF-6

ADDRESSES: 9900 David Moore Drive; 9800 Swansons Ranch Road

SITE AREA: 27.03 acres

PROPERTY OWNER: Milton A. Messinger Tax Exempt Family Trust

APPLICANT / AGENT: Thrower Design (Ron Thrower)

CASE MANAGER: Wendy Rhoades (512-974-7719, wendy.rhoades@austintexas.gov)

STAFF RECOMMENDATION:

The Staff recommendation is to grant townhouse and condominium residence (SF-6) district zoning. *The basis of Staff's recommendation is provided on page 2.*

The Restrictive Covenant includes all recommendations listed in the Neighborhood Traffic Analysis memo, dated October 15, 2019, as provided in Attachment A.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

November 5, 2019:

CITY COUNCIL ACTION:

December 5, 2019:

ORDINANCE NUMBER:

ISSUES:

The Texas Oaks Neighborhood Association has requested postponement of this case until December 17, 2019. Please refer to correspondence attached at the back of this report.

CASE MANAGER COMMENTS:

The subject zoning and rezoning area consists of one platted lot zoned rural residence (RR) and a large tract of land that contains two occupied single family residences and one vacant single family residence zoned interim – rural residence (I-RR) district. To the north, Swanson's Ranch Road contains a mixture of commercial, office, and several single family residences (SF-1, NO-MU, CS-CO, GO-CO), across David Moore Drive to the east is an apartment complex and an AISD middle school (MF-1-CO, I-RR), to the south is a church, Slaughter Creek (SF-2; I-RR), and to the west are several duplexes, a single family

residential neighborhood and a church (SF-3; SF-4A; SF-6). *Please refer to Exhibits A (Zoning Map), A-1 (Aerial View) and B (Recorded Plat).*

The Applicant proposes to rezone the property to the townhouse and condominium residence (SF-6) district as the first step in constructing up to 125 stand-alone condominium units and a public elementary (charter) school with a maximum capacity of 1,200 students. A civic / park area is also shown along the David Moore Drive frontage as well as a separate stormwater pond area. Two driveways each are proposed for David Moore Drive and Bilbrook Place. Access to Swansons Ranch Road is not proposed. SF-6 zoning allows for the ability to introduce a different type of housing to the area, yet condominiums, including those recently constructed with access to South Chisholm Trail to the east (SF-6-CO) can have more of a single family appearance, and be compatible with the existing single family residences in the vicinity. The results of a neighborhood traffic analysis require the Owner to provide separate left-turn lanes for vehicles entering the site at each driveway along Bilbrook and David Moore. The purpose is to ensure safer access and circulation for the residents and school. *Please refer to Exhibit C (Bubble Plan).*

BASIS OF RECOMMENDATION:

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

The townhouse and condominium residence (SF-6) district is intended as an area for moderate density single family, duplex, two-family, townhouse and condominium use. The Applicant intends to develop the property with a condominium project consisting of stand-alone condominium units per structure and a public primary educational facility.

2. *Zoning changes should promote an orderly and compatible relationship among land uses.*
3. *Zoning should be consistent with approved and existing residential densities.*

This is a case of residential infill in a lower density residential area. There will be an impact on David Moore Drive and Bilbrook Place with additional vehicle trips, and the Owner will be responsible for separate left-turn lanes for entering site traffic.

In the broader city-wide context, SF-6 zoning is a reasonable option for multiple-acre parcels developed or redeveloped as residential infill. As indicated in the purpose statement of the district, SF-6 can be a transition to single-family residential – reflecting it is an appropriate and compatible use.

In conclusion, Staff believes the proposed SF-6 zoning and condominium development is compatible with the single-family character of the area that includes single family residential subdivisions, duplexes, stand-alone condominiums and apartments.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	RR; I-RR	Three single family residences; Pond
<i>North</i>	SF-2; NO-MU; SF-1; LO-CO; GO-CO; RR	Several single family residences; Wood flooring company; Undeveloped; Office; Manufactured home; Roofing / Contractor's office; Plumbing company (vacant); Warehouse
<i>South</i>	SF-2; I-RR; I-SF-2	Church; Undeveloped; Single family residences in the Texas Oaks subdivision
<i>East</i>	MF-1-CO; I-RR	Apartments; AISD Middle School (Paredes)
<i>West</i>	SF-3; SF-4A; SF-6-CO	Duplexes; Single family residences in the Hollow at Slaughter Creek subdivision; Church

AREA STUDY: Not Applicable

NTA: Is required – Please refer to Attachment A

WATERSHED: Slaughter Creek – Suburban

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

- 242 – Slaughter Lane Neighborhood Association
- 360 – Texas Oaks South Neighborhood Association
- 627 – Onion Creek Homeowners Association
- 742 – Austin Independent School District 1228 – Sierra Club, Austin Regional Group
- 1363 – SEL Texas 1528 – Bike Austin
- 1530 – Friends of Austin Neighborhoods 1531 – South Austin Neighborhood Alliance
- 1616 – Neighborhood Empowerment Foundation

SCHOOLS:

Casey Elementary School Paredes Middle School Akins High School

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2019-0048 – The Avalon N Holdings, LLC – 9606 Swansons Ranch Rd	SF-2 to CS	To Grant CS-CO w/CO for list of prohibited uses	Apvd CS-CO as Commission recommended (6-20-2019).
C14-2009-0098 – Apogee Workshop – 9704 Swansons Ranch Rd	SF-1 to NO-MU	To Grant, as requested	Apvd (12-17-2009).
C14-2008-0052 –	SF-2 to CS	To Grant GO-CO	Apvd GO-CO w/

TJG – Swansons Ranch Road – 9609 Swansons Ranch Rd		w/CO for personal services use and all NO uses and dev't regs, parking to be located offsite, 150 trips per day and conditions of NTA. Encourage Applicant to petition City for no parking signs on David Moore Rd	Restrictive Covenant for the NTA, as Commission recommended (1-15-2009).
C14-00-2027 – Texas Oaks Baptist Church – 9910 Bilbrook Pl	I-RR to LO	To Grant SF-6	Apvd SF-6-CO w/CO for 2,000 trips/day (9-7-2000).
C14-97-0031 – St. Paul's Catholic Church – 10000 David Moore Dr	I-RR to SF-2	To Grant, as requested	Apvd (6-26-1997).
C14-96-0073 – Texas Oaks 4B – 9931 Bilbrook Pl	I-RR to SF-3	To Grant, as requested	Apvd (8-8-1996).
C14-95-0121 and C14-95-0122 – City of Austin-City Initiated – 9702-9800 and 9703-97091 Block of Swansons Ranch Rd, and 9800 David Moore Dr	DR; SF-2 to RR; SF-1	To Grant RR; SF-1; SF-2	Apvd RR; SF-1 (11-16-1995).
C14-95-0121 – City of Austin-City Initiated – 9600 – 9899 Block of Swansons Ranch Rd	DR; SF-2 to RR; SF-1	To Grant RR; SF-1; SF-2	Apvd RR; SF-1; and Tract 1 stays SF-2 (11-16-1995).
C14-00-2098 – Blackhawk Apartments – 1200 West Slaughter Ln	SF-1 to MF-1-CO and LR-CO	To Grant MF-1-CO and LR-CO, w/conditions	Apvd MF-1-CO and LR-CO, with CO for Traffic Impact Analysis; 13.24 u.p.a. (300 units); 15' vegetative buffer along David Moore Rd; list of prohibited uses (1-25-2001).

RELATED CASES:

The RR portions of the rezoning area were approved by Council on November 16, 1995 (C14-95-0121 and C14-95-0122 – City of Austin-City Initiated).

The RR portion of the property was annexed into the City limits on November 15, 1984 (C7A-83-017 A). The I-RR portion was annexed on November 16, 1995 (C7a-95-001)

The west RR portion of the rezoning area is platted as Lot 1 of Swanson’s Ranchettes No. 3, recorded in July 1969 (C8s-69-058). Please refer to Exhibit B. The remainder of the zoning area is unplatted.

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
David Moore Drive	47 feet	25 feet	ASMP Level 1	Only on east side	No	No
Bilbrook Place	70 feet	40 feet	ASMP Level 1	Only on west side	Yes	No
Swansons Ranch Road	59 feet	20 feet	ASMP Level 1	none	no	No

OTHER STAFF COMMENTS:

Comprehensive Planning

This zoning case is bracketed by David Moore Drive to the west and Bilbrook Place to the east, on a 27.03 acre parcel, which consists of three single family houses and undeveloped land. The subject property is not located within the boundaries of a neighborhood planning area. Surrounding land uses include a plumbing business, a church, single family housing and a multi-building apartment complex to the north; to the south is a church, undeveloped land and a single family subdivision; to the east Paredes Middle School and Mary Moore Searight Metropolitan Park; and to the west is a single family subdivision, a shopping center, commercial uses and undeveloped land. The request is to demolish one of the existing single family houses and develop approximately 144 condominium units and a 1,200 student charter school on the site.

Connectivity

The Walkscore for this site is **16/100, Car Dependent**, meaning almost all errands require a car. There are no public sidewalks along Bilbrook Place, but a public sidewalk is located

along the east side of David Moore Drive (adjacent to an existing apartment complex). There are no bike lanes. A CapMetro transit stop is located 1,100 linear feet away on West Slaughter Lane.

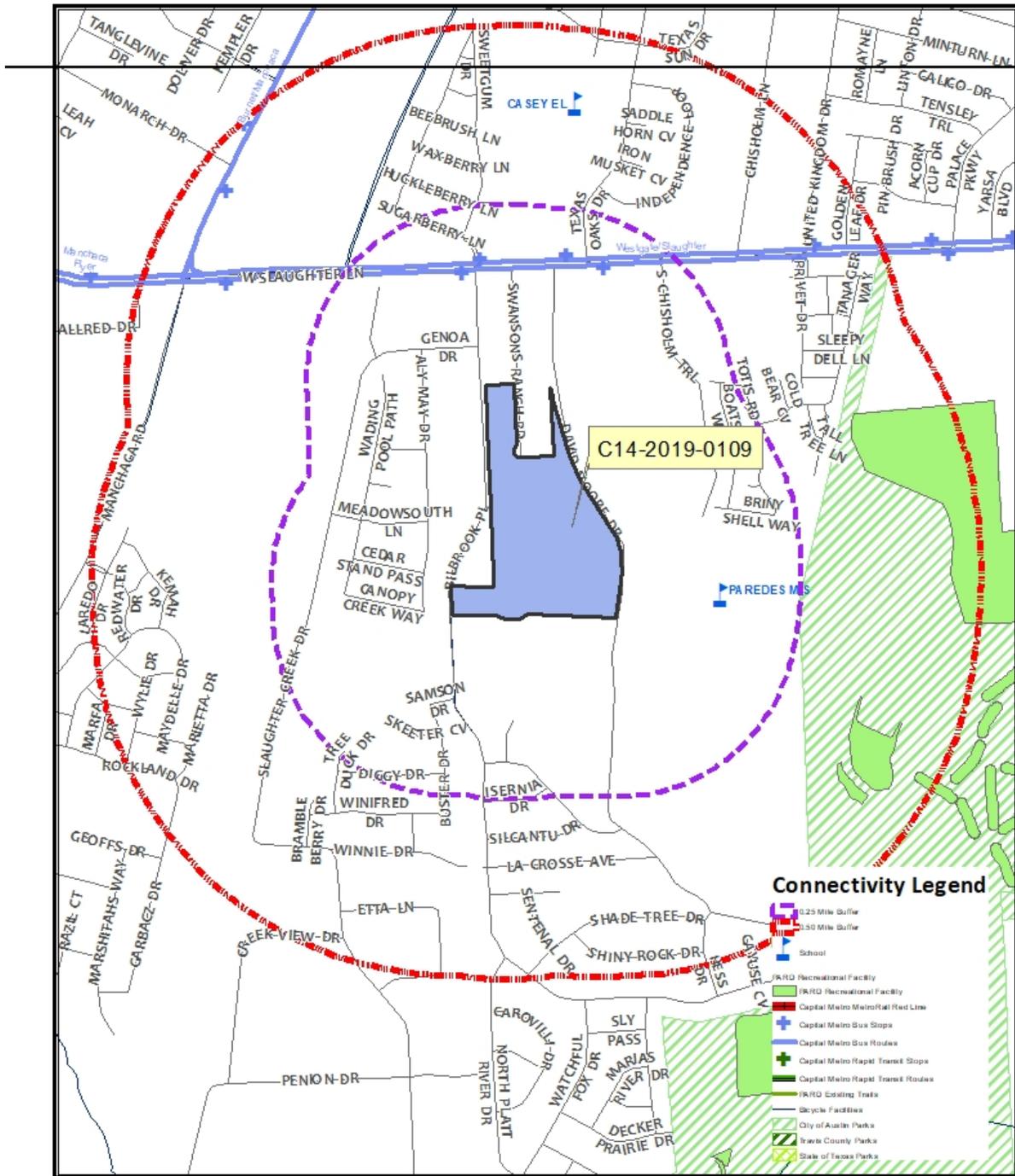
Imagine Austin

The property is located by the **Slaughter Lane Station Neighborhood** as identified on the Imagine Austin Growth Concept Map. A Neighborhood Center is intended to have a more local focus, businesses and services and will generally serve the center and surrounding neighborhoods. A Neighborhood Center and allows additional housing.

LUT P5. Create healthy and family-friendly communities through development that includes a mix of land uses and housing types and affords realistic opportunities for transit, bicycle, and pedestrian travel and provides both community gathering spaces, parks and safe outdoor play areas for children.

- **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 P1.** Distribute a variety of housing types throughout the City to expand the choices able to meet the financial and lifestyle needs of Austin's diverse population.

Based on the project: (1) being located within walking distance to a public park, a public school and a Cap Metro transit stop; (2) being close to a variety of local goods and services and two shopping centers; (3) being located by a Neighborhood Center, and (4) providing much needed missing housing, the proposed project appears to support the policies of the Imagine Austin Comprehensive Plan.



C14-2019-0109

Connectivity Legend

- 0.25 Mile Buffer
- 0.50 Mile Buffer
- School
- PRD Recreational Facility
- Capital Metro Metro/Rail Red Line
- Capital Metro Bus Stops
- Capital Metro Bus Routes
- Capital Metro Rapid Transit Stops
- Capital Metro Rapid Transit Routes
- PRD Existing Trails
- Bicycle Facilities
- City of Austin Parks
- Texas County Parks
- State of Texas Parks

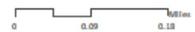
Imagine Austin Compliance

Zoning Case
 Casell: C14-2019-0109
 9900 David Moore Road
 27.03 acres

8/8/2019



PLANNING AND ZONING



Disclaimer: The product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or planning purposes. It does not represent the official record and is not to be used for any legal or other purposes. The product has been produced for the Planning and Zoning Department for the sole purpose of providing information. No warranty is made by the City of Austin regarding specific accuracy or compliance.

Drainage

The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City’s Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Slaughter 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. The site is in the Desired Development Zone.

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

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

According to floodplain maps there is a floodplain adjacent to the project location. When Atlas 14 is approved the boundary of the floodplain may shift onto the property.

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

At this time, site specific information is unavailable regarding 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 requires water quality control with increased capture volume and control of the 2 year storm on site.

Impervious Cover

The maximum impervious cover allowed by SF-6 zoning district is 55%, a consistent figure between the *zoning and watershed* regulations.

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.

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

FYI: Additional design regulations will be enforced at the time a site plan is submitted.

COMPATIBILITY STANDARDS

The site is subject to compatibility standards due to adjacency of SF-3 to the West, SF-2 to the South, and SF-1 to the North, and proximity of SF-2 to North. The following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- Landscaping or screening is required along the property lines requiring compatibility in accordance with the screening requirements (Section 25-2-1006 and ECM 2.9.1.), Parking Design Standards (Section 25-6-563) and/or Screening Standards (Section 25.2.1066) to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from property in an SF-5 or more restrictive zoning district.

DEMOLITION AND HISTORIC RESOURCES

The applicant is responsible for requesting relocation and demolition permits once the site plan is approved. The City Historic Preservation Officer will review all proposed building demolitions and relocations prior to site plan approval. If a building meets city historic criteria, the Historic Landmark Commission may initiate a historic zoning case on the property.

Transportation

A Neighborhood Traffic Analysis is required and has been performed for this project by the Austin Transportation Department [LDC 25-6-114].

- If the projected number of vehicle trips generated by the project exceeds the vehicle trips per day generated by existing uses by at least 300 vehicle trips per day; or

- The application is for a public primary or secondary educational facility.

“A Neighborhood Traffic Analysis is required for this project. The NTA requires three (3) consecutive 24 hour tube counts, preferably on Tuesday, Wednesday, and Thursday, during a non-holiday week when school is in session. Please contact Justin Good (Justin.Good@austintexas.gov) to discuss the location of the tube counts. Results are provided in Attachment A.

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day [LDC 25-6-113]. Additional right-of-way may be required at the time of subdivision and/or site plan.

Water and Wastewater

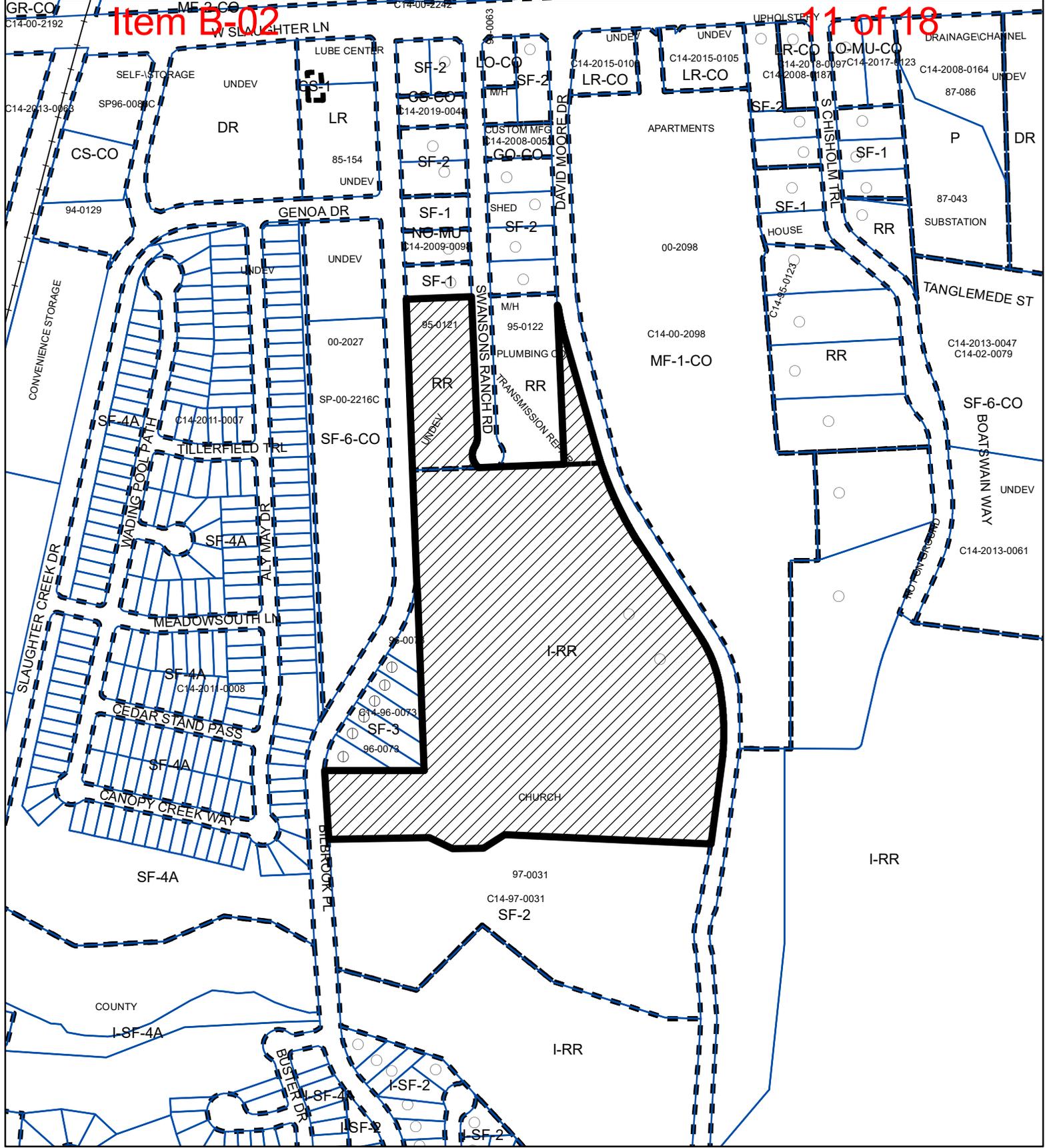
The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, water or wastewater easements, utility relocations and or abandonments required by the proposed land use. SERs 4542 and 4556 are currently in review for this site. Water and wastewater utility plans must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fees once the landowner makes an application for Austin Water utility tap permits.

INDEX OF EXHIBITS AND ATTACHMENT TO FOLLOW

Exhibits A and A-1: Zoning Map and Aerial View
Exhibit B: Recorded Plat

Attachment A: Neighborhood Traffic Analysis memo

Correspondence Received



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

Exhibit A

ZONING CASE#: C14-2019-0109

1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



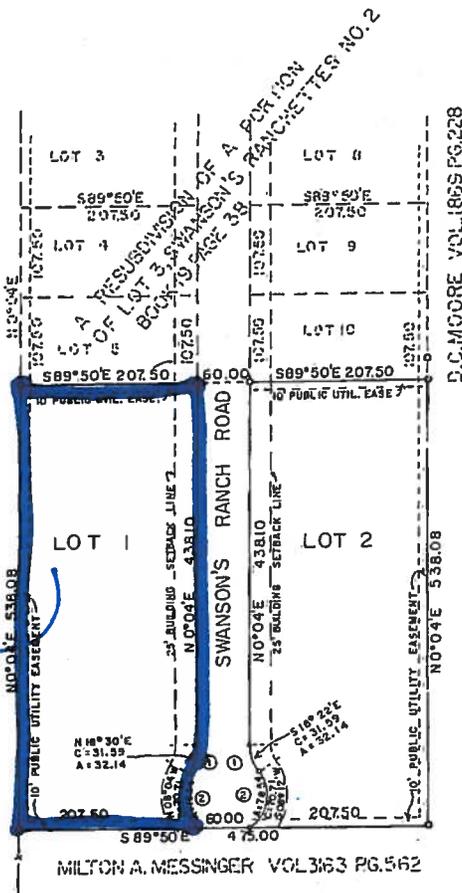
Created: 8/6/2019

SWANSON'S RANCHETTES NO. 3

Jul 14-69 Re-CH-A 144 750

CURVE	DATA
①	②
Δ 36°52	Δ 90°00'
T 16.65	T 50.00
R 49.95	R 50.00
LC 31.59	LC 70.71
ARC 32.14	ARC 78.54

REZONING AREA



RECORDED PLAT EXHIBIT B

LEGEND

Each house constructed in this Subdivision shall be connected to a septic tank with a capacity of not less than 500 gallons and with a drain field of not less than 150 feet and shall be installed in accordance with the regulations of the City-County Health Officer and shall be inspected and approved by such Officer. This restriction is enforceable by the City of Austin-Travis County Health Unit and/or the subdivider.

No lot in this subdivision shall be occupied until water satisfactory for human consumption is available from a source on the land, a community source or a public utility source in adequate and sufficient supply for family use and operation of a septic tank and system.

FB.16, PG.15
PLAN-1077

SCALE 1"=100'

STATE OF TEXAS: COUNTY OF TRAVIS: KNOW ALL MEN BY THESE PRESENTS:

That I Ted A. Swanson, Sr., owner of that south 532.02 feet of Lot 3 of Swanson's Ranchettes No. 2 in Travis County, Texas, according to a map or plat of record in Book 17, Page 22, of the Plat Records of Travis County, Texas, conveyed to me by deed as recorded in Volume 2405, Page 636, of the Deed Records of Travis County, Texas, do hereby divide this portion of Lot 3 as my subdivision, to be known as "SWANSON'S RANCHETTES NO. 3" and do hereby dedicate to the public all streets and easements shown hereon.

WITNESS MY HAND this the 16 day of June A. D. 1969.

By Ted A. Swanson Sr.
Ted A. Swanson, Sr.

STATE OF TEXAS: COUNTY OF TRAVIS: Before me, the undersigned authority, on this day personally appeared Ted A. Swanson, Sr., known to me to be the person whose name is subscribed to the foregoing instrument and he acknowledged to me that he executed the same for the purpose and consideration herein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 18 day of June A. D. 1969

Notary Public in and for Travis County, Texas
William M. Brooks
Director of Planning

APPROVED FOR ACCEPTANCE: Under July 11, 1969 By Howe M. Eschew
Mayor E. D. J.

ACCEPTED AND AUTHORIZED FOR RECORD: By the Planning Commission of the City of Austin, this the 11th day of July, A. D. 1969.

FILED FOR RECORD: At 11:15 o'clock A. M. on the 14 day of July, A. D. 1969.
Miss Emille Limberg, Clerk, County Court, Travis County, Texas.

By Emilie Limberg
Deputy

STATE OF TEXAS: COUNTY OF TRAVIS: I, Miss Emille Limberg, Clerk of the County Court, within and for the County and State aforesaid do hereby certify that the within and foregoing instrument of writing with the certificate of authentication was filed for record in my office on the 14 day of July, A. D. 1969 at 11:15 o'clock A. M. and duly recorded on the 14 day of July, A. D. 1969 at 11:35 o'clock A. M. in the Plat Records of said County in Book 47, Page 37.

WITNESS MY HAND AND SEAL OF COURT of said County the date last written above.

Miss Emille Limberg, Clerk, County Court, Travis County, Texas.

By Bertie J. Fick
Deputy

STATE OF TEXAS: COUNTY OF TRAVIS: I, Miss Emille Limberg, County Clerk of Travis County, Texas, do hereby certify that on the 14 day of July, A. D. 1969 the Commissioners Court of Travis County, Texas, passed an order authorizing its filing for record of this plat and that said order has been duly entered in the minutes of said Court in Book 3, Page 371.

WITNESS MY HAND AND SEAL OF COURT, this the 16 day of July, A. D. 1969.

Miss Emille Limberg, Clerk, County Court, Travis County, Texas.

By L. Ramsey
Deputy

In approving this plat by the Commissioners Court of Travis County, Texas, it is understood that the building of all Streets, Roads or other Public Thoroughfares shown on this plat or any bridges or culverts necessary to be placed in such Streets, Roads or other Public Thoroughfares or in connection therewith shall be the responsibility of the owner and/or the developer of the tract of land covered by this plat in accordance with plans and specifications prescribed by the Commissioners Court of Travis County, Texas, and the Commissioners Court of Travis County, Texas, assumes no responsibility to build any of the Streets, Roads or other Public Thoroughfares shown on this plat or any of the bridges or culverts in connection therewith.

This is to certify that Austin City Code Chapter 23.27 of 1954 has been complied with.

SURVEYED JUNE 12, 1969
BY William M. Brooks
WILLIAM M. BROOKS
REG. PUBLIC SURVEYOR
NO. 1358



C-8-69-058





MEMORANDUM

To: Wendy Rhoades, Case Manager
CC: Victoria Haase; Dan Hennessey, P.E.; Joan Jenkins, EIT; Amber Mitchell
FROM: Justin Good, P.E.
DATE: October 15, 2019
SUBJECT: Neighborhood Traffic Analysis for Messinger Tract Zoning
Zoning Case # C14-2019-0109

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

The 27.03-acre tract is located in southwest Austin at 9900 David Moore Drive. The site is currently zoned Interim Rural Residence (I-RR) and Rural Residence (RR). The tract is predominately zoned I-RR with the RR zone located west and adjacent to Swanson Ranch Road. The zoning request is for Townhouse and Condominium residence (SF-6).

Roadways

The tract proposes access to Bilbrook Place and David Moore Drive. Bilbrook Place is classified as a residential collector and David Moore Drive as a local roadway; both segments would provide access to the site. Bilbrook Place currently has 70 feet of right-of-way and 40 feet of pavement. David Moore Drive currently has 60 feet of right-of-way and 20 feet of pavement. Bilbrook Place has two-traffic lanes, two-bicycle lanes, a parking lane, sidewalks, and curb and gutter. David Moore Drive is an unmarked roadway with sidewalks and without curb and gutter. The average 24-hour count traffic volume on Bilbrook Place was 8,022 vehicles per day and on David Moore Drive 551, based on data collected from August 27, 2019 to August 29, 2019.

Trip Generation and Traffic Analysis

This zoning case assumes 120 single-family dwelling units (ITE Code 210) and a 1,200-student charter elementary school (ITE Code 537). Based on the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition, the proposed development will generate 3,450 vehicle trips per day. See Table 1 for a detailed breakdown of the trip generation.

Attachment A

Table 1 - Trip Generation		
Land Use	Size	Unadjusted Trip Generation
Residential (Single-Family Housing)	120 DU	1,230
Institutional (Charter Elementary School)	1,200 Students	2,220
TOTAL		3,450

Table 2 provides the expected distribution of the site trips. Note that Bilbrook Place has a higher distribution of trips due to school access points.

Table 2 - Trip Distribution	
Street	Traffic Distribution by Percent
Bilbrook Place	85%
David Moore Drive	15%

Table 3 represents a breakdown of traffic on Bilbrook Place and David Moore Drive: existing traffic, proposed site traffic, total traffic after development, and percentage increase in traffic at both segments.

Table 3 - Traffic Summary				
Street	Existing Traffic (vpd)	Proposed New Site Traffic to Roadway	Overall Traffic	Percentage Increase in Traffic
Bilbrook Place	8,022	2,933	10,955	36.6%
David Moore Drive	551	517	1,068	93.8%

According to Section 25-6-116 of the Land Development Code, streets which have pavement width of 40 feet or wider are considered to be operating at an undesirable traffic level if the average daily traffic volume for such roadways exceeds 4,000 vehicles per day. Bilbrook Place is currently operating at an undesirable level and will continue to do so with site traffic. Streets which have pavement width less than 30 feet are considered to be operating at an undesirable traffic level if the average daily traffic volume for such roadway exceeds 1,200 vehicles per day. David Moore Drive is currently operating at a desirable level and will continue to do so with the addition of site traffic.

Recommendations/Conclusions

1. At time of subdivision or site plan, the applicant shall provide separate left-turn lanes for vehicles entering the site at each driveway along Bilbrook Place and David Moore Drive. Note that the left-turn lanes shall be constructed with their associated site plan (e.g. left-turn lanes for the residential portion constructed at time of residential site plan). The applicant should submit schematic drawings with dimensions and construction cost estimates signed and sealed by an engineer for ATD staff review. It is recommended that these improvements be implemented by the applicant to assure safer access and circulation into the residential subdivision and elementary school. The

roadway improvements should be included with the site plan application and be designed according to the Transportation Criteria Manual.

2. A TIA Determination Worksheet was postponed until site plan. Based on the land uses and intensities provided at this time, a TIA or Alternate TIA will likely be required. To mitigate the increase of traffic on Bilbrook Place and David Moore Drive and to encourage pedestrian connectivity in the area, it is recommended that the following improvements be explored at the time of subdivision or site plan: restriping of Bilbrook Place to provide a two-way left-turn lane, widening of Bilbrook Place to provide a four-lane cross-section with shared-use path (ROW dedication may be required), reconstruction of David Moore Lane to urban standards with curb and gutter, construction of all ages and abilities bicycle facilities on David Moore Drive, and construction of sidewalks and pedestrian crossings along Bilbrook Place and David Moore Drive. Based on the results of the traffic analysis additional mitigations or improvements may be required.
3. The City Council may deny an application if the neighborhood traffic analysis demonstrates that the traffic generated by the project combined with existing traffic exceeds the desirable operating level established on a residential local or collector street in the neighborhood traffic analysis study area.

If you have any questions or require additional information, please contact me at 974-1449.



Justin Good, P.E.
Transportation Development Engineer – Lead: South
Austin Transportation Department

Rhoades, Wendy

From: Michelle Adams <~~michelle@airpropertygroup.com~~>
Sent: Thursday, October 31, 2019 11:53 AM
To: Kiolbassa, Jolene - BC
Cc: Rhoades, Wendy; Mark Maloney; Bill Meacham; Patricia Michael; Denise Geleitsmann
Subject: Request C14-2019-0109 Postponement

*** External Email - Exercise Caution ***

Hello Jolene,

The Texas Oaks Neighborhood Association would like to request a postponement of the case - C14-2019-0109 zoning meeting, which is currently set to occur on November 5th.

We are making this request in an effort to fully understand the impact to the neighborhood, study the zoning request, arrange a meeting with the developer, and to share our extensive knowledge of the area with the developer, as well as the issues that could arise and our suggestions for those issues.

Can you please confirm the postponement?

If possible, we'd prefer to post pone to the December 17th meeting, as that would give us time to coordinate these meetings and discussions.

Thank you for your attention to this matter,

Michelle Adams
Texas Oaks Neighborhood Association Co President

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