

**MEMORANDUM**

TO: Wendy Walsh, Case Manager
CC: Members of the City Council
Michele Haussmann, Drenner Stuart Wolff Metcalfe von Kreisler, LLP
FROM: Emily Barron, Transportation Planner
DATE: July 26, 2004
SUBJECT: Neighborhood Traffic Analysis for Bluebonnet Lane
Zoning Case # C14-04-0060 Walgreen's

The transportation section has performed a Neighborhood Traffic Impact Analysis for the above referenced case and offers the following comments:

The 2.18-acre tract is located in south Austin at the intersection of South Lamar Boulevard and Bluebonnet Lane. The site is currently zoned Single Family Residence (SF-3) and the existing use is a mobile-home park. The site is surrounded by predominantly commercial uses to the west, single family to the north and multi family and limited office to the south and east. The zoning request is for Neighborhood Commercial (LR) and Limited Office (LO). In order to get a more accurate analysis of the impact of the site on Bluebonnet, the neighborhood traffic analysis incorporates the entire site that will consist of the pharmacy with drive-thru, high turn over restaurant and 20 mobile home dwelling units.

Roadways

The tract proposes access to Lamar Boulevard and Bluebonnet Lane.

Lamar Boulevard is classified as a four lane divided major arterial and would provide the main access to the site. The roadway currently has 120 feet of right-of-way and 60 feet of pavement. Lamar Boulevard is in the bicycle plan as a Priority 2 route from Bluebonnet Lane to Manchaca Road.

Bluebonnet Lane abuts the northeastern portion of the site and is proposed as the main access point for service vehicles. Bluebonnet Lane is classified as a residential collector street with variable right-of-way and 20 feet of pavement. Bluebonnet Lane is classified as a Priority 1 route in the Bicycle Plan. Under Section 25-6-114 of the Land Development Code, the portion of Bluebonnet Lane from Lamar Boulevard to Del Curto Road is classified as a residential collector street because at least 50 percent of its frontage is zoned for SF-5 or more restrictive uses.

Trip Generation and Traffic Analysis

Based on the Institute of Transportation Engineer's publication Trip Generation, the proposed 14,550 square foot pharmacy with drive through development will generate 1,283 vehicle trips per day. A 49% pass-by trip reduction has been assumed for this use. Therefore, the adjusted trip generation is 655 vehicles per day. There will also be an addition of 350sf to the existing high turn over restaurant for a total of 4,000sf. The total trip generation for this use is 521 vehicles per day however only 46 of those trips will be new to the roadway network. The remaining 475 vehicles per day is included in the existing traffic shown in Table 3. A 43% pass-by trip reduction was assumed for the high turn over restaurant in accordance with the ITE Publication. This information is provided in Table 1.

Table 1.				
Land Use	Size	Unadjusted Trip Generation	Pass-by reduction %	Adjusted Trip Generation
Pharmacy with drive-through	14,550sf	1,283	49%	655
High Turnover Restaurant	350sf expansion	46	43%	26
TOTAL		1,330		681

Table 2 represents the expected distribution of the 681 trips:

Table 2.	
Street	Traffic Distribution by Percent
Lamar Boulevard	70%
Bluebonnet Lane	30%
TOTAL	100%

Table 3 represents a breakdown of existing traffic on Lamar Boulevard and Bluebonnet Lane, proposed site traffic, total traffic after development and percentage increase in traffic on Lamar Boulevard and Bluebonnet Lane. It should be noted that in order to account for the new driveway proposed onto Bluebonnet a portion of the existing traffic generated by the High Turn Over Restaurant is assumed to now access Bluebonnet Lane. In addition to the site traffic 20 existing mobile homes, located to the east of this site, will have access to Bluebonnet through this site. A portion of this existing traffic generated by the mobile home park is assumed to also take access to Bluebonnet. In order to provide a more conservative analysis no traffic was assumed to be removed from Lamar.

Table 3.				
Street	Existing Traffic (vpd)	Proposed New Site Traffic to each Roadway	Overall Traffic	Percentage Increase in Traffic
Lamar Boulevard	39,534	474	40,008	1%
Bluebonnet Lane (east)	1,921	397	2,318	17%

Of the site traffic to Bluebonnet it is assumed that approximately 357vpd will turn left to access Lamar and 40vpd will turn right to access Del Curto. This will increase the traffic from the site driveway west to Lamar Boulevard approximately 15% and 2% from the site driveway east to Del Curto.

According to Section 25-6-116 of the Land Development Code, streets which are less than 30 feet in width are considered to be operating at an undesirable traffic level if the average daily traffic volume for such roadways exceeds 1,200 vehicles per day. Currently, Bluebonnet Lane operates at an undesirable level. By widening Bluebonnet Lane as proposed in Recommendation 2 the desirable operating level for Bluebonnet from the site driveway to Lamar Boulevard will increase to 4,000vpd and would operate at acceptable levels for this portion of the roadway.

Recommendations/Conclusions

1. In order to mitigate the site impact on the surrounding roadway the applicant has proposed the following improvements to Bluebonnet Lane. The fiscal for these improvements is required to be posted prior to 3rd Reading of the zoning ordinance at City Council.

Intersection	Improvement	Cost	Pro Rata Share
Bluebonnet Lane and Lamar Boulevard	Signal modifications including design and construction (above and below ground)	\$55,000	4% / \$2,200

2. Traffic on Bluebonnet Lane will increase by 17% with the addition of this proposed site and existing traffic, which will now have access to Bluebonnet. The majority of this traffic will travel west to Lamar Boulevard. In addition to the signal modifications listed above fiscal is required to be posted for the following improvements prior to final approval of the site plan:

Intersection/Street	Improvement
Bluebonnet Lane (east)*	Installation of sidewalks along both sides of Bluebonnet Lane for the length of the upgrade on Bluebonnet Lane
	Increase the pavement width from 20' to 40' from Lamar Boulevard to the site driveway; the street will then be transitioned east from the site driveway to the existing pavement width.
Bluebonnet Lane (west)*	Restriping Bluebonnet west of Lamar to match the eastbound striping with the new westbound striping pattern (an exclusive left-turn lane and a shared through/right-turn lane).
Bluebonnet Lane (east) @ Lamar Boulevard*	Provide for 1 EB lane, 1 WB left turn lane and 1 WB shared through/right turn lane
Lamar Boulevard	Remove on street parking to improve sight distance and overall safety along Lamar Boulevard.

* See attached schematic of proposed improvements

The fiscal requirement for these improvements will not exceed 17% of the total cost. This percentage is the amount of site traffic that is assumed to access Bluebonnet Lane as shown in Table 3.

3. No access to Bluebonnet Lane shall be permitted until Bluebonnet Lane has been upgraded to 56' of right-of-way and 36' of pavement from the intersection of Lamar Boulevard to the southern site property line on Bluebonnet Lane.

4. City Council may approve this site if the Council determines that the applicant has satisfactorily mitigated adverse traffic effects, or that the additional traffic from a project has an insignificant effect on the residential street.
5. In order to minimize traffic on surrounding streets, the intensity and uses for this rezoning should be limited to less than 1,283 unadjusted vehicle trips per day. The proposed development plan for the tract requesting rezoning does not exceed 1,283 vehicle trips. Development of this property should also be limited to uses and intensities, which will not exceed or vary from the projected traffic conditions assumed in this neighborhood traffic analysis including traffic distribution, roadway conditions, and other traffic related characteristics.

If you have any questions or require additional information, please contact me 974-2788.



Emily M. Barron
Planner ~ Transportation Review
Watershed Protection and Development Review Department

AGENDA ITEM
Z-13

Zoning Case No. C14-04-0060

RESTRICTIVE COVENANT

OWNER: Gene Charlesworth Payne

ADDRESS: 809 Newport Avenue, Austin, TX 78753

CONSIDERATION: Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid by the City of Austin to the Owner, the receipt and sufficiency of which is acknowledged.

PROPERTY: Tract One: A 0.69 acre tract of land, more or less, out of the Isaac Decker League, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this covenant, and

Tract Two: A 1.49 acre tract of land, more or less, out of the Isaac Decker League, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this covenant, and

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

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

1. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds the total traffic generation for the Property as specified in that certain Neighborhood Traffic Analysis ("NTA") prepared by John F. Hickman and Associates, dated June 2004, or as amended and approved by the Director of the Watershed Protection and Development Review Department. All development on the Property is subject to the recommendations contained in the memorandum from the Transportation Review Section of the Watershed Protection and Development Review Department, dated July 26, 2004. The NTA shall be kept on file at the Watershed Protection and Development Review Department.
2. If any person or entity shall violate or attempt to violate this agreement and covenant, it shall be lawful for the City of Austin to prosecute proceedings at law or in equity against such person or entity violating or attempting to violate such agreement or covenant, to prevent the person or entity from such actions, and to collect damages for such actions.
3. If any part of this agreement or covenant is declared invalid, by judgment or court order, the same shall in no way affect any of the other provisions of this agreement, and such remaining portion of this agreement shall remain in full effect.

4. If at any time the City of Austin fails to enforce this agreement, whether or not any violations of it are known, such failure shall not constitute a waiver or estoppel of the right to enforce it.
5. This agreement may be modified, amended, or terminated only by joint action of both (a) a majority of the members of the City Council of the City of Austin, and (b) by the owner(s) of the Property subject to the modification, amendment or termination at the time of such modification, amendment or termination.

EXECUTED this the _____ day of _____, 2004.

OWNER:

Gene Charlesworth Payne

APPROVED AS TO FORM:

Assistant City Attorney
City of Austin

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the ____ day of _____, 2004
by Gene Charlesworth Payne.

Notary Public, State of Texas

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

TRACT 1
"LR"

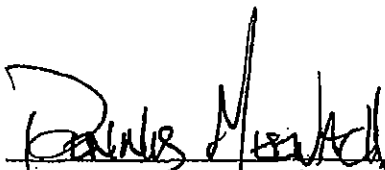
0.69 Acres
Zoning Description (LR)
Bluebonnet & S. Lamar

DESCRIPTION OF A TRACT OF LAND CONTAINING 0.69 ACRES OF LAND BEING OUT OF THE ISAAC DECKER LEAGUE IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS. SAID TRACT OF LAND ALSO BEING A PORTION OF LOTS 4 AND 6, THEODORE LOW HEIGHTS, A SUBDIVISION OF RECORD IN VOLUME 445, PAGE 581 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. SAID TRACT ALSO BEING A PORTION OF THAT CERTAIN TRACT CALLED TO CONTAIN 4.38 ACRES DESCRIBED IN A DEED TO LLOYD W. PAYNE OF RECORD IN VOLUME 1208, PAGE 347 AND ALSO DESCRIBED IN VOLUME 1301, PAGE 305 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND ALSO BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO GENE CHARLESWORTH PAYNE OF RECORD IN VOLUME 9178 PAGE 206 DEED RECORDS OF TRAVIS COUNTY, TEXAS. SAID 0.69 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

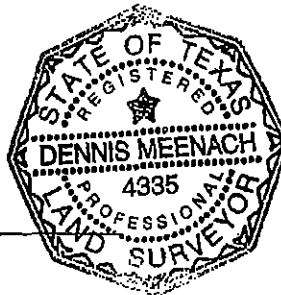
BEGINNING at a point for the northeast corner of the herein described tract and from said point a 1/2" iron rod found for the northeast corner of said Gene Charlesworth Payne Tract bears, South 38°01'06" East 6.01 feet, North 26°46'09" East 41.32 feet and North 61°44'22" West 50.00 feet;

THENCE, crossing said Gene Charlesworth Payne and said Lloyd W. Payne Tracts the following four (4) courses;

- 1) South 38°01'06" East 159.14 feet to an angle point of the herein described tract;
- 2) South 51°58'54" West 189.82 feet to an angle point of the herein described tract;
- 3) North 38°01'06" West 159.14 feet to an angle point of the herein described tract;
- 4) North 51°58'54" East 189.82 feet to the point of beginning and containing 0.69 acres of land as shown on the attached plat and made a part of this description.



Dennis Meenach, R.P.L.S. No. 4335

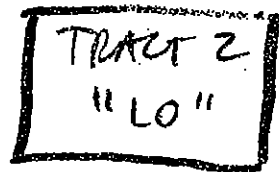


4-13-04
Date

EXHIBIT A

Page 1 of 1

P:\402006\SURVEY\LEGAL\S\ZONING-LR.doc



1.49 Acres
Zoning Description (LO)
Bluebonnet & S. Lamar

DESCRIPTION OF A TRACT OF LAND CONTAINING 1.49 ACRES OF LAND BEING OUT OF THE ISAAC DECKER LEAGUE IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS. SAID TRACT OF LAND ALSO BEING A PORTION OF LOTS 4 AND 6, THEODORE LOW HEIGHTS, A SUBDIVISION OF RECORD IN VOLUME 445, PAGE 581 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. SAID TRACT ALSO BEING A PORTION OF THAT CERTAIN TRACT CALLED TO CONTAIN 4.38 ACRES DESCRIBED IN A DEED TO LLOYD W. PAYNE OF RECORD IN VOLUME 1208, PAGE 347 AND ALSO DESCRIBED IN VOLUME 1301, PAGE 305 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND ALSO BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO GENE CHARLESWORTH PAYNE OF RECORD IN VOLUME 9178 PAGE 206 DEED RECORDS OF TRAVIS COUNTY, TEXAS. SAID 1.49 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point for the most easterly corner of the herein described tract, said point being in the easterly line of said Gene Charlesworth Payne Tract and the westerly line of Bluebonnet Lane and from said point the southeast corner of said Gene Charlesworth Payne Tract bears, South 26°15'30" East 100.81 feet;

THENCE, crossing said Gene Charlesworth Payne and said Lloyd W. Payne Tracts the following two (2) courses;

- 1) South 51°59'25" West 365.65 feet to an angle point of the herein described tract;
- 2) South 29°26'12" West 275.16 feet to a point on the westerly line of said Lloyd W. Payne Tract same being the westerly line of said Lot 6;

THENCE, with the westerly and northerly lines of said Lloyd W. Payne Tract, same being the westerly and northerly lines of said Lot 6, North 59°43'39" West 99.20 feet to the northwest corner of said Lloyd W. Payne Tract;

THENCE, North 29°17'24" East 262.07 feet to a point;

THENCE, North 26°46'09" East 80.25 feet to a point;

THENCE crossing said Lloyd W. Payne Tract the following three (3) courses;

- 1) South 38°01'06" East 63.75 feet,
- 2) North 51°58'54" East 189.82 feet,

EXHIBIT B

Page 1 of 2

P:\402006\SURVEY\LEGALS\ZONING-LO.doc

3) North 38°01'06" West 153.13 feet to a point;

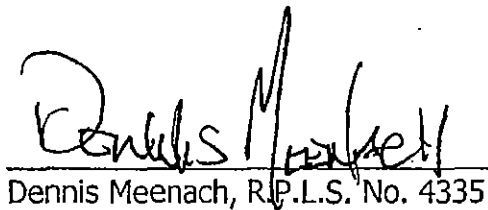
THENCE, North 26°46'09" East 41.32 feet to a point in the west line of a tract of land described in a deed to W.O. Harper of record in Volume 1452, Page 308, Deed Records of Travis County, Texas;

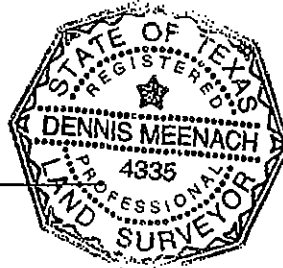
THENCE, South 61°44'22" East 72.35 feet to a point;

THENCE, South 55°32'15" East ^{99.83}~~98.83~~ feet to a 1" pipe found;

THENCE, North 48°21'28" East 70.87 feet to a 1/2 inch iron rod found for the northeast corner of the herein described tract, same being the southeast corner of said W. O. Harper Tract, same being a point in the westerly line of Bluebonnet Lane;

THENCE, with the easterly line of the herein described tract, same being the westerly line of said Bluebonnet Lane, South 26°15'30" East 73.56 feet to the point of beginning and containing ~~1.49~~ acres of land as shown on the attached plat and made a part of this description.


Dennis Meenach, R.P.L.S. No. 4335



4-13-04
Date