

**Zoning Public Hearing  
CITY OF AUSTIN  
RECOMMENDATION FOR COUNCIL ACTION**



**AGENDA ITEM NO.: Z-7  
AGENDA DATE: Thu 08/04/2005  
PAGE: 1 of 1**

**SUBJECT:** C14-05-0064 - Parmer Meadows - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 12509 North Lamar Blvd. (Walnut Creek Watershed) from community commercial-conditional overlay (GR-CO) combining district zoning to commercial liquor sales-conditional overlay (CS-1-CO) combining district zoning. Zoning and Platting Commission Recommendation: To deny commercial liquor sales-conditional overlay (CS-1-CO) combining district zoning. Applicant: Continental I-35 Fund Limited Partnership (Daniel J. Minahan). Agent: Doucet and Associates, Inc. (Carol M. Stewart). City Staff: Sherri Sirwaitis, 974-3057.

**REQUESTING** Neighborhood Planning  
**DEPARTMENT:** and Zoning

**DIRECTOR'S**  
**AUTHORIZATION:** Greg Guernsey

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-05-0064

**Z.A.P. DATE:** June 07, 2005

June 21, 2005

July 05, 2005

**ADDRESS:** 12509 North Lamar Boulevard

**OWNER/APPLICANT:** Continental I-35 Fund Limited Partnership (Daniel J. Minahan)

**AGENT:** Doucet and Associates, Inc. (Carol M. Stewart)

**ZONING FROM:** GR-CO

**TO:** CS-1-CO

**AREA:** 2.965 acres

The applicant's request includes the following conditions:

- 1) Restrict a cocktail lounge use on the property to 3,600 square feet;
- 2) Limit the site to all other GR, Community Commercial district, uses;
- 3) Subject the property to GR, Community Commercial district, site development regulations.
- 4) Prohibit Adult Oriented Business uses on the site.

### **SUMMARY STAFF RECOMMENDATION:**

The staff's recommendation is to grant CS-1-CO, Commercial-Liquor Sales-Conditional Overlay district, zoning. The conditional overlay will:

- 1) Include the conditions offered by the applicant.
- 2) Limit the development intensity for the entire site to less than 2,840 vehicle trips per day.

In addition, the applicant is required to post their pro rata share of identified improvements at the following intersections: Lamar Boulevard and Parmer Lane; Parmer Lane and IH-35; Parmer Lane and Scofield Farms; Parmer Lane and Metric Boulevard (Transportation Memo-Attachment B). Fiscal shall be posted prior to 3<sup>rd</sup> Reading at City Council.

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

6/07/05: Postponed to 7/05/05 by the neighborhood (9-0); J. Martinez-1<sup>st</sup>, J. Gohil-2<sup>nd</sup>.

7/05/05: Motion made to approved CS-1-CO zoning for 6,264 square foot area and GR-CO zoning for the remainder of the property; prohibit Liquor Sales and Adult Oriented Business uses; include staff's conditions for 2,840 vehicle trip per day limit; and require applicant to post their pro rata share of identified improvements for the intersections at North Lamar Boulevard and Parmer Lane and Parmer Lane and IH-35 (3-5, C. Hammond/T. Rabago/J. Martinez/B. Baker/J. Pinnelli-Nay,

M. Hawthorne-Absent.

Denied requested CS-1-CO district zoning (5-3, K. Jackson/J. Gohil/J. Donisi-Nay, M. Hawthorne-Absent); J. Martinez-1<sup>st</sup>, J. Pinnelli-2<sup>nd</sup>.

**ISSUES:**

On May 25, 2005, the staff received a postponement request for this case to July 5, 2005 from the Scofield Farms Residential Neighborhood (Attachment A).

**DEPARTMENT COMMENTS:**

The property in question is an undeveloped, triangular shaped tract of land that is located at the intersection of West Parmer Lane and North Lamar Boulevard, along Interstate Highway-35 Northbound. The site is surrounded by GR-CO and CS-CO zoning to the north, GR-CO, LR, and CH zoning to the south, CH zoning to the east, and GR and MF-2 zoning to the west. This lot is located adjacent to a Carmax Car Sales and Walmart Supercenter Retail Center to the north. The tracts of land to the south, across Parmer Lane, are developed with a convenience store and two large hotels.

The staff recommends the applicant's request for CS-1-CO zoning for this property because it will allow for intensive commercial uses to be developed at a major arterial intersection of the city, between North Lamar Boulevard, Parmer Lane and Interstate Highway-35 North. The site under consideration meets the purpose statement for CS-1 zoning district.

The North Lamar Area Study calls for this tract of land to remain zoned GO for office land use. However, staff believes that the situation in this area has changed since the study was completed in 1985, with the rezoning of the property in cases C14-96-0122, C14-99-2138, and C14-01-0085 to allow for commercial uses.

The applicant agrees with the staff's recommendation.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	GO	Undeveloped
<i>North</i>	GR-CO	Retail Sales (Walmart Supercenter), Automotive Sales (Carmax Auto Sales)
<i>South</i>	GR-CO, LR, CH-CO	Convenience Store, Hotels
<i>East</i>	CH-CO	Retail Sales (Sears, Ultimate Electronics)
<i>West</i>	GR, MF-2-CO	Service Station (Exxon), Undeveloped

**AREA STUDY:** North Lamar Area Study **TIA:** N/A

**WATERSHED:** Walnut Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR: N/A**

**HILL COUNTRY ROADWAY: N/A**

**NEIGHBORHOOD ORGANIZATIONS:**

64 -- River Oaks Lakes Estates Neighborhood

114- North Growth Corridor Alliance

**CASE HISTORIES:**

<b>NUMBER</b>	<b>REQUEST</b>	<b>COMMISSION</b>	<b>CITY COUNCIL</b>
C14-03-0050	CS, IP to CH-CO	5/13/03: Approved staff's recommendation of CH-CO zoning, with height limit of 120-feet, by consent (9-0)	6/12/03: Approved CH-CO zoning (5-1, Garcia-off dias, Goodman-Nay); all 3 readings
C14-01-0168	IP & CS-CO to CS	2/5/02: Approved staff's alternate rec. of CS-CO w/ conditions by consent (8-0)	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
C14-01-0118	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	GO to GR	6/26/01: Approved staff's recommendation for GR-CO zoning by consent (7-0, Garza-recused himself, Cravey-absent)	8/2/01: Approved PC recommendation of GR-CO by consent on 3 readings (6-0, D. Thomas-absent)
C14-01-0077	DR to CS	2/26/02: Approved GR-CO zoning as agreed to by the applicant, by consent (7-0, K. Jackson-absent, A. Adams-off dias)	4/18/02: Approved GR-CO on 3 readings (5-0, D. Slusher/ D. Thomas-absent)
C814-01-0038.02	GR, PUD to PUD	3/01/05: Approved staff's recommendation of PUD zoning by consent (8-0, K. Jackson-absent)	4/7/05: Postponed to June 9, 2005 at the Applicant's request (7-0)
C814-01-0038.01	PUD to PUD	8/3/04: Approved staff's recommendation of PUD zoning; with conditions that apply from the agreement between applicant & neighborhood by consent (8-0, J.P. - Absent)	8/26/04: Granted PUD amendment on 1 <sup>st</sup> reading (7-0)  11/4/04: Granted PUD amendment (7-0); 2 <sup>nd</sup> /3 <sup>rd</sup> readings
C814-01-0038	SF-6, RR, LO to PUD	10/30/01: Approved staff's rec. of PUD zoning with conditions of: 1. No structures within 100'	11/29/01: Approved PUD zoning with clarification that parking and carports are allowed within the 100'

		<p>of the west property line;</p> <p>2. No access from Dapplegrey Lane, except for emergency vehicles when needed;</p> <p>3. Impervious cover of 53% for Tract 1 (Lot 1)</p> <p>4. Include Environmental Board's Recommendation, with the exception of impervious cover for Tract 1 (8-0, N. Spelman- absent)</p>	<p>buffer along the west property line (7-0), 1<sup>st</sup> reading.</p> <p>8/8/02: Approved 2<sup>nd</sup> reading with the following modified conditions (7-0):</p> <p>1) One-story carport and/or garages shall be allowed within 100-feet, but not closer than 50 feet, from the western property line of Tract 1. Architectural guidelines contained within the Scofield Farms Neighborhood Homeowners Association shall apply to the construction of garages.</p> <p>2) The deletion of the Environmental Board's requirement that a certificate of occupancy not be issued for Tract 1 until construction of the flood/erosion control pond is completed.</p> <p>3) The proposal by the applicant to allow SF-6, Townhouse &amp; Condominium Residence, zoning district uses to the permitted uses for Tract 1, with a unit limit of 80 townhomes/or single-family detached.</p> <p>4) An increased trip limit of 2,500 vehicle trips for the entire Parmer/Walnut Creek PUD to satisfy current requirements for Tracts 2, 3, and 4 and to account for the inclusion of the SF-6; townhouse/or single-family detached uses on Tract 1, without the requirement of a Traffic Impact Analysis.</p> <p>5) To redefine the transfer process for the dedication of</p>
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			<p>Tract 2 to the City of Austin so that the entire dedication of this portion of land does not need to be made with the PUD approval at third reading. The timing of the conveyance of Tract 2 of the PUD should be as follows:</p> <p>a) To dedicate the dam area of Tract 2 at the approval of zoning (before third reading of the PUD ordinance); b) The dedication of a drainage easement for the remaining portion of Tract 2 at the approval of zoning (before third reading of the PUD ordinance); c) Fee simple dedication of the drainage easement on the Perry property, at the eastern side of Tract 2, before subdivision (final plat) approval; d) Fee simple dedication of the drainage easement on the Schofield/Chilek property, at the northwestern side of Tract 2, before site plan approval.</p> <p>4/24/03: Approved (6-0-1, Garcia-absent); 3<sup>rd</sup> reading</p>
C14-99-2138	I-RR to CH	11/14/99: Approved staff rec. of CS-CO by consent (7-0-1, S. Garza-abstain)	2/1/01: Approved CS-CO, with conditions(6-0), all 3 readings
C14-99-2137	I-RR to MF-3	5/9/00: Approved staff rec. of MF-3-CO, limited to 458 units, by consent (8-0)	<p>6/8/00: Approved MF-3-CO (TR1) and RR (TR2) as rec. by PC on 1<sup>st</sup> reading (7-0)</p> <p>6/29/00: Approved 2<sup>nd</sup>/3<sup>rd</sup> readings (7-0)</p>
C14-96-0122	LR to GR	11/19/96: Approved GR-CO with prohibited uses (9-0)	12/12/96: Approved PC rec. of GR subject to conditions (7-0); 1 <sup>st</sup> reading

			1/30/97: Approved GR-CO w/conditions (7-0); 2 <sup>nd</sup> /3 <sup>rd</sup> readings
C14-96-0008	DR to RR, MF-2-CO	3/5/96: Approved MF-2-CO, RR; subject to engineering study	3/28/96: Approved MF-2-CO (TR1), RR (TR2-floodplain area); (5-0); all 3 readings
C14-91-0086	LR, GR, P to GR, LR SF-6 to SF-2, P MF-3 to MF-1	11/26/91: Approved GR, LR, SF-6, MF-1, LO, MF-3, MF-1, SF-2, P	12/19/91: Approved GR, LR, SF-6, MF-1, LO, SF-6, MF-3, SF-2, P; all 3 readings

**RELATED CASES:** C14-01-0085  
C8-01-0123.0A  
SP-05-0403C

**ABUTTING STREETS:**

NAME	ROW	PAVEMENT	CLASSIFICATION
Lamar Boulevard	Varies	Varies	Major Arterial

**CITY COUNCIL DATE:**

**ACTION:**

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

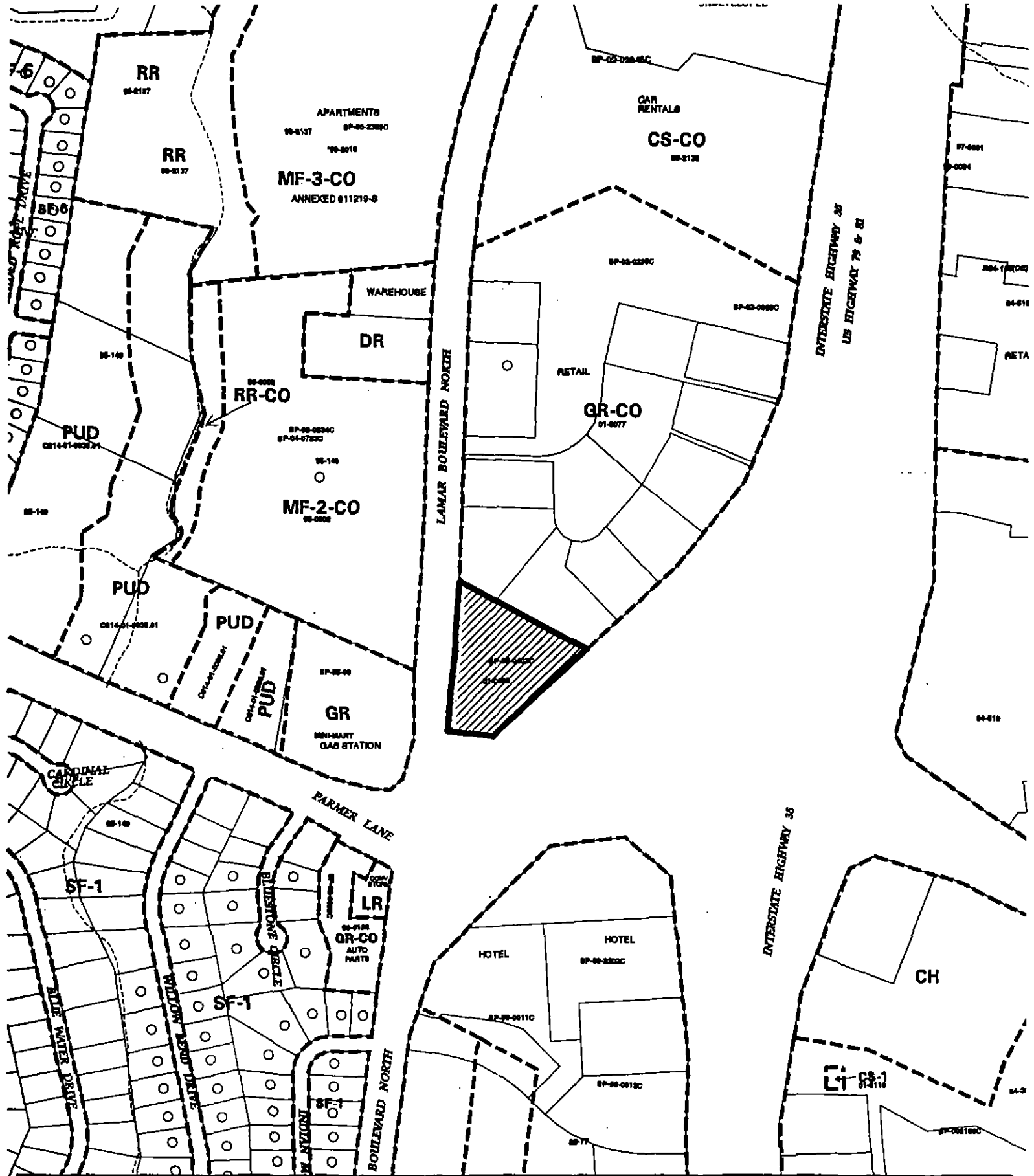
2<sup>nd</sup>

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)



 1" = 400'	SUBJECT TRACT		<b>ZONING</b>  <b>CASE #: C14-05-0064</b> <b>ADDRESS: 12509 N LAMAR BLVD</b> <b>SUBJECT AREA (acres): 2.965</b>	<b>DATE: 05-05</b>  <b>INTLS: SM</b>	<b>CITY GRID</b> <b>REFERENCE</b> <b>NUMBER</b> <b>M34</b>
	PENDING CASE				
	ZONING BOUNDARY				
	CASE MGR: S.GAGER				



## **STAFF RECOMMENDATION**

The staff's recommendation is to grant CS-1-CO, Commercial-Liquor Sales-Conditional Overlay district, zoning. The conditional overlay will:

- 1) Limit the development intensity for the entire site to less than 2,840 vehicle trips per day;
- 2) Restrict a cocktail lounge use on the property to 3,600 square feet;
- 3) Limit the site to all other GR, Community Commercial district, uses;
- 4) Subject the property to GR, Community Commercial district, site development regulations.

In addition, the applicant is required to post their pro rata share of identified improvements at the following intersections: Lamar Boulevard and Parmer Lane; Parmer Lane and IH-35; Parmer Lane and Scofield Farms; Parmer Lane and Metric Boulevard (Transportation Memo - Attachment B). Fiscal shall be posted prior to 3<sup>rd</sup> Reading at City Council.

## **BASIS FOR RECOMMENDATION**

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

The CS-1 zoning district is intended for the development of a commercial or industrial use of a service nature that has operating characteristics or traffic service requirements that are incompatible with residential environments.

The property in question fronts onto and will take access from major arterial roadways.

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

The proposed zoning will promote consistency and orderly planning because the site under consideration is surrounded by GR-CO and CS-CO zoning to the north, GR-CO, LR, and CH zoning to the south, CH zoning to the east, and GR and MF-2 zoning to the west. The properties to the north have recently been developed with a Carmax Car Sales and Walmart Supercenter Retail Center. The tracts of land to the south, across Parmer Lane, are developed with a convenience store and two large hotels.

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. The property meets the minimum size requirements for the CS-1 zoning district.

CS-1 zoning is appropriate for this location because of the commercial character of the area.

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.*

The property in question is located at the intersection of three major arterial roadways, North Lamar Boulevard, Parmer Lane and Interstate Highway-35 North.

## **EXISTING CONDITIONS**

### **Site Characteristics**

The subject tract is an undeveloped, triangular shaped tract of land that is located at the intersection of West Parmer Lane and North Lamar Boulevard, along Interstate Highway-35 Northbound. It is sparsely vegetated and slopes slightly to the west.

### **Hill Country Roadway**

The site is not within a Hill Country Roadway Corridor.

### **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 GR zoning district's allowable impervious cover, the impervious cover on this site would be limited by the watershed ordinance. 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.

### **Environmental**

The site is not located over the Edward's 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 flood plain 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.

At this time, site-specific information is unavailable regarding existing trees and 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.

### **Transportation**

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

The trip generation under the requested zoning is estimated to be 13,478 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics). The site proposes to construct 3,200sf Drinking Place, 16,640sf of Specialty Retail, and 2,800sf of High Turnover Restaurant, which would generate approximately 2,833 trips per day.

The traffic impact analysis for this site was waived because the applicant agreed to post their pro rata share of identified improvements at the following intersections: Lamar Boulevard and Parmer Lane; Parmer Lane and IH-35; Parmer Lane and Scofield Farms; Parmer Lane and Metric Boulevard. Fiscal is required to be posted prior to 3<sup>rd</sup> Reading at City Council. In addition the, development should be limited through a conditional overlay to less than 2,840 vehicle trips per day. [LDC, 25-6-117]

Capital Metro bus service is available along IH-35

Existing Street Characteristics:

NAME	ROW	PAVEMENT	CLASSIFICATION
Lamar Boulevard	Varies	Varies	Major Arterial

### **Right of Way**

The scope of this review is limited to right-of-way needs pertaining to Capital Improvement Program (C.I.P.) Roadway Construction Projects and Transportation Systems Management (T.S.M.) Projects planned and funded for implementation by the City of Austin. There are separate requirements enforced by other Departments and other jurisdictions to dedicate and

reserve right-of-way for roadway improvements contained in the Austin Metropolitan Area Roadway Plan, roadway projects funded by County and State agencies, and for dedication in accordance with the functional classification of the roadway.

We have reviewed the proposed subdivision, site plan, or zoning case and anticipate no additional requirement for right-of-way dedication or reservation for proposed C.I.P. or T.S.M. projects from at this location.

### **Water and Wastewater**

The landowner intends to serve the site with City water and wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extension, system upgrades, utility adjustment, and utility relocation to serve the site and land use. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria. The utility construction must be inspected by the City. The landowner must pay the associated City fees.

### **Stormwater Detention**

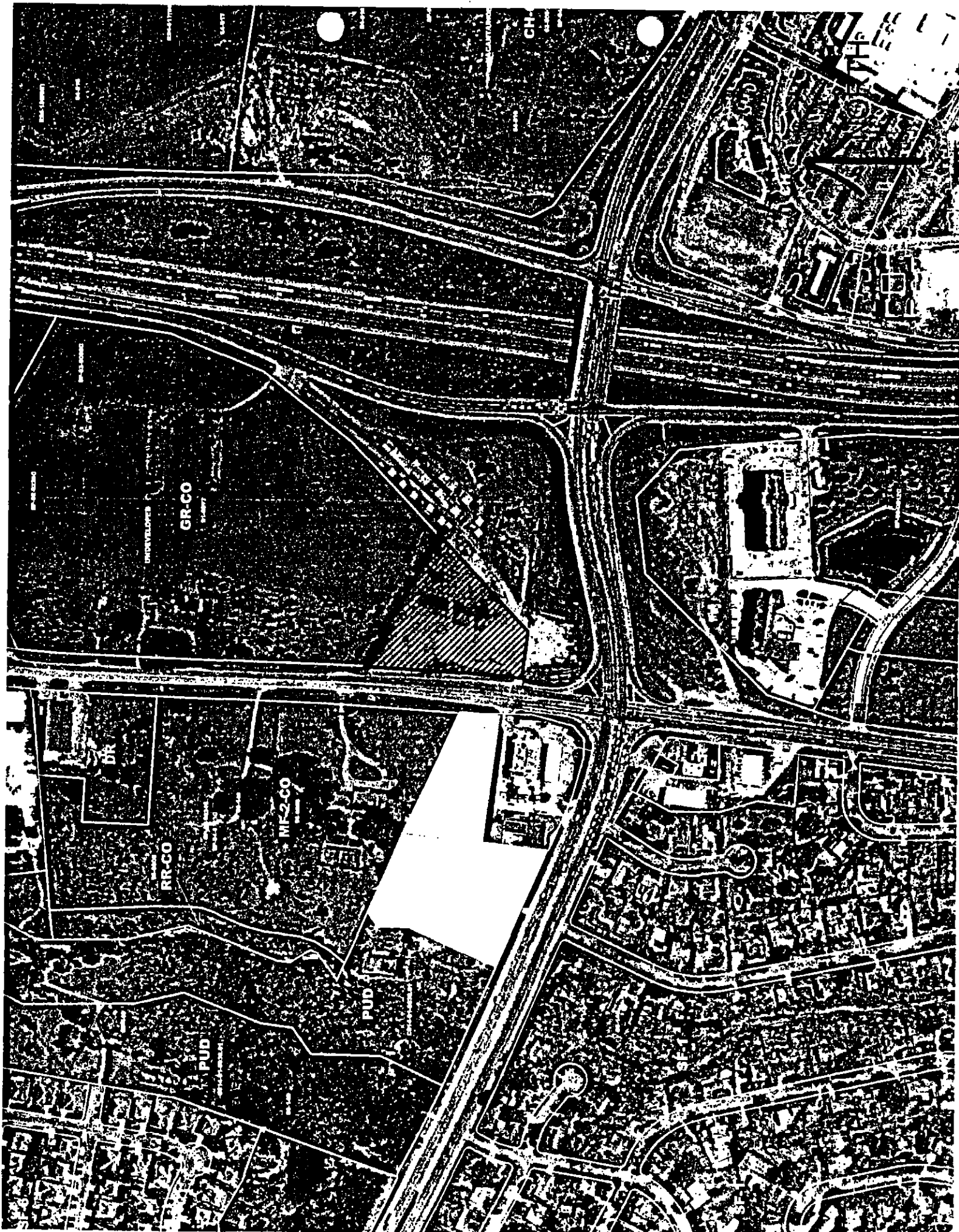
At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater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

### **Compatibility Standards**

There is a site plan currently under review for this property (SP-05-0403C) that provides for 22,640 square feet of multi-use with associated parking and drainage facilities.

No compatibility will be triggered for this site. The site does not fall under the Hill Country or within the Airport Overlay.





GR-CO

RR-CO

MF-2-CO

PUD

PUD

- 4. Rezoning: C14-05-0050 - The Millican House**  
 Location: 1610 West Ave., Shoal Creek Watershed  
 Owner/Applicant: Paul Flashner  
 Agent: Leasing Concierge  
 Request: **LO to GO**  
 Staff Rec.: **NOT RECOMMENDED**  
 Staff: Thomas Bolt, 974-2755, thomas.bolt@ci.austin.tx.us  
 Neighborhood Planning and Zoning Department

***PULLED; NO ACTION REQUIRED. RENOTIFIED FOR "H" ZONING.***

- 5. Rezoning: C14-05-0041 - West Ave 1 Rezoning**  
 Location: West Avenue, Shoal Creek Watershed  
 Owner/Applicant: PSP Investments LTD  
 Agent: Armbrust & Brown LLP.  
 Postponements: Postponed from 5/17/05 (applicant)  
 Request: **GO & LO to CBD-CO-CURE**  
 Staff Rec.: **ALTERNATE RECOMMENDATION FROM GO-LO TO GO**  
 Staff: Thomas Bolt, 974-2755, thomas.bolt@ci.austin.tx.us  
 Neighborhood Planning and Zoning Department

***POSTPONED TO 10-04-05 (STAFF)***  
***[J.M; J.G 2<sup>ND</sup>] (7-0) M.W – ABSENT; T.R – ARRIVED LATE***

- 6. Rezoning: C14-05-0064 - Parmer Meadows**  
 Location: 12509 North Lamar Boulevard, Walnut Creek Watershed  
 Owner/Applicant: Continental I-35 Fund Limited Partnership (Daniel J. Minahan)  
 Agent: Doucet & Associates, Inc. (Carol M. Stewart)  
 Postponements: Postponed from 6/7/05 (neighborhood)  
 Request: **GR-CO to CS-1-CO**  
 Staff Rec.: **RECOMMENDED**  
 Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us  
 Neighborhood Planning and Zoning Department

***MOTION MADE TO APPROVE CS-1-CO FOR 6,264 SQ.FT; GR-CO ZONING, PROHIBIT LIQUOR SALES AND ADULT ORIENTED USES; INCLUDE STAFF'S CONDITIONS FOR 2840 VEHICLE TRIP LIMIT; AND REQUIRE APPLICANT TO POST THEIR PRO RATA SHARE OF IDENTIFIED IMPROVEMENTS AT LAMAR BLVD. & PARMER LANE; PARMER LANE & IH-35.***

***[K.J; J.D 2<sup>ND</sup>] (3-5) C.H, T.R, J.M, B.B, J.P – NAY; M.W – ABSENT***  
***[MOTION FAILED]***

***2<sup>ND</sup> MOTION MADE TO: DENY STAFF'S RECOMMENDATION FOR CS-1-CO DISTRICT ZONING. [J.M; J.P 2<sup>ND</sup>] (5-3) K.J, J.G, J.D – NAY; M.W – ABSENT***

Facilitator: Thomas Bolt

City Attorney: David Lloyd, 974-2198; For any legal questions call David Lloyd or Marty Terry, 974-2974.

**Sirwaitis, Sherri**

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**From:** Leigh Ann Brunson [labrunson@sbcglobal.net]  
**Sent:** Wednesday, May 25, 2005 10:30 PM  
**To:** Sirwaitis, Sherri  
**Cc:** Shirley Madrid; SCOTT PETERSON; BARRY ROBINSON; james hsu; Luden, Jon; ALAN SHELBY  
**Subject:** Rezoning

Sherri,

Scofield Farms would like to request a postponement to July 5 for the Parmer Meadows rezoning hearing.

We are trying to put together a meeting to hear the proposal at this time with the agent.

Parmer Meadows C14-05-0064

SP-05-0403C

We understand this is at the corner of lamar and scofield farms.

I may be reached at 837.8068h

thank you.

6/1/2005





Attachment B

**Date:** June 29, 2005  
**To:** Sherri Sirwaitis, Case Manager  
**CC:** Lance Hartland, P.E., WHM Transportation Engineering  
Carol Barnes, Fiscal Officer  
**Reference:** Parmer Meadows, C14-05-0064 Fiscal Requirement

The Transportation Review Section waived the requirements for a Traffic Impact Analysis (TIA) for the property because the applicant agreed to post their pro rata share of fiscal for improvements at the intersections of Parmer and Lamar and Parmer and IH-35. that were previously identified in approved TIAs.

Based on the standard trip generation rates established by the Institute of Transportation Engineers (ITE), the development will generate approximately 2,832 unadjusted average daily trips (ADT). The trips were adjusted to show a bass by reduction and internal capture reduction permitted by the ITE.

The table below shows the proposed land uses as well as the associated adjusted trip generation for the proposed development

**Adjusted Trip Generation**

LAND USE	Size SF	ADT	AM Peak		PM Peak	
			Enter	Exit	Enter	Exit
Shopping Center	16,640	1,397	22	14	61	66
High Turnover Restaurant	2,400	165	8	7	9	5
Drinking Place	3,600	410	0	0	27	14
<b>TOTAL</b>		<b>1,972</b>	<b>30</b>	<b>21</b>	<b>97</b>	<b>85</b>

**Fiscal Requirements:**

Intersection	Improvements	Total Cost	Pro Rata Share %	Pro Rata Share \$
IH35 EFR at Parmer Lane	Restripe WB Approach	\$22,521	0.2%	\$45
	Restripe NB Approach	\$2,491	1.3%	\$32
IH35 WFR at Parmer Lane	Restripe WB Approach	\$22,692	1.2%	\$272
	Restripe EB Approach	\$22,697	1.1%	\$250
Lamar Blvd and Parmer Lane	Restripe EB Approach	\$35,176	1.0%	\$352
	Install WB dynamic lane sign	\$5,000	1.1%	\$55
<b>TOTAL</b>		<b>\$110,577</b>		<b>\$1,000</b>

Fiscal estimates provided/sealed by Lynn Ann Carley, P.E. on July 22, 2004.

The fiscal for these improvements is required to be posted prior to 3<sup>rd</sup> Reading of the zoning case.

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

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