



Zoning
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION

AGENDA ITEM NO.: Z-3
AGENDA DATE: Thu 09/30/2004
PAGE: 1 of 1

SUBJECT: C14-04-0074 - Onion Creek Commercial Park - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by zoning property locally known as 11301 South IH-35 (Onion Creek Watershed) from interim-rural residence (I-RR) district zoning to community commercial (GR) district zoning for Tract 1; commercial-liquor sales (CS-1) district zoning for Tract 2; and townhouse & condominium residence (SF-6) district zoning for Tract 3. Zoning and Platting Commission Recommendation: To grant community commercial-conditional overlay (GR-CO) combining district zoning for Tract 1; commercial-liquor sales-conditional overlay (CS-1-CO) combining district zoning for Tract 2; and townhouse & condominium residence (SF-6) district zoning for Tract 3, with conditions. Applicant: Lumbermen's Investment Corp. (Robert M. Mann). Agent: Vaughn & Associates, Inc. (Rick Vaughn). City Staff: Wendy Walsh, 974-7719.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Greg Guernsey

ZONING CHANGE REVIEW SHEET

CASE: C14-04-0074

Z.P.C. DATE: September 7, 2004

ADDRESS: 11301 South IH-35

OWNER AND APPLICANT: Lumbermen's
Investment Corp. (Robert M. Mann)

AGENT: Vaughn & Associates, Inc.
(Rick Vaughn)

ZONING FROM: I-RR **TO:** GR for Tract 1 (4.989 acres);
CS-1 for Tract 2 (0.069 acres – 3,000 square feet); &
SF-6 for Tract 3 (4.596 acres)

AREA: 9.654 acres

SUMMARY STAFF RECOMMENDATION:

The staff's alternate recommendation is to grant community commercial – conditional overlay (GR-CO) combining district zoning for Tract 1; commercial – liquor sales – conditional overlay (CS-1-CO) combining district zoning for Tract 2; and townhouse and condominium residence (SF-6) district zoning for Tract 3.

The Conditional Overlay:

1) prohibits the following uses on Tracts 1 and 2:

automotive rentals; automotive repair services; automotive sales; automotive washing; commercial off-street parking; communications services; exterminating services; funeral services; hotel-motel; indoor entertainment; indoor sports and recreation; off-site accessory parking; outdoor entertainment; outdoor sports and recreation; pawn shop services; plant nursery; research services; service station; special use historic; club or lodge; communication service facilities; community recreation (private); community recreation (public); congregate living; counseling services; cultural services; day care services (commercial); day care services (limited); family home; group home, class I; (general); group home, class I (limited); group home, class II; guidance services; hospital services (general); private secondary educational facilities; public primary educational facilities; public secondary educational facilities; residential treatment; and, transportation terminal.

2) prohibits the following additional uses on Tract 2:

agricultural sales and services; building maintenance services; campground; commercial blood plasma center; construction sales and services; convenience storage; drop-off recycling collection facility; electronic prototype assembly; equipment repair services; equipment sales; kennels; laundry services; vehicle storage; limited warehousing and distribution; maintenance and service facilities; and, transitional housing.

The Restrictive Covenant over the entire property would limit the site development to uses and intensities that will not exceed or vary from the projected traffic conditions assumed in the final TIA memorandum provided as Attachment A (September 1, 2004).

ZONING & PLATTING COMMISSION RECOMMENDATION:

September 7, 2004: *APPROVED GR-CO DISTRICT ZONING FOR TRACT 1; CS-1-CO DISTRICT ZONING FOR TRACT 2 AND SF-6 DISTRICT ZONING FOR TRACT 3, WITH THE CONDITIONS OF THE TRAFFIC IMPACT ANALYSIS, AS STAFF RECOMMENDED; BY CONSENT.*

[J.G. T.R 2ND] (8-0) J.M -- ABSENT

ISSUES:

The applicant has met with representatives of the Onion Creek Homeowners Association and a letter of support provided at the back of the staff report contains a list of prohibited uses. The list of prohibited uses has been incorporated into the Conditional Overlay portion of the Summary Staff Recommendation. The applicant will enter into a private Restrictive Covenant with the Association regarding individual tenant size of certain land uses.

DEPARTMENT COMMENTS:

The subject zoning case consists of three undeveloped platted lots for which there is an approved site plan. Lot 1 is situated at the corner of the IH-35 frontage road northbound and Onion Creek Parkway; Lot 2 has frontage on the IH-35 frontage road only; and Lot 3 comprises the east portion of the property and has frontage on Boca Raton and Onion Creek Parkway. The approved Site Plan consists of 19,663 square feet of shopping center space; a 3,000 square foot drive-in bank; 1,000 square feet of fast food restaurant; 9,500 square feet of high-turnover restaurant and 44 townhouses. The property has carried interim-rural residence (I-RR) district zoning since its annexation into the City limits on December 31, 2003. Please refer to Exhibits A (Zoning Map), A-1 (Aerial View), B (Recorded Plat) and C (Approved Site Plan).

This segment of the IH-35 frontage road between Onion Creek Parkway on the south and Crown Colony Drive on the north consists of undeveloped land, an office and commercial uses serving the Onion Creek subdivision, including a bank, dry cleaners, beauty salon, fitness center and two service stations with convenience stores (zoned I-RR and I-SF-2). Duplexes and townhomes are located adjacent to the east, and single family residences are located on the east side of Pinchurst.

The applicant proposes to zone the property consistent with the approved site plan: community commercial (GR) district to accommodate the retail, restaurant and financial services on Tract 1; commercial – liquor sales (CS-1) for a liquor sales use that encompasses Tract 2; and townhouse and condominium residence (SF-6) for townhomes on Tract 3.

Commercial zoning is appropriate along the IH-35 northbound frontage road, is consistent and compatible with the land uses that have been established between Onion Creek Parkway and Crown Colony Drive, and would provide additional commercial services to the Onion Creek subdivision and other nearby residential subdivisions under development to the north and south. The adjacent property at the southeast corner of IH-35 and Boca Raton is also proposed for GR zoning by the Commission (C14-04-0111 -- known as UTOTEM Rockbay). Furthermore, commercial zoning and development will establish a transition in land use between the IH-35 frontage road, the proposed SF-6 zoning area (Tract 3), and the existing duplexes along Crown Colony and Pinehurst Drives.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-RR	Undeveloped
<i>North</i>	I-SF-2; I-RR	Financial services; Office; Dry cleaners; Beauty salon; Fitness center; Service station with food sales; Townhomes; Automotive sales
<i>South</i>	I-RR	Undeveloped; Townhouses
<i>East</i>	I-SF-2	Duplexes; Townhomes; Single family residences
<i>West</i>	West of IH-35: CS-MU-CO; CS-CO; MF-2	Undeveloped; Driving range; Light manufacturing (vacant)

AREA STUDY: N / A**TIA:** Is required – Please refer to Attachment A**WATERSHED:** Onion Creek**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** No**SCENIC ROADWAY:** No**NEIGHBORHOOD ORGANIZATIONS:**

300 – Terrell Lane Interceptor Association

428 – Barton Springs / Edwards Aquifer Conservation District

627 – Onion Creek Homeowners Association

SCHOOLS:

Langford Elementary School

Mendez Middle School

Akins High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-0114	I-RR; MF-2-CO to CS-CO for Tract 1; GR-CO for Tract 2	Pending completion of the TIA	Pending
C14-04-0103	I-RR to GR	Scheduled for 9-7-04	Pending
C14-04-0048	I-RR to GO	Withdrawn	N/A
C14-04-0044 & C14-04-0045	I-RR to CR	To Grant CR-CO with CO for list of prohibited uses	Approved CR-CO as recommended by Commission (5-6-04).
C14-04-0020	I-RR (Upon Annexation) to CS-MU for Tract 1; MF-3 for Tract 2	To Grant CS-MU-CO with conditions of the TIA and the CO is for list of prohibited uses for Tract 1; MF-2 with conditions of the TIA for Tract 2	Approved CS-MU-CO; MF-2 as recommended by Commission (5-6-04).
C14-04-0019	I-RR to CS (Upon Annexation)	To Grant CS-CO with conditions of the TIA and the CO is for list of	Approved CS-CO as recommended by Commission (5-6-04).

		prohibited uses	
C14-03-0053	I-RR to CS	To Grant CS-CO for Tract 1; GR-CO for Tract 2, with conditions. CO is for list of prohibited uses; and prohibit access to Old San Antonio Road. Restrictive Covenant for the Traffic Impact Analysis.	Approved CS-CO; GR-CO as recommended by Commission (12-11-03).
C14-00-2181	I-RR to MF-2	To Grant MF-2-CO with CO for 25' setback along the south and southeast property lines adjacent to residential properties and conditions of the TIA; RR for the flood plain	Approved MF-2-CO as recommended by Commission (2-8-01)

RELATED CASES:

The property is platted as Block A, Lots 1, 2 and 3 of Onion Creek Section 100, recorded on August 29, 2002, as illustrated in Exhibit B (C8-01-0220.0A). The site plan was administratively approved on June 17, 2004 and is provided as Exhibit C (SP-03-0405C).

ABUTTING STREETS:

STREET	RIGHT-OF-WAY	PAVEMENT WIDTH	CLASSIFICATION
IH-35 South	400 feet	8 lanes, divided	Freeway
Boca Raton Drive	60 feet	40 feet	Collector
Onion Creek Parkway	120 feet	2 @ 21 feet	Collector

- There are no existing sidewalks along either roadways.
- Capital Metro bus service is not available within ¼ mile of this property.
- There are no bike routes in this area.

CITY COUNCIL DATE: September 30, 2004 **ACTION:**

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Wendy Walsh
e-mail: wendy.walsh@ci.austin.tx.us

PHONE: 974-7719



ONION CREEK SECTION 100

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

THAT LUMBERMEN'S INVESTMENT CORPORATION, ALSO KNOWN AS ONION CREEK DEVELOPMENT COMPANY BY VIRTUE OF AFFIDAVIT RECORDED IN VOLUME 12983, PAGE 1014 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (R.P.R.T.C.T.), AND ACTING HEREIN BY AND THROUGH ITS SENIOR VICE PRESIDENT OF REAL ESTATE ROBERT M. HANNA, OWNER OF A CALLED 480.77 ACRES OUT OF THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS AS DESCRIBED IN DEEDS RECORDED IN VOLUME 9211, PAGE 282 AND VOLUME 9211, PAGE 286 R.P.R.T.C.T., DO HEREBY SUBDIVIDE A 9.654 ACRE TRACT OF LAND SAME BEING LOT 3 OF ONION CREEK, SEC. 4 S40 LOT 3 HAVING BEEN PREVIOUSLY UNDIVIDED AND RECORDED IN VOL 8807 PAGE 830 OF THE (R.P.R.T.C.T.) IN ACCORDANCE WITH SECTION 212.004 OF THE LOCAL GOVERNMENT CODE AND TO BE KNOWN AS:

ONION CREEK SECTION 100

SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE EASEMENTS SHOWN HEREON.

WITNESS MY HAND AND SEAL OF OFFICE
THIS THE 2nd DAY OF January, 2002

ROBERT M. HANNA
LUMBERMEN'S INVESTMENT CORPORATION
1300 SOUTH MOPAC EXPRESSWAY
AUSTIN, TEXAS 78746

STATE OF TEXAS:
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ROBERT M. HANNA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES HEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS THE 2nd DAY OF January, 2002 A.D.

Silvia R. Rios
NOTARY PUBLIC IN AND FOR STATE OF TEXAS



Robert M. Hanna
(PRINT OR TYPE NOTARY'S NAME)

APPROVED FOR ACCEPTANCE:

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE 1st DAY OF July, 2002, A.D.

THIS SUBDIVISION PLAT IS DATED WITHIN THE 2-MILE ETJ OF THE CITY OF AUSTIN
ON THIS THE 1st DAY OF July, 2002

Michael J. Hertz
MICHAEL J. HERTZ, DIRECTOR
WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVORE, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 22nd DAY OF August, 2002, THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS PASSED IN ORDER ALLOCATING THE PLAT FOR RECORD OF THIS PLAT AND THAT SAID ORDER WAS DULY ENTERED IN THE UNITED OF SAID COUNTY, IN BOOK 34, PAGE 34

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK:

THIS THE 28th DAY OF Aug, 2002

DANA DEBEAUVORE, COUNTY CLERK,
COUNTY COURT, TRAVIS COUNTY, TEXAS.

Robert Rios
DEPUTY

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVORE, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATION OF AUTHORIZATION WAS FILED FOR RECORD IN MY OFFICE ON THE 22nd DAY OF August, 2002, A.D. AT 3:14 O'CLOCK P.M., AND DULY RECORDED ON THE 22nd DAY OF August, 2002, A.D. AT 3:14 O'CLOCK P.M., OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY AND STATE IN DOCUMENT NUMBER 117111, OFFICIAL RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK:

THIS THE 29th DAY OF August, 2002

DANA DEBEAUVORE, COUNTY CLERK,
COUNTY COURT, TRAVIS COUNTY, TEXAS.

Laura Ferguson
DEPUTY

THE 100-YEAR FLOODPLAIN, AS DEFINED BY CITY REGULATIONS, IS CONTAINED WITHIN THE DRAINAGE EASEMENTS TO BE RECORDED SEPARATELY. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION PANEL #01026-0015-E, DATED JUNE 19, 1993 FOR TRAVIS COUNTY, TEXAS.

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE OF 2000, AS AMENDED, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Timothy J. Melz
DATE

I, JAMES W. STANCHER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CITY CODE OF 2000, AS AMENDED, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

12/19/01
DATE

James W. Stancher
JAMES W. STANCHER, R.P.S. #5994

1. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A WATER SYSTEM APPROVED BY THE CITY OF AUSTIN AND WASTEWATER SYSTEM APPROVED BY ONION CREEK WASTEWATER CORPORATION.

2. ALL WATER AND WASTEWATER SYSTEM IMPROVEMENTS MUST BE IN ACCORDANCE TO CITY OF AUSTIN WATER AND WASTEWATER SYSTEM DESIGN CRITERIA AND ALL WATER AND WASTEWATER PLANS MUST BE PRESENTED TO THE CITY OF AUSTIN FOR REVIEW AND APPROVAL. ALL WATER AND WASTEWATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN.

3. THIS SUBDIVISION IS LOCATED IN THE ONION CREEK WATERSHED, IS CLASSIFIED AS SUBURBAN WATERSHED, AND IS NOT LOCATED OVER THE BOWARD'S AQUIFER RECHARGE ZONE.

4. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, PURSUANT TO LDC SECTION 25-3-151, AND THE ENVIRONMENTAL CRITERIA MANUAL.

5. THE ELECTRIC UTILITY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES AND OBSTRUCTIONS AND OTHER OBSTRUCTIONS TO THE EXISTING NECESSARY TO KEEP THE EASEMENTS CLEAR. THE UTILITY WILL PERFORM ALL THEIR WORK IN COMPLIANCE WITH CHAPTER 264, ARTICLE 8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

6. THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE REQUIRED FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. IF ANY EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 264 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

7. THE OWNER OF THIS SUBDIVISION, HIS OR HER SUCCESSORS AND ASSIGNS, ASSUME RESPONSIBILITY FOR THE PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPEATING MAY BE REQUIRED AT THE OWNER'S SOLE RISK. IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS SECTION 25-4-84, CITY OF AUSTIN LAND DEVELOPMENT CODE.

8. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.

9. PUBLIC SIDEWALKS, DULY TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: BOCA RATON DRIVE AND ONION CREEK PARKWAY AND THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHDRAWAL OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.

10. SIDEWALKS ALONG THE FOLLOWING STREETS ARE REQUIRED TO BE CONSTRUCTED BY THE PROPERTY OWNER AFTER THE ADJUTING ROADWAY IS IMPROVED AND CONCRETE CURBS ARE IN PLACE: INTERSTATE HIGHWAY 36.

11. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS. PROPERTY OWNER SHALL PROVIDE FOR ACCESS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.

12. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR RITUAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.

13. STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TRANSPORTATION CRITERIA MANUAL AND CITY OF AUSTIN STANDARDS (SECTION 25-3-33), CITY OF AUSTIN LAND DEVELOPMENT CODE.

14. THE SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS, PURSUANT TO THE TERMS OF A SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN DATED 20 2002. THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL IMPROVEMENTS NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE SUBDIVISION IMPROVEMENTS AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOCUMENT NUMBER 117111.

15. BUILDING SET BACK LINE TO BE IN ACCORDANCE WITH CITY OF AUSTIN ZONING ORDINANCE.

16. WATER SERVICE TO BE PROVIDED BY THE CITY OF AUSTIN WASTEWATER SERVICE TO BE PROVIDED BY ONION CREEK WASTEWATER CORPORATION.

17. TRAVIS COUNTY DEVELOPMENT PERMIT REQUIRED PRIOR TO ANY SITE DEVELOPMENT.

18. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 20 % OF THE NET SITE AREA OF EACH LOT PURSUANT TO LDC SECTION 25-4-211

19. LOTS 1 AND 2 ARE RESTRICTED TO USES OTHER THAN RESIDENTIAL. LOT 3 IS LIMITED TO A MAXIMUM OF 50 UNITS.

20. FOR CONVEYANCES, CONDITIONS AND RESTRICTIONS APPLICABLE TO THIS SUBDIVISION, SEE VOLUME 487, PAGES 224 THROUGH 241 AND VOL. 8118, PAGES 1134 THROUGH 1136, BOTH BEING RECORDED IN THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

21. ON-SITE DETENTION: PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO CITY OF AUSTIN FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.

22. FOR A MINIMUM TRAVEL DISTANCE OF 20' FROM THE EDGE, DRIVEWAY SHADES MAY EXCEED 14 % ONLY WITH SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE CITY OF AUSTIN.

23. PROJECT BENCHMARKS: B.M. 1: SQUARE CHISELED ON THE TOP OF CURB AT THE NORTHWEST CORNER OF INLET ON SOUTH SIDE OF ONION CREEK PARKWAY. ELEV. 482.81. B.M. 2: TRANSVERSE CHISELED INTO TOP OF CURB AT SOUTHEAST END OF CURB RETURN AT NORTHEAST CORNER OF BOCA RATON AND 1.85 ACRES ROAD. ELEV. 483.86. BENCHMARK ELEVATIONS BASED UPON PREVIOUS SURVEY BY TEARTH TECH DATED 8/9/00.

24. ALL SIGNS SHALL COMPLY WITH THE AUSTIN SIGN ORDINANCE, CHAPTER 26-10, ART. VI.

25. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.

26. THERE IS HEREBY DEDICATED A TEN FOOT (10') PLACED EASEMENT ALONG ALL STREET FRONT-OF-WAYS IN THIS SUBDIVISION.

IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PREPARED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

THE OWNERS OF THIS SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION STREET AND DRAINAGE IMPROVEMENTS (THE IMPROVEMENTS) TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNERS MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF IMPROVEMENTS. THE OWNERS OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR PLAT OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERASE TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPED CONSTRUCTION.

NO.	ON	DATE	BY	REVISION
1	12/19/01	12/19/01	JWS	1
2	12/19/01	12/19/01	JWS	2
3	12/19/01	12/19/01	JWS	3
4	12/19/01	12/19/01	JWS	4
5	12/19/01	12/19/01	JWS	5
6	12/19/01	12/19/01	JWS	6
7	12/19/01	12/19/01	JWS	7
8	12/19/01	12/19/01	JWS	8
9	12/19/01	12/19/01	JWS	9
10	12/19/01	12/19/01	JWS	10

ONION CREEK SECTION 100
FINAL SUBDIVISION PLAT
OF A 9.654 ACRE TRACT
CITY OF AUSTIN, TEXAS

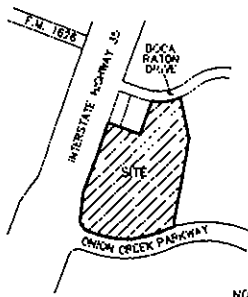
JONES & CARTER, INC.
Consulting Engineers
612 East Riverside Dr., Suite 202 Austin, Texas 78704-1804 Tel: 512/441-9493 Fax: 512/446-2296

NO.	REVISIONS	DATE
1	THIRD REVISION	P.C. 100-01-25-01
2	FOURTH REVISION	P.C. 100-02-21-01
3	FIFTH REVISION	P.C. 100-02-27-01
4	SIXTH REVISION	P.B. 100-07-05-01
5	SEVENTH REVISION	P.B. 100-07-18-01
6	EIGHTH REVISION	N.M. 100-08-21-01
7	NINTH REVISION	N.M. 100-12-04-01
8	TENTH REVISION	DRN 100-12-04-01

C 8-01-0220-0A

EXHIBIT B
RECORDED SUBDIVISION PLAT

ONION CREEK SECTION 100

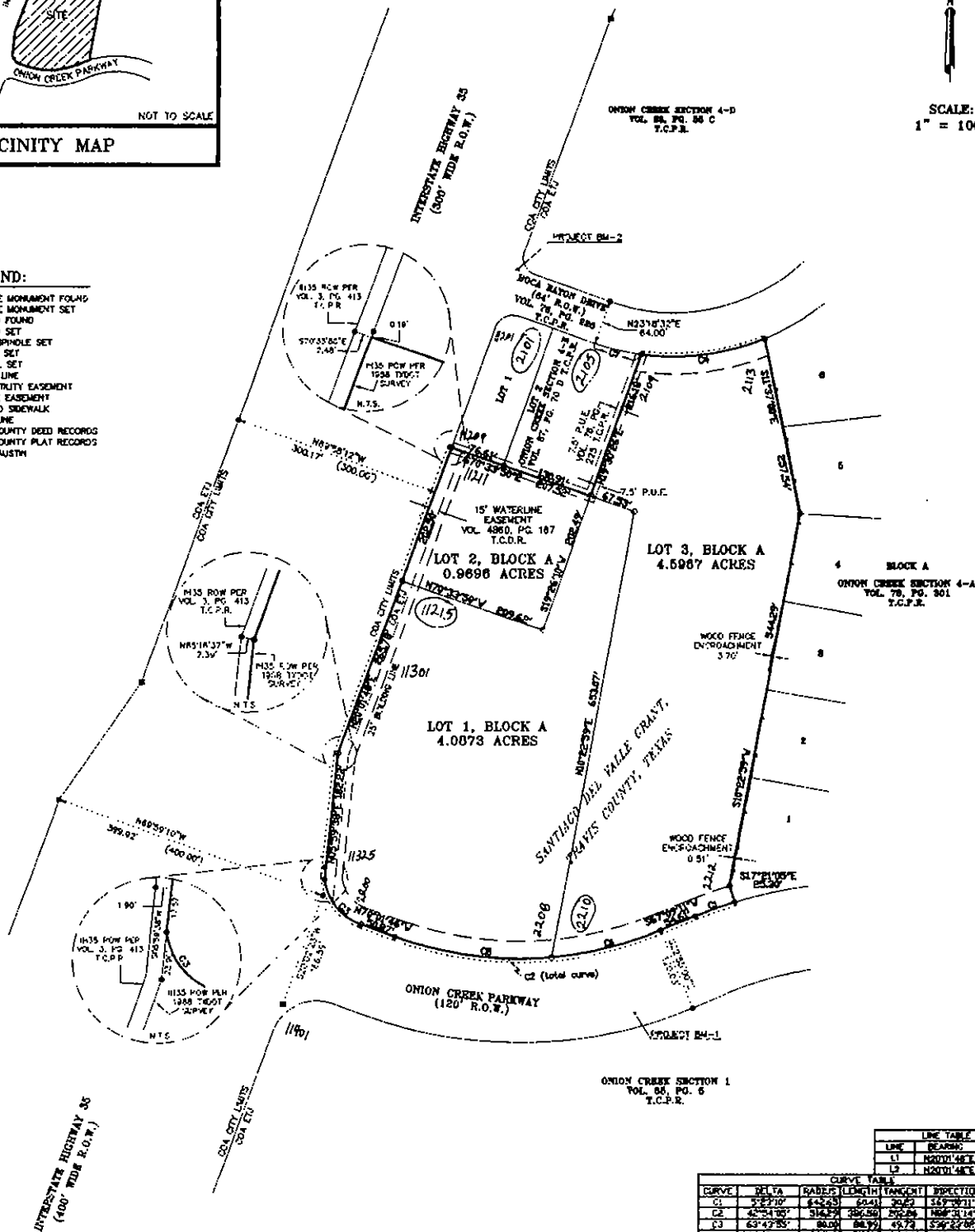


VICINITY MAP

SCALE:
1" = 100'

LEGEND:

- CONCRETE MONUMENT FOUND
- CONCRETE MONUMENT SET
- IRON ROD FOUND
- IRON ROD SET
- COTTON SPINDLE SET
- P.C. NAIL SET
- H.L.T. NAIL SET
- BUILDING LINE
- PUBLIC UTILITY EASEMENT
- DRAINAGE EASEMENT
- PROPOSED SIDEWALK
- SURVEY LINE
- T.C.D.R. TRAVIS COUNTY DEED RECORDS
- T.C.P.R. TRAVIS COUNTY PLAT RECORDS
- COA CITY OF AUSTIN



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N20°14'42"E	6.74
L3	N20°14'42"E	16.24

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	52°27'00"	842.63	60.41	20.22	157.70	N17°02'11"W
C2	42°54'00"	316.29	20.50	7.02	100.00	N10°00'00"W
C3	63°42'00"	80.00	80.00	45.72	52.26	N22°00'00"E
C4	31°12'42"	332.00	170.99	30.50	180.12	N12°00'00"E
C5	17°59'00"	516.29	168.07	31.70	376.12	N12°00'00"E
C6	24°54'00"	516.29	224.20	114.06	480.22	N12°00'00"E
C7	12°59'27"	331.74	69.71	24.56	276.12	N12°00'00"E

ONION CREEK SECTION 100
FINAL SUBDIVISION PLAT
OF A 9.654 ACRE TRACT
CITY OF AUSTIN, TEXAS

JC JONES & CARTER, INC.
Consulting Engineers
618 East Riverside Dr., Suite 202 Austin, Texas 78704-1508
618/441-9463 Fax: 618/446-2266

NO.	REVISIONS	BY	CHK.	DATE
3	THIRD REVISION	P.C.	P.C.	01-23-01
4	FOURTH REVISION	P.C.	P.C.	02-21-01
5	FIFTH REVISION	P.C.	P.C.	03-27-01
6	SIXTH REVISION	P.B.	JMS	07-25-01
7	SEVENTH REVISION	P.B.	JMS	07-18-01
8	EIGHTH REVISION	M.M.	JMS	08-21-01
9	NINTH REVISION	M.M.	JMS	12-04-01
10	REVISIONS	KWN	CHK.	DATE

C 8-01-0220-0A

ONION CREEK
DEVELOPMENT COMPANY

EXHIBIT C
APPROVED
SITE PLAN



Date: September 1, 2004
To: Wendy Walsh, Case Manager
CC: Members of the Zoning and Platting Commission
Lynn Ann Carley, P.E. WHM Transportation Engineering
Carol Kaml, COA Fiscal Officer
Reference: Onion Creek Section 100 TIA, C14-04-0074

The Transportation Review Section has reviewed the Traffic Impact Analysis for the Onion Creek Section 100, dated April 2004, prepared by Lynn Ann Carley, P.E., WHM Transportation Engineering, and offers the following comments:

TRIP GENERATION

Onion Creek Section 100 is a 9.654-acre development located in south Austin at the northeast corner of IH-35 and Onion Creek Parkway.

The property is currently undeveloped and zoned Interim Rural Residence (I-RR). The applicant has requested a zoning change to Community Commercial (GR), Commercial Liquor Sales (CS-1) and Townhouse and Condominium Residence (SF-6). The estimated completion of the project is expected in the year 2006.

Based on the standard trip generation rates established by the Institute of Transportation Engineers (ITE), the development will generate approximately 5,469 unadjusted average daily trips (ADT).

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

Table 1. Adjusted Trip Generation						
			AM Peak		PM Peak	
LAND USE	Size	ADT	Enter	Exit	Enter	Exit
Shopping Center	19,663sf	1,581	24	16	68	74
Drive-In Bank	3,000sf	422	11	9	43	43
Fast Food Restaurant w/o Drive Thru	1,000	344	13	9	6	6
High Turnover Restaurant	9,500sf	670	25	23	34	22
Townhomes	44du	324	5	22	21	10
Total		3,341	78	79	172	155

ASSUMPTIONS

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

Table 2. Growth Rates per Year	
Roadway Segment	%
All Roads	4%

attachment a

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

Double Creek Village	C14-03-0053
Double Creek	C14-04-0018, C14-04-0019, C14-04-0020
Tobin Tract	C14-03-0186
Slaughter Lane at Brandt Road	C14-02-0120.SH
Slaughter Lane at South I-35	C14-03-0066/SP-03-0283C
St Albans Expansion	SP-02-0115D
Onion Creek Office Park	SP-03-0140D
Onion Creek Section 100	SP-02-0041D
Fairfield at Slaughter	SP-01-0044C
Terrace at Onion Creek	SP-02-0005D
Parkside at Slaughter Lane	C8J-02-0198
Brandt Road Industrial Park	C8J-03-0046
Slaughter Creek Subdivision	C8-01-0178.0A/SP-01-0345D
Slaughter Lane Commercial Park	C8-01-0074.0A
Crossing at Onion Creek Sections 3&4	C8-02-0184.4A.SH
Bella Fortuna	C8J-03-0167

3. Reductions were taken for pass-by for the following uses:

Table 3. Summary of Pass-By and Internal Capture Reductions		
Land Use	Pass-By Reductions %	
	AM	PM
Shopping Center	34%	34%
Drive-In Bank	47%	47%
Fast Food Restaurant w/o Drive Through	49%	50%
High Turnover Restaurant	43%	43%

4. A 5% reduction was taken for internal capture for the fast food restaurant without drive thru and the high turnover restaurant.
5. No reductions were taken for transit use.

EXISTING AND PLANNED ROADWAYS

IH 35 – This roadway is classified as a six-lane freeway. The traffic volumes for year 2002 on IH 35 north and south of Slaughter Lane were 156,000vehicles per day (vpd) and 119,000vpd, respectively.. The Austin Metropolitan Area Transportation Plan (AMATP) classifies IH 35 as an eight-lane freeway with HOV lanes between William Cannon Drive and Slaughter Lane and as an eight-lane freeway between Slaughter Lane and FM 1626 in 2025. This roadway is in the Bicycle Plan as a priority 2 route.

FM 1626 – This roadway is classified as a two lane undivided major arterial and a two lane divided major arterial between I-35 and Manchaca Road. The 2002 traffic volumes for this facility west of IH-35 were 8,500vpd. FM 1626 is expected to be upgraded to a four lane divided major arterial between IH-35 and FM 967 by the year 2007 as part of the Double Creek Village development proposal. This roadway is in the Bicycle Plan as a priority 2 route.

Onion Creek Parkway – This roadway is classified as a four lane divided collector and is expected to be extended west through the Double Creek Village Property by 2005.

Boca Raton Drive – This roadway is classified as a four lane divided collector.

INTERSECTION LEVEL OF SERVICE (LOS)

The TIA analyzed 7 intersections, 2 of which will be signalized. Existing and projected levels of service are as follows, assuming that all improvements recommended in the TIA are built:

Table 4. Level of Service				
Intersection	2004 Existing		2006 Site + Forecasted	
	AM	PM	AM	PM
IH-35 EFR and Onion Creek Parkway*	A	A	B	B
IH-35 WFR and Onion Creek Parkway*	A	A	B	B
IH-35 WFR and FM 1626	B	A	B	C
IH-35 EFR and Boca Raton Drive	A	A	A	A
Driveway A and Onion Creek Parkway			A	A
IH-35 EFR and Driveway B			A	A
Driveway C and Boca Raton Drive			A	A

* = SIGNALIZED

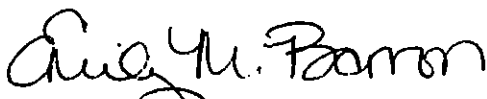
RECOMMENDATIONS

1) Prior to 3rd reading at City Council, fiscal is required to be posted for the following improvements:

Intersection	Improvements	Total Cost	Pro Rata Share %	Pro Rata Share \$
IH-35 WFR and Onion Creek Parkway	Westbound left turn lane	\$31,156	26.7%	\$8,319
	Southbound approach pavement markings	\$2,701	22.9%	\$619
IH-35 WFR and FM 1626	Southbound right turn lane acceleration and deceleration lane	\$129,496	3.3%	\$4,273
Total		\$163,353		\$13,211

- 2) Prior to 3rd reading at City Council, fiscal is required to be posted for the site's pro rata share of a signal at the intersection of IH-35 and Onion Creek Parkway.
- 3) Eastbound approach pavement markings and signing at the intersection of Driveway A and Onion Creek Parkway is required to be included in the site plan.
- 4) Approval from TXDOT and DPWT is required prior to 3rd Reading of the zoning case.
- 5) For information: Two copies of the final version of the TIA incorporating all corrections and additions must be submitted prior to final reading of the zoning case.
- 6) Development of this property should be limited to uses and intensities which will not exceed or vary from the projected traffic conditions assumed in the TIA, including peak hour trip generations, traffic distribution, roadway conditions, and other traffic related characteristics.

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



Emily M. Barron
Transportation Review Staff
Watershed Protection and Development Review

SUMMARY STAFF RECOMMENDATION:

The staff's alternate recommendation is to grant community commercial – conditional overlay (GR-CO) combining district zoning for Tract 1; commercial – liquor sales – conditional overlay (CS-1-CO) combining district zoning for Tract 2; and townhouse and condominium residence (SF-6) district zoning for Tract 3.

The Conditional Overlay:

1) prohibits the following uses on Tracts 1 and 2:

automotive rentals; automotive repair services; automotive sales; automotive washing; commercial off-street parking; communications services; exterminating services; funeral services; hotel-motel; indoor entertainment; indoor sports and recreation; off-site accessory parking; outdoor entertainment; outdoor sports and recreation; pawn shop services; plant nursery; research services; service station; special use historic; club or lodge; communication service facilities; community recreation (private); community recreation (public); congregate living; counseling services; cultural services; day care services (commercial); day care services (limited); family home; group home, class I; (general); group home, class I (limited); group home, class II; guidance services; hospital services (general); private secondary educational facilities; public primary educational facilities; public secondary educational facilities; residential treatment; and, transportation terminal.

2) prohibits the following additional uses on Tract 2:

agricultural sales and services; building maintenance services; campground; commercial blood plasma center; construction sales and services; convenience storage; drop-off recycling collection facility; electronic prototype assembly; equipment repair services; equipment sales; kennels; laundry services; vehicle storage; limited warehousing and distribution; maintenance and service facilities; and, transitional housing.

The Restrictive Covenant over the entire property would limit the site development to uses and intensities that will not exceed or vary from the projected traffic conditions assumed in the final TIA memorandum provided as Attachment A (September 1, 2004).

BACKGROUND

The subject zoning case consists of three undeveloped platted lots for which there is an approved site plan. Lot 1 is situated at the corner of the IH-35 frontage road northbound and Onion Creek Parkway; Lot 2 has frontage on the IH-35 frontage road only; and Lot 3 comprises the east portion of the property and has frontage on Boca Raton and Onion Creek Parkway. The approved Site Plan consists of 19,663 square feet of shopping center space; a 3,000 square foot drive-in bank; 1,000 square feet of fast food restaurant; 9,500 square feet of high-turnover restaurant and 44 townhouses. The property has carried interim-rural residence (I-RR) district zoning since its annexation into the City limits on December 31, 2003.

This segment of the IH-35 frontage road between Onion Creek Parkway on the south and Crown Colony Drive on the north consists of undeveloped land, an office and commercial uses serving the Onion Creek subdivision, including a bank, dry cleaners, beauty salon, fitness center and two service stations with convenience stores (zoned I-RR and I-SF-2). Duplexes and townhomes are located adjacent to the east, and single family residences are located on the east side of Pinehurst.

The applicant proposes to zone the property consistent with the approved site plan: community commercial (GR) district to accommodate the retail, restaurant and financial services on Tract 1;

commercial – liquor sales (CS-1) for a liquor sales use that encompasses Tract 2; and townhouse and condominium residence (SF-6) for townhomes on Tract 3.

Commercial zoning is appropriate along the IH-35 northbound frontage road, is consistent and compatible with the land uses that have been established between Onion Creek Parkway and Crown Colony Drive, and would provide additional commercial services to the Onion Creek subdivision and other nearby residential subdivisions under development to the north and south. The adjacent property at the southeast corner of IH-35 and Boca Raton is also proposed for GR zoning by the Commission (C14-04-0111 – known as UTOTEM Rockbay). Furthermore, commercial zoning and development will establish a transition in land use between the IH-35 frontage road, the proposed SF-6 zoning area (Tract 3), and the existing duplexes along Crown Colony and Pinehurst Drives.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

The purpose statement per the City of Austin Land Development Code states: “The proposed GR, Community Commercial district is intended for office and commercial uses serving neighborhood and community needs, including both unified shopping centers and individually developed commercial sites, and typically requiring locations accessible from major trafficways.”

The commercial – liquor sales (CS-1) zoning district is intended for commercial and industrial activities of a service nature which typically have operating characteristics or traffic service requirements generally incompatible with residential environments, and specifically includes liquor sales as a permitted use.

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 property has frontage on the northbound IH-35 frontage road, as well as Boca Raton Drive and Onion Creek Parkway. Boca Raton and Onion Creek Parkway are the two entrances from IH-35 to the Onion Creek subdivision and are built to collector street standards.

- 2. Zoning changes should promote an orderly and compatible relationship among land uses.*

Commercial zoning is appropriate along the IH-35 northbound frontage road, is consistent and compatible with the land uses that have been established between Onion Creek Parkway and Crown Colony Drive, and would provide additional commercial services to the Onion Creek subdivision and other nearby residential subdivisions under development to the north and south. The adjacent property at the southeast corner of IH-35 and Boca Raton is also proposed for GR zoning and is also under consideration by the Commission (C14-04-0111 – known as UTOTEM Rockbay). Furthermore, commercial zoning and development will establish a transition in land use between the IH-35 frontage road, the proposed SF-6 zoning area (Tract 3), and the existing duplexes along Crown Colony and Pinehurst Drives.

EXISTING CONDITIONS

Site Characteristics

The site is undeveloped and there appear to be no significant topographical constraints on the site.

Impervious Cover

The approved Site Plan for Onion Creek Business Park shows 63.3% impervious cover.

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 Onion Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<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%

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.

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.

TPSD Right-of-Way

The scope of this review is limited to the identification of needs for dedication and/or reservation of right-of-way for funded Capital Improvement Program (C.I.P.) Roadway Construction Projects and Transportation Systems Management (T.S.M.) Projects planned for implementation by the City of Austin. No aspect of the proposed project is being considered or approved with this review other than the need for right-of-way for City projects. There are separate right-of-way dedication and reservation requirements enforced by other Departments and other jurisdictions to secure 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 zoning case and anticipate no additional requirement for right-of-way dedication or reservation for funded C.I.P. or T.S.M. projects at this location.

Transportation

A traffic impact analysis is required and has been received. Additional right-of-way, participation in roadway improvements, or limitations on development intensity may be recommended based on review of the TIA. [LDC, Sec. 25-6-142]. Comments are provided in Attachment A.

Water and Wastewater

The landowner intends to serve the site with City water and wastewater utilities. If water or wastewater utility improvements, or system upgrades, or utility adjustment, or relocation are required, the landowner will be responsible for all costs and providing. Also, the utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City's utility design criteria and specifications.

Compatibility Standards

There is an administratively approved Site Plan for this property that was submitted prior to annexation into the City limits on December 31, 2003 (SP-03-0405C). The Site Plan provides for a total of 120,418 square feet of retail and 44 townhouse / condominium units), along with associated parking and drainage facilities.

The site is subject to compatibility standards, and the proposed site plan is showing a setback. Along the west property line, 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 structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.

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

UNION CREEK

HOMEOWNERS ASSOCIATION

10816 Crown Colony, Suite 205

Austin, Texas 78741

Tel: 512.280.8110

Fax: 512.280.6162

May 19, 2004

Ms. Wendy Walsh, Case Manager
Neighborhood Planning and Zoning Department
City of Austin
P.O. Box 1088
Austin, TX. 78767

Re: Proposed Zoning for the 9 ac. Commercial/Townhomes at
Union Creek Parkway and IH-35

Dear Ms. Walsh,

The Union Creek Neighborhood Association along with other Associations in the area have been meeting with the applicant concerning the proposed zoning request. The property is located at the northeast corner of Union Creek Parkway and IH-35.

We are in support of the request for "SF-6", "GR" & "CS-1" Zoning Districts. We have agreed with the applicant that certain allowed uses in the "GR" and "CS-1" districts will be restricted and we jointly request the City apply a Conditional Overlay to the zoning ordinance as follows:

"GR" USES PROHIBITED:

- AUTOMOTIVE RENTALS
- AUTOMOTIVE REPAIR SERVICES
- AUTOMOTIVE SALES
- AUTOMOTIVE WASHING
- COMMERCIAL OFF-STREET PARKING
- COMMUNICATIONS SERVICES
- EXTERMINATING SERVICES
- FUNERAL SERVICES
- HOTEL-MOTEL
- INDOOR ENTERTAINMENT
- INDOOR SPORTS AND RECREATION
- OFF-SITE ACCESSORY PARKING
- OUTDOOR ENTERTAINMENT
- OUTDOOR SPORTS AND RECREATION
- PAWN SHOP SERVICES
- PLANT NURSERY

- RESEARCH SERVICES
- SERVICE STATION
- SPECIAL USE HISTORIC
- CLUB OR LODGE
- COMMUNICATION SERVICE FACILITIES
- COMMUNITY RECREATION (PRIVATE)
- COMMUNITY RECREATION (PUBLIC)
- CONGREGATE LIVING
- COUNSELING SERVICES
- CULTURAL SERVICES
- DAY CARE SERVICES (COMMERCIAL)
- DAY CARE SERVICES (LIMITED)
- FAMILY HOME
- GROUP HOME, CLASS I (GENERAL)
- GROUP HOME, CLASS I (LIMITED)
- GROUP HOME, CLASS II
- GUIDANCE SERVICES
- HOSPITAL SERVICES (GENERAL)
- LOCAL UTILITY SERVICES
- PRIVATE SECONDARY EDUCATIONAL FACILITIES
- PUBLIC PRIMARY EDUCATIONAL FACILITIES
- PUBLIC SECONDARY EDUCATIONAL FACILITIES
- RESIDENTIAL TREATMENT
- TRANSPORTATION TERMINAL

In addition to the uses listed above, the following “CS-1” uses are being jointly request to be included in the Conditional Overlay to the zoning ordinance as follows:

“CS-1” USES PROHIBITED:

- ALL USES LISTED ABOVE IN THE “GR” USES PROHIBITED
- AGRICULTURAL SALES AND SERVICES
- BUILDING MAINTENANCE SERVICES
- CAMPGROUND
- COMMERCIAL BLOOD PLASMA CENTER
- CONSTRUCTION SALES AND SERVICES
- CONVENIENCE STORAGE
- DROP-OFF RECYCLING COLLECTION FACILITY
- ELECTRONIC PROTOTYPE ASSEMBLY
- EQUIPMENT REPAIR SERVICES
- EQUIPMENT SALES
- KENNELS
- LAUNDRY SERVICES
- VEHICLE STORAGE
- LIMITED WAREHOUSING AND DISTRIBUTION

- MAINTENANCE AND SERVICE FACILITIES
- TRANSITIONAL HOUSING

Along with the above-prohibited uses the applicant has agreed to further restrict some of the GR/CS-1 uses by creating a restrictive covenant that will run with the land. The following will outline the items that have been agreed to:

- **BUSINESS OR TRADE SCHOOL:** Shall be limited to no more than 5,000 Sq. Ft. in size per individual tenant.
- **FOOD SALES:** Shall be limited to no more than 5,000 Sq. Ft. in size per individual tenant.
- **GENERAL RETAIL SALES (GENERAL):** Shall be limited to uses other than automotive parts and accessories.
- **MEDICAL OFFICES:** Shall be limited to no more than 6,000 Sq. Ft. per individual tenant.
- **PET SERVICES:** Shall exclude the overnight boarding services for animals not owned by the tenant.
- **THEATER:** Shall be limited to no more than 5,000 Sq. Ft. in size per individual tenant.
- **COLLEGE AND UNIVERSITY FACILITIES:** Shall be limited to no more than 5,000 Sq. Ft. in size per individual tenant.
- **PRIVATE PRIMARY EDUCATIONAL FACILITIES:** Shall be limited to no more than 4,000 Sq. Ft. in size per individual tenant.

If you have any questions, please feel free to contact me at your convenience.

Sincerely,

Lumbermen's Investment Corporation

By: _____

Senior Vice President

Onion Creek Homeowners Association

By: _____

President

You may send your written comments to the Zoning & Platting Commission Assistant, Neighborhood Planning & Zoning Department, PO Box 1088, Austin, TX 78767-8835.

File # C14-04-0074-WW

Zoning & Platting Commission Hearing Date: September 7, 2004

Name (please print) Joe Kern Fralin

☐ I am in favor
(Estoy de acuerdo)

Address 2203 Onion Creek Pkwy, #31
Austin, TX 78747

☒ I object
(No estoy de acuerdo)

1

You may send your written comments to the Zoning & Platting Commission Assistant, Neighborhood Planning & Zoning Department, PO Box 1088, Austin, TX 78767-8835.

File # C14-04-0074-WW

Zoning & Platting Commission Hearing Date: September 7, 2004

Name (please print) Dinna Marquez

☐ I am in favor
(Estoy de acuerdo)

Address 10819 Crown Colony Dr. #12

☒ I object
(No estoy de acuerdo)

1

ORDINANCE NO. _____

1 AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE
2 PROPERTY LOCATED AT 11301 SOUTH IH-35 AND CHANGING THE ZONING
3 MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO
4 COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO)
5 COMBINING DISTRICT FOR TRACT ONE, COMMERCIAL-LIQUOR SALES-
6 CONDITIONAL OVERLAY (CS-1-CO) COMBINING DISTRICT FOR TRACT
7 TWO, AND TOWNHOUSE AND CONDOMINIUM RESIDENCE (SF-6) DISTRICT
8 FOR TRACT THREE.

9
10 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

11
12 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
13 change the base districts on the property described in Zoning Case No. C14-04-0074, on
14 file at the Neighborhood Planning and Zoning Department, as follows:

15
16 Tract One: From interim rural residence (I-RR) district to community commercial-
17 conditional overlay (GR-CO) combining district.

18
19 Lots 1 and 2, Block A, Onion Creek, Section 100 Subdivision, a subdivision in the
20 City of Austin, Travis County, Texas, according to the map or plat of record in
21 Document No. 200200221, of the Official Public Records of Travis County, Texas,
22 SAVE AND EXCEPT the property described as Tract Two in this ordinance; and

23
24 Tract Two: From interim rural residence (I-RR) district to commercial-liquor sales-
25 conditional overlay (CS-1-CO) combining district.

26
27 A 3,000 square foot tract of land, more or less, out of Lot 1, the tract of land being
28 more particularly described by metes and bounds in Exhibit "A" incorporated into
29 this ordinance; and

30
31 Tract Three: From interim rural residence (I-RR) district to townhouse and
32 condominium residence (SF-6) district.

33
34 Lot 3, Block A, Onion Creek, Section 100 Subdivision, a subdivision in the City of
35 Austin, Travis County, Texas, according to the map or plat of record in Document
36 No. 200200221, of the Official Public Records of Travis County, Texas. (the
37 "Property")

1 locally known as 11301 South IH-35, in the City of Austin, Travis County, Texas, and
2 generally identified in the map attached as Exhibit "B".

3
4 **PART 2.** The Property within the boundaries of the conditional overlay combining district
5 established by this ordinance is subject to the following conditions:

6
7 1. The following uses are prohibited uses of Tract One:

8
9 Automotive rentals
10 Automotive sales
11 Commercial off-street parking
12 Exterminating services
13 Hotel-motel
14 Indoor sports and recreation
15 Outdoor entertainment
16 Pawn shop services
17 Research services
18 Special use historic
19 Communication service facilities
20 Community recreation (public)
21 Counseling services
22 Day care services (commercial)
23 Family home
24 Group home, Class I (limited)
25 Guidance services
26 Private secondary education facilities
27 Public secondary educational facilities
28 Transportation terminal

Automotive repair services
Automotive washing (of any type)
Communications services
Funeral services
Indoor entertainment
Off-site accessory parking
Outdoor sports and recreation
Plant nursery
Service station
Club or lodge
Community recreation (private)
Congregate living
Cultural services
Day care services (limited)
Group home, Class I (general)
Group home, Class II
Hospital services (general)
Public primary educational facilities
Residential treatment

29
30 2. The following uses are prohibited uses of Tract Two:

31
32 Automotive rentals
33 Automotive sales
34 Commercial off-street parking
35 Exterminating services
36 Hotel-motel
37 Indoor sports and recreation
38 Outdoor entertainment
39 Pawn shop services
40 Research services

Automotive repair services
Automotive washing (of any type)
Communications services
Funeral services
Indoor entertainment
Off-site accessory parking
Outdoor sports and recreation
Plant nursery
Service station

1 Special use historic
2 Communication service facilities
3 Community recreation (public)
4 Counseling services
5 Day care services (commercial)
6 Family home
7 Group home, Class I (limited)
8 Guidance services
9 Private secondary education facilities
10 Public secondary educational facilities
11 Transportation terminal
12 Building maintenance services
13 Commercial blood plasma center
14 Convenience storage
15 Electronic prototype assembly
16 Equipment sales
17 Laundry services
18 Limited warehousing and distribution
19 Transitional housing

Club or lodge
Community recreation (private)
Congregate living
Cultural services
Day care services (limited)
Group home, Class I (general)
Group home, Class II
Hospital services (general)
Public primary educational facilities
Residential treatment
Agricultural sales and services
Campground
Construction sales and services
Drop-off recycling collection facility
Equipment repair services
Kennels
Vehicle storage
Maintenance and service facilities

21 Except as specifically restricted under this ordinance, the Property may be developed and
22 used in accordance with the regulations established for the respective base districts and
23 other applicable requirements of the City Code.

24
25 **PART 3.** This ordinance takes effect on _____, 2004.

26
27
28 **PASSED AND APPROVED**

29
30
31
32 _____, 2004

§
§
§

Will Wynn
Mayor

33
34
35
36
37 **APPROVED:** _____

David Allan Smith
City Attorney

ATTEST: _____

Shirley A. Brown
City Clerk

3,000 Sq. Ft.
CS - Zoning Description
Lot 1, Onion Creek, Section 100

PD04-004 (SCO)

May 5, 2004

JOB NO. 050594.001.1.0010

EXHIBIT A
PROPERTY DESCRIPTION

014-04-0074
TRACT 2
CS-1-CC Zoning

BEING 3,000 SQUARE FEET OUT OF THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS. SAID 3,000 SQUARE FEET BEING A PORTION OF LOT 1, BLOCK A OF ONION CREEK, SECTION 100, A SUBDIVISION, RECORDED IN DOCUMENT NUMBER 200200221, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS. SAID 3,000 SQUARE FEET AS SHOWN ON ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a point for the northeast corner of the herein described tract, from which an iron rod found for the northeast corner of said Lot 1 bears, N 29°21'28" E, a distance of 411.39 feet and an iron rod found for the southeast corner of said Lot 1 bears, S 21°19'04" E, a distance of 309.59 feet;

THENCE, over and across said Lot 1 the following seven (7) courses:

1. S 16°32'16" W, a distance of 17.48 feet;
2. S 30°18'26" E, a distance of 3.10 feet;
3. S 59°41'34" W, a distance of 60.00 feet;
4. N 30°18'26" W, a distance of 20.46 feet;
5. N 06°51'43" W, a distance of 41.05 feet;
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7. S 73°27'44" E, a distance of 70.00 feet to the **POINT OF BEGINNING** and containing 3,000 Square Feet;

BASIS OF BEARINGS: Bearing Basis based on G.P.S. observations in the Texas State Plane Coordinate System, Texas Central Zone, (N.A.D. 83).

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:


COUNTY OF TRAVIS

That I, David Willits, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein is based upon public record.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 5th day of May, 2004 A.D.

Carter & Burgess, Inc.
2705 Bee Cave Road, Suite 300
Austin, Texas 78746




David Willits
Registered Professional Land Surveyor
No. 5744 - State of Texas

SANTIAGO DEL VALLE GRANT

LOT 2, BLOCK A
0.9696 ACRES

LOT 1, BLOCK A
4.0873 ACRES

ONION CREEK
SECTION 100
DOC. 200200221
O.P.R.T.C.T.

LOT 3, BLOCK A
4.5967 ACRES

INTERSTATE HIGHWAY 35
(R-O-W VARIES)

N16°32'16"E
11.71

N06°51'43"W
41.05

N30°18'26"W
20.46

S73°27'44"E
70.00

3,000
Sq. Ft.

S59°41'34"W
60.00

P.O.B.

S16°32'16"W
17.48

S30°18'26"E
3.10

S21°19'04"E
309.59

N07°50'42"E 653.12
(N10°22'59"E 653.07)

15' WATERLINE EASEMENT
VOL. 4860, PG. 167
D.R.T.C.T.

ONION CREEK PARKWAY
(120' R-O-W)



SCALE : 1" = 100'
MAY, 2004
TRAVIS COUNTY, TEXAS

LEGEND

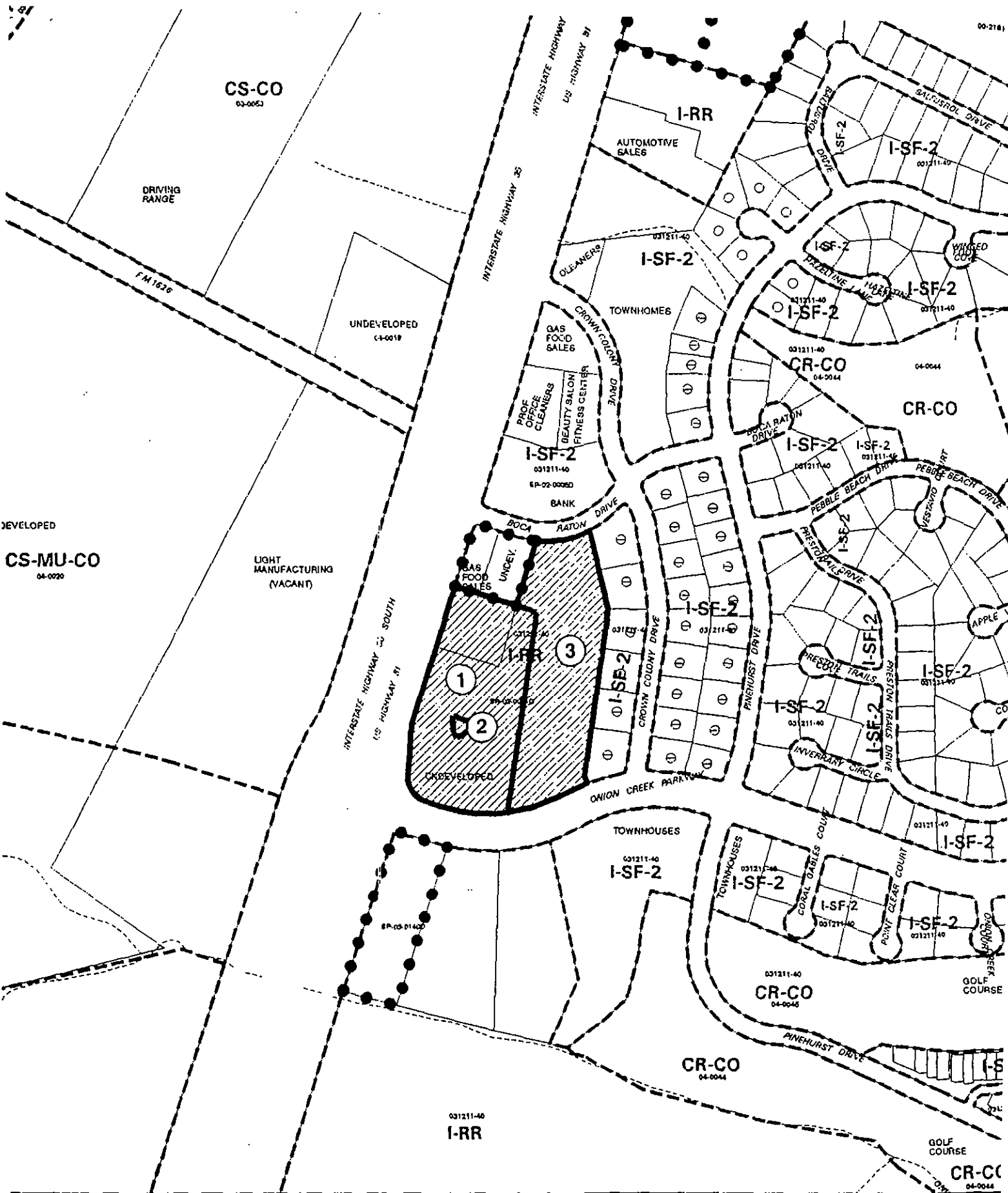
- IRON ROD FOUND
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- D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

Bearing Basis based on G.P.S. observations
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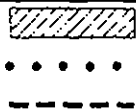
SKETCH to ACCOMPANY DESCRIPTION No. PD04-004

Carter & Burgess
Consultants In Surveying,
Engineering, Architecture,
Construction Management,
and Related Services

Carter & Burgess, Inc.
2705 Bee Cave Road
Suite 300
Austin, Texas 78745
Phone: 512.314.3100
Fax: 512.328.6872
www.c-b.com
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 $1'' = 400'$

SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY
CASE MGR: W. WALSH



ZONING EXHIBIT B

CASE #: C14-04-0074

ADDRESS: 11301 S I 35

SUBJECT AREA (acres): 9.654

DATE: 04-08

INTLS: SM

CITY GRID
REFERENCE
NUMBER

F11

RESTRICTIVE COVENANT

OWNER: Lumbermen's Investment Corporation, Inc., a Delaware corporation

ADDRESS: 1300 South MoPac Expressway, Austin, Texas 78746

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: Lots 1 and 2, Block A, Onion Creek, Section 100 Subdivision, a subdivision in the City of Austin, Travis County, according to the map or plat of record in Document No. 200200221, Official Public Records of Travis County, Texas, SAVE AND EXCEPT the property described as Tract Two in this covenant; and

Tract Two: A 3,000 square foot tract of land, more or less, out of Lot 1, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this covenant; and

Tract Three: Lot 3, Block A, Onion Creek, Section 100 Subdivision, a subdivision in the City of Austin, Travis County, according to the map or plat of record in Document No. 200200221, Official Public Records of Travis County, Texas.

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 Traffic Impact Analysis ("TIA") prepared by WHM Transportation Engineering Consultants, Inc., dated April 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 September 1, 2004. The TIA 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 15 day of September, 2004.

OWNER:

Lumbermen's Investment Corporation,
a Delaware corporation

By: 

Robert M. Mann,
Senior Vice-President

APPROVED AS TO FORM:

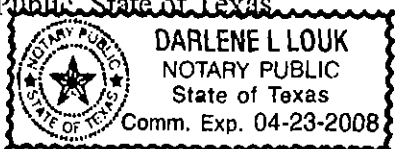
Assistant City Attorney
City of Austin

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the 15th day of September, 2004, by Robert M. Mann, Senior Vice-President of Lumbermen's Investment Corporation, a Delaware corporation, on behalf of the corporation.

Darlene Louk
Notary Public, State of Texas



DARLENE L LOUK
NOTARY PUBLIC
State of Texas
Comm. Exp. 04-23-2008

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

3,000 Sq. Ft.
CS - Zoning Description
Lot 1, Onion Creek, Section 100

PD04-004 (SCO)
May 5, 2004
JOB NO. 050594.001, 1.0010

C14-04-0074
TRACT 2
CS-1-CO ZONING

PROPERTY DESCRIPTION

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THE STATE OF TEXAS

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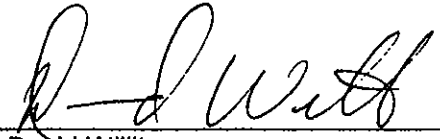
COUNTY OF TRAVIS

That I, David Willits, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein is based upon public record.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 5th day of May, 2004 A.D.

Carter & Burgess, Inc.
2705 Bee Cave Road, Suite 300
Austin, Texas 78746




David Willits
Registered Professional Land Surveyor
No. 5744 - State of Texas

SANTIAGO DEL VALLE GRANT

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(120' R-O-W)



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MAY, 2004
TRAVIS COUNTY, TEXAS

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- IRON ROD FOUND
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- P.O.B. POINT OF BEGINNING
- D.R.T.C.T. DEED RECORDS OF
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SKETCH to ACCOMPANY DESCRIPTION No. PD04-004

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Date: September 1, 2004
To: Wendy Walsh, Case Manager
CC: Members of the Zoning and Platting Commission
Lynn Ann Carley, P.E. WHM Transportation Engineering
Carol Kaml, COA Fiscal Officer
Reference: Onion Creek Section 100 TIA, C14-04-0074

The Transportation Review Section has reviewed the Traffic Impact Analysis for the Onion Creek Section 100, dated April 2004, prepared by Lynn Ann Carley, P.E., WHM Transportation Engineering, and offers the following comments:

TRIP GENERATION

Onion Creek Section 100 is a 9.654-acre development located in south Austin at the northeast corner of IH-35 and Onion Creek Parkway.

The property is currently undeveloped and zoned Interim Rural Residence (I-RR). The applicant has requested a zoning change to Community Commercial (GR), Commercial Liquor Sales (CS-1) and Townhouse and Condominium Residence (SF-6). The estimated completion of the project is expected in the year 2006.

Based on the standard trip generation rates established by the Institute of Transportation Engineers (ITE), the development will generate approximately 5,469 unadjusted average daily trips (ADT).

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

Table 1. Adjusted Trip Generation						
			AM Peak		PM Peak	
LAND USE	Size	ADT	Enter	Exit	Enter	Exit
Shopping Center	19,663sf	1,581	24	16	68	74
Drive-In Bank	3,000sf	422	11	9	43	43
Fast Food Restaurant w/o Drive Thru	1,000	344	13	9	6	6
High Turnover Restaurant	9,500sf	670	25	23	34	22
Townhomes	44du	324	5	22	21	10
Total		3,341	78	79	172	155

ASSUMPTIONS

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

Table 2. Growth Rates per Year	
Roadway Segment	%
All Roads	4%

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

Double Creek Village	C14-03-0053
Double Creek	C14-04-0018, C14-04-0019, C14-04-0020
Tobin Tract	C14-03-0186
Slaughter Lane at Brandt Road	C14-02-0120.SH
Slaughter Lane at South I-35	C14-03-0066/SP-03-0283C
St Albans Expansion	SP-02-0115D
Onion Creek Office Park	SP-03-0140D
Onion Creek Section 100	SP-02-0041D
Fairfield at Slaughter	SP-01-0044C
Terrace at Onion Creek	SP-02-0005D
Parkside at Slaughter Lane	C8J-02-0198
Brandt Road Industrial Park	C8J-03-0046
Slaughter Creek Subdivision	C8-01-0178.0A/SP-01-0345D
Slaughter Lane Commercial Park	C8-01-0074.0A
Crossing at Onion Creek Sections 3&4	C8-02-0184.4A.SH
Bella Fortuna	C8J-03-0167

3. Reductions were taken for pass-by for the following uses:

Table 3. Summary of Pass-By and Internal Capture Reductions		
Land Use	Pass-By Reductions %	
	AM	PM
Shopping Center	34%	34%
Drive-In Bank	47%	47%
Fast Food Restaurant w/o Drive Through	49%	50%
High Turnover Restaurant	43%	43%

4. A 5% reduction was taken for internal capture for the fast food restaurant without drive thru and the high turnover restaurant.
5. No reductions were taken for transit use.

EXISTING AND PLANNED ROADWAYS

IH 35 – This roadway is classified as a six-lane freeway. The traffic volumes for year 2002 on IH 35 north and south of Slaughter Lane were 156,000vehicles per day (vpd) and 119,000vpd, respectively.. The Austin Metropolitan Area Transportation Plan (AMATP) classifies IH 35 as an eight-lane freeway with HOV lanes between William Cannon Drive and Slaughter Lane and as an eight-lane freeway between Slaughter Lane and FM 1626 in 2025. This roadway is in the Bicycle Plan as a priority 2 route.

FM 1626 – This roadway is classified as a two lane undivided major arterial and a two lane divided major arterial between I-35 and Manchaca Road. The 2002 traffic volumes for this facility west of IH-35 were 8,500vpd. FM 1626 is expected to be upgraded to a four lane divided major arterial between IH-35 and FM 967 by the year 2007 as part of the Double Creek Village development proposal. This roadway is in the Bicycle Plan as a priority 2 route.

Onion Creek Parkway – This roadway is classified as a four lane divided collector and is expected to be extended west through the Double Creek Village Property by 2005.

Boca Raton Drive – This roadway is classified as a four lane divided collector.

INTERSECTION LEVEL OF SERVICE (LOS)

The TIA analyzed 7 intersections, 2 of which will be signalized. Existing and projected levels of service are as follows, assuming that all improvements recommended in the TIA are built:

Table 4. Level of Service				
Intersection	2004 Existing		2006 Site + Forecasted	
	AM	PM	AM	PM
IH-35 EFR and Onion Creek Parkway*	A	A	B	B
IH-35 WFR and Onion Creek Parkway*	A	A	B	B
IH-35 WFR and FM 1626	B	A	B	C
IH-35 EFR and Boca Raton Drive	A	A	A	A
Driveway A and Onion Creek Parkway			A	A
IH-35 EFR and Driveway B			A	A
Driveway C and Boca Raton Drive			A	A

* = SIGNALIZED

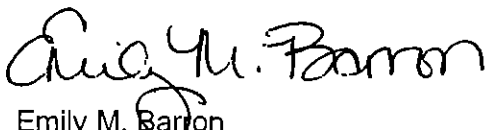
RECOMMENDATIONS

1) Prior to 3rd reading at City Council, fiscal is required to be posted for the following improvements:

Intersection	Improvements	Total Cost	Pro Rata Share %	Pro Rata Share \$
IH-35 WFR and Onion Creek Parkway	Westbound left turn lane	\$31,156	26.7%	\$8,319
	Southbound approach pavement markings	\$2,701	22.9%	\$619
IH-35 WFR and FM 1626	Southbound right turn lane acceleration and deceleration lane	\$129,496	3.3%	\$4,273
Total		\$163,353		\$13,211

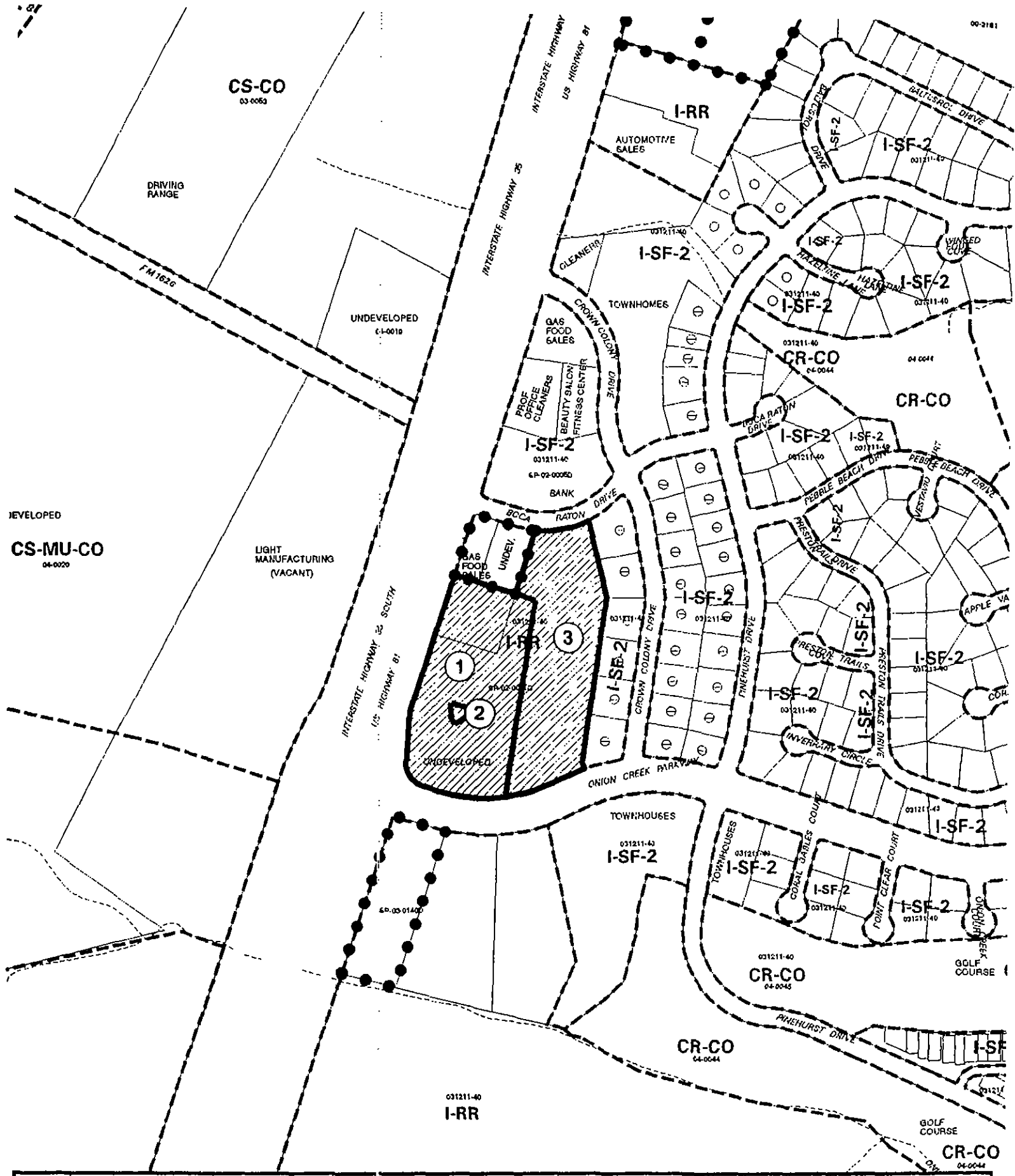
- 2) Prior to 3rd reading at City Council, fiscal is required to be posted for the site's pro rata share of a signal at the intersection of IH-35 and Onion Creek Parkway.
- 3) Eastbound approach pavement markings and signing at the intersection of Driveway A and Onion Creek Parkway is required to be included in the site plan.
- 4) Approval from TXDOT and DPWT is required prior to 3rd Reading of the zoning case.
- 5) For information: Two copies of the final version of the TIA incorporating all corrections and additions must be submitted prior to final reading of the zoning case.
- 6) Development of this property should be limited to uses and intensities which will not exceed or vary from the projected traffic conditions assumed in the TIA, including peak hour trip generations, traffic distribution, roadway conditions, and other traffic related characteristics.


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







Emily M. Barron
Transportation Review Staff
Watershed Protection and Development Review





 1" = 400'	<p>SUBJECT TRACT</p> <p>PENDING CASE</p> <p>ZONING BOUNDARY</p> <p>CASE MGR: W. WALSH</p>	<p>ZONING</p> <p>CASE #: C14-04-0074</p> <p>ADDRESS: 11301 S I 35</p> <p>SUBJECT AREA (acres): 9.654</p> <p>DATE: 04-08</p> <p>INTLS: SM</p>	<p>CITY GRID REFERENCE NUMBER</p> <p>F11</p>
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 SUBJECT TRACT 
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 1" = 400'

