

Zoning Ordinance Approval
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION



AGENDA ITEM NO.: 47
AGENDA DATE: Thu 01/12/2006
PAGE: 1 of 1

SUBJECT: C14-05-0118 - Pflugerville West Shopping Center - Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 15400, 15417, 15420 and 15424 Pecan Street (F.M. 1825 Road) (Harris Branch, Walnut Creek Watersheds) from community commercial-conditional overlay (GR-CO) combining district zoning to community commercial-conditional overlay (GR-CO) combining district zoning with conditions in order to change a condition of zoning. First reading approved on December 1, 2005. Vote: 6-0 (Council Member McCracken off the dais). Applicant: Retail Pflugerville Partners, L.P. (Casey Beasley), HI-LO Auto Parts Stores, L.P. (James R. Batten), PBA Holdings, L.L.P. (Keri Chorba, Pricino VIII, L.P. (David Little). Agent: L.M. Holder III, FAIA (Mac Holder/Philip Southwick). City Staff: Sherri Sirwaitis, 974-3057.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Greg Guernsey

SECOND/THIRD READING SUMMARY SHEET

ZONING CASE NUMBER: C14-05-0118

REQUEST:

Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code, zoning the property locally known as 15400, 15417, 15420 and 15424 Pecan Street (F M 1825 Road) from GR-CO, Community Commercial-Conditional Overlay District, zoning to GR-CO, Community Commercial-Conditional Overlay District, zoning.

The Ordinance and public restrictive covenant reflect those conditions imposed by Council on 1st reading.

PROPERTY OWNER: Retail Pflugerville Parnters, LP (Casey Beasley), HI-LO Auto Parts Stores LP (James R. Batten), PBA Holdings LLP (Keri Chorba), Pricino VIII, LP (David Little)

AGENT: L.M. Holder III, FAIA (Mac Holder/Philip Southwick)

DEPARTMENT COMMENTS:

The property in question is currently developed with a furniture sales business, a movie theater, and a large parking area. The applicant is requesting to rezone the property from GR-CO to GR-CO to remove the existing trip limit for the site. The applicant has completed a Traffic Impact Analysis (TIA) the property and the Transportation staff has issued a memorandum with recommendations concerning the site (TIA Memo – Attachment A).

Staff supports the requested rezoning because the property is located between and has frontage onto two major arterial roadways, Interstate Highway-35 North and F.M. 1825. The site is located adjacent to commercial and industrial uses to the north and south. The proposed rezoning of the site will allow the applicant to provide additional retail and restaurant services within the existing site.

The applicant agrees with the City Council's recommendation at first reading.

DATE OF FIRST READING/VOTE: December 1, 2005/Approved GR-CO with conditions by consent (6-0, McCracken-absent); 1st reading

December 15, 2005/Postponed to 1/12/06 at the staff's request (7-0)

CITY COUNCIL DATE: January 12, 2006

CITY COUNCIL ACTION:

ASSIGNED STAFF: Sherri Sirwaitis

PHONE: 974-3057

sherri.sirwaitis@ci.austin.tx.us

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 15400, 15417, 15420 AND 15424 PECAN STREET (F.M. 1825 ROAD) FROM COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT.

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

PART 1. The zoning map established by Section 25-2.191 of the City Code is amended to change the base district from community commercial-conditional overlay (GR-CO) combining district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-05-0118, on file at the Neighborhood Planning and Zoning Department, as follows:

Lots 1A, 2, 3, and 5A Block A, Cinemark Subdivision, Amended Plat of Lots 1 and 5 Cinemark Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 101, Page 50, of the Plat Records of Travis County, Texas (the "Property")

locally known as 15400, 15417, 15420, and 15424 Pecan Street (F.M. 1825 Road), in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

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

1. The maximum height is 30 feet from ground level for a building or structure within a 100-foot wide area along and adjacent to Pecan Street (F.M. 1825 Road).
2. The maximum height is two stories for a building or structure within a 100-foot wide area along and adjacent to Pecan Street (F.M. 1825 Road).

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district and other applicable requirements of the City Code.

1 **PART 3.** This ordinance takes effect on _____, 2005.

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4 **PASSED AND APPROVED**

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8 _____, 2005

§
§
§

Wynn

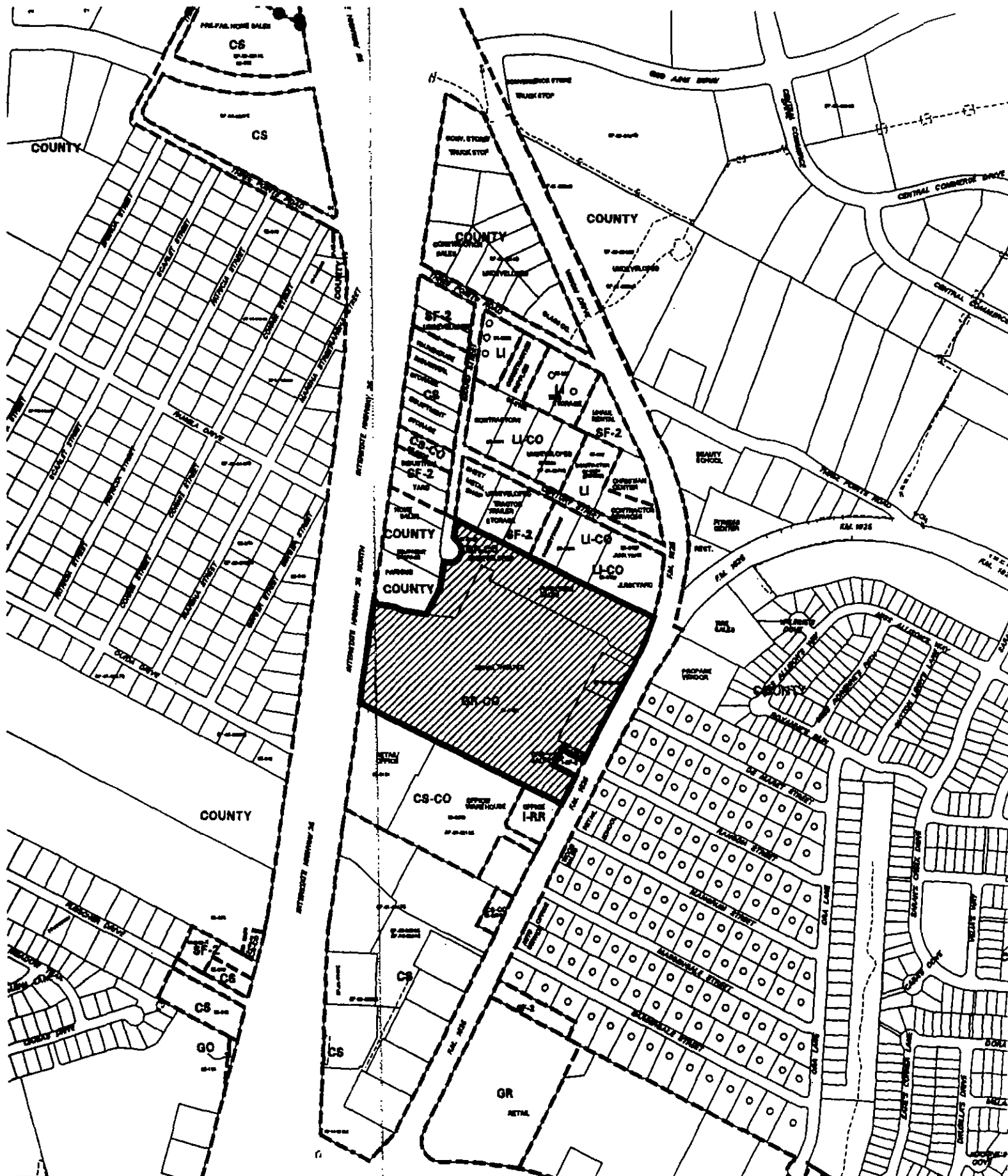
for





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13 **APPROVED:**

ATTEST

14 David Allan Smith
15 City Attorney

Shirley A. Brown
City Clerk



 1" = 600'	SUBJECT TRACT 	ZONING EXHIBIT A		CITY GRID REFERENCE NUMBER N27-28
	PENDING CASE 			
	ZONING BOUNDARY 	CASE #: C14-05-0118	DATE: 06-07	
	CASE MGR: S. SIRWAITIS	ADDRESS: 15424 F M 1825 RD SUBJECT AREA (acres): 25.672	INTLS: SM	

RESTRICTIVE COVENANT

OWNERS: Retail Pflugerville Partners, L.P., a Texas limited partnership;
Hi-Lo Auto Supply, L.P., a Texas limited partnership;
PBA Holdings, L.L.P., a Texas limited liability partnership;
Pricino VIII, L.P., a Delaware limited partnership

ADDRESS: See Below

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: Lots 1A, 2, 3, and 5A, Block A, Cinemark Subdivision, Amended Plat of Lots 1 and 5 Cinemark Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 101, Page 50, of the Plat Records of Travis County, Texas.

WHEREAS, the Owners 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 Owners 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 Owners 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 Alliance Transportation Group, Inc., dated September 2005, 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 October 6, 2005. 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 _____ day of _____, 2005.

OWNERS:

**Retail Pflugerville Partners, L.P.,
a Texas limited partnership**

By: Rico Runner Real Estate Management, L.L.C.,
a Texas limited liability company,
General Partner

By: _____
Kennon C. Beasley,
Vice President

Date: _____

Owner 15424 Pecan St.
Address: Austin, TX 78660-3132

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the ____ day of _____, 2005, by Kennon C. Beasley, Vice President, of Rico Runner Real Estate Management, L.L.C., a Texas limited liability company, on behalf of the company, and the company acknowledged this covenant as General Partner, on behalf of Retail Pflugerville Partners, L.P., a Texas limited partnership.

Notary Public, State of Texas

OWNERS:

**Hi-Lo Auto Supply, L.P.,
a Texas limited partnership**

By: Hi-Lo Management Company,
a Delaware corporation,
General Partner

By: _____
James R. Batten,
Executive Vice President

Date: _____

Owner O'Reilly Automotive Inc.
Address: 233 S. Patterson
Springfield, MO 65802-2210

THE STATE OF _____ §

COUNTY OF _____ §

This instrument was acknowledged before me on this the ____ day of _____, 2005, by James R. Batten, Executive Vice President, of Hi-Lo Management Company, a Delaware corporation, on behalf of the company, and the company acknowledged this covenant as General Partner, on behalf of Hi-Lo Auto Supply, L.P., a Texas limited partnership.

Notary Public,
State of _____

Restrictive Covenant
Pflugerville West Shopping Center

**Pricino VIII, L.P.,
a Delaware limited partnership**

By: **Sunnymead Cinema Corp.,
a California corporation,
General partner of CNMK**

Date: _____

Owner: Cinemark USA, Inc.
Address: 3900 Dallas Parkway, Suite 500
Plano, TX 75093-7871

COUNTY OF _____ **§**

Notary Public, State of Texas

Restrictive Covenant Pflugerville West Shopping Center

**PBA Holdings, L.L.P.,
a Texas limited liability partnership**

Owner: 3900 Dallas Parkway, Suite 500,
Address: Plano, TX 75093-7871

COUNTY OF _____ §

Notary Public, State of Texas

Assistant City Attorney
City of Austin

Restrictive Covenant Pflugerville West Shopping Center

ZONING CHANGE REVIEW SHEET

CASE: C14-05-0118

Z.A.P. DATE: November 1, 2005

ADDRESS: 15400, 15417, 15420 and 15424 Pecan Street (F M 1825 Road)

OWNER/APPLICANT: Retail Pflugerville Parnters, LP (Casey Beasley), HI-LO Auto Parts Stores LP (James R. Batten), PBA Holdings LLP (Keri Chorba), Pricino VIII, LP (David Little)

AGENT: L.M. Holder III, FAIA (Mac Holder/Philip Southwick)

ZONING FROM: GR-CO

TO: GR-CO

AREA: 25.672 acres

SUMMARY STAFF RECOMMENDATION:

The staff's alternate recommendation is to grant GR-CO (Community Commercial-Conditional Overlay) zoning district. The conditional overlay would limit development to no more than 2 story buildings for a depth of 100' from Pecan Street (F.M. 1825).

The staff's recommendation includes a public restrictive covenant to encompass the Transportation Impact Analysis Recommendations provided in Attachment A.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

11/01/05: Approved staff recommendation of GR-CO by consent (9-0); J. Martinez-1st, J. Gohil-2nd.

DEPARTMENT COMMENTS:

The property in question is currently developed with a furniture sales business, a movie theater, and a large parking area. The applicant is requesting to rezone the property from GR-CO to GR-CO to remove the existing trip limit for the site. The applicant has completed a Traffic Impact Analysis (TIA) the property and the Transportation staff has issued a memorandum with recommendations concerning the site (TIA Memo – Attachment A).

Staff supports the requested rezoning because the property is located between and has frontage onto two major arterial roadways, Interstate Highway-35 North and F.M. 1825. The site is located adjacent to commercial and industrial uses to the north and south. The proposed rezoning of the site will allow the applicant to provide additional retail and restaurant services within the existing site.

The applicant agrees with the staff recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	GR-CO	Vacant Building, Movie Theater, Parking Area
<i>North</i>	County, SF-2, LI-CO	Undeveloped Lot, Homes Sales, Sheet Metal Shop, Tractor Trailer Storage, Pallet Storage, Junkyard
<i>South</i>	CS-CO, I-RR	Offices, Retail Services, Public Scales, Warehouses
<i>East</i>	County	Retail Services, Single-Family Homes
<i>West</i>	County	Interstate Highway 35

AREA STUDY: N/A

TIA: Waived

WATERSHED: Harris Branch, Walnut Creek

DESIRED DEVELOPMENT ZONE: Ye

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

353 – Northtown Neighborhood Association

431 – Wells Branch Neighborhood Association

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-04-0148	I-SF-2 to CS	11/2/04: Approved staff's recommendation of CS-CO zoning, with additional condition prohibiting Adult Oriented Businesses (9-0)	12/2/04: Approved CS-CO (7-0); all 3 readings
C14-03-0101	I-RR to CS	8/12/03: Approved staff's alternate recommendation of CS-CO zoning, with condition of no Adult Oriented Businesses (8-0, J. Cortez-left early);	10/23/04: Granted CS-CO (6-0, Dunkerly-absent); all 3 readings
C14-03-0083	I-RR to CS	6/24/03: Approved staff's rec. of CS-CO zoning; by consent (7-0, J. Cortez-Not yet arrived, J. Donisi-absent)	7/31/03: Approved CS-CO (7-0); all 3 readings
C14-01-0132	I-RR to GR	11/13/01: To approve staff's recommendation of GR-CO zoning with a condition to limit development to no more than 2 story buildings for a depth of 100' from Pecan Street (F.M. 1825). (8-0, J. Martinez- absent)	12/13/01: Approved GR-CO on consent (7-0). 1/17/02: Approved (7-0); 2 nd /3 rd readings
C14-00-2226	SF-2 to I.I	12/19/00: Approved staff alternate rec. of LI-CO by consent (6-0)	1/8/01: Approved LI-CO w/conditions (6-0); 1 st reading 7/19/01: Approved LI-CO with conditions (6-0); 2 nd / 3 rd readings
C14-00-2185	SF-2 to LI	10/24/00: Approved staff alternate rec. of LI-CO (9-0) w/ conditions- prohibiting pawn shops/ adult oriented businesses	11/30/00: Approved LI-CO (7-0); 1 st reading 5/24/01: Approved LI-CO (6-0); 2 nd /3 rd readings
C14-99-0084	SF-2 to CS-CO	6/22/99: Approved staff alternate rec. of LI-CO (6-0)	7/22/99: Approved PC rec. of LI-CO w/ conditions (7-0); 1 st reading

			4/20/00: Approved LI-CO (7-0); 2 nd /3 rd readings
C14-99-0054	LI to CS-CO	5/25/99: Denied CS-CO (6-0-1, RR-abstain)	7/29/99: Approved staff recommendation of CS-CO w/ conditions (7-0); 1 st reading 11/18/99: Denied CS-CO (5-2, BG/WL-Nay); valid petition filed, lack of super majority
C14-99-0031	SF-2 to LI	3/23/99: Approved staff alternate rec. of LI-CO (9-0)	5/6/99: Approved P/C recommendation of LI-CO (9-0); all 3 readings

RELATED CASES: SP-96-0359D

ABUTTING STREETS:

STREET	RIGHT-OF-WAY	PAVEMENT WIDTH	CLASSIFICATION	DAILY TRAFFIC
IH-35	300'	Varies	Arterial	N/A
FM 1825	120'	Varies	Arterial	N/A

CITY COUNCIL DATE: December 1, 2005

ACTION: Approved GR-CO with conditions by consent (6-0, McCracken-absent); 1st reading

December 15, 2005

ACTION: Postponed to January 12, 2006 at the staff's request (7-0)

January 12, 2006

ACTION:

ORDINANCE READINGS: 1st

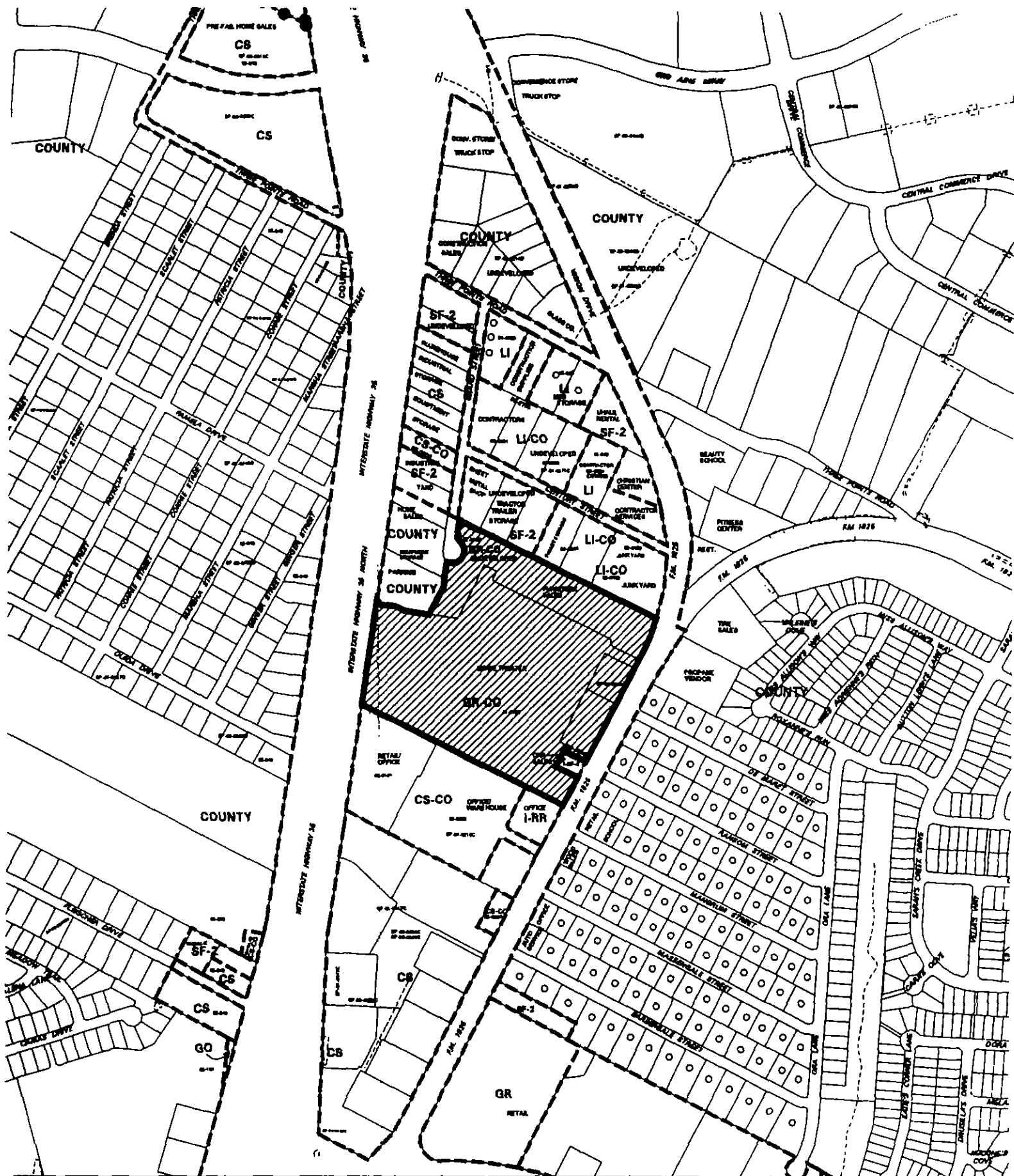
2nd





3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

PHONE: 974-3057,
sherri.sirwaitis@oci.austin.tx.us



 1" = 600'	SUBJECT TRACT 	ZONING		CITY GRID REFERENCE NUMBER N27-28
	PENDING CASE 			
	ZONING BOUNDARY 	CASE #: C14-05-0118 ADDRESS: 15424 F M 1825 RD SUBJECT AREA (acres): 25.672	DATE: 05-07 INTLS: SM	
	CASE MGR: S. SIRWAITIS			

STAFF RECOMMENDATION

The staff's alternate recommendation is to grant GR-CO (Community Commercial-Conditional Overlay) zoning district. The conditional overlay would limit development to no more than 2 story buildings for a depth of 100' from Pecan Street (F.M. 1825).

The staff's recommendation includes a public restrictive covenant to encompass the Transportation Impact Analysis Recommendations provided in Attachment A.

BASIS FOR RECOMMENDATION

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

The Community Commercial (GR) district is the designation for an office or other commercial use that serves neighborhood and community needs and that generally is accessible from major traffic ways.

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

The property in question has frontage onto two major arterial roadways, Interstate Highway-35 North and F.M. 1825. The site is located adjacent to commercial and industrial uses to the north and south.

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

The GR zoning district would allow for a fair and reasonable use of the site. GR zoning is appropriate for this location because of the commercial character of the area.

The proposed rezoning of the site will allow the applicant to provide additional retail and restaurant services within the existing commercial site.

EXISTING CONDITIONS

Site Characteristics

The site in question is currently developed with a vacant building, a movie theater, and a large parking area.

Hill Country Roadway

The site is not within a Hill Country Roadway Corridor.

Impervious Cover

The maximum impervious cover allowed by the GR zoning district would be 90%. However, because the watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover is limited by the watershed regulations.

The site is in the Harris Branch and Walnut Creek Watersheds of the Colorado River Basin, which are classified as Suburban Watersheds 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:

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

In the Water Quality Transition Zones, impervious cover is limited to 30%.

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 Harris Branch and Walnut Creek Watersheds of the Colorado River Basin, which are classified as Suburban Watersheds by Chapter 25-8 of the City's Land Development Code.

In the Water Quality Transition Zones, impervious cover is limited to 30%.

According to flood plain maps, there is no flood plain in, or within close proximity of, the project location.

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.

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 will be provided in a separate memo (Attachment A).

There are no sidewalks on IH-35 or FM 1825.

The Austin Bicycle Plan recommends a Priority 2 bicycle route for FM 1825 and IH 35.

Existing Street Characteristics:

NAME	ROW	PAVEMENT	CLASSIFICATION	DAILY TRAFFIC
IH-35	300'	Varies	Arterial	N/A
FM 1825	120'	Varies	Arterial	N/A

Right of Way

The scope of this review is limited to identification of right-of-way needs pertaining to 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. 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 funded C.I.P. or T.S.M. projects at this location.

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation, or adjustments are required, the landowner, at own expense, will be responsible for providing. Also, 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

This site is currently developed with a movie theater and retail sales. The site would not be subject to compatibility development regulations.

There is a site plan proposed revision for this property (SP-96-0359D) which provides for an additional 29,470 square feet of retail and restaurant uses.



Date: October 6, 2005
To: Sherri Sirwaitis, Case Manager
CC: Scott Feldman, P.E., Alliance Transportation Group
Reference: Pflugerville West Shopping Center, C14-05-0118

The Transportation Review Section has reviewed the Traffic Impact Analysis for the Pflugerville West Shopping Center, dated September 2005, prepared by Scott Feldman, P.E., Alliance Transportation Group, and offers the following comments:

TRIP GENERATION

The Pflugerville West Shopping Center is located on a 23.904-acre parcel located north of Wells Branch Parkway along the IH 35 northbound frontage road.

The property is currently zoned Community Commercial (GR) and is developed with a movie theater, furniture store and auto parts store. The applicant is requesting to remove a condition of the existing zoning ordinance that limits the tract to 5,000 vehicle trips per day in order to further expand the site. The estimated completion of the site expansion is expected in the year 2005.

Based on the standard trip generation rates established by the Institute of Transportation Engineers (ITE), the development currently generates 3,656 vehicle trips per day. The proposed expansion will generate approximately 4,930 vehicle trips per day (vpd) for a total of 8,586 unadjusted average daily trips (ADT) for the site.

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

Table 1. Trip Generation						
			AM Peak		PM Peak	
LAND USE	Size	ADT	Enter	Exit	Enter	Exit
Shopping Center	20,860sf	2,300	37	24	69	78
High Turnover Restaurant	8,000sf	942	48	44	34	15
Shopping Center (Lot 3)	9,400sf	1,372	23	15	41	46
Total		4,614	108	83	144	139

ASSUMPTIONS

1. In addition to these growth rates, background traffic volumes for 2005 included estimated traffic volumes for the following projects:

Iron Mountain Office Warehouse	SP-04-0210C
O'Reillys	SP-04-0119C
Cheddars	SP-01-0447C
Snappy Snacks	SP-04-0671C
Rafael Montes de Oca	C14-05-0007

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

Table 2. Summary of Pass-By and Internal Capture Reductions		
Land Use	Pass-By Reductions %	
	AM	PM
Shopping Center	0%	34%
High Turnover Restaurant	0%	43%

3. No reductions were taken for internal capture or transit use.

EXISTING AND PLANNED ROADWAYS

IH 35 East Frontage Road – IH 35 is classified as a six-lane freeway. The traffic volumes for year 2003 on IH 35 south of FM 1825 were 181,000vpd. The frontage road adjacent to the site currently consists of 2 lanes. The driveway serving the development is located north of the exit ramp and south of the entrance ramp onto the main lanes of IH 35.

FM 1825 (Pecan Street) – This roadway is classified as a major arterial and consists of 5 lanes. In 2003, traffic volumes on this roadway were 26,000 vpd. By 2025, this roadway is planned to be a six-lane divided major arterial.

INTERSECTION LEVEL OF SERVICE (LOS)

The TIA analyzed 2 intersections, none of which are or will be signalized. Existing and projected levels of service are as follows:

Table 3. Level of Service				
Intersection	2005 Existing		2005 Site + Forecasted	
	AM	PM	AM	PM
FM 1825 and Site Driveway 1	A	A	A	A
Site Driveway 2 and IH 35 EFR	A	A	A	A

RECOMMENDATIONS

- 1) 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. Total trip generation for this site shall not exceed 8,586 vpd.

If you have any questions or require additional information, please contact me at 974-2628.



Amy Link
Sr. Planner – Transportation Review Staff
Watershed Protection and Development Review