

Bicycle Lane along RM 620

Staff documentation related to additional condition to the site plan for the applicant to provide striping along RM 620 for a bicycle lane, as approved by the Zoning and Platting Commission on November 2, 2010.



**City of Austin Planning and
Development Review Department**
505 Barton Springs Road • P.O. Box 1088 • Austin, Texas 78767-8835

MEMORANDUM

TO: Zoning and Platting Commission,
FROM: Sarah Graham, Case Manager
Planning and Development Review Department
DATE: November 2, 2010
SUBJECT: Addendum for Item C-7
PROJECT: The Trails at 620
SPC-2009-0349C

Staff recommends approval of this Hill Country Roadway site plan and its associated variance requests with the conditions that were included in the staff back-up material.

The City of Austin's Bicycle Program has recommended the applicant provide striping for a bicycle lane along RM 620. The applicant is in agreement to provide the striping, and has been coordinating with TxDOT on the design of this improvement. If the Commission would like to include the striping for a bicycle lane as a condition of the approval, the applicant will be required to show these improvements on the site plan prior to the release of the permit.

The Legal Department suggests that if this additional condition is to be included with an approval, that it is a "condition subject to TxDOT approval".

The following documents are included within this addendum:

2. Memorandum from the City of Austin's Bicycle Program (Public Works Department) recommending a bicycle lane along RM 620.
3. Letter of support from Mr. Johnathan McLaurin
4. Letter of support for a bicycle lane from Mr. Jim Smitherman, The Parke HOA
5. Letter of support of project with conditions from Mrs. Carol Torggrimson, 2222 CONA
6. Letter of support for a bicycle lane from Mr. Lane Wimberley, The League of Bicycling Voters

Sincerely,

Sarah Graham



MEMORANDUM

TO: Shandrian Jarvis, Planner Senior, Planning & Development Review Department

FROM: Eric Dusza, Planner III, Public Works Department

DATE: October 21, 2010

SUBJECT: SPC-2009-0349C

CC: Sarah Graham, Senior Planner, Planning & Development Review Department
Michael Curtis, Division Manager, Public Works Department
Annick Beaudet, AICP, Program Consultant, Public Works Department
Scott Cunningham, P.E., Traffic Engineer, Texas Department of Transportation

The City of Austin Bicycle Program recommends as a condition of approval for this project the applicant in coordination with the Texas Department of Transportation provide a bicycle lane plus shoulder on RM 620 and hereby request this comment be incorporated into the staff recommendation. The Wal-Mart directly across the street from this project has a bicycle lane plus full shoulder so there is a precedent and it would lend itself to continuity.

The basis for this recommendation is per Goal 1 – Objectives 1.0.2 and 1.0.2b of the adopted 2009 Bicycle Plan Update, Ordinance No. 20090611-075. The Goal and Objectives state to complete the City's bicycle network by eliminating gaps in the existing bicycle network to allow continuous bicycle travel in the Austin Area. Additionally stated, new development that abuts or includes existing or planned City of Austin bicycle routes shall provide continuity of that route (and existing or planned bicycle facility) through the property, or seek an appropriate amendment to the Bicycle Plan as defined in this Plan (See Appendix H).

The City of Austin, Public Works Department, Bicycle Program is available to discuss facility design with the applicant upon request. Please contact me at 974-6504 should you need further clarification or information.

Letters from Neighborhood Organizations and Interested Parties

Documentation for and against the project at the time of the Zoning and
Platting Commission hearing on November 2, 2010.

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

A zoning ordinance amendment may include a conditional overlay which would include conditions approved by the Land Use Commission or the City Council. If final approval is by a City Council's action, there is no appeal of the Land Use Commission's action.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.ci.austin.tx.us/development.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: SPC-2009-0349C

Contact: Sarah Graham, 974-2826 or Michelle Casillas, 974-2024

Public Hearing: Zoning and Platting Commission, Nov 2, 2010

Al Senior Housing

Jonathan McLaurin dba Property Owner I

Your Name (please print)

<input checked="" type="checkbox"/> I am in favor <input type="checkbox"/> I object
--

11400 Conardia University Drive, Lot 1 Use 0.9728 AC Schlumberger Subd

Your address(es) affected by this application



Signature

10/29/10

Date

Daytime Telephone: 770-490-1984

Comments:

If you use this form to comment, it may be returned to:

City of Austin

Planning and Development Review/4th Floor

Sarah Graham

P.O. Box 1088

Austin, TX 78767-8810

Graham, Sarah

From: Jim Smitherman [jim@harvesttrading.com]
Sent: Tuesday, November 02, 2010 10:21 AM
To: bbaker5@austin.rr.com; sbald@sbcglobal.net; gbourgeois@jonescarter.com;
trabago@austin.rr.com; prseeger@austin.rr.com; crbanks@hotmail.com;
donna.zap@gmail.com
Cc: Graham, Sarah
Subject: The Trails at 620/Bike Lanes on 620

Dear Commissioners

The intent of this email is to inform you of The Parke HOA's support of bike lanes on 620 in front of this project. We would like to see the bike lanes on 620 in front of this project mirror those found directly across the street in front of Wal-Mart. This would add continuity to the development out here. These would be in addition to the trail that is found on the property itself.

If you have any questions, please do not hesitate to contact me. I will be in attendance at the public hearing. Thank you for your time and consideration.

Sincerely,

Jim Smitherman
President The Parke HOA

Graham, Sarah

From: Carol Torgrimson [ctorgrimson@prodigy.net]
Sent: Tuesday, November 02, 2010 4:04 PM
To: bbaker5@austin.rr.com; sbald@sbcglobal.net; gbourgeois@jonescarter.com;
 trabago@austin.rr.com; prseeger@austin.rr.com; crbanks@hotmail.com; donna.zap@gmail.com
Cc: Graham, Sarah
Subject: The Trails at 620, SPC-2009-0349C - Item 7 on ZAP agenda

Chair Baker and Commissioners:

2222 Coalition of Neighborhood Associations, Inc. (2222 CONA) is a group of homeowners associations and neighborhood associations located along the RM 2222 corridor. In addition to our formal membership, we work with many other associations in our area, including those from Volente to Steiner Ranch along the RM 620 corridor. Our primary area of concern is traffic safety, and since the major roads in our area are state highways, we work closely with TxDOT to address traffic safety issues.

2222 CONA will have representatives at tonight's Zoning and Platting Commission hearing to present our opposition to the variance request for a third driveway onto RM 620 for the Trails at 620 site plan. While we are very supportive of the project and are not opposed to the requested environmental variance for cut and fill, the driveway variance is not warranted and that the third driveway presents traffic safety issues which far outweigh any benefits which might be derived from it.

In our initial meeting with the project team on September 25, 2009, we discussed the issues we had with the proposed additional driveways on RM 620 and expressed our opposition to the variance which would be required for the development to have more than two driveways under LDC. We have reiterated this position on a number of occasions in the past 14 months.

About three weeks ago, we were informed by a representative for the project that the owners had agreed to go forward with the two driveways on RM 620 allowed under code, which would have resulted in this case being presented on consent. Subsequent to that, the applicants were informed by City of Austin staff that reducing the number of driveways to two would require a TIA addendum. This would have delayed the case beyond the application expiration and jeopardized leasing agreements. Consequently the developers decided to go forward with the three driveways and variance request.

While there is no doubt that the applicants would prefer three driveways on RM 620 in addition to the two driveways on Wilson Parke Avenue, it is clear that the site does not need more than two driveways on RM 620. The applicants were prepared to go forward with the driveway at Concordia University Drive and the one full-access driveway south of Concordia until the complication was discovered with the TIA.

We have read the brief report prepared by Kathy Hornaday of HDR to "justify" the third driveway. The report provides insufficient data or calculations to support its assumptions and conclusions. It does not explain how removing the third driveway from the northern end of the development, which services only southbound traffic, would result in an increase of traffic on Wilson Parke Avenue at the opposite end of the development, which services northbound traffic. It is hard to believe that cars traveling south on RM 620 would bypass an intersection with a signal and an additional driveway in order to use Wilson Parke Avenue to access the development.

Our numerous conversations with TxDOT have reinforced our conviction that the additional driveway is not only unnecessary but detrimental to traffic on RM 620. TxDOT has expressed concerns about this driveway, and contrary to what you may have heard, they have never expressed support of the project having three driveways onto RM 620.

We believe it is in the best interest of public safety to deny the variance for the additional driveway on RM 620. Every additional driveway on RM 620 adds another point of conflict to traffic flow and negatively impacts traffic safety on this key artery. We respectfully request that you support the intent of the Hill Country Roadway Ordinance and the Commercial Design Standards by encouraging internal circulation traffic patterns on this development by limiting the number of driveways on RM 620 to the two allowed by code.

11/2/2010

We will be present at the public hearing tonight to ask that Zoning and Platting approve the site plan, with the following conditions:

1. that the variance for the additional driveway on RM 620 be denied;
2. that the variance for cut and fill be approved;
3. that the bicycle lane on the shoulder of RM 620 as recommended by the City of Austin Bicycle Program be indicated on the site plan; and
4. that all outstanding staff comments be cleared.

Thank you for your time and consideration.

Sincerely,

Carol Torgimson
Vice President, Transportation
2222 CONA

338-4722

Graham, Sarah

From: Lane Wimberley [bikelane@gmail.com]
Sent: Tuesday, November 02, 2010 4:55 PM
To: bbaker5@austin.rr.com; sbald@sbcglobal.net; gbourgeois@jonescarter.com; trabago@austin.rr.com; prseeger@austin.rr.com; crbanks@hotmail.com; donna.zap@gmail.com
Cc: Graham, Sarah; Beaudet, Annick; Tom Wald
Subject: The Trails at 620

Zoning and Platting Commissioners,

I am writing this email to inform the Zoning and Platting Commission for the City of Austin that the League of Bicycling Voters supports staff recommendation that bicycle facilities be included in the trails at 620 development, that the developer coordinate the design and implementation of those facilities with TxDOT, and that the site plan be amended to show these improvements prior to the release of the permit.

If the Commission is disinclined to follow staff recommendation, then I would request that the Commission postpone action on the item until the next hearing in order that the League may have an opportunity to review the plan.

Thank you for your attention and consideration.

Sincerely,

-Lane Wimberley
President, The League of Bicycling Voters