



9901 Brodie Lane 160-303  
Austin, Texas 78748

June 11, 2020

**Attention:** Ms. Nazlie Saeedi, P.E  
Transportation Development Engineer – Lead (Central)  
Transportation Development Services Division  
Austin Transportation Department  
901 S. MoPac Expressway, Building 5, Suite 300  
Austin, Texas 78746

**Reference:** Traffic Summary Letter  
SP-2019-0575C – Tuscany Park Tract 3  
SP-2019-0576C – Tuscany Park Tract 4

Dear Ms. Saeedi:

This letter provides a summary of the originally approved Traffic Impact Analysis (TIA) that was performed in association with zoning case C14-00-2019 for the property located along Ferguson Lane at Tuscany Way in Austin, Travis County, Texas. This letter is intended to provide information for two (2) separate site development permit applications which are both located within the boundaries of the zoning case and ultimately bound by the TIA that was approved with said zoning case. SP-2019-0575C (Tuscany Park Tract 3) and SP-2019-0576C (Tuscany Park Tract 4). The site location for each application is shown in **Figure 1**.

Figure 1 Site Location



**ORIGINALLY APPROVED TIA**

The originally approved TIA associated with zoning case C14-00-2019 performed by Alliance Transportation Group dated April 2000 limited any development within the zoning ordinance boundaries to 5,874 Daily Trips. The zoning ordinance along with a map detailing the zoning boundaries is included as *Exhibit 1* to this letter. The TIA Approval Memorandum has also been included as *Exhibit 2* for your reference.

The original TIA assumed the land uses and densities with associated trip generation as summarized in **Table 1** below. Please note that the Institute of Transportation Engineers (ITE) Trip Generation Manual was utilized to create the table below.

**Table 1 – Summary of Unadjusted Trip Generation (Originally Approved TIA)**

ITE Land Use	Size		24-Hour Daily Volume	AM Peak Hour			PM Peak Hour		
				Enter	Exit	Total	Enter	Exit	Total
Light Industrial Uses	100	acres	5,874	702	145	847	181	642	823
<b>Total Approved Trips</b>			<b>5,874</b>	<b>702</b>	<b>145</b>	<b>847</b>	<b>181</b>	<b>642</b>	<b>823</b>

With the completion and approval of the TIA, mitigation measures and fiscal responsibilities were identified to be required as part of the approval of the first Site Plan Application to be submitted anywhere within the zoning boundaries per the requirements of the zoning ordinance. The mitigation measures are summarized in the TIA Approval Memo attached to this letter as *Exhibit 2* and **Table 2** provides a summary of the Pro-Rata Costs and total fiscal responsibility.

**Table 2 – Summary of Mitigation Measures (Originally Approved TIA)**

Intersection	Improvements	Pro-Rata Share	Applicant's Mitigation Responsibility
Ferguson Lane and Sprinkle Road	Traffic Signal	13.3%	\$ 16,013.05
Ferguson Lane and Springdale Road	EB Right-Turn Decel Lane	4.3%	\$ 410.12
	Traffic Signal	4.3%	\$ 5,160.00
<b>Grand Total</b>			<b>\$ 21,583.17</b>

**PREVIOUSLY APPROVE SITE PLANS**

Since the approval of the zoning ordinance and TIA, one (1) Site Development Permit (SDP) application has been submitted and approved by the City of Austin for construction within the zoning boundaries. It should be noted that the TIA Determination Worksheet was not complete nor did it match what was ultimately approved on the SDP. The TIA Determination for SP-2018-0603C reflected 55,000 of Office/Warehouse; however, the ITE Code nor associated trips were identified. The Site Plan sheet from the overall SDP set, Sheet 9, shows the Office land use at 45,000 square feet and the Warehouse land use at 32,500 square feet for a total of 77,500 square feet of gross building area. The TIA Determination and Site Plan sheet have been included as *Exhibit 3* to this letter. **Table 3** provides a summary of the previously approved trip generation.

**Table 3 – Summary of Unadjusted Trip Generation (Previously Approved Site Plan)**

ITE Code	ITE Land Use	Size		24-Hour Daily Volume	AM Peak Hour			PM Peak Hour		
					Enter	Exit	Total	Enter	Exit	Total
<b>One Gas Service Center (SP-2018-0603C)</b>										
150	Warehousing	32,500	s.f.	97	4	1	6	2	5	6
710	General Office	45,000	s.f.	489	58	10	69	9	45	53
<b>Total Previously Approved Site Plan</b>		<b>77,500</b>	<b>s.f.</b>	<b>586</b>	<b>62</b>	<b>11</b>	<b>74</b>	<b>10</b>	<b>49</b>	<b>59</b>

The One Gas Service Center (SP-2018-0603C), which is currently under construction, was considered the first application for development within the zoning boundaries; therefore, per the requirements of the zoning ordinance, required to post the necessary Mitigation Responsibility per in **Table 3** in this letter. The invoice from the Austin Transportation Department as well as the receipt showing proof of payment has been included as *Exhibit 4* to this letter; therefore, the mitigation responsibilities from the TIA Approval Memorandum have been satisfied in full by SP-208-0603C.

**PROPOSED SITE DEVELOPMENT PERMIT APPLICATIONS**

There are currently two (2) proposed SDP applications for development within the zoning boundaries. SP-2019-0575C and SP-2019-0576C. The TIA Determination Worksheets for both developments has been included as *Exhibit 5* to this letter, and reflect warehouse land uses for each development. **Table 4** below provides a summary of the land uses and densities with associated trip generation for each of the proposed developments.

**Table 4 – Summary of Unadjusted Trip Generation (Proposed Developments)**

ITE Code	Land Use	Size		24-Hour Daily Volume	AM Peak Hour			PM Peak Hour		
					Enter	Exit	Total	Enter	Exit	Total
<b>Tuscany Park Tract 3 (SP-2019-0575C)</b>										
150	Warehousing	70,200	s.f.	156	9	3	12	4	10	13
150	Warehousing	202,248	s.f.	365	26	8	34	10	28	38
<b>Sub-Total Tuscany Park Tract 3</b>				<b>522</b>	<b>36</b>	<b>11</b>	<b>46</b>	<b>14</b>	<b>38</b>	<b>52</b>
<b>Tuscany Park Tract 4 (SP-2019-0576C)</b>										
150	Warehousing	101,200	s.f.	205	13	4	17	5	14	19
<b>Sub-Total Tuscany Park Tract 4</b>				<b>205</b>	<b>13</b>	<b>4</b>	<b>17</b>	<b>5</b>	<b>14</b>	<b>19</b>
<b>Total Overall Proposed</b>				<b>727</b>	<b>49</b>	<b>15</b>	<b>64</b>	<b>19</b>	<b>52</b>	<b>71</b>

Upon comparing the trip generations from what was originally approved as part of the TIA that was completed for the zoning case, what has been previously approved as part of case SP-2018-0603C, and is currently being proposed, it can be seen that there are trips available and remaining after all three developments have been constructed. **Table 5** provides a summary of the net remaining trips.

**Table 5 – Net Remaining Trips**

Condition	24-Hour Daily Volume	AM Peak Hour			PM Peak Hour		
		Enter	Exit	Total	Enter	Exit	Total
Originally Approved	5,874	702	145	847	181	642	823
Previously Approved	586	62	11	74	10	49	59
Current Proposed	727	49	15	64	19	52	71
<b>Net Remaining Trips</b>	<b>4,561</b>	<b>591</b>	<b>119</b>	<b>709</b>	<b>152</b>	<b>541</b>	<b>693</b>

June 11, 2020

Reference: Traffic Summary Letter  
Tuscany Park Tracts 3 & 4

## SUMMARY

The development assumptions of the originally approved TIA are found to still be valid as the land uses and densities that have been previously approved and currently proposed do not vary nor exceed what was originally contemplated. Moreover, based on the trip generations, there are remaining trips available for additional development within the zoning boundary at some time in the future. Lastly, the mitigation measures identified within the originally approved TIA have been satisfied and proof of payment has been provided as *Exhibit 4*. If you have any questions or if you need any additional information upon your review of this Traffic Summary Letter, please do not hesitate to contact me.

Regards,

**BOE Consulting Services, LLC**



Bobak J. Tehrany, P.E.

President

Phone: 512.632.7509

bobak@bo-engineering.com

Attachment: Tuscany Tracts 3 & 4

1. Zoning Ordinance and Zoning Map
2. TIA Approval Memo
3. TIA Determination and Site (SP-2018-0603C)
4. TIA Fee Invoice and Receipt (SP-2018-0603C)
5. Proposed TIA Determination Worksheets (Tuscany Tract Developments)

# A.1 ZONING ORDINANCE AND ZONING MAP

**ORDINANCE NO. 020228-30**

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT FERGUSON LANE AT EXCHANGE DRIVE AND TUSCANY WAY AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO LIMITED INDUSTRIAL SERVICES-CONDITIONAL OVERLAY (LI-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 interim rural residence (I-RR) district to limited industrial services-conditional overlay (LI-CO) combining district on the property described in File C14-00-2019, as follows:





A 100.407 acre tract of land, more or less, out of the John Applegait Survey No. 58, in Travis County, Texas, consisting of a 113.487 acre tract of land, Save and Except a 13.080 acre tract of land, the tracts of land being more particularly described respectively by metes and bounds, in Exhibits "A and B" incorporated into this ordinance, (the "Property")

locally known as Ferguson Lane at Exchange Drive and Tuscan Way, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "C".

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

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 5,874 trips per day.
2. 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 Texas Engineering Company, dated April 5, 2000, or as amended and approved by the Director of the Watershed Protection and Development Review Department. All development on the Property is



 1" = 600'	SUBJECT TRACT 	<h3>ZONING</h3>	CITY GRID REFERENCE NUMBER <b>M28,N28</b>
	PENDING CASE 		
	ZONING BOUNDARY 		
	CASE MGR: K.LARSEN		
<b>CASE #: C14-00-2019</b>		DATE: 00-07	
ADDRESS: FERGUSON LANE		INTLS: TRC	
SUBJECT AREA (acres): 100			



## A.2 TIA APPROVAL MEMORANDUM

INTL OFFICE MEMORANDUM



**Date:** May 9, 2000  
**To:** Antonio Gonzalez, Project Manager  
**CC:** Members of the Planning Commission  
 J. Michael Heath, P.E. Alliance Texas Engineering Company  
**Reference:** 100 Acres Zoning, C14-00-2019

The Transportation Review Section has reviewed the Traffic Impact Analysis for 100 Acres Zoning (a.k.a. Nalle Tract), dated April 5, 2000, and offers the following comments.

**TRIP GENERATION**

100 Acres Zoning is a 100-acre development located in northeast Austin north of US 290 and east of US 183. The TIA for the project was prepared Alliance Texas Engineering in April of 2000. Previous versions of the TIA were submitted in March and January of 2000.

The proposed development consists of the following land use:

- 100 acres light industrial uses

The property is zoned Rural Residential (RR) and is currently undeveloped. Completion of the project will be done in 1 phase and is expected in the year 2015.

Based on the standard trip generation rates established by the Institute of Transportation Engineers (ITE), the development will generate approximately 5,874 unadjusted average daily trips (ADT). Of these, 851 trips will occur during the morning peak-hour and 823 will occur in the evening peak-hour.

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

Table 1. Trip Generation						
			AM Peak		PM Peak	
LAND USE	Size	ADT	Enter	Exit	Enter	Exit
Light Industrial Uses	100 acres	5,874	706	145	181	642

Please note that the applicant has not identified their proposed uses or square footage for the site. Staff therefore recommends that this site be restricted to 5,874 unadjusted trips per day based on the uses identified in the site plans.

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## ASSUMPTIONS

1. A model was used to determine the travel demand for this area. The model set covers the three county areas including Williamson, Travis and Hays counties. This model was developed for CAMPO and takes into account existing development and future development as well as future thoroughfare plans.
2. Trip distribution was based on existing traffic patterns.
3. No pass-by, internal capture or transit reductions were taken for this TIA.

## EXISTING AND PLANNED ROADWAYS

**US-290**– US 290 is currently a four-lane divided Major Arterial with left turn lane bays at the major intersections. There are two primary through lanes in each directions. Currently the scheduled improvements planned for US 290 include improving it to a six lane freeway with two lane frontage roads from US 183 to Springdale Road by the year 2020. This improvement is assumed to be constructed before the completion of this project, and the future year condition is analyzed with the freeway in place. The 1997 counted volume on US 290 west of Cross Park is 47,670 vpd.

**Cameron Road** – Cameron Road is currently a six lane major arterial throughout the length of this project. There are three lanes in each directions with a median and left turn bays in the median at major intersections. There are currently no plans to improve this roadway beyond its existing cross section. The 1997 counted volume on US 290 south of Cross Park is 26,630.

**Springdale Road** – Springdale Road is currently a two lane minor arterial that extends from Rundberg Lane to Cesar Chavez. There is one lane in each direction with no median. This roadway is planned to be improved to a four lane divided major arterial throughout this study areas. The 1997 counted volume on Springdale Road north of US 290 is 6,930 vpd.

**Ferguson Lane**– Ferguson Lane is currently a two lane collector that extends from Cameron Lane to just east of Springdale Road. There is one lane in each direction with no median. There are no plans to improve this roadway before the construction of this site. The 1997 counted volume on Ferguson Lane west of Springdale is 2,290 vpd.

**Cross Park Drive** – Cross Park Drive is currently a five lane industrial collector that extends from Cameron Road to US 290. There are two lanes in each direction with a continuous left turn lane throughout the length of the road. There are currently no plans to improve this roadway beyond its existing cross section. The 1997 counted volume on Cross Park Drive east of Cameron Road is 12,680 vpd.

**Sprinkle Road**– Sprinkle Road is currently a two lane collector that extends from Ferguson Lane north to Springdale Road. There is one lane in each direction with no median. As part of this site development, Sprinkle Road will be extended south to align with Chartre Drive as it intersects with Cross Park Drive. The 1997 counted volume on Sprinkle north of Ferguson is 1,090 vpd.

**Tuscany Way**– Tuscany Way is currently an unstriped industrial collector that has an existing cross section of approximately 56 feet. This roadway currently extends from US 290 to Exchange Drive. As part of the Nalle Tract development, Tuscany Way will be extended to intersect the future extension of Sprinkle Road. There were no 1997 counts conducted on Tuscany Way.

**TRAFFIC ANALYSIS**

The impact of site development traffic on the existing area roadways was analyzed. Two time periods and travel conditions were evaluated:

- 2000 Existing Conditions
- 2015 Build-Out Conditions

The TIA assumes the following roadway improvements will be made prior to site build-out:

1. Sprinkle Road will be extended south to align with Chartre Drive as it intersects with Cross Park Drive.
2. Tuscany Way will be extended to intersect the future extension of Sprinkle Road.
3. US 290 will be improved to a six lane freeway with two lane frontage roads from US 183 to Springdale Road.
4. Springdale Road will be improved to a four lane divided major arterial throughout this study area.

**INTERSECTION LEVEL OF SERVICE (LOS)**

The TIA analyzed 9 intersections, 6 of which are or would be signalized, and 3 which are not. 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	2000		2015	
	AM	PM	AM	PM
Cross Park Dr./US 290	F	F	A	A
Springdale Rd./US 290*	D	C		
Springdale Rd./US 290*			D	C
Springdale/US 290 EB*			D	D
Tuscany Way/US 290	B	B	A	A
Ferguson Ln./Springdale Rd.*	A	A	D	B
Ferguson Ln./Sprinkle Rd.*	A	A	B	B
Cameron Rd./Cross Park*	B	C	B	C
Cameron Rd./Ferguson Ln*	B	B	C	B
Tuscany Way/Exchange Dr.			A	A

\* = SIGNALIZED

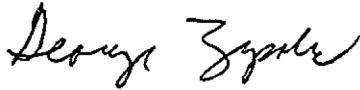
**RECOMMENDATIONS**

- 1) The applicant should, prior to final approval of the site plan, post fiscal for:
  - a) 13.3% of the cost of a signal at the intersection of Ferguson Lane and Sprinkle (\$16,013.05).

- 
- b) 4.3% of the cost of construction of a right turn lane in the eastbound direction at the intersection of Ferguson and Springdale (\$410.12).
  - c) 4.3% of the cost of a signal at the intersection of Ferguson and Springdale (\$5,160.00).
- 2) Additional right-of-way will be acquired at the subdivision stage.
  - 3) Install stop signs and appropriate pavement markings for site driveways.
  - 4) For information: Three copies of the final version of the TIA incorporating all corrections and additions must be submitted prior to final reading of the zoning case.
  - 5) 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.
  - 6) A conditional overlay, limited trips to 5,874 per day, should be established for this site.

If you have any questions or require additional information, please contact Rachel K. Everidge at 499-2332.

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George Zapalac  
Principal Planner  
Department of Development Review and Inspections

## A.3 TIA DETERMINATION AND SITE PLAN (SP-2018-0603C)

## Section 12: Traffic Impact Analysis (TIA) Determination Worksheet

Applicant must complete this worksheet.

Project Name: ONE GAS SERVICE CENTER

Location: 9184 TUSCANY WAY

Applicant: KENDALL HACKNEY, E.I.T.

Telephone No: (512) 669-5560

Application Status:  Development Assessment  Zoning  Site Plan

**EXISTING:**

**FOR OFFICE USE ONLY**

Tract Number	Tract Acres	Bldg. Sq. Ft.	Zoning	Land Use	I.T.E. Code	Trip Rate	Trips Per Day
2	27.16	0.00	LI-CO	UNDEV.			

**PROPOSED:**

**FOR OFFICE USE ONLY**

Tract Number	Tract Acres	Bldg. Sq. Ft.	Zoning	Land Use	I.T.E. Code	Trip Rate	Trips Per Day
2	27.16	55,000.00	LI-CO	OFFICE/WARE			

**ABUTTING ROADWAYS:**

**FOR OFFICE USE ONLY**

Street Name	Proposed Access?	Pavement Width	Classification
TUSCANY WAY	Y		
Profit Centre Drive	Y		

**FOR OFFICE USE ONLY**

A traffic impact analysis is required. The consultant preparing the study must meet with a Transportation planner to discuss the scope and requirements of the study before beginning the study.

A traffic impact analysis is NOT required. The traffic generated by the proposal does not exceed the thresholds established in the City of Austin Land Development Code.

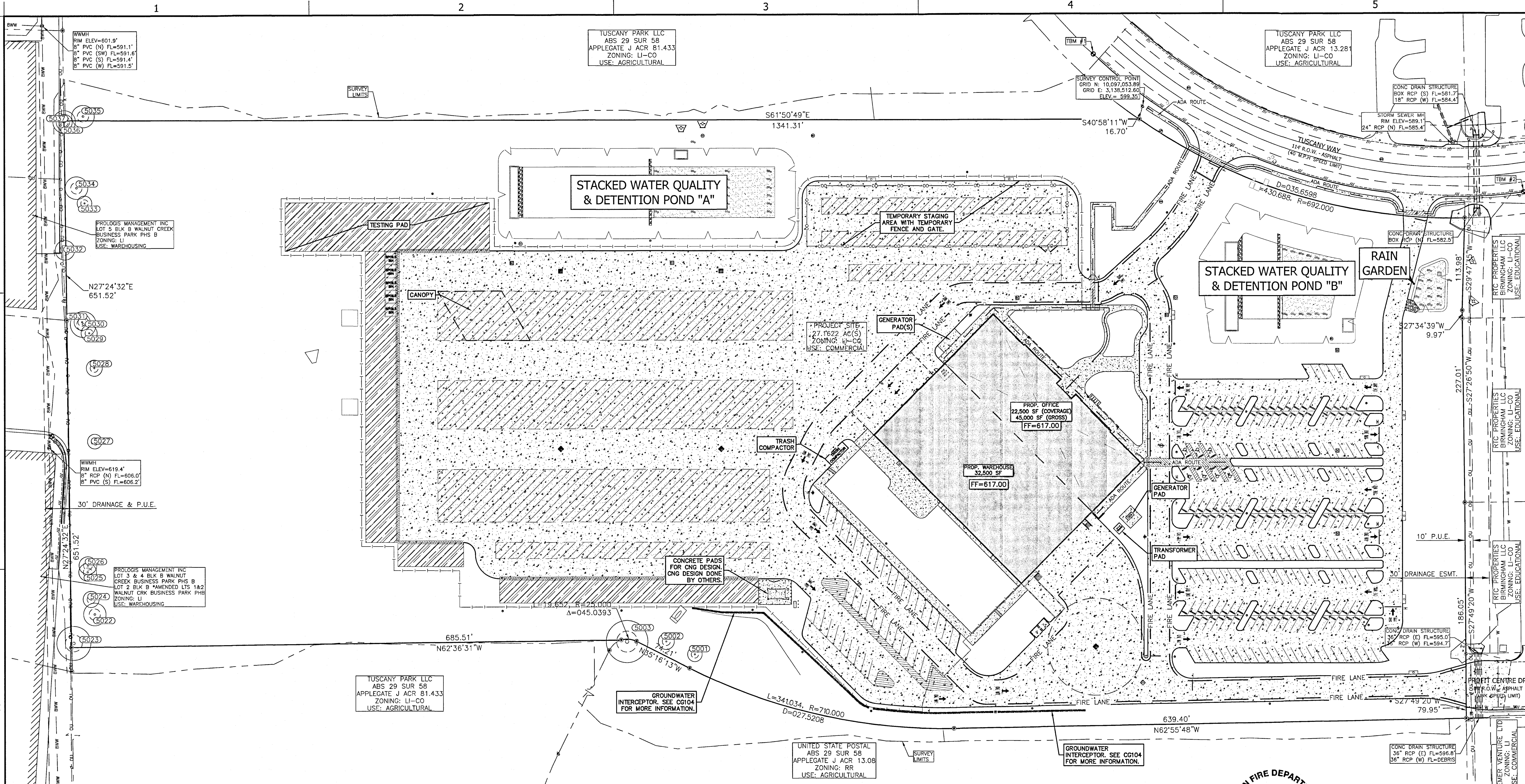
The traffic impact analysis has been waived for the following reason:  
*site is subject to TIA with zoning case (14-50-2019). An addendum shall be required if any assumptions have changed.*

A neighborhood traffic analysis will be performed by the City for this project. The applicant may have to collect existing traffic counts. See a Transportation planner for information.

Reviewed By: *Suryeta* Date: 12/18/18

Distribution:  File  Cap. Metro  TxDOT  DSD  Travis Co.  ATD Total Copies: \_\_\_\_\_

NOTE: A TIA Determination must be made prior to submittal of any Zoning or Site Plan application, therefore, this completed and reviewed worksheet MUST ACCOMPANY any subsequent application for the IDENTICAL project. CHANGES to the proposed project will REQUIRE a new TIA Determination.



**APPENDIX Q-2: IMPERVIOUS COVER**  
NOTE: Q1 TABLES ARE NOT REQUIRED FOR SUBURBAN WATERSHEDS

PROJECT: One Gas  
BRD Project #: 1177.10.001

IMPERVIOUS COVER ALLOWED AT	80%	X	27.16	=	21.73 ACRES
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ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY

TOTAL ACERAGE 15 - 25%	26.63	X 10%	2.66	ACRES
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PROPOSED TOTAL IMPERVIOUS COVER  
TOTAL PROPOSED IMPERVIOUS COVER = 13.05 ACRES = 48.0 %

PROPOSED IMPERVIOUS COVER ON SLOPES

SLOPE CATEGORIES	ACRES	AC	% OF CAT.	DRIVEWAYS/ROADWAYS
0-15%	26.63	1.26	4.7%	11.54
15-25%	0.32	0.000	0.0%	0.20
25-35%	0.14	0.000	0.0%	0.05
OVER 35%	0.07	0.000	0.0%	0.00
<b>TOTAL SITE AREA</b>	<b>27.16</b>			

**ONE GAS SERVICE CENTER - 9184 TUSCANY WAY - SITE DATA**

ZONING:	U-CO	EXISTING USE:	VACANT
SITE LAND USE:	LIMITED WAREHOUSING AND DISTRIBUTION / GENERAL WAREHOUSING AND DISTRIBUTION		
SITE AREA:	27.00 ACRES		
ALLOWABLE:		PROPOSED:	
BUILDING HEIGHT:	60'	BUILDING HEIGHT:	32'-0"
# OF STORIES:	N/A	# OF STORIES:	2
F.A.R.:	1.1	F.A.R.:	.046:1
BUILDING COVERAGE:	75%	BUILDING COVERAGE:	4.65%/55,000 SF
IMPERVIOUS COVERAGE:	80%	IMPERVIOUS COVERAGE:	48.04%/568,328 SF
EXISTING IMPERVIOUS COVERAGE:			0.00%/0 SF

**ONE GAS SERVICE CENTER - 9184 TUSCANY WAY - PARKING DATA - REQUIRED**

USE:	RATIO:	SF/UNITS	PARKING REQUIRED
OFFICE	1/275	45,000	164
WAREHOUSE	1/1000	32,500	33
OUTDOOR WAREHOUSE	1/2000	146,199	73
<b>TOTAL PARKING REQUIRED:</b>			<b>270</b>

**ONE GAS SERVICE CENTER - 9184 TUSCANY WAY - PARKING PROVIDED**

TYPE:	PARKING PROVIDED:
ACCESSIBLE (7 SPACES - 2 VAN ACCESSIBLE):	7
REGULAR:	265
<b>TOTAL PARKING PROVIDED:</b>	<b>272</b>

**ONE GAS SERVICE CENTER - 9184 TUSCANY WAY - BICYCLE PARKING**

BICYCLE PARKING REQUIRED = 10	PARKING PROVIDED: 10
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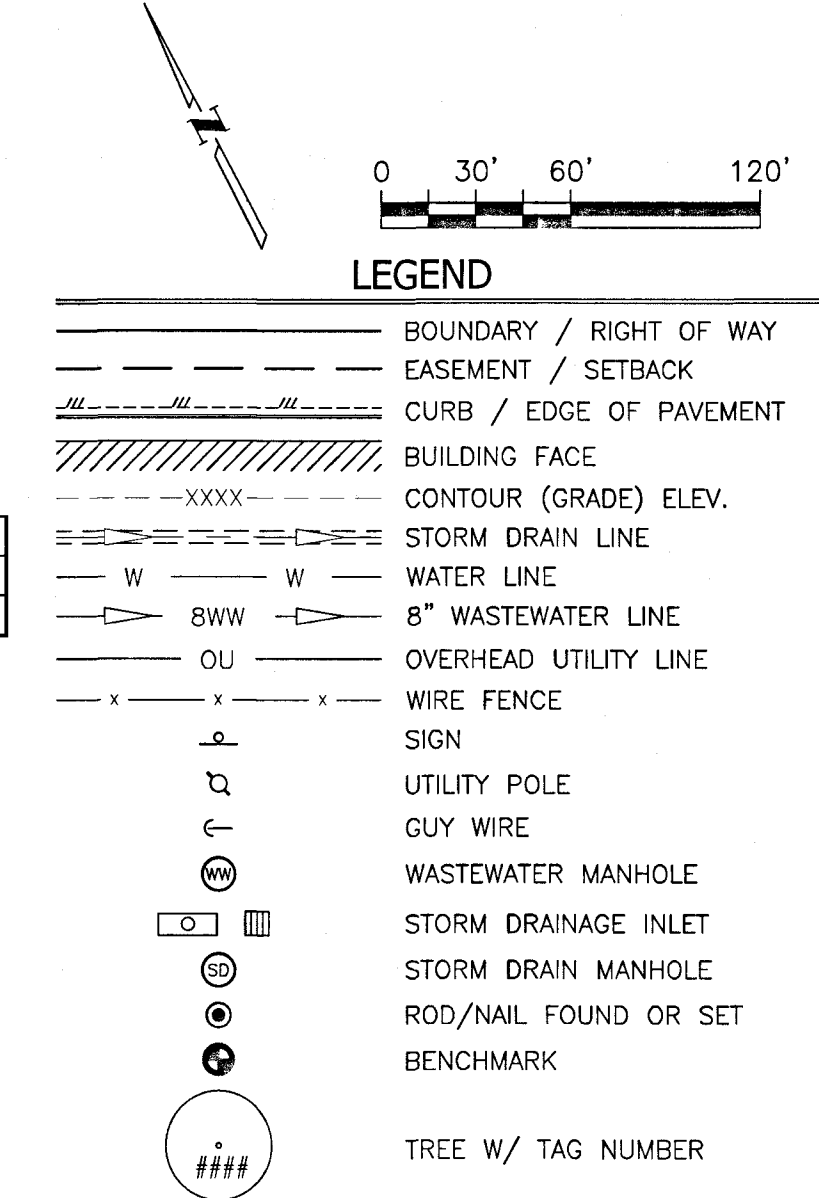
**BUILDING AREA TABLE**

USE	COVERAGE (SF)	GROSS (SF)
OFFICE	22,500	45,000
WAREHOUSE	32,500	32,500
<b>TOTAL:</b>	<b>55,000</b>	<b>77,500</b>

**ONE GAS SERVICE CENTER - 9228 TUSCANY WAY - BUILDING DATA**

CONSTRUCTION TYPE:	II-B
FOUNDATION TYPE:	SLAB ON GRADE

- NOTES:**
- ALL ITEMS ARE TO BE FURNISHED & INSTALLED BY CONTRACTOR. REFERENCE CONSTRUCTION DETAILS SHEETS FOR ADDITIONAL INFORMATION.
  - ALL SITE DIMENSIONS ARE TO FACE OF CURB, CENTER OF STRIPING, AND PROPERTY LINE UNLESS OTHERWISE NOTED.
  - LIMITS OF CONSTRUCTION ARE SHOWN ON THE EROSION & SEDIMENTATION CONTROL PLAN(S).
  - THIS SITE PLAN IS SUBJECT TO A LIMITATION OF 5,874 TRIPS BY ORDINANCE WITH ZONING CASE #C14-00-2019. THIS SITE IS GENERATING 1,016 TRIPS.



**REVIEWED**

SEP 23 2019

Austin Water Utility  
Lany Wells

**SITE PLAN APPROVAL** Sheet 09 of 54  
FILE NUMBER: SP-2018-0603C APPLICATION DATE: 12/19/2018  
APPROVED BY COMMISSION ON: UNDER SECTION 112 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.  
EXPIRATION DATE (25-5-81, LDC): 9/27/22 CASE MANAGER: JEREMY SULTANA

Director, Development Services Department: 9/25/19 ZONING: LI-CO  
Rev. 1 Correction 1  
Rev. 2 Correction 2  
Rev. 3 Correction 3

Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

WWW.BIGREDDOG.COM  
512-689-5660

**BIGREDDOG**  
a division of UICLI

201 EAST 8TH STREET, SUITE 200  
AUSTIN, TEXAS, 78702

8-30-19  
JORDAN L. MILLER  
124884  
PROFESSIONAL ENGINEER  
Jordan L. Miller

**ONE GAS SERVICE CENTER**  
9228 TUSCANY WAY  
AUSTIN, TRAVIS COUNTY, TEXAS

**SITE PLAN**

SHEET  
CS100  
09 OF 54  
SP-2018-0603C

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1177.10.001\_CS100\_8/30/2019\_9:16 AM  
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A.4 MITIGATION INVOICE AND RECEIPT  
(SP-2018-0603C)



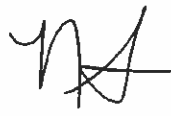
## INVOICE

### ATD MITIGATION FEE IN-LIEU

**DATE:** July 9, 2019

**TO:** Jordan Miller, Big Red Dog  
Jeremy Siltala, Case Manager  
Jaron Hogenson, Reviewer

**CC:** Brandi Bradshaw (ATD Cashier)  
901 S. Mopac Expressway, Bldg 5, Suite 300, Austin TX 78746

**FROM:** Nazlie Saedi, P.E., Austin Transportation Department 

**AMANDA CASE#:** SP-2018-0603C (One Gas Service Center)

**FDU:** 7070-2400-9100-4163

As a condition of approval for the above referenced site plan, the applicant shall post a transportation mitigation fee with the City of Austin in the amount of **\$21,583.17** in accordance with LDC. Fiscal estimates are based according to the TIA Memo dated May 9, 2000, as part of the zoning case (C14-00-2019). If you have any questions, please contact me at (512) 974-4073.

Project Location and improvement	Estimated Cost	Developer Share
Installing signal at the intersection of Ferguson Lane and Sprinkle	\$120,000	\$16,013.05 (13.3%)
Constructing eastbound right turn lane at the intersection of Ferguson Lane and Sprinkle	\$9,540	\$410.12 (4.3%)
Installing signal at the intersection of Ferguson Lane and Springdale	\$120,000	\$5,160 (4.3%)
<b>Total</b>	<b>\$249,540</b>	<b>\$21,583.17</b>

**Office Use only:**

Check:

Received by:

149524

TEXAS GAS SERVICE

1301 SOUTH MOPAC SUITE 400  
Austin, TX 78746-6918

JP MORGAN CHASE BANK N.A.  
1121 POLARIS PKWY  
COLUMBUS, OH 43240

DATE 09-Aug-2019 CHECK NO. 106128  
VENDOR NO. 38642

56-1544  
441

Currency: USD

AMOUNT
\$21,583.17

Security Features included. Detail on back.

Twenty-One Thousand Five Hundred Eighty-Three Dollars And Seventeen Cents\*\*\*

PAY TO THE ORDER OF  
CITY OF AUSTIN  
PO BOX 1088  
AUSTIN, TX 78767

*Caron A. Lawson*

TWO SIGNATURES REQUIRED IF > \$1,000,000

⑈ 106128⑈ ⑆04415443⑆ 808921576⑈

CITY OF AUSTIN, TEXAS  
RECEIPT FOR PAYMENT OF FUNDS

NO. 23646012

DATE RECEIVED: 08-13-19  
RECEIVED FROM: JP Morgan Chase Bank N.A. \$ 21,583.17  
IN PAYMENT FOR: 1121 Polaris PKWY SP#-2018-0003C (For Gas Service)

\*AMOUNT VERIFIED BY: Alyssa Gabeira

CITY OF AUSTIN, TEXAS

XXXXXX	FUND	AGENCY	ORG	SUB ORG	ACTV	REV/ OBJT	WORKORDER	REPT CATG	B/S ACCT	AMOUNT
HOW PAID	XXX	XXX	XXXX	XX	XXXX	XXXX	XXXXXXXX	XXXX	XXXX	XXXXXX
CASH <input type="checkbox"/>	8401	2507	1103	4103						21,583.17
CHECK <input checked="" type="checkbox"/>										
MONEY ORDER <input type="checkbox"/>										

08-106128 AD

*Caron A. Lawson*

FIN 7028 Rev 7/90 WHITE - Finance

DEPARTMENT YELLOW - Dept

AUTHORIZED SIGNATURE PINK - Employee

GOLD - Dept. File

## A.5 TUSCANY PARK TRACT 3 & 4 TIA DETERMINATION WORKSHEETS

## Section 12: Traffic Impact Analysis (TIA) Determination Worksheet

Applicant must complete this worksheet.

Project Name: TUSCANY PARK TRACT 3

Location: 2401 FERGUSON LN

Applicant: MAHMOUD SAM DEHAYBI, P.E.

Telephone No: (512) 672-8974

Application Status:  Development Assessment  Zoning  Site Plan

**EXISTING:**

**FOR OFFICE USE ONLY**

Tract Number	Tract Acres	Bldg. Sq. Ft.	Zoning	Land Use	I.T.E. Code	Trip Rate	Trips Per Day
3	27.29	0.00	LI-CO	UNDEV.			0

**PROPOSED:**

**FOR OFFICE USE ONLY**

Tract Number	Tract Acres	Bldg. Sq. Ft.	Zoning	Land Use	I.T.E. Code	Trip Rate	Trips Per Day
3	27.29	70,200.00	LI-CO	OFFICE/WARE	150	FCE	156
3	27.29	202,248.00	LI-CO	OFFICE/WARE	150	FCE	365

**ABUTTING ROADWAYS:**

**FOR OFFICE USE ONLY**

Street Name	Proposed Access?	Pavement Width	Classification
Tuscany Way	Y		
Ferguson Lane	Y		

**FOR OFFICE USE ONLY**

A traffic impact analysis is required. The consultant preparing the study must meet with a Transportation planner to discuss the scope and requirements of the study before beginning the study.

A traffic impact analysis is NOT required. The traffic generated by the proposal does not exceed the thresholds established in the City of Austin Land Development Code.

The traffic impact analysis has been waived for the following reason: *the site must demonstrate compliance with the trip limit and final memo / TIA approved with zoning ordinance 020228-30*

A neighborhood traffic analysis will be performed by the City for this project. The applicant may have to collect existing traffic counts. See a Transportation planner for information.

Reviewed By: *Admitchell* Date: 12-16-19

Distribution:  File  Cap. Metro  TxDOT  DSD  Travis Co.  ATD Total Copies: \_\_\_\_\_

**NOTE:** A TIA Determination must be made prior to submittal of any Zoning or Site Plan application, therefore, this completed and reviewed worksheet **MUST ACCOMPANY** any subsequent application for the **IDENTICAL** project. **CHANGES** to the proposed project will **REQUIRE** a new TIA Determination.

## Section 12: Traffic Impact Analysis (TIA) Determination Worksheet

Applicant must complete this worksheet.

Project Name: TUSCANY PARK TRACT 4

Location: 9219 TUSCANY WAY, AUSTIN, TEXAS

Applicant: MAHMOUD SAM DEHAYBI, P.E.

Telephone No: (512) 672-8974

Application Status:  Development Assessment

Zoning  Site Plan

### EXISTING:

#### FOR OFFICE USE ONLY

Tract Number	Tract Acres	Bldg. Sq. Ft.	Zoning	Land Use	I.T.E. Code	Trip Rate	Trips Per Day
4	13.28	0.00	LI-CO	UNDEV.			0

### PROPOSED:

#### FOR OFFICE USE ONLY

Tract Number	Tract Acres	Bldg. Sq. Ft.	Zoning	Land Use	I.T.E. Code	Trip Rate	Trips Per Day
4	13.28	101,200.00	LI-CO	OFFICE/WARE	15D	FCE	205

### ABUTTING ROADWAYS:

#### FOR OFFICE USE ONLY

Street Name	Proposed Access?	Pavement Width	Classification
Tuscany Way	Y		
Ferguson Lane	N		

### FOR OFFICE USE ONLY

- A traffic impact analysis is required. The consultant preparing the study must meet with a Transportation planner to discuss the scope and requirements of the study before beginning the study.
- A traffic impact analysis is NOT required. The traffic generated by the proposal does not exceed the thresholds established in the City of Austin Land Development Code.
- The traffic impact analysis has been waived for the following reason: *The site must demonstrate compliance with the trip limit and final memo / TIA approved with zoning ordinance 020228-30*
- A neighborhood traffic analysis will be performed by the City for this project. The applicant may have to collect existing traffic counts. See a Transportation planner for information.

Reviewed By:

*Amrit Chahal*

Date: 12-16-19

Distribution:  File  Cap. Metro  TxDOT  DSD  Travis Co.  ATD Total Copies:

NOTE: A TIA Determination must be made prior to submittal of any Zoning or Site Plan application, therefore, this completed and reviewed worksheet MUST ACCOMPANY any subsequent application for the IDENTICAL project. CHANGES to the proposed project will REQUIRE a new TIA Determination.