

Late Backup

THE GROVE AT SHOAL CREEK PUD
CITY CASE NO. C814-2015-0074

Miscellaneous Ordinance Clean-up Items
Council Amendment Motion Sheet

a. Additional Ordinance Modifications (IN ADDITION TO ARG/ BCRC AGREEMENT AMENDMENTS)

Item	Change	Rationale
Ordinance		
PART 5.C	Delete.	No baseline needed, assuming Council accepts Tier 2 Plan to satisfy affordable housing so that "Tier 3" bonus area analysis is not necessary or applicable.
PART 7.B.3	Amend to read: "The Grove PUD shall exceed the requirements of City Code Section 25-2-1008 by irrigating 100 percent of the landscaped area required under Chapter 25-2, Subchapter C, Article 9 (Landscaping), or an equivalent landscaped area, with storm water runoff conveyed from impervious surfaces on the site.	This is the language that was agreed to with Environmental Staff to clarify that this does not apply to all landscaping on the site.
PART 7.I	Amend "must be located outside of the erosion hazard zone." To "must comply with City of Austin Drainage Criteria Manual Appendix E: Criteria for establishing an Erosion Hazard Zone."	This item is new and had not been discussed with the applicant. This requested language is consistent with City Code.
PART 8.A	Change "Ten percent" to "12.5 percent". Also, change "with incomes at 60 percent of or below the MFI" to "with 78% of such units at 60 percent of or below the MFI and 22% of such units at 80% of or below the MFI".	Consistent with Revised Affordable Housing Plan submitted to NHCD
PART 8.B	Change "5 percent" to "6.25 percent". Also, change "Be sold to an income eligible household at 80 percent of or below the MFI" to "78% of which must be sold to an income eligible household at 80 percent of or below the MFI and 22% of which must be sold to an income eligible household of or 120% of or below the MFI".	Consistent with Revised Affordable Housing Plan submitted to NHCD
PART 8.F	Change "\$8,000,000.00" to "\$10,200,000.00"	Consistent with Revised Affordable Housing Plan submitted to NHCD

		and with staff prepared Fiscal Note.
PART 9.A	Amend "shall be funded by the applicant" to "shall be funded by the applicant as provided in the most recent, approved Traffic Impact Analysis Memorandum on file in City File No. C814-2015-0075".	Clarifies what is to be funded by the applicant.
PART 9.D	Append to end: "If the bridge is not constructed across Shoal creek, then the fiscal shall be utilized for pedestrian and bike improvements east of the Grove PUD."	ZAP Recommendation
PART 11.A.1	Amend "includes the addition of parking structures." To "excludes parking structures."	This is an error and actually inverts the intent of the requested code modification.
ADD PART 11.B.11	Pursuant to City Code Chapter 25-2, Subchapter B, Article 2, Division 5, Section 2.2 (A), the provisions of Section 2.5 (Development Bonuses) are hereby modified to be consistent with the requirements and provisions of this Part 8. The provisions of this Part 8 replace and supersede the provisions of Section 2.5 (Development Bonuses). The provisions of Section 2.5 (Development Bonuses) shall not apply to the Grove PUD. In addition, in the event that the City should adopt subsequent affordable housing fees applicable to development, such subsequent fees shall not apply.	Tier 2 vastly exceeds "Tier 3" requirements and is offered in lieu of Tier 3. Assuming Council accepts Tier 2 Plan to satisfy affordable housing so that "Tier 3" bonus area analysis is not necessary or applicable, then "Tier 3" needs to be modified to provide it does not apply. Also, if Council adopts any future "linkage fees" or similar affordable housing fees, they should not apply in light of on-site affordable housing.
Land Use Plan		
Sheet 1, Bus Stop Note	Append to end of both notes labeling stops: "... and may be located on Bull Creek Road or within the boundaries of the project." Relocate southern Bus stop to be within Tract F adjacent to Jackson Avenue.	Final locations for bus stops are not known but these locations more accurately reflect the most current discussions with CapMetro.
Sheet 2, Note 17e	Amend "A minimum of two bus stops will be provided on Bull Creek Road for any bus route located along Bull Creek Road." To "A minimum of two bus stops will be provided on Bull Creek Road or within the project site for a bus route located on Bull Creek Road adjacent to the project site and/or routed through the project site.	Most recent discussions with CapMetro indicate the proposed bus route is likely to turn around within the project site and thus would require bus stops within the site instead of or in addition to along Bull Creek Road.

Sheet 2, Note 12	Append to end of note: "No portion of a live-work unit shall be counted towards the Total office and non-office commercial limits prescribed by the PUD."	Clarify that live-work units do not count toward retail or office caps.
Design Guidelines		
Page 17-18, Figures 3.4.3.a and 3.4.3.b.	There are two Note 2s shown on each Figure. Renumber the second note to be note 3.	Correcting a typographical error.