

*Proposed Environmental Code Modifications*

<b>CHAPTER 25-1 MODIFICATIONS</b>			
<b>CODE SECTIONS TO BE MODIFIED</b>	<b>CURRENT CODE LANGUAGE</b>	<b>PROPOSED MODIFICATION FOR THE GROVE AT SHOAL CREEK PUD</b>	<b>IMPACT ON DEVELOPABLE AREA</b>
1. <i>Parkland Requirements, Article 14, Chapter 25-1 and 25-4-211</i>	25-1-602(A) “A subdivider or site plan applicant shall provide for the parkland needs of the residents by the dedication of suitable parkland for park and recreational purposes under this article.”	“A subdivider or site plan applicant shall provide for the parkland needs of the residents by providing suitable parkland for park and recreational purposes under the terms of The Grove at Shoal Creek Planned Unit Development Ordinance No. _____. The requirements of Article 14, Chapter 25-1 of the Austin City Code shall not apply to the property.”	None. Parkland requirements are exceeded.
2. <i>Impervious Cover Measurement, 25-1-23</i>	“(A) Except as otherwise provided in this section, impervious cover means the total area of any surface that prevents the infiltration of water into the ground, such as roads, parking areas, concrete, and buildings.  (B) Impervious cover shall be calculated in accordance with the Environmental Criteria Manual and Section 25-8-63 ( <i>Impervious Cover Calculations</i> ).”	“In determining compliance with the impervious cover limitations, impervious cover on any given site within a particular Tract may exceed the amount provided in the Site Development Regulations Table as long as (i) the total amount of impervious cover allowed on the Tract on an overall basis is not exceeded, and (ii) the total amount of impervious cover on all of the property on overall basis does not exceed 65%.”	None. Does not impact overall impervious cover on site. Only provide flexibility in determining boundaries of specific site plans.

<b>CHAPTER 25-8 MODIFICATIONS</b>			
<b>CODE SECTIONS TO BE MODIFIED</b>	<b>CURRENT CODE LANGUAGE</b>	<b>PROPOSED MODIFICATION FOR THE GROVE AT SHOAL CREEK PUD</b>	<b>IMPACT ON DEVELOPABLE AREA</b>
20. <i>Heritage Trees, 25-8-641(B)</i>	“(B) A permit to remove a heritage tree may be issued only if a variance is approved under Section 25-8-642 ( <i>Administrative Variance</i> ) or 25-8-643 ( <i>Land Use Commission Variance</i> ).”	<p>“A permit to remove a heritage tree may be issued only if:</p> <p>(1) a variance is approved under Section 25-8-642 (<i>Administrative Variance</i>) or (25-8-643) <i>Land Use Commission Variance</i>, or</p> <p>(2) the tree is indicated as "Trees that May Be Removed" on The Grove at Shoal Creek Tree Survey and Disposition Plan as attached to The Grove at Shoal Creek Planned Unit Development Ordinance No. _____.</p> <p>Sections 25-8-642 and 25-8-643 shall not apply to the trees indicated as "Trees that May Be Removed" on The Grove at Shoal Creek Tree Survey and Disposition Plan.</p> <p>A permit issued under 25-8-642 (A) (2) shall require mitigation at the rates prescribed on The Grove at Shoal Creek Tree Survey and Disposition Plan.”</p>	None. While a small area of land within the critical root zone of the heritage trees that may be removed will become developable, this will not impact the overall developable acreage as the maximum impervious cover for the site is 65% per the PUD and that maximum could be reached whether or not these trees are removed.