

**Motion Sheet for Agenda Item No. 83**

Council Meeting Date: March 23, 2017

Motion made by: Council Member Alter

(Changes are underlined and bolded)

Part 4. Definitions; Land Use Classifications.

B. Land Use Classifications. In this ordinance:

1. AO Hotel **or office** is a classification for Parcel 6 as shown in Exhibit B: Land Use Plan with the uses shown on Exhibit D.

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7. Spicewood Office Mixed Use is a classification for Parcels 7 **and 8** as shown in Exhibit B.

Part 5. Land Use

The following conditions apply:

- A. A mixed-use development is required on Parcel 9 **and Parcel 8** with commercial **retail** ground floor use and multifamily residential above the ground floors.

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**F. The maximum number of residential dwelling units within Parcels 6 and 9 combined shall not exceed total 250.**

Part 9. Transportation

- A. The Landowner shall mitigate transportation impacts as set forth in the Development Services Department, Transportation Review Section's Transportation Impact Analysis (TIA) memo dated October 6, 2016, Exhibit C, and Exhibit G: Streetscape Plan. The Landowner shall pay 100% of costs, including design and overhead, of the improvements specified in Exhibit C **and Exhibit N**.

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**D. 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 19,648 trips per day.**

**Amend Exhibit C -**

B. Within one (1) year of the Effective Date of this Ordinance, the amount of \$420,000 **\$561,324.38** shall be deposited with the City which must be used for design and the installation of a traffic signal at the intersection of Hart Lane and Spicewood Springs Road.

Exhibit N

As part of the TIA, the applicant provided probable cost estimates to perform the identified improvements.

Location	Improvements	Probable Cost (\$)	Site Traffic (%)
1. Spicewood Springs Road & Loop 1 SBFR (2018)	Create channelized turn from Mo-Pac to Spicewood Springs	\$175,000	7.3%
2. Far West Blvd & Wood Hollow Drive (2018)	Provide a right-turn overlap signal operation	\$20,000	5.8%
3. Executive Center Drive & Wood Hollow Drive (2022)	Widen Executive Center Drive to a four-lane cross-section	\$20,000	52.6%
4. Executive Center Drive & Hart Lane (2024)	Restripe westbound approach of Executive Center Drive and Hart Lane	\$20,000	79.1%
5. Executive Center Drive & Hart Lane (2024)	Restripe Hart Lane	\$20,000	79.1%
6. Executive Center Drive & Wood Hollow Drive (2024)	Conduct traffic signal warrant analysis	\$10,000	52.6%
7. Executive Center Drive & Wood Hollow Drive (2024)	Install a fully actuated traffic signal if warranted.	\$250,000	52.6%
8. Greystone Drive & Wood Hollow Drive (2024)	Restripe northbound approach	\$20,000	40.2%
9. Spicewood Springs Road & Hart Lane (2018)	Widen Hart Lane	\$150,000	11.0%
<b>Recommended Improvements Total</b>		<b>\$685,000</b>	<b>--</b>

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For Casar submission