

THIRD READING SUMMARY SHEET

ZONING CASE NUMBER: C814-06-0068 – St. David's PUD

REQUEST:

C814-06-0068 - St. David's PUD - Approve third reading of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 919-1025 East 32nd Street; 918-1004 East 32nd Street; 900 East 30th Street; and 3000-3018 North IH-35 (Waller Creek Watershed) from general commercial services-neighborhood plan (CS-NP) combining district zoning; general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district zoning; and community commercial-conditional overlay-neighborhood plan (GR-CO-NP) combining district zoning to planned unit development-neighborhood plan (PUD-NP) combining district zoning. Staff Recommendation: To deny planned unit development-neighborhood plan (PUD-NP) combining district zoning. City Council action January 11, 2007: To grant PUD zoning with conditions on second reading. Vote: 7-0. Applicant: Columbia/St. David's Healthcare System, L.P. (Malcolm Belisle); and St. David's Healthcare Partnership (Bruno & Judith Ybarra). Agent: Clark, Thomas & Winters, P.C. (John M. Joseph). City Staff: Jorge E. Rousselin, 974-2975.

PROPERTY OWNER:

Columbia/St. David's Healthcare System, L.P. (Malcolm Belisle); St. David's Healthcare Partnership (Bruno & Judith Ybarra)

AGENT: Clark, Thomas & Winters, P.C. (John M. Joseph)

DATE OF SECOND READING/VOTE: January 11, 2007 (6-0)

CITY COUNCIL DATE: April 5, 2007

CITY COUNCIL ACTION:

January 11, 2007:

The public hearing was closed and the second reading, as amended below, for planned unit development-neighborhood plan (PUD-NP) combining district zoning was approved on Council Member Leffingwell's motion, Council Member Cole's second on a 7-0 vote with the following modifications.

- 1.) Building height governed in zones pursuant to the Land Use Plan, Exhibit "A", as follows:
 - *Zone 1 – footprint of the neo-natal intensive care unit may go up to 90 feet
 - *Zone 2 – 60 feet
 - *Zone 3 – 90 feet
 - *Zone 4 – 40% at 125 feet; balance at 90 feet
 - *Zone 5 – 50% at 175 feet; balance at 90 feet
 - *Zone 6 – Shall be maintained as a landscaped area
 - *Zone 7 – 80 feet.
- 2.) Number 5 of the Planning Commission's recommendation, relating to landscaping, shall be modified to read as follows: "The landscape improvements along Red River shall be addressed as shown on Exhibit "B" at the time improvements along Red River are constructed;"
- 3.) An interior courtyard shall be maintained in Zone 4;

- 4.) Trees in Zone 6 shall be protected;
- 5.) The major tree located in Zone 5 (near 30th St.) shall be protected;
- 6.) The expansion of the neo-natal intensive care unit (Zone 1) will utilize the existing footprint incorporating a more transparent and lighter element for the expansion and will be capped with a roof which is visually pleasing and separates the building from the sky; and
- 7.) The City of Austin recommendations in the Traffic Impact Analysis shall be codified in a restrictive covenant with the provision that future expansion of the site as described within the PUD will not exceed 1,242,042 sq. ft., unless an updated TIA is prepared and submitted, and that any necessary mitigation is addressed."

ASSIGNED STAFF: Jorge E. Rousselin, NPZD

PHONE: 974-2975

E-MAIL: jorge.rousselin@ci.austin.tx.us

ZONING REVIEW SHEET**CASE:** C814-06-0068**P. C. DATE:** August 8, 2006
October 10, 2006
October 24, 2006
November 14, 2006**ADDRESS:** 919-1025 East 32nd Street; 918-1004 East 32nd Street; 900 East 30th Street; and 3000-3018 North IH 35**OWNER:** Columbia/St. David's Helthcare System, L.P. (Malcom Belisle); St. David's Healthcare Partnership (Bruno & Judith Ybarra)**AGENT:** Clark, Thomas & Winters, P.C. (John M. Joseph)**REZONING FROM:**

CS-NP (Commercial services-neighborhood plan), CS-CO-NP (Commercial services-conditional overlay-neighborhood plan), GO-MU-NP (General office –mixed use- neighborhood plan) and GR-CO-NP (Community commercial -neighborhood plan)

TO: PUD-NP (Planned unit development – neighborhood plan) combining district**AREA:** 14.361 Acres**SUMMARY PLANNING COMMISSION RECOMMENDATION:***November 14, 2006:***APPROVED PUD-NP ZONING WITH STIPULATIONS;**

- 1). **87% IMPERVIOUS COVER MAXIMUM OVER PROJECT AREA;**
- 2). **TRAFFIC CIRCULATION IMPROVEMENTS MUST BE REALIZED WITH ACCESS FROM PARKING GARAGE TO 32ND STREET;**
- 3). **BUILDING HEIGHT GOVERNED AS FOLLOWS:**
 - **AREA DESIGNATED AS "175" ON PAGE A9/67 MAY HAVE 30% AT 175-FEET; BALANCE AT 90-FEET;**
 - **AREA DESIGNATED AS "125" MAY HAVE 40% AT 125-FEET; BALANCE AT 90-FEET. *EXCEPT THE AREA OF THE PARKING GARAGE PARALLEL TO RED RIVER IS MOVED TO THE WESTERNMOST PORTION DESCRIBED BELOW;**
 - **AREA DESIGNATED AS "90" MAY HAVE 90-FEET FOR THE FOOTPRINT OF THE EXISTING ACCUTE CARE FACILITY ONLY; BALANCE AT 60-FEET;**
- 4). **THE CITY OF AUSTIN RECOMMENDATIONS IN THE TRAFFIC IMPACT ANALYSIS ON PAGES A9-11, MUST BE CODIFIED IN A RESTRICTIVE COVENANT;**
- 5). **LANDSCAPING WITH SHADE TREES MUST BE INSTALLED ALONG ALL SURROUNDING AND INTERIOR STREETS AS PER RECOMMENDATIONS FROM THE CITY OF AUSTIN ARBORIST;**
- 6). **REQUIRE 1-STAR GREE BUILDING RATING ON ALL NEW CONSTRUCTION**
 - **SEPARATE AND APART FROM THE P.U.D, THE PLANNING COMMISSION RECOMMENDS THE CITY STUDY TRAFFIC ISSUES ON 32ND STREET BETWEEN RED RIVER AND IH-35.**

[J.REDDY, M.DEALEY 2ND] (6-2) C.GALINDO, C.RILEY – NAY

SUMMARY STAFF RECOMMENDATION:

At this time, Staff does not recommend the rezoning request from CS-NP, CS-CO-NP, GO-MU-NP, and GR-CO-NP to PUD-NP. The Staff recommendation for disapproval is based on the following consideration:

1. At this time, the proposed PUD has not demonstrated accomplishment of the provisions of LDC [25-2-144 (C)] requiring superiority over development that would occur under conventional zoning and subdivision regulations; and
2. Waiver of compatibility standards will allow an incompatible height abutting residences to the north of the hospital.

DEPARTMENT COMMENTS:

The subject rezoning area consists of a 14.361 acre site fronting East 32nd Street, East 30th Street, Interstate 35, and Red River Street zoned CS-NP, CS-CO-NP, GO-MU-NP and GR-CO-NP and was rezoned as part of the Central Austin Combined Neighborhood Plan by Ordinance No. 040826-59 (Please see Attachment A). The plan designates this site for civic uses in accordance with the Future Land Use Plan. A neighborhood plan amendment is not necessary as the base land use will remain.

Portions of the site were rezoned to CS-CO-NP under Ordinance 030130-28 which included a restrictive covenant and to GR-CO-NP under Ordinance 920820-I. (Please see Attachments B and C). The applicant seeks to rezone the property to PUD-NP to allow the expansion of the existing hospital to include exceeding heights ranging from 60 feet to 175 feet in height. A Board of Adjustment variance to height was granted on May 8, 2006 allowing a maximum height of 120 feet (Please see Attachment D). A list of permitted land uses was submitted and is included as Attachment E.

As part of an update to the PUD document, the applicant offered the following:

- 2% impervious cover reduction than currently allowed;
- Implementation of Integrated Pest Management (IPM);
- Green builder Standards for commercial development;
- Grow green guidelines for landscaping if possible;
- Tree mitigation at higher than standard rate within the Hancock and Easterwood Neighborhoods;
- Great Streets concept in accordance with Attachment F and with conditions as outlined;
- Base zoning district: CS;
- Minimum lot size: 5,750 square feet;
- Minimum lot width: 50 feet;
- Maximum building coverage: 90%;
- Maximum impervious cover: 90%; and
- Maximum floor to area ratio:
 - Main campus = 2.15:1
 - Garage site = 0.80:1;

The following maximum heights are offered (Please refer to Attachment G – from right to left):

Current hospital tract abutting IH-35:

- 50% of the site at 175'; and
- 50% of the site at 90'

Current hospital tract (center area):

- 50% of the area at 125'; and
- 50% of the area at 90'

Current hospital tract (at the intersection of East 32nd Street and Red River):

- 90' at current emergency room location; and
- 60' on remainder of tract

Current tract north of main campus on East 32nd Street:

- 80' abutting medical office

The applicant has also identified the following variances to the Land Development Code:

1. Waiver from the provisions of LDC [25-2-243] requiring that the boundaries of the districts proposed in a zoning or rezoning application must be contiguous; and
2. Waiver of compatibility standards under Article 10 of the LDC [25-2-1051 through 25-2-1082].

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	CS-NP, CS-CO-NP, and GR-CO-NP	St. David's Hospital
<i>North</i>	CS-CO-NP, MF-4-NP, GO-MU-NP, and GO-NP	Retail, Single family residences, parking, Concordia University
<i>South</i>	LO-MU-CO-NP, GR-MU-NP, and CS-MU-NP	Apartments / Condominiums
<i>East</i>	N/A	Interstate 35
<i>West</i>	LO and MF-3	Apartments

NEIGHBORHOOD PLAN:

Central Austin Combined –
Hancock Neighborhood

TIA: Yes (Please see Transportation comments)

WATERSHED: Waller Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

SCENIC ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

25--Eastwoods Association
31--Hancock Neighborhood Assn.
141--Cherrywood Neighborhood Assn.
493--Dellwood Neighborhood Assn.
511--Austin Neighborhoods Council
603--Mueller Neighborhoods Coalition
689--Upper Boggy Creek Neighborhood Planning Team
700--Keep the Land
742--Austin Independent School District
754--Central Austin Neighborhoods Planning Area Committee
937--Taking Action Inc.
972--PODER People Organized in Defense of Earth & Her R

981--Anberly Airport Assn.

SCHOOLS:

Austin Independent School District

- Lee Elementary School
- Kealing Middle School
- McCallum High School

RELATED CASES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-92-0071	LO and MF-3 to GR-CO	08/18/92: APVD GR-CO. GO USES AND COMMERCIAL OFF-STREET PARKING	8/20/92: APVD GR-CO ALL 3 READINGS
C14-02-0150	GO to CS	12/11/02: DENIED CS-CO (5-3-1)	01/16/03: APVD STAFF ALT REC OF CS-CO (6-0); 1ST RDG; 01/30/03: APVD CS-CO (7-0); 2ND/3RD RDG
C14-06-063	Variance for additional height	05/08/06: BOA APVD 120' HEIGHT (7-0)	N/A

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-04-0190	SF-2-CO-NP to SF-3-CO-NP	<ul style="list-style-type: none"> ▪ 02/22/05: PP TO 3-22-05 (STAFF/NEIGH), (7-0) ▪ 03/22/05: PP TO 4-12-05 (7-0) ▪ 04/12/05: PP TO 5-10-05 (STAFF); (8-0) ▪ 05/10/05: PP TO 5-24-05 (STAFF); (7-0) ▪ 05/24/05: NOT ON AGENDA 	05/26/05: W/D BY CC (7-0)
C14-04-0191	SF-2-CO-NP to SF-3-CO-NP	<ul style="list-style-type: none"> ▪ 02/22/05: PP TO 3-22-05 (STAFF/NEIGH), (7-0) ▪ 03/22/05: PP TO 4-12-05 (7-0) ▪ 04/12/05: PP TO 5-10-05 (STAFF); (8-0) ▪ 05/10/05: PP TO 5-24-05 (STAFF); (7-0) ▪ 05/24/05: NOT ON AGENDA 	05/26/05: W/D BY CC (7-0)
C14-04-0192	SF-2-CO-NP to SF-3-CO-NP	<ul style="list-style-type: none"> ▪ 02/22/05: PP TO 3-22-05 (STAFF/NEIGH), (7-0) 	05/26/05: W/D BY CC (7-0)

		<ul style="list-style-type: none"> ▪ 03/22/05: PP TO 4-12-05 (7-0) ▪ 04/12/05: PP TO 5-10-05 (STAFF); (8-0) ▪ 05/10/05: PP TO 5-24-05 (STAFF); (7-0) ▪ 05/24/05: NOT ON AGENDA 	
C14-04-0193	SF-2-CO-NP to SF-3-CO-NP	<ul style="list-style-type: none"> ▪ 02/22/05: PP TO 3-22-05 (STAFF/NEIGH), (7-0) ▪ 03/22/05: PP TO 4-12-05 (7-0) ▪ 04/12/05: PP TO 5-10-05 (STAFF); (8-0) ▪ 05/10/05: PP TO 5-24-05 (STAFF); (7-0) ▪ 05/24/05: NOT ON AGENDA 	05/26/05: W/D BY CC (7-0)
C14-04-0194	SF-2-CO-NP to SF-3-CO-NP	<ul style="list-style-type: none"> ▪ 02/22/05: PP TO 3-22-05 (STAFF/NEIGH), (7-0) ▪ 03/22/05: PP TO 4-12-05 (7-0) ▪ 04/12/05: PP TO 5-10-05 (STAFF); (8-0) ▪ 05/10/05: PP TO 5-24-05 (STAFF); (7-0) ▪ 05/24/05: NOT ON AGENDA 	05/26/05: W/D BY CC (7-0)
C814-06-0075	GO-NP to PUD-NP	PENDING	PENDING

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Bus Route
30 TH Street	Varies	Varies	Collector	Yes	No	Yes
IH-35	Varies	Varies	Arterial	No	No	No
32 ND Street	Varies	Varies	Collector	Yes	No	Yes

CITY COUNCIL DATE:
November 30, 2006

December 7, 2006

ACTION:

Postponed to December 7, 2006 at the request of the neighborhood

1st reading: The first reading of the ordinance for planned unit development-neighborhood plan (PUD-NP) combining district zoning with conditions, as recommended with by the Planning Commission was approved with the following stipulations on Council Member Cole's motion, Mayor Pro Tem Dunkerley's second on a 6-0 vote. Council Member Kim was absent. The stipulations were as follows: at 87% impervious cover maximum over project area; allow the area designated as "175" to have 50% of

the area (instead of 30%) at 175 feet of height and the balance of the area at 90 feet; to allow the area designated as "125" to have 40% of the area at 125 feet of height and the balance of the area at 90 feet, do not include the limitation which addresses the area of the parking garage parallel to Red River which is moved to the westernmost portion of this area; accept all traffic improvements that were important to neighbors and that the applicant has agreed to which includes a West left turn lane, center left turn lane along 32nd Street; re-striping of 32nd Street at the West frontage; a stop light or stop sign as determined necessary by staff at 30th Street; and articulation of wall as presented by applicant. Staff was instructed to quantify and bring back before Council for 2nd and 3rd reading.

A friendly amendment was made by Council Member McCracken to require core transit corridor sidewalk standards on 32nd and Red River; 125 foot building area fronting onto Red River require 60 foot setback, and if 125 foot building on Red River is used primarily for commercial as opposed to hospital purposes it should have ground floor active uses on the Red River portion. This was not accepted by the maker of the motion.

A friendly amendment was made by Council Member Leffingwell to schedule continuance of the public hearing. This was accepted by the maker of the motion and Mayor Pro Tem Dunkerley, who seconded the motion.

Instructions were given to staff to consider Council Member McCracken's intent of the friendly amendment and bring back findings.

January 11, 2007

The public hearing was closed and the second reading, as amended below, for planned unit development-neighborhood plan (PUD-NP) combining district zoning was approved on Council Member Leffingwell's motion, Council Member Cole's second on a 7-0 vote with the following modifications.

1.) Building height governed in zones pursuant to the Land Use Plan, Exhibit "A", as follows:

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- 2.) Number 5 of the Planning Commission's recommendation, relating to landscaping, shall be modified to read as follows: "The landscape improvements along Red River shall be addressed as shown on Exhibit "B" at the time improvements along Red River are constructed;"
- 3.) An interior courtyard shall be maintained in Zone 4;
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March 8, 2007

This item was postponed to April 5, 2007 at the owner's request.

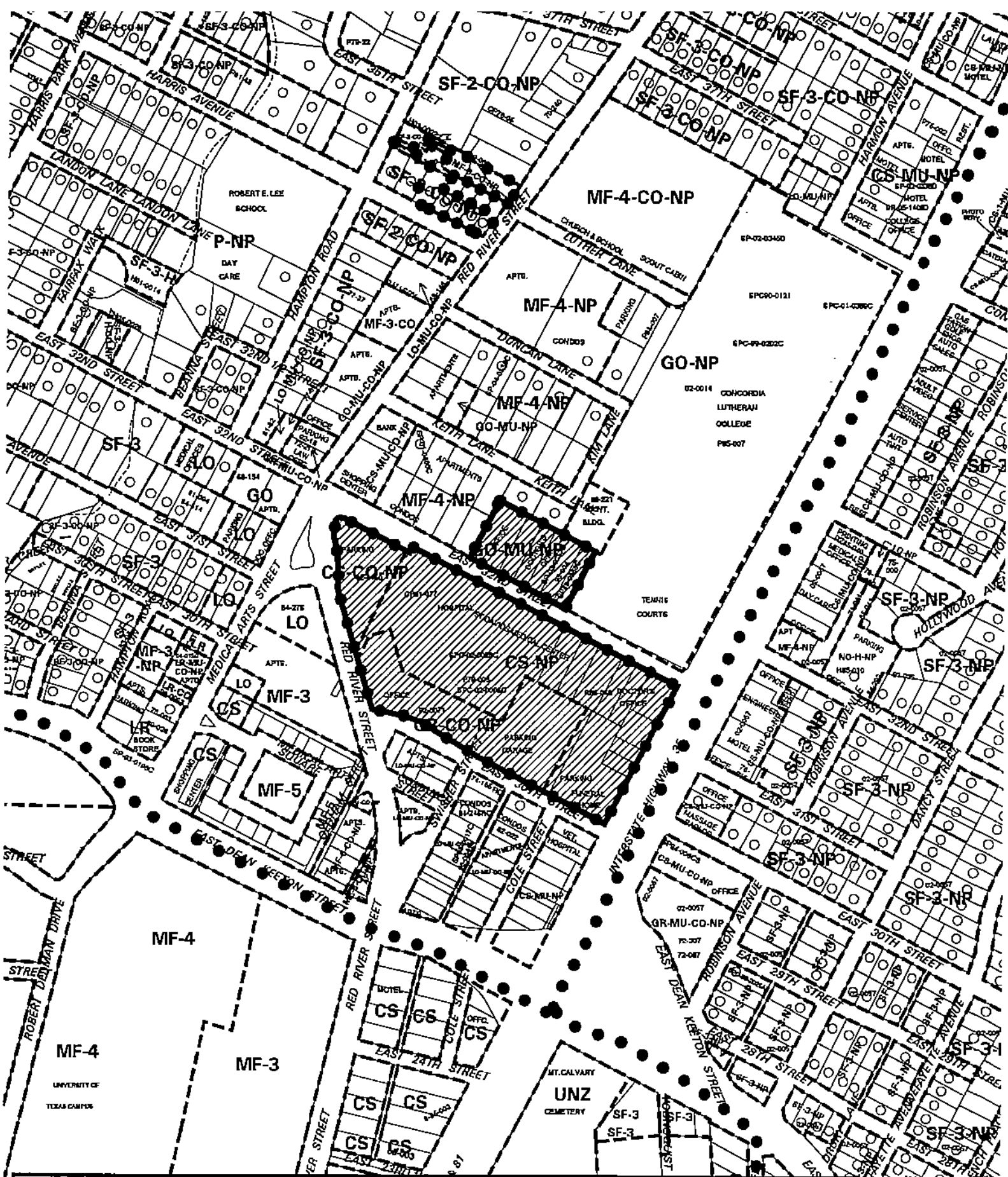
ORDINANCE READINGS:

ORDINANCE NUMBER:

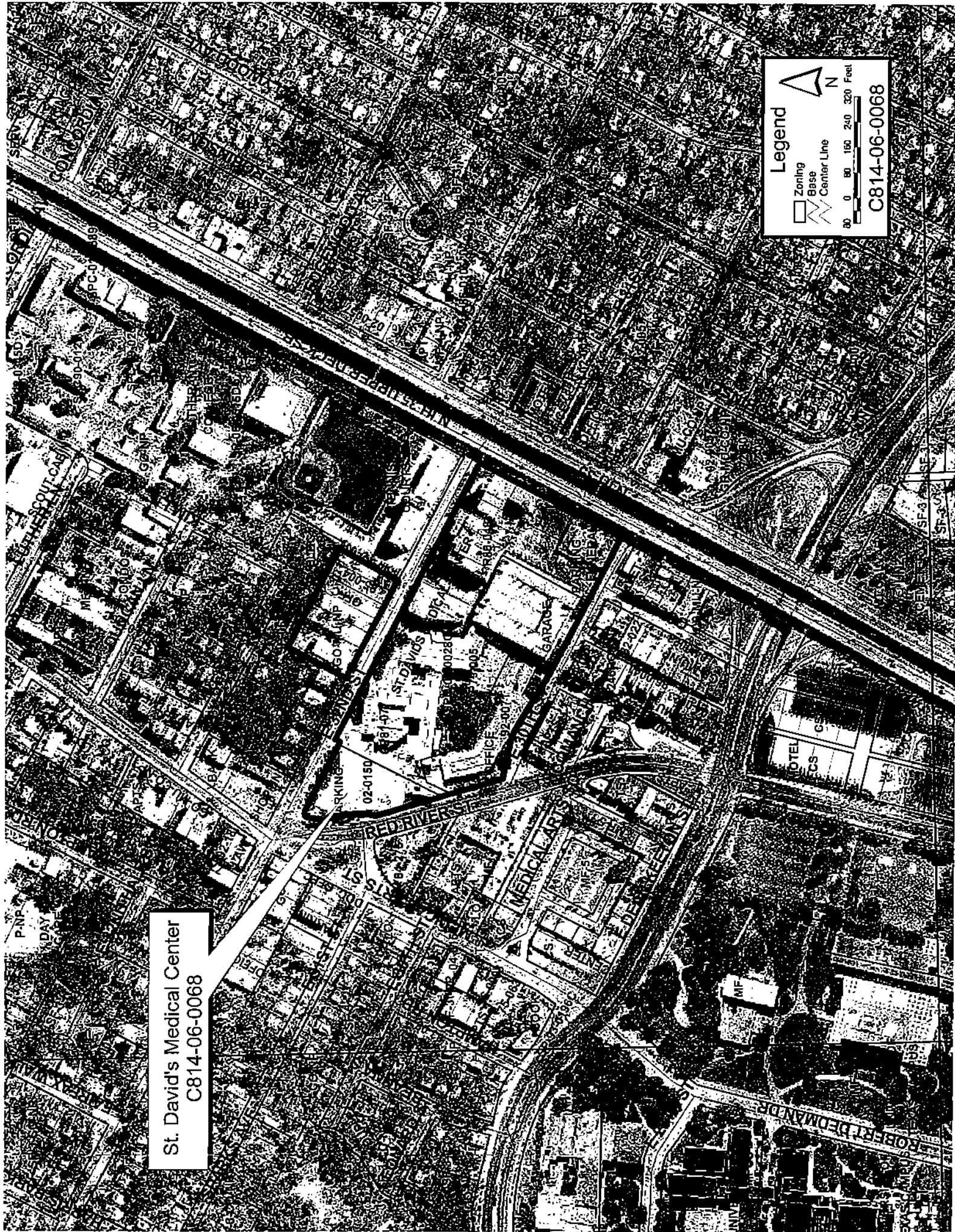
CASE MANAGER: Jorge E. Rousselin, NPZD

PHONE: 974-2975

E-MAIL: jorge.rousselin@ci.austin.tx.us



 1" = 400'	SUBJECT TRACT		PLANNED UNIT DEVELOPMENT CASE #: C814-06-0068 ADDRESS: 919-1025 E 32ND ST; 918-1004 E 32ND ST; 900 E 30TH ST & 3000-3018 N IH 35		DATE: 06-07	CITY GRID REFERENCE NUMBER K24
	PENDING CASE					
	ZONING BOUNDARY		SUBJECT AREA (acres): 14.361		INTLS: SM	
	CASE MGR: J. ROUSSELIN					
	UNZ CEMETERY					



St. David's Medical Center
C814-06-0068

Legend

- Zoning
- Base
- Center Line

0 80 160 240 320 Feet

C814-06-0068

Central Austin Combined Neighborhood Plan

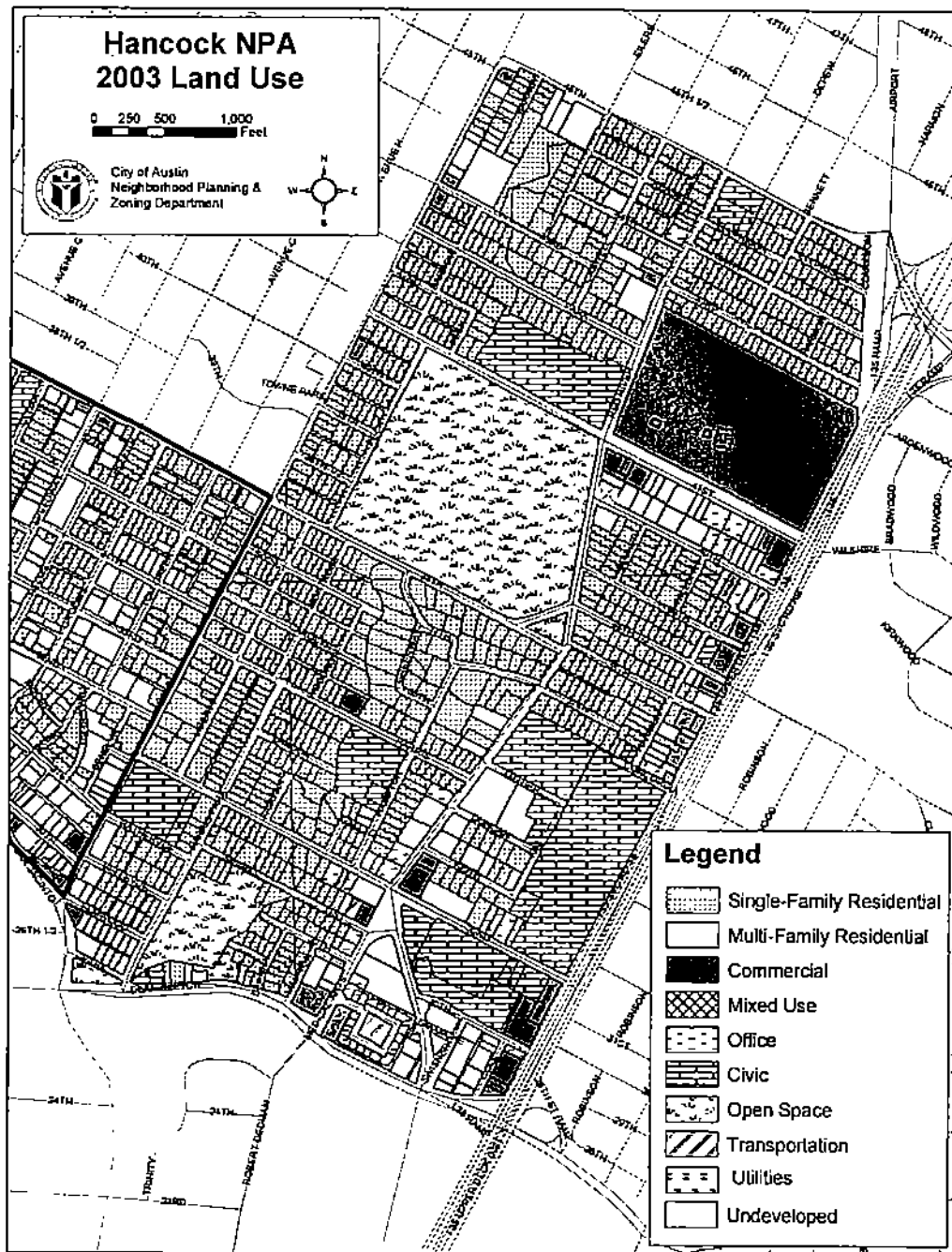


Figure 4
Hancock Neighborhood Planning Area 2003 Land Use



Date: August 22, 2006
To: Jorge Rousselin, Case Manager
CC: John Hickman, John F. Hickman and Associates
Kelly Cannon, Minter, Joseph and Thornhill
Carol Barnes, COA Fiscal Officer
Reference: St. David's PUD at 32nd Street ~ C814-06-0068

The Transportation Review Section has reviewed the Traffic Impact Analysis for the St. David's PUD at 32nd Street, dated February 2006, prepared by John Hickman, John F. Hickman and Associates, and offers the following comments:

TRIP GENERATION

St. David's development is located in central Austin at the southwest corner of IH-35 and 32nd Street.

The property is currently developed with a hospital and associated medical offices and is zoned Community Commercial with a conditional overlay (GR-CO), Commercial Services with a conditional overlay (CS-CO), Commercial Services (CS), and General Office (GO). The applicant has requested a zoning change to Planned Unit Development (PUD). The estimated completion of the project is expected in the year 2025.

Based on the standard trip generation rates established by the Institute of Transportation Engineers (ITE), the hospital expansion will generate approximately 6,766 unadjusted average daily trips (ADT).

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

Table 1. Adjusted Trip Generation				
LAND USE	Size (sf)	ADT	AM Peak	PM Peak
Hospital Expansion	455,220	6,428	532	529

ASSUMPTIONS

1. Traffic growth rates provided by the City of Austin were as follows:

Table 2. Growth Rates per Year	
Roadway Segment	%
All Roads	2%

2. In addition to these growth rates, background traffic volumes for 2005 included estimated traffic volumes for the following projects:

SP-01-0466C	River City Lofts
SP-04-0336C	Paragon Condos
SPC-01-0389C	Concordia University Beto Academic Center

3. No reductions were taken for pass-by or internal capture.
4. A 5% reduction was taken for transit use.

EXISTING AND PLANNED ROADWAYS

IH-35 – This roadway is classified as a freeway with future plans to include high occupancy vehicle (HOV) lanes. IH-35 serves as the site's eastern border.

Red River – This roadway is classified as a major arterial and is the western boundary of the subject site. Red River is included in the Bicycle Plan.

30th Street – This roadway is the southern border of the site and is classified as a collector.

32nd Street – This roadway is classified as a collector street and forms the northern border of the site.

INTERSECTION LEVEL OF SERVICE (LOS)

The TIA analyzed 8 intersections, 3 of which are or will be signalized. Existing and projected levels of service are as follows, assuming that all improvements recommended in the TIA are built:

Table 3. Level of Service				
Intersection	2006 Existing		2025 Site + Forecasted	
	AM	PM	AM	PM
IH-35 EFR and 32 nd Street*	A	A	C	C
IH-35 WFR and 32 nd Street*	C	C	D	C
Red River and 32 nd Street*	A	A	B	D
Red River and 30 th Street*	B	C	A	B
IH-35 WFR and 30 th Street	B	B	B	D

* = SIGNALIZED

RECOMMENDATIONS

- 1) Prior to 3rd reading at City Council, fiscal is required to be posted or a phasing agreement completed for the following improvements:

Intersection	Improvements	Total Cost	Pro Rata Share %	Pro Rata Share \$
Red River and 30 th Street	Signal	\$140,000	6.93	\$9,702
TOTAL			\$9,702	

- 2) Approval from TXDOT and DPWT is required prior to scheduling the case for City Council.
- 3) Driveways will be required to be analyzed once the site plan(s) are submitted. Additional improvements may be required upon review of those intersections.
- 4) Two copies of the final TIA are required to be submitted prior to 3rd Reading at City Council.
- 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.

If you have any questions or require additional information, please contact me at 974-2788.

Emily M. Barron
Sr. Planner – Transportation Review Staff
Watershed Protection and Development Review

STAFF RECOMMENDATION

At this time, Staff does not recommend the rezoning request from CS-NP, CS-CO-NP, GO-MU-NP, and GR-CO-NP to PUD-NP. The Staff recommendation for disapproval is based on the following consideration:

1. At this time, the proposed PUD has not demonstrated accomplishment of the provisions of LDC [25-2-144 (C)] requiring superiority over development that would occur under conventional zoning and subdivision regulations; and
2. Waiver of compatibility standards will allow an incompatible height abutting residences to the north of the hospital.

BASIS FOR RECOMMENDATION

1. *The Planned Unit Development District (PUD) is intended for large or complex developments under unified control planned as a single contiguous project. The PUD is intended to allow single or multi-use projects within its boundaries and provide greater flexibility for development proposed within the PUD.*

The proposed PUD does not provide benefits that could not be accomplished through standard zoning. The staff does not support the increase in height as there is no transition in the intensity of uses away from the established residential neighborhood.

2. *Use of a PUD District should result in development superior to that which would occur using conventional zoning and subdivision regulations. PUD zoning is appropriate if the PUD enhances preservation of the natural environment; encourages high quality development and innovative design; and ensures adequate public facilities and services for development within the PUD.*

At this time, the proposed PUD will not result in a superior development than that which could have occurred using conventional zoning. In this application, the applicant is requesting additional height, inclusion of incompatible land uses, and waiver of compatibility standards and has not demonstrated benefits/improvements to the PUD that will result in superior development of the site. Therefore, the staff cannot determine the overall impact of the increase in the intensity of uses and development standards to the PUD and to surrounding developments.

EXISTING CONDITIONS

Site Characteristics

The subject rezoning area consists of a 14.361 acre site fronting East 32nd Street, East 30th Street, Interstate 35, and Red River Street zoned CS-NP, CS-CO-NP, GO-MU-NP and GR-CO-NP and was rezoned as part of the Central Austin Combined Neighborhood Plan by Ordinance No. 040826-59 (Please see Attachment A). The plan designates this site for civic uses in accordance with the Future Land Use Plan. A neighborhood plan amendment is not necessary as the base land use will remain.

Portions of the site were rezoned to CS-CO-NP under Ordinance 030130-28 which included a restrictive covenant and to GR-CO-NP under Ordinance 920820-I. (Please see Attachments B and C). The applicant seeks to rezone the property to PUD-NP to allow the expansion of the existing hospital

to include exceeding heights ranging from 60 feet to 175 feet in height. A Board of Adjustment variance to height was granted on May 8, 2006 allowing a maximum height of 120 feet (Please see Attachment D). A list of permitted land uses was submitted and is included as Attachment E.

Drainage Construction - KEVIN SELFRIDGE, P.E. 974-2706

Acceptance or approval of this application does not constitute a verification of all data, information and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not the application is reviewed for Code compliance by City engineers.

Please contact this reviewer to discuss implementation of DC 2.

DC1. Drainage and detention shall comply with the City's Drainage Criteria Manual and Land Development Code current at time of site development application(s) for PUD construction.

DC2. Revise the note detention note on Sheet 1 of 2 to read as follows:

"Prior to construction on lots in this , drainage plans will be submitted to the City of Austin for review. Rainfall run-off shall be held to the amount existing at November 1986 by ponding or other approved methods.

[Ref: LDC 25-7-61, DCM 1.2.2, DCM 8.2.1, DCM 8.3.2]

Industrial Waste - MICHAEL NEBERMAN 972-1060

IW1. No Comment.

Transportation - EMILY BARRON 974-2788

TR1. A traffic impact analysis is required and has been received. Additional right-of-way, participation in roadway improvements, or limitations on development intensity may be recommended based on review of the TIA. [LDC, Sec. 25-6-142]. Comments will be provided in a separate memo.

Electric - DAVID LAMBERT 322-6109

- EL1. Austin Energy has no objection to the proposed building heights, however, National Electric Safety Code clearances between any new building and existing electric lines must be observed.
- EL2. For information on Green Building standards, you may contact Katie Jensen at 482-5407.

<p>Site Plan - SUE WELCH 974-3294</p>

- SP1. For all non-residential development provide a summary table indicating the site development regulations for each existing and proposed use by tract and/or phase. Uses shall be listed at a level of detail sufficient for Traffic Impact Analysis review as required in Section 25-6. Include the following information [Sec. 25-2-411(I)]:
- The maximum floor-area ratio (*to be no greater than the maximum authorized in the most restrictive base zoning district where the most intense proposed use on a tract is first authorized as a permitted use*).
 - Total square footage and whether structured parking facilities are proposed.
 - Maximum impervious cover;
 - Maximum height limitation;
 - Minimum setbacks, with a minimum front yard of no less than 25 feet and minimum street site yard no less than 15 feet, and in no event shall the setback be less than required pursuant to the Compatibility Standards;*
 - The number of curb cuts or driveways serving a non-residential project, which shall be the minimum necessary to provide adequate access to the site;
 - All civic uses by type and proposed site development regulations.
 - Additional site development regulations may be specified by the City Council.
- SP2. Open space of *no less than 20% of a tract used for a non-residential use* or 15% of a tract used for an industrial use shall be reserved within each tract. This requirement may be adjusted depending upon the total open space provided for the PUD [Sec. 25-2-411(K)].
- SP3. For PUD - If structures are proposed in *excess of sixty feet in height*, schematic drawings shall be provided which illustrate the height, bulk and location of such buildings and line of sight analyses from adjoining properties and/or rights-of-way. See submittal requirements.
- SP4. Identify any waivers to be requested from the City Ordinances or development standards pursuant to Chapter 25-2-402.
- SP5. A variance from the requirements of the Compatibility Standards for development in a PUD may only be granted by **the land use plan** or by amendment of the land use plan. [Sec. 25-2-412]. *The proposed heights would require variance.*
- SP6. FYI - A helifacility, helicopter landing site, or heliport is a conditional use in all commercial, industrial, and special purpose base districts. May want to request this as a permitted use in the PUD.
- SP7. It is unclear from the reference in your letter, if SPC-02-0028C will be revised? The site plan expired 2/11/06 (it appears everything was built out).

SP8. This site is within the Hancock Neighborhood Plan.

SP9. FYI – There is a Capitol View Corridor running down Medical Arts Street.

Water Quality - Kevin Selfridge, P.E. 974-2706

Acceptance or approval of this application does not constitute a verification of all data, information and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not the application is reviewed for Code compliance by City engineers.

The proposed commercial development is located in the Waller Creek watershed, an urban watershed. The project is not located in the Edward's Aquifer or Barton Springs Recharge or Contributing Zones.

WQ 1. Water Quality controls are required in an Urban Watershed regardless of the amount of impervious cover proposed. Replace Note 1 on Sheet 1 of 2 with the following:
In an urban watershed water quality controls are required in accordance with the Environmental Criteria Manual; and new development must provide for removal of floating debris from stormwater runoff as per LDC 25-8-211.

WQ 2. Control is of the two – year storm is required per LDC Section 25-7-61. Please add the following note to the General Notes.

WQ 3. Please arrange to meet with this reviewer and Forrest Nikorak to discuss implementation of additional requirements for removal of oils from runoff in parking garages and parking areas or other treatment alternatives which may be incorporated into the P.U.D.

Informal Update: 11/08/2006:

Acceptance or approval of this application does not constitute a verification of all data, information and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not the application is reviewed for Code compliance by City engineers.

The proposed commercial development is located in the Waller Creek watershed, an urban watershed. The project is not located in the Edward's Aquifer or Barton Springs Recharge or Contributing Zones.

General: This informal update has been provided to make clarifications to expectations for water quality requirements. Both new and redeveloped impervious cover will be required to meet current water quality requirements with structural water quality controls. During site development it may be possible to explore a combination of structural controls complying with E.C.M. 1.6.5. and alternative water quality controls complying with E.C.M. 1.6.7.

Based upon the size of this proposed P.U.D., the proposed location within the watershed and the proposed density, development within this P.U.D. is not eligible for participation for optional payment instead of structural controls in urban water sheds [LDC 25-8-214].

WQ 1. Update: The following shall be included in the P.U.D. ordinance:

"On-site treatment of water quality is required in accordance with LDC 25-8-211 and 25-8-213. Participation in the City's optional payment instead of structural controls in urban watershed program for water quality per LDC 25-8-214 is not allowed."

"On-site control of the two-year peak flow, as determined under the Drainage Criteria Manual and the Environmental Criteria Manual is required per LDC 25-7-61."

Prior Update: The current note on the cover does not meet requirements and must be changed prior to approval. **Prior:** Water Quality controls are required in an Urban Watershed regardless of the amount of impervious cover proposed. Replace Note 1 on Sheet 1 of 2 with the following:

In an urban watershed water quality controls are required in accordance with the Environmental Criteria Manual; and new development must provide for removal of floating debris from stormwater runoff as per LDC 25-8-211.

WQ 2. Control of the two – year storm is required per LDC Section 25-7-61. Please add the following note to the General Notes: *Control of the two – year storm is required per LDC Section 25-7-61.*

WQ 3. Update: *Requested information has not been received as of this writing.*

Added 09/22/06: Indicate schematically on Sheet 2 of 2 feasible location(s) for water quality pond(s) at full build-out of the PUD.

Environmental - BETTY LAMBRIGHT 974-2696

EV1. FYI—Additional comments may be generated when the requested information has been provided.

In lieu of contributions to the Urban Reforestation Fund, staff suggests the following:

- Utilization of Grow Green guidelines for landscaping.
- Utilization of an IPM program.
- Rainwater harvesting.
- Tree mitigation at higher than the standard rate.

Subdivision - DON PERRYMAN 974-2786

- SR1. Based upon the legal descriptions provided, it appears that the subject tract has either been legally subdivided or has an approved land status determination. Unless any of the acreage has not been legally subdivided or issued and positive land status determination, a subdivision will not be necessary.

WWW - PAUL URBANEK 974-3017

- WW 1. The sites are currently served with City of Austin water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility adjustments, or utility relocation are required, the landowner, at own expense, will be responsible for providing. Also, the utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City of Austin design criteria. The utility construction must be inspected by the City. The landowner must pay the associated and applicable City fees.

Zoning/Land Use - JORGE E. ROUSSELIN 974-2975

Formal update required

- ZN1. Please provide justification for PUD zoning for this tract of land. Identify how the proposed PUD is superior to current land development code requirements [Please refer to LDC 25-2-144].
- ZN2. Please declare a base zoning district to which the PUD modifications will be applied to and include minimum setbacks, minimum lot size, minimum lot width, maximum building coverage, maximum impervious cover, units per acre, and maximum floor to area ratios) for development on these Tracts within the PUD.
- ZN3. Please identify outright and conditional land uses on all parcels.
- ZN4. On the PUD Land Use Plan, please provide a table that lists the types of the commercial, retail, and civic uses allowed within the PUD.
- ZN5. Please provide site development calculations per phase as applicable.
- ZN6. Please clarify if the applicant is utilizing Green Builder standards for the commercial development within the PUD and which standards are proposed.
- Will the applicant prohibit the use of coal tar sealants within the proposed PUD?
 - Will the applicant plan to use Integrated Pest Management (IPM)?

- ZN7. Please provide a list of all of the variances to the Land Development Code requirements that the applicant will be requesting in this PUD zoning application (e.g. compatibility standards).
- ZN8. On land use plan, please provide the maximum floor to area ratio for each structure. [LDC 25-2-411]
- ZN9. On land use plan, please provide the minimum setbacks for all structures. [LDC 25-2-411]
- ZN10. On land use plan, please identify the number of driveway cuts. [LDC 25-2-411]
- ZN11. On land use plan, please provide the maximum floor to area ratio for each structure. [LDC 25-2-411]
- ZN12. On land use plan, please provide the maximum floor to area ratio for each structure. [LDC 25-2-411]
- ZN13. On land use plan, please identify open space areas. [LDC 25-2-411]
- ZN14. Please clarify building coverage on all parcels vs. the total impervious cover and state the amount of impervious cover reduction proposed.

Above comments are not conducive of a recommendation for approval by Neighborhood Planning and Zoning Staff. Additional comments may be generated as the above information is provided.

ORDINANCE NO. 040826-59

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING DISTRICTS ON APPROXIMATELY 541.38 ACRES OF LAND GENERALLY KNOWN AS THE HANCOCK NEIGHBORHOOD PLAN AREA AND TO CHANGE THE BASE ZONING DISTRICTS ON 184 TRACTS OF LAND.

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 add a neighborhood plan (NP) combining district to each base zoning district within the property and to change the base zoning districts on 184 tracts of land within the property described in Zoning Case No.C14-04-0023, on file at the Neighborhood Planning and Zoning Department, as follows:

Approximately 541.38 acres of land in the City of Austin, Travis County, Texas, more particularly described and identified in the attached Exhibit "A" incorporated into this ordinance, Save and Except the following tracts, (the "Property")

Tract 563A 4427 and 4429 Duval Street; and

Tract 2104A 3403, 3405, and 3407 Hampton Rd., and
3406 Red River Street,

generally known as the Hancock neighborhood plan combining district, locally known as the area bounded by Duval Street on the west, 45th Street on the north, IH-35 on the east, and Dean Keeton Street on the south, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

Except as provided in this ordinance, the existing base zoning districts and conditions remain in effect.

PART 2. The base zoning districts for the 184 tracts of land are changed from family residence (SF-3) district, family residence-historic (SF-3-H) combining district, single family residence small lot (SF-4A) district, multifamily residence low density (MF-2) district, multifamily residence medium density (MF-3) district, multifamily residence moderate high density (MF-4) district, multifamily residence high density (MF-5) district,

limited office (LO) district, neighborhood commercial (LR) district, neighborhood commercial-conditional overlay (LR-CO) combining district, community commercial (GR) district, community commercial-conditional overlay (GR-CO) combining district, general commercial services (CS) district, general commercial services-conditional overlay (CS-CO) combining district, and commercial-liquor sales (CS-1) district, to single family residence-conditional overlay-neighborhood plan (SF-2-CO-NP), combining district, family residence-conditional overlay-neighborhood plan (SF-3-CO-NP) combining district, family residence-historic-conditional overlay-neighborhood plan (SF-3-H-CO-NP) combining district, single family residence small lot-conditional overlay-neighborhood plan (SF-4A-CO-NP) combining district, multifamily residence low density-neighborhood plan (MF-2-NP) combining district, multifamily residence low density-conditional overlay-neighborhood plan (MF-2-CO-NP) combining district, multifamily residence medium density-neighborhood plan (MF-3-NP) combining district, multifamily residence medium density-conditional overlay-neighborhood plan (MF-3-CO-NP) combining district, multifamily residence moderate high density-conditional overlay-neighborhood plan (MF-4-CO-NP) combining district, neighborhood office-mixed use-neighborhood plan (NO-MU-NP) combining district, limited office-mixed use-neighborhood plan (LO-MU-NP) combining district, limited office-mixed use-conditional overlay-neighborhood plan (LO-MU-CO-NP) combining district, general office-mixed use-neighborhood plan (GO-MU-NP) combining district, general office-mixed use-conditional overlay-neighborhood plan (GO-MU-CO-NP) combining district, neighborhood commercial-conditional overlay-neighborhood plan (LR-CO-NP) combining district, neighborhood commercial-mixed use-neighborhood plan (LR-MU-NP) combining district, neighborhood commercial-mixed use-conditional overlay-neighborhood plan (LR-MU-CO-NP) combining district, community commercial-mixed use-neighborhood plan (GR-MU-NP) combining district, community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district, general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district, general commercial services-mixed use-neighborhood plan (CS-MU-NP) combining district, general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district, commercial-liquor sales-conditional overlay-neighborhood plan (CS-1-CO-NP) combining district, and public-neighborhood plan (P-NP) combining district, as more particularly described and identified in the chart below:

TRACT	ADDRESS	FROM	TO
501	2803, 2819, 2821, 2827 SAN JACINTO BLVD	LR-CO	LR-MU-CO-NP
503	505, 507, 509 RATHERVUE PL	SF-3	MF-4-CO-NP
503A	601, 605 RATHERVUE PL	SF-3	MF-4-CO-NP
503B	607, 609 RATHERVUE PL	SF-3	GO-MU-CO-NP
504	501 BELLEVUE PL	LO	LO-MU-NP

TRACT	ADDRESS	FROM	TO
605	716 E DEAN KEETON ST; 3013 HARRIS PARK AVE	SF-3	P-NP
506	708 E DEAN KEETON ST	SF-3	MF-3-NP
507	2800, 2902 MEDICAL ARTS ST	LR	LR-MU-CO-NP
507A	2912 MEDICAL ARTS ST	LR	LR-MU-CO-NP
508	2915 HAMPTON RD	LO	SF-3-CO-NP
508A	WEST 115 OF 2910 MEDICAL ARTS ST	MF-3	MF-3-CO-NP
509	3000, 3004 MEDICAL ARTS	LO	LO-MU-CO-NP
510	814 E 31ST ST; 3100 RED RIVER ST	LO	LO-MU-CO-NP
511	3110 MEDICAL ARTS ST	GO	GO-MU-CO-NP
512	805, 811 E 32ND ST	LO	LO-MU-CO-NP
513	2901, 2911, 2915, 3001 MEDICAL ARTS ST	MF-3, MF-5, LO, CS	GR-MU-CO-NP
514	0 RED RIVER ST (COMMON AREA LESS 11 SQ FT MEDICAL ARTS SQUARE PLUS 1/2 VAC STREET)	MF-5	GR-MU-CO-NP
514A	920 E DEAN KEETON ST	GO	GR-MU-NP
515	926 E DEAN KEETON ST	GO	GR-MU-CO-NP/MF-6-CO-NP
516	924 E DEAN KEETON ST	GO	GR-MU-CO-NP/MF-6-CO-NP
517	2900 SWISHER ST	LO	GR-MU-NP
518	0 COMANCHE ST (N .255 ACR OF TRT 1 OLT 23 DIVISION C)	GO	GR-MU-NP
519	2703, 2901 SWISHER ST	SF-3, MF-5, GO	GR-MU-NP
520	2706, 2800, 2900, 2908 COLE ST	SF-3, GO	GR-MU-NP
520A	2804, 2900, 2908 N I-35 SV RD SB; 0 DEAN KEETON ST E (LOT 10 * LESS SE TRI PLUS PT OF ADJ VAC ALLEY & NW TRI OF LOT 11 BLK 1 OLT 23 DIV C FELLMAN HEIGHTS)	CS	CS-MU-NP
521	918, 924, 926, 1000, 1004 E 32ND ST	GO	GO-MU-NP
522	3203, 3205, 3211 RED RIVER ST	CS	CS-MU-CO-NP
523	812 E 32ND ST	LO	LO-MU-CO-NP
524	3200 RED RIVER ST	GR-CO	GR-MU-CO-NP
525	3208 RED RIVER ST	GO	GO-MU-CO-NP
526	3212 RED RIVER ST	GO	GO-MU-CO-NP
526A	3304 RED RIVER ST	MF-2	MF-3-NP
527	3310 RED RIVER ST	LO	LO-MU-CO-NP
527A	3308 HAMPTON RD; 0 HARRIS AVE (LOT 17 * & 1.06ACR OF LOT 18 OLT 6-9 DIV C BEAU SITE)	SF-3	P-NP
528	906 KEITH LN	GO	GO-MU-NP
529	3501 RED RIVER ST	MF-4	MF-4-CO-NP
530	1000, 1002, 1004 CONCORDIA AVE	LO	LO-MU-NP

TRACT	ADDRESS	FROM	TO
531	1009, 1011 E 38TH ST; 3503, 3505, 3507, 3701, 3703 HARMON AVE; 3500, 3502, 3506, 3700, 3702, 3704 N I-35 SVC RD SB	CS	CS-MU-NP
532	1014 E 38TH ST; 1015 E 38TH 1/2 ST	CS	CS-MU-CO-NP
532A	1016 E 38TH ST; 1017 E 38TH 1/2 ST; 3800, 3808, 3810 N IH-35 SVC RD SB	CS	CS-MU-NP
533	1013 E 38TH 1/2 ST	LO	LO-MU-NP
534	1012 E 38TH 1/2 ST	LO	LO-MU-NP
535	1016 E 38TH 1/2 ST	CS	CS-MU-CO-NP
535A	3828 N IH-35 SVC RD SB	CS	CS-MU-NP
536	1006 E 39TH ST	SF-3	LO-MU-CO-NP
536A	1008 E 39TH ST (N 100.28 FT OF S 207.2 FT OF E 52.89 FT OF LOT 1 BLK 9 OLT 20-21 DIV C PLAINVIEW HEIGHTS E 39TH ST)	SF-3	LO-MU-CO-NP
536B	1008 (S 100.29 FT OF E 52.89 FT OF LOT 1 BLK 9 OLT 20-21 DIV C PLAINVIEW HEIGHTS E 39TH ST)	SF-3	LO-MU-CO-NP
537	1019 E 39TH ST; 1009 E 40TH ST	GO	GO-MU-NP
537A	1015, 1017 E 40TH ST; 3900, 3906 N IH-35 SVC RD SB	CS	CS-MU-NP
538	1005, 1007 E 40TH ST	LO	LO-MU-NP
539	930, 1000, 1002, 1004, 1006, 1008, 1010 E 40TH ST	LO	LO-MU-NP
540	1033 E 41ST ST; 4000 N IH-35 SVC RD SB	CS	CS-MU-NP
540A	1025 E 43RD ST	CS-CO	CS-MU-CO-NP
541	905, 907, 909, 913, 915, 923, 925, 927, 931, 1007, 1013, 1017, 1021 E 41ST ST	GR	GR-MU-CO-NP
541A	4007-4011 RED RIVER ST	GR-CO	GR-MU-CO-NP
542	4003, 4005 RED RIVER ST; 902, 910, 912, 918, 920, 924, 928 E 40TH ST	SF-3, MF-3, LO	MF-3-NP
543	1000 E 41ST ST (EXCEPT 2,500 SQ FT OF OUTLOT 19, ORIGINAL CITY OF AUSTIN, TWIN LIQUORS SITE)	GR, CS	CS-CO-NP
543A	1000 E 41ST ST-2,500 SQ FT OF OUTLOT 19, ORIGINAL CITY OF AUSTIN, TWIN LIQUORS SITE AS SHOWN ON EXHIBIT C)	CS-1	CS-1-CO-NP
546	906 ELLINGSON; 4425 RED RIVER	LR	LR-MU-NP
547	4400 RED RIVER ST	LO	LO-MU-NP
548	4210, 4306 RED RIVER ST	LO	LO-MU-NP
549	811 E 41ST ST	SF-3	P-NP
549A	811 E 41ST ST	SF-3	P-NP
550	4003 DUVAL	MF-4	LR-MU-CO-NP
551	506 E 40TH ST	MF-4	MF-2-CO-NP
557	500 PARK BLVD	LR	LR-MU-CO-NP
559	4215 DUVAL ST	CS	CS-CO-NP
560	503 E 43RD ST	CS	MF-2-NP
561	4301 DUVAL ST	CS	CS-CO-NP
562	4305 DUVAL	MF-4	MF-4-CO-NP
562A	4303, 4305 DUVAL ST	CS	CS-MU-CO-NP
563	4409 DUVAL ST	CS	CS-MU-CO-NP
2001	507, 509, 511 BELLEVUE PL	SF-3	SF-3-CO-NP

TRACT	ADDRESS	FROM	TO
2002	601, 603, 605 BELLEVUE PL	SF-3	SF-3-CO-NP
2003	607, 609 BELLEVUE PL	SF-3	SF-3-CO-NP
2004	504 BELLEVUE PL	SF-3	SF-3-CO-NP
2004A	506 BELLEVUE PL	SF-3-H	SF-3-H-CO-NP
2004B	508 BELLEVUE PL	SF-3	SF-3-CO-NP
2005	604, 606, 608, 610 BELLEVUE PL; 3006 HARRIS PARK AVE; 611 RATHERVUE PL	SF-3	SF-3-CO-NP
2005A	600 BELLEVUE PL	SF-3-H	SF-3-H-CO-NP
2006	3102, 3104, 3106 HARRIS PARK AVE; 610 RATHERVUE PL	SF-3	SF-3-CO-NP
2007	3110 HARRIS PARK AVE	SF-3-H	SF-3-H-CO-NP
2008	806, 808, 810, 812, 814, 816 E 31ST ST; 703, 705, 707, 709, 711, 713, 715, 717, 719, 725, 801, 803 E 32ND ST; 3103, 3103, 3111 HARRIS PARK AVE; 702, 706, 708, 712, 716, 718, 720, 722, 724 SPARKS AVE	SF-3	SF-3-CO-NP
2009	701, 705, 707, 709 SPARKS AVE	SF-3	SF-3-CO-NP
2010	714 E DEAN KEETON ST	SF-3	SF-3-CO-NP
2011	802, 804, 806 E DEAN KEETON ST; 806, 807, 809 LEONARD ST	SF-3	SF-3-CO-NP
2012	807, 809 E 30TH ST; 2908, 2914 BEANNA ST; 800, 802, 804, 808 LEONARD ST	SF-3	SF-3-CO-NP
2013	817 E 30TH ST; 2903, 2905, 2907, 2909, 2911, 2913 2915 BEANNA ST; 810 E DEAN KEETON ST; 2900, 2902, 2904, 2910, 2914 HAMPTON RD	SF-3	SF-3-CO-NP
2014	806, 808, 810, 812, 814, 818, 820, 822, 824 E 30TH ST; 807, 809, 811, 813, 815, 817, 819 E 31ST ST; 721, 723 SPARKS AVE	SF-3	SF-3-CO-NP
2015	900, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 923 E 37TH ST; 901, 903, 905, 907, 909, 913, 915, 1001, 1003, 1005, 1007 E 38TH ST; 3504, 3506, 3700, 3702, 3704, 3706, 3708, 3710 HARMON AVE; 3511 RED RIVER ST	SF-3	SF-3-CO-NP
2016	904, 906, 908, 910, 912, 1000, 1002, 1004, 1006, 1008, 1010, 1012 E 38TH ST; 909, 913, 915, 917, 1001, 1005, 1007, 1009 E 38TH 1/2 ST; 3801, 3803, 3805 RED RIVER ST	SF-3	SF-3-CO-NP
2017	1011 E 38TH 1/2 ST	SF-4A	SF-4A-CO-NP
2018	906, 908, 910, 912, 914, 916, 1000, 1002, 1004, 1006, 1008, 1010 E 38TH 1/2 ST; 907, 911, 913, 915, 917, 919, 921, 923, 925, 1001, 1003, 1005, 1007 E 39TH ST; 3809, 3813, 3817 RED RIVER ST	SF-3	SF-3-CO-NP
2019	907 E 40TH ST; 3900, 3902, 3904, 3906, 3908, 3912, 3914 BECKER AVE; 3901, 3903, 3905, 3907, 3909 RED RIVER ST	SF-3, MF-3	SF-3-CO-NP
2020	912, 914, 916 E 39TH ST; 917, 919, 921 E 40TH ST; 3901, 3903, 3905, 3907, 3909, 3911, 3913, 3915 BECKER AVE; 3902, 3906, 3908, 3910, 3912, 3914 WILLBERT RD	SF-3	SF-3-CO-NP
2021	1004 E 39TH ST; 3901, 3905, 3907, 3909, 3911, 3913, 3915 WILLBERT RD	SF-3	SF-3-CO-NP
2022	903, 905, 907, 909, 911, 1001, 1003, 1005, 1007, 1009 E 43RD ST; 4211, 4213 RED RIVER ST	SF-3, GR	SF-3-CO-NP
2023	1011, 1013, 1015, 1017, 1019, 1021, 1023, 1025, 1027, 1029, 1031, 1033, 1035, 1037, 1039 E 43RD ST	SF-3	SF-3-CO-NP

TRACT	ADDRESS	FROM	TO
2024	902, 904, 906, 908, 1000, 1002, 1004, 1006, 1008 E 43RD ST; 905, 907, 909, 911, 1001, 1003, 1005, 1007, 1009, 1011 E 44TH ST; 4301, 4305 RED RIVER ST	SF-3	SF-3-CO-NP
2025	1010, 1012, 1014, 1016, 1018, 1020 E 43RD ST; 1013, 1015, 1017, 1019, 1021, 1023, 1025 E 44TH ST; 4302 HARMON AVE	SF-3	SF-3-CO-NP
2026	1026, 1028, 1030, 1032, 1036, 1038 E 43RD ST; 1029, 1031, 1033, 1035 E 44TH ST	SF-3	SF-3-CO-NP
2027	904, 906, 908, 1002, 1004, 1006, 1008, 1010 E 44TH ST; 905, 911, 1001, 1005, 1011 ELLINGSON LN; 4401, 4403, 4405 RED RIVER ST	SF-3, LO	SF-3-CO-NP
2028	1012, 1014, 1016, 1018, 1020, 1022, 1024, 1026, 1028, 1030, 1032, 1034 E 44TH ST; 1013, 1015, 1017, 1019, 1021, 1023, 1025, 1027, 1029, 1031 ELLINGSON LN	SF-3	SF-3-CO-NP
2029	1001, 1003, 1005, 1007, 1009, 1011 E 45TH ST; 4406 BENNETT AVE; 1000, 1002, 1004, 1006, 1008, 1010 ELLINGSON LN	SF-3	SF-3-CO-NP
2030	1013, 1015, 1017, 1019, 1021, 1023, 1025, 1027 E 45TH ST; 4407 BENNETT AVE; 1014, 1016, 1018, 1020, 1022, 1024, 1026, 1028 ELLINGSON LN	SF-3	SF-3-CO-NP
2031	4414, 4418, 4420, 4426 RED RIVER ST	SF-3	SF-3-CO-NP
2032	801, 807, 809, 811 E 45TH ST; 4413 CASWELL AVE	SF-3	SF-3-CO-NP
2033	4409 CASWELL AVE; 806, 808, 810, 812 KEASBEY ST	SF-3	SF-3-CO-NP
2034	815 KEASBEY ST; 4406, 4408, 4410, 4412 RED RIVER ST	SF-3	SF-3-CO-NP
2035	4405 CASWELL AVE; 801, 805, 807, 809, 811, 813 KEASBEY ST	SF-3	SF-3-CO-NP
2036	800, 802, 804, 806, 812 E 44TH ST	SF-3	SF-3-CO-NP
2037	801, 803, 805, 807, 809 E 44TH ST; 4308, 4310, 4312 RED RIVER ST	SF-3	SF-3-CO-NP
2038	0 CASWELL AVE (BLK 22 * 59.72AV X 139.78AV DIVISION C OLT 15 RIDGETOP ANNEX), 0 CASWELL AVE (88.4 X 68.58FT BLK 22 OLT 14 DIVISION C); 4205, 4211, 4301, 4305 CASWELL AVE; 800, 802, 804, 806, 808, 810, 812 PARK BLVD	SF-3, LO	SF-3-CO-NP
2039	701, 703, 705, 709, 711 E 45TH ST; 4412 CASWELL AVE	SF-3	SF-3-CO-NP
2040	4408 CASWELL AVE; 700, 702, 704, 706, 708, 712 KEASBEY ST	SF-3	SF-3-CO-NP
2041	4404, 4406 CASWELL AVE; 701, 703, 705, 709 KEASBEY ST	SF-3	SF-3-CO-NP
2042	706 E 44TH ST	SF-3-H	SF-3-H-CO-NP
2043	708, 712 E 44TH ST	SF-3	SF-3-CO-NP
2044	705, 707, 709 E 44TH ST; 4308 CASWELL AVE; 4307 EILERS AVE	SF-3	SF-3-CO-NP
2045	702, 706 E 43RD ST; 4300, 4304, 4306 CASWELL AVE; 4307 EILERS AVE	SF-3	SF-3-CO-NP
2046	602, 606, 610, 612 E 43RD ST; 4308, 4310, 4400, 4402, 4404, 4406, 4408 EILERS AVE	SF-3	SF-3-CO-NP
2047	602, 606 E 43RD ST	SF-3-H	SF-3-H-CO-NP
2048	605 E 45TH ST; 4315, 4401, 4413, 4415, 4417, 4419 BARROW AVE	SF-3	SF-3-CO-NP
2049	4410, 4412, 4414, 4416, 4418 BARROW AVE	SF-3, MF-2	SF-3-CO-NP
2050	4314, 4316, 4400, 4403, 4405, 4407, 4410, 4313, 4317 BARROW AVE; 4401, 4403, 4405, 4407 DUVAL ST	SF-3, MF-2, LR	SF-3-CO-NP
2051	505, 509, 511 E 43RD ST	SF-3	SF-3-CO-NP
2052	502, 504, 506, 508, 510 PARK BLVD	SF-3, MF-4	SF-3-CO-NP

TRACT	ADDRESS	FROM	TO
2053	601, 603, 605, 607, 609, 611, 615, 617, 701, 705, 707, 711, 713, 715 E 43RD ST; 600, 602, 604, 606, 610, 700, 704, 706, 716, 720, 722 PARK BLVD	SF-3	SF-3-CO-NP
2054	4205 DUVAL ST; 501, 503, 605, 507 PARK BLVD	SF-3, MF-4	SF-3-CO-NP
2055	500, 502, 504, 506, 508, 512 E 42ND ST; 4203 DUVAL ST	SF-3, MF-4	SF-3-CO-NP
2056	505, 507, 509, 511 E 42 ND ST; 4105 DUVAL ST	SF-3, MF-4	SF-3-CO-NP
2057	500, 602, 506, 510, 512 E 41ST ST	SF-3, MF-4	SF-3-CO-NP
2058	700, 702, 710 E 41ST ST; 0 E 42ND ST (135.22 X 151.7FT AV & 8 X 14' OLT 14 DIVISION C); 600, 602, 604, 606, 608, 610 E 42ND ST; 4203 BARROW ST; 601, 603, 605, 607, 609, 611, 703, 709, 711, 713, 719, 721, 723, 801, 803, 805, 807, 809, 811 PARK BLVD; 4107, 4109, 4111 PECK AVE	SF-3	SF-3-CO-NP
2059	801 PARK BLVD	SF-3-H	SF-3-H-CO-NP
2060	601, 603, 605, 607 E 42 ND ST; 4104 PECK AVE	SF-3	SF-3-CO-NP
2061	600, 602, 604, 606, 608 E 41ST ST; 4102 PECK AVE	SF-3	SF-3-CO-NP
2062	501, 503, 507, 509, 511 E 41ST ST; 4007 DUVAL ST; 4000 PECK AVE	SF-3, MF-4	SF-3-CO-NP
2063	510, 512, 514, 516, 518 E 40TH ST	SF-3	SF-3-CO-NP
2064	505, 509, 511, 513, 515, 517 E 40TH ST; 3911, 3913 DUVAL ST	SF-3	SF-3-CO-NP
2065	506, 508, 510, 512, 514 E 39TH ST; 3901, 3903, 3905 DUVAL ST; 3902 PECK AVE	SF-3	SF-3-CO-NP
2066	505, 507, 511, 515 E 39 TH ST; 3817, 3819, 3823 DUVAL ST	SF-3	SF-3-CO-NP
2067	506, 508, 512, 514 E 38 TH 1/2 ST; 3811, 3813, 3815 DUVAL ST	SF-3	SF-3-CO-NP
2068	507, 509, 511, 515, 517 E 38TH 1/2 ST; 3807 DUVAL ST; 3806 PECK AVE	SF-3	SF-3-CO-NP
2069	506, 508, 510, 512, 514 E 38TH ST; 3801, 3803, 3805 DUVAL ST	SF-3	SF-3-CO-NP
2070	503, 505, 509 E 38TH ST; 3701, 3703, 3705, 3709 DUVAL ST; 502, 506, 508 TEXAS AVE	SF-3	SF-3-CO-NP
2071	501, 505, 507, 609, 511 TEXAS AVE	SF-3	SF-3-CO-NP
2072	500, 506, 508 CAROLYN AVE; 3407 DUVAL ST	SF-3	SF-3-CO-NP
2073	503, 505, 509 CAROLYN AVE; 3409 DUVAL ST	SF-3	SF-3-CO-NP
2074	3405 DUVAL ST; 504, 506, 508 HARRIS AVE	SF-3	SF-3-CO-NP
2075	601, 603, 605, 607, 609 E 38TH ST	SF-3	SF-3-CO-NP
2076	3705 LIBERTY ST; 602, 604, 606, 608 TEXAS AVE	SF-3	SF-3-CO-NP
2077	601, 603, 605, 607, 609 TEXAS AVE	SF-3	SF-3-CO-NP
2078	600, 602, 604, 608 CAROLYN AVE; 3502 MONTROSE	SF-3	SF-3-CO-NP
2079	601, 603 CAROLYN AVE; 3408 MONTROSE	SF-3	SF-3-CO-NP
2080	600, 602, 604, 606 HARRIS AVE; 3400 MONTROSE ST	SF-3	SF-3-CO-NP
2081	3707 MONTROSE ST; 701, 703, 705 E 38TH ST	SF-3	SF-3-CO-NP
2082	700, 702, 704, 706, 708 TEXAS AVE	SF-3	SF-3-CO-NP
2083	701, 703, 705, 707, 709 TEXAS AVE; 3506 WOODROW ST	SF-3	SF-3-CO-NP
2084	700, 702, 704, 706 CAROLYN AVE;	SF-3	SF-3-CO-NP
2085	701, 703, 705, 709 CAROLYN AVE	SF-3	SF-3-CO-NP
2086	700, 702, 704, 706, 708 HARRIS AVE	SF-3	SF-3-CO-NP
2087	3507, 3509 WOODROW ST	SF-3	SF-3-CO-NP
2087A	3501 WOODROW ST	SF-3	SF-3-CO-NP
2088	713, 715, 719 CAROLYN AVE	SF-3	SF-3-CO-NP
2088A	712, 714, 716, 718 HARRIS AVE	SF-3	SF-3-CO-NP
2089	3219, 3221, 3301 3305 DUVAL ST; 507, 509, 511 HARRIS AVE; 3302, 3304, 3306, 3308 LIBERTY ST	SF-3	SF-3-CO-NP

TRACT	ADDRESS	FROM	TO
2090	3215 DUVAL ST	SF-3-H	SF-3-H-CO-NP
2091	500, 502 E 32ND ST; 3209, 3215 DUVAL ST	SF-3	SF-3-CO-NP
2092	500 E 32ND ST	SF-3-H	SF-3-H-CO-NP
2093	600 E 32ND ST, 601, 603 HARRIS AVE; 3209, 3211, 3213, 3215, 3217, 3219, 3301, 3303, 3305, 3307, 3309 LIBERTY ST	SF-3	SF-3-CO-NP
2094	3200, 3202, 3204, 3206, 3208, 3210, 3212, 3214, 3216, 3218, 3300, 3302, 3304, 3306, 3308, 3310, 3312 HARRIS PARK AVE	SF-3	SF-3-CO-NP
2095	3308 HAMPTON RD; 701, 703, 705, 707, 709, 711, 713, 715, 717, 719 HARRIS AVE; 3303, 3305, 3309 HARRIS PARK AVE; 700, 702, 704, 706, 708, 710, 712, 714, 716, 720 LONDON LN	SF-3	SF-3-CO-NP
2095A	701, 703, 705, 707, 709, 711, 713, 715, 717, 719 LONDON LN; 3201, 3203, 3205, 3207, 3209, 3211, 3213 HARRIS PARK AVE; 708 E 32ND ST; 3200, 3202, 3203, 3204, 3206, 3207, 3208, 3210, 3212 FAIRFAX WALK; 714, 720, 722, 800 E 32ND ST; 804 E 32ND 1/2 ST; 3202, 3204, 3206, 3208 BEANNA ST; 3208, 3210 HAMPTON RD	SF-3	SF-3-CO-NP
2095B	3215 FAIRFAX WALK	SF-3-H	SF-3-H-CO-NP
2097	806, 808 E 32ND ST; 803, 805, 807 E 32ND 1/2 ST; 3201 BEANNA ST	SF-3	SF-3-CO-NP
2098	816 E 32ND ST; 3207, 3209, 3211, 3213, 3215, 3217, 3303, 3305, 3307, 3309, 3311 HAMPTON RD	SF-3	SF-3-CO-NP
2099	3410, 3500, 3508, 3510, 3512, 3700, 3704, 3710, 3712 GREENWAY; 805 E 35TH ST; 3408 HAMPTON RD	SF-3	SF-2-CO-NP
2100	3400, 3404 HAMPTON RD	SF-3	SF-2-CO-NP
2100A	802, 804, 808 HARRIS AVE	SF-3	SF-3-CO-NP
2101	817 E 37TH ST; 3501, 3505, 3509 GREENWAY; 3500, 3504, 3700 HAMPTON RD	SF-3	SF-2-CO-NP
2102	3711 GREENWAY; 818, 822, 826, 832, 834, 836, 838, 840 E 37TH ST; 3701 HAMPTON RD; 809, 811, 817, 819, 823, 825, 831, 833, 837, 841, 843 E 38TH ST	SF-3	SF-2-CO-NP
2103	829, 841 E 37TH ST; 3501, 3509 HAMPTON RD; 3408, 3412, 3504, 3500, 3506, 3508, 3510, 3512 RED RIVER ST	SF-3	SF-2-CO-NP
2104	818, 820, 822, 824, 826, 828, 830 HARRIS AVE	SF-3	SF-2-CO-NP
2105	3313 HAMPTON RD; 819, 821, 823, 825, 827 HARRIS AVE	SF-3	SF-2-CO-NP

PART 3. The following applies to an existing legal lot with single-family residential use or secondary apartment special use within the boundaries of the NP combining district:

1. The minimum lot area is 2,500 square feet.
2. The minimum lot width is 25 feet.
3. For a lot with an area of 4,000 square feet or less, the impervious coverage may not exceed 65 percent.

PART 4. The following applies to a single-family residential use, a duplex residential use, or a two-family residential use within the boundaries of the NP:

1. Impervious cover and parking placement restrictions apply as set forth in Section 25-2-1603 of the Code.
2. Garage placement restrictions apply as set forth in Section 25-2-1604 of the Code.
3. Front or side yard parking restrictions apply as set forth in Section 25-2-1406 of the Code.

PART 5. The following tracts may be developed as a neighborhood mixed use building special use as set forth in Sections 25-2-1502 through 25-2-1504 of the Code:

501, 504, 507, 507A, 509, 510, 512, 513, 514, 514A, 515, 516, 517, 518, 519, 520, 522, 523, 524, 525, 526, 527, 536, 536A, 536B, 541, 541A, 543, 543A, 546-548, 550, 557, 559, 561, 562A, and 563.

PART 6. Tracts 543 and 543A may be developed as a neighborhood urban center special use as set forth in Section 25-2-1422 through 1424.

PART 7. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. The following conditions apply to Tracts 536, 536B, 551, 2001 through 2098, 2100, 2100A, 2104, and 2105.
 - A. The maximum height of a building or structure is 30 feet from ground level.
 - B. A building or structure may not exceed a height of two stories.
2. The following conditions apply to Tracts 2099, 2101, 2102 and 2103.
 - A. Except as provided in Subsection C, the maximum height of a building or structure is 30 feet from ground level.
 - B. A building or structure subject to Subsection A may not exceed a height of two stories.

- C. If the principal structure or building is constructed 15 or more feet from all property lines, then the maximum height of a building structure is 35 feet from ground level.
- 3. The maximum height of a building or structure on Tracts 508A and 512 is 35 feet from ground level.
- 4. The following conditions apply to Tracts 503, 503A and 503B.
 - A. The maximum height of a building or structure is 35 feet from ground level.
 - B. The maximum building coverage is 50 percent.
 - C. The maximum impervious cover is 60 percent.
 - D. The maximum number of residential units permitted is 17 units per acre.
- 5. The maximum height of a building or structure is 40 feet from ground level on Tracts 511, 526, 529, 559, 560, 561, 562, 562A, and 563.
- 6. The maximum height of a building or structure is 50 feet from ground level on Tracts 513, 514, 541, and 541A.
- 7. For Tracts 532 and 535, the maximum width of a driveway accessing Harmon Avenue is 30 feet.
- 8. The following conditions apply to Tract 536.
 - A. The maximum impervious cover is 50 percent.
 - B. The maximum floor area ratio is 0.33 to 1.0.
- 9. The maximum floor area ratio is 0.57 to 1.0 for Tract 536A and 536B.
- 10. A site plan or building permit for Tract 540A or Tract 541A may not be approved, released, or issued, if the completed development or uses of Tract 540A or Tract 541A, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

11. The maximum building coverage for Tract 551 is 40 percent.
12. This section applies to the front yard setback of a single family residential structure in Tracts 2099, 2101, 2102, and 2103.
 - A. Except as otherwise provided in Subsection B, for an interior lot, if the front yard setbacks of existing adjacent principal single family structures exceed 25 feet, then the front yard setback on the subject property may not be more than five feet different from the average of the front yard setbacks of the principal single family structures on the same side of the street on a block.
 - B. If the principal single family structure has been removed from the subject property within the preceding 12 months, the minimum front yard setback for new construction on the subject property is the setback of the single family structure previously located on the site.
 - C. For a corner lot, the following applies:
 1. If the lot on the side of the corner lot is legally developed, the minimum front yard setback of the corner lot is equal to the setback of the principal structure on the side lot.
 2. If the lot on the side of the corner lot is vacant, the minimum front yard setback of the corner lot is equal to the average setbacks of the principal structures on the other lots in the block on the same side of the street.
13. The width of a driveway may not exceed 18 feet for Tracts 2099, 2101, 2102 and 2103.
14. The following conditions apply to Tracts 2100, 2100A, 2104 and 2105.
 - A. The maximum width of a front yard driveway is 12 feet.
 - B. The maximum width of a street side yard driveway is 18 feet.
 - C. The front yard setback for a parking structure is 60 feet.
 - D. A circular driveway is not permitted on a lot that has less than 100 feet of front street yard width

15. Financial services use is a conditional use of Tracts 501, 507, 507A and 546.

16. The following uses are prohibited uses of Tracts 501, 507, 507A, 546, 550 and 557:

Residential treatment	Service station
Medical offices (exceeding 5000 sq.ft. gross floor area)	

17. Drive-in service is prohibited as an accessory use to commercial uses of Tracts 501, 507, 507A, 513, 514, 541, 541A, 546, 550, 557, 559, 561, 562A, and 563.

18. Drive-in service is a conditional use as an accessory use to commercial uses of Tracts 522, 532, 535, 540A, 543, and 543A.

19. The following uses are conditional uses of Tract 513 and 514:

Commercial off-street parking	Indoor entertainment
Hotel-motel	

20. The following uses are prohibited uses of Tract 513 and 514:

Automotive rentals	Exterminating services
Automotive repair services	Funeral services
Automotive sales	Indoor sports and recreation
Automotive washing (of any type)	Outdoor entertainment
Bed & breakfast residential (Group 1)	Outdoor sports and recreation
Bed & breakfast residential (Group 2)	Pawn shop services
Drop-off recycling collection facility	Service station
Research services	Residential treatment

21. The following uses are conditional uses of Tract 522:

Commercial blood plasma center	Laundry services
Commercial off-street parking	Monument retail sales
Hotel-motel	Off-site accessory parking
Indoor entertainment	Research services
Plant nursery	

22. The following uses are prohibited uses of Tract 522:

Agricultural sales and services	Equipment sales
Automotive rentals	Exterminating services
Automotive repair services	Funeral services
Automotive washing (of any type)	Indoor sports and recreation
Bed & breakfast residential (Group 1)	Kennels
Bed & breakfast residential (Group 2)	Limited warehousing and distribution
Building maintenance services	Maintenance and service facilities
Campground	Outdoor entertainment
Construction sales and services	Outdoor sports and recreation
Convenience storage	Pawn shop services
Drop-off recycling collection facilities	Residential treatment
Electronic prototype assemble	Service station
Equipment repair services	Transportation terminal
Vehicle storage	

23. Off-site accessory parking use and research services use are conditional uses of Tract 524.

24. The following uses are prohibited uses of Tract 524:

Automotive rentals	General retail sales (convenience)
Automotive repair services	General retail sales (general)
Automotive sales	Hotel-motel
Automotive washing (of any type)	Outdoor entertainment
Bed & breakfast residential (Group 1)	Outdoor sports and recreation
Bed & breakfast residential (Group 2)	Pawn shop services
Commercial off-street parking	Indoor entertainment
Consumer convenience services	Indoor sports and recreation
Drop-off recycling collection facility	Pet services
Exterminating services	Personal improvement services
Financial services	Residential treatment
Food sales	Restaurant (general)
Funeral services	Restaurant (limited)
Theater	Service station
Consumer repair services	

25. The following uses are conditional uses of Tracts 532 and 535:

Automotive repair services	Automotive washing (of any type)
Building maintenance services	Funeral services
Commercial blood plasma center	Hotel-motel
Commercial off-street parking	Outdoor sports and recreation
Custom manufacturing	Research services
Residential treatment	

26. The following uses are prohibited uses of Tracts 532 and 535:

Agricultural sales and services	Kennels
Automotive rentals	Limited warehousing and distribution
Automotive sales	Maintenance and service facilities
Campground	Monument retail sales
Construction sales and services	Outdoor entertainment
Convenience storage	Pawn shop services
Drop-off recycling collection facilities	Service station
Equipment repair services	Vehicle storage
Equipment sales	

27. The following uses are conditional uses of Tracts 540A and 543:

Automotive rentals	Exterminating services
Building maintenance services	Funeral services
Commercial blood plasma center	Hotel-motel
Commercial off-street parking	Monument retail sales
Custom manufacturing	Outdoor sports and recreation
Drop-off-recycling collection facilities	Research services
Residential treatment	

28. The following uses are prohibited uses of Tracts 540A and 543:

Agricultural sales and services	Kennels
Automotive sales	Limited warehousing and distribution
Automotive washing (of any type)	Maintenance and services facilities
Campground	Outdoor entertainment
Construction sales and services	Pawn shop services
Convenience storage	Vehicle storage

Electronic prototype assembly
Equipment sales

Equipment repair services

29. The following uses are conditional uses of Tracts 541 and 541A:

Automotive rentals
Automotive repair services
Commercial off-street parking
Exterminating services
Hotel-motel

Outdoor sports and recreation
Research services
Residential treatment
Funeral services

30. The following uses are prohibited uses of Tracts 541 and 541A:

Automotive sales
Automotive washing (of any type)

Outdoor entertainment
Pawn shop services

31. The following uses are conditional uses of Tract 543A:

Automotive rentals
Building maintenance services
Commercial blood plasma center
Commercial off-street parking
Custom manufacturing
Drop-off recycling collection facilities

Exterminating services
Funeral services
Hotel-motel
Outdoor sports and recreation
Research services
Residential treatment

32. The following uses are prohibited uses of Tract 543A:

Adult oriented businesses
Agricultural sales and services
Automotive sales
Automotive washing (of any type)
Campground
Kennels
Limited warehousing and distribution
Maintenance and services facilities

Construction sales and services
Convenience storage
Electronic prototype assemble
Equipment repair services
Equipment sales
Outdoor entertainment
Pawn shop services
Vehicle storage

33. Day care services (general) use is a conditional use of Tracts 503, 503A, and 551.

34. The following uses are prohibited uses of Tracts 551:

Bed and breakfast residential (Group 2)	Multifamily residential
Condominium residential	Residential treatment
Congregate living	Retirement housing (large site)
Townhouse residential	

35. The following uses are conditional uses of Tracts 559, 561, 562A, and 563:

Commercial off-street parking	Monument retail sales
Congregate living	Plant nursery
Hospital services (limited)	Services station
Laundry services	

36. The following uses are prohibited uses of Tract 559, 561, 562A, and 563:

Agricultural sales and services	Hospital services (general)
Automotive rentals	Exterminating services
Automotive repair services	Funeral services
Automotive sales	Indoor sports and recreation
Automotive washing (of any type)	Kennels
Building maintenance services	Limited warehousing and distribution
Business or trade school	Maintenance and service facilities
Campground	Outdoor entertainment
College and university facilities	Hotel-motel
Commercial blood plasma center	Indoor entertainment
Construction sales and services	Outdoor sports and recreation
Convenience storage	Pawn shop services
Drop-off recycling collection facilities	Residential treatment
Electronic prototype assemble	Research services
Equipment repair services	Vehicle storage
Equipment sales	Medical offices (exceeding 5000 sq. ft.
Business support services	gross floor area)

37. The following uses are prohibited uses of Tracts 503 and 503A:

Congregate living	Convalescent services
Group residential	Hospital services (limited)
Multifamily residential	Residential treatment

38. The following uses are conditional uses of Tract 503B:

Day care services (commercial)
Day care services (general)
Local utility services

Private primary educational facilities
Private secondary educational facilities
Safety services

39. A college and university facilities use that exceeds 2,400 square feet gross floor area is a conditional use of Tract 503B.

40. The following uses are prohibited uses of Tract 503B:

Business or trade school
Business support services
Communication services
Congregate living
Convalescent services
Counseling services
Group residential
Guidance services
Hospital services (general)
Medical offices (not exceeding
5000 sq. ft. gross floor area)

Medical offices (exceeding 5000 sq. ft.
gross floor area)
Multifamily residential
Off-site accessory parking
Personal services
Professional office
Residential treatment
Restaurant (limited)
Hospital services (limited)
Software development

41. Except as otherwise provided in this ordinance, Tracts 515 and 516 may be developed and used according to the regulations under the following zoning districts

A. Community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district for an area measured from ground level to a height of 15 feet.

B. Multifamily residence highest density-conditional overlay-neighborhood plan (MF-6-CO-NP) combining district for an area measured from 15 feet above ground level to a height of 60 feet.

42. The following conditions apply to Tracts 515 and 516.

A. The maximum height of a building or structure is 60 feet from ground level.

B. The maximum building coverage is 70 percent.

- C. The maximum impervious cover is 80 percent.
- D. Vehicular access from the tracts to Red River Street and Dean Keeton Street is prohibited. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code.

PART 8. This ordinance takes effect on September 6, 2004.

PASSED AND APPROVED

_____, August 26, 2004

§
§
§

Will Wynn

Will Wynn
Mayor

APPROVED:

David Allan Smith

David Allan Smith
City Attorney

ATTEST:

Shirley A. Brown

Shirley A. Brown
City Clerk

Căse C14-04-0023

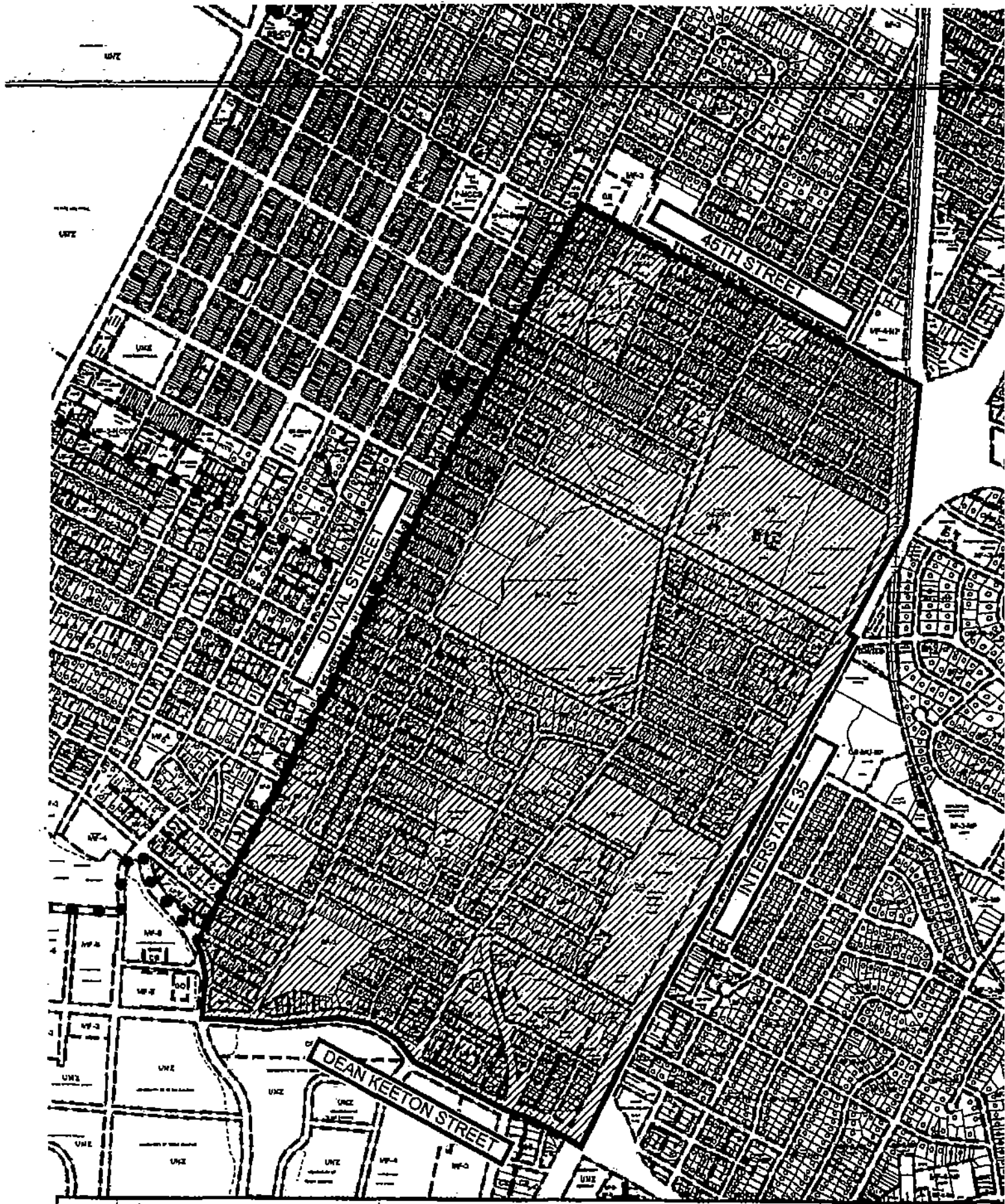






City of Austin
Neighborhood Planning and Zoning Department



Properties with proposed zoning changes

Tract Number



 1" = 1000'	SUBJECT TRACT		ZONING EXHIBIT B		CITY & REFERE NUMB J24-25 5
	PENDING CASE				
	ZONING BOUNDARY		CASE #: C14-04-0023	DATE: 04-03	
	CASE MGR: G. RHOADES		ADDRESS: HANCOCK NEIGHBORHOOD	INTLS: SM	
PLANNING AREA			SUBJECT AREA (acres): 541.380		

2,500 SQUARE FEET
AUSTIN PERMIT SERVICE
ZONING TRACT

FN. NO. 98-241 (MJJ)
JULY 20, 1998
BPI JOB NO. 765-03.97

EXHIBIT C

DESCRIPTION

OF A 2,500 SQUARE FOOT TRACT OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, OUT OF OUTLOT 19, DIVISION "C" ORIGINAL CITY OF AUSTIN, BEING A PORTION OF THAT 34.243 ACRE TRACT OF LAND CONVEYED TO PACIFIC RETAIL TRUST BY DEED OF RECORD IN VOLUME 12723, PAGE 2153 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 2,500 SQUARE FEET BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a P.K. nail found at the intersection of the easterly line of Red River Street (80' R.O.W.) with the northerly line of East 41st Street (80' R.O.W.), being the southwesterly corner of said 34.243 acres;

THENCE, N23°19'22"E, along the easterly line of Red River Street, being the westerly line of said 34.243 acres a distance of 158.77 feet;

THENCE, leaving the easterly line of Red River Street, over and across said 34.243 acres the following five (5) courses and distances:


- 1) S66°40'38"E, a distance of 182.01 feet to the POINT OF BEGINNING and the southwesterly corner hereof;
- 2) N30°01'12"E, a distance of 41.76 feet to the northwesterly corner hereof;
- 3) S59°58'38"E, a distance of 59.87 feet to the northeasterly corner hereof;
- 4) S30°01'12"E, a distance of 41.76 feet to the southeasterly corner hereof;

FN 98-241 (MJJ)
JULY 20, 1998
PAGE 2 OF 2

- 5) N59°58'38"W, a distance of 59.87 feet to the POINT OF BEGINNING, containing an area of 2,500 square feet of land, more or less, within these metes and bounds.

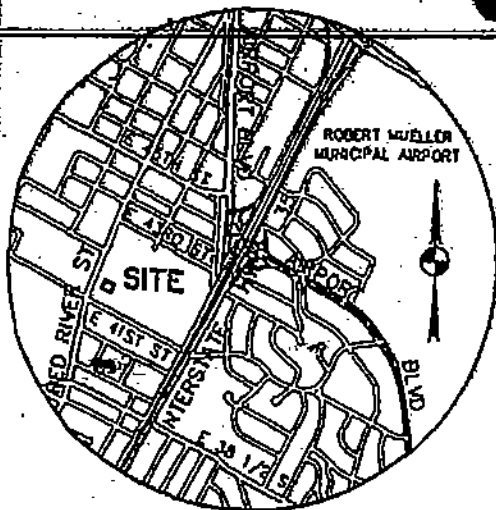
I, PAUL L. EASLEY, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION. A SURVEY EXHIBIT WAS PREPARED TO ACCOMPANY THIS DESCRIPTION.

BURY & PITTMAN, INC.
ENGINEERS-SURVEYORS
3345 BEE CAVE ROAD, SUITE 200
AUSTIN, TEXAS 78746

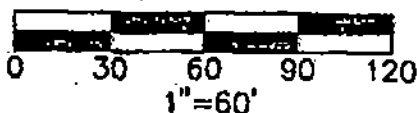

PAUL L. EASLEY
R.P.L.S. NO. 4432
STATE OF TEXAS

7/20/98
DATE



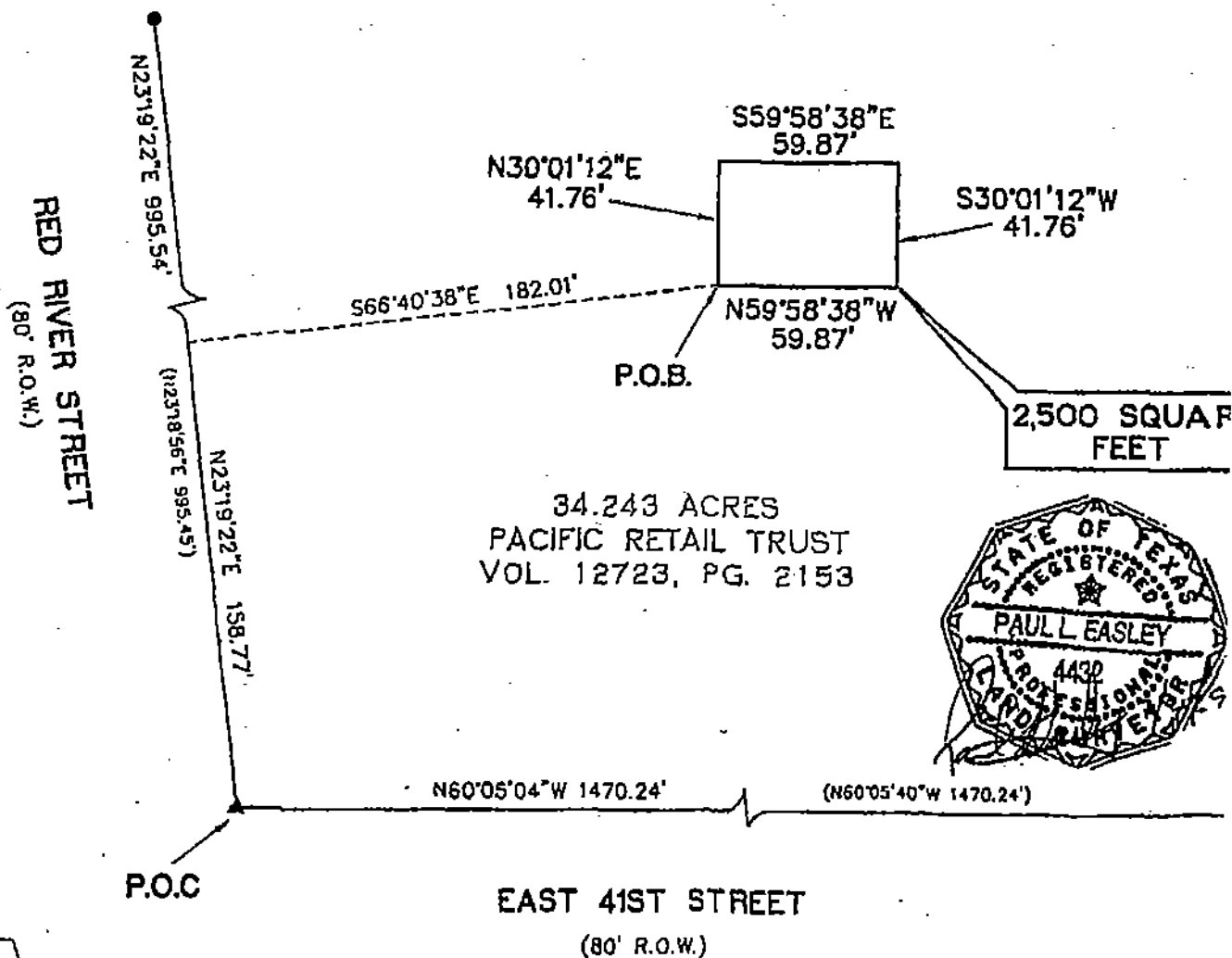


VICINITY MAP
N.T.S.



LEGEND

- 1/2" IRON ROD FOUND
- ▲ PK NAIL FOUND
- CONCRETE HIGHWAY MONUMENT FOUND
- (XXX) RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT



Bury+Pittman, Inc.
Consulting Engineers and Surveyors
Austin, Texas Tel 512/323-0011 Fax 512/323-0025
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C14-04-0023

SKETCH TO ACCOMPANY DESCRIPTION

OF A 2,500 SQUARE FOOT TRACT OF LAND OUT OF OUTLOT 19, DIVISION "C" ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT 34.243 ACRE TRACT OF LAND CONVEYED TO PACIFIC RETAIL TRUST BY DEED OF RECORD IN VOLUME 12723, PAGE 2153 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

**AUSTIN PERMITS
SERVICE**

ORDINANCE NO. 030130-28

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 919 EAST 32ND STREET FROM GENERAL OFFICE (GO) DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-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 general office (GO) district to general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No.C14-02-0150, on file at the Neighborhood Planning and Zoning Department, as follows:

A 1.175 acre tract of land, more or less, out Lot 1, Saint David's Community Hospital Addition, a subdivision in the City of Austin, Travis County, Texas, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, (the "Property")

locally known as 919 East 32nd Street, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

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

The following uses of the Property are prohibited uses:

Agricultural sales and services	Art and craft studio (general)
Automotive sales	Automotive repair services
Automotive rentals	Automotive washing (of any type)
Building maintenance services	Campground
Commercial blood plasma center	Commercial off-site parking
Construction sales and services	Consumer convenience services
Consumer repair services	Convenience storage
Drop-off recycling collection facility	Electronic prototype assembly
Equipment repair services	Equipment sales
Exterminating services	Financial services
Food sales	Funeral services

General retail sales (convenience)
Hotel-motel
Indoor sports and recreation
Laundry service
Outdoor entertainment
Pawn shop services
Pet services
Research services
Restaurant (general)
Theater
Veterinary services
Limited warehousing and distribution
Transitional housing

General retail sales (general)
Indoor entertainment
Kennels
Monument retail sales
Outdoor sports and entertainment
Personal improvement services
Plant nursery
Restaurant (drive-in, fast food)
Service station
Vehicle storage
Custom manufacturing
Maintenance and service facilities
Transportation terminal

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district and other applicable requirements of the City Code.

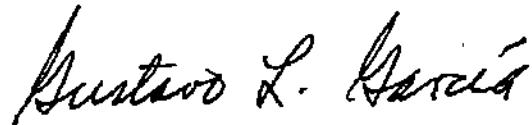
PART 3. The Council waives the requirements of Sections 2-2-3 and 2-2-7 of the City Code for this ordinance.

PART 4. This ordinance takes effect on February 10, 2003.

PASSED AND APPROVED

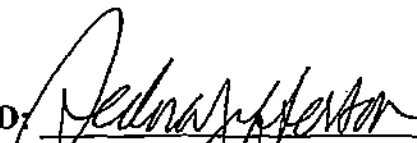
January 30, 2003

§
§
§
§




Gustavo L. Garcia
Mayor

APPROVED:


Sedora Jefferson
City Attorney

ATTEST:


Shirley A. Brown
City Clerk



Professional Land Surveying, Inc.
Surveying and Mapping

Office: 512-443-1724
Fax: 512-441-6987

2807 Manchaça Road
Building One
Austin, Texas 78704

Exhibit "A"
Zoning Description

**1.175 ACRES
LOT 1, ST. DAVID'S COMMUNITY HOSPITAL ADDITION**

A DESCRIPTION OF 1.175 ACRES, BEING ALL OF A 51,075 S.F. TRACT DESCRIBED IN ORDINANCE NO. 79 1025-F, DATED OCTOBER 25, 1979, AND BEING OUT OF OUTLOT 23 DIVISION "C" OF THE GOVERNMENT TRACT ADJOINING THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AND A PORTION OF LOT 1, ST. DAVID'S COMMUNITY HOSPITAL ADDITION, A SUBDIVISION OF RECORD IN VOLUME 81, PAGE 366 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO COLUMBIA/ST. DAVID'S HEALTHCARE SYSTEM, L.P. BY A CORRECTIVE SPECIAL WARRANTY DEED DATED JULY 8, 1996, IN VOLUME 12725, PAGE 1436 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1.175 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with cap set in the southwest right-of-way line of East 32nd Street (60' right-of-way) being at a point of curvature in the northeast line of Lot 1, St. David's Community Hospital Addition;

THENCE along the southwest right-of-way line of East 32nd Street, being the northeast line of Lot 1, South 62°31'37" East a distance of 222.90 feet to a calculated point for the northeast corner of the said 51,075 S.F. Tract, from which a concrete nail found in a brick wall being at an angle point in the northeast line of Lot 1 bears South 62° 31'37" East, a distance of 20.00 feet;

THENCE South 27°06'15" West, crossing Lot 1, with the east line of the 51,075 S.F. Tract, a distance of 356.70 feet to a calculated point in the north right-of-way line of Red River Street (right-of-way width varies), being also the south line of Lot 1;

THENCE with the north line of Red River Street, being also the south line of Lot 1, and being also the south line of the 51,075 acre tract, the following nine (9) courses:

1. North 16°20'08" West, a distance of 152.89 feet to a 1/2" rebar found;
2. Along a curve to the right, an arc length of 47.07 feet, a delta angle of 04°08'51", a radius of 650.25 feet, and a chord which bears North 14°03'47" West, a distance of 47.06 feet to a 1/4" iron pipe found;

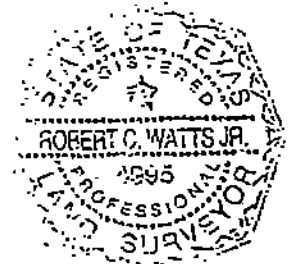
3. Along a curve to the right, an arc length of 25.51 feet, a delta angle of $29^{\circ}14'04''$, a radius of 50.00 feet, and a chord which bears North $02^{\circ}42'49''$ East, a distance of 25.24 feet to a Hilti nail found;
4. Along a curve to the left, an arc length of 21.94 feet, a delta angle of $25^{\circ}08'09''$, a radius of 50.00 feet, and a chord which bears North $04^{\circ}24'11''$ East, a distance of 21.76 feet to a Hilti nail found;
5. Along a curve to the right, an arc length of 80.19 feet, a delta angle of $07^{\circ}11'14''$, a radius of 639.25 feet, and a chord which bears North $04^{\circ}30'34''$ West, a distance of 80.13 feet to a 1/2" rebar found;
6. Along a curve to the left, an arc length of 21.75 feet, a delta angle of $25^{\circ}07'49''$, a radius of 50.00 feet, and a chord which bears North $13^{\circ}29'08''$ West, a distance of 21.75 feet to a 1/2" rebar with cap set;
7. Along a curve to the right, an arc length of 25.48 feet, a delta angle of $29^{\circ}11'59''$, a radius of 50.00 feet, and a chord which bears North $11^{\circ}12'41''$ West, a distance of 25.21 feet to a Hilti nail found;
8. Along a curve to the right, an arc length of 40.02 feet, a delta angle of $03^{\circ}31'33''$, a radius of 650.25 feet, and a chord which bears North $04^{\circ}55'52''$ East, a distance of 40.01 feet to a 1/2" rebar with cap set;
9. Along a curve to the right, an arc length of 38.80 feet, a delta angle of $111^{\circ}03'15''$, a radius of 20.02 feet, and a chord which bears North $62^{\circ}03'52''$ East, a distance of 33.01 feet to the **POINT OF BEGINNING**, containing 1.175 acres of land, more or less.

Surveyed on the ground in September 1999. Bearing Basis: Grid Azimuth for Texas Central Zone, 1983/93 HARN values from LCRA Control Network. Attachments: 006-86ZO-1.

Robert C. Watts, Jr. 9-18-02

Robert C. Watts, Jr.
Registered Professional Land Surveyor
State of Texas No. 4995

REFERENCES
TCAD Parcel #02-1407-0133
Austin Grid map K-24



A DESCRIPTION OF 1.175 ACRES, BEING ALL OF A 51,075 S.F. TRACT DESCRIBED IN ORDINANCE NO. 79 1025-F, DATED OCTOBER 25, 1979, AND BEING OUT OF OUTLOT 23 DIVISION "C" OF THE GOVERNMENT TRACT ADJOINING THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AND A PORTION OF LOT 1, ST. DAVID'S COMMUNITY HOSPITAL ADDITION, A SUBDIVISION OF RECORD IN VOLUME 81, PAGE 366 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO COLUMBIA/ST. DAVID'S HEALTHCARE SYSTEM, L.P. BY A CORRECTIVE SPECIAL WARRANTY DEED DATED JULY 8, 1996, IN VOLUME 12725, PAGE 1436 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

BEARING BASIS: GRID AZIMUTH FOR TEXAS CENTRAL ZONE.
1983/93 HARN VALUES FROM LCRA CONTROL NETWORK.

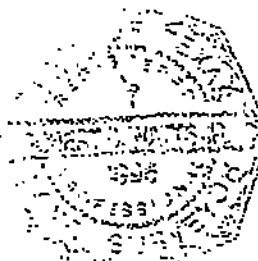
ATTACHMENTS: METES AND BOUNDS DESCRIPTION 006-8620-1

NUMBER	DIRECTION	DISTANCE	(RECORD)
L1	S27°09'11"W	19.98'	(N30°05'20"E 20.00')

NUMBER	DELTA	BEARING	RADIUS	ARC	CHORD	(RECORD CHORD)
C2	04°08'51"	N14°03'47"W	650.25	47.07	47.06	(N11°15'00"W 47.14')
C3	29°14'04"	N02°42'49"E	50.00	25.51	25.24	(N5°27'00"E 25.23')
C4	25°08'09"	N04°24'11"E	50.00	21.94	21.76	(N7°29'00"E 21.79')
C5	07°11'14"	N04°30'34"W	639.25	80.19	80.13	(N1°31'00"W 79.95')
C6	25°07'49"	N13°29'08"W	50.00	21.93	21.75	(N10°31'00"W 21.79')
C7	29°11'59"	N11°12'41"W	50.00	25.48	25.21	(N8°29'00"W 25.23')
C8	03°31'33"	N04°55'52"E	650.25	40.02	40.01	(N7°54'00"E 39.99')
C9	111°03'15"	N62°03'52"E	20.02	38.80	33.01	(65°02'00"E 32.95')

DATE OF SURVEY: SEPT. 1999
PLOT DATE: 9/18/2002
DRAWING NO.: 06-8620-1
PROJECT NO.: 006-086

Chaparra



*What was
9-18-02*

WEST 32ND STREET
(60' R.O.W.)

P.O.B.

S62°31'37"E 242.90'
(S59°34'30"E 242.90')

222.90'

20.00'

ST. DAVIDS COMMUNITY HOSPITAL ADDITION
81/366

1.175 ACRES

1"=50'

S27°06'15"W 356.70'
(S30°18'00"W 356.12')

152.89'

N16°20'08"W 365.26'
(N13°19'15"W 365.19')

212.38'

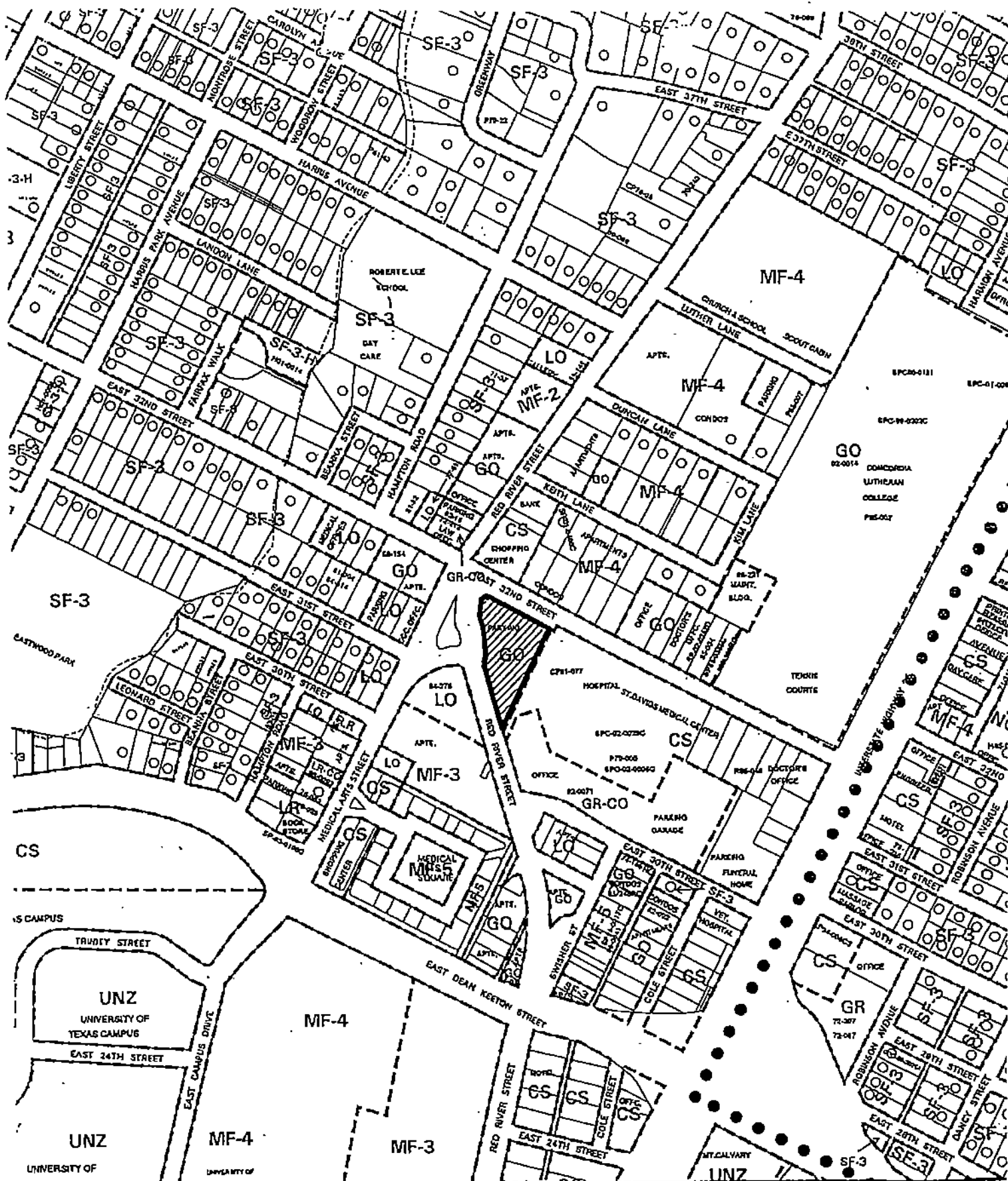
MEDICAL
ARTS ST.

RED RIVER ST.
(R.O.W. VARIES)

LEGEND

- 1/2" REBAR FOUND
- 1/2" REBAR WITH CAP SET
- CALCULATED POINT
- ▶ HILTI NAIL FOUND
- ⊙ 1/4" IRON PIPE FOUND

Chaparra



SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY
 CASE MGR: G. RHOADES

CASE #: C14-02-0150
 ADDRESS: 919 E 32ND STREET
 SUBJECT AREA [acres]: 1.175

ZONING EXHIBIT B

DATE: 02-09
 INTLS: SM

CITY GRID
 REFERENCE
 NUMBER
 K24

AMENDMENT OF RESTRICTIVE COVENANT
FOR
ZONING CASE NO. C14-02-0150

Owner: Columbia/St. David's Healthcare System, L.P.,
a Texas limited partnership

Address: 98 San Jacinto Blvd., Suite 1800, Austin, TX 78701

City: The City of Austin, a home-rule city, municipal corporation and political
subdivision of the State of Texas, in Travis County, Texas.

City Council: The City Council of the City of Austin

Consideration: Ten and No/100 Dollars (\$10.00) and other good and valuable
consideration paid by the Owner to the City of Austin, the receipt and
sufficiency of which is acknowledged.

WHEREAS, the Owner of all that certain property (the "Property") described in Zoning File No. C14-02-0150, and more particularly described in the restrictive covenant recorded in the Real Property Records of Travis County, Texas, in Document No. 2003050494, (the "Restrictive Covenant") imposed certain restrictions and covenants on the Property by the Restrictive Covenant of record.

WHEREAS, the Restrictive Covenant provided that the covenant could be modified, amended, or terminated by joint action of both (a) a majority of the members of the City Council, and (b) the Owner of the Property at the time of such modification, amendment or termination.

WHEREAS, the Owner of the Property now desires to amend the Restrictive Covenant as to the Property.

WHEREAS, the City Council and the Owner agree the Restrictive Covenant should be amended.

NOW, THEREFORE, for and in consideration of the premises and mutual promises, covenants, and agreement hereinafter set forth, the City of Austin and the Owner agree as follows:

1. Paragraph No. 1 of the Restrictive Covenant is amended to remove the tree numbered 1057 from this provision.
2. Paragraph No. 2 of the Restrictive Covenant is deleted in its entirety and the following provision is substituted in its place:
 2. Owner agrees to relocate and preserve the tree numbered 1057 as identified on Exhibit A.

2-2
5-15-03

3. The Restrictive Covenant is amended to include the following provisions and to renumber its remaining paragraphs:
 6. The Owner shall comply with applicable provisions of the Environmental Criteria Manual, Appendix P-6, regarding trees on the Property.
 7. Owner agrees to deposit the sum of \$120,000.00 into the Urban Forest Replenishment Fund no later than June 21, 2003.
4. Except as expressly provided for in this Amendment, each and every one of the terms, conditions, and provisions of the Restrictive Covenant, as set forth in the Restrictive Covenant, shall continue in full force and effect on and after the effective date of this Amendment.
5. The City Manager, or her designee, shall execute, on behalf of the City, this Amendment of Restrictive Covenant for Zoning File No. C14-02-0150, as authorized by the City Council of the City of Austin. The Amendment of Restrictive Covenant shall be filed in the Official Public Records of Travis County, Texas.

EXECUTED to be effective the 30 day of May, 2003.

OWNERS:

Columbia/St. David's Healthcare System, L.P.
a Texas limited partnership

By: 

Malcolm Belisle,
Vice President/Corporate Services

CITY OF AUSTIN:

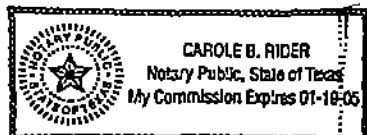
By: 

LISA Y. GORDON,
ASSISTANT CITY MANAGER,
CITY OF AUSTIN

THE STATE OF TEXAS :

COUNTY OF TRAVIS :

This instrument was acknowledged before me on this the 30 day of May, 2003, by Malcolm Belisle, Vice President/Corporate Services on behalf of Columbia/St. David's Healthcare System, L.P., a Texas limited partnership.

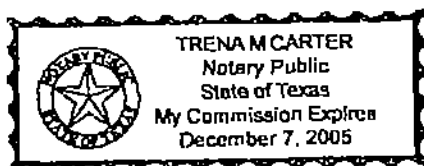


Carole B. Rider
Notary Public, State of Texas

THE STATE OF TEXAS :

COUNTY OF TRAVIS :

This instrument was acknowledged before me on this the 13th day of June, 2003, by LISA Y. GORDON, as Assistant City Manager of the City of Austin, a municipal corporation, on behalf of said municipal corporation.



Trena M. Carter
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

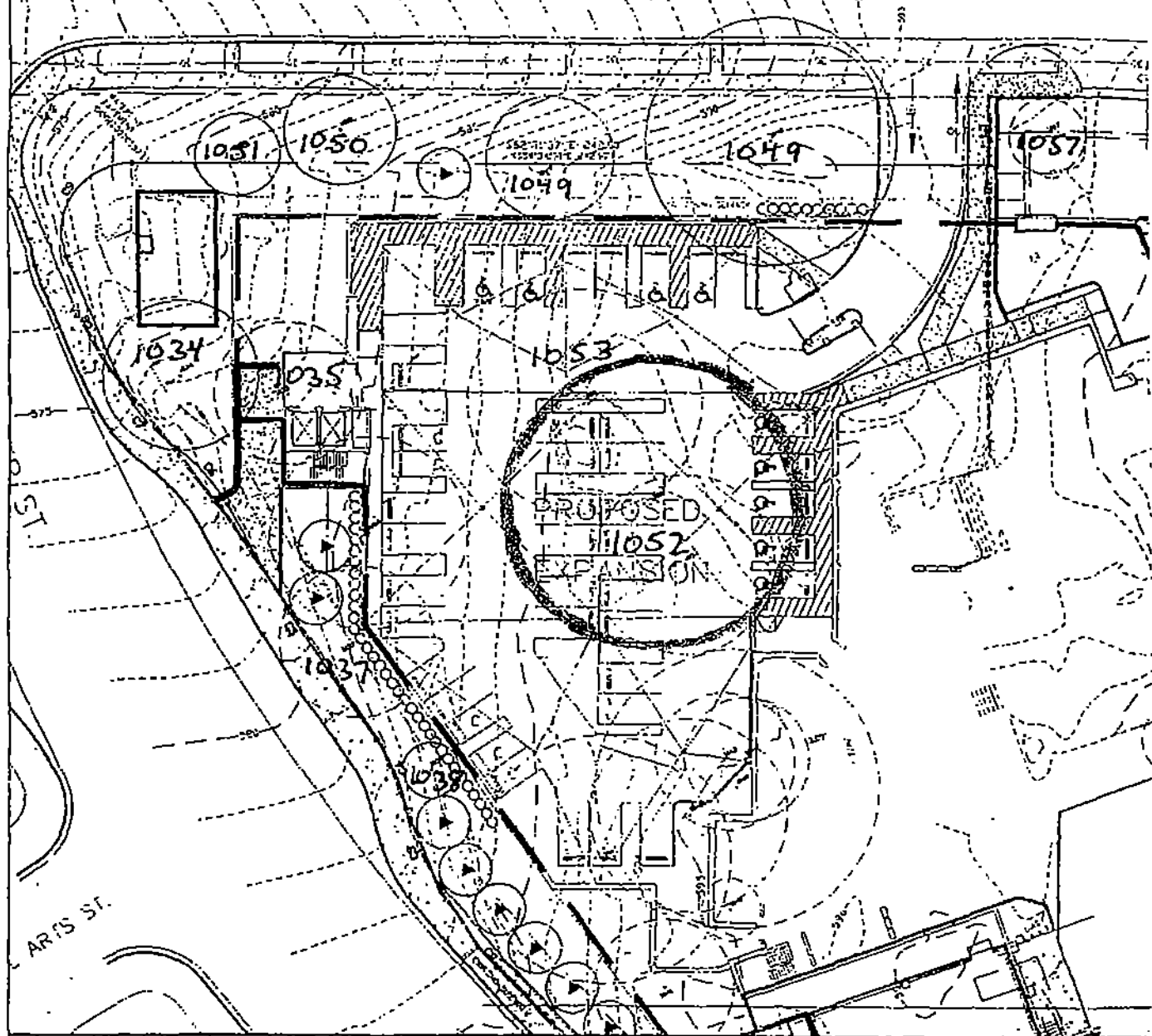
City of Austin Law Department
P.O. Box 1088
Austin, Texas 78767-8828
Attn: Diana Minter, Paralegal

EXHIBIT A



EAST 32nd ST.
(SEE PLAN - 2nd SHEET)

SCALE: 1" = 20'



PLANT LIST REPLACEMENT TREES ALL REPLACEMENT TREES COUNT 100% TOWARD REPLACEMENT

KEY	TREE / CALIPER SIZE	REPLACEMENT CREDIT
	20 6" CAL. LIVE OAK, 11' HT., MIN.	60" CAL. INCHES FOR REPLACEMENT
	20 6" CAL. CEDAR ELK, 11' HT., MIN.	60" CAL. INCHES FOR REPLACEMENT
	10 3" CAL. CHRYSLER OAK, 8' HT., MIN.	10" CAL. INCHES FOR REPLACEMENT
TOTAL OF REPLACEMENT TREES INCHES		170" CAL. INCHES

SCREENING SHRUBS
 100 2" CAL. EVERGREEN SHRUBS
 100 2" CAL. EVERGREEN SHRUBS
 100 2" CAL. EVERGREEN SHRUBS

to be relocated
to remain

THOMAS B. BROWN
LANDSCAPE ARCHITECT
 1000 1/2 STREET
 ANCHORAGE, ALASKA 99501
 907-261-1111
 FAX 907-261-1111



I, THOMAS B. BROWN, A REGISTERED LANDSCAPE ARCHITECT, CERTIFY THAT THESE PLANS MEET THE REQUIREMENTS OF CHAP. 25.2, ART. 2, DIV. 1 OF THE LAND DEVELOPMENT CODE.

SYMBOL	DESCRIPTION
	PROPERTY LINE
	EASEMENT
	UTILITY
	WATER
	SEWER
	GAS
	ELECTRIC
	FENCE
	SETBACK
	EASEMENT
	UTILITY
	WATER
	SEWER
	GAS
	ELECTRIC
	FENCE
	SETBACK

LEGEND	
	LOT LINE OF CONVEYANCE
	PROPOSED CONVEYANCE
	EXISTING CONVEYANCE
	WATER
	SEWER
	GAS
	ELECTRIC
	FENCE
	SETBACK
	EASEMENT
	UTILITY
	WATER
	SEWER
	GAS
	ELECTRIC
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	UTILITY
	WATER
	SEWER
	GAS

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

06-19-2003 04:21 PM 2003139169
ZAVALAR \$17.00
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

Recorders Memorandum: At the time of recording this instrument was found to be inadequate for the best reproduction, because of illegibility, carbon or photocopy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

ORDINANCE NO. 920820- I

AN ORDINANCE ORDERING A REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE AUSTIN CITY CODE OF 1992 AS FOLLOWS: 3.284 ACRE TRACT OF LAND OUT OF THE ST. DAVID'S COMMUNITY HOSPITAL ADDITION, FROM "LO" LIMITED OFFICE DISTRICT AND "MF-3" MULTIFAMILY RESIDENCE (MEDIUM DENSITY) DISTRICT TO "GR-CO" COMMUNITY COMMERCIAL DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT, LOCALLY KNOWN AS 919 EAST 32ND STREET, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; WAIVING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. That Chapter 13-2 of the Austin City Code of 1992 is amended to change the base zoning district from "LO" Limited Office district and "MF-3" Multifamily Residence (Medium Density) district to "GR" Community Commercial district-Conditional Overlay combining district on the property described in File C14-92-0071, as follows:

3.284 acre tract of land out of the St. David's Community Hospital Addition, said 3.284 acre tract being more particularly described by metes and bounds in "Exhibit A" attached and incorporated herein for all purposes,

locally known as 919 East 32nd Street, in the City of Austin, Travis County, Texas.

PART 2. That the property within the boundaries of the Conditional Overlay combining district established by this ordinance is subject to the following conditions:

1. Uses of the Property shall be restricted to the following conditions: (i) the range of permitted uses authorized in the "GR" Community Commercial base district as set forth in Sec. 13-2-221 of the Austin City Code shall be prohibited, except that Commercial off-street parking use shall be permitted; and (ii) the range of permitted uses authorized in the "GO" General Office base district shall be permitted on the Property.

Except as specifically restricted pursuant to this ordinance, the property may be developed and used in accordance with the regulations established for the "GR" Community Commercial base district and other applicable requirements of the Land Development Code.

PART 3. That it is ordered that the Zoning Map established by Sec. 13-2-22 of the Austin City Code of 1992 and made a part thereof shall be changed to record the amendment enacted by this ordinance.

PART 4. That the requirement imposed by Section 2-2-3 of the Austin City Code of 1992 that this ordinance be read on three separate days shall be waived by the affirmative vote of five members of the City Council to pass this ordinance through more than one reading on a single vote.

PART 5. That this ordinance shall become effective upon the expiration of ten days following the date of its final passage.

PASSED AND APPROVED:

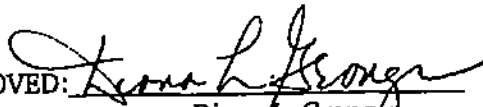
August 20, 1992

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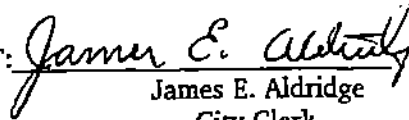
Bruce Todd
Mayor

APPROVED:



Diana L. Granger
City Attorney

ATTEST:



James E. Aldridge
City Clerk

20Aug92
ME/jj

METCALFE & SANDERS, INC./LAND SURVEYORS

4800 SOUTH CONGRESS
AUSTIN, TEXAS 78749
(512) 442-9363

SURVEYS & RECORDS SINCE 1904

FIELD NOTES OF A SURVEY OF 3.284 ACRES OF LAND, BEING A PORTION OF LOT 1, ST. DAVID'S COMMUNITY HOSPITAL ADDITION, A SUBDIVISION OF A PORTION OF OUTLOT 23, DIVISION "C" OF THE GOVERNMENT TRACTS ADJOINING THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, SAID ST. DAVID'S COMMUNITY HOSPITAL ADDITION BEING SHOWN ON A MAP OR PLAT OF RECORD IN PLAT BOOK 81, PAGES 366 AND 367, TRAVIS COUNTY PLAT RECORDS, AND BEING THAT SAME TRACT DESCRIBED IN EXHIBIT "A" AS 3.284 ACRES IN THE AMENDED AND RESTATED LEASE AGREEMENT BY AND BETWEEN ST. DAVID'S HOSPITAL AND PARK ST. DAVID PROFESSIONAL BUILDING, LTD. IN VOLUME 7365, PAGE 492, TRAVIS COUNTY DEED RECORDS, AND TRANSFERRED IN AN ASSIGNMENT OF GROUND LEASE FROM PARK ST. DAVID PROFESSIONAL BUILDING, LTD. TO ST. DAVID'S HOSPITAL IN VOLUME 10021, PAGE 648, TRAVIS COUNTY DEED RECORDS, AND BEING THAT SAME 3.284 ACRE TRACT DESCRIBED IN A MODIFICATION AND ASSUMPTION AGREEMENT BY AND BETWEEN ST. DAVID'S COMMUNITY HOSPITAL, MASSACHUSETTS MUTUAL LIFE INSURANCE COMPANY AND PARK ST. DAVID PROFESSIONAL BUILDING, LTD. IN VOLUME 10087, PAGE 488, TRAVIS COUNTY DEED RECORDS, SAID 3.284 ACRE TRACT BEING A PORTION OF LOTS 5, 6 & 7 OF OUTLOT 23, DIVISION "C" IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT TRACT DESCRIBED IN A DEED FROM KATHARINE PARR HAMILTON TO ST. DAVID'S HOSPITAL IN VOLUME 2698, PAGE 444, TRAVIS COUNTY DEED RECORDS, AND BEING A PORTION OF THAT TRACT DESCRIBED IN A DEED FROM JOHANNES BOHN, ET UX TO ST. DAVID'S HOSPITAL IN VOLUME 1886, PAGE 234, TRAVIS COUNTY DEED RECORDS, AND BEING ALL OF THAT TRACT OF LAND DESCRIBED IN A DEED FROM JOHN FELTER TO ST. DAVID'S HOSPITAL IN VOLUME 3986, PAGE 1322, TRAVIS COUNTY DEED RECORDS, AS SURVEYED FOR ST. DAVID'S COMMUNITY HOSPITAL BY METCALFE & SANDERS, INC., LAND SURVEYORS, 4800 SOUTH CONGRESS, AUSTIN, TEXAS.

Beginning at an iron stake at the southwest corner of Lot 1, Gruessen Resubdivision of a Portion of Lot 6, Outlot 23, Division "C", in the City of Austin, Travis County, Texas, as shown on a map of record in Plat Book 10, Page 77, Travis County Plat Records, and being also at an interior corner of Lot 1, St. David's Community Hospital Addition, a subdivision of a portion of Outlot 23, Division "C" of the Government Tract Adjoining the Original City of Austin, Travis County, Texas, of record in Plat Book 81, Pages 366 and 367, Travis County Plat Records, and being also a corner in the most easterly north line of that tract described in Exhibit "A" as 3.284 acres in the Amended and Restated Lease Agreement By and Between St. David's Hospital and Park St. David Professional Building, Ltd. in Volume 7365, Page 492, Travis County Deed Records, and transferred in an Assignment of Ground Lease from Park St. David Professional Building, Ltd. to St. David's Hospital in Volume 10021, Page 648, Travis County Deed Records, and a corner in the most

easterly north line of that 3.284 acre tract described in a Modification and Assumption Agreement By and Between St. David's Community Hospital, Massachusetts Mutual Life Insurance Company and Park St. David Professional Building, Ltd. in Volume 10087, Page 488, Travis County Deed Records, for a corner in the most easterly north line of the herein described tract;

(1) THENCE with the most easterly north line of said Lot 1, St. David's Community Hospital Addition, and the most easterly north line of the said 3.284 acre tract, and being also with the south line of said Lot 1, Gruesen Resubdivision, S 59° 40' E 80.02 feet to a 1/2" iron pipe found at the southeast corner of said Lot 1, Gruesen Resubdivision and the southwest corner of Lot 2 of said Gruesen Resubdivision, said iron pipe being also the southwest corner of that tract of land described in Tract Two in a deed from Milton Turner, M.D., et ux to St. David's Hospital in Volume 7337, Page 424, Travis County Deed Records;

(2) THENCE with the north line of said Lot 1, St. David's Community Hospital Addition and the most easterly north line of the 3.284 acre tract, and being also with the south line of said Lot 2, Gruesen Resubdivision and with the south line of the said St. David's Community Hospital Tract Two, S 59° 45' E 22.81 feet to a 1/2" iron pipe found;

(3) THENCE with the north line of said Lot 1, St. David's Community Hospital Addition and the most easterly north line of the 3.284 acre tract, and being also with the south line of said Lot 2, Gruesen Resubdivision and with the south line of the St. David's Community Hospital Tract Two, and with the south line of that tract of land described in Tract One in said deed to St. David's Hospital in Volume 7337, Page 424, Travis County Deed Records, S 59° 08' E 103.57 feet to a 1/2" iron pipe found at the northeast corner of said Lot 1, St. David's Community Hospital Addition and the most easterly northeast corner of the said 3.284 acre tract, said iron pipe being the northwest corner of Lot 5A of Joe Manor Trustee Subdivision, of record in Plat Book 16, Page 43, Travis County Plat Records, for the most easterly northeast corner of the herein described tract;

(4) THENCE with the east line of said Lot 1, St. David's Community Hospital Addition, and the most easterly east line of the said 3.284 acre tract, and being also the west line of said Lot 5A of the Joe Manor Trustee Subdivision, S 30° 36' W 307.47 feet to a rivet found in concrete in the north line of East 30th Street at the southeast corner of said Lot 1, St. David's Community Hospital Addition and the southeast corner of the said 3.284 acre tract, and the southwest corner of said Lot 5A of the Joe Manor Trustee Subdivision, for the southeast corner of the herein described tract;

(5) THENCE with the north line of East 30th Street and the south line of said Lot 1, St. David's Community Hospital Addition, and being also with the south line of the said 3.284 acre tract, N 59° 29' W 97.01 feet to a 60^d nail found in an expansion joint in a concrete driveway;

(6) THENCE with the north line of East 30th Street and the south line of said Lot 1, St. David's Community Hospital Addition, and being also the south line of the said 3.284 acre tract, N 59° 46' W 162.18 feet to a 1/2" iron pipe found;

(7) THENCE with the north line of East 30th Street and the south line of said Lot 1, St. David's Community Hospital Addition, and being also the south line of the said 3.284 acre tract, N 55° 27' 30" W 201.36 feet to a 1/2" iron pipe found;

(8) THENCE with the curving north line of East 30th Street and the curving south line of said Lot 1, St. David's Community Hospital Addition, and being the curving south line of the said 3.284 acre tract, with a curve to the left an arc distance of 98.97 feet, said curve having a radius of 281.27 feet and a chord of which bears, N 65° 32' 30" W 98.46 feet to a 1/2" iron pipe found at point of tangency;

(9) THENCE with the north line of East 30th Street and the south line of said Lot 1, St. David's Community Hospital Addition, and being also the south line of the said 3.284 acre tract, N 75° 37' 15" W 93.28 feet to an iron stake found at the northeast intersection of East 30th Street and Red River Street at the southwest corner of the said 3.284 acre tract, for the southwest corner of the herein described tract;

(10) THENCE with the east line of Red River Street and the most westerly west line of said Lot 1, St. David's Community Hospital Addition, and being also with the most westerly west line of the said 3.284 acre tract, N 13° 19' 15" W 139.88 feet to a 1/2" iron pipe found at the most westerly corner of the said 3.284 acre tract, for the most westerly corner of the herein described tract;

(11) THENCE with a west line of the said 3.284 acre tract, N 30° 05' 20" E 80.67 feet to a rivet found in concrete at the most westerly northwest corner of the said 3.284 acre tract, for the most westerly northwest corner of the herein described tract;

(12) THENCE with the most westerly north line of the said 3.284 acre tract, N 76° 38' E 82.77 feet to a 1/2" iron pipe set for the most westerly northeast corner of the said 3.284 acre tract, for the most westerly northeast corner of the herein described tract;

(13) THENCE with an east line of the said 3.284 acre tract, S 10° 27' 30" E 121.78 feet to a 1/2" steel pin found at an interior corner of the said 3.284 acre tract, for an interior corner of the herein described tract;

(14) THENCE with a north line of the said 3.284 acre tract, S 59° 30' E 193.22 feet to a rivet found in concrete at a northeast corner of the said 3.284 acre tract, for a northeast corner of the herein described tract;

(15) THENCE with an east line of the said 3.284 acre tract,
S 10° 00' W 24.10 feet to a rivet found in concrete at an interior corner of
the said 3.284 acre tract, for an interior corner of the herein described
tract;

(16) THENCE with a north line of the said 3.284 acre tract,
S 80° 00' E 25.20 feet to a rivet found in concrete at an interior corner of
the said 3.284 acre tract, for an interior corner of the herein described
tract;

(17) THENCE with a west line of the said 3.284 acre tract,
N 10° 00' E 14.68 feet to a rivet found in concrete at a northwest corner of
the said 3.284 acre tract, for a northwest corner of the herein described
tract;

(18) THENCE with a north line of the said 3.284 acre tract,
S 59° 30' E 125.54 feet to a 1/2" iron pipe found at an interior corner of
the said 3.284 acre tract, for an interior corner of the herein described
tract;

(19) THENCE with a west line of the said 3.284 acre tract,
N 30° 36' E 183.34 feet to a 1/2" iron pipe found at the most easterly
northwest corner of the said 3.284 acre tract, for the most easterly
northwest corner of the herein described tract;

(20) THENCE with the most easterly north line of the said 3.284 acre
tract, S 59° 46' E 53.62 feet to the place of the beginning, containing
3.284 acres of land.

Surveyed March 4, 1981. Survey Updated and Field
Notes Prepared November 18, 1987.



METCALFE & SANDERS, INC.
Land Surveyors

By:

A handwritten signature in cursive script, appearing to read "George L. Sanders".

George L. Sanders
Registered Public Surveyor #1838

Plan R227-D
Ref. Plans R227,
7825, 8006-C, 8927
FB 714, P 48
FB 586, P 1
FB 569, P 15
FB 517, P 52
4FN87/87321.02

Austin American-Statesman

AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public in and for the County of Travis, State of Texas, on this day personally appeared:

Jean Goehring

Classified Advertising Agent of the Austin American-Statesman, a daily newspaper published in said County and State that is generally circulated in Travis, Hays, and Williamson Counties, who being duly sworn by me, states that the attached advertisement was published in said newspaper on the following dates, to wit:

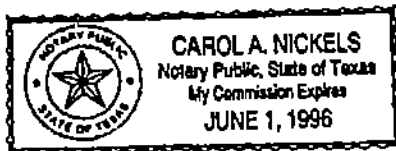
September 5th of 1992

Cost: 35.34

and that the attached is a true copy of said advertisement.

[Signature]

SWORN AND SUBSCRIBED TO BEFORE ME, this the 1st day of Oct, 1992.



Carol A. Nickels
(Type or Print Name of Notary)

Carol A. Nickels
Notary Public in and for
TRAVIS COUNTY, TEXAS

6/01/96
(My Commission Expires:)

An order of the City of Austin, Texas, for the construction of a new 100-unit multi-family residence (medium density) located on the east side of the city of Austin, Texas, near the intersection of the 10th Street and the 10th Street. The project is located on the east side of the city of Austin, Texas, near the intersection of the 10th Street and the 10th Street. The project is located on the east side of the city of Austin, Texas, near the intersection of the 10th Street and the 10th Street.

CITY OF AUSTIN
BOARD OF ADJUSTMENT/SIGN REVIEW BOARD
DECISION SHEET

☒ y Greg Smith
☒ y Barbara Aybar **SECOND**
☒ y Bryan King
☒ y Leane Heldenfels, Vice Chair
☒ y Frank Fuentes, Chair **MOTION TO APPROVE**
☒ y Betty Edgemond
☒ y Michael von Ohlen

DATE: May 8, 2006
CASE NUMBER: C15-06-063

APPLICANT: John Joseph, Jr. for St. David's Healthcare Partnership

ADDRESS: 3000 North IH-35

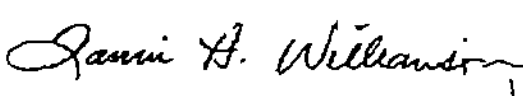
VARIANCE REQUESTED: The applicant has requested a variance to increase the maximum height requirement of Section 25-2-492 (D) from 60 feet in height to 120 feet in height for the building with an additional height of 18.5% of 120 feet for the decorative towers and 15% of 120 feet for other objects in order to erect a Medical Office facility in a "GO", General Office zoning district. (Previously approved by the Board of Adjustment on September 23, 2004, but has since expired.)

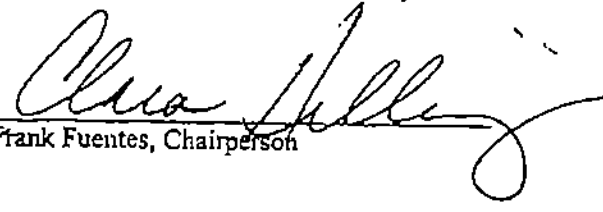
BOARD'S DECISION: GRANTED 7-0

FINDINGS:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: the hospital is located in a residential area where the height is restricted.
2. (a) The hardship for which the variance is requested is unique to the property in that: the hospital was built in 1955 but needs expansion but surrounding properties are developed.

(b) The hardship is not general to the area in which the property is located because: there are no other hospitals in the immediate area.
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because: the additional height will allow additional medical offices necessary to allow physicians to be in close proximity to their patients.


Tammie Williamson, Executive Secretary


Frank Fuentes, Chairperson

1

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SUBD

Evangelical Lutheran
Synod of Missouri

John O.
Naven
et ux

R. L. Gorham
et ux

101

Alma Kuri.

FAST 32 ND

STREET

(PROP. R.O.W.)

STREET

1950-45 130005

EAST 30TH

(Lost Ave. Cameron Qd.)

HIGHWAY / INTERSTATE 35

**CITY OF AUSTIN
BOARD OF ADJUSTMENT/SIGN REVIEW BOARD
DECISION SHEET**

☒ y Greg Smith
☒ y Barbara Aybar **SECOND**
☒ y Bryan King
☒ y Leane Heldenfels, Vice Chair
☒ y Frank Fuentes, Chair **MOTION TO APPROVE**
☒ y Betty Edgemond
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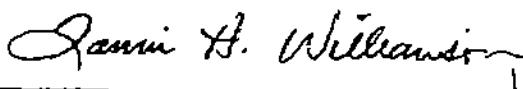
VARIANCE REQUESTED: The applicant has requested a variance to increase the maximum height requirement of Section 25-2-492 (D) from 60 feet in height to 120 feet in height for the building with an additional height of 18.5% of 120 feet for the decorative towers and 15% of 120 feet for other objects in order to erect a Medical Office facility in a "GO", General Office zoning district. (Previously approved by the Board of Adjustment on September 23, 2004, but has since expired.)

BOARD'S DECISION: GRANTED 7-0

FINDINGS:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: the hospital is located in a residential area where the height is restricted.
2. (a) The hardship for which the variance is requested is unique to the property in that: the hospital was built in 1955 but needs expansion but surrounding properties are developed.

(b) The hardship is not general to the area in which the property is located because: there are no other hospitals in the immediate area.
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because: the additional height will allow additional medical offices necessary to allow physicians to be in close proximity to their patients.


Tammie Williamson, Executive Secretary

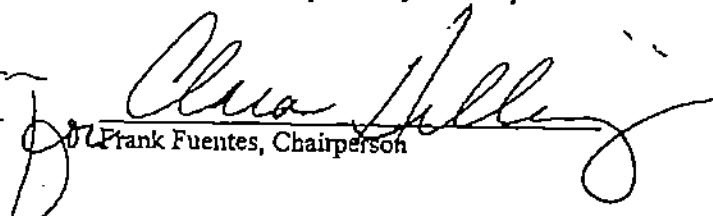

Frank Fuentes, Chairperson

EXHIBIT "A"

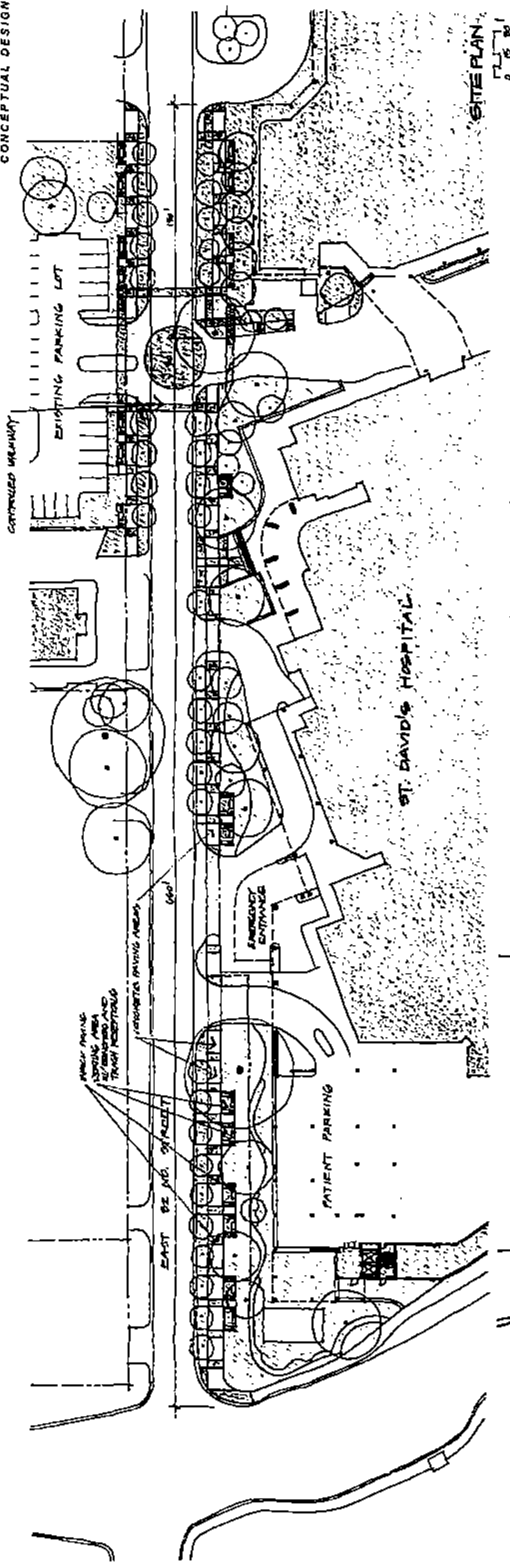
PERMITTED USES

General Hospital and Medical services for the care and treatment of pre-natal, pediatric, infant, and geriatric patients, including without limitation any and all of the following:

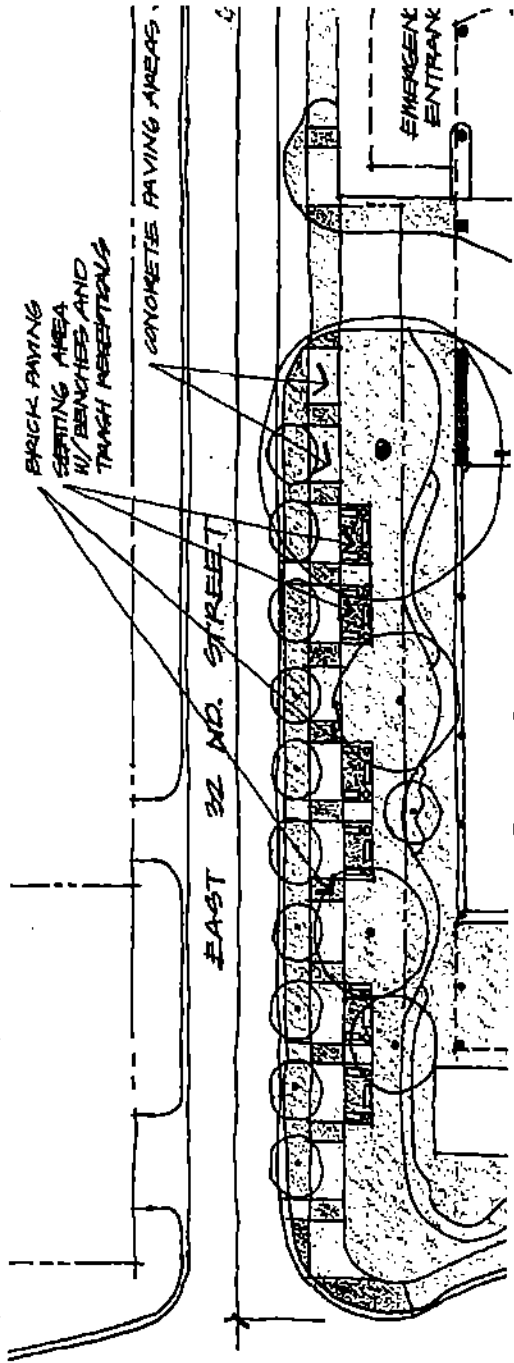
1. **Administrative and Business Offices:** Offices for executive, management, or administrative services;
2. **Building Maintenance and Services:** Medical Support Services, including, but not limited to janitorial services, landscape maintenance, and window cleaning services;
3. **Business Support Services:** Medical equipment leasing and sales, medical equipment repair;
4. **Camp:** Indoor or outdoor activities for children including sports, arts and crafts, entertainment, recreation, educational services and incidental food services;
5. **Club or Lodge:** Meeting, recreational or social facilities used by a private or non-profit association, ie: AA, MADD;
6. **College and University Facilities:** Education and support; General Medical Teaching and Continuing Education Facilities, medical employment training and temporary employment services;
7. **Commercial Blood Plasma Center:** Facility for the donation or sale by individual donors of blood plasma and other blood products;
7. **Commercial Off Street Parking:** Commercial parking lots and garages;
8. **Community Events:** Community outreach services and education;
9. **Community Recreation:** Indoor and outdoor recreational facility used by residents, patients and guests;
10. **Convalescent Services:** Skilled nursing services and long term acute care hospital;
11. **Counseling Services:** Daytime counseling for neglected or abused children;
12. **Daycare Services:** Child care facilities;
13. **Employee Recreation:** Indoor or outdoor recreational facility used by employees located on the property;

14. **Food Sales:** Retail sale of food including delicatessens, retail bakeries and candy sales;
15. **General Retail Sales:** Sale of commonly used goods including pharmaceutical sales and services;
16. **Guidance Services:** Counseling, guidance, recuperative or similar services to persons requiring rehabilitation services as a result of mental illness, drug or alcohol abuse or similar condition;
17. **Heliport :** A single structure equipped to handle the take-off and landing of a helicopter.
18. **Hospital Services:** In-patient and out-patient hospital services and non-elective surgical services, Pediatric and adult in-patient and out-patient rehabilitation services, emergency treatment, diagnostic services, training and administration;
19. **Hotel-Motel:** Rooms for temporary lodging;
20. **Indoor Entertainment:** Conference and meeting facilities;
21. **Laundry Services:** Site for the provision of laundering including bulk laundry and linen supply;
22. **Medical Offices:** Medical treatment and diagnosis services, relating to oncological services, including, but not limited to: a) Radiation Therapy, b) Chemotherapy, c) Homeopathic Treatment, d) Holistic Treatment, e) Reproductive Services, and f) any such Experimental Therapies as may apply;
23. **Off-Site Accessory Parking:** Provision of parking located on a different site from the principal use;
24. **Personal Improvement Services:** Informational, instructional or personal improvement including, but not limited to health and physical fitness;
25. **Personal Services:** Periodically needed personal services including, but not limited to beauty or barber shops and drycleaning services;
26. **Professional Office:** Professional services including, but not limited to accounting offices;
27. **Recreational Equipment Maintenance and Storage:** Maintenance, service and storage of sports equipment;
28. **Religious Assembly:** Religious worship or education;

29. **Research Services:** Diagnostic services and studies, such as, but not limited to sleep studies, diabetes studies, scientific research and scientific support services;
30. **Research Testing Services:** Research activity permitted only with a Planned Utility District;
31. **Research Warehousing Services:** Storage of materials or equipment related to research services;
32. **Residential Treatment:** Pediatric and Adult in-patient and out-patient psychiatric and psychological services, transitional services, residential facilities in support of medical hospital services, i.e., Ronald McDonald House and housing for medical students and faculty;
33. **Restaurant:** Preparation and sale of food and beverages for on premise consumption;
34. **Safety Services:** Pediatric and Adult emergency medical services, treatment and conveyances including, but not limited to: a) heliport, b) ambulatory, and/or c) vehicular;
35. **Telecommunication Tower:** Structures built to support antenna for receiving or transmitting electronic data or telecommunications.



SITE PLAN
0 10 20



Great Streetscape St David's Medical Center

CITY OF AUSTIN, TEXAS

HealthCare Facilities
Development Corporation

HCFD

CONCEPTUAL DESIGN

**ST. DAVID'S
MEDICAL CENTER**

**PARKING GARAGE AND
MEDICAL OFFICE BUILDING**

PWD Height 175'

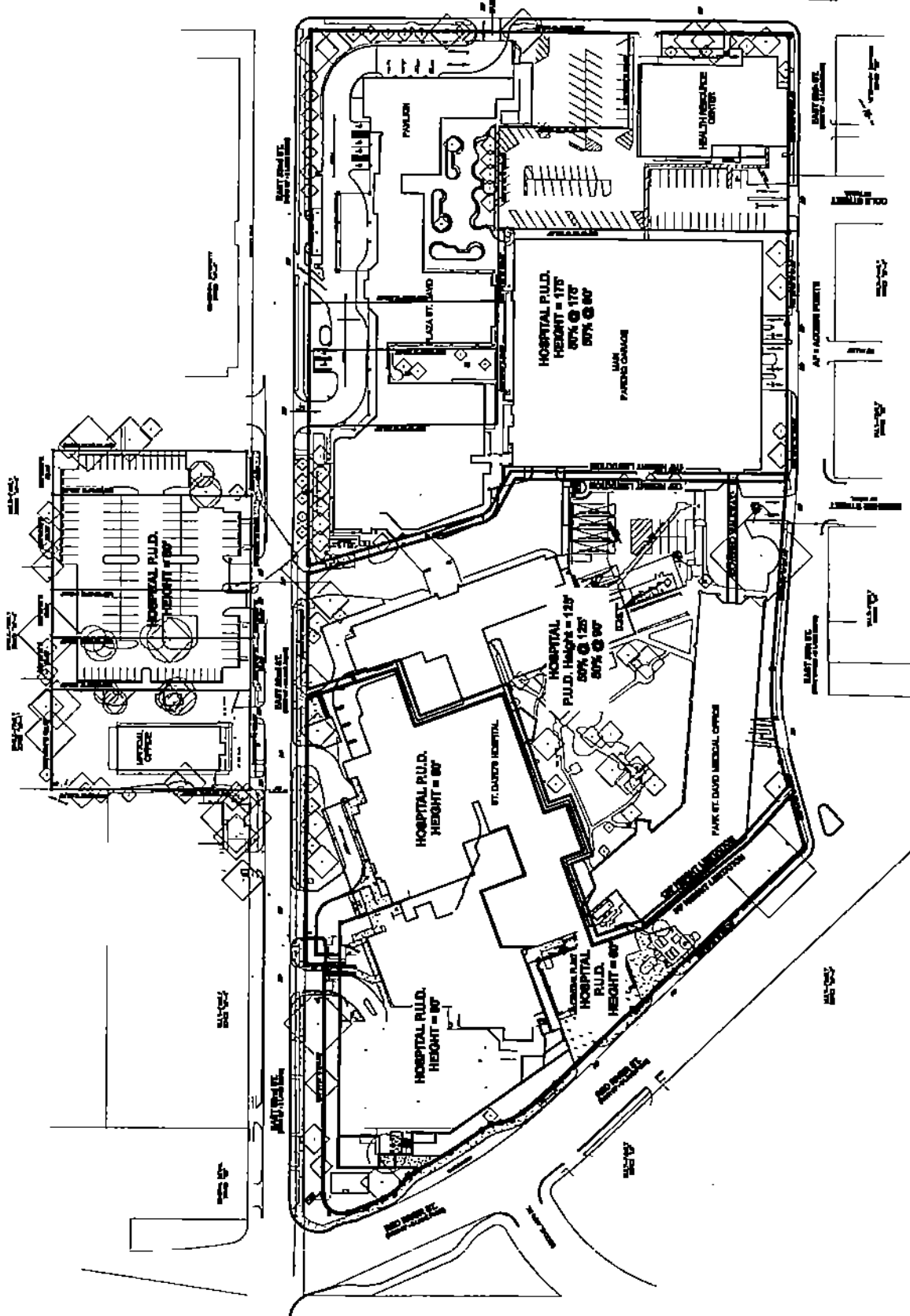
PUD Height 125'

PLD Height 90.

**P.U.D. GENERAL
DEVELOPMENT
PLAN**

12310
Greiner, Simmons & Cowan, Inc.

Planning
Architecture
Interior Architecture





MINTER, JOSEPH & THORNHILL, P.C.

811 Barton Springs Rd.
Suite 800
Austin, Texas 78704-1196
phone 512.478.1075
fax 512.478.5838
www.mjtpc.com

March 28, 2006

John Joseph Jr.
jjosephjr@mjtpc.com
Extension 114
(Not licensed to practice law)

City of Austin
Joe Pantalione, Director
Watershed Protection and Development Review Dept.
505 Barton Springs Rd.
Austin, Texas 78704

Re: St. David's Medical Center Planned Unit Development; Updated PUD Purpose Statement

Dear Joe:

The purpose of this correspondence is to provide a statement of the purpose for this Planned Unit Development "PUD", the proposed conceptual land use plan and site development regulations for the St. David's Medical Center PUD land use plan and briefly discuss why the proposed PUD meets the applicable criteria set forth in the City of Austin Land Development Code "LDC" and should be approved by the City of Austin. As you are aware the St. David's Hospital, and I will refer to it as the "Hospital" throughout, has been operated at its present location since 1955.

St. David's Medical Center is wholly owned by HTI-ADC Venture (composed of HCA Inc. and St. David's Healthcare System, Inc. as venture partners) the same venture partners that operate four hospitals including, Round Rock Medical Center, South Austin Hospital and St. David's North Austin Medical Center.

The Hospital was originally formed by a group of local surgeons in 1924 as Physicians and Surgeons Hospital near 17th and Rio Grande Streets. The Hospital was soon turned over to St. David's Episcopal Church which in turn formed a non-profit corporation, St. David's Hospital, with a community based Board of Trustees to oversee the operation. At that point, the Hospital was independent of the church in terms of financial support and governance except that the Rector of the church was an ex-officio member of the Board of Trustees.

The Hospital outgrew the 17th Street location and in 1955 was relocated to its present location at 919 East 32nd Street as a 104-bed facility with Austin's first recovery room. More

than 12,000 citizens came to the open house which was described as the largest in Austin's history at the time.

The existing facility consists of 3 separate hospitals, St. David's Hospital (acute care), St. David's Rehabilitation Center and St. David's Pavilion (gero-psychiatric). The acute care hospital consists of 315,500 s.f. with a permitted expansion in progress of 79,000 s.f. of hospital and 28,000 s.f. of parking. The entire campus is approximately 15 acres and contains nearly 700,000 s.f. of building floor area and over 500,000 s.f. of garage area. It has won awards for design of services in a compact, convenient and efficient space.

Since 1955 the Hospital has expanded many times to respond to public demand for services and to provide the latest and best in medical treatment. It is with this long and honored history of the provision of medical care to the people of the Austin community that St. David's Healthcare Partnership makes this application for PUD zoning to facilitate the predictability and flexibility that is essential to meet the medical needs of City of Austin, Travis County and the other Cities and Counties in the (area).

St. David's values the relationship it has developed with community leaders and neighborhood associations, specifically the Hancock Neighborhood Association and the Eastwoods Neighborhood Association. St. David's is committed to working closely with these two associations during this PUD process to ensure that the needs and concerns of the community are carefully considered and incorporated in St. David's plans for the future, to the extent possible. During this process, St. David's is committed to attend/participate in regularly scheduled meetings of these neighborhood associations, to ensure that the community is aware of and involved in the PUD planning process.

I. Characteristics of the Proposed PUD.

The Hospital proposes that the PUD have the following site development regulations and confer the following community benefits.

A. Site Development Regulations.

1. Development occurring under the PUD would comply with the current LDC regulations and those regulations as set forth in the approved phased site plan # SPC-02-0028C and as modified by the PUD ordinance.
2. Future expansion may result in an increase in impervious cover and/or on-site detention.
3. Water quality requirements would be met through the payment of fees in lieu of on-site water quality facilities, or other environmental mitigation methods approved by the City and adopted as a part of the PUD ordinance.

4. Permitted uses sought under the PUD are delineated in the attached Exhibit "A".

B. Community Benefits.

1. Community Health.

- i) St. David's facilities provide charity health care services in the amount of \$17.2 million dollars in 2002. St. David's is an integral part of the healthcare partnership in this region of Texas and takes that responsibility very seriously. The PUD expansion will allow St. David's to address ever increasing demand for charitable healthcare services in the region.
- ii) Admission policies prevent the accumulation of information based on race and ethnicity. St. David's in 2002 provided virtually the same demographic mix of patient as Brackenridge Hospital.
- iii) Women Services
 - a) In recognition of the unique nature of women's health issues, to provide for women's health services in a centrally located and convenient venue and to address the ever expanding demand for women's health services issues, the Hospital proposes the creation of a Women's Health Center contained within a 3rd floor expansion.
 - b) This PUD may allow for an expansion of neo-natal intensive care (NICU) and an expansion of rehabilitation facilities.
- iv) Specialty Services - St. David's provides a specialized arthritis therapy pool which is open and available to the public at no charge, in cooperation with the Austin Arthritis Association. St. David's also provides the only hyperbaric chamber, better know as a decompression chamber for the treatment of nitrogen narcosis (the bends) and carbon monoxide poisoning in this five county service area.

2. Non-Health Community Benefits.

- i) Public meeting places
 - a) The Hospital has always made meeting facilities at the Hospital available to the general public. New

expansions will include additional meeting facilities and such will be made available to the public.

- b) Public meeting places are provided free of charge to the public and as such obviate the necessity for the development of such facilities within the community.
 - ii) Provide inner-city services, helps prevent sprawl and promotes a compact city through the provision of new and special medical and health services, including rehabilitation, women's and neo-natal facilities.
 - iii) In as much as the facilities are not tax exempt the additions will add approximately \$1,000,000 to the ad valorem tax rolls for the City, County and Austin ISD
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3. Community Education. St. David's facilities provide \$80,000 per year for nursing faculty at Austin Community College for Nurse Education as well as scholarship funding. St. David's also provides \$40,000 per year to the Capital Area Training Fund. St. David's does and will continue to provide practice settings for nursing students at the University of Texas and the Austin Community College Schools of Nursing.
4. Community Aesthetics. This location has become known in the community and recognized by generations of Austin and Central Texas residents as a medical/health service center, much the same as Brackenridge Hospital and Seton Medical Center. Doctors, nurses, emergency technicians, police, fire and other emergency medical practitioners have come to rely on the existence of this hospital facility at this location. Please see photographs attached.

II. The Proposed PUD Conforms to the Purposes of Sec. 25-2-174 of the Land Development Code of the City of Austin.

A. The Proposed PUD Provides "Greater Design Flexibility for Development within the PUD"

- 1. The existing facility is located on approximately 13 acres of property. There is very little, if any, area for expansion of health services. Height limitations under "CS" Commercial Services of 60 feet would further restrict expansion. Existing facilities are less than 90 feet and the proposed Women's Services and Rehabilitation facilities will exceed the current zoning height limitation. PUD zoning would allow the establishment of heights

scaled and designed to meet the expansion demands for health services and greater height, ranging from 175 feet adjacent to IH 35 to 80 feet as the facilities near neighborhoods, and would allow for the expansion without the necessity for the removal of additional impervious cover and removal of additional significant trees. Under current circumstances a lateral expansion is economically infeasible.

2. The PUD would seek the combined use of parcels located adjacent but across 32nd street from the Hospital facilities through the use of air-space corridors, minimizing pedestrian traffic and the interaction between pedestrians and vehicles.
3. Combined Hospital/Medical and commercial uses supporting Hospital and Medical services would reduce the commercial development pressure on neighboring properties now committed to neighborhood residential and retail services.
4. The PUD zoning would allow St. David's Hospital to address the ever changing needs of the community indefinitely at the current location. The location of this Hospital facility in close proximity to Brackenridge Hospital and the Childrens Hospital of Austin allows for the coordination of the provision of hospital services. St. David's Emergency Department, (ED), is the primary back-up to Brackenridge ED. That benefit would be lost if the facility was forced to relocate for lack of ability to expand.

B. The Proposed PUD results in development superior to conventional development that would be permitted under current zoning and subdivision regulations; proposed impervious cover under the PUD will be less than what is currently permitted on the site.

1. Maximization of available resources
2. Homogeneous multi-use medical facility
3. Combination of free-standing facilities will reduce the amount of impervious cover over conventional development
4. Contributions to storm water facilities
5. Contributions to City Park facilities

C. The Proposed PUD Enhances Preservation of the Natural Resources.

- 1.. Contributions to the Urban Reforestation Fund.
2. Allowing employees to work in close proximity to patient and medical services.
3. Contributions to off-site water quality facilities.

D. The Proposed PUD Encourages High Quality Development and Innovative Design.

Because of the scarcity of available area for expansion of healthcare services that do not dictate location on identical floor levels, such as patient rooms, rehabilitation, medical offices, laboratories, and other like facilities, coupled with conservation of existing open space and trees; requires innovative and creative design flexibility, such as the ability to expand vertically wherever possible.

E. The Proposed PUD Ensures Adequate Public Facilities and Services.

Failure to expand at the current location would virtually ensure the lack of adequate public health care facilities not only for the downtown area of the City but for the five (5) county area served by St. David's and the other medical providers in the City. As mentioned before the PUD would at the same time allow for the development of facility and community parking, traffic controls, community health educational, recreational and community meeting facilities as well as other facilities serving not only the hospital but the community as a whole.

For the above mentioned reasons, the applicant respectfully requests a PUD zoning base district for the subject site and believes that aforementioned statement of purpose justifies the PUD land use designation. If you should have any questions regarding this matter please do not hesitate to call.

Very truly yours,



John Joseph Jr.

cc: St. David's Healthcare Partnership
Attention: Malcolm Belisle
Vice President Corporate Services

CLARK, THOMAS & WINTERS

A PROFESSIONAL CORPORATION

TELEPHONE (512) 472-8800

POST OFFICE BOX 1148
AUSTIN, TEXAS 78767

FAX (512) 474-1129

300 WEST 6TH STREET, 15TH FLOOR
AUSTIN, TEXAS 78701

September 12, 2006

City of Austin
Joe Pantalione, Director
Watershed Protection and Development Review Dept.
505 Barton Springs Rd.
Austin, Texas 78704

Re: St. David's Medical Center Planned Unit Development; Updated PUD Purpose Statement

Dear Joe:

The purpose of this correspondence is to provide a statement of the purpose for this Planned Unit Development "PUD", the proposed conceptual land use plan and site development regulations for the St. David's Medical Center PUD, and briefly discuss why the proposed PUD meets the applicable criteria set forth in the City of Austin Land Development Code "LDC" and should be approved by the City of Austin. As you are aware the St. David's Hospital, referred as the "Hospital" throughout, has been operating at its present location since 1955.

St. David's Medical Center is wholly owned by Columbia/St. David's Healthcare Systems, LP (composed of HCA Inc. and St. David's Healthcare System, Inc. as venture partners) the same venture partners that operate four hospitals including, Round Rock Medical Center, South Austin Hospital and St. David's North Austin Medical Center.

The Hospital was originally formed by a group of local surgeons in 1924 as Physicians and Surgeons Hospital near 17th and Rio Grande Streets. The Hospital was soon turned over to St. David's Episcopal Church which in turn formed a non-profit corporation, St. David's Hospital, with a community based Board of Trustees to oversee the operation. At that point, the Hospital was independent of the church in terms of financial support and governance except that the Rector of the church was an ex-officio member of the Board of Trustees.

The Hospital outgrew the 17th Street location and in 1955 was relocated to its present location at 919 East 32nd Street as a 104-bed facility with Austin's first recovery room. More than 12,000 citizens came to the open house which was described as the largest in Austin's history at the time.

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September 12, 2006

The existing facility consists of 3 separate hospitals, St. David's Hospital (acute care), St. David's Rehabilitation Center and St. David's Pavilion (gero-psychiatric). The acute care hospital consists of 315,500 s.f. with a permitted expansion in progress of 79,000 s.f. of hospital and 28,000 s.f. of parking. The entire campus is approximately 15 acres and contains nearly 700,000 s.f. of building floor area and over 500,000 s.f. of garage area. It has won awards for design of services in a compact, convenient and efficient space.

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September 12, 2006

3. Water quality requirements would be met through the payment of fees in lieu of on-site water quality facilities, or other environmental mitigation methods approved by the City and adopted as a part of the PUD ordinance.
4. Base Zoning District = General Commercial Services "CS"
5. Height = Central Business District "CBD"
6. Permitted uses sought under the PUD are delineated in the attached Exhibit "A".

B. Community Benefits.

1. Community Health.

- i) St. David's facilities provided charity health care services in the amount of \$17.2 million dollars in 2002. St. David's is an integral part of the healthcare partnership in this region of Texas and takes that responsibility very seriously. The PUD expansion will allow St. David's to address ever increasing demands for charitable healthcare services in the region.
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September 12, 2006

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 2. The PUD would seek the combined use of parcels located adjacent to the Hospital but across 32nd street through the use of air-space

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September 12, 2006

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3. Combined Hospital/Medical and commercial uses supporting Hospital and Medical services would reduce the commercial development pressure on neighboring properties now committed to neighborhood residential and retail services.
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- B. The Proposed PUD results in development superior to conventional development that would be permitted under current zoning and subdivision regulations; proposed impervious cover under the PUD will be less than what is currently permitted on the site.
1. 2% less impervious cover than what is currently allowed
 2. Utilization of Grow Green guidelines for landscaping if possible
 3. Utilization of an Integrated Pest Management (IPM) program
 4. Utilization of Green Builder standards for commercial development
 5. Tree mitigation at a higher than standard rate within the Hancock and Eastwood Neighborhood
 6. Maximization of available resources
 7. Homogeneous multi-use medical facility
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September 12, 2006
Page 7

9. Contributions to storm water facilities
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- C. The Proposed PUD Enhances Preservation of the Natural Resources.
1. Contributions to the Urban Reforestation Fund.
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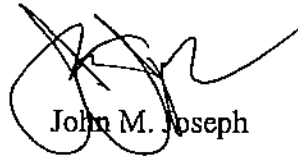
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Page 8

For the above mentioned reasons, the applicant respectfully requests a PUD zoning base district for the subject site and believes that the aforementioned statement of purpose justifies the PUD land use designation. If you should have any questions regarding this matter please do not hesitate to call.

Very truly yours,



John M. Joseph

cc: St. David's Healthcare Partnership
Attention: Malcolm Belisle
Vice President Corporate Services

CLARK, THOMAS & WINTERS

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AUSTIN, TEXAS 78767

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300 WEST 6TH STREET, 15TH FLOOR
AUSTIN, TEXAS 78701

September 12, 2006

Mr. Jorge Rousselin
City of Austin
505 Barton Springs, 5th Floor
Austin, TX 78704

RE: St. David's Medical Center Planned Unit Development; C814-06-0068

Please consider this the formal response of the Owner/Applicant to the comments submitted by you and the Watershed Protection Development Review (WPDR) staff assigned to this case.

I will respond to each of the Reviewer's comments in the order in which they appear in the Master Review Report dated April 30, 2006.

Drainage Construction --

DC-1 *Agree*

DC-2 *Agree*

Industrial Waste --

IW-1 *No Comment*

Transportation --

TR-1 *John Hickman has responded to all of the traffic comments.*

Electric --

EL-1 *No Comment*

EL-2 *No Comment*

Site Plan --

SP1 a *See Land Use Plan*
b *See Land Use Plan*

September 12, 2006

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- c *See Land Use Plan*
- d *See Land Use Plan*
- e *See Land Use Plan*
- f *See Land Use Plan*
- g *See Attached Exhibit "A"*
- h *No Comment*

SP-2 *The proposed PUD has 10% open space. The PUD does not propose to reduce the amount of open space.*

[Sec. 25-2-411(K)(2)] Not less than 10 percent of a tract must be open space if, excluding the tract, at least 10 percent of the PUD district is open space.

SP-3 *Schematic drawings are attached that illustrate the height, bulk and location of the buildings.*

SP-4 *Please See Attached Variance List*

SP-5 *Please See Attached Variance List*

SP-6 *Heliport has been added as a Use on Exhibit "A"*

SP-7 *To our knowledge SPC-02-0028C will not be revised.*

SP-8 *This site is within the Hancock Neighborhood Plan and does not require the future land use map to be revised.*

SP-9 *No Comment*

Water Quality –

WQ-1 Note 1 on Sheet 1 of 2 has been replaced with:

"In an Urban Watershed water quality controls are required in accordance with the Environmental Criteria Manual; and new development must provide for removal of floating debris from stormwater runoff as per LDC 25-8-211."

WQ-2 *No Comment*

WQ-3 *Greg Griffin is meeting with Forrest Nikorak to discuss.*

September 12, 2006

Page 3

Environmental –

EV-1 *The Hospital will offer the following:*

- * *Utilization of Grow Green guidelines for landscaping.*
- * *Utilization of an IPM program.*
- * *Tree mitigation at higher than standard rate within the Hancock and Eastwood Neighborhoods*

Subdivision –

SR-1 *No Comment*

WWW –

WW-1 *These issues will be addressed at Site Plan.*

Zoning/Land Use –

ZN-1 *Justification for the PUD is included in the PUD Purpose Statement. The following is a list of items that the PUD will offer that are superior to current land development code requirements:*

- * *2% less impervious cover than what is currently allowed*
- * *Implementation of Integrated Pest Management (IPM)*
- * *Utilize Green Builder standards for commercial development*
- * *Utilization of Grow Green guidelines for landscaping if possible*
- * *Tree mitigation at a higher than standard rate within the Hancock and Eastwood Neighborhoods*

ZN-2 *Base Zoning District = General Commercial Services "CS"*

Minimum Setbacks = Please see Land Use Plan

Minimum lot size = 5750 sq. ft.

Minimum lot width = 50 ft.

Maximum building coverage = 90%

Maximum impervious cover = 90%

Units per acre = N/A

Maximum FAR = Main Campus = 2.15:1

North 32nd = 0.80:1

September 12, 2006

Page 4

ZN-3 Please See Attached Exhibit "A"

ZN-4 Please See Attached Exhibit "A"

ZN-5 Please refer to the PUD Purpose Statement and the Land Use Plan. All development regulations will be the same for each phase/tract.

ZN-6 St. David's is not currently using Green Builder Standards at their site. The Applicant/Owner proposes to use the following standards:

- * Grow Green Guidelines for landscaping if possible*
- * Integrated Pest Management*
- * Tree mitigation at a higher than standard rate*

The Applicant/Owner will prohibit the use of coal tar sealants within the proposed PUD.

ZN-7 Please See Attached Variance List.

ZN-8 The maximum FAR for each structure will be determined at Site Plan. The FAR for Main Campus will not exceed 2.15:1 and the FAR for North 32nd will not exceed 0.80:1.

ZN-9 Please see Land Use Plan

ZN-10 There are 16 driveway cuts on the proposed Land Use Plan.

ZN-11 Please See ZN-8

ZN-12 Please See ZN-8

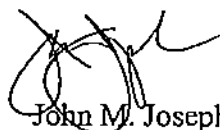
ZN-13 Please See Land Use Plan

September 12, 2006
Page 5

ZN-14 The proposed PUD will have a 2% reduction in allowable impervious cover.

Please let me know if you should have any questions.

Sincerely,



John M. Joseph

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. 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 its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. 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.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

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 board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

RECEIVED

Case Number: C814-06-0068

Contact: Jorge Rousselin, (512) 974-2975 AUG 0 4 2006

Public Hearing:

August 8, 2006 Planning Commission Neighborhood Planning & Zoning

☐ I am in favor
☒ I object

ELIZABETH ANDERSON

Your Name (please print)

2908 N. IH 35, 910 E. 32ND ST. #202

Your address(es) affected by this application



Signature

8/1/06

Date

Comments: I LIVE ON ONE SIDE OF ST. DAVID'S AND WORK ON THE OTHER, AND I FEEL THAT RAISING THE HEIGHT LIMIT FOR ST. DAVID'S PUTS BOTH MY HOME AND MY FAMILY'S BUSINESS, WHICH ARE BOTH UNDER 60' TALL, IN JEOPARDY. FURTHERMORE, HEAVY CONSTRUCTION ON THE ST. DAVID'S PROPERTY WILL NEGATIVELY AFFECT BUSINESS AT AUSTIN VETERINARY HOSPITAL, MY WORKPLACE + FAMILY'S BUSINESS, BY PREVENTING PEDESTRIAN ACCESS TO OUR BUILDING (SEE ATTACHMENT)

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

City of Austin

Neighborhood Planning and Zoning Department

Jorge Rousselin

P. O. Box 1088

Austin, TX 78767-8810

~~and~~ AND BY STARTLING OUR PATIENTS WITH LOUD NOISES. FINALLY, THE PROPOSED CONSTRUCTION ON THE SITE OF THE HEALTH RESOURCE CENTER (SE CORNER OF THE ST. DAVID'S BLOCK) IS JUST ANOTHER SET OF OFFICES - ST. DAVID'S ALREADY HAS TWO PROFESSIONAL BUILDINGS (PARK AND PLAZA) AND THE DEVELOPERS OF THE CONCORDIA TRACT TO THE NORTH ARE PLANNING TO INCLUDE STILL MORE MEDICAL OFFICE SPACE TARGETED TO ST. DAVID'S EMPLOYEES. IF THIS PROPOSED STRUCTURE WERE A LIFE-SAVING FACILITY, SUCH AS THE NEWLY-CONSTRUCTED EMERGENCY CENTER, I MIGHT FEEL DIFFERENTLY, BUT THE CURRENT PROPOSAL IS ~~a~~ TRANSPARENTLY NOTHING MORE THAN A MONEY-MAKING ENDEAVOR BY AN ALREADY-GIGANTIC CORPORATE ENTITY.

Sincerely,
ELIZABETH J. AMOURION
(512) 217-3146
GILLRAT@AOL.COM

Hancock Neighborhood Association

October 17, 2006

To: City of Austin Planning and Zoning
attn: Jorge Rousselin
505 Barton Springs, Floor 5
Austin, TX 78704

Hancock Neighborhood Association would like to update the City on our concerns with St. David's PUD and with the status of our discussions with St. David's. The St. David's PUD issue has been ongoing for quite a while now. Hancock has been working hard to reach an agreement with St. David's. St. David's has been willing to meet and we appreciate the time that they have made available to hear from us. I believe that there is nothing contained in this letter that we have not communicated to St. David's during our meetings with them.

Recently, Hancock met with St. David's to try and work out an agreement. This meeting was a more serious effort to negotiate than past meetings. This discussion is currently ongoing. We remain cautiously optimistic that this recent discussion may lead to an agreement with St. David's regarding neighborhood support for their PUD. However, we would be remiss not to state that we are not at agreement yet, and that we need to clearly communicate our concerns. We are hopeful, but I wish to be clear that the Hancock Neighborhood Association opposes the St. David's PUD application based on the current filing. There are currently too many unanswered questions about height and density and its impact on the neighborhood and on traffic. One of the parcels in the PUD lies within the Hancock Neighborhood Association boundaries. We remain open to discussion. We do not oppose St. David's proposed changes in allowed uses, nor do we oppose a reduction in impervious cover requirements for the site. However the remainder of the PUD is not to our satisfaction at this time.

We do not believe that St. David's has made its case that offering additional medical services requires height increases of the magnitude of those proposed in this PUD. These concerns are compounded by the fact that over the past three to five years, St. David's has planned two and completed one major enhancement to their property. In one case, they requested a height variance, which the neighborhood supported, along the I-35 frontage of the site. The neighborhood has given a lot at this point, and now we are being asked to give more.

Hancock's main concerns are traffic, safety, and allowing no more than the current St. David's 60 feet of building height along Red River. The Hospital has failed to adequately convince us on these issues. While St. David's has addressed a few of our concerns, they have continued to hold to unacceptable heights, especially in the "middle" section which extends to Red River. St. David's has been asking for the ability to more than double the density on their property, although no specific plans expansion plans are yet in place.

Hancock Neighborhood Association

The desires of an entity to change their current zoning must be balanced with the needs of the city overall and with the needs of the surrounding neighbors. It is this balanced approach that Hancock has sought to achieve.

The hospital has a duty as any other property owner in Austin to be a responsible neighbor. We have been uncomfortable with the current PUD for some of the following reasons:

1. We are concerned about traffic- efficient traffic flow is important for the travel of emergency vehicles.
2. The 30th and Red River intersection will be negatively impacted by development per St. David's traffic impact analysis, and we have safety concerns as there are many student pedestrians and cyclists in the immediate area.
3. The PUD is looking for a waiver from compatibility.
4. Heights are excessive and St. David's has not demonstrated a near term need of development to requested heights.
5. There are no heights higher than 60 feet along Red River, north of the University. While our neighborhood plan acknowledged density along Red River, it seeks to maintain current heights.
6. St. David's is not a downtown site and the sought downtown heights do not belong in a neighborhood area. Requested heights of 175 feet are almost triple what is currently allowed.
7. Any heights over 60 feet should require a variance so that the neighborhood can assess the specific need and the specific height/bulk/location of the proposed height. The neighborhood showed a willingness to discuss a variance in good faith when it agreed to a height variance for a portion of the site along I-35.

The hospital has offered the following concessions to the neighborhood:

1. Heights pushed to I-35.
2. Path for traffic from new MOB garage to 32nd and then forced right turn to direct traffic to frontage road.
3. Will join in a request with neighborhood to widen 32nd street to existing ROW and St. David's will dedicate property along 32nd St. for sidewalks provided no adverse impact on impervious cover.
4. Some uses allowed in current CS, GR, GO zoning eliminated in new PUD use list.
5. Maintain the existing trees within 30' of the roadway along 32nd, Red River, and 30th Streets and replace any trees taken during construction. If on-site replacement is not possible, one for one replacement for destroyed trees in locations selected by the Hancock and Eastwoods Neighborhood Associations.
6. Provide upgraded on-site directional signage. (They would want to do this anyway.)
7. Request CapMetro incorporate a link to the area commuter rail stop.
8. Maintain employee shift changes outside 7:30-9:30am and 4:30-6:30pm. (This is already happening.)

Hancock Neighborhood Association

Concessions the neighborhood has offered to the developer include:

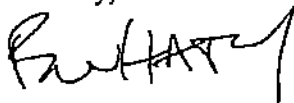
1. Look at giving the hospital CS standards of 2:1 FAR and 95% impervious cover for whole deal. Agree to uses sought by applicant in their PUD. (Note that this alone is a huge amount of additional development rights.)
2. Support hospital in wanting to be able to install a sky bridge across 32nd to link to the hospital's north parcel.
3. Supported Hospital for a 120 feet variance in the southeast corner of the property. We will consider allowing additional height on the entire eastern half of the main 13 acre property (to 220 feet to the west of the I-35 property line). Any additional agreements to height would require more information from the hospital for the neighborhood.
4. Available to listen to and potentially support future requests for height variances as the needs arise.

Hancock would like to see the additional following items in St. David's PUD:

1. St. David's to lobby for, pay pro-rata share and dedicate to ROW if necessary for a signalized left turn lane on 32nd at Red River. We understand that widening of 32nd cannot continue across Red River due to space restraints on the western side of Red River.
2. St. David's to support/joint-fund a city generated comprehensive traffic modeling of the area showing conditions before and after the proposed development, as the cumulative effect of the St. David's and East Avenue PUDs next door to each other is of great concern to the neighborhood. We want to feel comfortable that a thorough look has been given by the City of the cumulative effect of the two neighboring PUDs.
3. St. David's to reduce heights currently requested.
4. St David's to consider making a contribution to enhance the neighborhood to help offset increased traffic burdens and increased people drawn to the area.

Hancock believes in the approach of requiring density bonuses for property owners that want to increase their development rights. We think this is fair. A PUD is not simply a zoning tool that allows a property owner to replace or delete zoning restrictions that do not suit them. Any request for relaxation of zoning restrictions should be based on an imminent need for development and should balance the needs of the surrounding neighborhood. Hancock will continue to be open to reaching some sort of mutually agreeable resolution with St. David's.

Sincerely,



Bart Whatley,
Hancock Neighborhood Association President