


**Requested Changes for St David's PUD C814 06 0068**

**PART 5** In accordance with Section 25 2-411 (A) (*Planned Unit Development District Regulations*) of the City Code the following regulations apply to the PUD instead of otherwise applicable City regulations

A Section 25 2 243 (*Proposed District Boundaries Must Be Contiguous*) of the City Code does not apply to the PUD

B Section 25 2, Article 10 (*Compatibility Standards*) of the City Code applies to Zones 1, 4, and 5 of the PUD with the exception of heights and setbacks 

C Except as set forth in the ordinance the Property is subject to general commercial services (CS) uses and site development regulations

D The maximum impervious cover is 87 percent

E The floor to area ratio is 3 0 to 1 0 over the entire site as shown on the Land Use Plan

F Uses

1 The following uses are the only permitted principal uses of the PUD

Medical offices (not exceeding 5000 sq ft of gross floor area)  
 Medical offices (exceeding 5000 sq ft of gross floor area)  
 Hospital services (general)  
 Hospital services (limited)

2 The following uses are ~~accessory uses~~ to the principal uses and shall comply with the requirements of Section 25 2 894 (*Accessory Uses For A Principal Commercial Use*) These accessory uses include but are not limited to

Administrative and business offices  
 Building maintenance services  
 Business support services  
 Commercial blood plasma center  
 Commercial off street parking  
 Food sales  
 General retail sales (convenience)  
 Hotel motel  
 Indoor entertainment  
 Laundry services  
 Off site accessory parking  
 Personal improvement services  
 Personal services  
 Professional office  
 Recreational equipment maintenance  
 Research services and storage

Research testing services  
Research warehousing services  
Restaurant (limited)  
Camp  
Club or lodge  
College and university facilities  
Community events  
Community recreation (public)  
Convalescent services  
Counseling services  
Daycare services (general)  
Employee recreation  
Guidance services  
Residential treatment  
Safety services  
Telecommunications tower

- 3 A new or relocated facility for helicopters and other nonfixed wing aircraft must comply with Section 25 2 861 (*Facilities for Helicopters and Other Nonfixed Wing Aircraft*)

- G The following maximum height regulations apply to each Zone as follows

Zone 1 90 feet  
Zone 2 – 60 feet  
Zone 3 – 90 feet  
Zone 4 – 125 feet on 40 percent of the gross area and  
90 feet on 60 percent of the gross area  
Zone 5 – 175 feet on 50 percent of the gross area and  
90 feet on 50 percent of the gross area  
Zone 7 – 80 feet

- H Zone 6 shall be maintained as a landscaped area

- I At the time of site plan except as provided in Subsection J landscaping shall be accomplished according to criteria set forth in the City Code

- J At the time of approved site plan in Zones 1 2 and 3 improvements shall be made to the Red River right-of-way along with landscaping improvements to the areas shown in Exhibit D

- K A tree located in Zone 5 and Zone 6 as depicted on the Land Use Plan is a protected tree as set forth in Section 25 8 Subchapter B Article 1 (*Tree and Natural Area Protection*) of the Code

- L A minimum 10 000 square feet shall be provided and maintained for an interior courtyard in Zone 4

April 4 2007

Mr Jorge Rousselin  
Neighborhood Planning and Zoning  
City of Austin  
505 Barton Springs Road Suite 500  
Austin Texas 78704

Re St David's Medical Center Planned Unit Development  
Case No C814-06 0068

Dear Mr Rousselin

In conjunction with the approved Ordinance, St David's agrees as follows

- 1 Provide upgraded onsite directional signage
- 2 Request that CapMetro incorporate a link to the area commuter rail stop
- 3 Maintain employee shift changes outside of 7 30-9 30am and 4 30 6 30pm
- 4 Provided determined feasible support a traffic signal at 30th St and Red River which is synchronized with the 32nd St signal
- 5 Will join in request with neighborhood to widen 32nd St to existing ROW and St David's will dedicate property along 32nd St for sidewalks provided no adverse impact in impervious cover

Please feel free to contact me if you should have any questions

Sincerely,



Malcolm Belisle  
Vice President Corporate Services

3 11 06  
Tel 512 312 1000  
Fax 512 312 1000

U

## SUBMITTAL DATE MARCH 30, 2006



# PROJECT LOCATION MAP

478



**GRIFFIN ENGINEERING GROUP INC**  
11711 NORTH LAMAR BLVD  
AUSTIN, TEXAS 78753  
(512) 836-3113

## INDEX OF SHEETS

SHEET 1 COVER SHEET  
SHEET 2 P U D GENERAL DEVELOPMENT PLAN

[illegible]

## SITE DATA

CP  
miles, David Headwaters Sp. m. 1  
lost / campers at  
into New York State, 1800  
Aug 19  
were hand, great  
garment the de artist  
LEGAL ESCR ON  
(NORTH ST EIT)

LEGAL CSCA ON  
(NORTH 27 EET)

UIC 6035 (AM TEMPLUS)

ACCEPTED

**ADDITIONAL INFORMATION**

**GENERAL NOTES**

[illegible]

**FOUO APPROVAL**

DATE RECEIVED 10-20-64  
 APPROVED BY Raymond C. Thompson, Jr.  
 AUTHORIZED BY CITY CLERK Raymond C. Thompson, Jr.  
 UNDER ORDER OF THE CITY OF HOUSTON Raymond C. Thompson, Jr.  
 CODE \_\_\_\_\_

FOR THE COMMISSIONER OF THE GENERAL LAND OFFICE

THE COMMISSIONER BEING \_\_\_\_\_

By \_\_\_\_\_



[illegible][illegible]

**P U D   A P P R O V A L**

APPROVED FOR RELEASE BY NSA/CSS ON 08-28-2013

Office: Strategic Planning & Development Agency Department  
Room 3100

EXHIBIT C

**ZONES 2 3 6 & 7 MAXIMUM HEIGHTS  
ARE SUBJECT TO COMPATIBILITY  
STANDARDS.**

ST DAVID'S MEDICAL CENTER

GRIFIN

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100

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