

Late Backup

109

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY COMMONLY KNOWN AS THE NORTH AUSTIN MEDICAL
3 CENTER PUD LOCATED AT 12221 MOPAC EXPRESSWAY NORTHBOUND
4 AND 2311-2511 PARK BEND DRIVE FROM LIMITED OFFICE (LO) DISTRICT,
5 GENERAL OFFICE (GO) DISTRICT, COMMUNITY COMMERCIAL (GR)
6 DISTRICT AND COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY
7 (GR-CO) COMBINING DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD)
8 DISTRICT.

9
10 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

11
12 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
13 change the base districts on the property described in Zoning Case No. C814-2008-0136,
14 on file at the Planning and Development Review Department, as follows:

15
16 Tract One (Main Campus): From general office (GO) district and community
17 commercial (GR) district to planned unit development (PUD) district.

18
19 Lot 1, Block B, Resubdivision of the Centrum Subdivision Block B and Block E, a
20 subdivision in the City of Austin, Travis County, Texas, according to map or plat
21 of record in Volume 91, Page 197, of the Plat Records of Travis County, Texas;
22 and

23
24 Tract Two (Park Bend): From limited office (LO) district, general office (GO)
25 district and community commercial-conditional overlay (GR-CO) combining
26 district to planned unit development (PUD) district.

27
28 Lots 1, 2, and 3, Block A, The Centrum Subdivision, a subdivision in the City of
29 Austin, Travis County, Texas, according to map or plat of record in Volume 86,
30 Page 115B-D, of the Plat Records of Travis County, Texas,

31
32 locally known as 12221 North Mopac Expressway Northbound and 2311-2511 Park Bend
33 Drive ("the Property"), in the City of Austin, Travis County, Texas, and generally
34 identified in the map attached as Exhibit "A".
35
36

PART 2. This ordinance and the attached Exhibits A and B are the land use plan for the North Austin Medical Center planned unit development district (the "PUD") created by this ordinance. Development of and uses within the PUD shall conform to the limitations and conditions set forth in this ordinance and in the land use plan attached as Exhibit B (the "Land Use Plan"). If this ordinance and the attached exhibits conflict, this ordinance controls. Except as provided by this ordinance or by Section 245.004 of the Local Government Code, development within the PUD is subject to the ordinances, regulations, and rules in effect on the effective date of this ordinance.

In accordance with Part 3 of Ordinance No. 20080618-098, the PUD is subject to the standards in effect on June 18, 2008.

PART 3. The attached exhibits are incorporated into this ordinance in their entirety as though set forth fully in the text of this ordinance. The exhibits are as follows:

Exhibit A: Zoning Map
Exhibit B: Land Use Plan

PART 4. In accordance with the regulations in the City Code for a PUD, the following regulations either do not apply to the PUD or 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. The definition of "site" in Section 25-1-21 (*Definitions*) of the City Code is modified to provide that the land in the PUD is a single site for development purposes so that the site includes areas separated by public streets or other right-of-way.
- C. Except as set forth in this Part, the Property is subject to general commercial services (CS) uses and site development regulations.
- D. The CS site development regulations are shown on the Site Data Table on the Land Use Plan and include, among other regulations, the following:
 - 1. the maximum impervious cover is 78 percent for the Main Campus and 80 percent for the Park Bend site.
 - 2. The floor-to-area ratio is 3.0 to 1.0 over the entire site.

1
2 E. Uses.

3
4 1. The following uses are the only permitted principal uses of the PUD:

5
6 Medical offices (not exceeding 5000 sq. ft. of gross floor area)
7 Medical offices (exceeding 5000 sq. ft. of gross floor area)
8 Hospital services (general)
9 Hospital services (limited)
10 Parks & recreation services (general)
11 Community recreation (public)
12

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

17
18 Administrative and business offices Building maintenance services
19 Business support services Commercial blood plasma center
20 Commercial off-street parking Food sales
21 General retail sales (convenience) Hotel-motel
22 Indoor entertainment Laundry services
23 Off-site accessory parking Personal improvement services
24 Personal services Professional office
25 Recreational equipment maintenance Research services
26 and storage Research testing services
27 Research warehousing services Restaurant (limited)
28 Campground Club or lodge
29 College and university facilities Community events
30 Community recreation (public) Convalescent services
31 Counseling services Daycare services (general)
32 Employee recreation Guidance services
33 Residential treatment Safety services
34 Telecommunications tower
35

36 3. A new or relocated facility for helicopters and other nonfixed wing
37 aircraft must comply with Section 25-2-861 (*Facilities for Helicopters*
38 *and Other Nonfixed Wing Aircraft*).
39

1 F. All new development in the PUD shall comply with the requirements of the
2 Austin Energy Green Building Program (GBP) rating system for a minimum
3 two-star rating.

4
5 G. Water Quality Standards.

6
7 1. A water quality pond shall be designed, constructed, by the property
8 owner, on the Park Bend site in accordance with all applicable City of
9 Austin requirements with:

- 10
11 a) a minimum drainage area of 21.55 acres for the wet pond;
12 b) a surface area of the permanent pool of 42,637 square feet;
13 c) a minimum of 4.5 acres of vegetative filter strips to treat the
14 drainage area of the wet pond; and,
15 d) incorporation of water quality best management practices (BMP).

16
17 2. The maintenance of the water quality pond shall be by the property
18 owner(s).

19
20 H. A site plan or building permit for the Property may not be approved,
21 released, or issued, if the completed development or uses of the Property,
22 considered cumulatively with all existing or previously authorized
23 development and uses, generate traffic that exceeds the total traffic
24 generation for the Property as specified in that certain Traffic Impact
25 Analysis ("TIA") prepared by S&B Infrastructure, Ltd., dated October 2009,
26 or as amended and approved by the Director of the Planning and
27 Development Review Department. All development on the Property is
28 subject to the recommendations contained in the memorandum from the
29 Transportation Review Section of the Planning and Development Review
30 Department, dated March 10, 2010. The TIA shall be kept on file at the
31 Planning and Development Review Department.

32
33 I. Walnut Creek Bike Trail.

- 34
35 1. Prior to approval of the first site plan, dedication of an easement shall be
36 finalized for access to the trailhead of the proposed Walnut Creek Bike
37 Trail located in an area near the Park Bend site.
38
39 2. Prior to approval of the first site plan, eight parking spaces shall be
40 provided on the Park Bend site for use of the bike trail.

PART 5. This ordinance takes effect on _____, 2010.

_____, 2010

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APPROVED: _____ **ATTEST:** _____
Karen M. Kennard Shirley A. Gentry
Acting City Attorney City Clerk

