

**ORDINANCE NO. 20100624-109**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY COMMONLY KNOWN AS THE NORTH AUSTIN MEDICAL CENTER PUD LOCATED AT 12221 MOPAC EXPRESSWAY NORTHBOUND AND 2311-2511 PARK BEND DRIVE FROM LIMITED OFFICE (LO) DISTRICT, GENERAL OFFICE (GO) DISTRICT, COMMUNITY COMMERCIAL (GR) DISTRICT AND COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) 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 districts on the property described in Zoning Case No. C814-2008-0136, on file at the Planning and Development Review Department, as follows:

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

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

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

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

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

**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.

E. 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)  
Parks & recreation services (general)  
Community recreation (public)

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

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*).

- F. All new development in the PUD shall comply with the requirements of the Austin Energy Green Building Program (GBP) rating system for a minimum two-star rating.
- G. Water Quality Standards.
1. A water quality pond shall be designed, constructed, by the property owner, on the Park Bend site in accordance with all applicable City of Austin requirements with:
    - a) a minimum drainage area of 21.55 acres for the wet pond;
    - b) a surface area of the permanent pool of 42,637 square feet;
    - c) a minimum of 4.5 acres of vegetative filter strips to treat the drainage area of the wet pond; and,
    - d) incorporation of water quality best management practices (BMP).
  2. The maintenance of the water quality pond shall be by the property owner(s).
- H. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds the total traffic generation for the Property as specified in that certain Traffic Impact Analysis ("TIA") prepared by S&B Infrastructure, Ltd., dated October 2009, or as amended and approved by the Director of the Planning and Development Review Department. All development on the Property is subject to the recommendations contained in the memorandum from the Transportation Review Section of the Planning and Development Review Department, dated March 10, 2010. The TIA shall be kept on file at the Planning and Development Review Department.
- I. Walnut Creek Bike Trail.
1. Prior to approval of the first site plan, dedication of an easement shall be finalized for access to the trailhead of the proposed Walnut Creek Bike Trail located in an area near the Park Bend site.
  2. Prior to approval of the first site plan, eight parking spaces shall be provided on the Park Bend site for use of the bike trail.

3. If a variance is needed for parking, trail access, or other related improvements within the critical water quality zone depicted on the Walnut Creek Bike Trail site plan, the variance will be sought by the City.

**PART 5.** This ordinance takes effect on July 5, 2010.

**PASSED AND APPROVED**

June 24, 2010

§  
§  
§

M. M. Lee FOR

Lee Leffingwell  
Mayor

**APPROVED:**

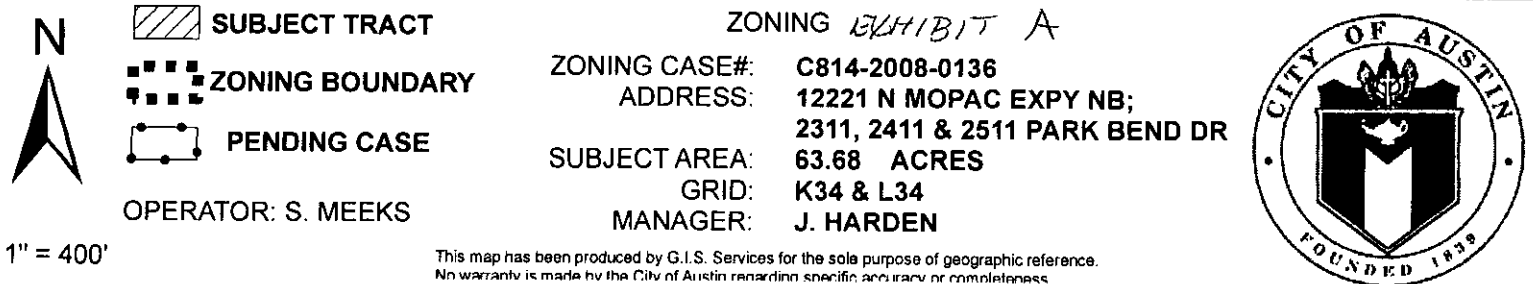
Karen M. Kennard

Karen M. Kennard  
Acting City Attorney

**ATTEST:**

Shirley A. Gentry

Shirley A. Gentry  
City Clerk



North American Journal of Nursing

**2311-2511 Park Bend Drive (Park Bend)**

**Submission Date:**  
**June 18, 2008**



Mapsco Grid 465 VZ, 466 SW  
City of Austin Grid MK-34, ML-34

—

### Planned Unit Development Data

Colony Culture, David's Healthcare Systems, L.P.

**Legal Descriptions:**

**Legal Descriptions:**

**Legend** Description

**Legend** Description

## Abstract

## Abstract

**Abstract:**

**Abstract:**

[illegible]

Sheet List Table	
Sheet Number	Sheet Title
1	Cover
2	General Development Plan

Reviewed By:

Netherlands Protection and Surveillance Review Department

C814-2008-0136

All responsibility for the efficacy of these plans remains with the Engineer who released them to construction.

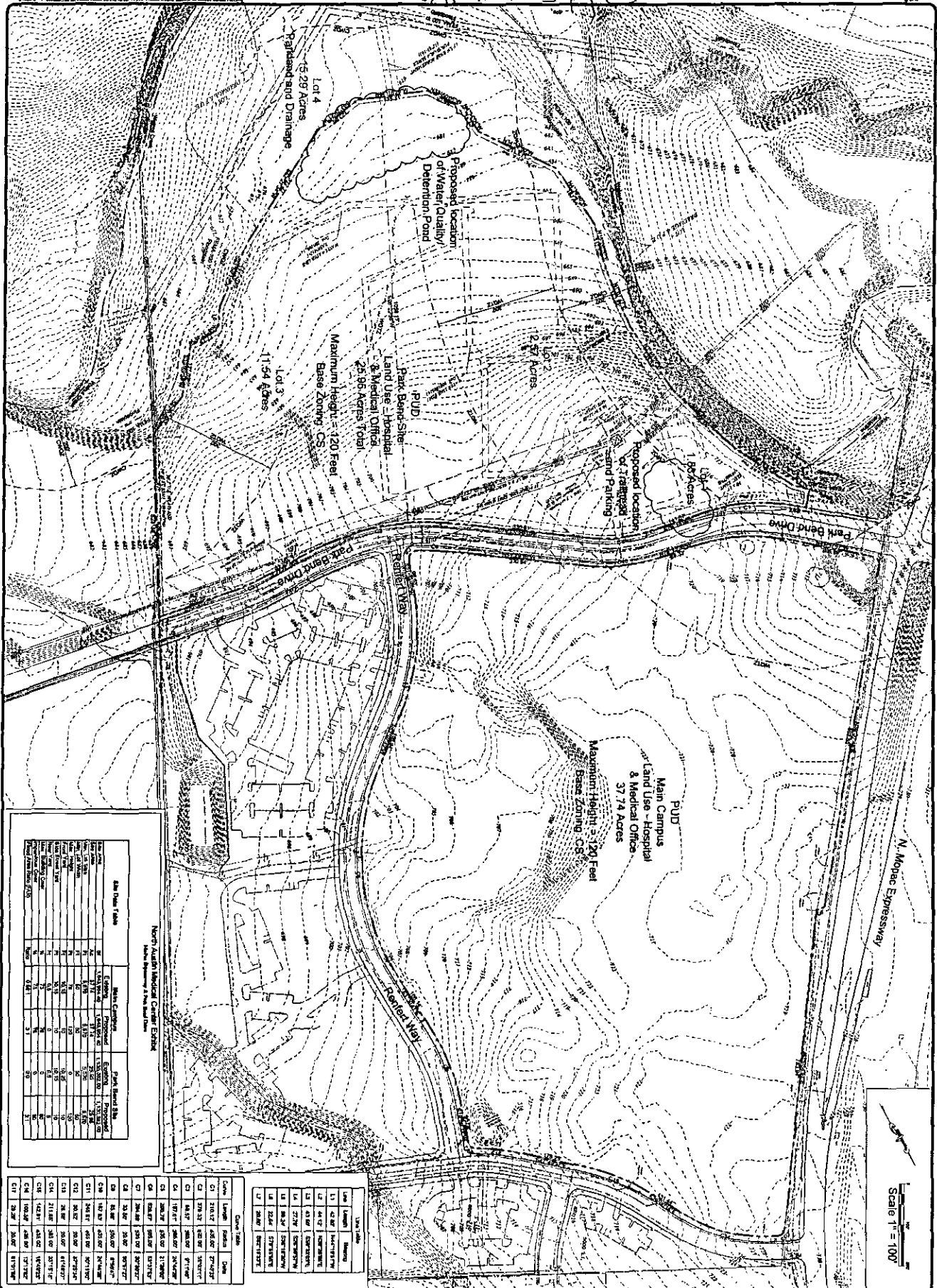
These plans, the City of Austin must rely upon the adequacy of the Work of the Design Engineer

Presence of this restriction does not preclude a verification of all other information about each worker that is available.

by the applicant. The engineer of record is solely responsible for the completeness, accuracy and adequacy

of Number Submittal, whether or not the application is reviewed for Code compliance by City engineers.

EXHIBIT B pg 1



**Area Table**

Area	Acres	Proposed	Existing	Proposed	Existing
Lot 1	15.28	15.28	15.28	15.28	15.28
Lot 2	11.54	11.54	11.54	11.54	11.54
Lot 3	11.54	11.54	11.54	11.54	11.54
Lot 4	15.28	15.28	15.28	15.28	15.28
<b>Total</b>	<b>53.64</b>	<b>53.64</b>	<b>53.64</b>	<b>53.64</b>	<b>53.64</b>

**North Austin Medical Center Exhibit**

North Austin Medical Center Exhibit

**Area Table**

Area	Acres	Proposed	Existing	Proposed	Existing
Lot 1	15.28	15.28	15.28	15.28	15.28
Lot 2	11.54	11.54	11.54	11.54	11.54
Lot 3	11.54	11.54	11.54	11.54	11.54
Lot 4	15.28	15.28	15.28	15.28	15.28
<b>Total</b>	<b>53.64</b>	<b>53.64</b>	<b>53.64</b>	<b>53.64</b>	<b>53.64</b>

**Area Table**

Area	Acres	Proposed	Existing	Proposed	Existing
Lot 1	15.28	15.28	15.28	15.28	15.28
Lot 2	11.54	11.54	11.54	11.54	11.54
Lot 3	11.54	11.54	11.54	11.54	11.54
Lot 4	15.28	15.28	15.28	15.28	15.28
<b>Total</b>	<b>53.64</b>	<b>53.64</b>	<b>53.64</b>	<b>53.64</b>	<b>53.64</b>

SHEET NUMBER  
- 2 OF 2 -

**GARRETT-IHNNEN**  
CIVIL ENGINEERS  
2600 WEST PARKER LANE  
SUITE 215  
AUSTIN, TEXAS 78722  
TELEPHONE: (512) 434-2420  
FACSIMILE: (512) 434-2420  
TYPE FIRM NO. P-620



**NORTH AUSTIN MEDICAL**  
DETNER  
**GENERAL DEVELOPMENT**  
PLAN

**REVISIONS/CORRECTIONS**

NO.	DESCRIPTION	DATE	BY	APP'D

DATE: 4/15/2011  
DESIGNED: ARP  
DRAWN: TMA  
CHECKED: ARP  
JOB NO.: STD 02041