

**ORDINANCE NO. 20110922-062**

**AN ORDINANCE AMENDING ORDINANCE NO. 20100624-109 TO MODIFY THE LAND USE PLAN FOR THE PROPERTY COMMONLY KNOWN AS THE NORTH AUSTIN MEDICAL CENTER PROJECT, REZONING AND CHANGING THE ZONING MAP FROM PLANNED UNIT DEVELOPMENT (PUD) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT FOR THE PROPERTY LOCATED AT 12221 MOPAC EXPRESSWAY NORTHBOUND AND 2311-2511 PARK BEND DRIVE.**

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

**PART 1.** North Austin Medical Center planned unit development is comprised of approximately 63.68 acres of land more particularly described in the land use plan incorporated into Ordinance No. 20100624-109.

**PART 2.** North Austin Medical Center planned unit development was approved June 24, 2010, under Ordinance No. 20100624-109 (the "Original Ordinance").

**PART 3.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from planned unit development (PUD) district to planned unit development (PUD) district on the property generally known as the North Austin Medical Center planned unit development, described in Zoning Case No. C814-2008-0136.01 on file at the Planning and Development Review Department, locally known as the property located at 12221 MoPac Expressway northbound and 2311-2511 Park Bend Drive, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

**PART 4.** Part 4, Paragraph I (*Walnut Creek Bike Trail*) of the Original Ordinance is deleted in its entirety and replaced with the following:

I. Walnut Creek Bike Trail.

1. Prior to approval of the first site plan:

a) eight parking spaces shall be provided in the Park Bend site for use of the Walnut Creek Bike Trail and dedication of an easement shall be finalized for access to the trailhead of the Walnut Creek Bike Trail located in an area near the Park Bend site; or


- b) Tract One, Tract Two, and Tract Three as described in Exhibit "B" (collectively, the "Donation Tracts") shall be dedicated to the City for the use of the Walnut Creek Bike Trail. If this donation is made, 7,458 square feet of the Park Bend site's impervious cover shall be allocated to the Donation Tracts and the remaining 443,040 square feet of impervious cover shall be allocated to the remainder of the Park Bend site.

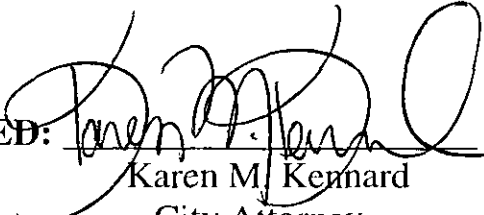
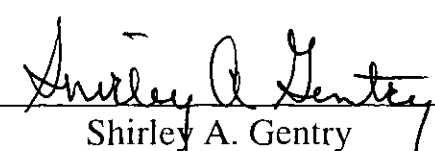
2. If a variance is needed for parking, trail access, or other related improvements within the critical water zone depicted on the Walnut Creek Bike Trail site plan, the variance will be sought by the City.

**PART 5.** Except as otherwise specifically provided for in this ordinance, the terms and conditions of Ordinance No. 20100624-109, as amended, remain in effect.

**PART 6.** This ordinance takes effect on October 3, 2011.

**PASSED AND APPROVED**

\_\_\_\_\_, September 22, 2011      §  
   §  
   §        
   Lee Lefingwell  
   Mayor

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



This map has been produced by GIS Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

**EXHIBIT "B"**

DONATION TRACTS 1, 2, AND 3

# HOLT CARSON, INC.

## PROFESSIONAL LAND SURVEYORS

1904 FORTVIEW ROAD  
AUSTIN, TEXAS 78704  
TELEPHONE: (512) 442-0990  
FACSIMILE: (512) 442-1084  
www.hciaustin.com

### TRACT ONE

**FIELD NOTE DESCRIPTION OF 0.792 ACRE OF LAND, BEING A PORTION OF LOT 1 AND LOT 2, BLOCK A, THE CENTRUM, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 86 PAGES 115A-115D OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

BEGINNING at ½" iron rod found in the Southwesterly right-of-way line of Park Bend Drive for the most Northerly corner of Lot 1 and an Easterly angle corner of Lot 4, of Block A, The Centrum, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 86 Pages 115A-115D of the Plat Records of Travis County, Texas, and being the most Northerly corner and **PLACE OF BEGINNING** of the herein described tract;

THENCE with the Southwesterly right-of-way line of Park Bend Drive and the Northeasterly line of said Lot 1, the following three (3) courses;

- 1) S 48 deg. 50' 20" E 43.51 ft. to a ½" iron rod found for a point of curvature;
- 2) along a curve to the left with a radius of 435.00 ft. for an arc length of 210.14 ft. and which chord bears S 63 deg. 05' 35" E 208.10 ft. to a ½" iron rod found for a point of tangency;
- 3) S 77 deg. 00' 18" E 40.25 ft. to a ½" iron rod set with a plastic cap imprinted with "Holt Carson, Inc." for the Northeasterly corner of this tract;

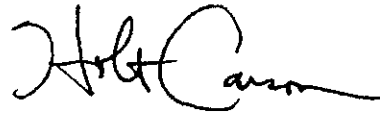
THENCE leaving the Southwesterly right-of-way line of Park Bend Drive and crossing the interior of Lot 1 and entering the interior of Lot 2, of Block A, The Centrum, with the Easterly line of this tract, S 19 deg. 08' 41" W 302.11 ft. to a ½" iron rod set with a plastic cap imprinted with "Holt Carson, Inc." for the most Southerly corner of this tract; and from which an additional ½" iron rod set with a plastic cap imprinted with "Holt Carson, Inc." bears S 02 deg. 28' 10" E 199.44 ft.;

THENCE continuing across the interior of Lot 2 and re-crossing the interior of Lot 1, of Block A, The Centrum, with the Southwesterly line of this tract and being a line thirty feet (30') from and parallel with the Southwest line of said Lot 1, Block A, The Centrum, the following three (3) courses;

- 1) N 15 deg. 17' 21" W 212.23 ft. to a ½" iron rod set with a plastic cap imprinted with "Holt Carson, Inc.";
- 2) N 24 deg. 59' 59" W 181.94 ft. to a ½" iron rod set with a plastic cap imprinted with "Holt Carson, Inc."
- 3) N 43 deg. 06' 53" W 50.83 ft. to a ½" iron rod set with a plastic cap imprinted with "Holt Carson, Inc." in the common line of Lot 1 and Lot 4, of Block A, The Centrum for an angle corner of this tract;

THENCE with the common line of said Lot 1 and Lot 4, N 40 deg. 50' 16" E 13.93 ft. to the **PLACE OF BEGINNING**, containing 0.792 acre of land.

**SURVEYED:** March 24, 2011



Holt Carson  
Registered Professional Land Surveyor No. 5166

see accompanying map: B 871020



**HOLT CARSON, INC.**  
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**TRACT TWO**

**FIELD NOTE DESCRIPTION OF 0.540 ACRE OF LAND, BEING A PORTION OF LOT 1 AND LOT 2, BLOCK A, THE CENTRUM, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 86 PAGES 115A-115D OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

BEGINNING FOR REFERENCE at ½" iron rod found in the Southwesterly right-of-way line of Park Bend Drive for the most Northerly corner of Lot 1 and an Easterly angle corner of Lot 4, of Block A, The Centrum, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 86 Pages 115A-115D of the Plat Records of Travis County, Texas, and from which a ½" iron rod found for a point of curvature in the Southwesterly right-of-way line of Park Bend Drive and in the Northeasterly line of said Lot 1 bears S 48 deg. 50' 20" E 43.51 ft.;

THENCE leaving the Southwesterly right-of-way line of Park Bend Drive with the common line of said Lot 1 and Lot 4, Block A, The Centrum, S 40 deg. 50' 16" W 13.93 ft. to a ½" iron rod set with a plastic cap imprinted with "Holt Carson, Inc." for the most Northerly corner and **PLACE OF BEGINNING** of the herein described tract;

THENCE crossing the interior of Lot 1 and entering the interior of Lot 2, of Block A, The Centrum with the Easterly line of this tract being a line thirty feet (30') from and parallel with the common line of said Lot 1 and Lot 4, the following five (5) courses;

- 1) S 43 deg. 06' 53" E 50.83 ft. to a ½" iron rod set with a plastic cap imprinted with "Holt Carson, Inc.";
- 2) S 24 deg. 59' 59" E 181.94 ft. to a ½" iron rod set with a plastic cap imprinted with "Holt Carson, Inc.";
- 3) S 15 deg. 17' 12" E 212.23 ft. to a ½" iron rod set with a plastic cap imprinted with "Holt Carson, Inc.";
- 3) S 02 deg. 28' 10" E 199.44 ft. to a ½" iron rod set with a plastic cap imprinted with "Holt Carson, Inc.";
- 4) S 08 deg. 56' 09" W 155.18 ft. to a ½" iron rod set with a plastic cap imprinted with "Holt Carson, Inc." for the Southeast corner of this tract;

THENCE continuing across the interior of said Lot 2 with the South line of this tract, N 81 deg. 03' 51" W 30.00 ft. to a ½" iron rod set with a plastic cap imprinted with "Holt Carson, Inc." in the common line of Lot 2 and Lot 4, Block A, The Centrum, for the Southwest corner of this tract, and from which a ½" iron rod found for an angle corner in the common line of said Lot 1 and Lot 4 bears S 17 deg. 31' 12" W 112.65 ft.;

THENCE with the common line of said Lot 2 and Lot 4, Block A, The Centrum, the following three (3) courses;

- 1) N 08 deg. 56' 09" E 152.18 ft. to a chiseled X mark set in a concrete walkway;
- 2) N 02 deg. 28' 10" W 193.07 ft. to a ½" iron rod set with a plastic cap imprinted with "Holt Carson, Inc.";
- 3) N 15 deg. 17' 12" W 42.09 ft. to a ½" iron rod found for the Southwest corner of Lot 1 and the Northwest corner of Lot 2, of Block A, The Centrum;

THENCE with the common line of said Lot 1 and Lot 4, Block A, The Centrum, the following four (4) courses;

- 1) N 15 deg. 17' 12" W 164.22 ft. to a ½" iron rod found;
- 2) N 24 deg. 59' 59" W 174.61 ft. to a ½" iron rod found;
- 3) N 43 deg. 06' 53" W 42.87 ft. to a point;
- 4) N 40 deg. 50' 16" E 30.17 ft. to the **PLACE OF BEGINNING**, containing 0.540 acre of land.

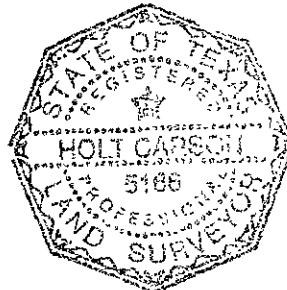
**SURVEYED:** March 24, 2011



Holt Carson

Registered Professional Land Surveyor No. 5166

see accompanying map: B 871020





# HOLT CARSON, INC.

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### TRACT THREE

**FIELD NOTE DESCRIPTION OF 0.159 ACRE OF LAND, BEING A PORTION OF LOT 3, BLOCK A, THE CENTRUM, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 86 PAGES 115A-115D OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

BEGINNING at a ½" iron rod found in the South right-of-way line of Park Bend Drive for the Northeast corner of Lot 3, Block A, The Centrum, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 86 Pages 115A-115D of the Plat Records of Travis County, Texas, and for the Northwest corner of Lot 1, Village Of Walnut Creek Phase 2 Section 15, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 84 Page 168B of the Plat Records of Travis County, Texas, and being the Northeast corner and **PLACE OF BEGINNING** of the herein described tract;

THENCE leaving the South right-of-way line of Park Bend Drive with the common line of said Lot 3, Block A, The Centrum, and said Lot 1, Village Of Walnut Creek Phase 2 Section 15, the following two (2) courses;

- 1) S 29 deg. 56' 52" W 425.36 ft. to a ½" iron rod found;
- 2) S 28 deg. 25' 22" W 27.80 ft. to a ½" iron rod found for a Southeasterly angle corner of said Lot 3 and for a Northeasterly angle corner of Lot 4, of Block A, The Centrum, and being the Southeast corner of this tract;

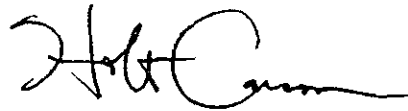
THENCE with the common line of Lot 3 and Lot 4, Block A, The Centrum, S 68 deg. 21' 08" W 25.34 ft. to a ½" iron rod set with a plastic cap imprinted with "Holt Carson, Inc." for the Southwest corner of this tract, and from which a ½" iron rod found for an angle corner in the common line of said Lot 3 and Lot 4 bears S 68 deg. 21' 08" W 89.00 ft.;

TRACT THREE – 0.159 ACRE

THENCE crossing the interior of said Lot 3 with the West line of this tract, N 29 deg. 56' 52" E 468.14 ft. to a ½" iron rod set with a plastic cap imprinted with "Holt Carson, Inc." in the South right-of-way line of Park Bend Drive for the Northwest corner of this tract, and from which a ½" iron rod found for a point of curvature in the South right-of-way line of Park Bend Drive bears N 78 deg. 01' 05" W 189.98 ft.;

THENCE with the South right-of-way line of Park Bend Drive, S 78 deg. 01' 05" E 15.77 ft. to the **PLACE OF BEGINNING**, containing 0.159 acre of land.

**SURVEYED:** March 24, 2011



Holt Carson

Registered Professional Land Surveyor No. 5166

see accompanying map: B 871020



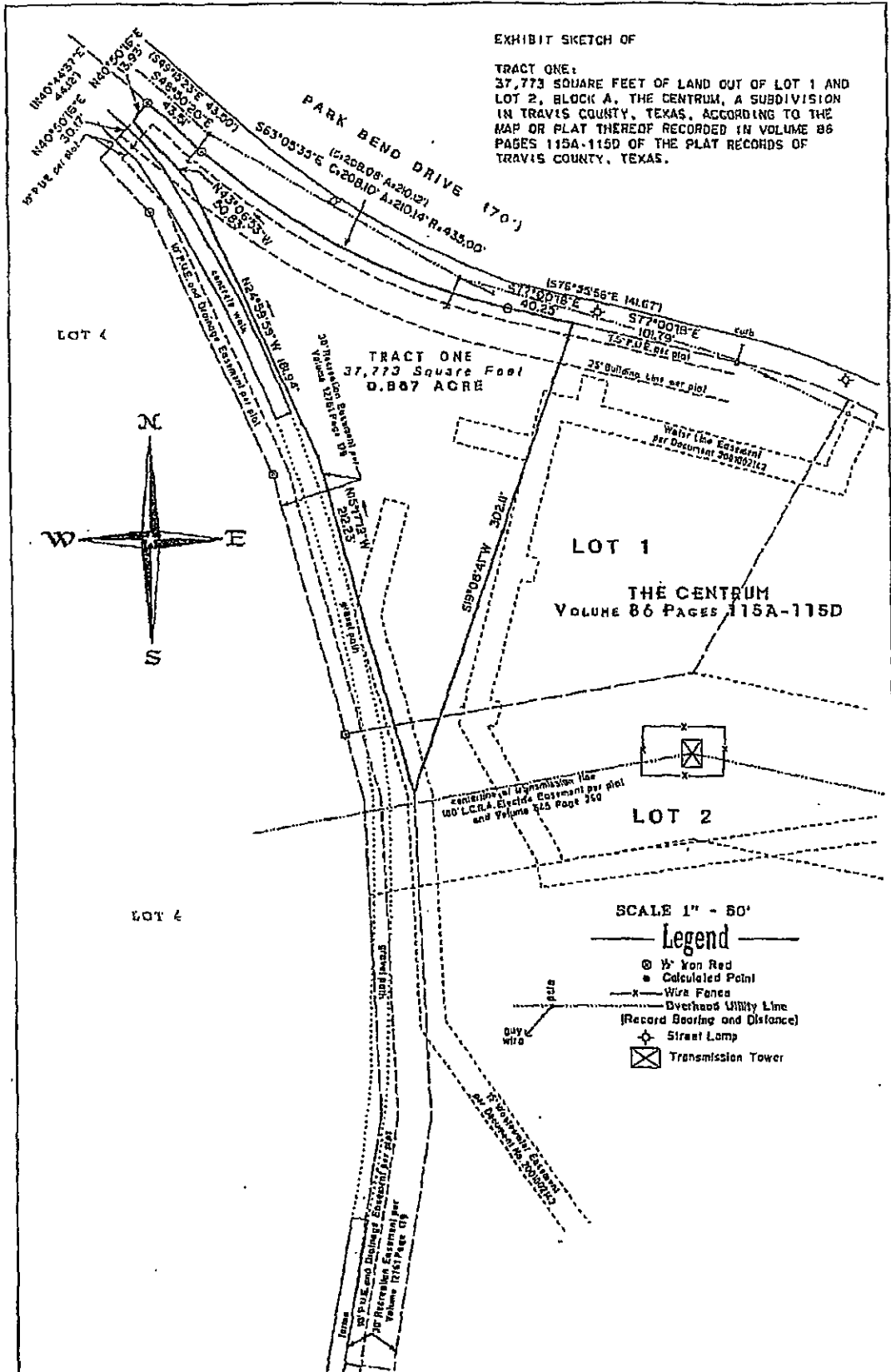
**EXHIBIT C-1**

Description of Western Donation Tract

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# EXHIBIT SKETCH OF

TRACT ONE:  
37,773 SQUARE FEET OF LAND OUT OF LOT 1 AND  
LOT 2, BLOCK A, THE CENTRUM, A SUBDIVISION  
IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE  
MAP OR PLAT THEREOF RECORDED IN VOLUME 86  
PAGES 115A-115D OF THE PLAT RECORDS OF  
TRAVIS COUNTY, TEXAS.










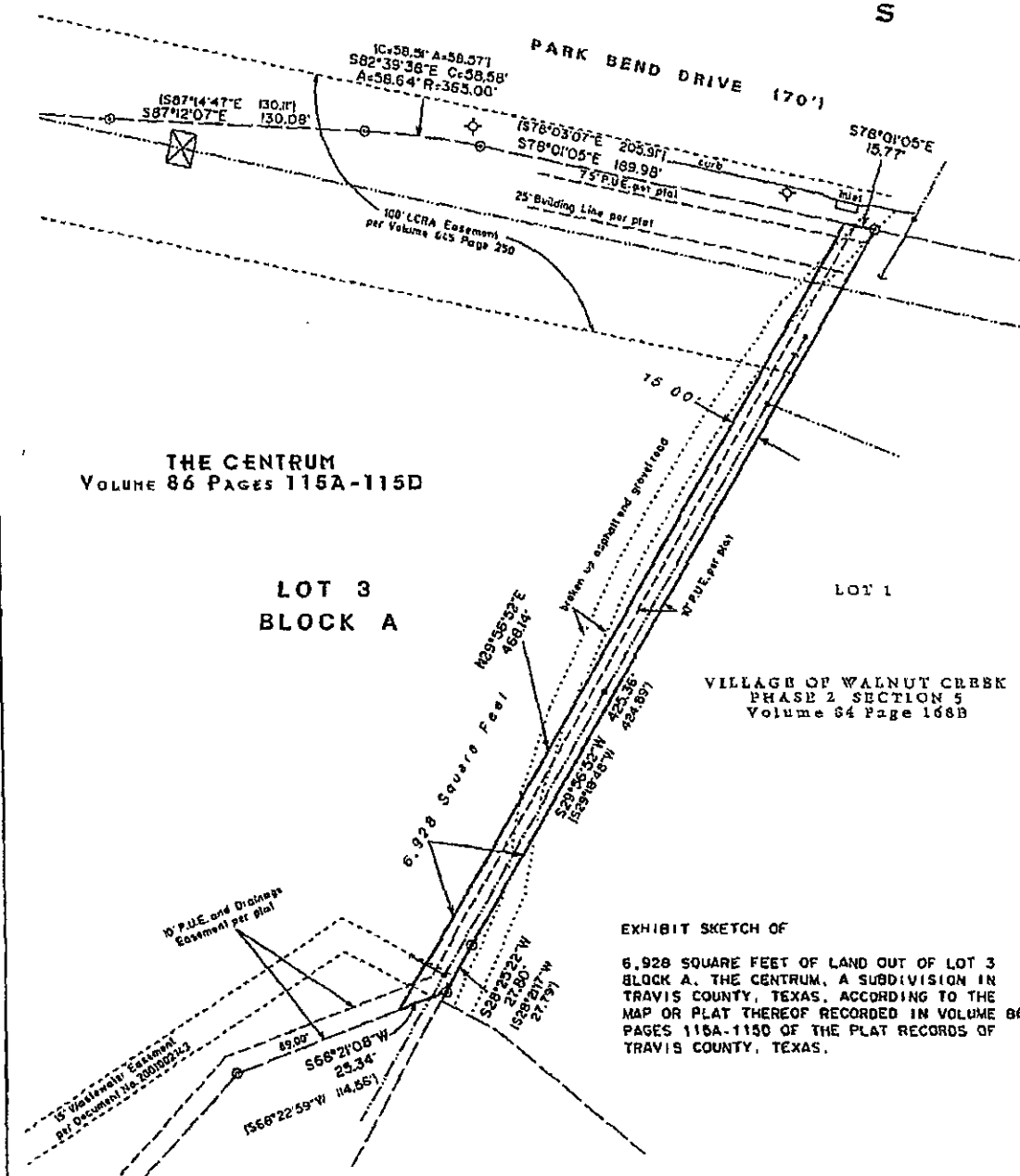
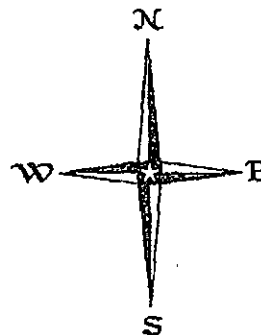
**EXHIBIT C-2**

Description of Eastern Donation Tract

### Legend



-  1/2" Iron Rod  
 Calculated Point  
 Wire Fence  
 Overhead Utility Line  
 Record Boring and Distance  
 Street Lamp  
 Transmission Tower



**EXHIBIT C-3**

Description of Recreational Easement Donation Tract

TRACT ONE:  
23,530 SQUARE FEET OF LAND OUT OF LOT 1 AND  
LOT 2, BLOCK A, THE CENTRUM, A SUBDIVISION  
IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE  
MAP OR PLAT THEREOF RECORDED IN VOLUME 86  
PAGES 115A-115D OF THE PLAT RECORDS OF  
TRAVIS COUNTY, TEXAS.

