

ZONING CHANGE REVIEW SHEET

CASE: C814-95-0001.02 – South Austin Medical Center

DISTRICT: 3

ZONING FROM / TO: PUD-NP to PUD-NP, to change a condition of zoning

ADDRESS: 901, 1001 West Ben White Boulevard, and 4210, 4214, 4300, 4302, 4304, 4306 James Casey Street

SITE AREA: 17.30 acres

PROPERTY OWNER: St. David's Healthcare Partnership, LP, LLP (Mark Worsham)

AGENT: Armbrust & Brown, PLLC (Michael Whellan)

CASE MANAGER: Wendy Rhoades (512-974-7719, wendy.rhoades@austintexas.gov)

STAFF RECOMMENDATION:

The Staff recommendation is to grant an amendment to planned unit development (PUD) district zoning as shown in the Revised Zoning Exhibit for the Proposed Height Increase (Attachment A). *For a summary of the basis of Staff's recommendation, see pages 2 and 3.*

PLANNING COMMISSION ACTION:

June 28, 2022:

CITY COUNCIL ACTION:

July 28, 2022:

ORDINANCE NUMBER:

ISSUES:

The Southwood Neighborhood Association supports the proposed PUD amendment. Please refer to correspondence attached to the back of this Staff report.

EXHIBITS AND ATTACHMENTS TO THE STAFF REPORT:

Exhibits A and A-1: Zoning Map and Aerial

Applicant's Summary Letter and Revised Zoning Exhibit for the Proposed Height Increase (Attachment A)

1998 Amended Land Use Plan (Attachment B), and Original and Amended PUD Ordinances (Attachment C)

Correspondence Received

CASE MANAGER COMMENTS:

The South Austin Medical Center PUD is bounded by West Ben White Boulevard Eastbound Service Road and main lanes to the north, medical offices across James Casey Street to the east (LO-V-NP; LR-V-NP), medical offices to the south (GO-V-NP; LO-V-NP; LO-NP), and the Union Pacific Railroad tracks to the west. The PUD and surrounding properties to the east and south are located within the Hospital Special District established by the South Austin Combined (South Manchaca) Neighborhood Plan approved by Council in November 2014. ***Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).***

The PUD was approved by Council in June 1996 and is limited to uses allowed in the general office (GO) zoning district, along with hospital services (general) as an additional permitted use of the property, and established specific development standards including height (C814-95-0001). The first amendment to the PUD was approved by Council in October 1998 and resulted in the addition of three adjacent lots along James Casey Street.

The purpose of the PUD amendment is to facilitate the creation of additional capacity for more than 140 hospital beds. Specifically, the proposed PUD amendment would increase the allowable height from 60 feet and 80 feet up to 120 feet on an interior area set back from James Casey Street. The proposed height increase is an extension of the 120 foot height limit that is allowed within the PUD along the eastbound frontage road of US 290 at its intersection with James Casey Street and extending approximately 800 feet south. The remainder of the south portion of the PUD will retain the 60 feet and 80 feet height limits consistent with prior Council approval. ***Please refer to Applicant's Summary Letter and Revised Zoning Exhibit for the Proposed Height Increase (Attachment A).***

BASIS OF STAFF RECOMMENDATION:

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

Per the Land Development Code, PUD district zoning was established to implement goals of preserving the natural environment, encouraging high quality, sustainable development and innovative design, and ensuring adequate public facilities and services. The City Council intends PUD district zoning to produce development that achieves these goals to a greater degree than and thus is superior to development which could occur under conventional zoning and subdivision regulations. The PUD provides a canvas for the design of a large scale project, with the end goal to allow flexibility, and also inform and communicate the possibilities for development. Additional effort is required by all parties to ensure that development standards are clear and municipal and citizen needs are addressed. The PUD ordinance and related exhibits are key because once approved, they provide the regulations under which the project will be built, which provides certainty for developers and their agents.

2. *Zoning should promote the policy of locating retail and more intensive zoning near the intersections of arterial roadways or at the intersections of arterials and major collectors.*

Staff recommends the Applicant's request because the PUD is bounded by existing highway frontage and is within the Hospital Special District as shown on the Character District Map of the adopted South Manchaca Neighborhood Plan. The proposed PUD amendment will allow for the construction of additional hospital beds and provide medical services to the Austin area at a regional scale.

EXISTING ZONING AND LAND USES:

| | ZONING | LAND USES |
|--------------|-------------------------|--|
| <i>Site</i> | PUD-NP | Undeveloped |
| <i>North</i> | Not Applicable | West Ben White Boulevard Eastbound Service Road and main lanes |
| <i>South</i> | GO-V-NP; LO-V-NP; LO-NP | Medical offices |
| <i>East</i> | LO-V-NP; LR-V-NP | Medical offices; Pharmacy and medical supply |
| <i>West</i> | Not Applicable; SF-3-NP | Union Pacific Railroad tracks, Single family residences |

NEIGHBORHOOD PLAN AREA: South Austin Combined (South Manchaca)

TIA: Is not required

WATERSHED: West Bouldin Creek – Urban

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS:

St. Elmo Elementary School

Bedichek Middle School

Travis High School

COMMUNITY REGISTRY LIST:

498 – South Central Coalition

511 – Austin Neighborhoods Council

627 – Onion Creek HOA

742 – Austin Independent School District

904 – Galindo Elementary Neighborhood Association

926 – South Lamar Neighborhood Association

950 – Southwood Neighborhood Association

1107 – Perry Grid 614

1228 – Sierra Group, Austin Regional Group

1363 – SEL Texas

1424 – Preservation Austin

1429 – Go!Austin/Vamos!Austin (GAVA) – 78745

1518 – Galindo Area Patriotic Porch Party

1530 – Friends of Austin Neighborhoods

1531 – South Austin Neighborhood Alliance (SANA)

1550 – Homeless Neighborhood Association

1590 – South Manchaca Neighborhood Plan Contact Team

1596 – TNR BCP - Travis County Natural Resources

1616 – Neighborhood Empowerment Foundation 1774 – Austin Lost and Found Pets

AREA CASE HISTORIES:

| NUMBER | REQUEST | COMMISSION | CITY COUNCIL |
|---|--|--|--|
| C14-2017-0134 – Gardens – 4310 James Casey St | LO-V-NP to GO-V-NP | To Grant | Apvd (2-1-2018). |
| C14-2007-0216 – South Manchaca Vertical Mixed Use (VMU) Rezoning – W Ben White (north), S 1 st St (east), Stassney Ln (south), Manchaca Rd (west) | Apply -V to 20 tracts on 65.64 acres | To Grant VMU related standards to all Tracts except Tracts 10 and 12 (dimensional standards only), 60% MFI for VMU rental developments | Apvd (12-13-2007). |
| C14-06-0062 – Malicoat – 4315 Gillis St | SF-3 to GR-MU, as amended | To Grant LO-MU-CO w/CO to prohibit medical offices | Apvd LO-MU-CO as Commission recommended (6-8-2006). |

RELATED CASES:

The property is platted as Lot 1, Block A, South Austin Medical Center, a subdivision recorded in December 1998 (C8-98-0130.0A).

The subject property is within the boundaries of the South Austin Combined (South Manchaca) Neighborhood Planning Area and is designated as a Hospital Special District on the adopted Character District Map (NP-2014-0030). The –NP combining district was appended to the existing base districts on November 6, 2014 (C14-2014-0018 – Ordinance No. 20141106-087).

EXISTING STREET CHARACTERISTICS:

| Name | ASMP Classification | ASMP Required ROW | Existing ROW | Existing Pavement | Sidewalks | Bicycle Route | Capital Metro (within ¼ mile) |
|-----------------------------|------------------------|-------------------------|-----------------|----------------------|-----------|------------------|--|
| W Ben White Blvd SvrD EB | Level 4 | Defer to TxDOT | Varies | 25' – 40' | Yes | No | Yes |
| James Casey | Level 2 | 70' | 77' | 40' | Yes | No | Yes |

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|--|--|--|--|--|--|--|--|
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|--|--|--|--|--|--|--|--|

ADDITIONAL STAFF COMMENTS:

Inclusive Planning

| Yes | Imagine Austin Decision Guidelines |
|--|---|
| Compact and Connected Measures | |
| Y | Imagine Austin Growth Concept Map: Located close to, within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified on the Growth Concept Map. Name(s) of Activity Center/Activity Corridor/Job Center: 0.25 miles from S. 1st Street Activity Corridor |
| Y | Mobility and Public Transit: Located within 0.25 miles of public transit stop and/or light rail station. |
| Y | Mobility and Bike/Ped Access: Adjoins a public sidewalk, shared path, and/or bike lane. |
| Y | Connectivity, Good and Services, Employment: Provides or is located within 0.50 miles to goods and services, and/or employment center. |
| | Connectivity and Food Access: Provides or is located within 0.50 miles of a grocery store/farmers market. |
| Y | Connectivity and Education: Is located within 0.50 miles from a public school or university. |
| Y | Connectivity and Healthy Living: Provides or is located within 0.50 miles from a recreational area, park and/or walking trail. |
| Y | Connectivity and Health: Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, specialized outpatient care.) |
| | Housing Affordability: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable house. |
| | Housing Choice: Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint. |
| | Mixed Use: Provides mixed use development (minimum 10% residential and 10% non-residential floor area). |
| | Culture and Creative Economy: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center). |
| 7 | Total Number of "Yes's" |
| Imagine Austin Priority Program Bonus Features (Extra Points) | |
| Y | Small Area Plan Policies: Supports applicable Small Area Plans, including the Future Land Use Map, goals, objectives, actions and text. List three small area plan policies that relate to this project. Name of Small Area Plan: South Austin Combined NP |
| | Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site. |

| | |
|----|---|
| | Culture and Creative Economy: Expands Austin’s creative economy (ex: live music venue, art studio, film, digital, theater.) |
| Y | Workforce Development, the Economy and Education: Expands the economic base by creating permanent jobs, especially an industry that is currently not represented in particular area or that promotes a new technology. |
| Y | Workforce Development, the Economy and Education: Promotes educational opportunities or workforce development training. |
| 10 | Total Number of “Yes’s” Under Bonus Features and from on top |

Applicable South Austin Combined Small Area Plan Policies:

Vision: The Hospital Special District recognizes the unique land use requirements of a major medical center and related medical offices and businesses.

Hospital Special District Actions:

T A5: Create walkable connections to the neighborhood along the railroad tracks (exploring the possibility of a hike and bike train along the unused railroad spur in the South Manchaca neighborhood).

T A20: Complete the sidewalk network, prioritizing these segments: Radam Lane (James Casey to S 1st), and James Casey (missing section north of St. Elmo.)

T A24: Improve safety for all users at the following unsignalized intersections (e.g., by installing elements such as crosswalks, signage, round-abouts, curb bulb-outs, stop signs): at St. Elmo Rd. and James Casey St. and James Casey St. and Ben White Blvd.

HA A14: Work with employers (AISD, ACC, Hospital) to provide workforce housing in neighborhood.

Drainage

The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City’s Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

Environmental Office – Watershed Protection Department

During the PUD amendment review, the Applicant performed the following work on the new retention ponds at South Austin Medical Center in response to a Code violation.

- Engaged the original installer of the ponds to come on site and verify that they are working per original design. They stated that it was functioning as designed.
- Engaged a second pond Contractor after a rain and they also stated that it was working properly as designed.
- Cleaned the pond even after these visits per Fernando’s visit with you and the photos are attached.

The City's Environmental Inspector subsequently cleared the Code violation.

Environmental Review – Development Services Department

No environmental review comments based on the proposed maximum building height revision.

PARD – Planning & Design Review

There are currently no parkland dedication requirements for medical centers.

Site Plan

No site plan comments regarding the PUD revision. Site plan comments will be provided with site plan submittal.

Austin Transportation Department – Engineering Review

The site is subject to the approved TIA with zoning case # C814-95-0001. A TIA compliance memo indicating how many trips have been used, how many trips are left, and a summary of all constructed and remaining mitigations, will be required with the first site plan application. The TIA may need to be revised upon further review.

Austin Water Utility

No comments on PUD amendment.





SOUTH AUSTIN MEDICAL CENTER Exhibit A - 1

ZONING CASE#: C814-95-0001.02
 LOCATION: 901, 1001 West Ben White Boulevard and
 4210 - 4306 James Casey Street
 SUBJECT AREA: 17.3 Acres
 GRID: G18
 MANAGER: WENDY RHODAD



N



SUBJECT TRACT



ZONING BOUNDARY



PENDING CASE



CREEK BUFFER

1" = 400'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

100 CONGRESS AVENUE, SUITE 1300
AUSTIN, TEXAS 78701-2744
512-435-2300

FACSIMILE 512-435-2360

February 7, 2022

Jerry Rusthoven, Chief Zoning Officer
City of Austin
Housing and Planning Department
1000 E. 11th St.
Austin, Texas 78702

Re: Planned Unit Development Amendment to Case No. C814-95-0001 ("South Austin Medical Center PUD Amendment No. 2")

Dear Mr. Rusthoven:

I am submitting the attached application to update the South Austin Medical Center PUD. The requested PUD amendment would increase the allowable height on a portion of the site and amend the land use plan, facilitating the creation of additional capacity for more than 140 hospital beds.

The South Austin Medical Center PUD is located on a large site on W. Ben White Boulevard, west of S. 1st Street. Council initially approved the PUD over two decades ago, in 1996, when the region was smaller and there was less demand for medical services. Since that time, St. David's HealthCare Partnership has periodically expanded and renovated the South Austin Medical Center (SAMC) to meet the needs of our rapidly-growing community, with only one PUD amendment in 1998 adding three lots to the site.

Our request to amend the PUD would help St. David's better meet the region's growing medical needs. Three exhibits are provided as attachments to this letter. Attachment A portrays the area where increased height is requested. Attachment B shows the amended land use plan. Attachment C contains the 1996 PUD ordinance and the 1998 PUD amendment.

I appreciate your consideration and look forward to answering any questions and providing further details.

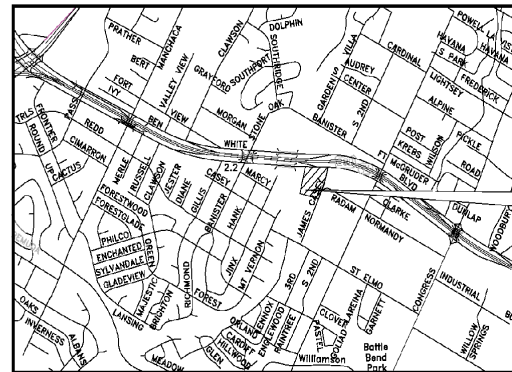
Respectfully,



Michael J. Whellan

PLANNED UNIT DEVELOPMENT SOUTH AUSTIN MEDICAL CENTER

901 WEST BEN WHITE BOULEVARD
AUSTIN, TEXAS 78704



PROJECT VICINITY MAP



GRIFFIN ENGINEERING GROUP INC.
11808 TEDFORD STREET
AUSTIN, TEXAS 78753
(512) 836-3113
FIRM F-634

INDEX OF SHEETS

SHEET 1 COVER SHEET
SHEET 2 P.U.D. GENERAL DEVELOPMENT PLAN
SHEET 3 P.U.D. GENERAL DEVELOPMENT PLAN

REVISIONS/CORRECTIONS

| NO. | DESCRIPTION | REVISION NO. | DATE | TOTAL # SHEETS IN PLAN SET | NET CHANGE NO. COVER SHEET | NET CHANGE NO. COVER SHEET | CITY OF AUSTIN APPROVAL/DATE | DATE MADE |
|-----|-------------|-----------------|------|-------------------------------------|--|--|---------------------------------|--------------|
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OWNER: ST. DAVID'S HEALTHCARE PARTNERSHIP, LP, LP
801 SAN JACINTO BOULEVARD
AUSTIN, TEXAS 78704

LEGAL DESCRIPTION: LOT 1, BLOCK A
SOUTH AUSTIN MEDICAL CENTER
CB-88-0150.0A
APPROVED NOVEMBER 16, 1998

P.U.D. APPROVAL

DATE NUMBER: _____

APPROVED BY PLANNING COMMISSION ON: _____

APPROVED BY CITY COUNCIL ON: _____

UNLESS OTHERWISE NOTED, ALL MEASURES ARE IN FEET AND DECIMALS THEREOF, AND ARE OF THE CITY CODE.

DESIGNER'S SIGNATURE: _____

DATE: _____

FILE: _____

REV: _____

REV: _____

REV: _____





ATTACHMENT C. PUD ORDINANCE AND AMENDMENT

CITY OF AUSTIN, TEXAS

ORDINANCE NO. 960606-H

AN ORDINANCE ORDERING A REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE AUSTIN CITY CODE OF 1992 TO ESTABLISH A "PUD" PLANNED UNIT DEVELOPMENT ZONING DISTRICT ON APPROXIMATELY 15.546 ACRES OF LAND, GENERALLY KNOWN AS THE SOUTH AUSTIN MEDICAL CENTER P.U.D. DEVELOPMENT PROJECT, LOCALLY KNOWN AS 901 WEST BEN WHITE BOULEVARD IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; WAIVING THE REQUIREMENTS OF SECTIONS 2-2-3, 2-2-5 AND 2-2-7 OF THE AUSTIN CITY CODE OF 1992; 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 establish and define a "PUD" Planned Unit Development zoning district on the property described in City of Austin Development Services Department File No. C814-95-0001 to wit:

Lot 1 of the South Austin Acres Subdivision - Section 3A, a subdivision in Travis County, Texas, according to the map or plat thereof recorded at Volume 86, Pages 50A and 50B of the plat records of Travis County, Texas, and generally known as the South Austin Medical Center Planned Unit Development, being further described in the map attached hereto as Exhibit A,

said property being locally known as 901 West Ben White Boulevard in the City of Austin, Travis County, Texas (hereinafter referred to as the "Property").

Part 2. That this ordinance, along with the attached Exhibits A and B, shall constitute the Land Use Plan of the planned unit development district created herein. The planned unit development created by this ordinance shall conform to the limitations and conditions set forth herein and in the South Austin Medical Center Planned Unit Development General Development Plan (hereinafter referred to as the "PUD General Development Plan"), attached hereto as Exhibit B and on record at the Development Services Department in File No. C814-95-0001. If the text of this ordinance and the exhibits attached hereto conflict, the more restrictive provision shall control. Except as otherwise specifically provided by this ordinance, all other rules, regulations and ordinances of the City of Austin in effect on the effective date of this ordinance shall apply to the South Austin Medical Center Planned Unit Development.

Part 3. That the exhibits attached hereto are copies of originals on file with the City of Austin Development Services Department in File No. C814-95-0001 and are incorporated in this ordinance in their entirety as though set forth fully in the text of this ordinance. The exhibits attached hereto are as follows:

- Exhibit A Map showing boundaries of the South Austin Medical Center Planned Unit Development
- Exhibit B South Austin Medical Center Planned Unit Development General Development Plan

Part 4. That the land uses on the Property are limited to the permitted and conditional uses allowed within the "GO" General Office Base District as set forth in the Austin City Code on the effective date of this ordinance, except that Hospital Services (General) shall be an additional permitted use. Any use not specifically identified in this Land Use Plan is expressly prohibited.

Part 5. That the locations of all areas where uses are restricted are shown on the PUD General Development Plan attached as Exhibit B.

CITY OF AUSTIN, TEXAS

Part 6. That development on the Property shall comply with the site development standards set forth in this ordinance and in the PUD General Development Plan attached as Exhibit B.

Part 7. That development on the Property shall be restricted to a maximum floor to area ratio of 1:1.

Part 8. That the maximum building height is limited to the heights identified for each area of the Property as shown on Exhibit B.

Part 9. That overall impervious cover on the Property shall not exceed 76% of the gross site area.

Part 10. That the maximum building coverage on the Property shall be 60% of the gross site area.

Part 11. That the minimum lot size on the Property shall be 5,750 feet and that the minimum lot width on the Property shall be 50 feet.

Part 12. That development on the Property shall comply with the standards for the "PUD" Planned Unit Development base district as set forth in the Austin City Code on the effective date of this ordinance, except as modified in Part 13.

Part 13. That in accordance with Section 13-2-683(I) of the Austin City Code of 1992, Sections 13-2-734(b)(3), 13-2-734(b)(4), and 13-3-734(b)(5) of the Austin City Code of 1992 shall not apply to this South Austin Medical Center Planned Unit Development, and that for the purposes of this planned unit development only, the following is substituted therefor:

- (3) Any structure on the Property that is 100 feet or less from a property used or zoned SF-5 or more restrictive may not exceed the maximum height limitation identified in the PUD General Development Plan for the area in which the structure is located.
- (4) Any structure on the Property that is greater than 100 feet and less than 300 feet from a property used or zoned SF-5 or more restrictive may not exceed the maximum height limitation identified in the PUD General Development Plan for the area in which the structure is located.
- (5) Any structure on the Property that is 300 feet to 540 feet from a property used or zoned SF-5 or more restrictive may not exceed the maximum height limitation identified in the PUD Development Plan for the area in which the structure is located.

Part 14. That all improvements within 50 feet of the single family and duplex uses located within the Casey Estates Subdivision - Section 1 shall fully comply with the compatibility standards set forth in the Austin City Code on the effective date of this ordinance.

Part 15. That on-site structural water quality controls shall be provided in accordance with the regulations set forth in the City of Austin Environmental Criteria Manual on the effective date of this ordinance for new development and redevelopment within the Property that creates impervious cover. No such water quality controls shall be required for the development currently existing on the Property.

Part 16. That nothing in this Ordinance shall be construed to limit or prohibit the exercise by the City of its police powers or authority under the Austin City Code and other applicable law, or to limit or prohibit the right of the Owner to seek an amendment to any provision of this ordinance or the Land Use Plan or any variance or waiver from any City ordinances or regulations applicable to development with the South Austin Medical Center Planned Unit Development.

960606-H



EXHIBIT A

SOUTH AUSTIN MEDICAL CENTER

PLANNED UNIT DEVELOPMENT

SHEET INDEX:

1. COVER SHEET
2. PUD GENERAL DEVELOPMENT PLAN
3. HEIGHT SETBACKS

[illegible]

FUG APPROVAL

Case Number: 15-178

Approved by Planning Commission on: 10-15-19

Approved by Council on: 10-15-19

Under sections 450, 45-452, 454 of Chapter 121 of
Sections 43, 21 and 463 of Chapter 133 of the City Code

Sum: \$178

Real Ordinance Number: 15-178

| | | | |
|---------|---------|---------|----------|
| City 1 | City 2 | City 3 | City 4 |
| City 5 | City 6 | City 7 | City 8 |
| City 9 | City 10 | City 11 | City 12 |
| City 13 | City 14 | City 15 | City 16 |
| City 17 | City 18 | City 19 | City 20 |
| City 21 | City 22 | City 23 | City 24 |
| City 25 | City 26 | City 27 | City 28 |
| City 29 | City 30 | City 31 | City 32 |
| City 33 | City 34 | City 35 | City 36 |
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| City 69 | City 70 | City 71 | City 72 |
| City 73 | City 74 | City 75 | City 76 |
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| City 81 | City 82 | City 83 | City 84 |
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| City 89 | City 90 | City 91 | City 92 |
| City 93 | City 94 | City 95 | City 96 |
| City 97 | City 98 | City 99 | City 100 |

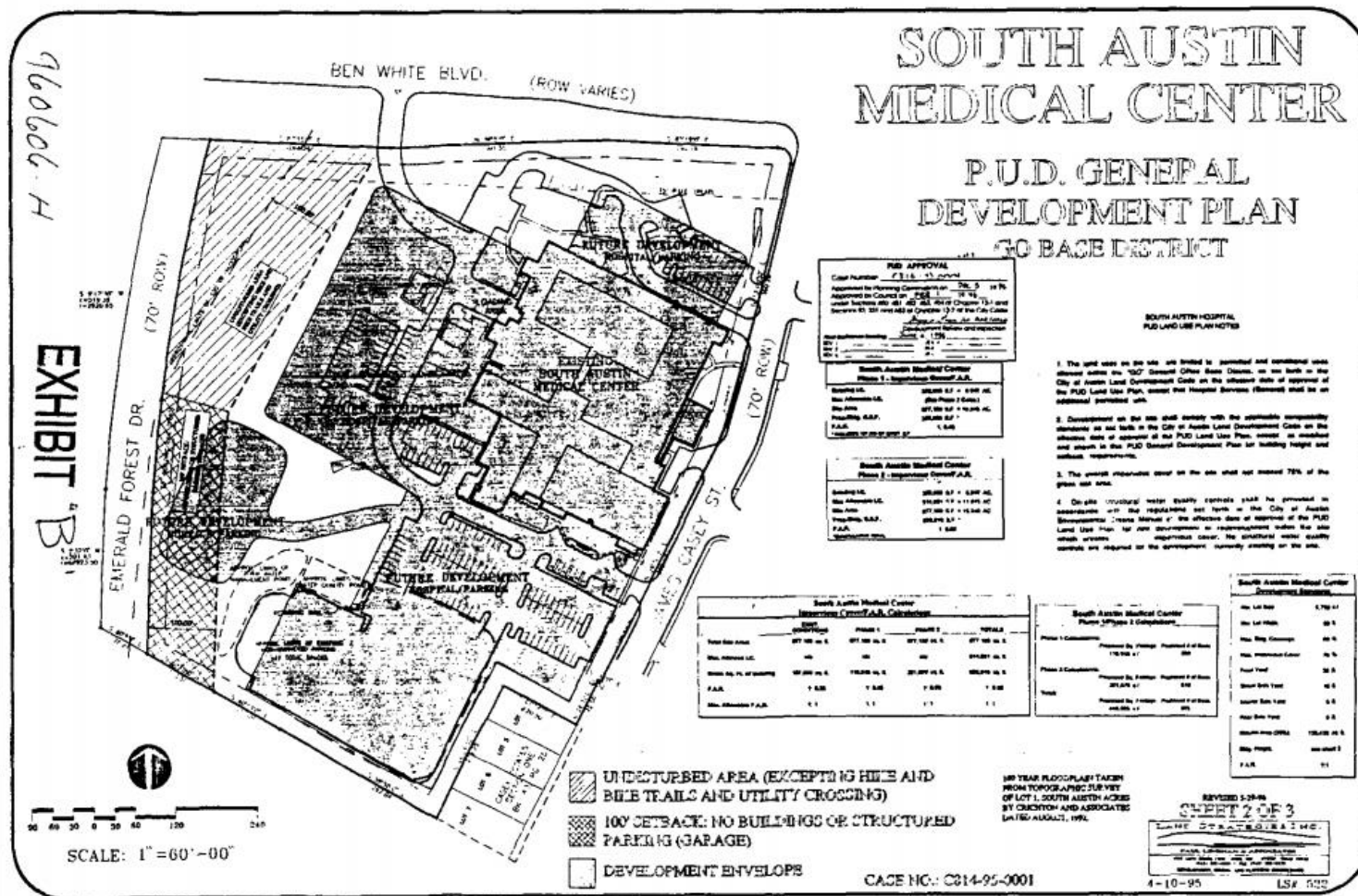
REVIEWED 5-29-04

SHEET 1 OF 3

LAND STRATEGIES INC.

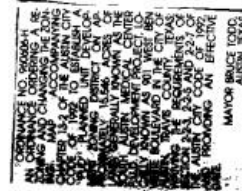
PAUL, SIMON & GARDNER, INC.
1000 LAFAYETTE DRIVE, SUITE 100 • JEFFERSON, MISSOURI 64134
314-633-1100 • FAX: 314-633-1101
www.psg.com • 800-368-3333 • 800-368-3333

12-5-95 LS# 522
CASE NO.: C814-95-0001



PO#: 960606-HAd ID#: TCM701400Acct #: 4992499**Austin American-Statesman**Acct. Name: City Clerk

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:

David DeVargas

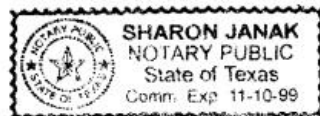
Classified Advertising Agent of the *Austin American-Statesman*, a daily newspaper published in said County and State that is generally circulated in Travis, Hays, Burnet and Williamson Counties, who being duly sworn by me, states that the attached advertisement was published in said newspaper on the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

Date (s): July 16, 1996
 Class: 9980 Lines: 22 Cost: \$54.12

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

D. DeVargas

SWORN AND SUBSCRIBED TO BEFORE ME, this the 16th day of July, 1996.



Sharon Janak
 Notary Public in and for
 TRAVIS COUNTY, TEXAS

Sharon Janak
 (Type or Print Name of Notary)

My Commission Expires: 11/10/99

305 South Congress Avenue, P.O. Box 670, Austin, Texas 78767-0670 • 512-445-3500

ORDINANCE NO. 981008-J

AN ORDINANCE AMENDING ORDINANCE NO. 860606-H, TO INCREASE THE BOUNDARIES OF THE PROJECT KNOWN AS SOUTH AUSTIN MEDICAL CENTER P.U.D. PLANNED UNIT DEVELOPMENT PROJECT, SUBJECT TO CERTAIN CONDITIONS, AND REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 901 WEST BEN WHITE BOULEVARD, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

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

PART 1. South Austin Medical Center P.U.D. Planned Unit Development is comprised of approximately 15.5 acres of land more particularly described as Lot 1, South Austin Acres Subdivision Section 3A, a subdivision in Travis County, Texas, according to the map or plat of record in Volume 86, Pages 50A-50B, Plat Records of Travis County, Texas.

PART 2. South Austin Medical Center P.U.D. Planned Unit Development is amended to increase the boundaries to include additional property consisting of 3 lots and vacated right-of-way described in File No. C814-95-0001, and the Zoning Map established by Chapter 13-2-22 of the City Code is amended to change the base zoning district from "SF-3" Family Residence district and "LO" Limited Office district to "PUD" Planned Unit Development district on that additional property, as follows:

Lots 4, 5, and 6, Casey Estates Section One Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 43, Page 23, of the Plat Records of Travis County, Texas, and;

1.182 acre tract of right-of-way dedication of Emerald Forest Drive, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

as more particularly identified in the map attached as Exhibit "B".

PART 3. Exhibit "C", the South Austin Medical Center P.U.D. Planned Unit Development General Land Use Plan, attached to this ordinance, is substituted for Exhibits "A" and "B", attached to Ordinance No. 960606-H.

PART 4. Except as expressly provided in this ordinance, development of South Austin Medical Center P.U.D. Planned Unit Development shall conform to each and every one of the terms, conditions, and provision as set forth in Ordinance No. 960606-H which shall continue in full force and effect on and after the effective date of this ordinance.

PART 5. The Council waives the requirements of Sections 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

PART 6. This ordinance takes effect on October 19, 1998.

PASSED AND APPROVED

October 8, 1998.

§
§
§

Kirk Watson

Kirk Watson
Mayor

APPROVED:

Andrew Martin

Andrew Martin
City Attorney

ATTEST:

Betty G. Brown

Betty G. Brown
Deputy City Clerk



**Professional Land Surveying
& Digital Mapping**

Office: 512-476-7103
Fax: 512-476-7105
510 South Congress Ave.
Suite 110
Austin, Texas 78704

Page 1 of 2

**Emerald Forest Drive
Right-of-Way Vacation**

I, DANE GILLESPIE, County Clerk, Travis County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office. Witness my hand and seal of office on



Dane Gillespie, County Clerk
By Deputy:

Raymond Limon
Raymond Limon

JUN 15 1998

A DESCRIPTION OF 1.182 ACRES OF LAND, MORE OR LESS, BEING THE RIGHT-OF-WAY OF EMERALD FOREST DRIVE, CONSISTING OF A PORTION OF THE RIGHT-OF-WAY DEDICATION DESCRIBED IN VOLUME 6195, PAGE 302 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF THE RIGHT-OF-WAY FOR EMERALD FOREST DRIVE SHOWN ON THE SUBDIVISION PLAT OF SOUTH AUSTIN ACRES SECTION ONE, A SUBDIVISION OF RECORD IN VOLUME 81, PAGE 59 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1.182 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with an aluminum cap set in the south right-of-way line of Ben White Boulevard/US 290, being at the northwest corner of Lot 1 of South Austin Acres Section 1-A, a subdivision of record in Volume 82, Page 176 of the Plat Records of Travis County, Texas, and being also in the east right-of-way of Emerald Forest Drive;

THENCE with the east right-of-way drive of Emerald Forest Drive and the west line of said Lot 1, the following two (2) courses:

1. Along a curve to the left, an arc length of 521.29 feet, with a radius of 2850.65 feet, and a chord which bears South 07°00'32" West, a distance of 520.57 feet (record chord South 09°26' West, 521.31 feet) to a 5/8" rebar found;
2. Along a curve to the left, an arc length of 235.07 feet, with a radius of 11853.50 feet, and a chord which bears South 00°08'00" West, a distance of 235.07 feet (record chord South 02°26'30" West, 235.74 feet) to a calculated point in the south line of Lot 1, being also in the north line of Lot 1 of Constacio Subdivision, a subdivision of record in Volume 76, Page 114 of the Plat Records of Travis County;

THENCE with the north line of Constacio Subdivision, being also the south line of Emerald Forest Drive, the following two (2) courses:

1. North 62°28'53" West, a distance of 2.49 feet (record North 60°10' West, 2.91 feet) to a 1/4" i.d. iron pipe found;

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

12780 0787

981008-J

Exhibit "A"

Page 1 of 2

Page 2 of 2

2. North 62°27'53" West, a distance of 76.27 feet (record North 60°09' West, 76.27 feet) to a calculated point in the west right-of-way line of Emerald Forest Drive, being also the east right-of-way of an apparent 100 foot railroad right-of-way;

THENCE with the east line of the railroad right-of-way, being also the west line of Emerald Forest Drive, the following two (2) courses:

1. Along a curve to the right, an arc length of 201.43 feet, with a radius of 11923.50 feet, and a chord which bears North 00°13'07" East, a distance of 201.43 feet (record North 02°32' East, 201.43 feet) to a 1/2" rebar with an aluminum cap set;

2. Along a curve to the right, an arc length of 518.48 feet, with a radius of 2920.65 feet, and a chord which bears North 06°50'09" East, a distance of 517.80 feet (record chord North 09°17'30" East, 519.39 feet) to a 1/2" rebar with an aluminum cap set in the south right-of-way line of Ben White Boulevard;

THENCE South 89°49'21" East, with the south right-of-way line of Ben White Boulevard, a distance of 71.51 feet (record South 87°15' East, 71.51 feet) to the POINT OF BEGINNING, containing 1.182 acres of land, more or less.

Surveyed on the ground February 22, 1996, under my direction and supervision. Bearing basis is from Engineers Centerline for Ben White/US 290 (North 87°26'40" East) determined from TxDOT monuments found at Station 677+30.96, 160.43' left, and 684+70.74, 202.78' left. Attachments: Survey Drawing No. 06-1201.

Robert Watts 2-22-96
Robert C. Watts, Jr.
Registered Professional Land Surveyor
State of Texas No. 4995



I, Doree DeBeauvoir, County Clerk, Travis County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office. Witness my hand and seal of office on



Doree DeBeauvoir, County Clerk
By Deputy:

Raymond Limon
Raymond Limon

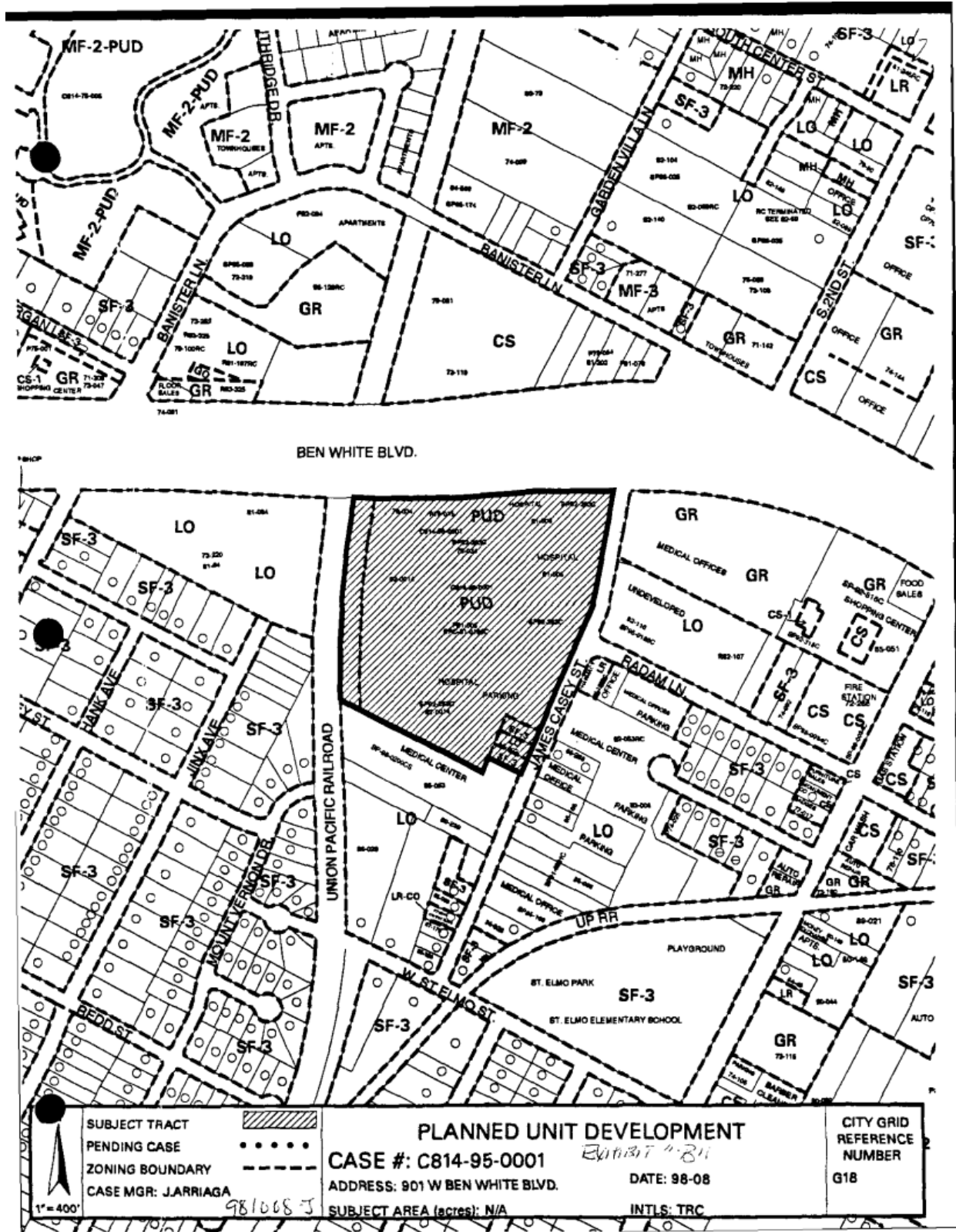
JUN 15 1998

Exhibit "A"
Page 2 of 2

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

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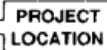
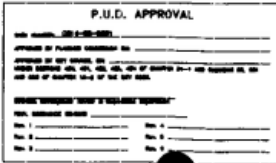
| <h1 style="margin: 0;">PLANNED UNIT DEVELOPMENT</h1> <h1 style="margin: 0;">SOUTH AUSTIN</h1> <h1 style="margin: 0;">MEDICAL CENTER</h1> | | <small>REVISIONS/CORRECTIONS</small> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 5%;">NO.</th> <th style="width: 45%;">DESCRIPTION</th> <th style="width: 10%;">DATE</th> <th style="width: 40%;">BY</th> </tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </table> | NO. | DESCRIPTION | DATE | BY | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| <div style="text-align: center; margin-bottom: 20px;">  PROJECT VICINITY MAP </div> <div style="text-align: center; margin-bottom: 20px;">  GRIFFIN ENGINEERING GROUP INC. 11711 NORTH LAMAR BLVD. AUSTIN, TEXAS 78753 (512) 836-3113 </div> <div style="border: 1px solid black; padding: 5px; margin-top: 20px;"> INDEX OF SHEETS SHEET 1 COVER SHEET SHEET 2 P.U.D. GENERAL DEVELOPMENT PLAN SHEET 3 HEIGHT SETBACKS </div> | <div style="text-align: center; margin-bottom: 20px;">  PROJECT LOCATION </div> <div style="text-align: center; margin-bottom: 20px;">  P.U.D. APPROVAL </div> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

EXHIBIT "C" 1 of 3
 981205-3

SHEET 1 of 3





Austin American-Statesman

PO#: 981008J
Ad ID#: AMM401800
Acct#: 5124992499
Account Name: CITY CLERKS OFFICE

CITY CLERKS OFFICE
PO BOX 1088
AUSTIN, TX 78767

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:

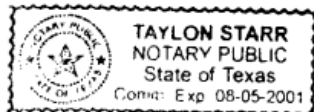
SHARON JANAK

Classified Advertising Agent of the Austin American-Statesman, a daily newspaper
published in said County and State that is generally circulated in Travis, Hays, Burnet
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:

| | | | |
|------------------|----------|-----------------|----------|
| First Published: | 10/27/98 | Last Published: | 10/27/98 |
| Times Published: | 1 | Classification: | 9980 |
| Lines: | 16 | Cost: | \$44.64 |

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

SWORN AND SUBSCRIBED TO BEFORE ME, this the 27th day of Oct 1998



Taylor Starr
Notary Public in and for
TRAVIS COUNTY, TEXAS

305 South Congress Ave., P.O. Box 670, Austin, Texas 78767-0670 512-445-3541

ORDINANCE NO. 981008J
AN ORDINANCE AMENDING ORDINANCE NO. 806804H TO INCREASE THE SIZES OF THE PROJECT KNOWN AS SOUTH AUSTIN MEDICAL CENTER P.U.D. PLANNED UNIT DEVELOPMENT PROJECT, SUBJECT TO CERTAIN CONDITIONS, AND REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 901 WEST BEN WHITE BOULEVARD, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.
Mayor, Kirk Watson
City of Austin

From:
To: [Rhoades, Wendy](#)
Subject: Letter of Support for St. David's Medical Center
Date: Wednesday, April 13, 2022 1:09:39 PM

*** External Email - Exercise Caution ***

Good afternoon Ms. Rhoades,

I am the President of the Southwood Neighborhood Association in Austin, Texas. Our neighborhood association would like to respectfully submit the attached letter of support for St. David's Medical Center. Please feel free to contact me if you have any questions or concerns.

Thank you for your consideration,
Anna Pittala
President, Southwood Neighborhood Association
4502 Jinx Avenue, Austin, Texas 78745
(512) 443-5874

April 13, 2022

Wendy Rhoades
Zoning Case Manager
City of Austin
Housing and Planning Department
1000 E. 11th Street Austin, TX 78702

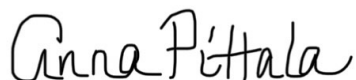
Dear Ms. Rhoades,

Please accept this letter from the Southwood Neighborhood Association (which represents some 2,000 households in south-central Austin, Texas) in support of the update to the South Austin Medical Center PUD for the construction of an expansion to add additional hospital rooms and operating rooms. The neighborhood recognized the importance of adding additional hospital rooms and agreed to support the increased height to 120' on a small portion of the existing St. David's Medical Center parking lot to build the expansion with the expectation that St. David's would continue to discuss parking and traffic as the development proceeds.

Members of Southwood Neighborhood Association voted unanimously to submit this letter in support of St. David's Medical Center's application at our March 30, 2022 regular meeting.

Thank you for your service.

Respectfully,



Anna Pittala
President, Southwood Neighborhood Association

--

Southwood Neighborhood Association (SNA)

CAUTION: This email was received at the City of Austin, from an EXTERNAL