

ZONING CHANGE REVIEW SHEET

CASE: C814-92-0006.02 – Seton Medical Center
Planned Unit Development Amendment No. 2

DISTRICT: 10

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

ADDRESS: 1201 West 38th Street

SITE AREA: 12.21 acres

PROPERTY OWNER: Seton Medical Center, % Altus Group US Inc. (Scott Herndon)

AGENT: Metcalfe Wolff Stuart & Williams, LLP (Michele Rogerson Lynch)

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 – neighborhood plan (PUD-NP) combining district zoning as shown in the Proposed Zoning Submittal (Attachment A). *For a summary of the basis of Staff's recommendation, see pages 2 and 3.*

ENVIRONMENTAL COMMISSION ACTION:

August 17, 2022:

PLANNING COMMISSION ACTION:

August 23, 2022:

CITY COUNCIL ACTION:

September 15, 2022:

ORDINANCE NUMBER:

ISSUES:

The Applicant has met with the Rosedale Neighborhood Association and President of Brykerwoods Neighborhood Association and is meeting with the Brykerwoods Neighborhood board on August 16, 2022.

EXHIBITS AND ATTACHMENTS TO THE STAFF REPORT:

Exhibits A and A-1: Zoning Map and Aerial

Applicant's Summary Letter and Proposed Zoning Submittal (Attachment A)

CASE MANAGER COMMENTS:

The Seton Medical Center PUD is bounded by West 38th Street on the north, Medical Parkway to the east, West 34th Street to the south, and medical offices that border the property to the west (GO-V-NP). There are retail and service-oriented commercial uses on the north side of West 38th (SF-3; LO; CS-1-V; LR-V; CS-V; GR-V); medical offices and supporting businesses on the east side of Medical Parkway, the south side of East 34th Street and adjacent to the west (CS-NP; CS-V-NP; GO-CO-NP; GO-NP; GO-V-NP; GR-NP. The PUD is designated as Civic land use on the Central West Austin Combined (Windsor Road) Neighborhood Plan approved by Council in September 2010. ***Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).***

The PUD was approved by Council in June 1993 and prescribed development intensity according to a Land Use Plan. The PUD also included the following components: 1) limited floor-to-area ratio to 1.48 : 1; 2) prescribed minimum front yard setbacks of 25 feet except for a minimum street side setback of 10 feet along West 34th Street; 3) required a minimum of 11.9% open space; 4) limited height to 120 feet above ground level within 300-540 feet of SF-5 or more restrictive zoned property; 5) required six off-street loading spaces for a hospital (general) use; 6) waived additional right-of-way dedication on Medical Parkway and West 34th Street; 7) waived sidewalk installation along West 34th Street; and 8) waived the requirement for driveways to align with opposing driveways or have minimum offsets for the West 38th Street driveway, Service Yard drive, and the West 34th Street drive (C814-92-0006). The first amendment to the PUD was approved administratively in December 2002 and resulted in updating the existing PUD drawings to show the full build-out of the PUD and the landscape concept plan.

The purpose of the second amendment to the PUD is to facilitate the addition of a 358,155 square foot addition of a Womens and Children's Tower and a cardiovascular wing. The existing parking garage on the subject property is proposed to be demolished and then rebuilt on the adjacent property to the west which is under the same ownership. Specifically, the proposed PUD amendment consists of the following components:

- Increase the floor-to-area ratio from 1.48 : 1 to 1.9 to : 1
- Increase the building coverage from 272,388 square feet (51.2%) to 334,830 square feet (62.95%)
- Increase the building square footage from 786,600 square feet to 1,144,755 square feet (resulting from the 358,155 square foot expansion)
- Increase the impervious cover from 79.16 percent to 79.62 percent
- Decrease the amount of open space from 11.9 percent to 4 percent
- Modify drainage, detention, and water quality requirements

Following input from the City arborist, the tree relocation component of the PUD is being reviewed under an administrative site plan on the adjacent property to the west. The site plan proposes relocation of the existing garage on the main hospital / east campus and also an underground parking garage along West 38th Street (SP-2022-0059C – Ascension Seton

Medical Center - 34th Street and 38th Street Garages). ***Please refer to Applicant's Summary Letter and Proposed Zoning Submittal (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. The neighborhood plan (NP) district denotes a tract located within the boundaries of an adopted Neighborhood Plan.

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 arterial and collector roadways on three sides and is an integral part of an area that is distinguished by a wide range of hospital services, medical offices, and supporting services. The proposed PUD amendment will increase the square footage of the facility and modernize it so that hospital and medical services continue to be provided to the Austin area at a regional scale.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	PUD-NP	Hospital services (general) and parking garage
<i>North</i>	SF-3; LO; CS-1-V; LR-V; CS-V; GR-V	Restaurant (limited); Retail (convenience); Medical office; Personal improvement services; Financial services; Personal services with surface parking; Single family residences – detached and attached
<i>South</i>	CS-NP; GO-CO-NP; GO-NP; GO-V-NP	Medical offices with surface parking; Retail sales (convenience)
<i>East</i>	CS-NP; CS-V-NP	Medical offices with surface and structured parking; Restaurant (limited); Medical supplies
<i>West</i>	GO-V-NP; GR-NP	Medical offices with surface parking (under the same

		ownership as the subject site)
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NEIGHBORHOOD PLAN AREA: Central West Austin Combined (Windsor Road)

TIA: Please refer to Compliance Memo

WATERSHED: Shoal Creek – Urban

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS:

Bryker Woods Elementary School O Henry Middle School Austin High School

COMMUNITY REGISTRY LIST:

33 – Heritage Neighborhood Association	66 – Rosedale Neighborhood Association
88 – West Austin Neighborhood Group	283 – North Austin Neighborhood Alliance
511 – Austin Neighborhoods Council	742 – Austin Independent School District
754 – CANPAC	1144 – West 31 st Street Creekside Neighborhood Association
1194 – 45 th St. Concerned Citizens	1228 – Sierra Group, Austin Regional Group
1301 – Central West Austin Combined Neighborhood Plan Contact Team	
1391 – Central Austin Community Development Corporation	
1363 – SEL Texas	1424 – Preservation Austin
1497 – Shoal Creek Conservancy	1510 – My Guadalupe
1530 – Friends of Austin Neighborhoods	1532 – Bull Creek Road Coalition
1550 – Homeless Neighborhood Association	1609 – Friends of Heritage
1616 – Neighborhood Empowerment Foundation	1774 – Austin Lost and Found Pets

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2008-0003 – Windsor Road Vertical Mixed Use (VMU) Rezoning – W 35th St (north); N Lamar Blvd (east); Enfield Rd (south); N Mopac Expy (west)	Apply -V to 21 tracts on 27.46 acres	To Grant excluding VMU for Tracts 1-6; To Grant VMU related standards to Tracts 7-21 and 60% MFI for 10% of rental units in a VMU building	Apvd (12-13-2007).
C14-2008-0004 – Rosedale Vertical Mixed Use (VMU) Rezoning – Burnet Rd and 45 th St	Apply -V to 28 tracts on 32.8 acres	To Grant VMU with conditions	Apvd -V to include and exclude tracts, with conditions (4-10-2008).

(east), W 35 th and W 38 th Sts (south), N MoPac Expy (west), Hancock Dr and North Loop Dr (north)			
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RELATED CASES:

The property is platted as Lot 1, Seton Medical Center Addition No. 2, a subdivision recorded in October 1980 (C8S-80-095) and Lots 8, 9, 17 and 18, Glen Ridge Addition.

The subject property is within the boundaries of the Central West Austin Combined (Windsor Road) Neighborhood Planning Area and is designated as Civic land use on the adopted Future Land Use Map (NP-2010-0027). The –NP combining district was appended to the existing base district on September 23, 2010 (C14-2010-0051 – Ordinance No. 20100923-103).

EXISTING STREET CHARACTERISTICS:

Name	ASMP Classification	ASMP Required ROW (feet)	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
W 38 th Street	Level 2	116	78	Yes	Yes	Yes	Yes
W 34 th Street	Level 3	72	60	Yes	Yes	Yes	Yes
Medical Parkway	Level 2	80	61	Yes	Yes	Yes	Yes
Bailey Lane	Level 1	58 or 64	45	Yes	Yes	No	Yes

ADDITIONAL STAFF COMMENTS:

Inclusive Planning

Proposed Area and Use: 12.21 acres. Proposing to amend a previously approved PUD to allow for building expansion. Allow for the addition of 358,155 square foot for an expansion of a Women’s Tower and a cardiovascular wing. Existing FAR is 1.48:1 and the proposed FAR is 1.9:1. The currently allowed building coverage is 272,388 square feet (51.2%). The proposed building square footage is 334,830 square feet (62.95%). The currently allowed building square footage is 786,600 square feet. The total proposed building square footage with the 358,155 square foot expansion is 1,144,755 square feet. The currently allowed impervious cover is 421,074 square feet (79.16%). The proposed impervious cover is

423,513 square feet (79.62%). Open Space: The current percentage of open space is 11.9%. The proposed percentage of open space is 4%. Remove trees, demolish parking garage.

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: 38 th 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.
Y	Connectivity and Food Access: Provides or is located within 0.50 miles of a grocery store/farmers market.
	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: Central West Austin Combined NP (Windsor Road). FLUM: CIVIC
	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” Above and Under Bonus Features

Applicable Central West Austin Combined Small Area Plan Policies:

(TEXT) WINDSOR ROAD NEIGHBORHOOD PLANNING AREA

Bryker Woods/W. 31st Street. Neighborhood edge: The most intensive part of the planning area is the medical district located between West 38th and 31st Street between Lamar Boulevard and Shoal Creek. Seton Medical Center, Bailey Square, Medical Park Tower, and Shoal Creek Hospital are the major medical institutions that have also attracted smaller medical offices and commercial to this district. Seton Hospital is considered by many to be one of the top medical facilities in the region. This area, in combination with St. David’s Heart Hospital and Central Market across Lamar Boulevard and the commercial district on the north side of West 38th/35th Street, functions as a major hub and employee base. (p. 37)

(TEXT) Land Use Goal Statement: Development of property as office, commercial, retail, multifamily, or civic uses should be in accordance with the Future Land Use Map, as informed by the Plan text, and should be appropriately oriented, scaled and buffered to protect the existing single-family homes from any intrusion and adverse effects from higher intensity uses. (p. 41)

Drainage

Demonstration of compliance with Land Development Code (LDC) 25-7-61 and Drainage Criteria Manual (DCM) 1.2.2 regarding no adverse flooding impact and no increase in point discharge from the subject site must be demonstrated with subsequent development applications.

Demonstration of no adverse flooding impact must utilize current drainage criteria including Atlas 14 rainfall data. This will be confirmed with subsequent development applications.

Water Quality

Demonstration of compliance with Land Development Code (LDC) 25-8-211 and Environmental Criteria Manual (ECM) 1.9.2 regarding water quality requirements for the subject site must be demonstrated with subsequent development applications.

Environmental Office – Watershed Protection Department

Please refer to Attachment B

Environmental Review – Development Services Department

Please refer to Attachment B

Fire Review

No comments; Approved.

PARD – Planning & Design Review

There are no parkland dedication requirements currently associated with hospital uses.

Site Plan

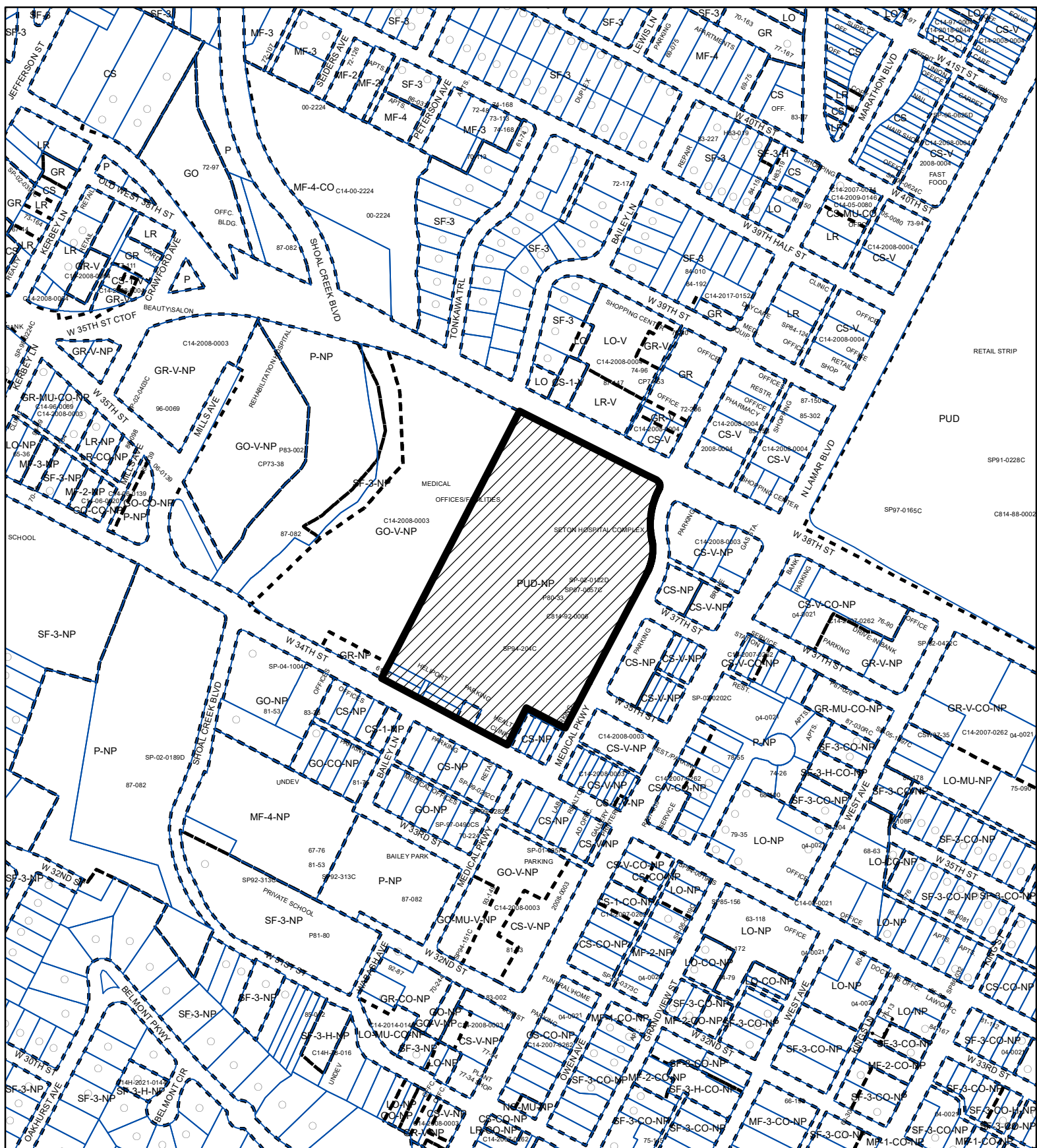
No site plan comments regarding the PUD revision. Site plan comments will be provided with site plan submittal.




Austin Transportation Department – Engineering Review

Please refer to Compliance Memo

Austin Water Utility

Please refer to Attachment B



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

PLANNED UNIT DEVELOPMENT

ZONING CASE#: C814-92-0006.02

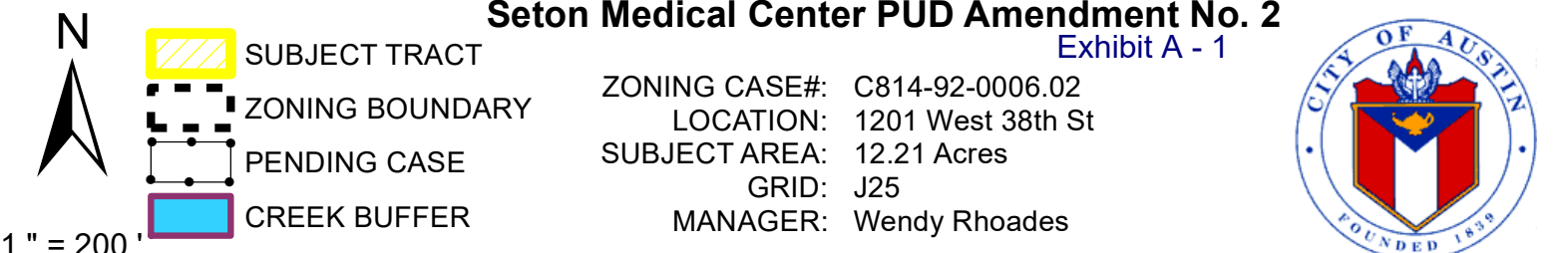
Exhibit A



1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or





METCALFE WOLFF
STUART & WILLIAMS, LLP

MICHELE ROGERSON LYNCH
Director of Land Use &
Entitlements

512-404-2251

April 15, 2022

Jerry Rusthoven
Planning & Development Review Department
1000 East 11th Street
Austin, Texas 78702

Online Submittal

Re: **Seton Medical Center Planned Unit Development Amendment No. 2**
Application
12.21 acres located at 1201 West 38th Street (“Property”)

Dear Mr. Rusthoven,

As representatives of the owners of the above stated Property we respectfully submit this Planned Unit Development (PUD) Development Amendment application (“the 2nd Amendment”) for the Seton Medical Center PUD (C814-92-0006). The purpose of the 2nd Amendment is to allow for the addition of 358,155 square foot for an expansion of a Womens Tower and a cardiovascular wing. The proposed building addition is considered a substantial amendment described under LDC § 3.1.2 as site development regulations are being modified and is therefore subject to City Council approval. The following outlines the major components of the 2nd Amendment:

Floor to Area Ratio

The currently allowed FAR is 1.48:1 and the proposed FAR is 1.9:1.

Building Coverage

The currently allowed building coverage is 272,388 square feet (51.2%).

The proposed building square footage is 334,830 square feet (62.95%).

Building Square Footage

The currently allowed building square footage is 786,600 square feet.

The total proposed building square footage with the 358,155 square foot expansion is 1,144,755 square feet.

Impervious Cover

The currently allowed impervious cover is 421,074 square feet (79.16%).

The proposed impervious cover is 423,513 square feet (79.62%).

Open Space

The current percentage of open space is 11.9%.

The proposed percentage of open space is 4%.

Drainage/Detention/Water Quality

Two detention ponds exist on the Property today. The pond along Medical Parkway will be reconfigured in roughly the same location. There are no water quality controls on the Property today, however water quality in the form of an underground vault and rain gardens is proposed.

Trees

The Property has many Protected and Heritage Trees that will be preserved.

A 25" Pecan located along 38th Street is proposed for removal. This tree has been assessed by a certified arborist as being in poor health and condition. Three other trees (29" Pecan, 25" Live Oak, 24" Pecan) are proposed to be relocated onsite.

Transportation and Parking

A Traffic Impact Analysis (TIA) was approved with the PUD in 1992 and was updated with the 1st amendment in 2002. After talking with the Austin Transportation Department, updated traffic counts were conducted at certain intersections. A TIA Compliance Memorandum was prepared and is included with the submittal. The updated study indicates the expansion will not materially impact the operation of the intersections studied and therefore no improvements are proposed.

Part of the redevelopment includes the demolition of the existing parking garage. A new parking garage will be constructed off-site on the adjacent Medical Tower property to the west, which is under the same ownership. The new parking garage will serve both parking for the Property as well as the Medical Tower property. A site plan for the parking garage construction is currently in review at the City of Austin.

If you have any questions about the proposed 2nd Amendment or need additional information, please do not hesitate to contact me at your convenience.

Very truly yours,



Michele Rogerson Lynch

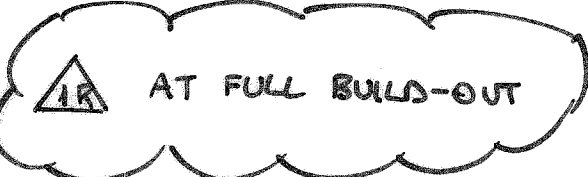
cc: Scott Herndon, Ascension Seton
Dan Vickers, Medxcel

SETON MEDICAL CENTER
C814-92-0006

SETON MEDICAL CENTER

P.U.D.

SUMMARY TABLE



AMENDMENT NO.2

Proposed FAR	1.48:1	1.9:1
Impervious Cover	424,074 SF 79.16%	423,513 sf (79.62%)
Building Coverage	272,388 SF (51.2%)	334,830 sf (62.95 %)
Total Square Footage of Building	786,600	1,144,755 sf
Height	120 ft.	
Setbacks		
Street Front Yard (Medical Parkway)	25 ft.	
Street Side Yard (West 38th Street)	15 ft.	
Street Side Yard (West 34th Street)	10 ft.	
Percentage Open Space for the Site	11.9%	4 %

AMENDMENT NO.2

Legal Description

Lot 1, Seton Medical Center Addition No. Two
Book 8, Pages 73-74

Lots 8, 9, 17 and 18, Block 5, Glen Ridge Addition
Book 1, Page 65

Street Address

1201 West 38 Street

Submittal Date

September 9, 1992

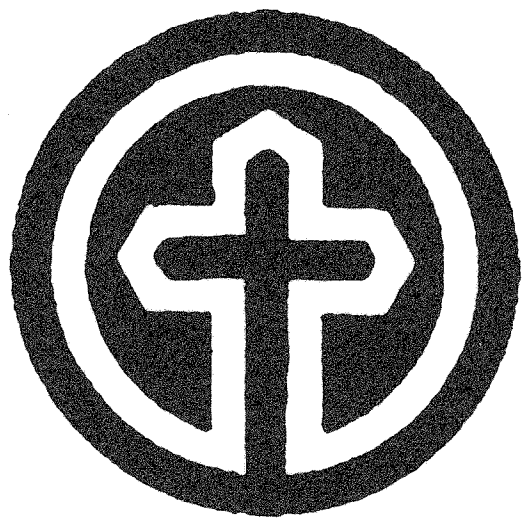
INDEX OF DRAWINGS

SHEET

1. COVER
2. COMPREHENSIVE PLAN
3. SETON MEDICAL CENTER PUD - EXISTING CONDITIONS
4. SETON MEDICAL CENTER PUD - SITE STAGE ONE CONSTRUCTION
5. SETON MEDICAL CENTER PUD - LANDSCAPE PLAN STAGE ONE CONSTRUCTION
6. SETON MEDICAL CENTER PUD - LANDSCAPE PLAN STAGE TWO CONSTRUCTION
7. SETON MEDICAL CENTER PUD - EXPANSION PLAN 2022
8. SETON MEDICAL CENTER PUD - LANDSCAPE PLAN 2022

AMENDMENT NO.2

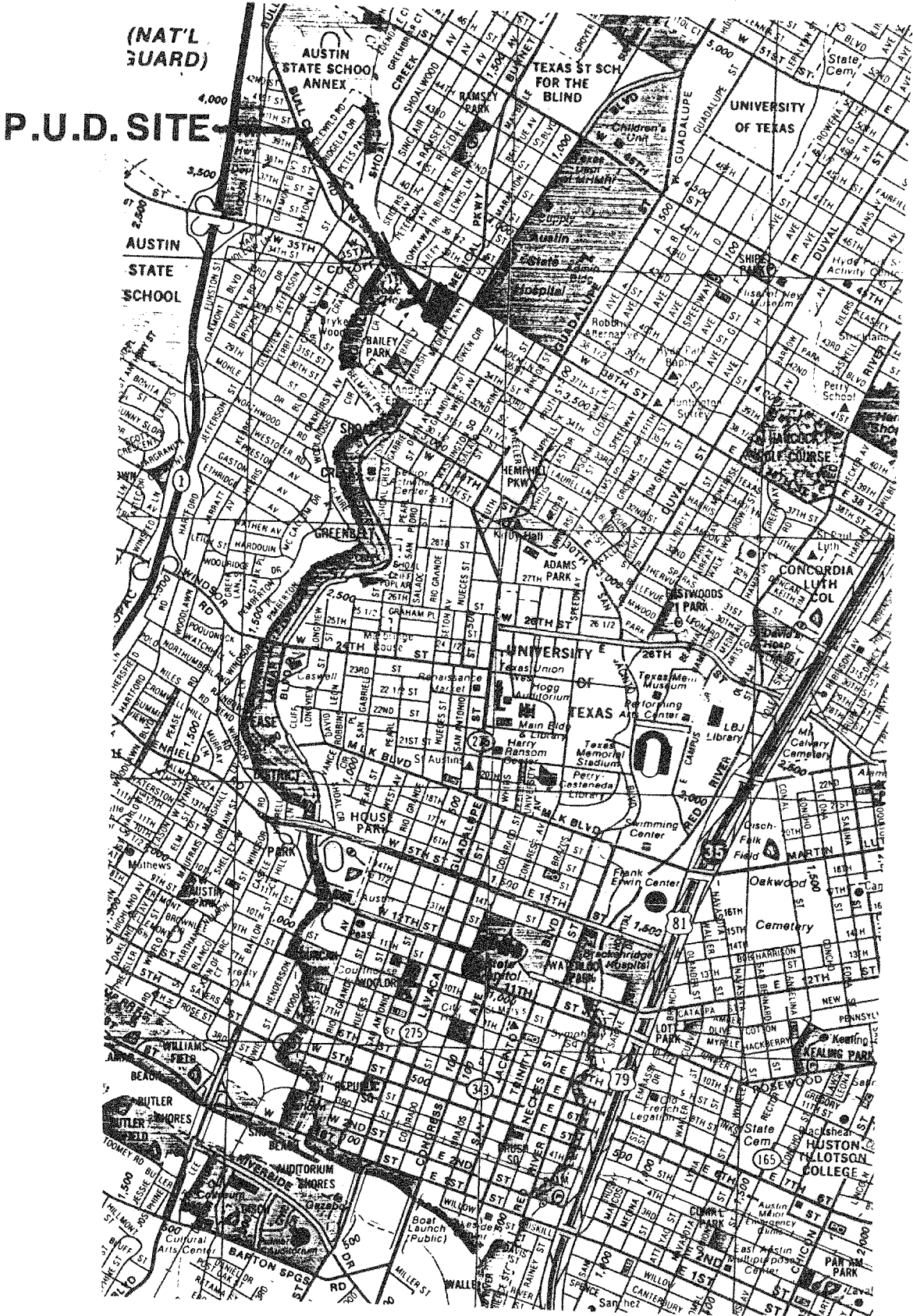
REVISIONS/ CORRECTIONS						
NUMBER	DESCRIPTION	REVISION/ADDED (A) VOID (V) SHEET NO.	TOTAL # OF SHEETS IN PLAN SET	NET CHANGE IMPERVIOUS COVER (SQ. FT.)	TOTAL SITE IMPERVIOUS COVER (SQ. FT.) %	CITY OF AUSTIN APPROVAL DATE
IR	STAGE ONE CONSTRUCTION ADDED TO PLANS	4(A), 5(R) 6(R)	6	0	421,074 79.16%	
IC	EXPANDED AMBULANCE PARKING	1(R) 4(R)	6	258	421,332 79.21%	JMM 1-27-03



SETON MEDICAL CENTER
PLANNED UNIT DEVELOPMENT

ZONING SUBMITTAL

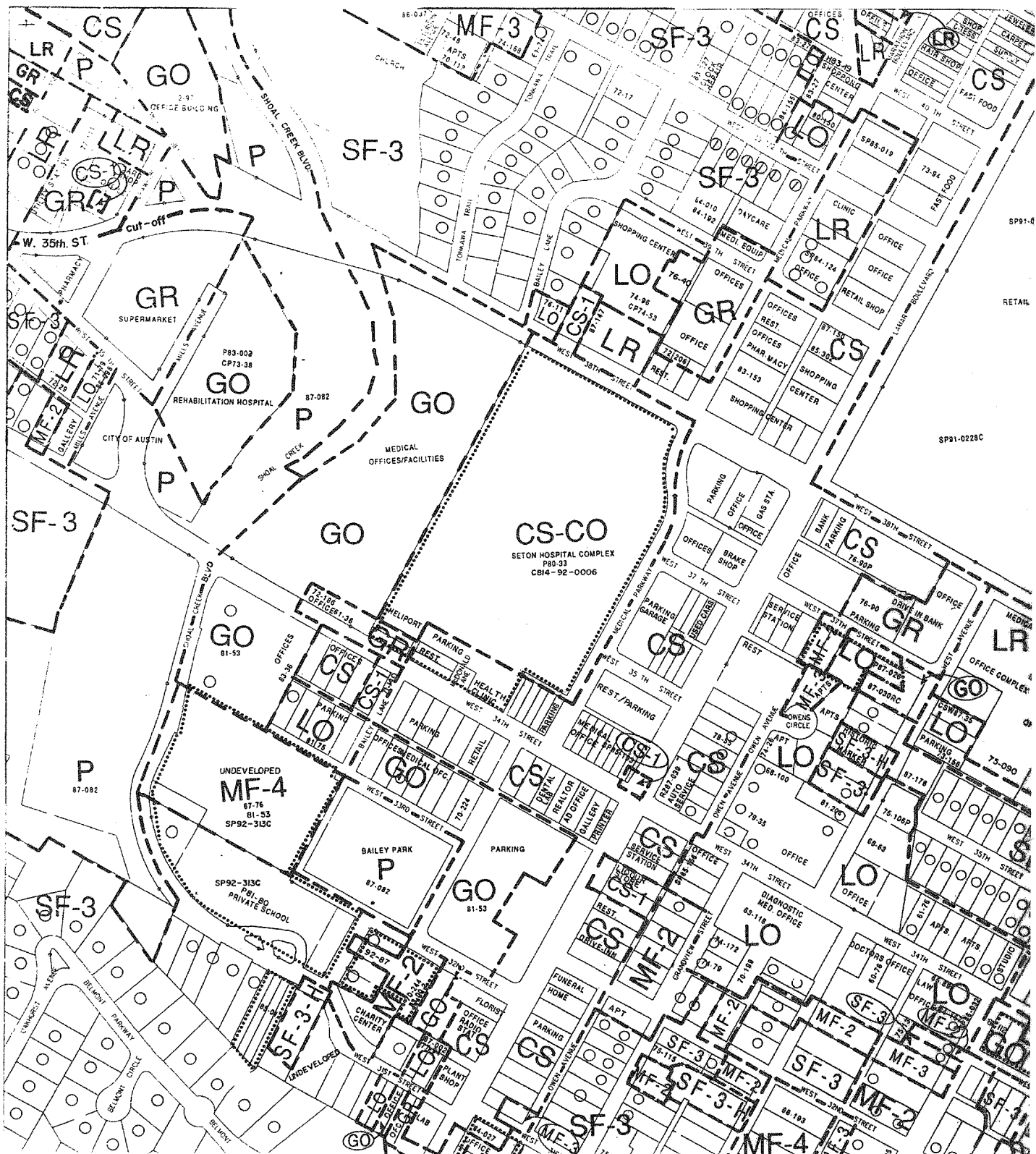
UPDATE #3 5/10/93



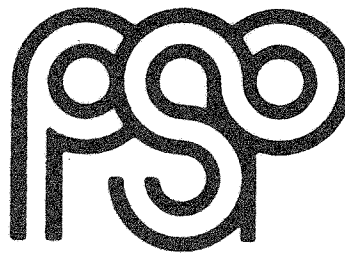
VICINITY MAP

AMENDMENT NO.2

1. THE PROPOSED DEVELOPMENT WITH THE 2ND AMENDMENT SHALL COMPLY WITH LEED SILVER.
2. THE PROPOSED DEVELOPMENT WITH THE 2ND AMENDMENT SHALL PROVIDE 4" TREE PLANTINGS AND 3 AND 5 GALLON SHRUBS. ALL PLANTED MATERIAL WILL BE CONTAINER GROWN MATERIAL. TREE PLANTINGS WILL USE CENTRAL TEXAS NATIVE SEED STOCK AND INSTALLED WITH ADEQUATE SOIL VOLUME. ADDITIONAL SOIL VOLUME WILL BE PROVIDED FOR PROPOSED SHADE TREES.
3. THE PROPOSED DEVELOPMENT WITH THE 2ND AMENDMENT SHALL COMPLY WITH DARK SKIES INITIATIVES AS FOLLOWS:
 - a. REQUIRE WARM LIGHT: LOW KELVIN RATED LIGHTS (3000 KELVIN OR LESS)
 - b. OUTDOOR LIGHTING SHALL BE SHIELDED
 - c. LIGHT TRESPASS WILL BE PREVENTED
4. THE PROPOSED DEVELOPMENT WITH THE 2ND AMENDMENT SHALL HAVE GLASS REFLECTIVITY LESS THAN 15%.
5. THE PROPOSED DEVELOPMENT WITH THE 2ND AMENDMENT SHALL FOLLOW AN INTEGRATED PEST MANAGEMENT PLAN.
6. THE PROPOSED DEVELOPMENT WITH THE 2ND AMENDMENT SHALL CAPTURE A/C CONDENSATION FOR COOLING TOWERS.



ZONING MAP



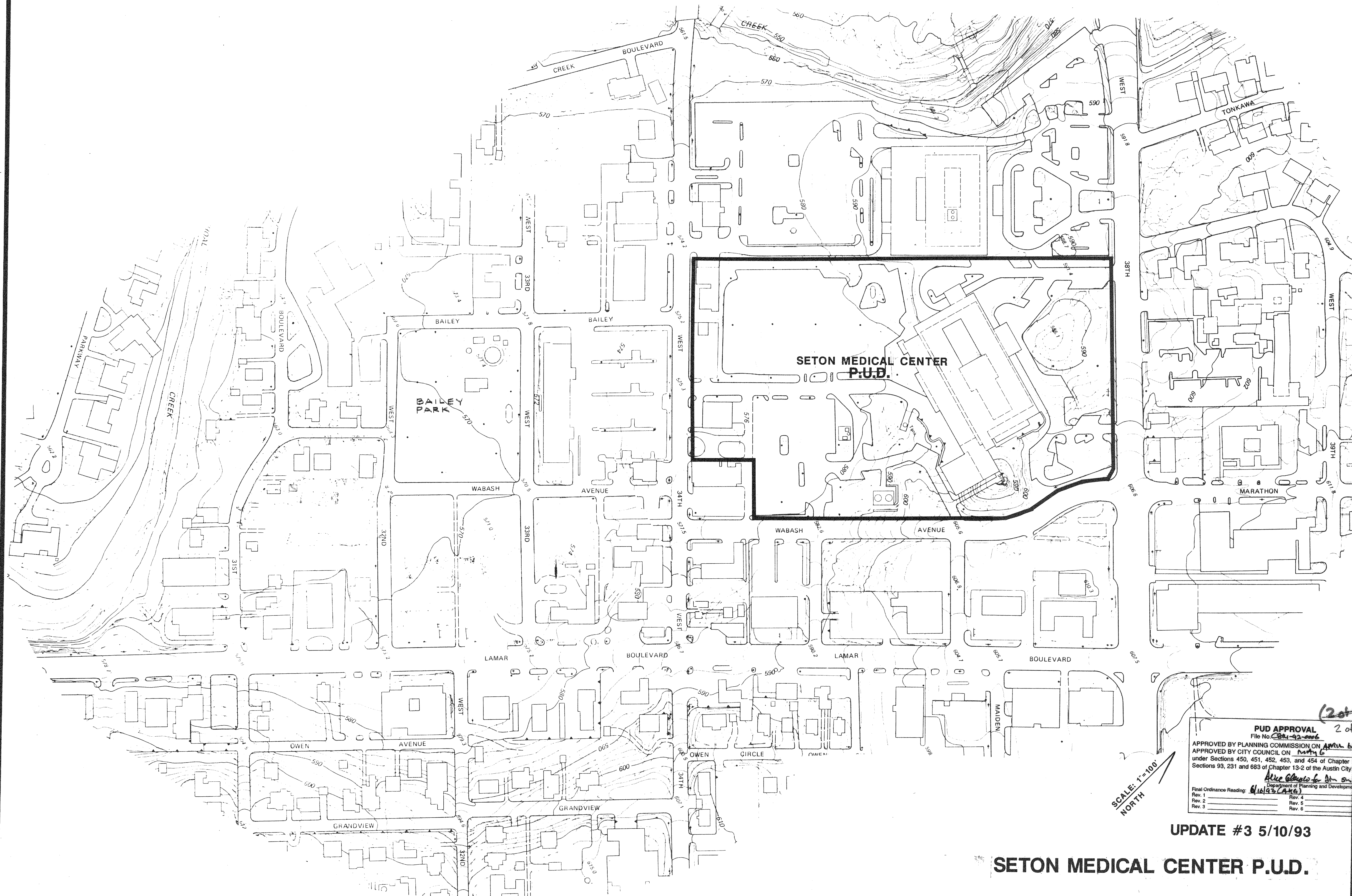
PAGE SOUTHERLAND PAGE

AUSTIN TEXAS
ARCHITECTS
ENGINEERS
CONSULTANTS

606 WEST AVE.
AUSTIN, TX. 78701
(512) 472-6721

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS

PUD APPROVAL 1 of 6
File No. C814-92-0006
APPROVED BY PLANNING COMMISSION ON APRIL 6, 1993
APPROVED BY CITY COUNCIL ON MAY 6, 1993
under Sections 450, 451, 452, 453, and 454 of Chapter 13-1 and
Sections 93, 231 and 683 of Chapter 13-2 of the Austin City Code
Mike G. Smith, Mayor
Department of Planning and Development
Final Ordinance Reading: 12/15/2002
Rev. 1: 12/15/2002
Rev. 2: 1/13/2003
Rev. 3: 1/13/2003
Rev. 4: 1/13/2003
Rev. 5: 1/13/2003
Rev. 6: 1/13/2003



**SETON MEDICAL CENTER
EXPANSION PROJECT**

PUD APPROVAL
File No. 201-92-006
APPROVED BY PLANNING COMMISSION ON April 6, 1993
APPROVED BY CITY COUNCIL ON May 6, 1993
under Sections 450, 451, 452, 453, and 454 of Chapter 93-1 and
Sections 93, 231 and 683 of Chapter 13-2 of the Austin City Code
Alvin G. Davis, Jr.
Department of Planning and Development
Final Ordinance Reading: 6/16/93 (C.A.)
Rev. 1 _____ Rev. 4 _____
Rev. 2 _____ Rev. 5 _____
Rev. 3 _____ Rev. 6 _____

UPDATE #3 5/10/93

SETON MEDICAL CENTER P.U.D.

COMPREHENSIVE PLAN

AMENDMENT NO.2

JOB NO. 172032
DATE 7-9-92
DRAWN MTB
CHECKED LCA

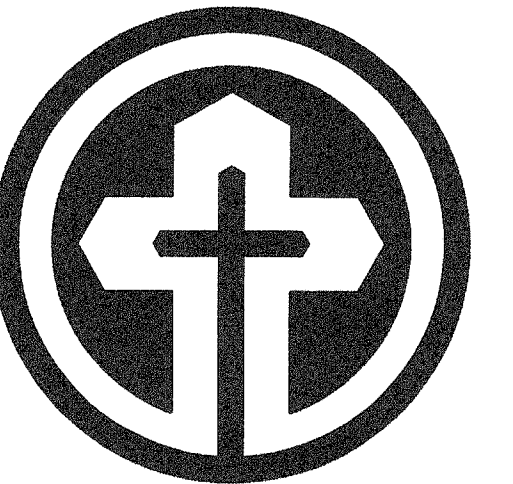
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FAX 512 477 3211

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DAUGHTERS
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OF AUSTIN

SETON
MEDICAL CENTER
Austin, Texas

SETON
RECAPITALIZATION
PROJECT
(STAGE ONE P.U.D.)

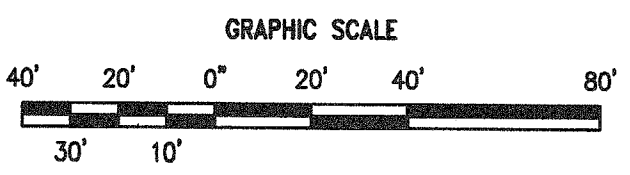
1201 WEST 38th
Austin, Texas

NOTE:
SEPARATORS FOR OIL, GRIT AND SOLIDS WILL
BE INSTALLED FOR ALL NEW INLETS COLLECTING
RUNOFF FROM PAVED AREAS IN ACCORDANCE
WITH THE CITY OF AUSTIN - WATERSHED
PROTECTION DEPARTMENT OIL/GREASE TRAP
DESIGN CRITERIA."

DETENTION:
AREAS DENOTED ON THIS PLAN FOR
DETENTION WILL BE UTILIZED AS
NECESSARY TO ACHIEVE THE
REQUIRED STORAGE VOLUME AND
ALLOWABLE DISCHARGE RATE

UTILITIES:
ON-SITE AND OFF-SITE UTILITY
IMPROVEMENTS INDICATED ON THE
SITE DRAWING WILL BE COMPLETED
IN THIS STAGE IF REQUIRED TO SERVE
THE STAGE ONE EXPANSION.

PUD APPROVAL
File No. C914-02-0006 406
APPROVED BY PLANNING COMMISSION ON April 6 1993
APPROVED BY CITY COUNCIL ON May 6 1993
under Sections 450, 451, 452, 453, and 454 of Chapter 13-1 and
Sections 53, 231 and 683 of Chapter 13-2 of the Austin City Code
Department of Planning and Development
Final Ordinance Reading: 6/10/93
Rev. 1 12/05/92 Rev. 2 12/05/92 Rev. 3 12/05/92
Rev. 4 12/05/92 Rev. 5 12/05/92 Rev. 6 12/05/92



DEVELOPMENT INTENSITIES AND STANDARDS
CIVIC
SETON MEDICAL CENTER PUD

Type	Area in Acres	Maximum F.A.R.	Building Area	Maximum Impervious Cover	Maximum Setback	Maximum Height	Parking
Hospital Service	12.21	1.48:1	786,600	79.16%	10 ft.	120 ft.	Surface and Structure

SETON MEDICAL CENTER P.U.D.
SETON MEDICAL CENTER SITE
STAGE ONE CONSTRUCTION

AMENDMENT NO.2



LEGEND
NEW CONSTRUCTION
NEW BUILDING

MAXIMUM SITE DATA - FULL BUILD-OUT
SITE AREA = 531,938 S.F. = 12.21 AC.
FLOOR AREA = 786,524 S.F.
F.A.R. = 1.48:1
IMPERVIOUS COVER = 421,074 S.F. = 79.16%
CURB CUTS = 7
OPEN SPACE = 11.9%

SITE DATA - STAGE ONE
SITE AREA = 531,938 S.F. = 12.21 AC.
FLOOR AREA = 658,076 S.F.
F.A.R. = 1.24:1
IMPERVIOUS COVER = 418,046 S.F. = 77.66%
CURB CUTS = 6
OPEN SPACE = 11.9%

NOTE:
UNLESS NOTED OTHERWISE, ALL UTILITIES
ARE EXISTING.

NO PORTION OF THIS SITE IS WITHIN THE 100 YR. OR 25 YR.
FLOOD PLAIN OF SHOAL CREEK.

NO ENVIRONMENTALLY SENSITIVE OR PROTECTED AREAS EXIST
ON THIS SITE.

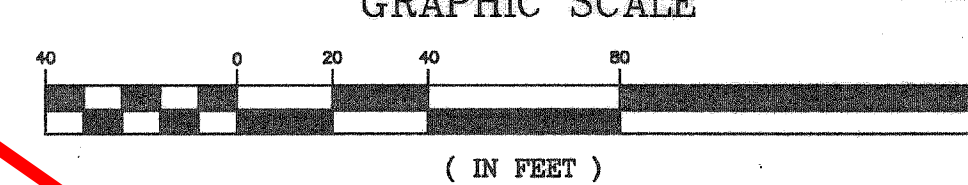
PARKING DATA
REQUIRED PARKING - FINAL BUILD-OUT
-1 SPACE PER TWO EMPLOYEES PER PEAK SHIFT
1456 EMP. / 2 = 728 SPACES
-1 SPACE PER 4 PATIENT BEDS
503 BEDS / 4 = 126 SPACES
TOTAL = 728 + 126 = 854 SPACES

PARKING PLANNED - STAGE ONE
SURFACE PARKING = 177 SPACES
SOUTH PARKING STRUCTURE = 689 SPACES
EAST PARKING STRUCTURE = 314 SPACES
TOTAL PLANNED = 1180 SPACES

SETON MEDICAL
CENTER
P.U.D.

DRAWN BY CRK CHECKED BY JCA
JOB NO. 101030 JOB ABBREVI. SMC
DATE 11/2/2001 ISSUE P.U.D.

4

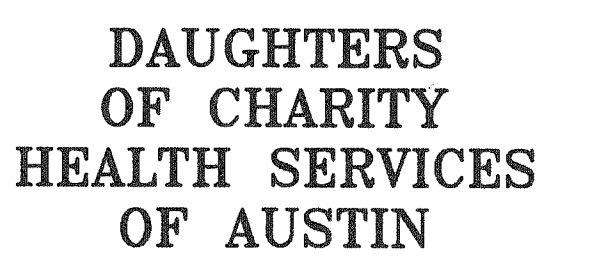
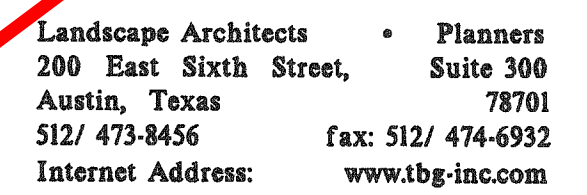


LIGHTING AT THE UPPER LEVEL OF THE GARAGE IS TO BE SET BACK FROM THE FACE OF THE STRUCTURE. LIGHTING ON LOWER GARAGE LEVELS SHALL BE INDIRECT TO THE EXTENT POSSIBLE WHILE STILL MAINTAINING ADEQUATE LEVELS OF ILLUMINATION REQUIRED FOR SAFETY AND SECURITY. TREE LIGHTING SHALL BE PROVIDED AT STREET LEVEL.

NO ENVIRONMENTALLY SENSITIVE OR PROTECTED AREAS EXIST ON THIS SITE.

~~PARKING PLANNED
SURFACE PARKING = 80 SPACES
SOUTH PARKING STRUCTURE = 1242 SPACES
EAST PARKING STRUCTURE = 314 SPACES
TOTAL PLANNED = 1636 SPACES~~

AMENDMENT NO.2



**SETON
RECAPITALIZATION
PROJECT
STAGE ONE (P.U.D.)**

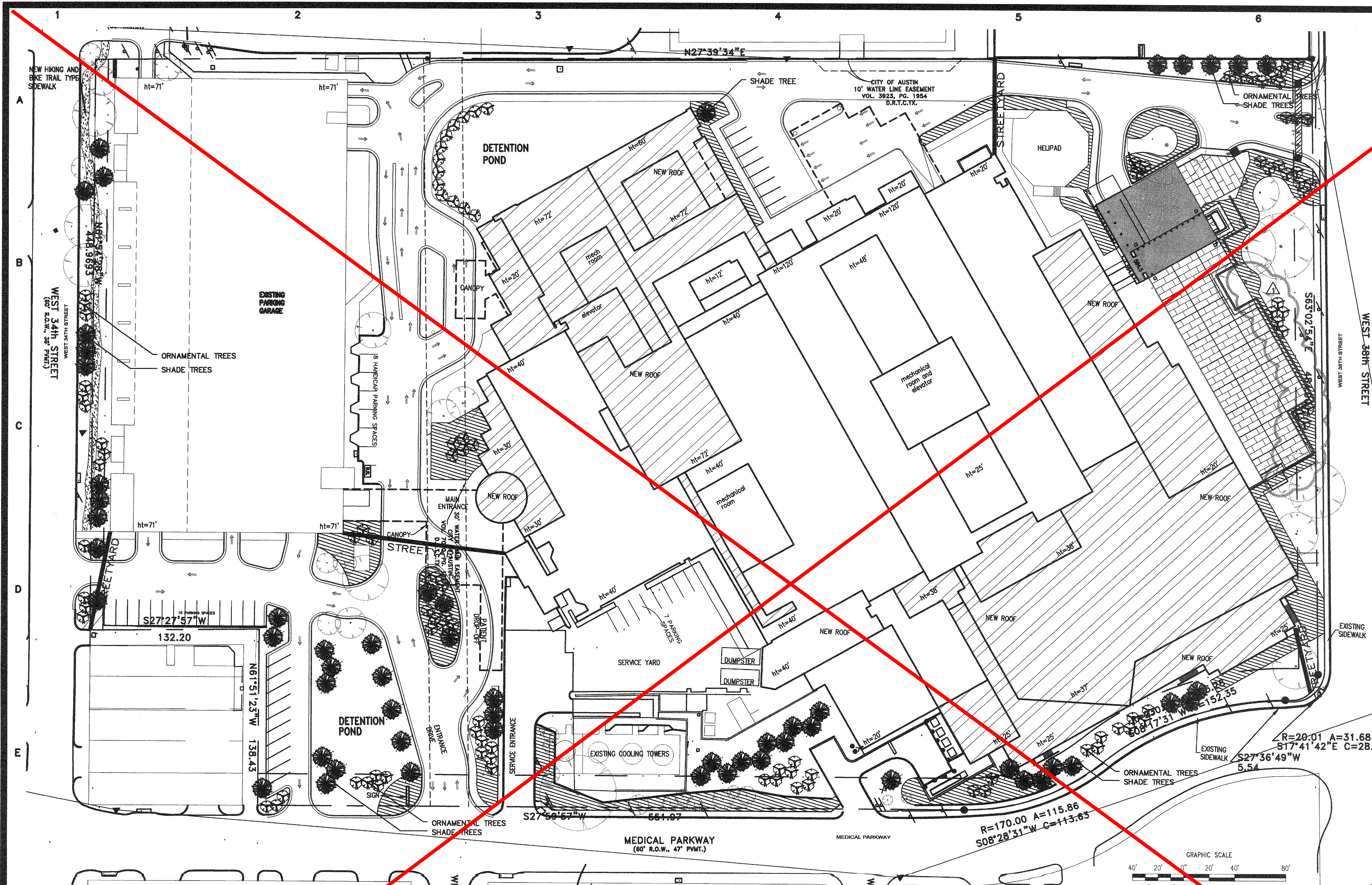
PROFESSIONAL SEALS

DRAWING NUMBER

6

LANDSCAPE CONCEPT PLAN

AMENDMENT NO.2



NOTE:
LANDSCAPE CONCEPT PLAN UPDATED
TO REFLECT LAYOUT CHANGES ASSOCIATED
WITH THE ADDITION OF THE STAGE ONE
CONSTRUCTION.

PUD APPROVAL
le No. C814-92-0006
COMMISSION ON April 6, 1993
CIL ON May 6, 1993
452, 453, and 454 of Chapter 13-1 and
3 of Chapter 13-2 of the Austin City Code
Department of Planning and Development
6/10/93
Rev. 4
Rev. 5
Rev. 6

UPDATE #3 5/10/93
REVISED: FEBRUARY 16, 1993

SHADE TREES	ORNAENTAL TREES	SHRUBS/GRASSES	GROUNDCOVERS	PLANTS FOR SHADE
Live Oak	Texas Redbud			
Bur Oak	Crapeheny	Dwarf Yaupon Holly	Asian Jasmine	Holly Fern
Cedar Elm	Tree Yaupon	Red Yucca	Daylily	Aucuba
Drake Elm	Vitex	Texas Sage	Vinca	Fatsia
Bald Cypress	Mexican Plum	Dwarf Wax Myrtle	Big Blue Lilox	Turk's Cap
Chinquapink Oak	Texas Mountain Laurel	Butterfly Iris	Salvia (Cherry Sage)	Virginia Creeper
Chinese Pistache	Flame of Love	Primrose Jasmine	Lantana	English Ivy
Shumard Red Oak	Waxian Buckeye	Mexican Bush Sage	Mealy Blue Sage	Liriope
Pecan	Assum Holy Holly	Coral Honeysuckle	Dwarf Honeysuckle	Columbine
	Texas Persimmon	Dwarf Burford Holly	Annuals	Alga
		Lindheimer Muhly		Aspidistra
		Gulf Muhly		

W. 34th St. - Streetyard Preliminary Calculations	
Total Streetyard Area	6,500 sq.ft.
Required Streetyard Landscape	1,300 sq.ft.
Actual Landscaped Area	5,896 sq.ft. (88%)
Required Trees	7
Existing Trees to be Preserved	6
Proposed Trees	23
Total Existing & Proposed Trees	29

W. 38th St. - Streetyard	
Preliminary Calculations	
Total Streetyard Area	61,331 sq.ft.
Required Streetyard Landscape	12,266 sq.ft.
Actual Landscaped Area	27,680 sq.ft. (45%)
Required Trees	31
Existing Trees to be Preserved	7
Proposed Trees	35
Total Existing & Proposed Trees	42

Medical Parkway - Streetyard	
Preliminary Calculations	
Total Streetyard Area	105,939 sq.ft.
Required Streetyard Landscape	21,188 sq.ft.
Actual Landscaped Area	44,240 sq.ft. (42%)
Required Trees	48
Existing Trees to be Preserved	19
Proposed Trees	84
Total Existing & Proposed Trees	103

EXPANSION PLAN 2022

SETON MEDICAL CENTER P.U.D.
1201 WEST 38TH ST.

SETON MEDICAL CENTER

DRAWN BY:
DESIGNED BY:

QA / QC:

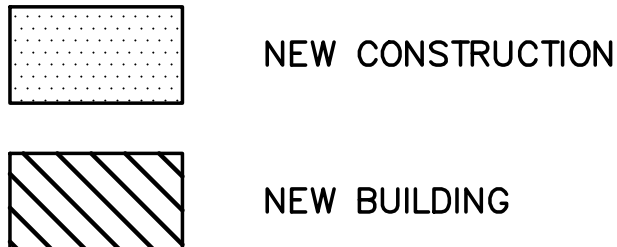
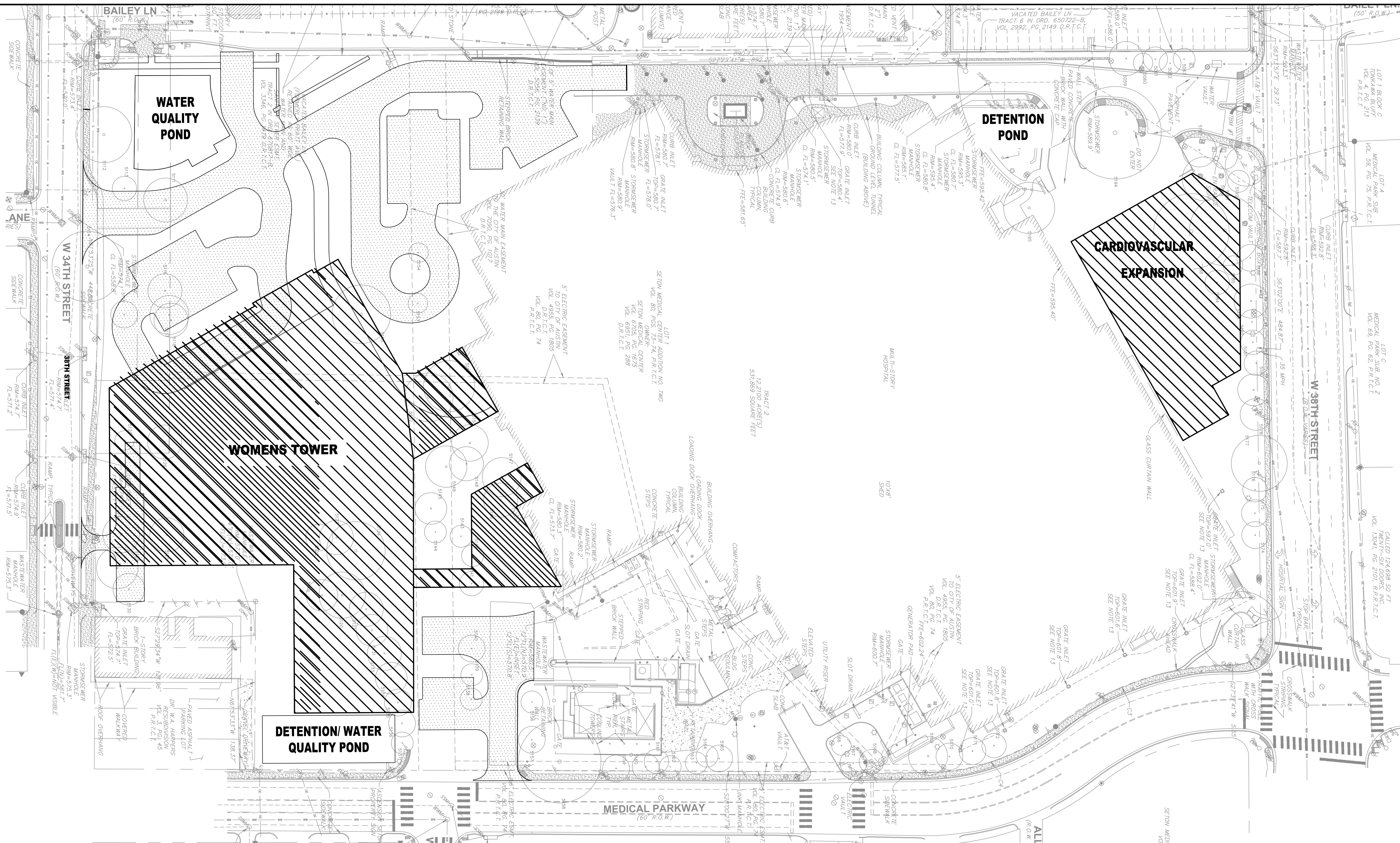
PROJECT NO.: #####

SHEET

7

OF

8



	Maximum Site Data		Existing Site Data		Proposed Site Data	
Site Area	531,938 SF	12.21 Acre	531,938 SF	12.21 Acre	531,938 SF	12.21 Acre
Floor Area	786,524 SF		658,076 SF		1,011,813 SF	
F.A.R.	1.48 :1		1.24 :1		1.9 :1	
Impervious Cover	421,074 SF	79.16%	413,066 SF	77.65%	423,513 SF	79.62%
Curb Cuts	7		6		4	
Open Space	11.90%		11.90%		4.00%	

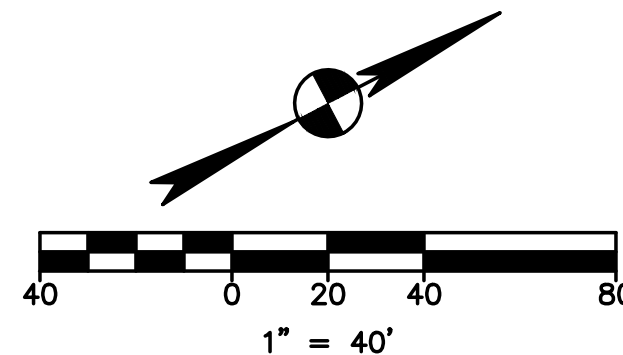
PARKING DATA
REQUIRED PARKING - FINAL BUILD-OUT
-1 SPACE PER TWO EMPLOYEES PER PEAK SHIFT
1251 EMP./2 = 625.5
1-SPACE PER 4 PATIENT BEDS
518 BEDS / 4 = 129.5
TOTAL = 625.5 + 129.5 = 755

PARKING PLANNED - FULL BUILD-OUT
SURFACE PARKING - 40 SPACES

*THE REMAINDER OF THE REQUIRED PARKING TO BE PROVIDED ON THE ADJACENT WEST TRACT AS PART OF SP-2022-0056C.

TOTAL BUILDING SQUARE FOOTAGE ADDED WITH AMENDMENT NO. 2 - 358,155 S.F.

EXISTING	PROPOSED	DESCRIPTION	EXISTING	PROPOSED	DESCRIPTION
(000)		PROPERTY LINE / R.O.W. LINE			CURB INLET (SIZE VARIES)
		RECORD INFORMATION			GREASE TRAP (SIZE VARIES)
		LIGHT POLE			ELECTRIC MANHOLE (SIZE VARIES)
		GROUND LIGHT			WASTEWATER MANHOLE (SIZE VARIES)
		POWER POLE			STORMSEWER MANHOLE (SIZE VARIES)
		DOWN GUY			WASTEWATER CLEANOUT
		WATER MANHOLE			WIRE FENCE
		WATER LINE MARKER			WOOD FENCE
		UNDERGROUND CABLE MARKER			CHAIN LINK FENCE
		UNDERGROUND GAS LINE MARKER			DUMPSITE
		UNDERGROUND TELEPHONE MARKER			CURB & GUTTER
		GAS RISER			ASPHALT PAVEMENT
		TELEPHONE RISER			EDGE OF PAVEMENT
		SPRINKLER CONTROL BOX			FIRE LANE DESIGNATION
		SWITCH GEAR & PAD			HANDICAP ACCESS ROUTE
		TRANSFORMER (SIZE VARIES)			CONCRETE SIDEWALKS
		FIRE HYDRANT			DECOMPOSED GRANITE
		WATER VALVE			WALL
		WATER METER			SIGN
		WATER METER VAULT (SIZE VARIES)			WHEELSTOP
		CABLE TV RISER			BOLLARD
		ELECTRIC BOX			FINISH FLOOR ELEVATION
		ELECTRIC METER			PARKING COUNT (REGULAR SPACES)
		GAS METER			PARKING COUNT (HANDICAP SPACES)
		GAS VALVE			PARKING COUNT (PARALLEL SPACES)
		TRAFFIC CONTROL BOX			HANDICAP SPACE
		TRAFFIC SIGNAL POST			BIKE PARKING
		GRATE INLET			BARRICADE
					LIMITS OF CONSTRUCTION



FOR CITY USE ONLY:

PUD APPROVAL

FILE NO. _____

APPROVED BY PLANNING COMMISSION ON: _____

APPROVED BY CITY COUNCIL ON: _____

UNDER SECTIONS 440, 451, 452, 453, AND 454 OF CHAPTER 13-1 AND SECTIONS 93, 231 AND 683 OF CHAPTER 13-2 OF THE AUSTIN CITY CODE.

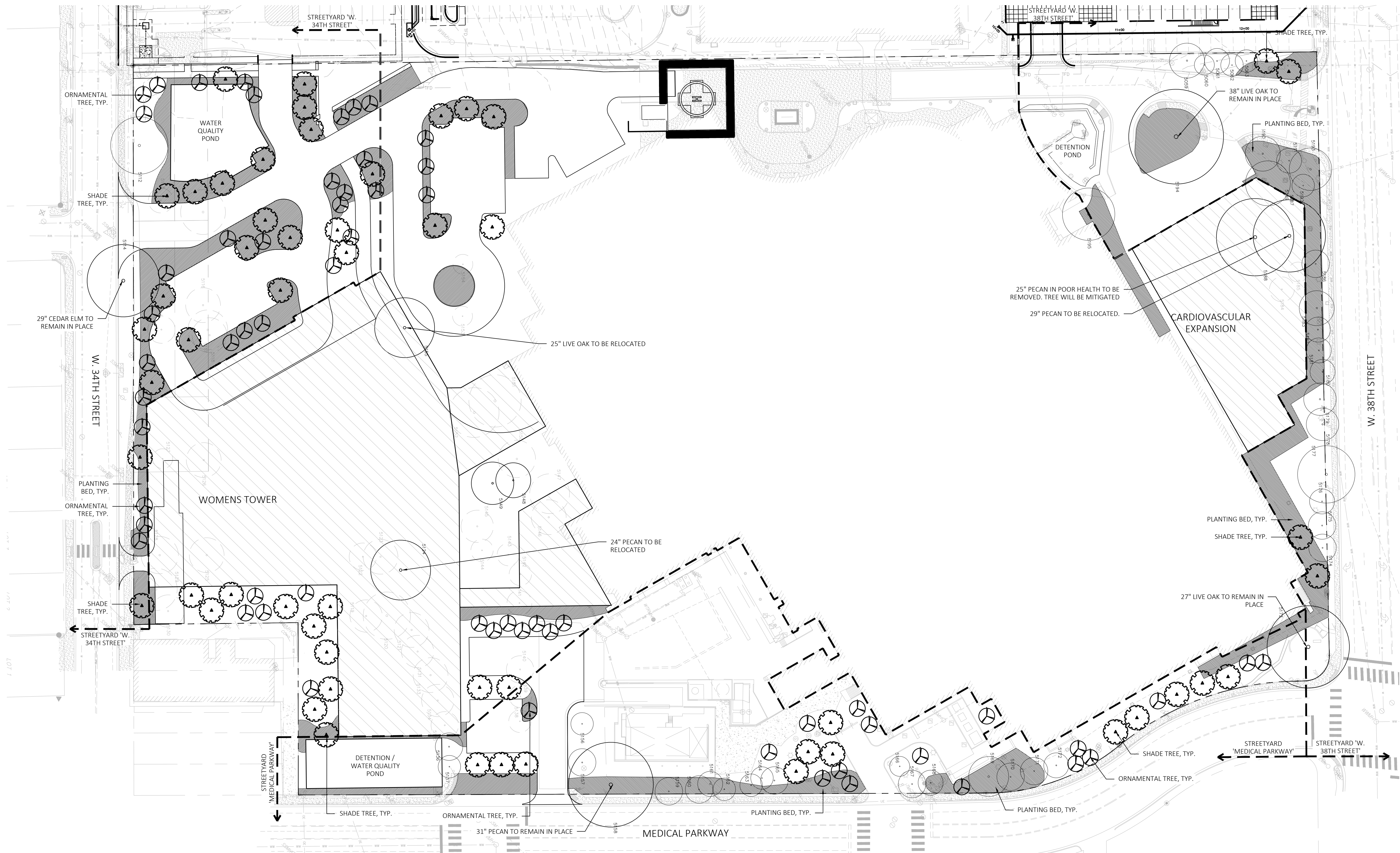
Department of Planning and Development

FINAL ORDINANCE READING: _____

Rev. 1: _____ Rev. 4: _____

Rev. 2: _____ Rev. 5: _____

Rev. 3: _____ Rev. 6: _____



SETON MEDICAL CENTER PUD

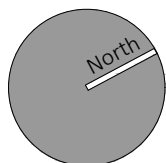
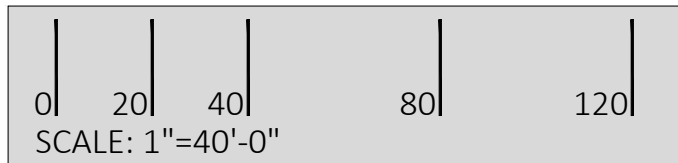
Preliminary Plant Palette
April 14, 2022

SHADE TREES	ORNAMENTAL TREES	SHRUBS / GRASSES	GROUNDCOVERS	PLANTS FOR SHADE
Live Oak	Texas Redbud	Dwarf Yaupon Holly	Asian Jasmine	Holly Fern
Bur Oak	Crape Myrtle	Red Yucca	Daylily	Aucuba
Cedar Elm	Tree Yaupon	Texas Sage	Vinca	Fatsia
Drake Elm	Vitex	Dwarf Wax Myrtle	Big Blue Liriope	Turk's Cap
Bald Cypress	Mexican Plum	Butterfly Iris	Salvia (Cherry Sage)	Virginia Creeper
Chinquapin Oak	Texas Mountain Laurel	Primrose Jasmine	Lantana	English Ivy
Shumard Red Oak	Mexican Buckeye	Mexican Bush Sage	Mealy Blue Sage	Liriope
Pecan	Possum Haw Holly	Dwarf Abelia	Coral Honeysuckle	Columbine
		Dwarf Burford Holly	Annuals	Ajuga
		Lindheimer Muhly		Aspidistra
		Gulf Muhly		

SETON MEDICAL CENTER PUD

Preliminary Streetyard Calculations
June 30, 2022

W. 34TH ST. - STREETYARD		W. 38TH ST. - STREETYARD		MEDICAL PARKWAY - STREETYARD	
Preliminary Calculations		Preliminary Calculations		Preliminary Calculations	
Total Streetyard Area:	46,056 S.F.	Total Streetyard Area:	38,520 S.F.	Total Streetyard Area:	64,683 S.F.
Required Streetyard Landscape:	9,211 S.F.	Required Streetyard Landscape:	7,704 S.F.	Required Streetyard Landscape:	12,936 S.F.
Actual Landscaped Area:	24,744 S.F. (53%)	Actual Landscaped Area:	19,796 S.F. (51%)	Actual Landscaped Area:	30,732 S.F. (47%)
Required Trees:	23	Required Trees:	21	Required Trees:	32
Existing Trees to be Preserved:	1	Existing Trees to be Preserved:	20	Existing Trees to be Preserved:	18
Proposed Trees:	47	Proposed Trees:	4	Proposed Trees:	40
Total Existing & Proposed Trees:	48	Total Existing & Proposed Trees:	24	Total Existing & Proposed Trees:	58



FOR CITY USE ONLY:

PUD APPROVAL	
FILE NO. _____	
APPROVED BY PLANNING COMMISSION ON: _____	
APPROVED BY CITY COUNCIL ON: _____	
UNDER SECTIONS 440, 451, 452, 453, AND 454 OF CHAPTER 13-1 AND SECTIONS 93, 231 AND 683 OF CHAPTER 13-2 OF THE AUSTIN CITY CODE.	
Department of Planning and Development	
FINAL ORDINANCE READING:	
Rev. 1 _____	Rev. 4 _____
Rev. 2 _____	Rev. 5 _____
Rev. 3 _____	Rev. 6 _____

SETON MEDICAL CENTER P.U.D.
1201 WEST 38TH ST.

SETON MEDICAL CENTER

DRAWN BY: _____
DESIGNED BY: _____
QA / QC: _____
PROJECT NO.: _____

SHEET
8
OF 8

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7708 Regal Blvd., Suite 125
Austin, Texas 78725
Tel: (512) 298-3284 Fax: (512) 298-2592
TBPE # F-14529
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06/30/2022

DATE	NO.	REVISION	APPROVAL

LANDSCAPE PLAN 2022