

SECOND AND THIRD READINGS SUMMARY SHEET

CASE: C814-2020-0132 – Central Health PUD DISTRICT: 1

ADDRESS: 601 East 15th Street

PROPERTY OWNER: Travis County Healthcare District dba Central Health
(Mike Geeslin, President and CEO))

AGENT AND CASE MANAGER: City of Austin – Housing and Planning Department
Jerry Rusthoven, 512-974-3207, jerry.rusthoven@austintexas.gov

REQUEST: **Approve Second and Third Readings
From public (P)
To planned unit development (PUD)
This ordinance may include waiver of fees, alternative funding
methods, modifications of City regulations, and acquisition of
property.**

CITY COUNCIL ACTION:
June 10, 2021:

May 20, 2021: *APPROVED PUD DISTRICT ZONING AS STAFF RECOMMENDED, WITH CONDITIONS: 1) RESERVE 100 UNITS OF AFFORDABLE HOUSING FOR THE CITY IF MULTIFAMILY RESIDENTIAL OR CONDOMINIUM RESIDENTIAL IS PROPOSED; 2) REQUIRE A 3-STAR GREEN BUILDING RATING; 3) REQUIRE PEDESTRIAN-ORIENTED USES ALONG THE NEW AND VACATED RED RIVER STREET RIGHT-OF-WAY, AND 4) THE PROPERTY IS SUBJECT TO AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF AUSTIN AND TRAVIS COUNTY HEALTHCARE DISTRICT D/B/A CENTRAL HEALTH FOR THE REALIGNMENT OF MUNICIPAL RIGHT-OF-WAY AND REDEVELOPMENT OF THE FORMER UNIVERSITY MEDICAL CENTER AT BRACKENRIDGE HOSPITAL CAMPUS, ON FIRST READING.*

VOTE: 9-0-2, COUNCIL MEMBERS ALTER AND TOVO ABSTAINED.

ORDINANCE NUMBER:

ISSUES:

The ordinance for PUD zoning reflects Council action taken on First Reading.

ZONING CHANGE REVIEW SHEET

CASE: C814-2020-0132 – Central Health PUD

DISTRICT: 1

ZONING FROM: P

TO: PUD

ADDRESS: 601 East 15th Street

SITE AREA: 14.343 acres

PROPERTY OWNER: Travis County Healthcare District dba Central Health
(Mike Geeslin, President and CEO)

AGENT AND CASE MANAGER: City of Austin – Housing and Planning Department
Jerry Rusthoven, 512-974-3207, jerry.rusthoven@austintexas.gov

STAFF RECOMMENDATION:

The Staff recommendation is to grant planned unit development (PUD) district zoning, with the waivers of certain threshold requirements, and established site development standards, land uses, and Code modifications as outlined on pages 2 – 4.

ENVIRONMENTAL COMMISSION RECOMMENDATION:

May 5, 2021: APPROVAL OF THE CENTRAL HEALTH PUD, AS STAFF RECOMMENDED, WITH A REQUEST THAT THE APPLICANT INCREASE, TO THE MAXIMUM EXTENT PRACTICABLE THEREIN, THE AUSTIN ENERGY GREEN BUILDING PROGRAM RATING TO THREE STARS OR GREATER, AND INTEGRATE FUNCTIONAL GREEN PRINCIPLES WHERE AVAILABLE.

[K. RAMBERG; K. COYNE – 2ND] (8-0) A. CREEL – ABSENT; TWO VACANCIES ON THE COMMISSION

PLANNING COMMISSION ACTION:

May 11, 2021: APPROVED PUD DISTRICT ZONING AS STAFF RECOMMENDED, WITH ADDITIONAL CONDITIONS TO: 1) ADOPT THE ENVIRONMENTAL COMMISSION'S RECOMMENDATIONS, AND 2) EXCLUDE CHAPTER 25-2, SUBCHAPTER B, ARTICLE 2, DIVISION 5, SUBPART B, SECTION 2.3.2.D (ADDITIONAL REQUIREMENTS): (A PUD MUST CONTAIN PEDESTRIAN-ORIENTED USES AS DEFINED IN SECTION 25-2-691(C) (WATERFRONT OVERLAY DISTRICT USES) ON THE FIRST FLOOR OF A MULTI-STORY COMMERCIAL OR MIXED USE BUILDING.).

[J. SHIEH, J. MUSHTALER – 2ND] (10-0) A. AZHAR, J. CONNOLLY – ABSTAINED; T. SHAW – ABSENT

April 27, 2021: APPROVED A POSTPONEMENT REQUEST BY STAFF TO MAY 11, 2011, BY CONSENT

[C. HEMPEL; A. AZHAR – 2ND] (12-0) S. PRAXIS – NOT YET ARRIVED

CITY COUNCIL ACTION:**June 10, 2021:**

May 20, 2021: *APPROVED PUD DISTRICT ZONING AS STAFF RECOMMENDED, WITH CONDITIONS: 1) RESERVE 100 UNITS OF AFFORDABLE HOUSING FOR THE CITY IF MULTIFAMILY RESIDENTIAL OR CONDOMINIUM RESIDENTIAL IS PROPOSED; 2) REQUIRE A 3-STAR GREEN BUILDING RATING; 3) REQUIRE PEDESTRIAN-ORIENTED USES ALONG THE NEW AND VACATED RED RIVER STREET RIGHT-OF-WAY, AND 4) THE PROPERTY IS SUBJECT TO AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF AUSTIN AND TRAVIS COUNTY HEALTHCARE DISTRICT D/B/A CENTRAL HEALTH FOR THE REALIGNMENT OF MUNICIPAL RIGHT-OF-WAY AND REDEVELOPMENT OF THE FORMER UNIVERSITY MEDICAL CENTER AT BRACKENRIDGE HOSPITAL CAMPUS, ON FIRST READING.*

VOTE: 9-0-2, COUNCIL MEMBERS ALTER AND TOVO ABSTAINED.

ORDINANCE NUMBER:ISSUES:

The ordinance for PUD zoning reflects Council action taken on First Reading.

On December 11, 2014, Council adopted a Resolution directing Staff to create an innovation zone and initiated a Code amendment to establish land use regulations and land uses for the Travis County Healthcare District dba Central Health (formerly known as the Brackenridge Hospital campus). The purpose of the Code amendment was to: 1) establish land use regulations for the innovation district that considers higher density via the minimum floor-to-area (FAR) requirement and no maximum building height limitation, 2) negotiate interlocal agreements as necessary to implement the Code amendment and support dense development on the property, and 3) work with Central Health to establish a set of land uses for the Property. ***Please refer to Exhibit B.***

On November 20, 2019, a code amendment was initiated and reviewed by the Codes and Ordinances Joint Committee (C20-2014-0130 – Central Health). On December 10, 2019, the Planning Commission recommended the code amendment with an additional condition that 100 residential units be affordable if multifamily residences are built on the property. The code amendment was scheduled for Council review in 2020, but withdrawn from the September 17, 2020 agenda. Planned unit development (PUD) zoning was determined to be the best way to accomplish the intent of the Code amendment and directed by Council Resolution No. 20201001-062. ***Please refer to Exhibit C.*** An application for PUD zoning was filed on November 12, 2020.

CASE MANAGER COMMENTS:

The proposed Central Health PUD is located at the southeast corner of the southbound IH 35 frontage road and East 15th Street, and extends to the terminus of Sabine Street to the south and Red River Street to the west. The property is zoned P, public, and contains a hospital

(general), a clinical education center and associated parking facilities. For context, the Frank Erwin Special Events Center and the Dell Seton Medical Center at the University of Texas at Austin are located across 15th Street to the north (P; CS; MF-4); office buildings and a bank front both sides of East 12th Street to the south (CBD; CS-1; CS; GO; LR); and Waterloo Park is across Red River Street to the west (P). ***Please refer to Exhibits A and A-1.***

The purpose of the PUD is to establish a consistent set of land use and site development regulations for this site to enable Central Health and the public to rely on adopted development standards for this tract. The goal is to provide cost-effective, high quality, walkable, dense development on the site to further Central Health's mission of providing healthcare to residents of Austin and Travis County. The Applicant anticipates that build-out of the property will occur over a span of 10 - 15 years.

As established in the 2014 Council Resolution that initiated the Code amendment, an innovation zone was described as “a place...that sets the stage for the incubation and development of businesses that help translate scientific discoveries into new products that keep people healthy...while spinning off jobs and startup companies that will supercharge the City's economy.” For the northeast quadrant of downtown, the innovation zone is envisioned to be anchored by the University of Texas campus, the Dell Seton Medical Center at the University of Texas and Central Health. Therefore, Central Health's downtown campus is a major landowner located at two prominent intersections within the innovation zone. The goal of the innovation zone is to enhance cross-industry collaboration and create a setting that is integrated with Waterloo Park, the Red River Cultural District and the State Capitol, all located within close proximity.

Waiver of Certain PUD Threshold Requirements

The Applicant requests a *waiver* of the following PUD threshold requirements:

- Chapter 25-2, Subchapter B, Article 2, Division 5, Subpart B, Section 2.3.1.C (*Minimum Requirements*): (A PUD must provide a total amount of open space that equals or exceeds 10 percent of the residential tracts, 15 percent of the industrial tracts, and 20 percent of the nonresidential tracts within the PUD.)
- Chapter 25-2, Subchapter B, Article 2, Division 5, Subpart B, Section 2.3.1.H (*Minimum Requirements*): (A PUD must exceed the minimum landscaping requirements of the City Code.)
- Chapter 25-2, Subchapter B, Article 2, Division 5, Subpart B, Section 2.3.2.A (*Additional Requirements*): (A PUD must comply with Chapter 25-2, Subchapter E (*Design Standards and Mixed Use*.)
- Chapter 25-2, Subchapter B, Article 2, Division 5, Subpart B, Section 2.3.2.B (*Additional Requirements*): (A PUD inside the urban roadway boundary must comply with the sidewalk standards in Section 2.2.2 of Subchapter E.)
- Chapter 25-2, Subchapter B, Article 2, Division 5, Subpart B, Section 2.3.2.D (*Additional Requirements*): (A PUD must contain pedestrian-oriented uses as defined in Section 25-2-691(C) (*Waterfront Overlay District Uses*) on the first floor of a multi-story commercial or mixed use building.)

- Chapter 25-2, Subchapter B, Article 2, Division 5, Subpart B, Section 2.5.1 (*Limitation on Development*): (The maximum height, maximum floor area ratio, and maximum building coverage in a PUD may not exceed the baseline established under Section 1.3.3 (*Baseline for Determining Development Bonuses*)).

Proposed Site Development Regulations

The proposed site development regulations for the PUD are similar to that for central business district (CBD) zoning:

- There will be no minimums for lot size, lot width, and setbacks,
- There will be no maximum building coverage or impervious cover.
- The maximum front yard and street yard setbacks will be each 10 feet.
- The maximum floor-to-area (FAR) for CBD zoning is 8:1 and the proposed FAR for the PUD is 25:1, unless the property participates in 25-2-586 (*Downtown Density Bonus Program*) in which case there is no maximum FAR.
- All buildings in the Central Health PUD shall achieve a two-star or greater rating under the Austin Energy Green Building program using the applicable rating version in effect at the time a rating registration application is submitted for the building.

Proposed Land Uses

The PUD would allow for a broad range of residential, commercial, industrial, civic and agricultural land uses.

The following uses would be *permitted*:

- All residential uses are permitted
- All commercial uses permitted in CBD zoning and P, Public zoning, and two *additional permitted uses*: automotive rentals and automotive sales (indoor only)

The following uses would be *prohibited*:

adult-oriented businesses bail bond services carriage stable pawn shop services

These uses would be *conditional*:

automotive repair services	automotive sales (outdoor)
automotive washing (of any type)	light manufacturing
limited warehousing and distribution	maintenance and service facilities
outdoor entertainment	service station transportation terminal

Code Modifications

The following Code modifications are requested:

- LDC 25-1-21(105) (*Definitions*) – Modification: A site within the Central Health PUD may cross a public street or right-of-way.
- LDC 25-2-243 (*Proposed District Boundaries*) – Modification: Site boundaries within the Property may be non-contiguous.
- LDC 25-2-586(B)(3) (*Downtown Density Bonus Program Maps and Table*) – Removal: does not apply to the Property.

- LDC 25-2-586(C)(1)(b) (*Program Requirements*) – Removal: does not apply to the Property.
- LDC 25-2, Article 10 (*Compatibility Standards*) – Removal: does not apply to the Property.
- LDC 25-2 – Removal: The minimum site area and open space requirements do not apply to a multifamily residential use or a condominium residential use.

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. *The rezoning should be consistent with the policies and principles adopted by the City Council or Land Use Commission.*

The proposed PUD offers a development on the subject property that creates a distinct community and gateway to downtown Austin. The purpose of the PUD is to establish consistent land use and site development regulations for this site to enable Central Health provides a pedestrian-oriented development that promotes living, educational, and medical facilities and open space within a planned environment. The proposal will provide a greater range of land uses and supporting services for the community, and result in a more compact development.

Relatedly, Central Health will take on the responsibility of designing and constructing the realignment of Red River Street between the southern boundary of 15th Street and the northern boundary of 12th Street, and will donate the right-of-way necessary for the realignment to the City, including donating the land for same. The dedication of the right-of-way for and the construction of this realigned Red River is codified in the Interlocal Agreement.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	P	Hospital services (general); Medical offices; Associated parking facilities
<i>North</i>	P; CS; MF-4	Dell Seton Medical center; Events center and parking areas
<i>South</i>	P; CBD; CS-1; CS; GO; LR; CBD	Treatment center; Offices; City park; Financial services
<i>East</i>	Not Applicable	IH 35 frontage road and main lanes
<i>West</i>	P	City park

NEIGHBORHOOD PLANNING AREA: Downtown Austin Plan (Waller Creek District)

TRANSPORTATION IMPACT ANALYSIS: Is not required

WATERSHED: Waller Creek – Urban

CAPITOL VIEW CORRIDORS (City): Northwest corner and near terminus of Sabine Street

SCENIC ROADWAY: No

SCHOOLS: Mathews Elementary School O. Henry Middle School Austin High School

COMMUNITY REGISTRY LIST:

- 372 – Swede Hill Neighborhood Association
- 402 – Downtown Austin Neighborhood Association (DANA)
- 438 – Downtown Austin Alliance
- 511 – Austin Neighborhoods Council
- 623 – City of Austin Downtown Commission
- 742 – Austin Independent School District
- 960 – Lower Waller Creek
- 966 – Organization of Central East Austin Neighborhoods
- 1007 – Urban Renewal Board of the City of Austin
- 1228 – Sierra Group, Austin Regional Group
- 1258 – Del Valle Community Coalition
- 1363 – SEL Texas
- 1391 – Central Austin Community Development Corporation
- 1393 – Waterloo Greenway
- 1424 – Preservation Austin
- 1444 – East Austin Conservancy
- 1475 – Waller District Staff Liaison
- 1528 – Bike Austin
- 1530 – Friends of Austin Neighborhoods
- 1550 – Homeless Neighborhood Association
- 1595 – Neighbors United for Progress
- 1616 – Neighborhood Empowerment Foundation
- 1774 – Austin Lost and Found Pets
- 1802 – Central Texas Urbanists

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2019-0004 – Austin Symphony Orchestra Society Inc. – 1117 Red River St	CS-1 to CBD	To Grant	Apvd (4-11-2019).
C14-2017-0062 – Velocity – E 11th Street – 610 E 11 th St	CS; CS-1 to CBD	To Grant	Apvd (8-31-2017).
C14-2017-0061 – Velocity – E 12th Street – 705 E 12 th St	CS to CBD	To Grant	Apvd (8-31-2017).
C14-2013-0135 – UMCB – 1701 Red River St	From MF-4; GO; CS to P	To Grant	Apvd (12-12-2013).
C14-2012-0087 – Waterloo Park Tower – 1209 Red River St	From CS-1 to CBD	To Grant	Apvd (9-27-2012).
C14-2009-0029 – Former Ronald McDonald House – 403 E 15 th St (City-initiated)	MF-4 to P	To Grant	Apvd (5-14-2009).
C14H-86-028 – Jeremiah Hamilton House – 1105 Red River St	From CS-1 to CS-1-H	To Grant	Apvd (01-29-1987).

ATD Engineering Review:

The Austin Strategic Mobility Plan (ASMP), adopted April 11, 2019, identifies a need for 100' of right-of-way for Red River Street, 80' of right-of-way for Red River Street, and 80' of right-of-way for Sabine Street. ASMP also identifies sufficient right-of-way for 15th Street and IH 35 SVRD SB, which is deferred to TxDOT. Traffic Impact Analysis is not required for City-initiated zoning applications.

EXISTING STREET CHARACTERISTICS:

Name	Existing ROW	ASMP Required ROW	Pavement	ASMP Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
15 th Street	100 feet	100 feet	72 feet	Level 3	Yes	Yes	Yes
Red River Street	85 feet	100 feet	65 feet	Level 3	Yes	Yes	Yes
Red River Street	Future roadway (0 feet)	80 feet	Future roadway (0 feet)	Level 3	No yet built	Yes	Yes
Sabine Street	67 feet	80 feet	40 feet	Level 1	Yes	No	Yes
IH 35 Service Road Southbound	150 feet	Defer to TxDOT	32 feet	Level 4	Yes	No	Yes

INDEX OF EXHIBITS TO FOLLOW

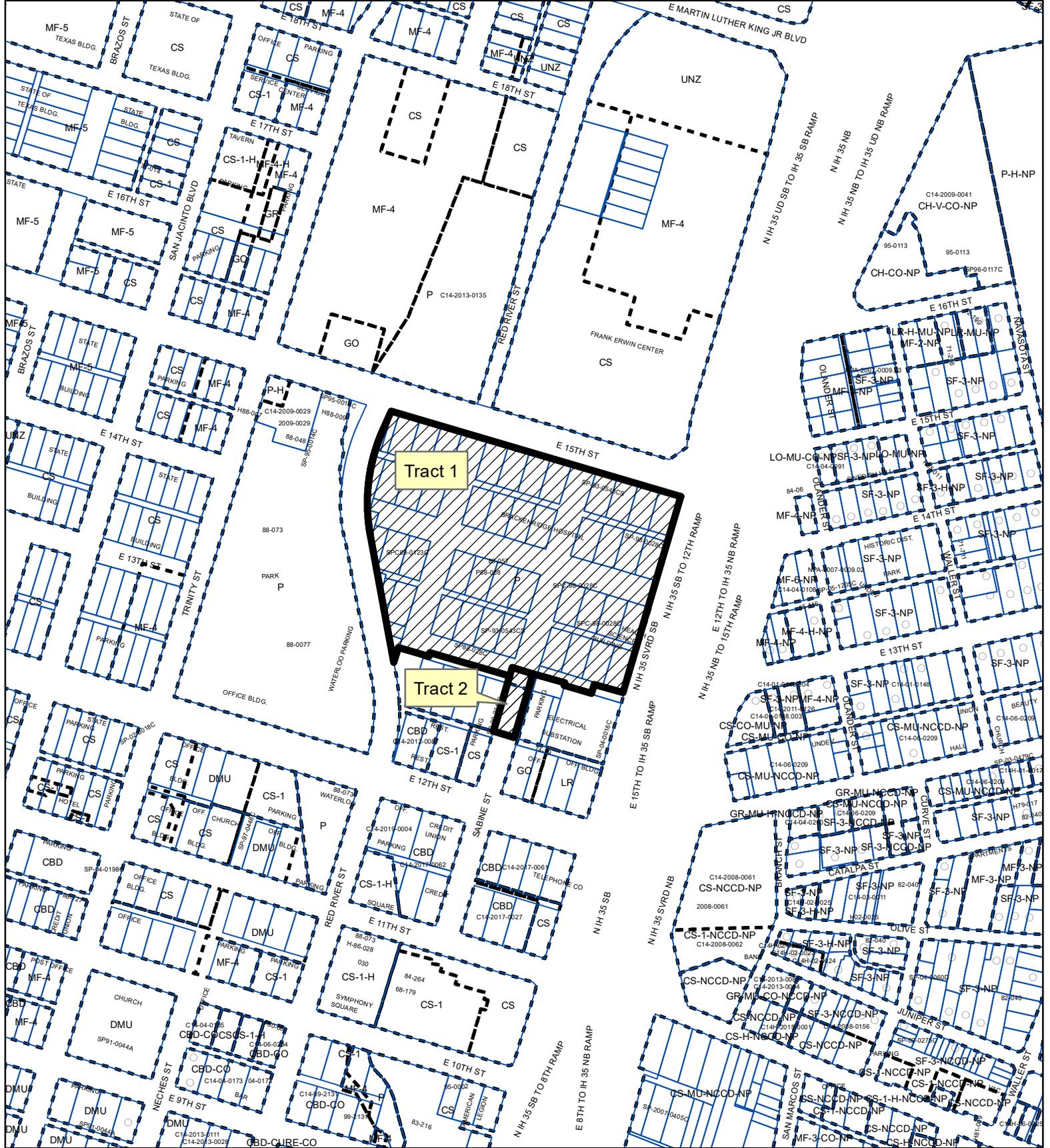
A and A-1: Zoning Map and Aerial Map

B: Adopted Council Resolution (2014)

C: Adopted Council Resolution (2020)

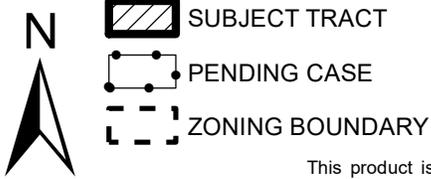
Tier One / Tier Two – Superiority Table

Questions and Answers



PLANNED UNIT DEVELOPMENT Exhibit A

ZONING CASE#: C814-2020-0132



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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





Central Health PUD Exhibit A - 1

ZONING CASE#: C814-2020-0132
 LOCATION: 601 E. 15th Street
 SUBJECT AREA: 14.343 Total Acres
 GRID: J22 & J23
 MANAGER: Wendy Rhoades



-  N
-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE
-  CREEK BUFFER

1" = 300'

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.

RESOLUTION NO. 20141211-106

WHEREAS, the citizens of the City have taken action to transform and enhance the City's economy by harnessing the power of a new medical school and teaching hospital to create an innovation zone in the Central Business District; and

WHEREAS, the purpose of the innovation zone is to create a place and framework for innovation that sets the stage for the incubation and development of businesses that help translate scientific discoveries into new products that keep people healthy – in Austin and around the world – while spinning off jobs and startup companies that will supercharge the City's economy; and

WHEREAS, the Travis County Healthcare District d/b/a Central Health is a major landowner within the innovation zone; and

WHEREAS, the property owned by Central Health as its downtown campus, including the site of Brackenridge Hospital, will be redeveloped over the next decade to bring revenue into the innovation zone; and

WHEREAS, the City has a significant interest in ensuring that development of Central Health's downtown campus and streets are consistent with the goals of

Exhibit B

the City's Imagine Austin Comprehensive Plan and Downtown Austin Plan, and comply with the newly-adopted Complete Streets Policy; and

WHEREAS, the addition of workforce housing and affordable housing within the innovation zone would enhance the development of the innovation zone; and

WHEREAS, the innovation zone would benefit from land use regulations in the zone that would encourage a higher density development that could include minimum floor-to-area ratios of 5.0:1 and no maximum building height limitation; and

WHEREAS, the City desires to explore the creation of an innovation zone, to initiate a City Code amendment to establish land use regulations for the innovation zone, and to work with Central Health to confirm the land uses permitted in Central Health's downtown campus; **NOW, THEREFORE**,

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

The City Manager is directed to explore the creation of an innovation zone, generally located in the northeast quadrant of downtown.

BE IT FURTHER RESOLVED:

The City Council initiates a City Code amendment to establish land use regulations for the innovation zone that considers the higher density options of a minimum floor-to-area ratio of 5.0:1 and no maximum building height limitation.

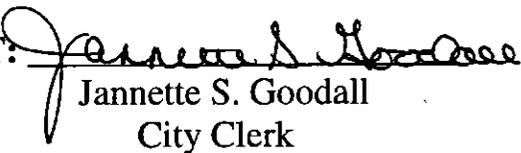
BE IT FURTHER RESOLVED:

The City Manager is directed to negotiate interlocal agreements, as necessary.

BE IT FURTHER RESOLVED:

The City Manager is directed to work with Central Health to confirm land uses permitted on the Central Health downtown campus.

ADOPTED: December 11, 2014

ATTEST: 
Jannette S. Goodall
City Clerk

RESOLUTION NO. 20201001-062

WHEREAS, the City Council desires zoning at the University Medical Center at Brackenridge that best supports the City's health care, planning, and transportation goals; **NOW, THEREFORE,**

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

The City Council initiates the rezoning of the property generally located south of 15th Street, west of IH-35 Frontage Road, east of Red River Street, and north of 12th Street, not including the property located at 1215 Red River St and 606 E 12th St, from public (P) zoning district to planned unit development (PUD) zoning district.

The City Manager is directed to process the zoning application and take necessary steps in conversation with the property owner (Travis County Healthcare District dba Central Health) to ensure that the zoning regulations and the rezoning process:

- maximize health care options and availability for indigent and low-income people,
- provide consistency with the terms and intent of the interlocal agreement currently being negotiated between the City and Travis County Healthcare District dba Central Health related to the realignment of Red River Street between 12th Street and 15th Street, and
- ensure an efficient and expedited rezoning process to not cause unnecessary delay.

ADOPTED: October 1, 2020

ATTEST:



Jannette S. Goodall
City Clerk

TIER ONE REQUIREMENTS- MINIMUM				
	LDC Reference: Chapter 25-2, Subchapter B, Division 5	Subject	Code Provision	Description of How PUD Meets or Exceeds the Requirement
1.	2.3.1.A		Meet the objectives of the City Code	The PUD meets the objectives of the City Code.
2.	2.3.1.B		Provide for development standards that achieve equal or greater consistency with the goals in Section 1.1 (General Intent) than development under the regulations in the Land Development Code. Section 1.1 states that "[t]his division provides the procedures and minimum requirements for a planned unit development zoning district to implement the goals of preserving the natural environment, encouraging high quality development and innovative design, and ensuring adequate public facilities and services.	The PUD encourages high quality development, improved mobility and connectivity, and adequate public facilities. The PUD will allow for the realignment of Red River Street through the subject property such that Red River Street connects in a straight alignment from 15 th Street to 13 th Street rather than remaining in its current configuration. The PUD will also allow for the redevelopment of property that is currently mostly vacant and largely underutilized since the closure of Brackenridge Hospital.
3.	2.3.1.C		The PUD provides a total amount of open space that equals or exceeds 10 percent of the residential tracts, 15 percent of the industrial tracts, and 20 percent of the nonresidential tracts within the PUD, except that: 1. a detention or filtration area is excluded from the calculation unless it is designed and maintained as an amenity; and	The PUD requests waiver of this provision. The PUD will comply with the non-PUD open space requirements of the City Code. Additionally, PUD approval will result in the enhancement of nearby open space, since it will allow the City to close the ROW that is currently used as Red River Street and add it to the public amenities being developed in Waterloo Park.

			2. the required percentage of open space may be reduced for urban property with characteristics that make open space infeasible if other community benefits are provided	
4.	2.3.1.D		Provide a two-star Austin Energy Green Building rating	The PUD development will earn a minimum two-star Austin Energy Green Building rating.
5.	2.3.1.E		Be consistent with applicable neighborhood plans, neighborhood conservation combining district regulations, historic area and landmark regulations, and compatible with adjacent property and land uses	<p>Consistency with Neighborhood Plan</p> <p>The property is located in the Downtown Austin Plan, and the PUD will be consistent with said plan which calls for dense development in the downtown core and the creation of a dense Innovation District in this area.</p> <p>Compatibility with Adjacent Property and Land Uses</p> <p>The PUD will be compatible with adjacent property and land uses, given its location within the Innovation District and Central Business District. Adjacent properties include Waterloo Park to the West, the City’s Health South Property to the South, the Dell Medical School to the North, and IH35 to the East. Across IH35 is the Swede Hill neighborhood.</p>
6.	2.3.1.F		Provide for environmental preservation and protection relating to air quality, water quality, trees, buffer zones and greenbelt areas, critical environmental features, soils, waterways, topography, and the	The PUD will comply with City Code requirements for environmental preservation and protection.

			natural and traditional character of the land	
7.	2.3.1.G		Provide for public facilities and services that are adequate to support the proposed development including school, fire protection, emergency service, and police facilities	The PUD will provide for public facilities and services that are adequate to support the proposed development including upgrade of Austin Energy and Austin Water infrastructure and construction of new storm water detention infrastructure and transportation infrastructure in partnership with the City.
8.	2.3.1.H		Exceed the minimum landscaping requirements of the City Code	The PUD requests waiver of this provision. In the alternative, the PUD will meet the landscaping requirements of the City Code.
9.	2.3.1.I		Provide for appropriate transportation and mass transit connections to areas adjacent to the PUD district and mitigation of adverse cumulative transportation impacts with sidewalks, trails, and roadways	The project will include new sidewalks, pedestrian and bike trails, and realignment of Red River Street.
10.	2.3.1.J		Prohibit gated roadways	No roadways within the PUD are proposed to be gated.
11.	2.3.1.K		Protect, enhance and preserve areas that include structures or sites that are of architectural, historical, archaeological, or cultural significance	The site has been reviewed by the City of Austin Historic Preservation Officer, and his determination was that no structures on the site need to be preserved. However, Central Health has worked with the City to document the history of the site as the first City of Austin-owned hospital.
12.	2.3.1.L		Include at least 10 acres of land, unless the property is characterized by special circumstances, including unique topographic constraints	The PUD is 14.343 acres of land so meets this requirement.

TIER ONE REQUIREMENTS – ADDITIONAL				
	LDC Reference: Chapter 25-2, Subchapter B, Division 5	Subject	Code Provision	Description of how PUD Meets or Exceeds the Requirement
13.	2.3.2.A		Comply with Chapter 25-2, Subchapter E (Design Standards and Mixed Use)	The PUD will be able to generally comply with Subchapter E but requests waiver of this requirement since future development plans have not yet been established.
14.	2.3.2.B		Inside the urban roadway boundary depicted in Figure 2, Subchapter E, Chapter 25-2 (Design Standards and Mixed Use), comply with the sidewalk standards in Section 2.2.2., Subchapter E, Chapter 25-2 (Core Transit Corridors: Sidewalks and Building Placement)	The PUD will generally comply with the sidewalk standards in Section 2.2.2. However, because of the location of existing buildings and the design of the realigned Red River Street, sidewalk design along Red River Street includes some variation from this requirement but has been reviewed and approved by Austin Transportation Department.
15.	2.3.2.C		Pay the tenant relocation fee established under Section 25-1-715 (Tenant Relocation Assistance— Developer Funded), if approval of the PUD would allow multi-family redevelopment that may result in tenant displacement	There are no existing residential tenants on the property.
16.	2.3.2.D		Contain pedestrian-oriented uses as defined in Section 25-2-691(C) (Waterfront Overlay District Uses) on the first floor of a multi-story commercial or mixed-use building	The PUD requests waiver of this requirement since future uses that will be established on the site have not yet been determined.

		TIER TWO REQUIREMENTS			
		LDC Reference: Chapter 25-2, Subchapter B, Division 5	Subject	Code Provision	Description of how PUD Meets or Exceeds the Requirement
17.	2.4		Open Space	Provides open space at least 10% above the requirements of Section 2.3.1.A. (Minimum Requirements). Alternatively, within the urban roadway boundary established in Figure 2 of Subchapter E of Chapter 25-2 (Design Standards and Mixed Use), provide for proportional enhancements to existing or planned trails, parks, or other recreational common open space in consultation with the Director of the Parks and Recreation Department.	The PUD will result in the enhancement of nearby Waterloo Park and surrounding public open space, since it will allow the City to close the ROW that is currently used as Red River Street and add it to the public amenities being developed in Waterloo Park.
18.			Environment/ Drainage	Complies with current code instead of asserting entitlement to follow older code provisions by application of law or agreement.	No grandfathering is being sought at this time.
19.				Provides water quality controls superior to those otherwise required by code.	Water quality in the PUD will comply with City of Austin Code requirements.

20.			Uses green water quality controls as described in the Environmental Criteria Manual to treat at least 50 percent of the water quality volume required by code.	Water quality controls have not yet been designed within the PUD.
21.			Provides water quality treatment for currently untreated, developed off-site areas of at least 10 acres in size.	Water quality controls have not yet been designed within the PUD.
22.			Reduces impervious cover by five percent below the maximum otherwise allowed by code or includes off-site measures that lower overall impervious cover within the same watershed by five percent below that allowed by code.	The PUD does not call for a reduction of impervious cover within the PUD.
23.			Provides minimum 50-foot setback for at least 50 percent of all unclassified waterways with a drainage area of 32 acres.	There are no waterways within the PUD.
24.			Provides volumetric flood detention as described in the Drainage Criteria Manual.	Flood detention has not yet been analyzed or designed within the PUD.
25.			Provides drainage upgrades to off-site drainage infrastructure that does not meet current criteria in the Drainage or Environmental Criteria Manuals, such as storm drains and culverts that provide a public benefit.	Drainage infrastructure has not yet been designed within the PUD.
26.			Proposes no modifications to the existing 100-year floodplain.	There is no floodplain within the PUD.

27.			Uses natural channel design techniques as described in the Drainage Criteria Manual.	Channel design techniques have not yet been analyzed within the PUD.
28.			Restores riparian vegetation in existing, degraded Critical Water Quality Zone areas.	There is no Critical Water Quality Zone on the property.
29.			Removes existing impervious cover from the Critical Water Quality Zone.	There is no Critical Water Quality Zone on the property.
30.			Preserves all heritage trees; preserves 75% of the caliper inches associated with native protected size trees; and preserves 75% of all of the native caliper inches.	Tree preservation has not yet been analyzed within the PUD.
31.			Tree plantings use Central Texas seed stock native and with adequate soil volume.	Future tree plantings have not yet been analyzed within the PUD.
32.			Provides at least a 50 percent increase in the minimum waterway and/or critical environmental feature setbacks required by code.	The existence of waterways and CEFs has not yet been analyzed within the PUD.
33.			Clusters impervious cover and disturbed areas in a manner that preserves the most environmentally sensitive areas of the site that are not otherwise protected.	The placement, amount, or location of impervious cover has not yet been analyzed within the PUD.
34.			Provides porous pavement for at least 20 percent or more of all paved areas for non-pedestrian in non-aquifer recharge areas.	Pavement types for future development within the PUD have not yet been analyzed.

35.			Provides porous pavement for at least 50 percent or more of all paved areas limited to pedestrian use.	Pavement types for future development within the PUD have not yet been analyzed.
36.			Provides rainwater harvesting for landscape irrigation to serve not less than 50% of the landscaped areas.	Irrigation mechanisms have not yet been analyzed within the PUD.
37.			Directs stormwater runoff from impervious surfaces to a landscaped area at least equal to the total required landscape area.	Landscape irrigation and treatment of stormwater runoff have not yet been analyzed in the PUD.
38.			Employs other creative or innovative measures to provide environmental protection.	Methods of environmental protection have not yet been analyzed under the PUD.
39.		Austin Energy Green Building	Provides an Austin Energy Green Building Rating of three stars or above.	2-star green will be provided within the PUD.
40.		Art	Provides art approved by the Art in Public Places Program in open spaces, either by providing the art directly or by making a contribution to the City's Art in Public Places Program or a successor program.	Placement of public art and treatment of public spaces have not been addressed in the PUD.
41.		Great Streets	Complies with City's Great Streets Program, or a successor program. Applicable only to commercial, retail, or mixed-use development that is not subject to the requirements of Chapter 25-2, Subchapter E (<i>Design Standards and Mixed Use</i>).	Because of the location of existing buildings and the design of the realigned Red River Street, the property owner has worked with Austin Transportation Department in connection with the design and construction of Red River Street in a manner that is not wholly consistent with Great Streets.

42.		Community Amenities	Provides community or public amenities, which may include spaces for community meetings, community gardens or urban farms, day care facilities, non-profit organizations, or other uses that fulfill an identified community need.	The inclusion of public amenities within the PUD has not yet been analyzed.
43.			Provides publicly accessible multi-use trail and greenway along creek or waterway.	There is no creek or waterway within the PUD.
44.		Transportation	Provides bicycle facilities that connect to existing or planned bicycle routes or provides other multi-modal transportation features not required by code.	Bicycle facilities are not yet designed within the PUD.
45.		Building Design	Exceeds the minimum points required by the Building Design Options of Section 3.3.2. of Chapter 25-2, Subchapter E (<i>Design Standards and Mixed Use</i>).	There are no buildings proposed yet within the PUD, so building design has not yet been addressed.
46.		Parking Structure Frontage	In a commercial or mixed-use development, at least 75 percent of the building frontage of all parking structures is designed for pedestrian-oriented uses as defined in Section 25-2-691(C) (<i>Waterfront Overlay District Uses</i>) in ground floor spaces.	No parking structures have been designed yet within the PUD.
47.		Affordable Housing	Provides for affordable housing or participation in programs to achieve affordable housing.	The property will include a reservation of affordable housing held by the City pursuant to an Interlocal Agreement between Central Health and the City.

48.		Historic Preservation	Preserves historic structures, landmarks, or other features to a degree exceeding applicable legal requirements.	The site has been reviewed by the City of Austin Historic Preservation Officer, and his determination was that no structures on the site need to be preserved. However, Central Health has worked with the City to document the history of the site as the first City of Austin owned hospital.
49.		Accessibility	Provides for accessibility for persons with disabilities to a degree exceeding applicable legal requirements.	ADA design has not yet been analyzed within the PUD.
50.		Local Small Business	Provides space at affordable rates to one or more independent retail or restaurant small businesses whose principal place of business is within the Austin metropolitan statistical area.	Specific uses/users/tenants have not yet been identified within the PUD.

Planning Commission Q & A Report

B1 and B2

Commissioner Mushtaler:

Moore's Crossing on the consent agenda is requesting limited industrial but it does not contain any information about the use for the site. On the map it seems to be quite close to a number of SF-2 homes. Is there any additional information available?

Staff Response:

subsequent stage of the development process. Please note that both rezoning cases are located within Airport Overlay Zone 2 (AO-2) which does not allow for new residential use to occur. The existing residences across FM 973 to the west (south of ABIA) are also within the AO-2 Zone and existed prior to Council adoption of the Airport Overlay Zone ordinance in September 2001. They are considered non-conforming land uses.

B13

Commissioner Mushtaler:

I am also trying to get a better understanding of the Central Health discussion item. Again, I don't see clear plans. It seems that this is no longer going to be actual medical use space but could be developed into a combination of residential/commercial?

Staff Response:

Most other PUD cases include an overall development plan that includes land uses and identifies their approximate location and acreage/square footage. However, in the Central Health PUD, the property owner has not yet determined future uses of the site. Instead, the goal of the Central Health PUD is to establish a consistent set of land use and site development regulations to enable redevelopment of the property, as established in an October 2020 Council Resolution. The Applicant anticipates that build-out of the property will occur over a 10-15 year period.