

ZONING CHANGE REVIEW SHEET

CASE: C814-97-0001.14

DISTRICT: 6

(Leander Rehabilitation Planned Unit Development Amendment #15-
Texas Children's Hospital North Campus)

ZONING FROM: PUD

TO: PUD*

* The applicant is asking to amend Ordinance No. 20190620-154 to permit an alternate internal drive design for the interior streets on parcels CO-1 and COR-4 (*please see Applicant's Request Letter and Redlined Ordinance – Exhibit C*)

ADDRESS: 10701 Lakeline Mall Drive

SITE AREA: 24.461 acres (1,065,516 sq. ft.)

PROPERTY OWNER: Texas Children's Hospital

AGENT: Drenner Group, PC (Amanda Swor)

CASE MANAGER: Sherri Sirwaitis (512-974-3057, sherri.sirwaitis@austintexas.gov)

STAFF RECOMMENDATION:

Staff recommends the 15th amendment to the Leander Rehabilitation PUD.

PLANNING COMMISSION ACTION / RECOMMENDATION:

June 22, 2021: Approved staff's recommendation of PUD zoning by consent (12-0, S. Praxis-arrived late); G. Cox-1st, J. Shieh-2nd.

CITY COUNCIL ACTION:

July 29, 2021

ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question is part of an existing Planned Unit Development, the Leander Rehabilitation PUD, that consists of 446.40 acres of land located to the north of the recently expanded S.H. 45 Westbound Toll Road (North F.M. 620). The site is bounded by the Avery Ranch PUD to the north, the Southern Pacific Railroad and Rutledge Spur Road to the east, the S.H. 45 Westbound Toll Road (North F.M. 620 Road) to the south, and the Texas Department of Transportation Cedar Park Campus, developing office uses, and undeveloped Tracts along North Lake Creek Parkway to the west.

The site under consideration is a 24.461 acre tract of land that is located on the south side of Lakeline Mall Drive and at the northeast corner of the State Highway 45 and Lake Creek Parkway intersection. Parcels COR-4, Commercial Office Residential, and CO-1, Commercial Office, consist of an undeveloped and moderately vegetated area. There is an undeveloped tract to the east and a multifamily development (AMLI Lakeline). Across Lyndhurst Street further to the east, a portion of parcel CRE-8 and part of parcel CRE-9 are developed with a multifamily residential complex (The Michael at Presidio). The eastern corner of parcel COR-9 contains a hotel use (Townplace Suites Marriott). To the north of these parcels in the Leander Rehabilitation PUD, across Lakeline Mall Drive, are apartment complexes (Legends Lakeline and The M at Lakeline). To the west, there is undeveloped land zoned GR-MU a hotel/motel use (La Quinta Inn & Suites) zoned GR/LO and an apartment complex zoned MF-6 (Everleigh Lakeline). Further to the west, across Lake Creek Parkway, there is a financial services use (Bank of America), a multifamily use (Bexley Apartments), and retail center (Baylor Scott and White Clinic, Nail Salon, Walden Dental and Mattress 1) and a Sam's Club.

In this PUD amendment, the applicant is asking to amend Ordinance No. 20190620-154 to permit an alternate internal drive design for the interior streets on parcels CO-1 and COR-4 (*please see Applicant's Request Letter and Redlined Ordinance – Exhibit C*). The proposed development on the property is to construct a Texas Children's Hospital North Campus.

The staff supports the applicant's request for a 15th Amendment to the PUD to revise the internal drive design exhibit. The proposed change to the internal drive design exhibit will move the future roadway out of the floodplain. The applicant's plans to develop a children's hospital at this location will provide for a civic use with employment opportunities within a designated regional center, the Lakeline Station Regional Center, in the Image Austin Comprehensive Plan. The property is also located in the Northwest Park and Ride Town Center TOD, which encourages higher density development.

The applicant agrees with the staff's recommendation.

BASIS OF RECOMMENDATION:

1. *The Planned Unit Development District (PUD) is intended for large or complex developments under unified control planned as a single contiguous project. The PUD is intended to allow single or multi-use projects within its boundaries and provide greater flexibility for development proposed within the PUD.*

The proposed 15th amendment to the Leander Rehabilitation PUD is a request to change an internal drive exhibit that is part of Ordinance No. 20190620-154. The staff has reviewed the alternate internal drive design for the interior streets on parcels CO-1 and COR-4 and

recommends the proposed changes (*Please see Exhibit D*) . The proposed revised internal drive design exhibit will move the future roadway out of the floodplain and will not alter any of the approved conditions for the PUD.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	PUD (Leander Rehabilitation PUD)	Undeveloped
<i>North</i>	MF-4, PUD (Leander Rehabilitation PUD)	Multifamily (Legends Lakeline and The M at Lakeline)
<i>South</i>	ROW, DR, GR, MF-3	Expanded S.H. 45 Westbound Toll Road (North F.M. 620), Automotive Sales (Nyle Maxwell), School (Harmony School of Political Science), Multifamily (Griffis Lakeline Station Apartments)
<i>East</i>	PUD (Leander Rehabilitation PUD)	Undeveloped Area, Multifamily (AMLI Lakeline and the Michael at Presidio), Hotel/Motel (Townplace Suites Marriott)
<i>West</i>	GR-MU, GR, LO, MF-6, GR	Undeveloped Tract, Hotel/Motel (La Quinta Inn and Suites), Multifamily (Everleigh Lakeline), Financial Services (Bank of America)

TOD DISTRICT: Northwest Park and Ride Town Center TOD

TIA: Not required – within the area covered by Senate Bill 1396

WATERSHED: Lake Creek

SCHOOLS: Round Rock I.S.D.

Forest North Elementary School
Grisham Middle School
Mc Neil High School

NEIGHBORHOOD ORGANIZATIONS:

Austin Heritage Tree Foundation
Austin Monorail Project
Bike Austin
Davis Spring HOA
Davis Springs President
Homeless Neighborhood Association
SELTEXAS
Sierra Club, Austin Regional Group

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C814-97-0001.12 (Leander Rehabilitation Planned Unit Development Amendment #13: 10501 Lakeline Mall Drive)	PUD to PUD: To amend the PUD to 1) request a decrease in the amount of parking spaces required on parcels CO-1, COR, COR-4, CRE-9 and a portion of CRE-8 by 10%. Therefore, the applicant is requesting to revise the Land Use Plan (Exhibit A) to include a note to permit parcels CO-1, COR, COR-4, CRE-9 and a portion of CRE-8 to comply with Land Development Code Section 25-6-611, Parking Requirements for a Transit Oriented Development District. In addition, the applicant is requesting to amend the PUD to 2) To modify LDC Sec. 25-4-171 (<i>Access to Lots</i>) for parcels CO-1, COR-COR-4, CRE-9, and a portion of CRE-8 to permit a lot to abut a dedicated public street or major internal driveway.	5/14/19: Approved staff's recommendation for PUD zoning by consent (13-0); J. Shieh-1st, C. Kenny-2nd.	6/20/19: The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20190620-154 for PUD district zoning, to change a condition of zoning was approved on Council Member Pool's motion, Council Member Harper-Madison's second on an 11-0 vote.
C814-97-0001.11 (Leander Rehabilitation Planned Unit Development Amendment #12: North F.M. 620 Road)	PUD to PUD: To request a decrease in the amount of parking spaces required on parcels CRE-8 and CRE-9 by 6.1%. Therefore, the applicant is requesting to revise the Land Use Plan to include a note to permit parcels CRE-8 and CRE-9 to	5/27/14: Approved staff's recommendation to approve the 12 th amendment to the Leander Rehabilitation PUD on consent (8-0, J. Nortey-absent); R. Hattfield-1 st , N. Zaragoza-2 nd .	6/26/14: Approved PUD zoning on consent on all 3 readings (6-0, M. Martinez-off the dais); B. Spelman-1 st , S. Cole-2 nd .

	comply with Land Development Code Section 25-6-611, Parking Requirements for a Transit Oriented Development District.		
C14-2014-0030.SH (Rutledge Spur Apartments: 13635 Rutledge Spur)	I-RR, CS-MU-CO to MF-4	4/08/14: Approved staff's recommendation for MF-4-CO zoning, with conditions, by consent (9-0); R. Hatfield- 1 st , A. Hernandez-2 nd .	5/15/14: Approved 1 st reading for MF-4-CO zoning on consent (7-0); B. Spelman-1 st , M. Martinez-2 nd . 8/07/14: Approved MF-4-CO zoning on consent on 2 nd /3 rd readings (7-0); B. Spelman-1 st , M. Martinez-2 nd .
C14-2014-0012 (Merritt Lakeline Station: 9829 ½ North Lake Creek Parkway)	LO, GR to MF-6	4/15/14: Approved staff recommendation of MF-6 zoning on consent (5-0, B. Baker, R. McDaniel-absent); G. Rojas-1 st , C. Banks-2 nd .	5/15/14: Approved MF-6 zoning on consent on all 3 readings (7-0); B. Spelman-1 st , M. Martinez-2 nd .
C814-97-0001.10 (Leander Rehabilitation PUD Amendment #11: North F.M. 620 Road)	PUD to PUD: To add Multifamily Residential as a permitted use on parcels COR, CO-1 and COR-4; to amend Exhibit E.3 of the land use plan to change the site development standards for parcels COR, CO-1, and COR-4; to have the ability to 'bucket' or allow the impervious cover to be allocated and calculated on an overall basis for parcels CRE-8, CRE-9, COR, CO-1, and COR-4 and to increase the impervious cover on these parcels to 85%; to state that south of Lakeline Mall Boulevard the lots within parcels CRE-8, CRE-9, COR, CO-1, and COR-4 will provide a 5-foot building setback, except along Rutledge Spur where Compatibility Standards still apply; to	06/05/13: Approved administratively.	N/A

	state that Lakeline Mall Boulevard east of Lyndhurst Street will provide 6-foot sidewalks and Lyndhurst Street south of Lakeline Mall Boulevard will provide 6-foot wide sidewalks; to state that there are no RSMP fees for parcels CRE-8, CRE-9, COR, CO-1, and COR-4; and to note that street cross sections for Lakeline Mall Boulevard east of Lyndhurst Street and Lyndhurst Street south of Lakeline Mall Boulevard shall be approved with the preliminary plan.		
C814-97-0001.09 (Leander Rehabilitation PUD Amendment #10: North F.M. 620 Road)	PUD to PUD: To remove two internal neighborhood collector roadways, Lago Drive and Arbor Way, from the land use plan; to adjust the boundaries for parcels CRE-6 and CRE-14; to add a note to the land use plan that would allow for alternate pavement widths of streets; to reduce the size of the OSE Pond; to add Multifamily Residential as a permitted use to parcel ECO-3; and to modify notes on the PUD land use plan to reflect the revisions requested above.	10/16/12: Approved administratively.	N/A
C814-97-0001.08 (Leander Rehabilitation PUD Amendment #9: North F.M. 620 Road)	PUD to PUD: To modify the alignments of Staked Plains Drive and Northwoods Drive north of Lakeline Boulevard. The proposed changes will correspond with the updated Northwoods at Lakeline Preliminary Plan.	3/01/11: Approved administratively.	N/A

<p>C814-97-0001.07 (Leander Rehabilitation PUD Amendment #8: North F.M. 620 Road)</p>	<p>PUD to PUD: To revise the Land Use Plan (Exhibit A) and the Development Standards Table (Exhibit E) in the State of Texas Special Board Orders to include additional notes to clarify conditions to permit the following: PUD to PUD: To revise the Land Use Plan (Exhibit A) and the Development Standards Table (Exhibit E) in the State of Texas Special Board Orders to include additional notes to clarify conditions to permit the following: 1) Modification of the Development Standards Table (shown in this proposed amendment as Exhibit E.3) to allow for an increase in impervious cover of up to 85% for parcels CRE-6, CRE-7, CRE-14 (except for the portion of CRE-14 located at the southeastern corner of Lago Drive and Arbor Way) and CRE-15. 2) Modification of the Development Standards Table (shown in this proposed amendment as Exhibit E.3) to allow for an increase in impervious cover of up to 75% for parcels ECO-3, CRE-8, CRE-9, COR-1, COR-2 and COR-4. 3) Modification of Section 14(A) of the Order and of the Land Use Plan (Exhibit A) to eliminate the 35-foot OSE (Open Space Easement) area along portions of Lyndhurst Drive, Lakeline Mall Boulevard, and Lago Drive to allow buildings to be located closer to</p>	<p>2/10/09: Approved staff's recommendation for PUD zoning, with conditions that the applicant will 1) provide twelve (12) foot sidewalks on the south side of Lakeline Boulevard along parcel CRE-6, if the applicant exceeds 75% impervious cover within this parcel. If twelve (12) foot sidewalks are constructed, the fifteen (15) foot building setback lines will be removed. 2) The applicant will provide twelve (12) foot sidewalks on the east and west sides of Lyndhurst Street along parcels CRE-6, CRE-7, CRE-14, and CRE-15 in accordance with Urban Roadway standards. Where twelve (12) foot sidewalks are proposed, the existing twenty-five (25) foot building setback lines will be removed. 3) The applicant will provide seven (7) foot sidewalks on the north side of the wet pond between Lyndhurst Street and Arbor Way within parcel CRE-14. 4) The applicant shall comply with the following General Building Placement Standard: Notwithstanding the minimum setback requirements of the base zoning districts, at least 50 percent of the net frontage length of the property along Lyndhurst Street on parcels CRE-7, CRE-14, and CRE-15 must consist of continuous building façade. 5) The applicant will provide a new OSE designated area (wet</p>	<p>2/12/09: The public hearing was closed and the first reading of the ordinance for planned unit development (PUD) district zoning to change a condition of zoning was approved on consent on Council Member Martinez' motion, Mayor Wynn's second on a 7-0 vote. 4/02/09: Approved PUD zoning with the following amendment on consent on Mayor Pro Tem McCracken's motion, Council Member Cole's second on a 7-0 vote. The amendment was as follows: Part 4 A 2) should read: "to allow impervious cover to be increased to (i) 85% for Parcels CRE-6, CRE-7, CRE-14 (save and except the area located at southeastern corner of Lago Drive and Arbor Way), and CRE-15; and (ii) 75% for Parcels ECO-3, CRE-8, CRE-9, CO-1, COR, COR-4, and the portion of CRE-14 located at the southeastern corner of Lago Drive and Arborway, if the mitigation standards are met as set forth in Exhibit E-3A."</p>
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	<p>those streets.</p> <p>4) Modification of the Land Use Plan set forth on Exhibit A in the Order to eliminate the “Compatibility Height and Setbacks” along Rutledge Spur, if and only if the property adjacent to parcels CRE-8 and CRE-9 along Rutledge Spur should ever be used for any use other than single-family residential use.</p>	<p>pond site) within parcel CRE-14, along Lakeline Mall Boulevard. This pond site will be used as an amenity for the PUD that will include additional designated hike and bike trails. 6) The applicant will provide a new OSE buffer area along the designated drainage easement within parcel ECO-3. 7) Multifamily, office, commercial and /or mixed use structures shall be designed and constructed to comply with a 2-star rating in the Austin Energy Green Builder Program on parcels ECO-3, CRE-6, CRE-7, CRE-8, CRE-9, CRE-14, CRE-15, COR-1, COR-2, and COR-4, if maximum impervious cover for these uses exceed the impervious cover stated on Exhibit E-3. The applicant will need to verify that these parcels of land fall within the Austin Energy service area. If they do not, then the applicant will be required to provide alternative compliance to meet the intent of these regulations. 8) The applicant shall amend note #4 on the land use plan (Exhibit A) to state that, “Compatibility height and setbacks on parcels CRE-8 and CRE-9 will be required only if the uses across or adjacent to Rutledge Spur are used as an urban family residence or zoned to SF-5 or more restrictive zoning district, on the consent (9-0); J. Reddy-1st, M. Dealey-2nd.</p>	
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C814-97-0001.06	PUD to PUD: To clarify portions of the PUD Development Plan and to amend portions of the PUD to assist the creation of a transit oriented, urban, mixed-use development on this site adjacent to Lakeline Station.	1/27/09: Pending - The applicant has requested an indefinite postponement	
C814-97-0001.05	PUD to PUD: To amend the Leander Rehabilitation PUD to revise the Land Use Plan and Exhibit E to include additional notes to clarify conditions to permit the following: to allow the impervious cover for the areas CRE-1, CRE-2, CRE-3, CRE-5, CRE-10, CRE-11, CRE-12 and CRE-16 to be allocated and calculated on an overall basis; to clarify that the building structure for live-work units is in a townhouse type of building and to allow the Mixed Use development standards to be utilized; to revise lot width and reduce setbacks for single family and townhouse lots with detached structures; to clarify that roadways may be designed with the TND design standards, with modifications to Staked Plains Drive; and to reduce the Open Space Easement (OSE) from 35 feet to 20 feet at the northeast and northwest	2/26/08: Approved the PUD amendment by consent (7-0, P. Cavazos-arrived late); J. Reddy-1 st , T. Atkins-2 nd .	3/06/08: Approved 1 st reading of the case on consent, with additional conditions regarding Green Building as read into the record (7-0) 3/27/08: Approved PUD district zoning to change a condition of zoning, with public restrictive covenant, by consent (6-0, Cole-off the dais)

	intersection of Lakeline Boulevard and Staked Plains Drive (along parcels CRE-5 and CRE-10)		
C14-2007-0218	GR-MU to MF-4	11/20/07: Approved MF-4-CO zoning, limit the property to MF-3 density regulations/36 units per acre (7-0, S. Hale-absent, T. Rabago-left early)	12/13/07: Approved MF-4 district zoning (6-0, McCracken-off dais); 1 st reading 1/31/08: Approved MF-4 by consent on 2 nd reading, with additional condition for staff to incorporate green building restrictions offered by applicant into appropriate documents before 3 rd reading (7-0)
C814-06-0218 – Lakeline Station PUD	I-RR to PUD	8/14/07: Approved applicant's request for PUD zoning (7-0, C. Galindo-absent)	10/11/07: Approved PUD zoning, with the amendment from Council Member Leffingwell to incorporate all the conditions outlined in the letter from David B. Armbrust dated October 11, 2007 re: Lakeline Station Area Plan/Planned Unit Development C814-06-0218 (7-0); all 3 readings
C14-85-366(RCA2)	To amend the restrictive covenant to remove lots 9 and 10 from any limits or restrictions.	10/16/07: Approved staff's recommendation to amend the restrictive covenant by consent (6-0, C. Hammond, J. Gohil-absent)	11/29/07: Approved RCA by consent (6-0, Cole-off dais)
C14-04-0166	GO to CS	06/21/05: Approved CS-CO zoning with conditions to prohibit Pawn Shop Services, Exterminating Services, and Adult Oriented Businesses by consent (8-0, K. Jackson-absent)	7/28/05: Approved CS-CO on all 3 readings (7-0)
C14-04-0165	GR to CS	06/21/05: Approved CS-MU-CO zoning with conditions to prohibit Pawn Shop Services,	7/28/05: Approved CS-MU-CO on all 3 readings (7-0)

		Exterminating Services, and Adult Oriented Businesses by consent (8-0, K. Jackson-absent)	
C14-04-0164	GO to CS	06/21/05: Approved CS-MU-CO zoning with conditions to prohibit Pawn Shop Services, Exterminating Services, and Adult Oriented Businesses by consent (8-0, K. Jackson-absent)	7/28/05: Approved CS-MU-CO on all 3 readings (7-0)
C814-97-0001.01 – Leander Rehabilitation PUD Amendment #2	PUD to PUD	4/08/05: Staff approved an administrative amendment to the PUD for a land use change from the ECO to the COR designation on Lot 3, Block A of the Leander Rehabilitation PUD	N/A
C814-97-0001 – Leander Rehabilitation PUD	I-RR to PUD	9/30/97: To Grant PUD with conditions	11/20/97: Denied PUD zoning because it does not conform to purpose and is not a superior development (7-0) (Note: By Orders of the Special Board of Review, the State overrode the City Council's action and approved PUD zoning on 7/01/99).

RELATED CASES:

C814-97-0001 (Leander Rehabilitation PUD)

EXISTING STREET CHARACTERISTICS:

STREET	RIGHT-OF-WAY	PAVEMENT WIDTH	CLASSIFICATION	DAILY TRAFFIC
FM 620 N	~440'	N/A	MAU 4 (existing, but 2025 plan proposes FWY)	N/A
Rutledge Spur	50'	varies	Collector	N/A

OTHER STAFF COMMENTS:

Comprehensive Planning

This PUD amendment request is part of the Leander Rehabilitation Center PUD, which is a 446.4 acre mixed use project, which will eventually include a variety of commercial, residential, office and open space uses. This particular amendment only concerns a vacant 24.5 acre portion of the project. The property is located to the south of Lakeline Mall Drive and north of FM 620. The proposal is to construct a Texas Children's Hospital consisting of approximately 536,185 square feet and permit an alternate internal drive design for the interior streets on parcels CO-1, Commercial Office and COR-4, Commercial Office Residential. The property is located within the '**Lakeline Station Regional Center**', as identified in the Image Austin Comprehensive Plan. Surrounding land uses include single family houses and a gas station to the north; to the south is the frontage road of North FM 620, to the east are apartment buildings; and to the west is a hotel, an apartment building and a bank.

Connectivity

Public sidewalks are located along Lyndhurst Street, Lakeline Mall Drive., and North Lake Creek Parkway. Unprotected bike lanes are located along Lakeline Mall Drive and Lyndhurst Street. Public transit stops are located along Lakeline Mall Drive and less than 100 feet from the subject property. Mobility options are good while connectivity options are fair.

Imagine Austin

The property is located within the '**Lakeline Station Regional Center**', as identified in the Image Austin Comprehensive Plan. A Regional Center is the most urban of the three activity centers outlined in the growth concept map. These centers are the places where the greatest density of people and jobs and the tallest buildings in the region will be located. Like many Imagine Austin Centers, this center is represented by a circle or globular shape that reflects the general location where the center should be located in the future. The center's actual boundaries would need to be clarified through a small area planning process. Regional, town, and neighborhood centers are supposed to be walkable, bikable, and supported by transit. The following Imagine Austin policies are applicable to this case:

- **LUT P1.** Align land use and transportation planning and decision-making to achieve a compact and connected city in line with the growth concept map.
- **LUT P3.** Promote development in compact centers, communities, or **along corridors** that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.
- **LUT P5.** Create healthy and family-friendly communities through development that includes a mix of land uses and housing types and affords realistic opportunities for transit, bicycle, and pedestrian travel and provides both community gathering spaces, parks and safe outdoor play areas for children.

Analyzing this specific site, there seems to be an abundance of mobility options in the area (bike lanes, public sidewalks and public transit) but not much in terms of civic uses (including schools, and recreational opportunities) for the residents of this developing mixed use PUD project. However, the proposed children's hospital will provide a civic use and employment center within the existing Regional Center. Based on this property: (1) being located within a Regional Center, which supports civic uses; (2) residential and commercial uses being located within a quarter mile radius of this site; and (3) the existing mobility options available in the area (public sidewalks, bike lanes, and transit stop); this proposed PUD amendment supports the policies of the Imagine Austin Comprehensive Plan.

Environmental

The amendment request is to modify the internal driveway as described in Part 6 of Ordinance No. 20190620-154. There are no EV comments at this time. However, note that subsequent site plan applications for the PUD shall conform to environmental regulations of the PUD and applicable watershed ordinance.

Environmental Officer

Comments cleared.

Fire

The area of consideration has been designated to be within the WUI Hazard Zone. Based on the area build out and development of the surrounding properties this area is anticipated to be adjudicated from the WUI Code. Please anticipate to provide an administrative request to AFD with mapping justification. The WUI limits can be found under the GIS Property Profile Viewer within the Zoning elements at the bottom of the layer list. WE will request a DXF file of the modified limits from your engineer to update the GIS mapping. AFD will defer this to the site plan/building plan phase.

Street section C is only acceptable if the lane is not adjacent to proposed buildings. If the lots have near zero lot line setbacks then a 20 foot wide travel lane & bike land is needed for a divided road. Please verify compliance. Based on the proposed plan Street C is adjacent to a proposed building, as such Street C will need to provide sufficient width for operations. The comment response is verified with the hospital plans.

Parks and Recreation

The amendment request is to modify the internal driveway as described in Part 6 of Ordinance No. 20190620-154. There are no PARD comments at this time; however, note that subsequent site plan applications for the PUD shall conform to parkland dedication requirements of the PUD.

Site Plan

Site plan comments are being made with the concurrent review of SP-2020-0333C.

Transportation

Staff will formally review the TIA compliance memo with the site plan under review.

Water Utility

No comments on the PUD amendment.

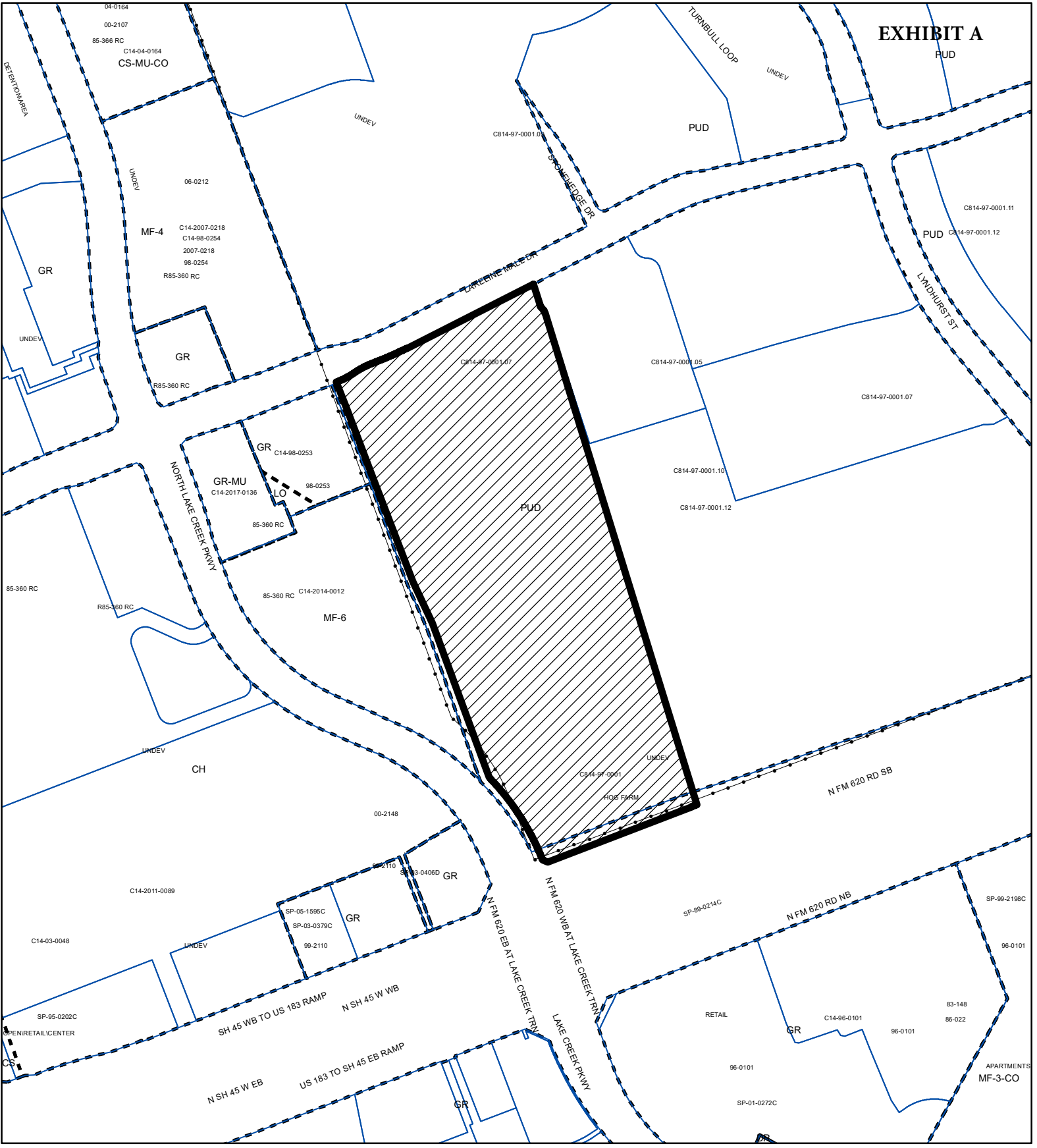
Wetland Biologist Review

Comments Cleared. Applicant demonstrated that the changes to the roadway as related to wetland CEF and CEF setback are effectively similar. Wetland mitigation proposed with site plan currently in review compensates for impacts to wetland.

INDEX OF EXHIBITS TO FOLLOW

- A: Zoning Map
- B. Aerial Map
- C. Applicant's Request Letter and
Redlined Ordinance No. 20190620-154
- D. Revised Internal Drive Exhibit
- E. Correspondence from Interested Parties




EXHIBIT A



ZONING

ZONING CASE#: C814-97-0001.14



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

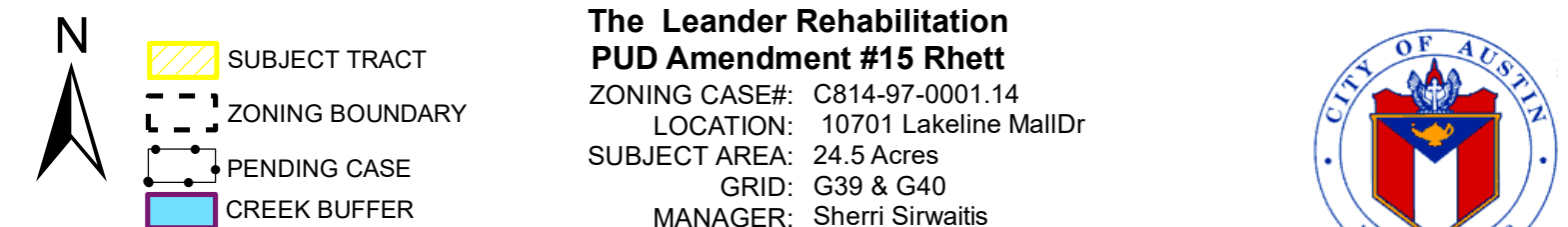
1" = 400'

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



Created: 1/20/2021



DRENNER GROUP

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January 14, 2021

Ms. Rosie Truelove
Housing and Planning Department
City of Austin
6310 Wilhelmina Drive
Austin, TX 78752

Via Electronic Delivery

Re: Texas Children's Hospital – North Campus – Planned Unit Development (“PUD”) amendment application of the Leander PUD for the 24.5-acre piece of property located at 10701 Lakeline Mall Drive in Austin, Williamson County, Texas (the “Property”)

Dear Ms. Truelove:

As representatives of the owner of the Property, we respectfully submit the enclosed PUD amendment application package for the 13th amendment to the Leander PUD (C814-97-0001). The project is titled Texas Children's Hospital – North Campus, consists of 24.5 acres, and is located at 10701 Lakeline Mall Drive on the south side of Lakeline Mall Drive and at the northeast corner of the State Highway 45 and Lake Creek Parkway intersection. The Property is currently undeveloped.

The Property is zoned PUD, Planned Unit Development, and is a portion of the land use areas COR-4, Commercial Office Residential, and CO-1, Commercial Office, of the Leander Rehabilitation PUD. The proposed development on the Property is to construct a Texas Children's Hospital consisting of approximately 536,185 square feet. The proposed use is consistent with the PUD. The purpose of the PUD amendment is to amend ordinance 20190620-154 to permit an alternate internal drive design for the interior streets on parcels CO-1 and COR-4, see enclosed Redlined Ordinance.

The Property is not located within the boundaries of a City of Austin adopted neighborhood planning area, and therefore does not have a Future Land Use Map (“FLUM”) designation.

A Traffic Impact Analysis ("TIA") has been waived via a TIA waiver from Amber Hutchens dated December 23, 2020, with the note that the Property is located within SB 1396, and a TIA is not required for any development within this area, and that right-of-way dedication may still be required.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Very truly yours,

A handwritten signature in blue ink that reads "Amanda Swor". The signature is fluid and cursive, with the first name "Amanda" and last name "Swor" clearly distinguishable.

Amanda Swor

cc: Joi Harden, Housing and Planning Department (*via electronic delivery*)
Sherri Sirwaitis, Housing and Planning Department (*via electronic delivery*)

ORDINANCE NO. 20190620-154

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FROM PLANNED UNIT DEVELOPMENT (PUD) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT FOR THE PROPERTY KNOWN AS THE LEANDER REHABILITATION CENTER PLANNED UNIT DEVELOPMENT PROJECT LOCATED ALONG NORTH F.M. 620 ROAD.

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

PART 1. Leander Rehabilitation Center (“Leander Rehabilitation PUD”) is comprised of approximately 446 acres of land located generally along North F.M. 620 Road, northeast of its intersection with U.S. 183 in Williamson County. This ordinance amends 137.8 acres of the Leander Rehabilitation PUD and is more particularly described in **Exhibit “A”** (the “Property”).

PART 2. The Leander Rehabilitation PUD was approved by the Texas General Land Office on January 16, 1998 by Order of the Special Board of Review (the “Original Order”) and amended by the Second Order of the Special Board of Review on February 25, 1998, the Notice of Development Plan Revision in Lieu of Third Order of the Special Board of Review on September 20, 2010, Ordinance No. 20080327-053, Ordinance No. 20090402-050, and Ordinance No. 20140626-135, and eight administrative amendments approved by the director of the Planning and Development Review Department.

PART 3. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from planned unit development (PUD) district to planned unit development (PUD) district on approximately 137.8 acres of land, described in Zoning Case No. C814-97-0001.12, on file at the Planning and Development Review Department and generally located along North F.M. 620 Road, in the City of Austin, Williamson County, Texas, and generally identified on the map attached as **Exhibit “B”**.

PART 4. Development of and uses within the Leander Rehabilitation PUD shall conform to the limitations and conditions set forth in the Original Order and subsequent amendments. If this ordinance and the attached exhibits conflict, this ordinance controls. Except as otherwise specifically provided by this ordinance, development within the Leander Rehabilitation PUD is subject to the rules, regulations, and ordinances of the City.

PART 5. The attached exhibits are incorporated into this ordinance in their entirety as though set forth fully in the text of this ordinance. The exhibits are as follows:

Exhibit A: Legal Description

Exhibit B: Zoning Map

Exhibit C: Land Use Plan

Exhibit D: Circulation and Drives (Parcels COR, CRE-9, and a portion of CRE-8)

Exhibit E: Circulation and Drives (Parcels CO-1 and COR-4)

PART 6. The Land Use Plan attached as Exhibit A to Exhibit B in the Original Order, as amended, is withdrawn and replaced by the revised Land Use Plan attached to this ordinance as **Exhibit "C"**, to add the following notes:

12. The minimum off-street parking requirement for parcels CO-1, COR, COR-4, CRE-9 and a portion of CRE-8 is prescribed by City of Austin Land Development Code Section 25-6-611 (*Parking Requirements for a Transit Oriented Development District*), up to a 10.0 percent reduction.

City of Austin Land Development Code Section 25-4-171 (*Access to Lots*) for parcels CO-1, COR, COR-4, CRE-9 and a portion of CRE-8 to permit a lot to abut a dedicated public street or a major internal drive.

Platting for parcels ~~CO-1~~, COR, ~~COR-4~~, CRE-9 and a portion of CRE-8 is permitted off major internal drives as identified in the approved exhibit. D.

~~All~~ major internal drives for parcels COR, CRE-9 and a portion of CRE-8 shall be designed in accordance with the Circulation and Drives Exhibit (Exhibit D).

All major internal drives are required to be located within public access easements.

PART 7. In all other respects the terms and conditions of the Land Use Plan as amended remain in effect.

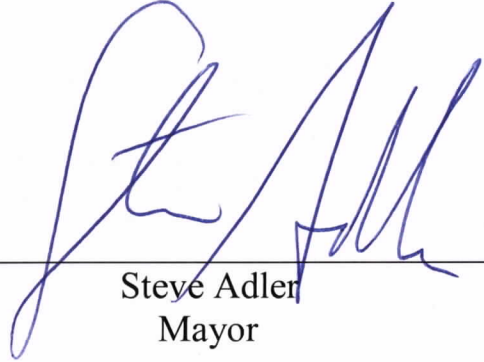
Major internal drives for parcels CO-1 and COR-4 shall be designed in accordance with the Circulation and Drives Exhibit for Parcels CO-1 and COR-4 (Exhibit E).

PART 8. This ordinance takes effect on July 1, 2019.

PASSED AND APPROVED

_____, June 20_____, 2019

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§
§



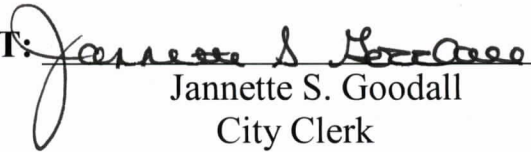
Steve Adler
Mayor

APPROVED:



Anne L. Morgan
City Attorney

ATTEST:



Jannette S. Goodall
City Clerk

EXHIBIT A

Lots 2 & 3, Block A Presidio East Subdivision, recorded in Document No. 2015048394 of the Williamson County Plat Records;

Lot 1, Block A Presidio Channel and East Wet Pond Subdivision, recorded in Document No. 2014072591 of the Williamson County Plat Records;

Lot 1, Block A Presidio Phase One Subdivision, recorded in Document No. 2014087844 of the Williamson County Plat Records;

Lot 1B Presidio Phase II Subdivision, recorded in Document No. 2017089607 of the Williamson County Plat Records; and

68.143 acres of land situated in the Rachael Saul Survey, Abstract no. 551 in Williamson County, Texas, being out of a remainder portion of that certain 128.71 acre tract and 0.19 acre tract, conveyed to Sonmar of Phoenix, LLC, et al. by deed recorded in Document No. 2007062860 and Document No. 2014063843 of the Official Public Records of Williamson County, Texas (please see attached)

NOVEMBER 2, 2017

JOB NO. 1744-02

FIELD NOTE NO. 1744-05

CLIENT: SREETLIGHTS RESIDENTIAL

PROJECT: REMAINDER TRACT

C.O.A. GRID F40, G39 & G40

FIELD NOTES

A DESCRIPTION OF 68.143 ACRES OF LAND SITUATED IN THE RACHAEL SAUL SURVEY, ABSTRACT NO. 551 IN WILLIAMSON COUNTY, TEXAS, BEING OUT OF A REMAINDER PORTION OF THAT CERTAIN 128.71 ACRE TRACT AND 0.19 ACRE TRACT, CONVEYED TO SONMAR OF PHOENIX, LLC, ET AL. BY DEED RECORDED IN DOCUMENT NO. 2007062860 AND DOCUMENT NO. 2014063843 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 68.143 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, for reference, at a 5/8 iron rod with cap marked "RL Surveying" found for a point of curvature on the south right-of way (R.O.W.) line of Lakeline Mall Drive, R.O.W. varies, dedicated by The Presidio Section One, a subdivision whose plat is recorded in Document No. 2014049303 of the said Official Public Records, same being on the south line of said The Presidio Section One and also being the most northerly northeast corner of Lot 1B, Presidio-Phase II, a subdivision whose plat is recorded in Document No. 2017089607 of the said Official Public Records;

THENCE, along the said south R.O.W. line of Lakeline Mall Drive, the said south line of The Presidio Section One and the northeast line of said Lot 1B, a distance of 37.45 feet along the arc of a curve to the right, whose radius is 25.00 feet, central angle is 85°49'44" and whose chord bears, S60°03'30"E, 34.05 feet to a 5/8 iron rod with cap marked "RL Surveying" found for a point of tangency;

THENCE, along the said south line of The Presidio Section One and the east line of said Lot 1B, S17°08'38"E, at a distance of 10.21 feet, pass a calculated point for the northwest corner of Lyndhurst Street, 90 foot R.O.W., dedicated by The Presidio Section Two, a subdivision whose plat is recorded in Document No. 2014072733 of the said Official Public Records, same being the northwest corner of said The Presidio Section Two and also being an exterior corner of said The Presidio Section One, and along the west R.O.W. line of said Lyndhurst Street and the west line of said The Presidio Section Two and continuing along the said east line of Lot 1B, a total distance of 132.57 feet to a 5/8 iron rod with cap marked "RL Surveying" found for a point of curvature;

THENCE, continuing along the said west R.O.W. line of Lyndhurst Street, the said west line of The Presidio Section Two, and the said east line of Lot 1B, a distance of 339.48 feet along the arc of a curve to the left, whose radius is 1295.00 feet, central angle is 15°01'11" and whose chord bears, S24°39'13"E, 338.50 feet to a 5/8 iron rod with cap marked "RL Surveying" found for the southeast corner of said Lot 1B and the POINT OF BEGINNING of the herein described 68.143 acre tract;

THENCE along the said west R.O.W. line of Lyndhurst Street and the said west line of The Presidio Section Two, same being the east line of the remainder portion of the said 128.71 acre tract the following four (4) courses:

1. a distance of 165.82 feet along the arc of a curve to the left whose radius is 1295.00 feet, central angle is 07°20'11" and whose chord bears S35°49'54"E, 165.70 feet to a calculated point for a point of tangency,
2. S39°30'00"E, 471.73 feet to a calculated point for a point of curvature,
3. a distance of 319.54 feet along the arc of a curve to the right whose radius is 955.00 feet, central angle is 19°10'15" and whose chord bears S29°54'53"E, 318.05 feet to a calculated point for a point of tangency, and
4. S20°19'45"E, 305.40 feet to a calculated point at the intersection of the northerly R.O.W. line of State Highway 45, being Parcel 430, as recorded in Document No. 2002043186, of the said Official Public Records, with the said west R.O.W. line of Lyndhurst Street for the southeast corner of the said remainder portion of the 128.71 acre tract and the southwest corner of said The Presidio Section Two, from which, a 1/2 iron rod with plastic cap marked "Carter Burgess" found on the said north R.O.W. line of State Highway 45 and the south line of Lot 1, Block A, Presidio Channel and East Wet Pond Subdivision, a subdivision whose plat is recorded in Document No. 2014072591 of the said Official Public Records, bears, N68°58'28"E, 190.01 feet, S23°22'08"E, 15.27 feet and a distance of 230.68 feet along the arc of a curve to the left whose radius is 5669.58 feet, central angle is 02°19'52" and whose chord bears N65°27'53"E, 230.66 feet;

THENCE along the said northerly R.O.W. line of State Highway 45 and the northerly line of said Parcel 430, same being the southerly line of the said remainder portion of the 128.71 acre tract the following five (5) courses:

1. S68°58'28"W, 1217.36 feet to a TXDOT brass monument found for a point of curvature,
2. a distance of 48.10 feet along the arc of a curve to the right whose radius is 921.50 feet, central angle is 02°59'25" and whose chord bears S70°28'10"W, 48.09 feet to a TXDOT brass monument found for a point of tangency,
3. S71°57'52"W, 177.86 feet to a TXDOT brass monument found for a point of curvature,
4. a distance of 56.28 feet along the arc of a curve to the left whose radius is 1078.50 feet, central angle is 02°59'23" and whose chord bears S70°28'10"W, 56.27 feet to a TXDOT brass monument found for a point of tangency, and
5. S68°58'29"W, 488.20 feet to a calculated point on the easterly line of Parcel 403, Part 2, as recorded in Document No. 2002001209 of the said Official Public Records, for the northwest corner of said Parcel 430, same being the most southerly southwest corner of the said remainder portion of the 128.71 acre tract;

THENCE along the said easterly line of Parcel 403, Part 2, same being a southwesterly line of the said remainder portion of the 128.71 acre tract, N66°50'58"W, 17.63 feet to a calculated point on the easterly line of Parcel 403, Part 1, as recorded in said Document No. 2002001209, for the most southerly corner of the said 0.19 acre tract, same being a northerly corner of said Parcel 403, Part 2 and the most westerly southwest corner of the said remainder portion of the 128.71 acre tract, at the intersection with the easterly R.O.W. line of North Lake Creek Parkway, R.O.W. varies;

THENCE, along the said easterly line of Parcel 403, Part 1, and the said easterly R.O.W. line of North Lake Creek Parkway, same being the westerly line of the said 0.19 acre tract, a distance of 311.64 feet along the arc of a curve to the left whose radius is 795.00 feet, central angle is 22°27'36" and whose chord bears N33°01'08"W, 309.65 feet to a calculated point for the most southerly corner of the remainder of that certain 11.96 acre tract conveyed to 620/183 Limited Partnership by deed recorded in Document No. 2007062860 of the said Official Public Records;

THENCE, departing the said easterly R.O.W. line of North Lake Creek Parkway, along the easterly line of the said remainder of the 11.96 acre tract, N20°14'28"W, 105.44 feet to a 5/8 iron rod with cap marked "Carter & Burgess" found on the easterly line of the said 0.19 acre tract, same being an angle point on the westerly line of the said remainder portion of the 128.71 acre tract;

THENCE along the said easterly line of the remainder portion of the 11.96 acre tract, same being the said westerly line of the remainder portion of the 128.71 acre tract the following three (3) courses:

1. N20°14'28"W, 416.76 feet to a calculated point,
2. N25°17'01"W, 143.82 feet to a 5/8 iron rod with cap marked "Carter & Burgess" found, and
3. N20°56'37"W, 341.39 feet to a 5/8 iron rod with cap marked "Carter & Burgess" found for the southeast corner of Lot 1, Block A, Walden Park at Lakeline Subdivision, a subdivision whose plat is recorded in Cabinet FF, Slides 275-276 of the Plat Records of said county, same being a northeast corner of the said remainder portion of the 11.96 acre tract;

THENCE along the easterly line of said Lot 1, same being the said westerly line of the remainder portion of the 128.71 acre tract the following two (2) courses:

1. N20°52'54"W, 248.32 feet to a 5/8 iron rod with cap marked "Carter & Burgess" found, and
2. N20°49'41"W, 86.57 feet to a calculated point on the south R.O.W. line of Lakeline Mall Drive, and the south line of Northwoods Phase 1-A, a subdivision whose plat is recorded in Cabinet W, Slides 21-25 of the said Plat Records, for the northeast corner of said Lot 1, same being the northwest corner of the said remainder portion of the 128.71 acre tract;

THENCE along the said south R.O.W. line of Lakeline Mall Drive and the said south line of Northwoods Phase 1-A, same being the north line of the remainder portion of the said 128.71 acre tract the following five (5) courses:

1. N68°46'33"E, 0.83 feet to a calculated point for a point of curvature,

2. a distance of 63.15 feet along the arc of a curve to the left whose radius is 300.000 feet, central angle is $12^{\circ}03'39''$ and whose chord bears $N62^{\circ}26'37''E$, 63.03 feet to a calculated point for a point of reverse curvature,
3. a distance of 68.91 feet along the arc of a curve to the right whose radius is 300.000 feet, central angle is $13^{\circ}09'42''$ and whose chord bears $N62^{\circ}59'38''E$, 68.76 feet to a calculated point for a point of reverse curvature,
4. a distance of 116.09 feet along the arc of a curve to the left whose radius is 1045.000 feet, central angle is $06^{\circ}21'54''$ and whose chord bears $N66^{\circ}23'32''E$, 116.03 feet to a calculated point for a point of tangency, and
5. $N63^{\circ}05'57''E$, 781.04 feet to a 5/8 iron rod with cap marked "RL Surveying" found for the northwest corner of said Lot 1-B;

THENCE, departing the said south R.O.W. line of Lakeline Mall Drive and the said south line of Northwoods Phase 1-A, along the west and south lines of said Lot 1B, the following eleven (11) courses:

1. $S26^{\circ}49'50''E$, 48.83 feet to a 5/8 iron rod with cap marked "RL Surveying" found for a point of curvature,
2. a distance of 48.38 feet along the arc of a curve to the left, whose radius is 42.50 feet, central angle is $65^{\circ}13'34''$ and whose chord bears, $S59^{\circ}26'37''E$, 45.81 feet to a 5/8 iron rod with cap marked "RL Surveying" found, for a point of reverse curvature,
3. a distance of 55.56 feet along the arc of a curve to the right, whose radius is 42.50 feet, central angle is $74^{\circ}53'49''$ and whose chord bears, $S54^{\circ}36'30''E$, 51.68 feet to a 5/8 iron rod with cap marked "RL Surveying" found for a point of tangency,
4. $S17^{\circ}09'35''E$, 344.90 feet to a 5/8 iron rod with cap marked "RL Surveying" found,
5. $N73^{\circ}34'34''E$, 138.66 feet to a 5/8 iron rod with cap marked "RL Surveying" found,
6. $N74^{\circ}18'21''E$, 138.65 feet to a 5/8 iron rod with cap marked "RL Surveying" found,

7. N74°37'20"E, 87.82 feet to a 5/8 iron rod with cap marked "RL Surveying" found,
8. N75°33'00"E, 162.67 feet to a 5/8 iron rod with cap marked "RL Surveying" found,
9. N76°29'17"E, 162.79 feet to a 5/8 iron rod with cap marked "RL Surveying" found,
10. N72°26'23"E, 46.98 feet to a 5/8 iron rod with cap marked "RL Surveying" found, and
11. N58°56'07"E, 32.87 feet to the POINT OF BEGINNING and containing 68.143 acres of land more or less.

BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM,
CENTRAL ZONE (4203) NAD83

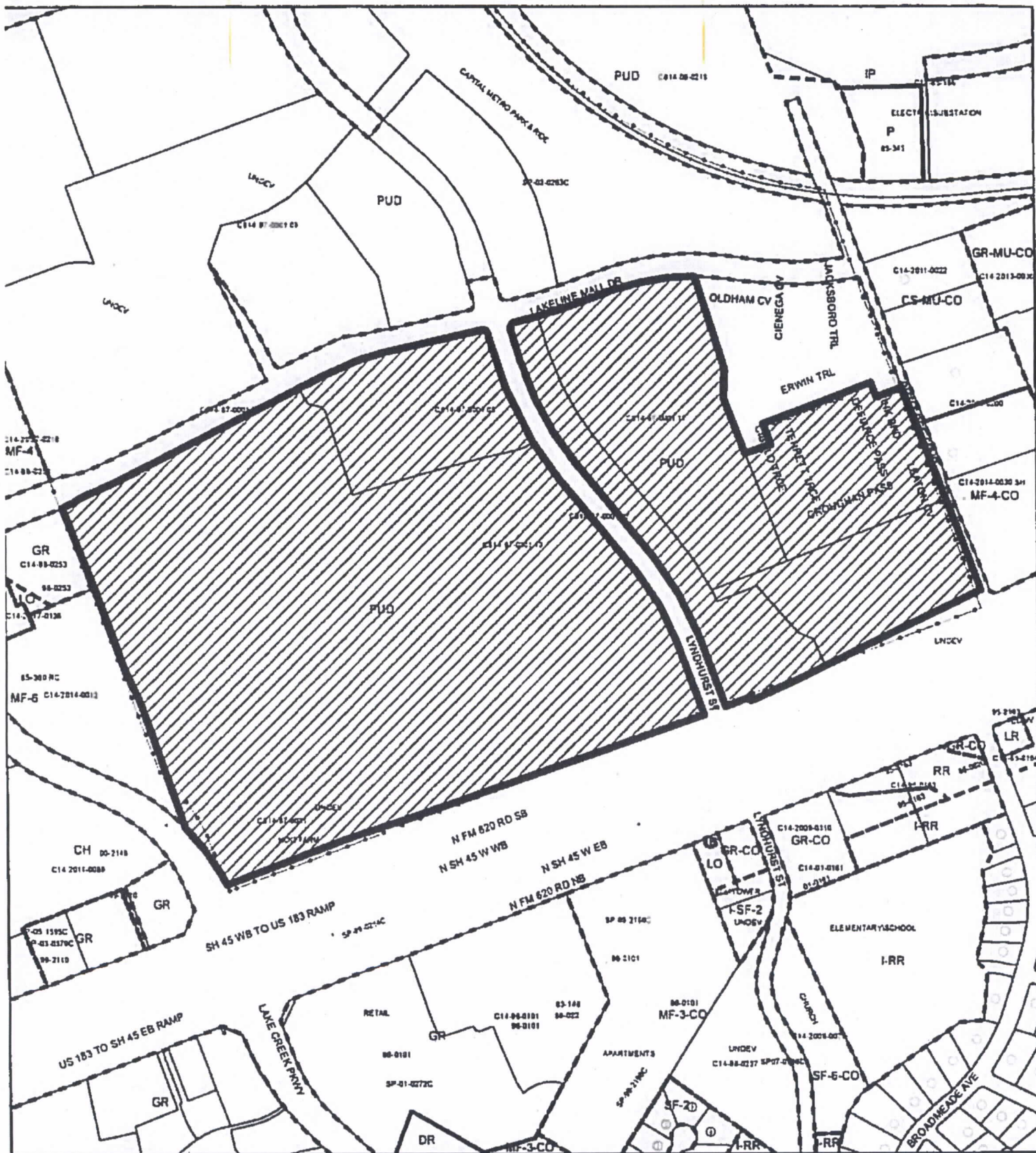
REFERENCE

WCAD# R376662
City of Austin GRID: F-40, G-39 & G-40

I hereby certify that the metes and bounds description was based on an on the ground survey prepared by Ramsey Land Surveying.



Clifton Seward 11/02/17
Clifton Seward RPLS No.4337
Ramsey Land Surveying
TBPLS Firm License No.10033200
P.O. Box 92768
Austin, Texas 78709-2768
512.301.9398



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

PLANNED UNIT DEVELOPMENT

ZONING CASE#: C814-97-0001.12

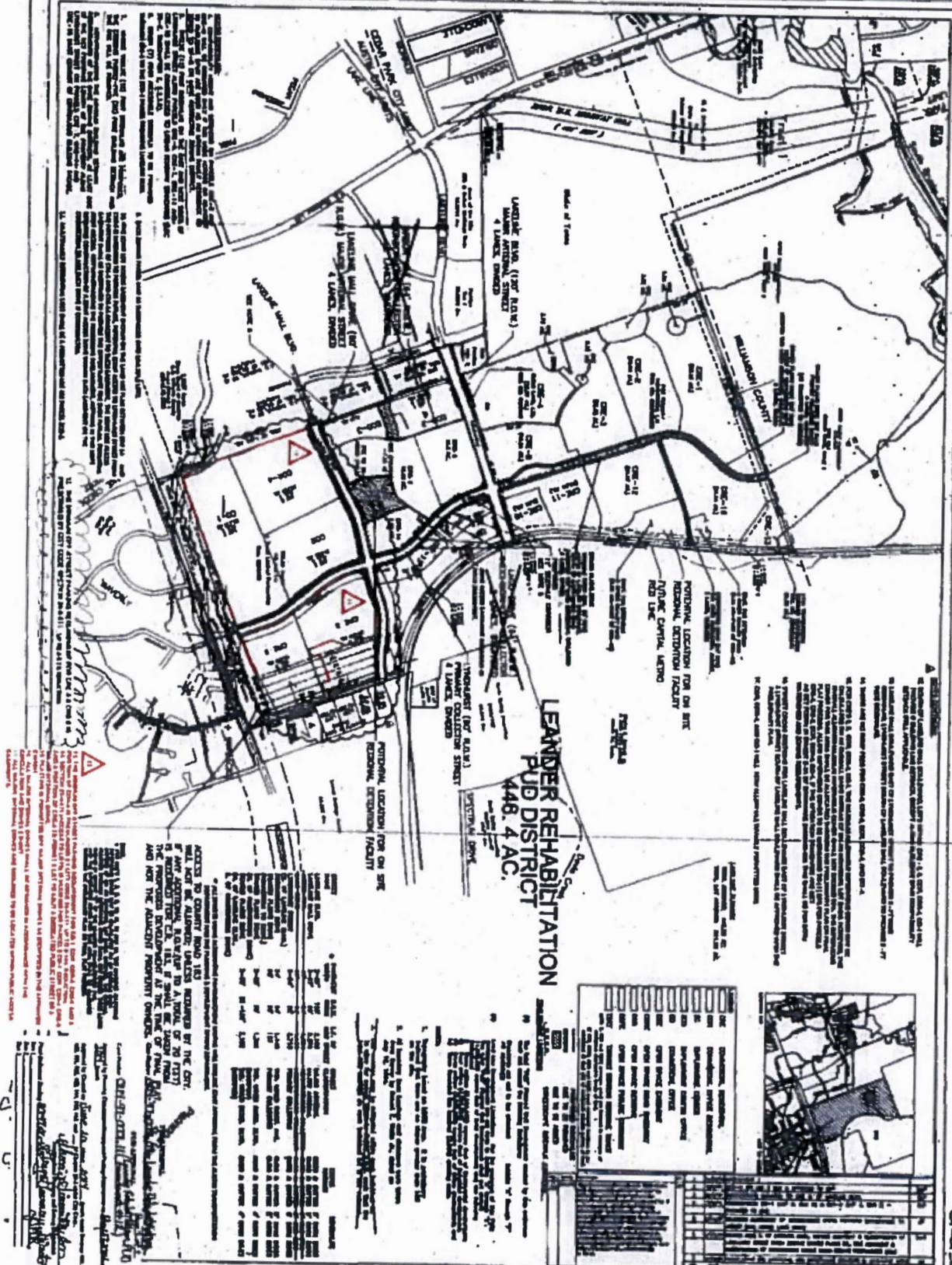
EXHIBIT "B"

1" = 500'

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





LEANDER REHABILITATION SITE

LAND USE PLAN
EXHIBIT A
REVISED: DECEMBER 2012

AUSTIN CIVIL ENGINEERING, INC.
10000 N. MOORE AVENUE, SUITE 100
DALLAS, TEXAS 75243
(214) 343-1111
www.austincivil.com

Sheet #1

Exhibit C

