

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NOS. 960606-H AND 981008-J TO MODIFY THE LAND USE PLAN AND CHANGE A CONDITION OF ZONING FOR THE PROJECT KNOWN AS SOUTH AUSTIN MEDICAL CENTER LOCATED AT 901, 1001 WEST BEN WHITE BOULEVARD AND 4210, 4214, 4300, 4302, 4304, 4306 JAMES CASEY STREET IN THE SOUTH AUSTIN COMBINED NEIGHBORHOOD PLAN AREA; AND CHANGING THE ZONING MAP FROM PLANNED UNIT DEVELOPMENT-NEIGHBORHOOD PLAN (PUD-NP) COMBINING DISTRICT TO PLANNED UNIT DEVELOPMENT-NEIGHBORHOOD PLAN (PUD-NP) COMBINING DISTRICT.

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

PART 1. The South Austin Medical Center Planned Unit Development (the “South Austin Medical Center PUD”) was approved on June 6, 1996, under Ordinance No. 960606-H (the “Original Ordinance”) and amended under Ordinance No. 981008-J (the “Amending Ordinance”). The Amending Ordinance increased the number of acres included within the South Austin Medical Center PUD and replaced Exhibits “A” and “B” in the Original Ordinance with Exhibit “C” (“South Austin Medical Center P.U.D. Planned Unit Development General Land Use Plan”).

PART 2. The South Austin Medical Center PUD is comprised of approximately 17.132 acres of land located at the intersection of West Ben White Boulevard and James Casey Street and more particularly described by metes and bounds in the land use plan incorporated into the Original Ordinance and Amending Ordinance.

PART 3. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from planned unit development-neighborhood plan (PUD-NP) combining district to planned unit development-neighborhood plan (PUD-NP) combining district on the property described in Zoning Case No. C814-95-0001.02, on file at the Housing and Planning Department, as follows:

Lot 1, Block A, SOUTH AUSTIN MEDICAL CENTER, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Book 102, Page 243, Plat Records of Travis County, Texas (the “Property”),

and locally known as 901, 1001 West Ben White Boulevard and 4210, 4214, 4300, 4302, 4304, 4306 James Casey Boulevard and generally identified by the map in **Exhibit “A”** attached and incorporated into this ordinance.

PART 4. The attached exhibits are incorporated into this ordinance in their entirety as though set forth fully in the text of this ordinance. If this ordinance and the attached exhibits conflict, this ordinance controls. The exhibits are as follows:

Exhibit A: Zoning Map
Exhibit B: Height Setback Amendment
Exhibit C: Amended Land Use Plan

PART 5. The extension of the 120-foot maximum height area on the Property is shown on **Exhibit “B”** (Height Setback Amendment).

PART 6. This ordinance and the attached **Exhibit “C”** amend the South Austin Medical Center P.U.D. Planned Unit Development General Land Use Plan. Development of and uses on the Property shall conform to the limitations and conditions set forth in this ordinance and in **Exhibit “C”** (Amended Land Use Plan).

PART 7. Except as otherwise provided by this ordinance and Amended Land Use Plan, all other rules, regulations, and ordinances of the City apply to the Property. Except as otherwise provided for in this ordinance, the terms and conditions of the Original Ordinance and the Amending Ordinance, remain in effect. If this ordinance and the Original Ordinance or the Amending Ordinance conflict, this ordinance controls.

PART 8. This ordinance takes effect on _____, 2022.

PASSED AND APPROVED

_____, 2022

Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____
Anne L. Morgan Myrna Rios
City Attorney City Clerk

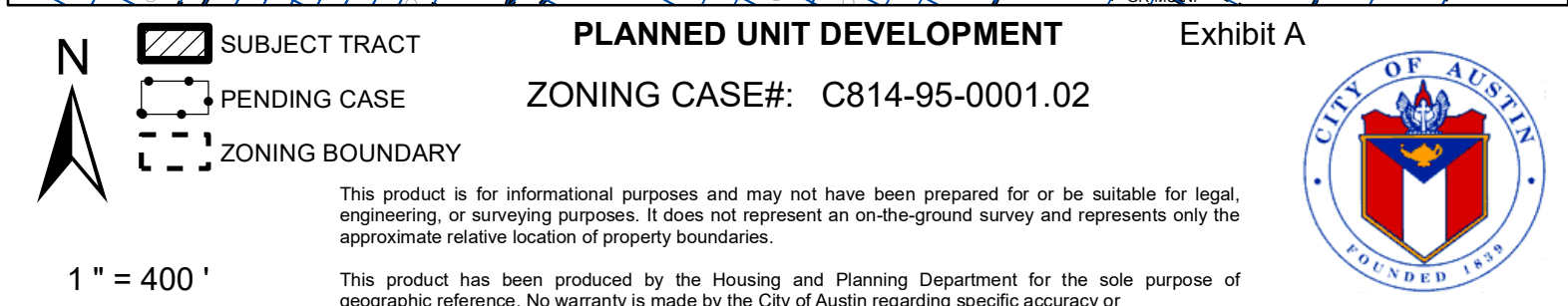
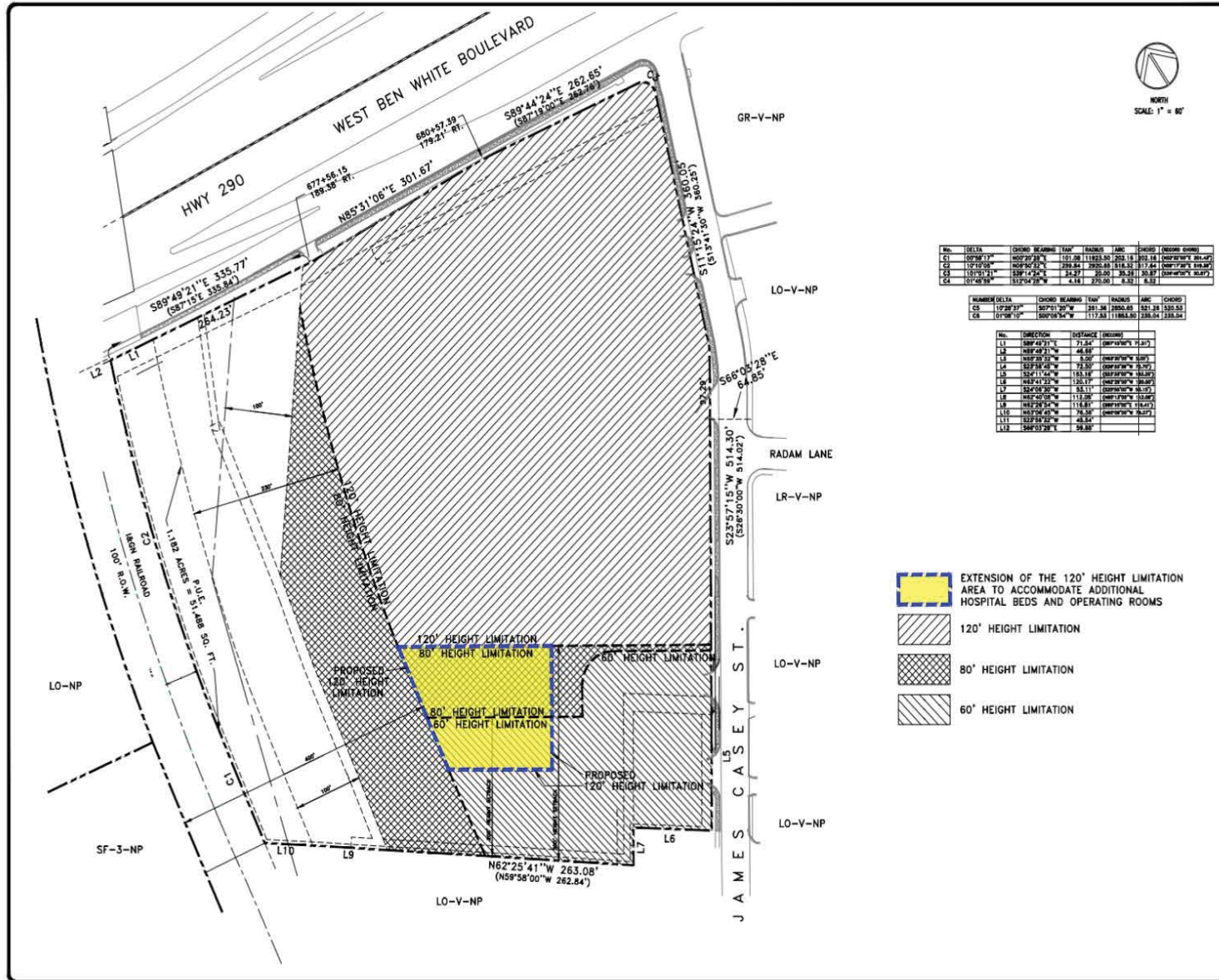


Exhibit A



EXHIBIT B

ATTACHMENT A. PROPOSED HEIGHT INCREASE



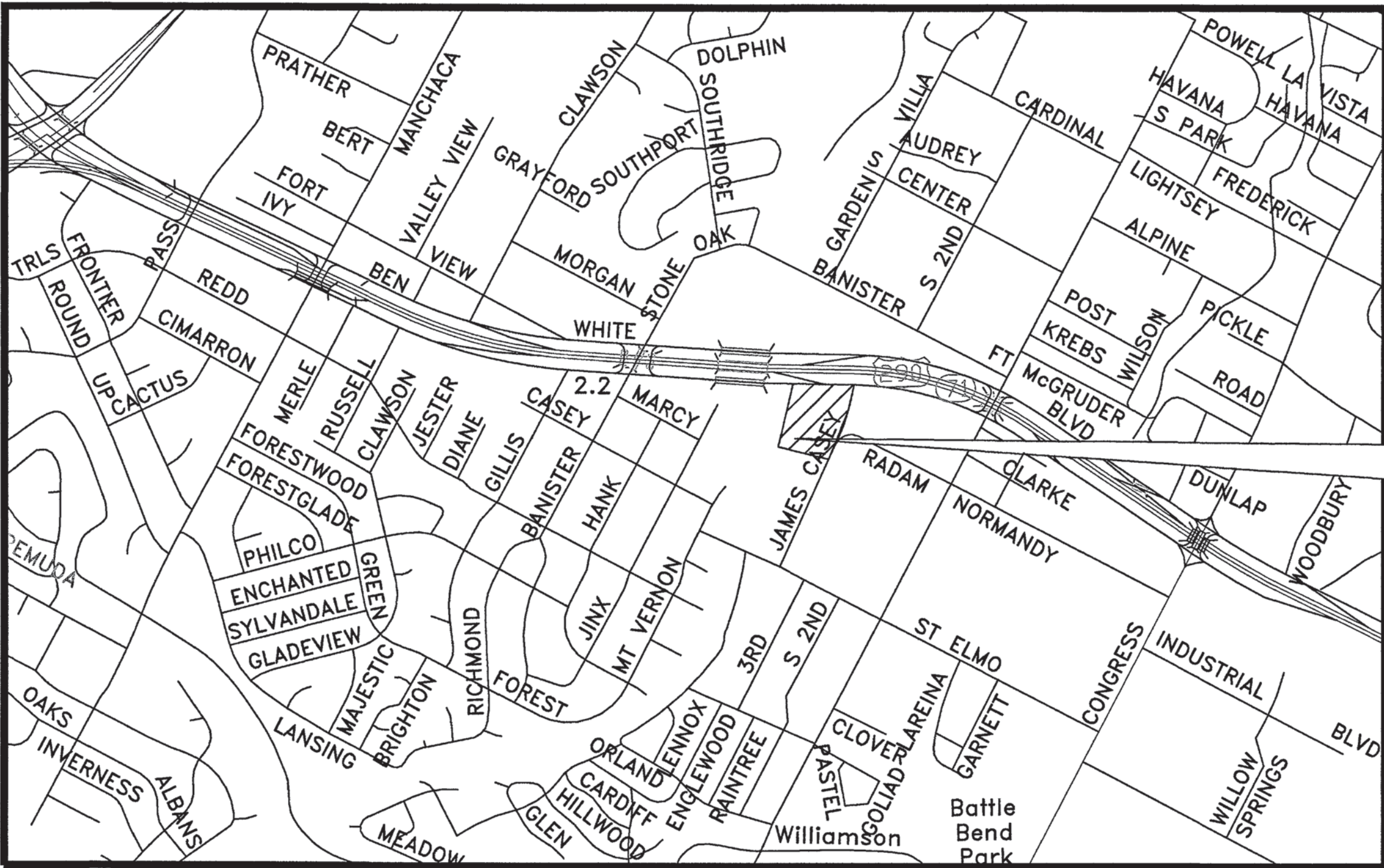
PLANNED UNIT DEVELOPMENT SOUTH AUSTIN MEDICAL CENTER

901 WEST BEN WHITE BOULEVARD
AUSTIN, TEXAS 78704

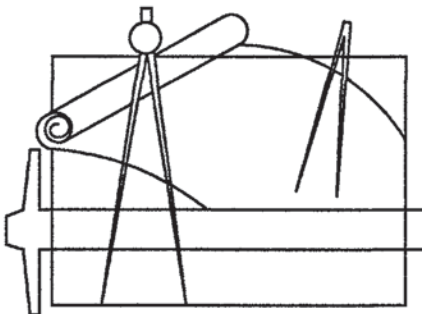
REVISIONS/CORRECTIONS

NO.	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET NO.'S	TOTAL # SHEETS IN PLAN SET	NET CHANGE IMP. COVER (sq. ft.)	TOTAL SITE IMP. COVER (sq. ft.)/ [*]	CITY OF AUSTIN APPROVAL/DATE	DATE IMAGED

OWNER:	ST. DAVID'S HEALTHCARE PARTNERSHIP, LP, LLP 98 SAN JACINTO BOULEVARD AUSTIN, TEXAS 78704
LEGAL DESCRIPTION:	LOT 1 BLOCK A SOUTH AUSTIN MEDICAL CENTER C8-98-0130.0A APPROVED NOVEMBER 18, 1998



PROJECT VICINITY MAP



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

INDEX OF SHEETS

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



P.U.D. APPROVAL

CASE NUMBER: _____

APPROVED BY PLANNING COMMISSION ON: _____

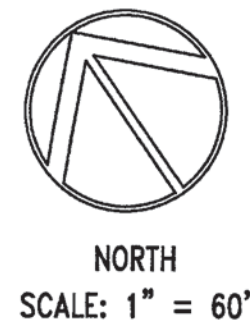
APPROVED BY CITY COUNCIL ON: _____

UNDER SECTIONS 450, 451, 452, 453, 454 OF CHAPTER 31-1 AND SECTIONS 93, 231 AND 683 OF CHAPTER 13-2 OF THE CITY CODE.

DEVELOPMENT SERVICES DEPARTMENT

FINAL ORDINANCE READING: _____

Rev. 1	_____	Rev. 4	_____
Rev. 2	_____	Rev. 5	_____
Rev. 3	_____	Rev. 6	_____



BEN WHITE BLVD.
(R.O.W. VARIES)

SOUTH AUSTIN MEDICAL CENTER
P.U.D. LAND USE PLAN NOTES

1. THE LAND USES ON THIS SITE ARE LIMITED TO PERMITTED AND CONDITIONAL USES ALLOWED WITHIN THE "GO" GENERAL OFFICE BASE DISTRICT AS SET FORTH IN THE CITY OF AUSTIN LAND DEVELOPMENT CODE ON THE EFFECTIVE DATE OF APPROVAL OF THE P.U.D. LAND USE PLAN, EXCEPT THAT HOSPITAL SERVICES (GENERAL) SHALL BE AN ADDITIONAL PERMITTED USE.
2. DEVELOPMENT ON THE SITE SHALL COMPLY WITH THE APPLICABLE COMPATIBILITY STANDARDS AS SET FORTH IN THE CITY OF AUSTIN LAND DEVELOPMENT CODE ON THE EFFECTIVE DATE OF APPROVAL OF THE P.U.D. LAND USE PLAN, EXCEPT AS MODIFIED AND SHOWN IN THIS P.U.D. GENERAL DEVELOPMENT PLAN FOR BUILDING HEIGHT AND BUILDING SETBACK REQUIREMENTS.
3. THE OVERALL IMPERVIOUS COVER ON THIS SITE SHALL NOT EXCEED 76% OF THE GROSS SITE AREA.
4. ON-SITE STRUCTURAL WATER QUALITY CONTROLS SHALL BE PROVIDED IN ACCORDANCE WITH THE REGULATIONS SET FORTH IN THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL ON THE EFFECTIVE DATE OF APPROVAL OF THE P.U.D. LAND USE PLAN FOR NEW DEVELOPMENT OR REDEVELOPMENT WITHIN THE SITE WHICH CREATES IMPERVIOUS COVER. NO STRUCTURAL WATER QUALITY CONTROLS ARE REQUIRED FOR THE DEVELOPMENT CURRENTLY EXISTING ON THE SITE.

SOUTH AUSTIN MEDICAL CENTER
DEVELOPMENT STANDARDS

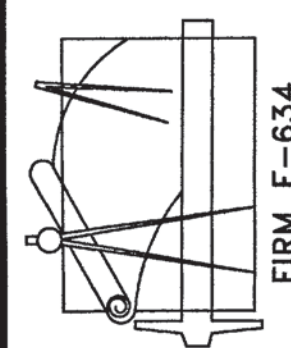
MINIMUM LOT SIZE:	5750 SQ. FT.
MINIMUM LOT WIDTH:	50 FEET
MAXIMUM BUILDING COVERAGE:	60%
MAXIMUM IMPERVIOUS COVER:	76%
FRONT YARD:	25 FEET
STREET SIDE YARD:	15 FEET
INTERIOR SIDE YARD:	5 FEET
REAR SIDE YARD:	5 FEET
NATURAL AREA (20%):	135,436 SQ. FT.
BUILDING HEIGHT:	SEE SHEET 3
F.A.R.:	1:1

GO BASE DISTRICT

DATE: JULY 2021
DESIGNED: _____
DRAWN: CS-ER
CHECKED: _____
JOB NO: _____

SOUTH AUSTIN MEDICAL CENTER
P.U.D. GENERAL DEVELOPMENT PLAN
901 WEST BEN WHITE BLVD
GO BASE DISTRICT

GRIFFIN
ENGINEERING GROUP INC.
11808 TEDFORD ST., AUSTIN, TEXAS 78753 (512) 836-3113



SHEET NUMBER

2 of 3

P.U.D. APPROVAL

CASE NUMBER _____

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Rev. 2 _____ Rev. 5 _____

Rev. 3 _____ Rev. 6 _____

No.	DELTA	CHORD BEARING	TAN	RADIUS	ARC	CHORD	(RECORD CHORD)
C1	00°58'17"	N00°20'28"E	101.08	11923.50	202.18	202.18	(N02°32'00"E 201.43')
C2	10°10'05"	N00°50'32"E	259.84	2920.65	518.32	517.64	(N00°17'30"E 519.30')
C3	101°01'21"	S39°14'24"E	24.27	20.00	35.28	30.87	(S39°48'00"E 30.87')
C4	01°45'59"	S12°04'28"W	4.16	270.00	8.32	8.32	

NUMBER	DELTA	CHORD BEARING	TAN	RADIUS	ARC	CHORD
C5	10°28'37"	S07°01'20"W	281.36	2850.65	521.28	520.53
C6	01°08'10"	S00°06'54"W	117.53	11955.50	235.04	235.04

No.	DIRECTION	DISTANCE	(RECORD)
L1	S89°49'21"E	71.54'	(S87°15'00"E 71.51')
L2	N89°49'21"W	46.66'	
L3	N85°55'32"W	5.00'	(N85°30'00"W 5.00')
L4	S23°58'48"W	72.50'	(S23°33'00"W 72.70')
L5	S24°11'44"W	163.16'	(S23°33'00"W 163.20')
L6	N63°41'22"W	120.17'	(N62°25'00"W 120.50')
L7	S24°06'50"W	53.11'	(S23°58'00"W 53.19')
L8	N62°40'09"W	112.05'	(N60°13'00"W 112.00')
L9	N62°26'54"W	116.81'	(S60°10'00"E 116.41')
L10	N63°06'45"W	76.36'	(N60°09'00"W 76.37')
L11	S23°58'32"W	45.54'	
L12	S66°03'28"E	59.88'	

- UNDISTURBED AREA (EXCEPT HIKE & BIKE TRAILS AND UTILITY CROSSINGS)
- 100' SETBACK - NO BUILDINGS OR PARKING (GARAGE)

LOT 1
BLOCK A
17.132 AC.

ACCESS POINT

ACCESS POINT

ACCESS POINT

ACCESS POINT

ACCESS POINT

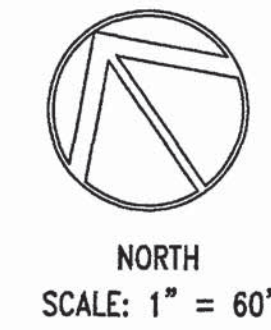
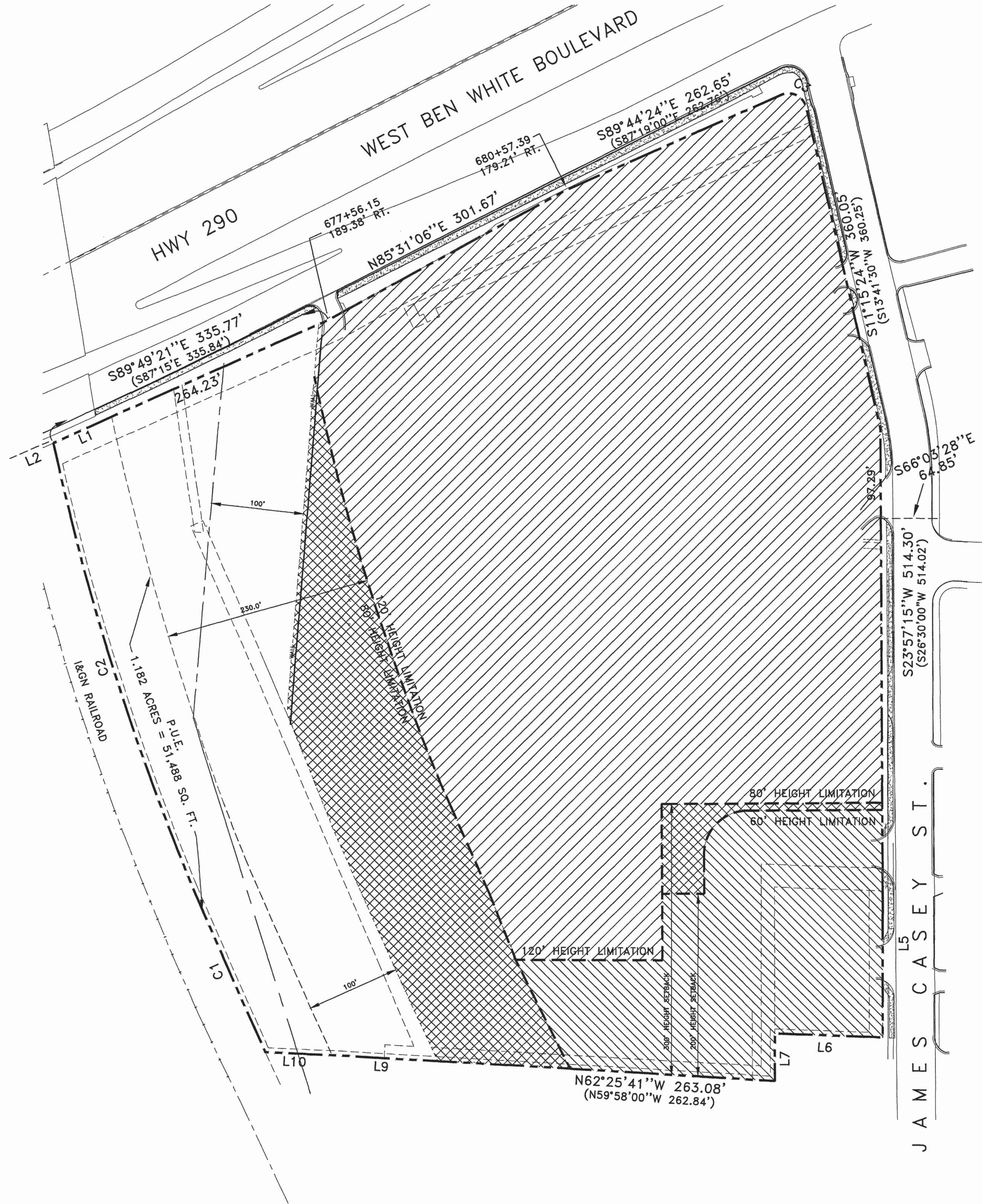
ACCESS POINT

RADAM LANE

JAMES CASEY ST.

N62°25'41"W 263.08'
(N59°58'00"W 262.84')





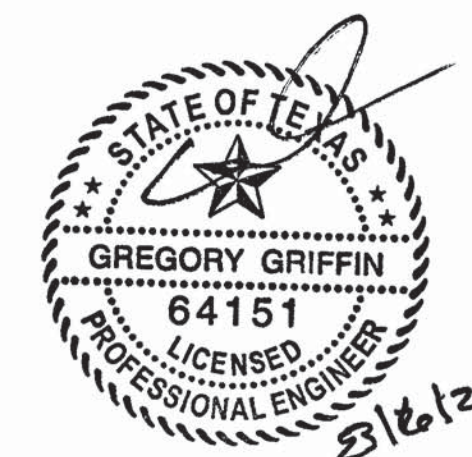
NORTH
SCALE: 1" = 60'

No.	DELTA	CHORD BEARING	TAN	RADIUS	ARC	CHORD	(RECORD CHORD)
C1	00°58'17"	N00°20'28"E	101.08	11923.50	202.16	202.16	(N02°32'00"E 201.43')
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L11	S23°56'32"W	45.54'	
L12	S66°03'28"E	59.88'	

- 120' HEIGHT LIMITATION
- 80' HEIGHT LIMITATION
- 60' HEIGHT LIMITATION



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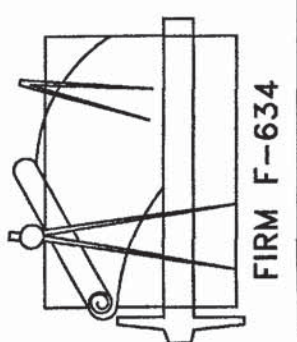
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SHEET NUMBER

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901 WEST BEN WHITE BLVD
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