

## ZONING CHANGE REVIEW SHEET

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**CASE:** C14-2013-0135 UMCB

**P. C. DATE:** 11/12/13

**ADDRESS:** 1701 Red River Street

**AREA:** 4.25 acres

**APPLICANT:** Board of Regents of the  
University of Texas System  
(Florance P. Mayne)

**AGENT:** Armbrust & Brown, PLLC  
(David Armbrust)

**NEIGHBORHOOD PLAN AREA:** Downtown

**CAPITOL VIEW:** Yes

**T.I.A.:** No

**HILL COUNTRY ROADWAY:** No

**WATERSHED:** Town Lake

**DESIRED DEVELOPMENT ZONE:** Yes

**ZONING FROM:** MF-4, CS & GO – Multifamily Residence Moderate – High Density, General Commercial Services, General Office.

**ZONING TO:** P – Public.

### **SUMMARY STAFF RECOMMENDATION:**

Staff recommends P, Public zoning.

### **DOWNTOWN COMMISSION RECOMMENDATION:**

The applicant is scheduled to appear before the Downtown Commission on November 20<sup>th</sup>, 2013.

### **PLANNING COMMISSION RECOMMENDATION:**

### **DEPARTMENT COMMENTS:**

The property is developed with a parking lot, Red River Street right-of-way and open space/park land. The property is currently owned by The Board of Regents of The University of Texas System. The Board of Regents of The University of Texas System will enter into a ground lease with the Travis County Healthcare District who will subsequently enter into a sublease with Seton Healthcare Family for the construction of the Dell Medical School at The University of Texas at Austin, a new teaching hospital for the medical school. In order to create a suitable site with adequate acreage, the curved portion of Red River Street will be vacated by the City of Austin in exchange for property owned by UT to the east of the existing right-of-way to straighten and extend Red River Street to East 15<sup>th</sup> Street. The Red River right-of-way vacation was approved by the Urban Transportation Commission on August 13<sup>th</sup>, 2013, by the Planning Commission on August 13<sup>th</sup>, 2013 and by the City Council on August 29<sup>th</sup>, 2013. The Public (P) district is the designation for a governmental, civic, public service, or public institution use. A P district designation may be applied to a use located on property used or reserved for a civic or public institutional purpose or for a major public facility, regardless of ownership of the land on which the use is located. A P district designation may not be applied to government-owned property that is leased to a nongovernmental agency for a use other than a governmental service or for a use that supports a primary civic or public institutional use. This site is located within the "desired development zone" where development is encouraged to locate.

(2 1/2)<sup>2</sup>

**BASIS FOR RECOMMENDATION:**

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

Granting P, Public zoning would be in keeping with the purpose statement of the P – Public zoning District.

**EXISTING ZONING AND LAND USES:**

	ZONING	LAND USES
SITE	CS-1/MF-4	Parking Garage
NORTH	CS	Office building
SOUTH	P	Brackenridge Hospital
EAST	CS	Frank Irwin Center
WEST	MF-4	Park/tennis courts

**CASE HISTORIES:**

CASE NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-2004-0173	From MF-4 & CS-1 to CBD-CO	Approved CBD-CO [Vote: 7-0]	Approved CBD-CO [Vote: 7-0]
C14-2009-0029	From MF-4 to P	Approved P [Vote: 7-0]	Approved P [Vote: 7-0]

**NEIGHBORHOOD ORGANIZATION:**

- Downtown Austin Neighborhood Coalition
- Downtown Austin Alliance
- Austin Neighborhood Council
- Downtown Austin Neighborhood Association
- Preservation Austin
- Central Austin Comm. Dev. Corp.

**SCHOOLS:**

Lee Elementary School,  
Kealing Middle School,  
McCallum High School

**SITE PLAN:**

SP 1 Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

SP 2 This site lies within the following Capitol View Corridors:

- a. #23, Robert Mueller Airport
- b. #24, Dr. Martin Luther King, Jr. Boulevard at IH 35
- c. #25, Oakland Cemetery

Height analysis applications for these corridors will be required as part of the site plan review process.

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## **TRANSPORTATION:**

TR1. The traffic impact analysis for this site was waived because the UMCB hospital site was included in the recently approved TIA titled "The University of Texas at Austin Dell Medical School – Phase I, Project Number 102-722 TIA," which was prepared by Alliance Transportation Group. Coordination with the Austin Transportation Department and cost participation may be required for roadway improvements identified in the TIA during site plan review.

TR2. Existing Street Characteristics:

Name	ROW	Pavement	Classification	Daily Traffic
East 15 <sup>th</sup> Street	100'	70'	Major Arterial Divided 6-Lane (MAD 6)	28,250 ('11)
Red River Street	80'	62'	Major Arterial Undivided 4-Lane (MAU 4)	NA

TR3. There are existing sidewalks along East 15<sup>th</sup> Street and Red River Street.

TR4. According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, bicycle facilities are existing and/or recommended along the adjoining streets as follows: East 15<sup>th</sup> street serves route no. 148 with an existing and recommended Shared Lane. Red River Street serves route no. 51 with an existing Shared Lane and proposed Bike Lane.

TR5. Eric Dusza with the Neighborhood Connectivity Department may have additional comments regarding multi-modal enhancements and facilities.

TR6. Capital Metro bus service (route nos. 10, 20, 37, 100, CP, WL/CP) is available along Red River Street. Capital Metro bus service (route nos. 464, CP, WL/CP) is available along East 15<sup>th</sup> Street.

## **ENVIRONMENTAL:**

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Waller Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.
2. Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.
3. This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.
4. According to flood plain maps, there is a flood plain adjacent to the project area.

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5. Numerous trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
6. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

**CITY COUNCIL DATE:** December 12th, 2013

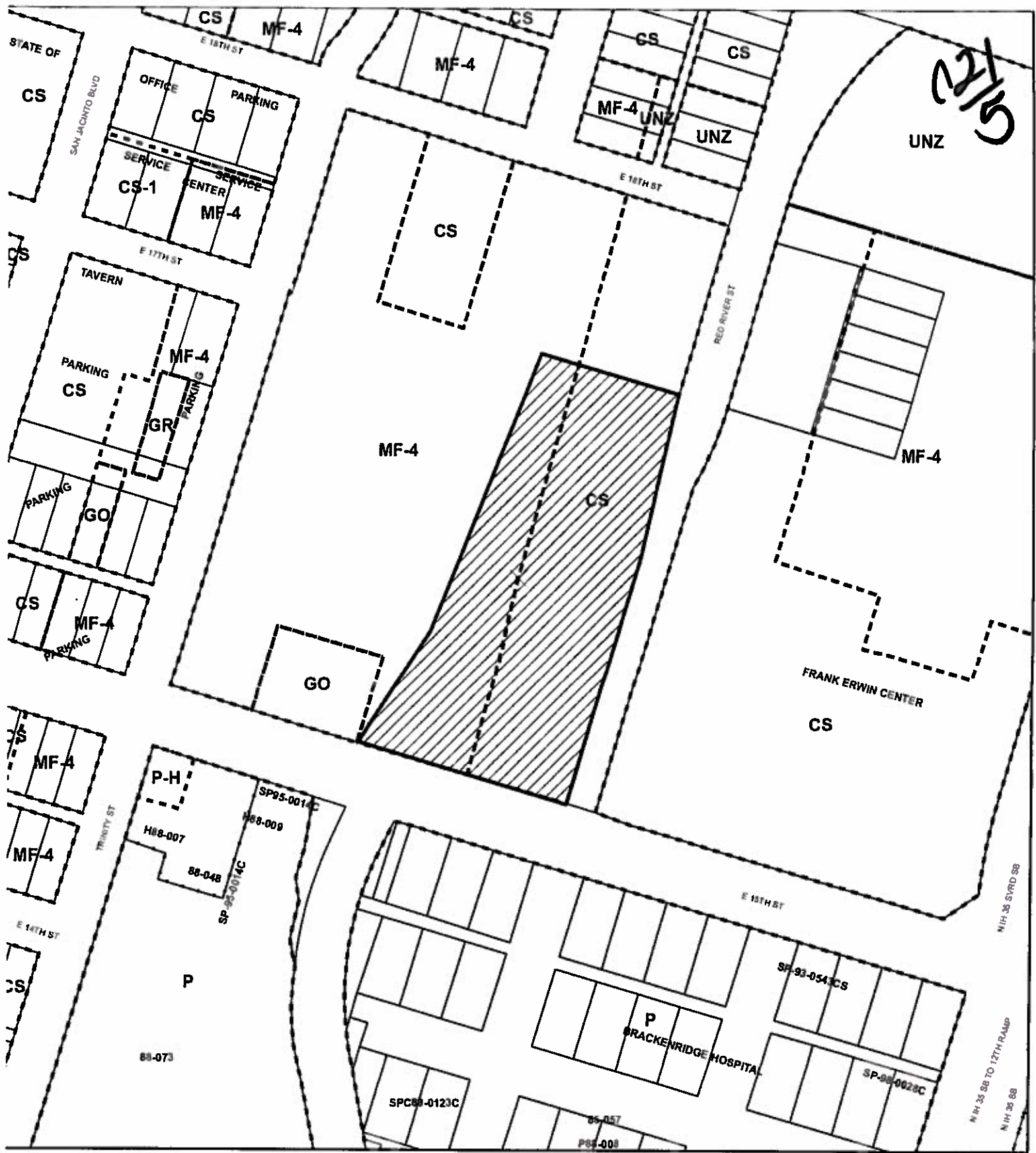
**ACTION:**




**ORDINANCE READINGS:** 1<sup>ST</sup> 2<sup>ND</sup> 3<sup>RD</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Clark Patterson  
[Clark.patterson@ci.austin.tx.us](mailto:Clark.patterson@ci.austin.tx.us)

**PHONE:** 974-7691



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

## ZONING CASE C14-2013-0135

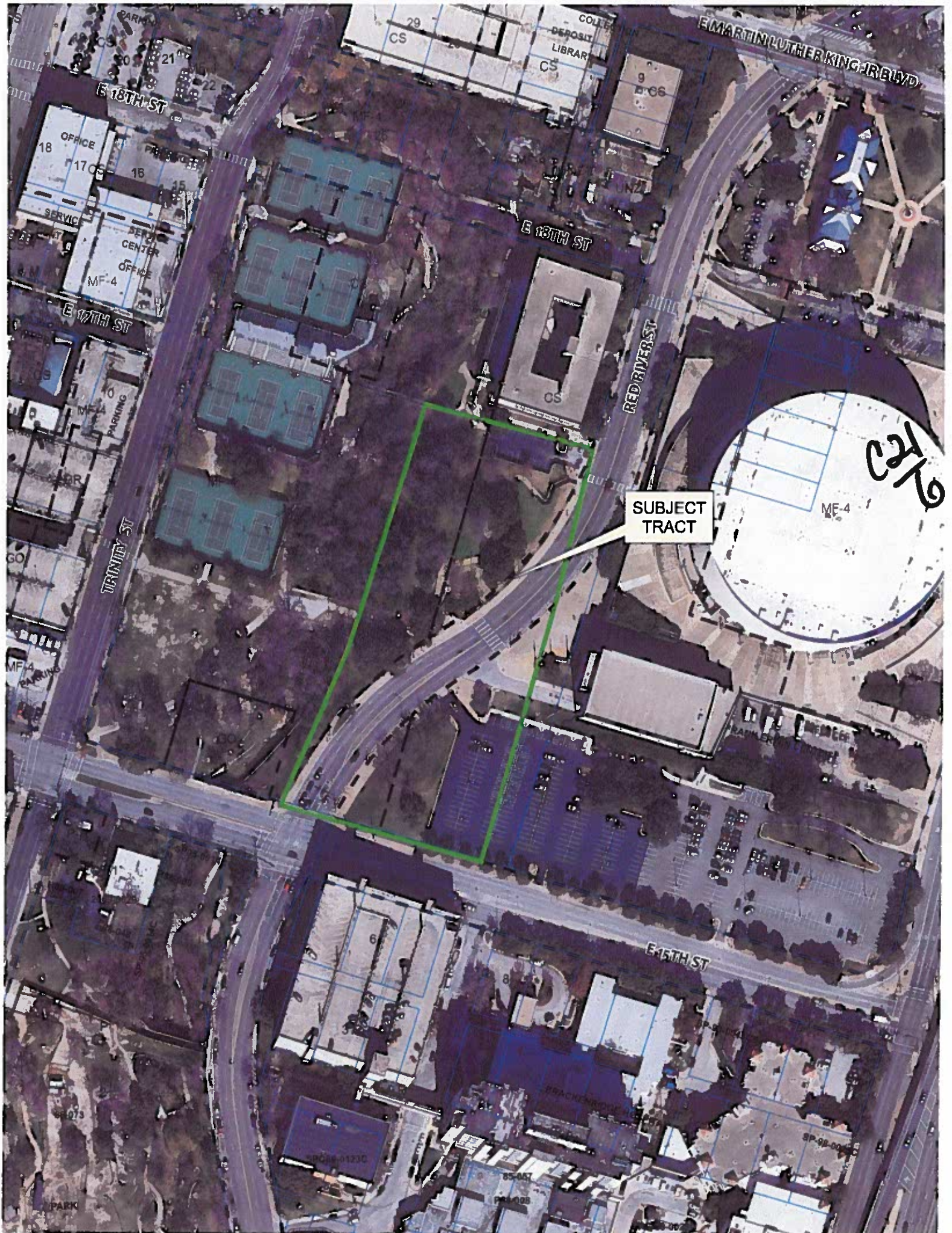
This product is for informational purposes and may not have been prepared for or be suitable for legal engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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.

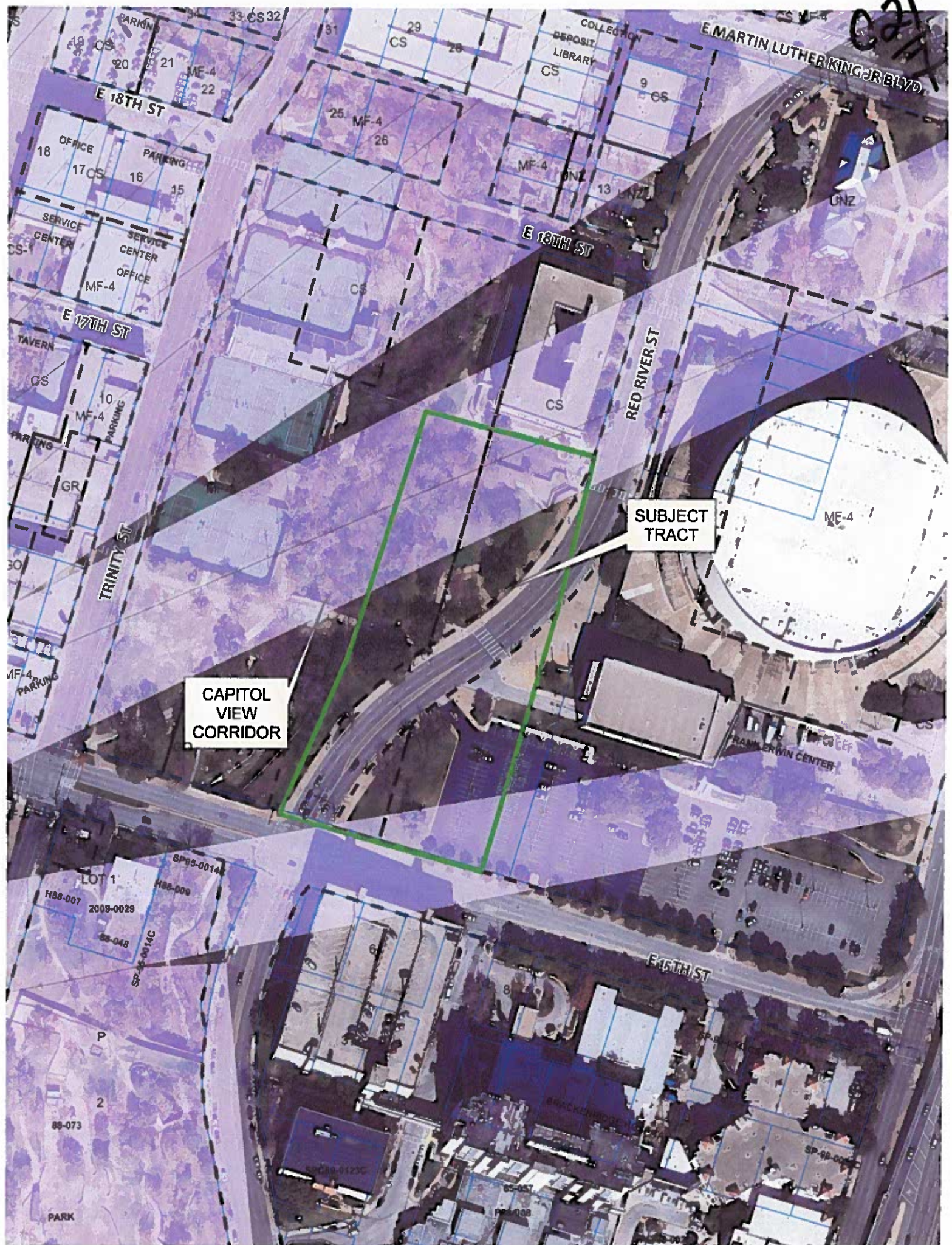


1" = 200'

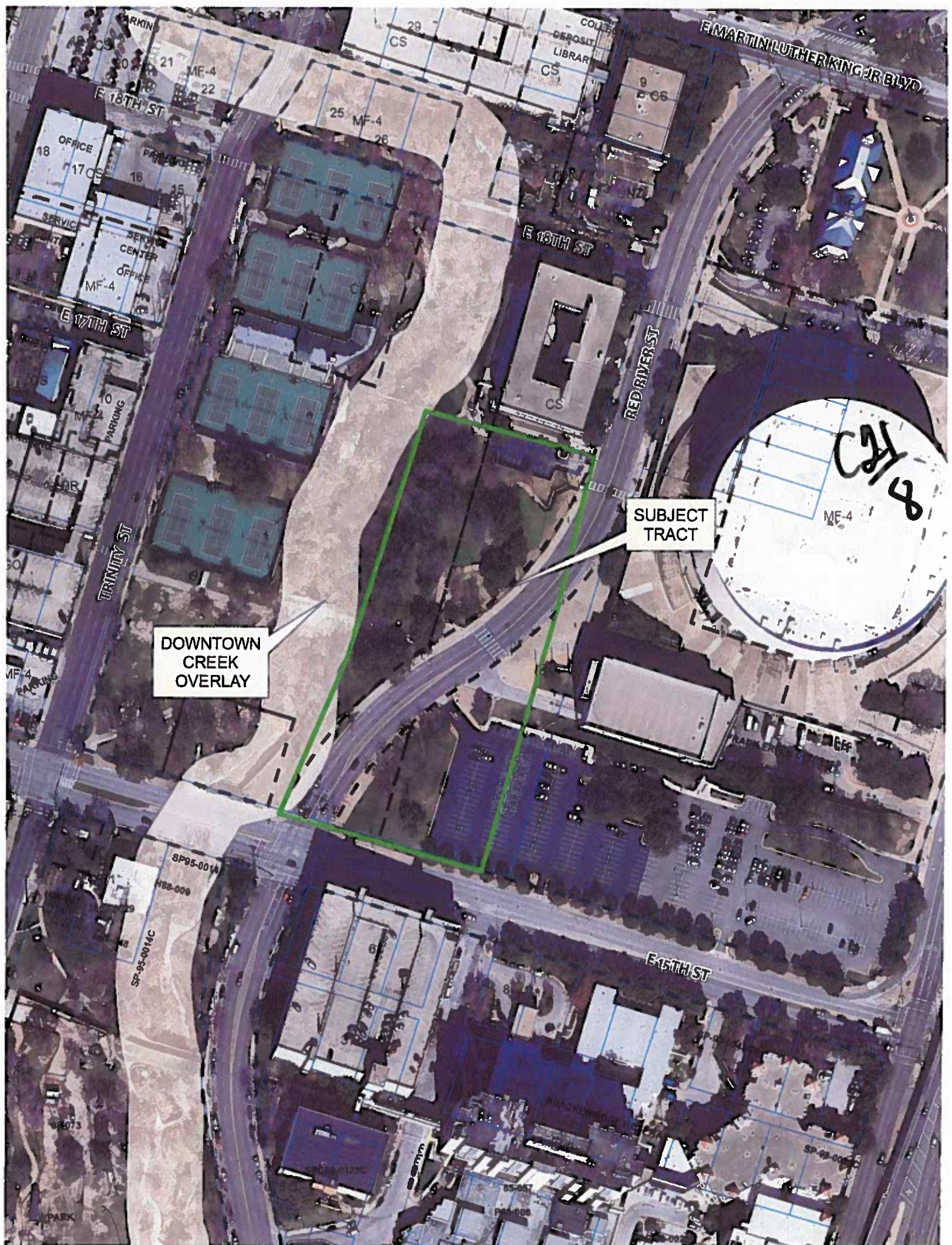












DOWNTOWN  
CREEK  
OVERLAY

SUBJECT  
TRACT

E MARTIN LUTHER KING JR BLVD

E 13TH ST

RED RIVER ST

E 17TH ST

TRINITY ST

E 15TH ST

C2/8  
ME-4

SP95-001A  
HB8-000  
SP-95-0014C

SP-95-001C

05-057  
P44-008







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#### **§ 25-2-624 PUBLIC (P) DISTRICT USES.**

(A) In a public (P) district, the following are permitted uses:

- (1) governmental, civic, public service, and public institutional uses;
- (2) residential uses associated with educational, military, medical, or similar public uses;
- (3) commercial or industrial uses that are accessory to or in support of a principal public use on the same site;
- (4) agricultural uses; and
- (5) temporary uses.

(B) A telecommunication tower use is a permitted or conditional use, as determined in accordance with Section [25-2-839](#) (*Telecommunication Towers*).

*Source: Section 13-2-227; Ord. 990225-70; Ord. 000302-36; Ord. 031211-11.*

#### **§ 25-2-625 PUBLIC (P) DISTRICT REGULATIONS.**

(A) This section applies in a public (P) district, except for a community events use.

(B) Entities described in Section [25-2-145](#) (*Public (P) District Designation*) must comply with the requirements of this section.

(C) For a residential use, the site development regulations of the most comparable residential zoning district apply.

(D) Except as provided in Subsection (E), this subsection applies to a nonresidential use.

(1) For a site less than one acre, the site development regulations of an adjoining zoning district apply for a distance of 100 feet into the site. The minimum lot size requirement of an adjoining zoning district does not apply to a use by the City.

(2) For a site of one acre or more, the site development regulations are established by the approval of a conditional use site plan.

(E) This subsection applies to a parks and recreation services (special) use.

(1) The minimum site area is 10 acres.

(2) Except for the requirement of Subsection (D)(1), the site development regulations are established by the approval of a conditional use site plan.

(3) Locations for the sale of beer or wine, if any, must be identified on the site plan.

(4) The Land Use Commission may not consider a site plan until it receives a recommendation from the Parks and Recreation Board.

*Source: Section 13-2-682; Ord. 990225-70; Ord. 990902-57; Ord. 010607-8; Ord. 031211-11.*



**ORDINANCE NO. 20130829-036**

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**AN ORDINANCE VACATING A PORTION OF RED RIVER STREET RIGHT-OF-WAY TO THE BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM IN EXCHANGE FOR RIGHT-OF-WAY CONSTRUCTED AS A REALIGNMENT OF RED RIVER STREET AND AUTHORIZING NEGOTIATION AND EXECUTION OF AN INTERLOCAL AGREEMENT AND ALL DOCUMENTS NECESSARY TO COMPLETE THE EXCHANGE.**

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

**PART 1.** Council approves the vacation of a 2.828 acre tract out of the Red River Street as described in Exhibit A to this ordinance to the Board of Regents of the University of Texas System ("University") in exchange for the University's conveyance to the City of a 2.270 acre tract of land described in Exhibit B to this ordinance and the University's construction, at no cost to the City, of right-of-way on the land described in Exhibit B to complete the realignment of Red River in accordance with terms and conditions substantially similar to those set out in the term sheet that is Exhibit C to this agreement.

**PART 2.** The Council approves the negotiation and execution of an interlocal agreement with the University and all documents necessary to complete the exchange of the tracts described in Exhibits A and B in accordance with terms and conditions substantially similar to those set out in Exhibit C.

**PART 3.** This ordinance takes effect on September 9, 2013.

**PASSED AND APPROVED**

\_\_\_\_\_, August 29, 2013

§  
§  
§ \_\_\_\_\_  
Lee Jeffingwell  
Mayor

**APPROVED:** \_\_\_\_\_  
Karen M. Kennard  
City Attorney

**ATTEST:** \_\_\_\_\_  
Janette S. Goodall  
City Clerk



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FOR A 2.828 ACRE TRACT OF LAND OUT OF RED RIVER STREET, BEING A PORTION SHOWN IN VOLUME 64, PAGE 28 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF A CALLED 0.237 ACRE TRACT AND RECORDED IN VOLUME 5077, PAGE 1757 OF THE DEED RECORDS OF SAID COUNTY, AND A PORTION SHOWN IN THE SUBDIVISION OF THE CITY OF AUSTIN ACCORDING TO THE MAP OF RECORD IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING FOR REFERENCE** at an University of Texas brass disc monument numbered 322 found on the intersection of the north right-of-way line of East 15<sup>th</sup> Street and the west right-of-way line of Interstate Highway 35;

**THENCE** with the north right-of-way line of said East 15<sup>th</sup> Street, S 73° 27' 20" E for a distance of 863.53 feet to a calculated point on the east right-of-way line of said Red River Street, for the southeast corner and **POINT OF BEGINNING** hereof, from which a University of Texas brass disc monument numbered 317 found bears, S 25° 53' 32" W for a distance of 2.48 feet;

**THENCE** continuing with the north right-of-way line of said 15<sup>th</sup> Street, N 73° 27' 20" W for a distance of 80.94 feet to a calculated point on the west right-of-way line of said Red River Street, for the southwest corner hereof, from which a ½" iron rod leaning found on the intersection of the north right-of-way line of said 15<sup>th</sup> Street and the west right-of-way line of Trinity Street bears, S 73° 27' 20" W for a distance of 415.34 feet;

**THENCE** with the west right-of-way line of said Red River Street, the following three (3) courses and distances:

- 1) with the arc of a curve to the **right**, having a radius of 576.94 feet, an arc length of 364.09 feet, a central angle of 036° 09' 29", and a chord which bears, N 42° 44' 47" E for a distance of 358.08 feet to a calculated point of reverse curvature hereof,
- 2) with the arc of a curve to the **left**, having a radius of 499.31 feet, an arc length of 385.57 feet, a central angle of 044° 14' 40", and a chord which bears, N 38° 41' 00" E for a distance of

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376.06 feet to calculated point of tangency of the west right-of-way line of said Red River Street, for a point of tangency hereof, and

- 3) N 16° 31' 49" E for a distance of 660.65 feet to calculated point on the intersection of the west right-of-way line of said Red River Street and the south right-of-way line of East Martin Luther King, Jr. Blvd., for the northwest corner hereof, from which a mag nail found on the south right-of-way line of said Martin Luther King, Jr. Blvd. bears, N 73° 28' 51" W for a distance of 133.96 feet;

THENCE with the south right-of-way line of said Martin Luther King, Jr. Blvd., S 73° 28' 51" E for a distance of 188.09 feet to a calculated point for the northeast corner hereof, from which a TXDOT brass disc found on the intersection of the south right-of-way line of said Martin Luther King, Jr. Blvd. and the west right-of-way line of said Interstate Highway 35 bears, S 73° 28' 51" E for a distance of 406.01;

THENCE with the east right-of-way line of said Red River Street, the following five (5) courses and distances:

- 1) with arc of a curve to the left, having a radius of 10.00 feet, an arc length of 9.48 feet, a central angle of 054° 20' 38", and a chord which bears, S 79° 22' 03" W for a distance of 9.13 feet to a calculated point of compound curvature hereof,
- 2) with arc of a curve to the left, having a radius of 532.97 feet, an arc length of 330.26 feet, a central angle of 035° 30' 15", and a chord which bears, S 34° 26' 37" W for a distance of 325.00 feet to a calculated point of tangency hereof,
- 3) S 16° 31' 49" W pass a University of Texas brass disc monument numbered 301 found at a distance of 35.82 feet, pass a University of Texas brass disc monument numbered 302 found 0.21 feet to the left at a distance of 87.88 feet, pass a University of Texas brass disc monument numbered 303 found at a distance of 155.20 feet, pass a University of Texas brass disc monument numbered 304 found at a distance of 236.09 feet, pass a University of Texas brass disc monument numbered 305 found at a distance of 310.99 feet, pass a University of Texas brass disc monument numbered 306 found at a distance of 345.19 feet, continuing for a total distance of 347.33 feet to a calculated point of curvature hereof,
- 4) with arc of a curve to the right, having a radius of 579.31 feet, pass a University of Texas brass disc monument numbered 307 found 0.26 feet right, at an arc length of 92.63 feet, pass



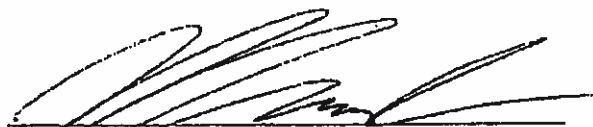
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a University of Texas brass disc monument numbered 308 found at an arc length of 149.13 feet, pass a University of Texas brass disc monument numbered 309 found 0.37 feet left, at an arc length of 198.14 feet, pass a University of Texas brass disc monument numbered 310 found at an arc length of 253.79 feet, pass a University of Texas brass disc monument numbered 311 found 0.31 feet right, at an arc length of 303.84 feet, pass a University of Texas brass disc monument numbered 312 found 0.21 feet right, at an arc length of 353.33 feet, continuing for a total arc length of 447.36 feet, a central angle of  $044^{\circ} 14' 42''$ , and a chord which bears,  $S 38^{\circ} 41' 09'' W$  for a distance of 436.32 feet to a calculated point of reverse curvature hereof, and

- 5) with the arc of a curve to the left, having a radius of 496.94 feet, pass a University of Texas brass disc monument numbered 313 found 0.38 feet right, at an arc length of 4.97 feet, pass a University of Texas brass disc monument numbered 314 found 0.17 feet right, at an arc length of 76.62 feet, pass a University of Texas brass disc monument numbered 315 found at an arc length of 191.47 feet, pass a University of Texas brass disc monument numbered 316 found 0.44 feet left, at an arc length of 231.21 feet, continuing for a total arc length of 302.17 feet, a central angle of  $034^{\circ} 50' 21''$ , and a chord which bears,  $S 43^{\circ} 24' 21'' W$  for a distance of 297.54 feet to the **POINT OF BEGINNING** hereof and containing 2.828 acres of land.

Basis of bearings is based on Texas State Plane Coordinate System, Central Zone, NAD '83.

Surveyed under the direct supervision of the undersigned during May, 2013.



Margaret A. Nolen  
Registered Professional Land Surveyor No. 5589  
BAKER-AICKLEN & ASSOCIATES, INC.  
507 West Liberty Avenue  
Round Rock, TX 78664  
(512) 244-9620

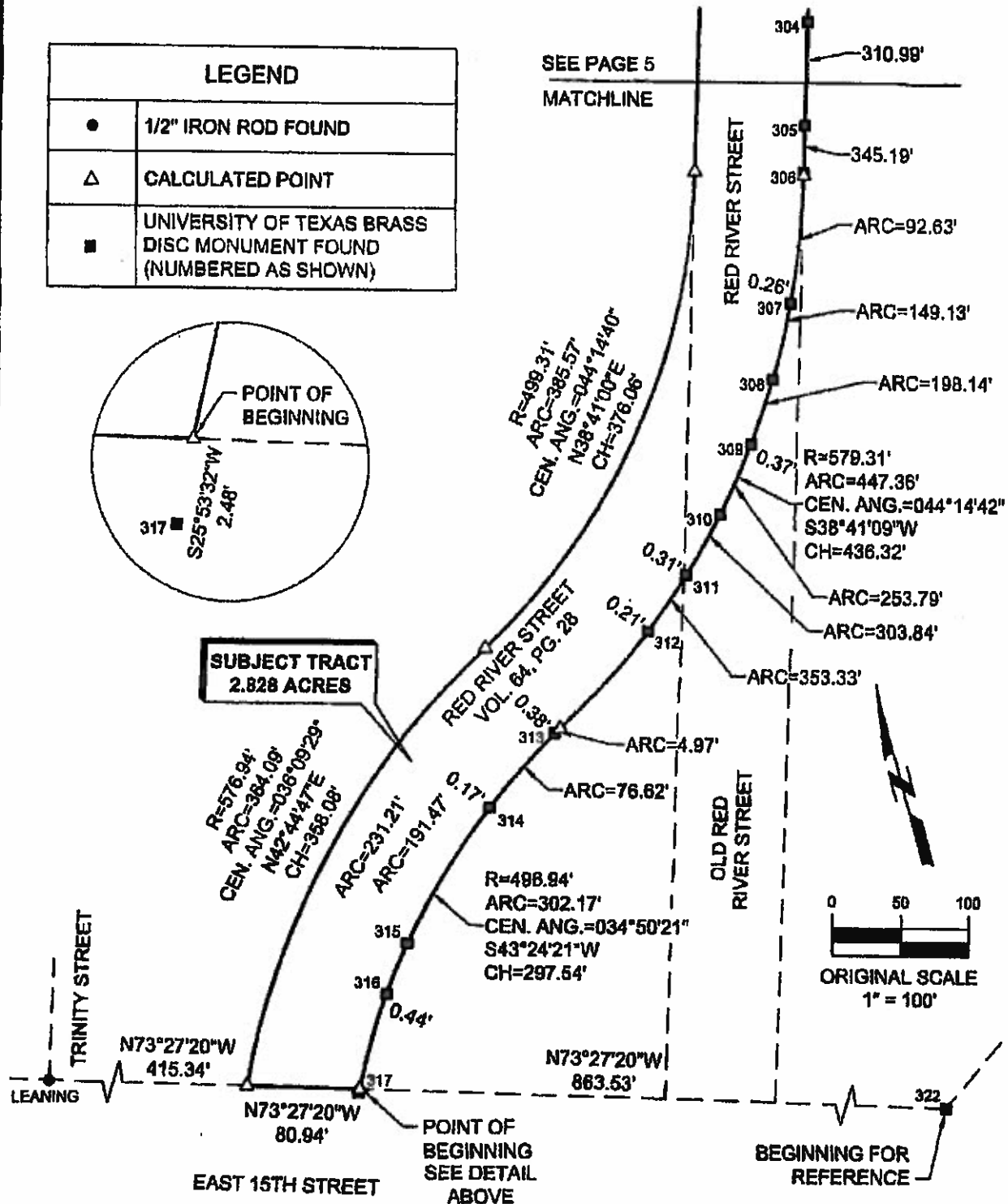
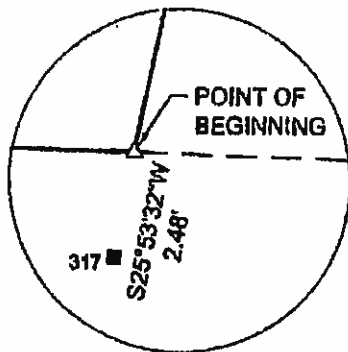


Job No.: 2147-3-002

Filename: K:\PROJECTS\2147-3-002\_UT\_Medical\_School\BA-Survey\DESCRIPTIONS\METES AND BOUNDS\UT Red River.DOC

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LEGEND	
●	1/2" IRON ROD FOUND
△	CALCULATED POINT
■	UNIVERSITY OF TEXAS BRASS DISC MONUMENT FOUND (NUMBERED AS SHOWN)



BAKER-AICKLEN  
& ASSOCIATES, INC.

ENGINEERS | SURVEYORS | DIB | PLANNERS | LANDSCAPE ARCHITECTS

ROUND ROCK

507 WEST LIBERTY AVE.  
ROUND ROCK, TEXAS 78664  
(512) 844-9833

ENGINEERING FIRM # P46  
SURVEY FIRM # 100331-C

TELE #1787

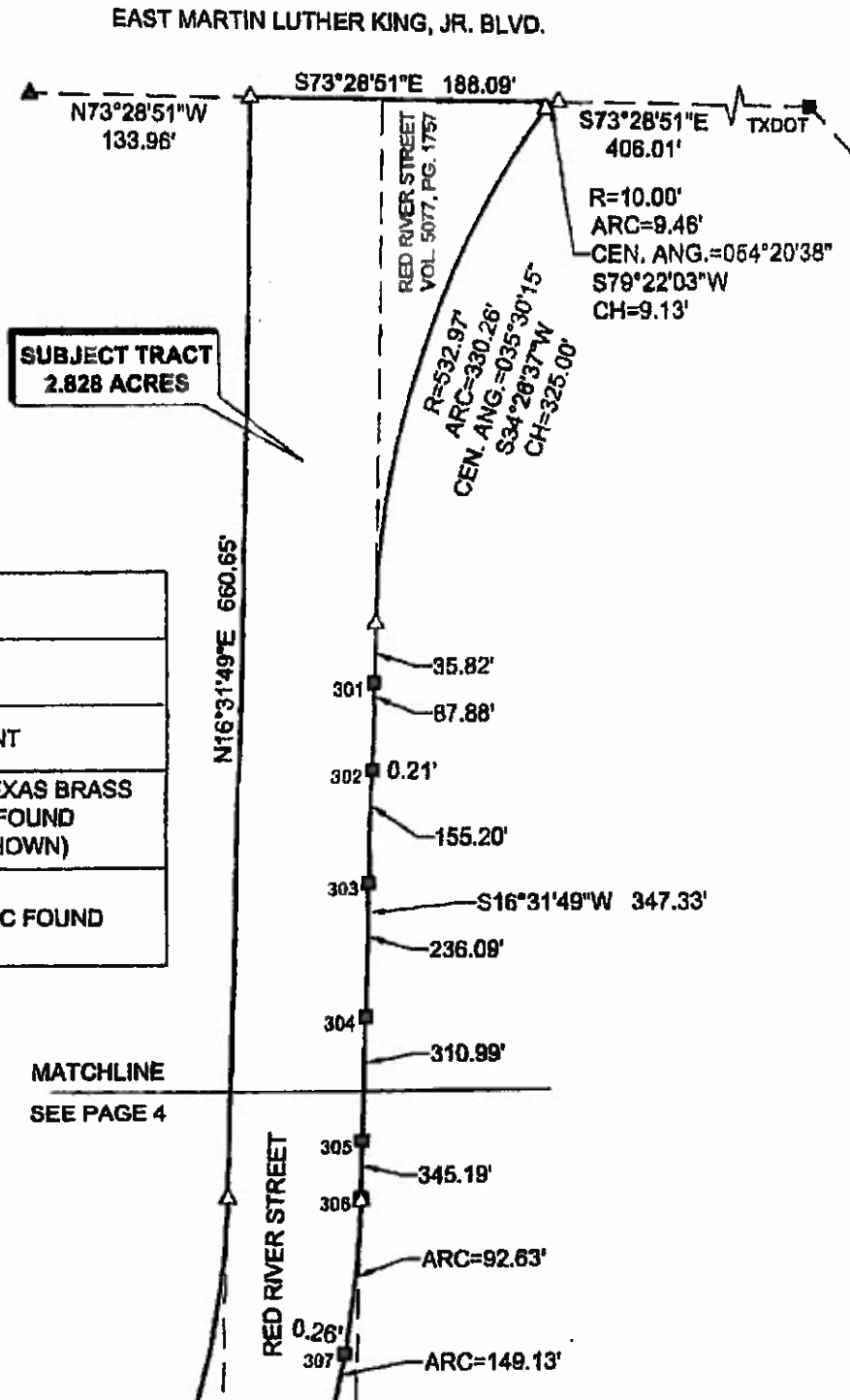
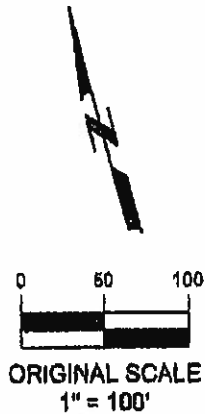
RED RIVER STREET  
UT RED RIVER  
MAY 2013

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PROJECT NO. 2147-3-002



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LEGEND	
▲	MAG NAIL FOUND
△	CALCULATED POINT
■	UNIVERSITY OF TEXAS BRASS DISC MONUMENT FOUND (NUMBERED AS SHOWN)
■ TXDOT	TXDOT BRASS DISC FOUND



**BAKER-AICKLEN & ASSOCIATES, INC.**

ENGINEERS | SURVEYORS | GIS | PLANNING | LANDSCAPE ARCHITECTS

507 WEST LIBERTY AVE.  
ROUND ROCK, TEXAS 78664  
(512) 344-9680  
ENGINEERING FIRM # P-48  
SURVEY FIRM # 100231-C  
ROUND ROCK TEXAS 1787

**RED RIVER STREET**  
UT RED RIVER  
MAY 2013

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## DESCRIPTION

FOR A 2.270 ACRE TRACT OF LAND OUT OF RED RIVER STREET, BEING A PORTION SHOWN IN VOLUME 64, PAGE 28 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF OLD RED RIVER STREET AND DESCRIBED AS A CALLED 0.96 ACRE TRACT AND RECORDED IN VOLUME 5379, PAGE 715 OF THE DEED RECORDS OF SAID COUNTY, ALL OF A CALLED 0.237 ACRE TRACT AND RECORDED IN VOLUME 5077, PAGE 1757 OF THE DEED RECORDS OF SAID COUNTY, AND A PORTION OF RED RIVER STREET SHOWN IN THE SUBDIVISION OF THE CITY OF AUSTIN ACCORDING TO THE MAP OF RECORD IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING FOR REFERENCE** at an University of Texas brass disc monument numbered 322 found on the intersection of the north right-of-way line of East 15<sup>th</sup> Street and the west right-of-way line of Interstate Highway 35;

**THENCE** with the north right-of-way line of said East 15<sup>th</sup> Street, N 73° 27' 20" W for a distance of 579.27 feet to a calculated point for the southeast corner and **POINT OF BEGINNING** hereof;

**THENCE** continuing with the north right-of-way line of said 15<sup>th</sup> Street, N 73° 27' 20" W for a distance of 48.00 feet to a calculated point for the southwest corner hereof, from which a ½" iron rod leaning found on the intersection of the north right-of-way line of said 15<sup>th</sup> Street and the west right-of-way line of Trinity Street bears, N 73° 27' 20" W for a distance of 732.55 feet;

**THENCE** through the interior of the right-of-way of said old Red River Street, N 16° 23' 53" E for a distance of 405.75 feet to a calculated point on the east right-of-way line of said Red River Street, for an angle point hereof;



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**THENCE** through the right-of-way of said Red River Street, N 13° 00' 04" E for a distance of 264.38 feet to a mag nail with "Baker-Aicklen" washer set on a point of tangency on the west right-of-way line of said Red River Street, for an angle point hereof;

**THENCE** with the west right-of-way line of said Red River Street, N 16° 31' 49" E for a distance of 660.65 feet to a mag nail with "Baker-Aicklen" washer set on the intersection of the west right-of-way line of said Red River Street and the south right-of-way line of East Martin Luther King, Jr. Blvd., for the northwest corner hereof, from which a mag nail found on the south right-of-way line of said Martin Luther King, Jr. Blvd. bears, N 73° 28' 51" W for a distance of 133.96 feet;

**THENCE** with the south right-of-way line of said Martin Luther King, Jr. Blvd., S 73° 28' 51" E for a distance of 188.09 feet to a mag nail with "Baker-Aicklen" washer set for the northeast corner hereof, from which a TXDOT brass disc found on the intersection of the south right-of-way line of said Martin Luther King, Jr. Blvd. and the west right-of-way line of said Interstate Highway 35 bears, S 73° 28' 51" E for a distance of 406.01 feet;

**THENCE** with the east right-of-way line of said Red River Street, the following four (4) courses and distances:

- 1) with arc of a curve to the left, having a radius of 10.00 feet, an arc length of 9.48 feet, a central angle of 054° 20' 38", and a chord which bears, S 79° 22' 03" W for a distance of 9.13 feet to a mag nail with "Baker-Aicklen" washer set for a point of compound curvature hereof,
- 2) with arc of a curve to the left, having a radius of 532.97 feet, an arc length of 330.26 feet, a central angle of 035° 30' 15", and a chord which bears, S 34° 26' 37" W for a distance of 325.00 feet to a calculated point of tangency hereof, and
- 3) S 16° 31' 49" W pass a University of Texas brass disc monument numbered 301 found at a distance of 35.82 feet, pass a University of Texas brass disc monument numbered 302 found 0.21 feet to the left at a distance of 87.88 feet, pass a University of Texas brass disc monument numbered 303 found at a distance of 155.20 feet, pass a University of Texas

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T9

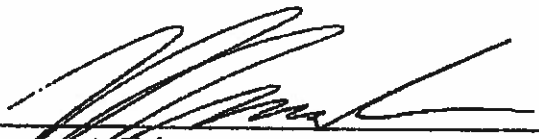
brass disc monument numbered 304 found at a distance of 236.09 feet, pass a University of Texas brass disc monument numbered 305 found at a distance of 310.99 feet, pass a University of Texas brass disc monument numbered 306 found at a distance of 345.19 feet, continuing for a total distance of 347.33 feet to a mag nail with "Baker-Aicklen" washer set for a point of curvature hereof,

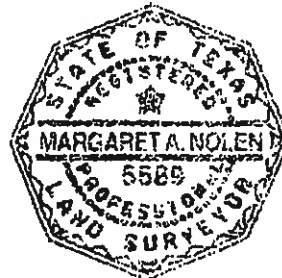
- 4) with arc of a curve to the right, having a radius of 579.31 feet, pass a University of Texas brass disc monument numbered 307 found 0.26 feet right at an arc length of 92.63 feet, continuing for a total arc length of 136.23 feet, a central angle of  $013^{\circ} 28' 26''$ , and a chord which bears, S  $23^{\circ} 18' 01''$  W for a distance of 135.92 feet to a calculated point of non-tangency hereof;

**THENCE** through the interior of the right-of-way of said Old Red River Street, S  $16^{\circ} 23' 53''$  W for a distance of 534.61 feet to the **POINT OF BEGINNING** hereof and containing 2.270 acres of land.

Basis of bearings is based on Texas State Plane Coordinate System, Central Zone, NAD '83.

Surveyed under the direct supervision of the undersigned during August, 2013.

  
Margaret A. Nolen  
Registered Professional Land Surveyor No. 5589  
BAKER-AICKLEN & ASSOCIATES, INC.  
507 West Liberty Avenue  
Round Rock, TX 78664  
(512) 244-9620



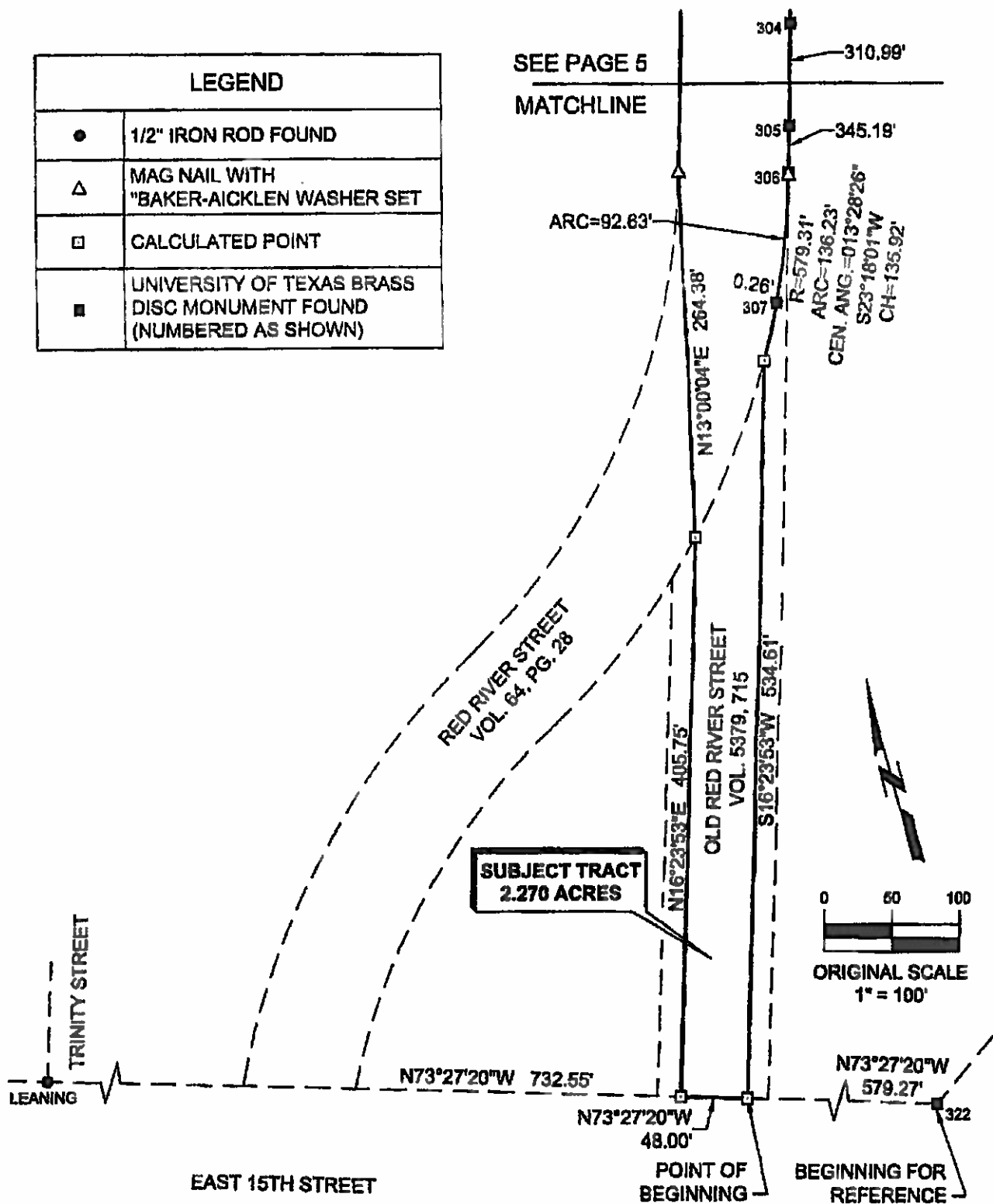
Job No.: 2147-3-002

Filename: K:\PROJECTS\2147-3-002\_UT\_Medical\_School\BA-Survey\DESCRIPTIONS\METES AND BOUNDS\UT ROW.DOC



LEGEND	
●	1/2" IRON ROD FOUND
△	MAG NAIL WITH "BAKER-AICKLEN WASHER SET
□	CALCULATED POINT
■	UNIVERSITY OF TEXAS BRASS DISC MONUMENT FOUND (NUMBERED AS SHOWN)

**SEE PAGE 5**  
**MATCHLINE**



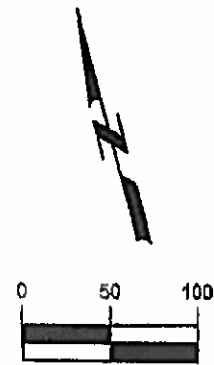
**BA** **BAKER-AICKLEN**  
**& ASSOCIATES, INC.**  
ENGINEERS | SURVEYORS | GIS | PLANNERS | LANDSCAPE ARCHITECTS

807 WEST LIBERTY AVE.  
ROUND ROCK, TEXAS 78664  
(512) 244-9920  
ENGINEERING FIRM # F45  
SURVEY FIRM # S003310  
TELEX # 1757

ROUND ROCK

RED RIVER STREET  
UT RED RIVER  
AUGUST, 2013

C21  
21



ORIGINAL SCALE  
1" = 100'

**SUBJECT TRACT**  
2.270 ACRES

LEGEND	
▲	MAG NAIL FOUND
△	MAG NAIL WITH "BAKER-AICKLEN WASHER SET"
■	UNIVERSITY OF TEXAS BRASS DISC MONUMENT FOUND (NUMBERED AS SHOWN)
■ TXDOT	TXDOT BRASS DISC FOUND

MATCHLINE  
SEE PAGE 4

EAST MARTIN LUTHER KING, JR. BLVD.

N73°28'51"W 133.96'  
S73°28'51"E 188.09'

R=10.00'  
ARC=9.48'  
CEN. ANG.=054°20'38"  
S79°22'03"W  
CH=9.13'  
S73°28'51"E 406.01' TXDOT

RED RIVER STREET  
VOL. 5077, PG. 1757

R=532.97'  
ARC=330.26'  
CEN. ANG.=035°30'15"  
S34°26'37"W  
CH=325.00'

N16°31'49"E 660.65'

RED RIVER STREET

301 35.82'  
87.88'

302 0.21'  
155.20'

303 S16°31'49"W 347.33'  
236.09'

304 310.99'

305 345.19'

306  
R=579.31'  
ARC=136.23'  
CEN. ANG.=013°28'26"  
S23°18'01"W  
CH=135.92'

ARC=92.63'

264.38'  
0.26'  
307

RED RIVER STREET

UT RED RIVER  
AUGUST, 2013



**BAKER-AICKLEN & ASSOCIATES, INC.**

507 WEST LIBERTY AVE.  
ROUND ROCK, TEXAS 78664  
(512) 244-9622  
ENGINEERING FIRM # P-45  
SURVEY FIRM # 100221 C

DESIGNER | PLANNING | LANDSCAPE ARCHITECTS

ROUND ROCK

TRAIL # 1767

C21  
32

**INTERLOCAL AGREEMENT BETWEEN THE CITY OF AUSTIN AND  
THE UNIVERSITY OF TEXAS AT AUSTIN**

- **Purpose:** The purpose of this term sheet is to summarize the terms of a proposed Interlocal Agreement ("ILA") between the City of Austin (the "City") and The University of Texas ("UT") regarding Red River Street, including:
  1. Identify and designate the rights and obligations, both individually and shared, of UT and the City as they relate to the re-aligned portion of Red River Street between E. 15th Street and Martin Luther King Jr. Blvd.;
  2. Preliminarily identify logistical and planning considerations that will impact the overall function of the realigned portion of Red River Street; and
  3. Establish a framework of terms and conditions to be memorialized by the ILA.
- **Red River Street:** Vacation of Red River Street right-of-way between Martin Luther King, Jr. Boulevard (MLK) and 15th Street and the rededication of new right-of-way for Red River Street between MLK and 15th Street, which includes dedication of UT property south of the Frank Erwin Center ("New RR ROW"), as shown on Exhibit "A" attached. Vacated right-of-way will be conveyed to UT (the proposed teaching hospital will be located on such land). This realignment of Red River between MLK and 15th Street is consistent with the original city street grid and is an integral element of the planned UT Medical District. In consideration of the vacation and dedication, UT agrees and the ILA shall provide that (i) on street parking on the new Red River Street will be limited, and (ii) sidewalks along the New RR ROW will be constructed and maintained by UT, as contemplated by the master plans referenced below. The New RR ROW will be of sufficient width to provide three vehicular lanes and a dedicated bicycle lane in the northbound direction. The City, at its sole discretion, will also provide shared lane bicycle/vehicular markings in the southbound direction.
- **Master Plans:** The University of Texas at Austin Campus Master Plan:  
<http://www.utexas.edu/operations/masterplan/documents/MasterPlan20130509.pdf>.  
 The UT Austin Medical District Master Plan:  
<http://www.utexas.edu/operations/masterplan/documents/MedicalDistrict20130509.pdf>
- **Ownership and Construction:** The New RR ROW will be owned and operated by the City. UT will construct, at its sole cost, the street in the New RR ROW to City standards (including materials, striping, and signalization) and any proposed paving enhancements within the New RR ROW will be subject to City review and approval. UT will coordinate construction with the City and Capital Metro. If required, UT will permit placement of traffic signals on UT property, subject to the execution of appropriate easements.
- **UT Improvements:** Improvements (e.g., sidewalks, lighting, signage, hardscape, landscape – "UT Improvements") in and over the New RR ROW, other than those affecting the road bed and the vehicular driving and bike lanes in Red River Street and any Capital Metro infrastructure, will be constructed by UT and comply with UT's



C21/23

design, permitting, construction, and inspection processes and will be consistent with the UT Campus Master Plan and the Medical District Master Plan. All plans for the UT Improvements will be provided to the City for review. Sidewalks will remain publicly accessible and will meet the requirements of the Americans with Disabilities Act and related requirements. All signalization and other traffic controls relating to safety will be City standard and subject to City review, approval, and inspection.

- Maintenance, Utilities, and Easements: The City will maintain the road and any City-installed improvements in the New RR ROW. UT at UT's cost will repair and maintain all UT Improvements and will have the right to replace and upgrade UT Improvements, subject to the terms of the ILA. The City will provide UT with a dedicated utility corridor within the ROW for the purposes of routing UT system infrastructure. The City agrees to waive permitting and inspection requirements for work in the dedicated corridor subject to the establishment of an agreeable protocol for advance notification of work to the City Traffic Engineer or his/her designee to ensure proper coordination and to mitigate disruption of traffic flow. UT will be responsible for the cost to restore pavements and subgrades within the dedicated corridor to acceptable standards as defined in the City's Utilities Criteria Manual. UT and the City will agree on easement areas with the New RR ROW for other public and private utilities (including a dedicated PUE), and UT will have the right to locate and install duct banks for private utilities (such as telecom). UT at UT's cost will relocate existing utilities from the current Red River Street right-of-way to the New RR ROW, and UT will retain a PUE in the current alignment of Red River for existing utilities until such relocation is complete, at which time the existing utilities may be decommissioned and the PUE may be released. The ILA will also provide for UT's rights and responsibilities with respect to installation and maintenance of utilities (including notification requirements) and will include crossing MLK to the north of Red River. The City and UT will pursue a utility agreement for access and maintenance of utilities in the New RR ROW and along such New RR ROW, as applicable.
- Operation, Traffic Controls, and Traffic Calming: Traffic operation on Red River will be subject to City policies and procedures under the direction of the City Traffic Engineer. UT and the City will work collaboratively to identify appropriate traffic controls and traffic calming devices for Red River between MLK and 15th Street consistent with similar public streets on the UT Campus and consistent with City policies and procedures. The City shall be responsible for operation of traffic (including automobiles, transit, bicycles, pedestrians, and other forms of mobility) on the new alignment of Red River.
- Schedule: Construction of realigned Red River is scheduled to begin in October 2013 and completed in the summer of 2016. Construction will require closure for through vehicular traffic during that time, although attempts will be made to accommodate emergency vehicle, bicycle and pedestrian traffic.

C21  
54

Exhibit "A"

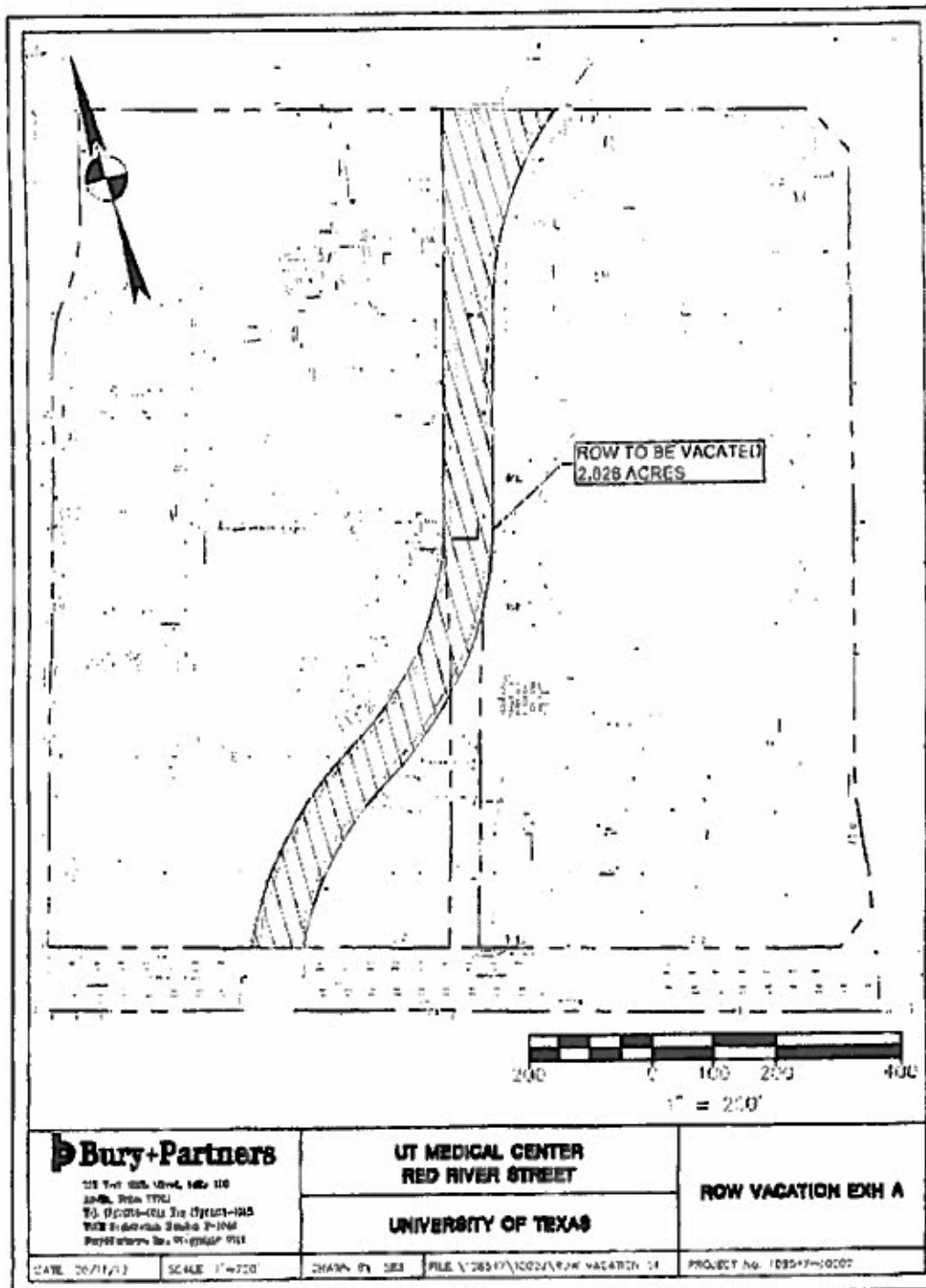


Exhibit "A"

C21  
23

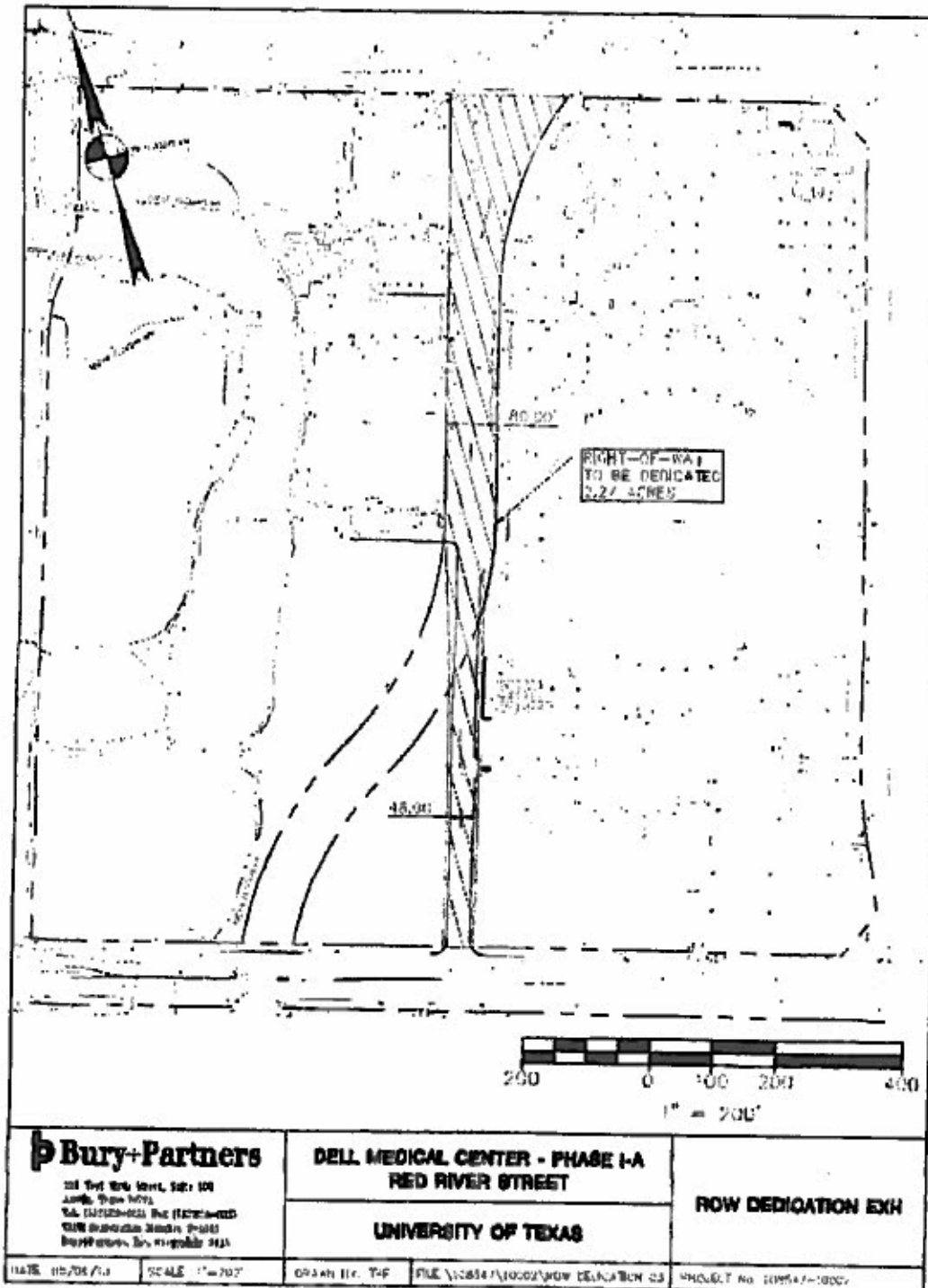


Exhibit "A"



**BOARD/COMMISSION RECOMMENDATIONS**



**Urban Transportation Commission**

**Recommendation Number: 20130813-0038-1**

**University of Texas at Austin Medical Center – Red River Street realignment**

**WHEREAS, the University of Texas at Austin (The University) has proposed a realignment of Red River Street from Martin Luther King Jr., Boulevard to East. 15<sup>th</sup> Street to accommodate the UT Medical School Master Plan;**

**WHEREAS, the University Master Plan contemplates the return of Red River Street to a historic alignment and a complete street design through the medical campus, including enhance transit to accommodate future routes, enhance pedestrian use, maintain bicycle routes, and reduce automobile emphasis;**

**WHEREAS, ownership and operation of Red River remains with the City of Austin;**

**NOW, THEREFORE, BE IT RESOLVED that the Urban Transportation Commission recommends to the Austin City Council to approve staff's recommendation to negotiate and execute an interlocal agreement between the City and the University of Texas to realign Red River Street between Martin Luther King, Jr., Boulevard and East 15<sup>th</sup> Street, and for staff to continue working with the University and Seton Hospital to provide the best possible facilities for pedestrians, cyclist and transit users.**

**Date of Approval: August 13, 2013**

**Record of the vote: Approved on a 6/0/0/1 vote with Commissioner Blocker absent.**

**Attest:**

  
**Staff: W. Gordon Derr, Assistant Director**  
**Austin Transportation Department**

C21  
1/27

**BOARD/COMMISSION RECOMMENDATIONS**



**Urban Transportation Commission**

**Recommendation Number: 20130813-003B-2**

**Vacation of a portion of Red River Street**

WHEREAS, an application has been submitted for review and consideration for a proposed vacation in exchange for a Right-of-Way dedication of approximately equal area with the intended purpose to allow for a realignment of Red River Street between Martin Luther King, Jr., Blvd. and East 15<sup>th</sup> Street;

WHEREAS, the University Master Plan contemplates the return of Red River Street to a historic alignment and a complete street design through the medical campus, including enhance transit to accommodate future routes, enhance pedestrian use, maintain bicycle routes, and reduce automobile emphasis; and

WHEREAS, The University expects to take approximately one year to complete this project and the necessity of this expedience has been explained by The University;

NOW, THEREFORE, BE IT RESOLVED that the Urban Transportation Commission recommends to the Austin City Council to approve The University Board of Regents request to vacate a portion of Red River Street to facilitate the development of Phase 1 of the University of Texas – Dell Medical School.

**Date of Approval: August 13, 2013**

**Record of the vote: Approved on a 6/0/0/1 vote with Commissioner Blocker absent.**

**Attest:**

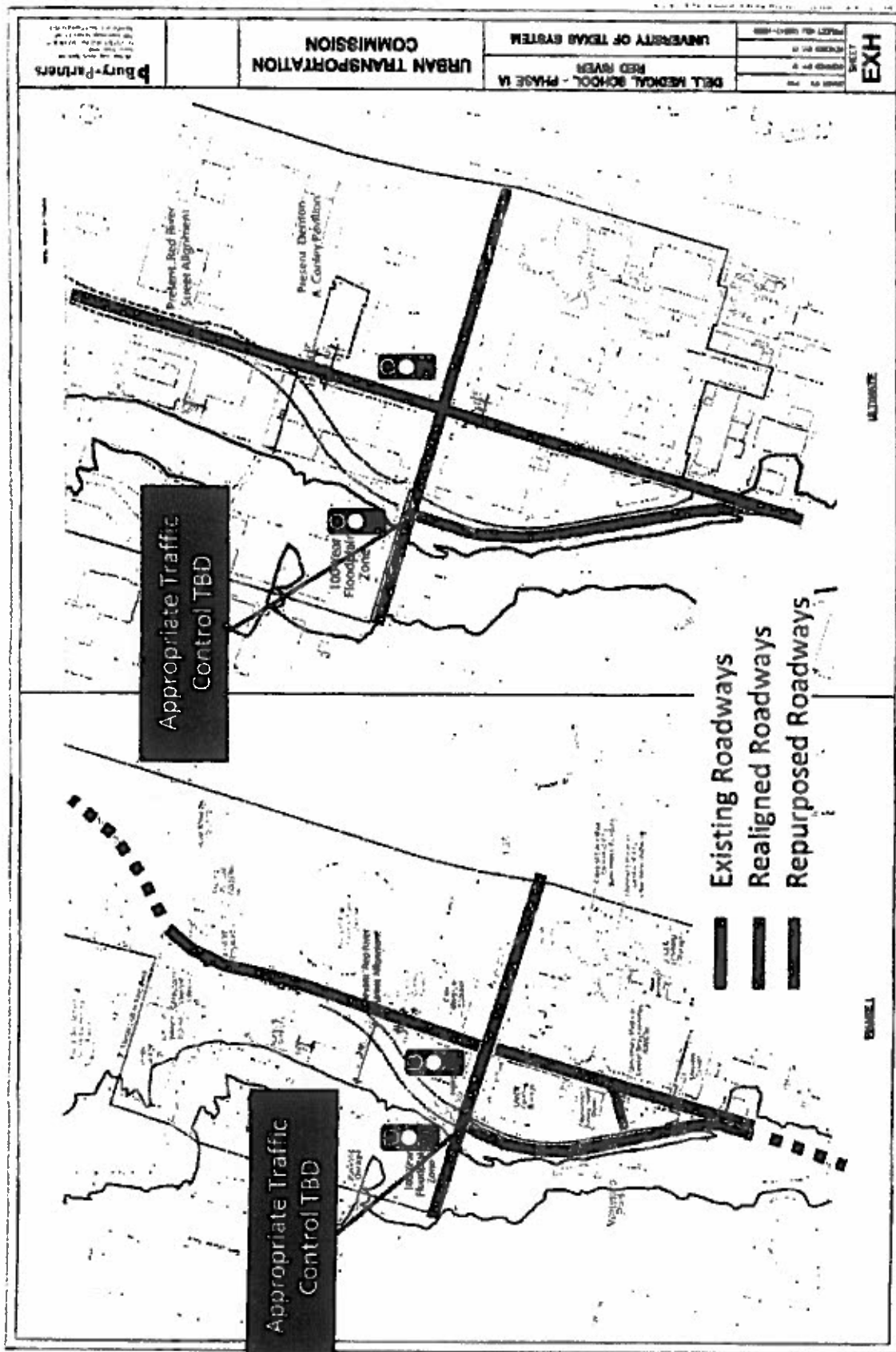
**Staff: W. Gordon Derr, Assistant Director  
Austin Transportation Department**

[illegible]

**Phase 1: Realignment of Red River  
MLK Blvd. to 15<sup>th</sup> Street**



2/9/21



Phase 2: Realignment of Red River  
South of 15<sup>th</sup> Street

Phase 2: Realignment of Red River  
South of 15<sup>th</sup> Street

