ORDINANCE NO.

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 10701 LAKELINE MALL DRIVE.

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 24.46 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, Ordinance No. 20140626-135, and Ordinance No. 20190620-154, and eight administrative amendments approved by the director of the Housing and Planning 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 24.46 acres of land, described in Zoning Case No. C814-97-0001.15, on file at the Housing and Planning Department, and generally located along 10701 Lakeline Mall Drive, 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, all other rules, regulations, and ordinances of the City in effect at the time of permit application apply to development within the Property.

Draft 7/23/2021

	t A: Legal Descrip	tion	
	t B: Zoning Map		
	t C: Land Use Plan		
Exhibi	CRE-8)	d Drives (Parcels (COR, CRE-9 and a portion of
Exhibi	/	d Drives (Parcels (CO-1 and COR-4)
notes No. 15 and		e No. 18; each note	linance as Exhibit "C" , amends e relating to circulation and drive
PART 7. The rev	vised Exhibit "D" , an	nd Exhibit "E" , at	tached to this ordinance identify
and illustrate the Property.	design of Circulation	s and Drives for ce	ertain parcels located on the
	- 41		
remain in effect.	other respects the terr	ns and conditions	of the Land Use Plan as amende
Tellium in effect.			
PART 9. This or	dinance takes effect	on	, 2021.
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PASSED AND A	PPROVED		
		§ s	
	, 2021	§ §	
	, 2021	3	Steve Adler
			Mayor
APPROVED:		ATTEST:	
	Anne L. Morgan		Jannette S. Goodall
	City Attorney		City Clerk

BEING A 24.461 ACRE (1,065,516 SQUARE FOOT) TRACT OF LAND, SITUATED IN THE RACHEL SAUL SURVEY, ABSTRACT NO. 551, LOCATED IN WILLIAMSON COUNTY, TEXAS, BEING COMPRISED OF A CALLED 24.453 ACRE TRACT OF LAND CONVEYED TO TEXAS CHILDREN'S HOSPITAL BY DEED OF RECORD IN DOCUMENT NO. 2019118721 AND ALSO OF A CALLED 396 SQUARE FOOT TRACT OF LAND CONVEYED TO TEXAS CHILDREN'S HOSPITAL BY DEED OF RECORD IN DOCUMENT NO. 2021047555, BOTH RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 24.461 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8-inch iron rod with Jones Carter cap found in the southerly right-of-way line of Lakeline Mall Drive (right-of-way width varies) at the northerly common corner of said 396 square foot tract and of Presidio Phase IV Lot 1D, Final Plat of Presidio Phase III Lot 1C and Phase IV Lot 1D, a subdivision of record in Document No. 2019126886, O.P.R.W.C.T.;

THENCE, along the easterly line of said 24.461 acre combined tract being comprised partially of the easterly line of said 396 square foot tract and partially of the easterly line of said 24.453 acre tract, with the common line partially of said Lot 1D and then partially of the remainder of 128.71 acre tract described in that certain non-material correction affidavit filed by Austin 129 in Document No. 2014063843, O.P.R.W.C.T., the following four (4) courses and distances:

- 1. S17°09'38"E, a distance of 65.55 feet to a 5/8-inch iron rod with Jones Carter cap found at the beginning of a 40.00 foot radius curve to the left.
- Along the arc of said 40.00 foot radius curve to the left, a distance of 17.55 feet through a central angle of 25°08'27", and having a chord which bears S29°42'53"E, a distance of 17.41 feet to a 5/8-inch iron rod with Jones Carter cap found at the beginning of a 40.00 radius reverse curve to the right;
- 3. Along the arc of last said 40.00 foot radius curve to the right, a distance of 17.43 feet through a central angle of 24°28'19", and having a chord which bears S29°45'38"E, a distance of 17.30 feet to a 5/8-inch iron rod with Jones Carter cap;
- 4. S17°09'05"E, a distance of 1,626.96' to a 1/2-inch iron rod with CEC cap set in the northerly right-of-way line of N. State Highway 45 (right-of-way width varies) at the southerly common corner of said 24.453 acre tract and of said remainder of 128.71 acre tract, being also the beginning of a 1,078.50 foot radius non-tangent curve to the left;

THENCE, along the common line of said 24.453 acre tract and of the northerly right-of-way line of said N. State Highway 45, the following two (2) courses and distances:

 Along the arc of said 1,078.50 foot radius curve to the left, a distance of 16.84 feet through a central angle of 0°53'41", and having a chord which bears S69°20'24"W, a distance of 16.84 feet to a found TxDOT Type II monument; 2. S68°55'10"W, a distance of 488.04 feet to a 1/2-inch iron rod with illegible cap found at the intersection of the northerly right-of-way line of said N. State Highway 45 and the easterly right-of-way line of N. Lake Creek Parkway (right-of-way width varies);

THENCE, along the common line of said 24.453 acre tract and the easterly right-of-way line of said N. Lake Creek Parkway, the following two (2) courses and distances:

- 1. N66°41'52"w, a distance of 17.80 feet to a TxDOT Type II monument found at the beginning of a 795.00 foot radius curve to the left;
- 2. Along the arc of said 795.00 foot radius curve, 313.10 feet through a central angle of 22°3355", and having a chord which bears N33°00'12"W, a distance of 311.08 feet to a 5/8-inch iron rod with Carter Burgess cap found at the southerly common corner of said 24.453 acre tract and Lot 1, Lakeline Gardens, a subdivision of record in Document No. 2018064570, O.P.R.W.C.T.;

THENCE, along the common line of said 24.453 acre tract and of said Lot 1, Lakeline Gardens, the following four (4) courses and distances:

- 1. N20°14'23"W, a distance of 104.34 feet to a found 1/2-inch iron rod with cap;
- 2. N20°13'17"W, a distance of 416.76 feet to a found 1/2-inch iron rod with cap;
- 3. N25°20'24"W, a distance of 143.95 feet to a found 5/8-inch iron rod with Jones Carter cap;
- 4. N20°55'59"W, a distance of 341.34 feet to a 5/8-inch iron rod with Jones Carter cap found at the easterly common corner of said Lot 1, Lakeline Gardens and of Lot 1, Block A, Walden Park at Lakeline Subdivision, a subdivision of record in Document No. 2009005689, O.P.R.W.C.T.;

THENCE, along the common line of said 24.453 acre tract and of said Lot 1, Block A, Walden Park at Lakeline Subdivision, the following two (2) courses and distances:

- 1. N20°54'12"W, a distance of 248.39 feet to a 5/8-inch iron rod with Carter Burgess cap;
- 2. N20°50'26"W, a distance of 86.53 feet to a 1/2-inch iron rod with CEC cap set on the southerly right-of-way line of Lakeline Mall Drive (right-of-way width varies), at the northerly common corner of said 24.453 acre tract and of said Lot 1, Block A, Walden Park at Lakeline Subdivision;

THENCE, along the common line of the southerly right-of-way line of Lakeline Mall Drive and partially of said 24.453 acre tract and then partially of said 396 square foot tract, the following five (5) courses and distances:

- 1. N68°23'14"E, a distance of 0.83 feet to a 1/2-inch iron rod with CEC cap set at the beginning of a 300.00 foot radius curve to the left;
- Along the arc of said 300 foot radius curve, a distance of 63.15 feet through a central angle of 12°03'36", and having a chord which bears N62°21'21"E, a distance of 63.03 feet to a 1/2-inch iron rod with CEC cap set at the beginning of a 300 foot radius reverse curve to the right;

24.461 ACRES TEXAS CHILDREN'S HOSPITAL AUSTIN, TX

PROJECT NO. 301-346 JULY 26, 2021

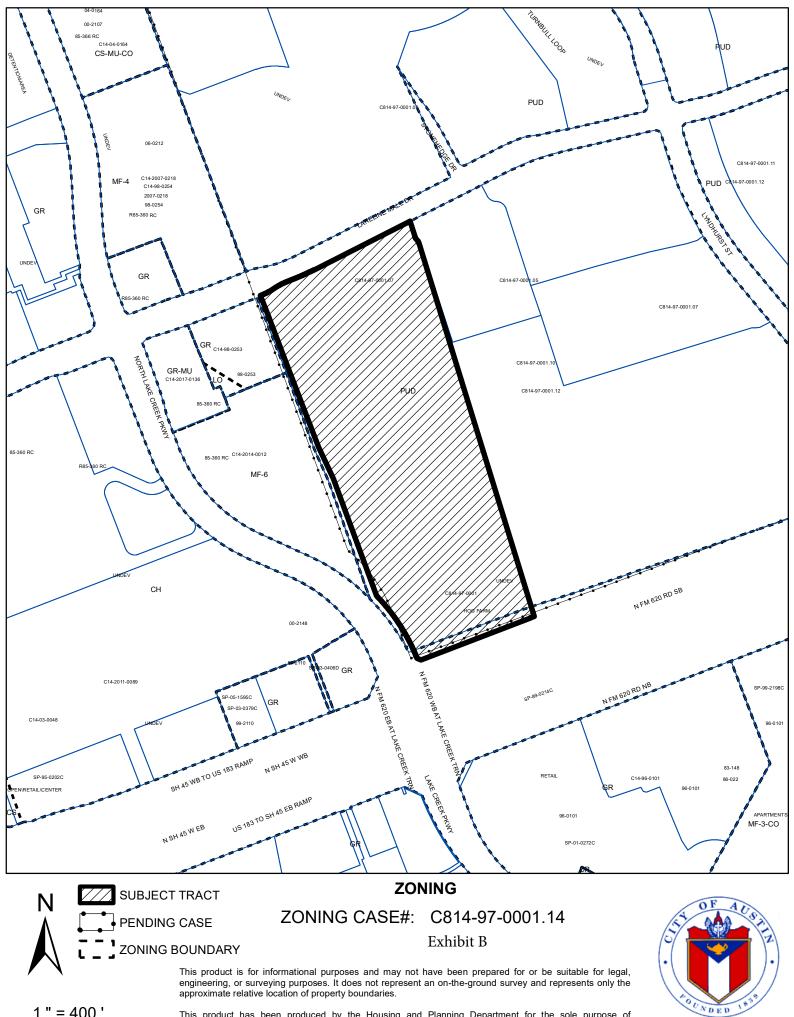
- 3. Along the arc of last said 300 foot radius curve to the right, a distance of 68.91 feet through a central angle of 13°09'40" and having a chord which bears N62°54'23"E, a distance of 68.76 feet to a 1/2-inch iron rod with CEC cap set at the beginning of a 1,045 foot radius reverse curve to the left;
- 4. Along the arc of said 1,045 foot radius curve, a distance of 116.09 feet through a central angle of 6°21'54", and having a chord which bears N66°18'17"E, a distance of 116.03 feet to a set 1/2-inch iron rod with CEC cap;
- 5. N63°06'51"E, a distance of 448.07 feet to the **POINT OF BEGINNING**, and containing 24.461 acres (1,065,516 square feet) of land, more or less.

BEARING BASIS: TEXAS COORDINATE SYSTEM, NSRS 2011(2012A), CENTRAL ZONE, REFERENCING THE LEICA SMARTNET REFERENCE NETWORK.

Witness my hand and seal this 26th day of July, 2021.

Frank William Funk, R.P.L.S. 6803 KBGE, part of Civil & Environmental Consultants, Inc. 3711 S. MoPac Expressway, Building 1, Suite 550 Austin, TX 78746 Texas Registered Surveying Firm No. 10194419

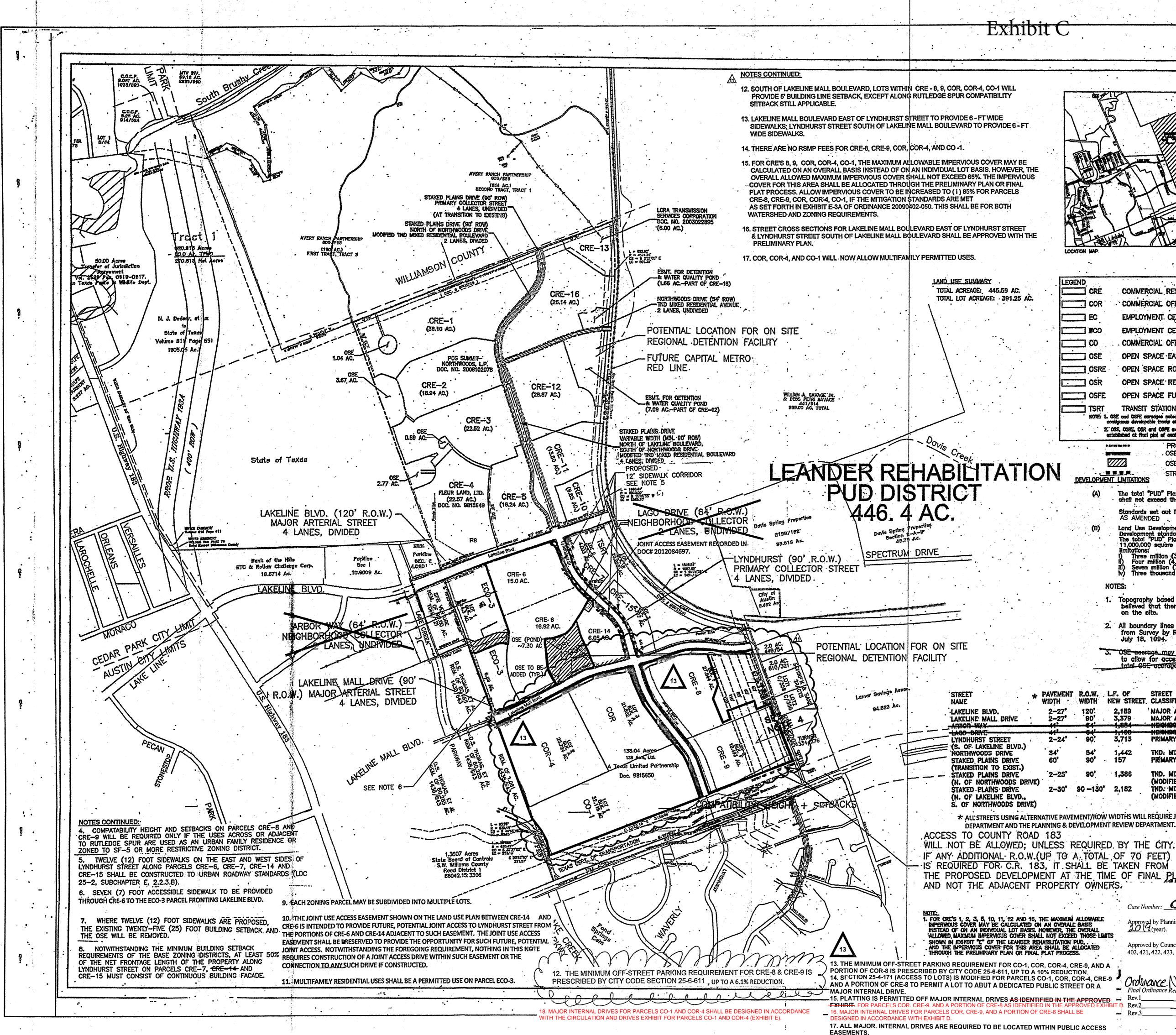




1 " = 400 '

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



Sheet 1 of 1 EIS 2022 (U **ABILITATION** NC NC EANDI SZ LOCATION MAP **V**U LEGEND COMMERCIAL RESIDENTIAL COMMERCIAL OFFICE RESIDENTIAL EMPLOYMENT. CENTER X EMPLOYMENT CENTER OFFICE REITH E. PARKAN COMMERCIAL OFFICE CC 88601 OPEN SPACE EASEMENT L'CENSET OPEN SPACE ROAD EASEMENT OPEN SPACE RESERVE N. **~** OPEN SPACE FUTURE EASEMENT 0 Ñ TRANSIT STATION RESERVE TRACT and OSFE acrosses saled are included in aon 民 2. OSE, OSRE, OSR and OSPE exact exercise to be established at final plat of contiguous estable perceits of land. Μ Ī PROPOSED SIDEWALKS 0_ -. OSE TO BE REMOVED -ND USE EXHIBIT ED:DECEI 11 OSE TO BE ADDED DEVELOPMENT LIMITATIONS STREETSCAPE SIDEWALK CORRIDOR The total "PUD" Planned Unit Development created by this ordinance shall not exceed the following limitations: Exhibits "A" through "F n the attached AS AMENDED VISI Land Use Development Limitations: For the purposes of this PUD Development standards are set forth in Exhibits "A" through "G". The total "PUD" Planned Unit Development shall not exceed E 1,000,000 square feet of total development and the following Three million (3,000,000) equare feet of Commercial development; Four million (4,000,000) equare feet of Industrial development; Seven million (7,000,000) equare feet of Office development; a Three thousand five hundred (3,500) dwelling units. Topography based on USGS map. It is preliminary believed that there are no slopes greater than 15% on the \mathbf{O} All boundary lines bearings and distances were taken from Survey by Rebert C. Watts Jr., dated on July 18, 1994. OSE accrage may be mitigated within each individual lot to allow for access drives to Public R.O.W. such that the total OSE accrage on each individual lot is not reduced ber . SIDEWALKS STREET CROSS R.O.W. L.F. OF 60 WIDTH NEW STREET CLASSIFICATION SECTION CURB & GUTTER 5' BOTH SIDES 120' 90' 2,189 MAJOR ARTERIAL CURB & GUTTER 5' BOTH SIDES 3.379 MAJOR ARTERIAL の CURB & GUTTER 6' BOTH SIDES 3,713 PRIMARY COLLECTOR CURB & GUTTER 5' BOTH SIDES 54' 90' 1.442 TND; MIXED RESID. AVE. CURB & GUTTER 5' BOTH SIDES 157 PRIMARY COLLECTOR TND. MIXED RESID. BLVD. ... CURB & GUTTER 4' BOTH SIDES 1.386 90' MODIFIED TND: MIXED RESID. BLVD. CURB & GUTTER 4" BOTH SIDES 2-30' 90 -130' 2,182 (MODIFIED) * ALL'STREETS USING ALTERNATIVE PAVEMENT/ROW WIDTHS WILL REQUIRE JOINT APPROVAL FROM THE AUSTIN TRANSPORTATION DEPARTMENT AND THE PLANNING & DEVELOPMENT REVIEW DEPARTMENT. PERAPPROVAL THE PROPOSED DEVELOPMENT AT THE TIME OF FINAL PLAT PUD APPROVAL Learder Rehabilitation PUD Amendett 13 Case Number: <u>C814-97-0001.12</u> Approved by Planning Commission/ $\frac{2000}{2000}$ Platting Commission-on: May 14 (date), 2019 (year). SHEET Approved by Council on June 20 (date), 2019 (year), under Sections 401, 402, 421, 422, 423, 144, 392, 411, and ____ of Chapter 25-2 of the City Code. nori Aurwaites for Ordinance No 2019age Freg Kuernour terado YOD EDD of PORD Rev.1 . Rev.2_ - Rev.3

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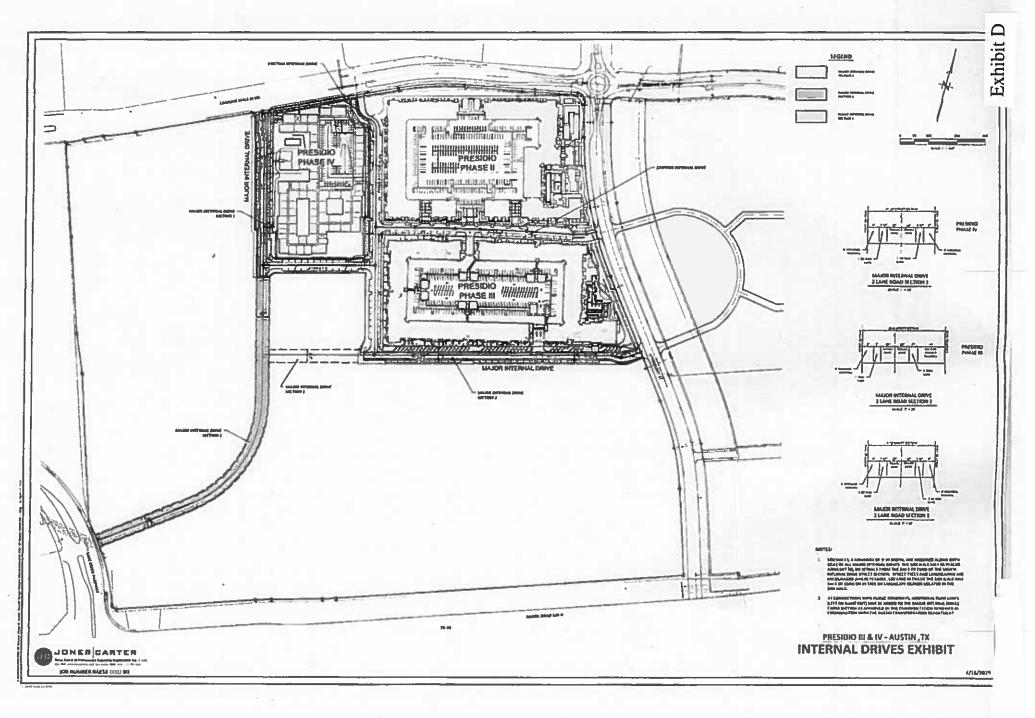


Exhibit D

11

