

ORDINANCE NO. 20210729-155

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.

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 revised Land Use Plan attached to this ordinance as **Exhibit "C"**, amends notes No. 15 and No. 16, and adds note No. 18; each note relating to circulation and drives within the Leander Rehabilitation PUD.

PART 7. The revised **Exhibit "D"** and **Exhibit "E"**, attached to this ordinance, identify and illustrate the design of Circulations and Drives for certain parcels located on the Property.

PART 8. In all other respects the terms and conditions of the Land Use Plan as amended remain in effect.

PART 9. This ordinance takes effect on August 9, 2021.

PASSED AND APPROVED

July 29, 2021

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§
§

Steve Adler
Mayor

APPROVED: Anne L. Morgan
City Attorney

ATTEST:

Jannette S. Goodall
City Clerk

24.461 ACRES
TEXAS CHILDREN'S HOSPITAL
AUSTIN, TX

PROJECT NO. 301-346
JULY 26, 2021

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.
2. 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:

1. 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;

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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°33'55", 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;
2. 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;

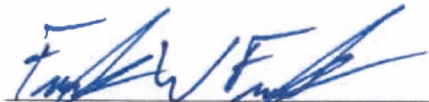
24.461 ACRES
TEXAS CHILDREN'S HOSPITAL
AUSTIN, TX

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 $13^{\circ}09'40''$ and having a chord which bears $N62^{\circ}54'23''E$, 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 $6^{\circ}21'54''$, and having a chord which bears $N66^{\circ}18'17''E$, a distance of 116.03 feet to a set 1/2-inch iron rod with CEC cap;
5. $N63^{\circ}06'51''E$, 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.

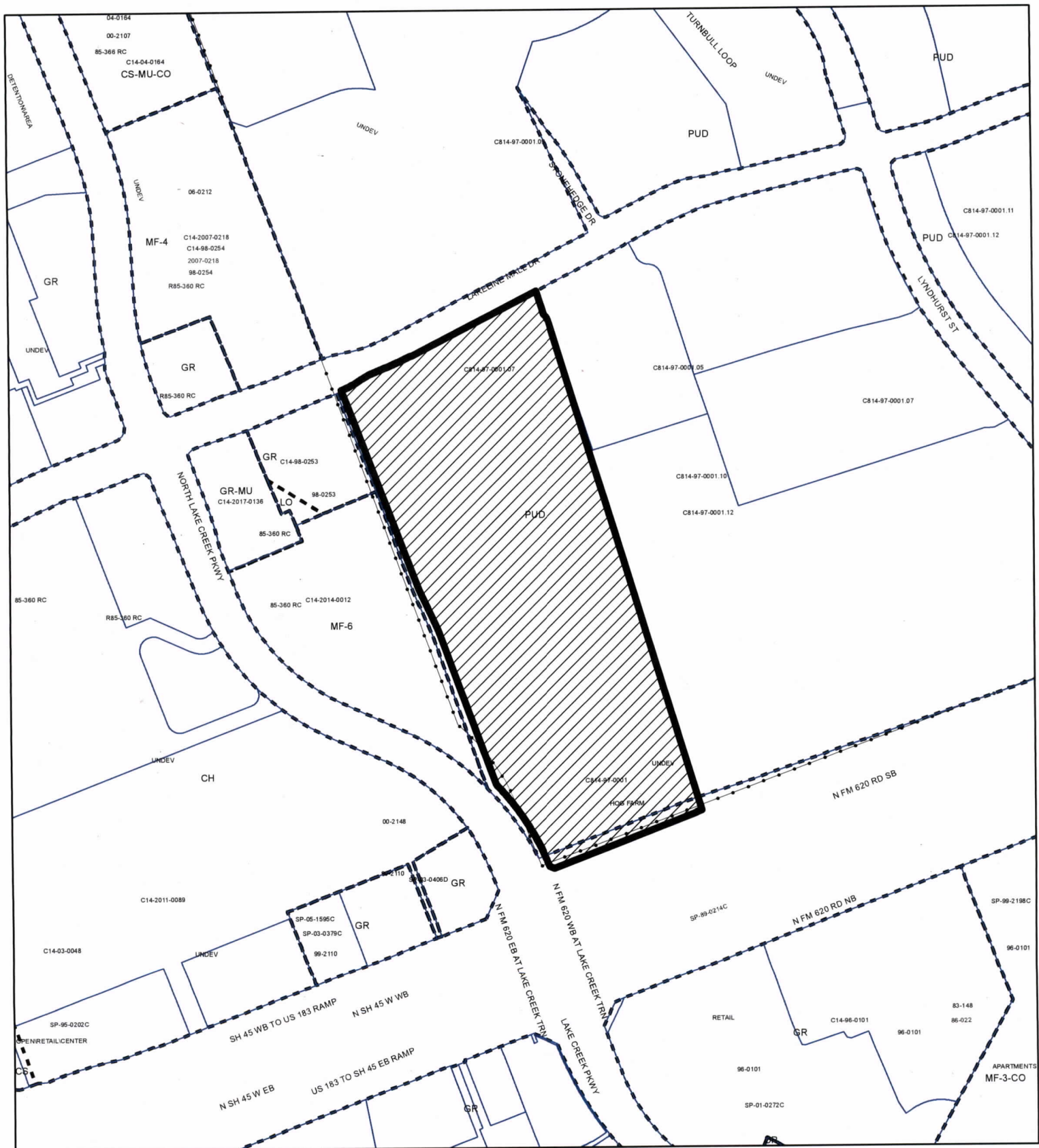
BEARING BASIS: TEXAS COORDINATE SYSTEM, NSRS 2011(2012A), CENTRAL ZONE, REFERENCING THE LEICA SMARTNET REFERENCE NETWORK.

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





ZONING

ZONING CASE#: C814-97-0001.14

Exhibit B



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

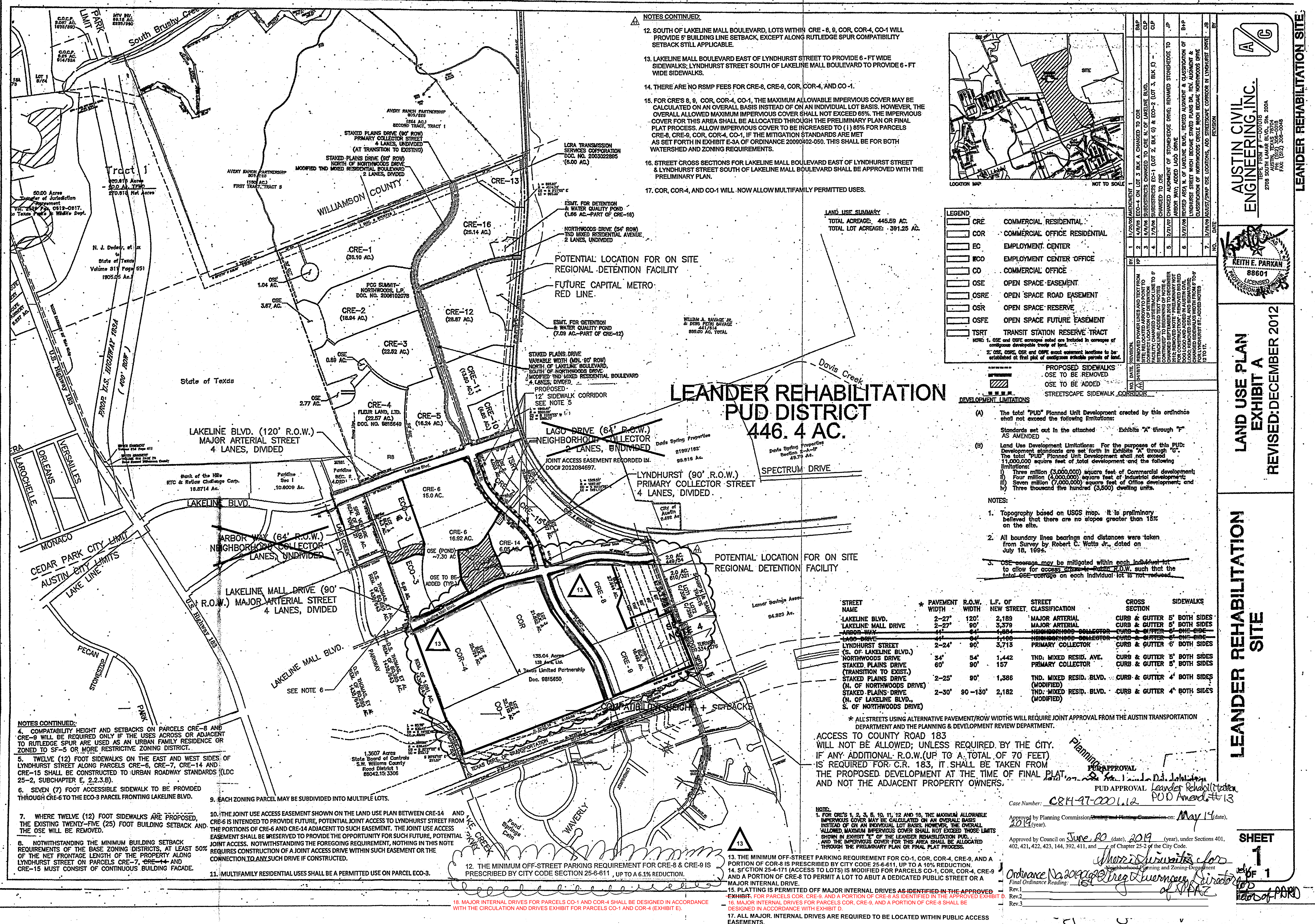
1" = 400'

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



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10000 FARM ROAD 200A
2708 SOUTH LAMAR BLVD., SUITE 200A
AUSTIN, TEXAS 78745
TEL: (512) 335-2019
FAX: (512) 335-0048

KEITH E. PARKMAN
88601
LICENSED PROFESSIONAL ENGINEER

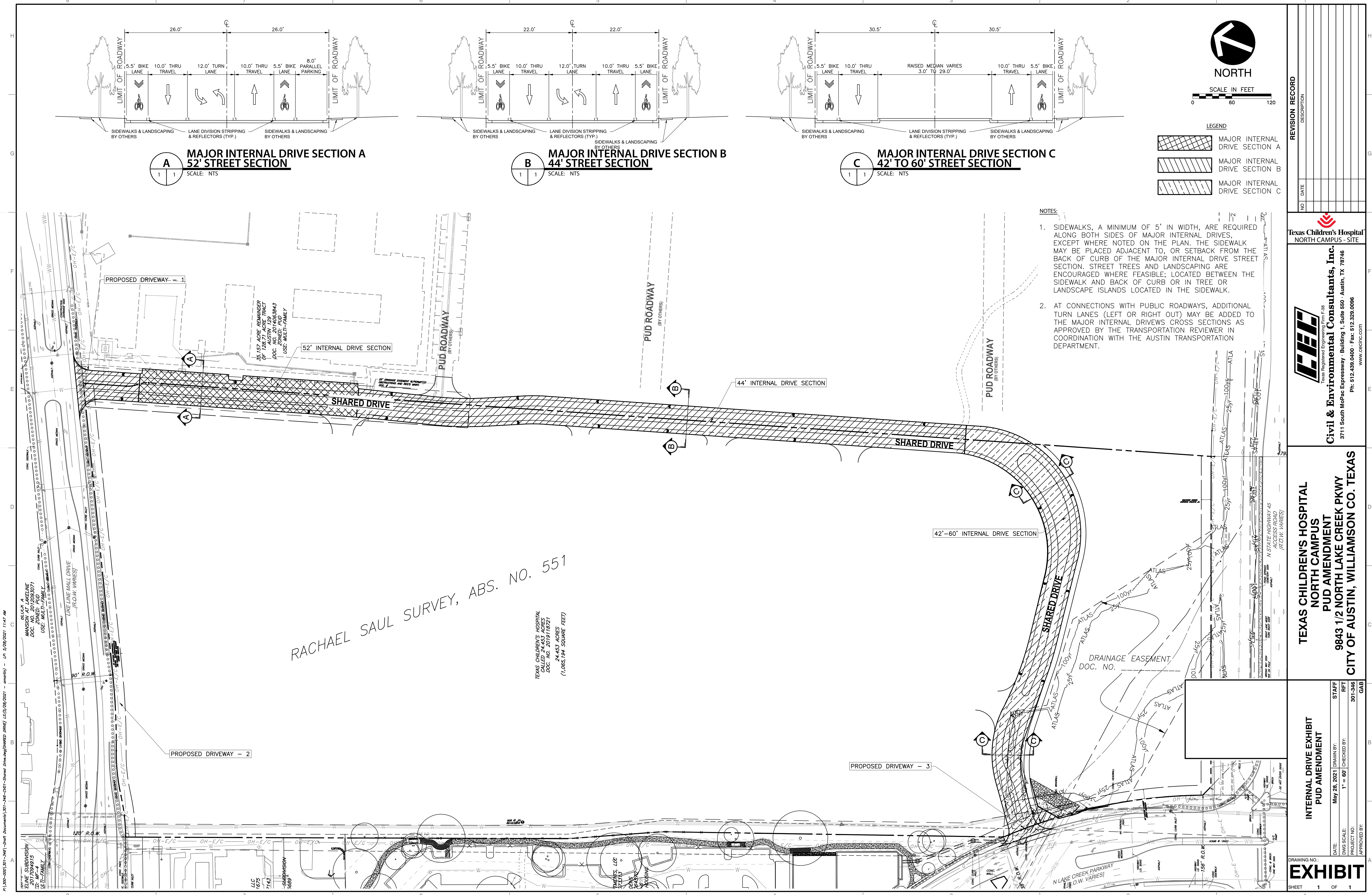
LAND USE PLAN EXHIBIT A
REVISED: DECEMBER 2012

LEANDER REHABILITATION SITE

SHEET 1 OF 1

Ordinance No. 20090402-050
Final Ordinance Reading: 10/16/09
Approved by Planning Commission: May 19, 2010
Approved by Council on: June 20, 2010
Approved by Neighborhood Planning and Zoning Department: [Signature]
Final Ordinance Reading: 10/16/09





A
1 1
MAJOR INTERNAL DRIVE SECTION A
52' STREET SECTION
SCALE: NTS

B
1 1
MAJOR INTERNAL DRIVE SECTION B
44' STREET SECTION
SCALE: NTS

C
1 1
MAJOR INTERNAL DRIVE SECTION C
42' TO 60' STREET SECTION
SCALE: NTS

LEGEND

- MAJOR INTERNAL DRIVE SECTION A
- MAJOR INTERNAL DRIVE SECTION B
- MAJOR INTERNAL DRIVE SECTION C

NOTES:

- SIDEWALKS, A MINIMUM OF 5' IN WIDTH, ARE REQUIRED ALONG BOTH SIDES OF MAJOR INTERNAL DRIVES, EXCEPT WHERE NOTED ON THE PLAN. THE SIDEWALK MAY BE PLACED ADJACENT TO, OR SETBACK FROM THE BACK OF CURB OF THE MAJOR INTERNAL DRIVE STREET SECTION. STREET TREES AND LANDSCAPING ARE ENCOURAGED WHERE FEASIBLE; LOCATED BETWEEN THE SIDEWALK AND BACK OF CURB OR IN TREE OR LANDSCAPE ISLANDS LOCATED IN THE SIDEWALK.
- AT CONNECTIONS WITH PUBLIC ROADWAYS, ADDITIONAL TURN LANES (LEFT OR RIGHT OUT) MAY BE ADDED TO THE MAJOR INTERNAL DRIVES CROSS SECTIONS AS APPROVED BY THE TRANSPORTATION REVIEWER IN COORDINATION WITH THE AUSTIN TRANSPORTATION DEPARTMENT.

REVISION RECORD	
NO.	DATE

TEXAS CHILDREN'S HOSPITAL
NORTH CAMPUS - SITE

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Texas Registered Engineering Firm F-48
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TEXAS CHILDREN'S HOSPITAL
NORTH CAMPUS
PUD AMENDMENT
9843 1/2 NORTH LAKE CREEK PKWY
CITY OF AUSTIN, WILLIAMSON CO. TEXAS

INTERNAL DRIVE EXHIBIT
PUD AMENDMENT

DRAWING NO.: **EXHIBIT**

SHEET 1 OF 1

DATE: May 28, 2021
DWG SCALE: 1" = 60'
PROJECT NO: 301-346
APPROVED BY: GAB

STAFF: RFT
DRAWN BY: RFT
CHECKED BY: RFT