

## **ZONING CHANGE REVIEW SHEET**

CASE: C814-95-0001.02 – South Austin Medical Center

DISTRICT: 3

ZONING FROM / TO: PUD-NP to PUD-NP, to change a condition of zoning

ADDRESS: 901, 1001 West Ben White Boulevard, and 4210, 4214, 4300, 4302, 4304, 4306 James Casey Street

SITE AREA: 17.30 acres

PROPERTY OWNER: St. David's Healthcare Partnership, LP, LLP (Mark Worsham)

AGENT: Armbrust & Brown, PLLC (Michael Whellan)

CASE MANAGER: Wendy Rhoades (512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov))

### STAFF RECOMMENDATION:

The Staff recommendation is to grant an amendment to planned unit development (PUD) district zoning as shown in the Revised Zoning Exhibit for the Proposed Height Increase (Attachment A). *For a summary of the basis of Staff's recommendation, see pages 2 and 3.*

### PLANNING COMMISSION ACTION:

**June 28, 2022:**

### CITY COUNCIL ACTION:

**July 28, 2022:**

### ORDINANCE NUMBER:

### ISSUES:

The Southwood Neighborhood Association supports the proposed PUD amendment. Please refer to correspondence attached to the back of this Staff report.

### EXHIBITS AND ATTACHMENTS TO THE STAFF REPORT:

Exhibits A and A-1: Zoning Map and Aerial

Applicant's Summary Letter and Revised Zoning Exhibit for the Proposed Height Increase (Attachment A)

1998 Amended Land Use Plan (Attachment B), and Original and Amended PUD Ordinances (Attachment C)

## Correspondence Received

CASE MANAGER COMMENTS:

The South Austin Medical Center PUD is bounded by West Ben White Boulevard Eastbound Service Road and main lanes to the north, medical offices across James Casey Street to the east (LO-V-NP; LR-V-NP), medical offices to the south (GO-V-NP; LO-V-NP; LO-NP), and the Union Pacific Railroad tracks to the west. The PUD and surrounding properties to the east and south are located within the Hospital Special District established by the South Austin Combined (South Manchaca) Neighborhood Plan approved by Council in November 2014. ***Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).***

The PUD was approved by Council in June 1996 and is limited to uses allowed in the general office (GO) zoning district, along with hospital services (general) as an additional permitted use of the property, and established specific development standards including height (C814-95-0001). The first amendment to the PUD was approved by Council in October 1998 and resulted in the addition of three adjacent lots along James Casey Street.

The purpose of the PUD amendment is to facilitate the creation of additional capacity for more than 140 hospital beds. Specifically, the proposed PUD amendment would increase the allowable height from 60 feet and 80 feet up to 120 feet on an interior area set back from James Casey Street. The proposed height increase is an extension of the 120 foot height limit that is allowed within the PUD along the eastbound frontage road of US 290 at its intersection with James Casey Street and extending approximately 800 feet south. The remainder of the south portion of the PUD will retain the 60 feet and 80 feet height limits consistent with prior Council approval. ***Please refer to Applicant's Summary Letter and Revised Zoning Exhibit for the Proposed Height Increase (Attachment A).***

BASIS OF STAFF RECOMMENDATION:

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

Per the Land Development Code, PUD district zoning was established to implement goals of preserving the natural environment, encouraging high quality, sustainable development and innovative design, and ensuring adequate public facilities and services. The City Council intends PUD district zoning to produce development that achieves these goals to a greater degree than and thus is superior to development which could occur under conventional zoning and subdivision regulations. The PUD provides a canvas for the design of a large scale project, with the end goal to allow flexibility, and also inform and communicate the possibilities for development. Additional effort is required by all parties to ensure that development standards are clear and municipal and citizen needs are addressed. The PUD ordinance and related exhibits are key because once approved, they provide the regulations under which the project will be built, which provides certainty for developers and their agents.

2. *Zoning should promote the policy of locating retail and more intensive zoning near the intersections of arterial roadways or at the intersections of arterials and major collectors.*

Staff recommends the Applicant's request because the PUD is bounded by existing highway frontage and is within the Hospital Special District as shown on the Character District Map of the adopted South Manchaca Neighborhood Plan. The proposed PUD amendment will allow for the construction of additional hospital beds and provide medical services to the Austin area at a regional scale.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	PUD-NP	Undeveloped
<i>North</i>	Not Applicable	West Ben White Boulevard Eastbound Service Road and main lanes
<i>South</i>	GO-V-NP; LO-V-NP; LO-NP	Medical offices
<i>East</i>	LO-V-NP; LR-V-NP	Medical offices; Pharmacy and medical supply
<i>West</i>	Not Applicable; SF-3-NP	Union Pacific Railroad tracks, Single family residences

NEIGHBORHOOD PLAN AREA: South Austin Combined (South Manchaca)

TIA: Is not required

WATERSHED: West Bouldin Creek – Urban

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS:

St. Elmo Elementary School

Bedichek Middle School

Travis High School

COMMUNITY REGISTRY LIST:

498 – South Central Coalition

511 – Austin Neighborhoods Council

627 – Onion Creek HOA

742 – Austin Independent School District

904 – Galindo Elementary Neighborhood Association

926 – South Lamar Neighborhood Association

950 – Southwood Neighborhood Association

1107 – Perry Grid 614

1228 – Sierra Group, Austin Regional Group

1363 – SEL Texas

1424 – Preservation Austin

1429 – Go!Austin/Vamos!Austin (GAVA) – 78745

1518 – Galindo Area Patriotic Porch Party

1530 – Friends of Austin Neighborhoods

1531 – South Austin Neighborhood Alliance (SANA)

1550 – Homeless Neighborhood Association

1590 – South Manchaca Neighborhood Plan Contact Team

1596 – TNR BCP - Travis County Natural Resources

1616 – Neighborhood Empowerment Foundation    1774 – Austin Lost and Found Pets

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2017-0134 – Gardens – 4310 James Casey St	LO-V-NP to GO-V-NP	To Grant	Apvd (2-1-2018).
C14-2007-0216 – South Manchaca Vertical Mixed Use (VMU) Rezoning – W Ben White (north), S 1 <sup>st</sup> St (east), Stassney Ln (south), Manchaca Rd (west)	Apply -V to 20 tracts on 65.64 acres	To Grant VMU related standards to all Tracts except Tracts 10 and 12 (dimensional standards only), 60% MFI for VMU rental developments	Apvd (12-13-2007).
C14-06-0062 – Malicoat – 4315 Gillis St	SF-3 to GR-MU, as amended	To Grant LO-MU-CO w/CO to prohibit medical offices	Apvd LO-MU-CO as Commission recommended (6-8-2006).

RELATED CASES:

The property is platted as Lot 1, Block A, South Austin Medical Center, a subdivision recorded in December 1998 (C8-98-0130.0A).

The subject property is within the boundaries of the South Austin Combined (South Manchaca) Neighborhood Planning Area and is designated as a Hospital Special District on the adopted Character District Map (NP-2014-0030). The –NP combining district was appended to the existing base districts on November 6, 2014 (C14-2014-0018 – Ordinance No. 20141106-087).

EXISTING STREET CHARACTERISTICS:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
W Ben White Blvd Svrld EB	Level 4	Defer to TxDOT	Varies	25' – 40'	Yes	No	Yes
James Casey	Level 2	70'	77'	40'	Yes	No	Yes



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ADDITIONAL STAFF COMMENTS:

Inclusive Planning

Yes	Imagine Austin Decision Guidelines
<b>Compact and Connected Measures</b>	
Y	<b>Imagine Austin Growth Concept Map:</b> Located close to, within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified on the Growth Concept Map. <b>Name(s) of Activity Center/Activity Corridor/Job Center: 0.25 miles from S. 1<sup>st</sup> Street Activity Corridor</b>
Y	<b>Mobility and Public Transit:</b> Located within 0.25 miles of public transit stop and/or light rail station.
Y	<b>Mobility and Bike/Ped Access:</b> Adjoins a public sidewalk, shared path, and/or bike lane.
Y	<b>Connectivity, Good and Services, Employment:</b> Provides or is located within 0.50 miles to goods and services, and/or employment center.
	<b>Connectivity and Food Access:</b> Provides or is located within 0.50 miles of a grocery store/farmers market.
Y	<b>Connectivity and Education:</b> Is located within 0.50 miles from a public school or university.
Y	<b>Connectivity and Healthy Living:</b> Provides or is located within 0.50 miles from a recreational area, park and/or walking trail.
Y	<b>Connectivity and Health:</b> Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, specialized outpatient care.)
	<b>Housing Affordability:</b> Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable house.
	<b>Housing Choice:</b> Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.
	<b>Mixed Use:</b> Provides mixed use development (minimum 10% residential and 10% non-residential floor area).
	<b>Culture and Creative Economy:</b> Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
7	<b>Total Number of "Yes's"</b>
<b>Imagine Austin Priority Program Bonus Features (Extra Points)</b>	
Y	<b>Small Area Plan Policies:</b> Supports applicable Small Area Plans, including the Future Land Use Map, goals, objectives, actions and text. List three small area plan policies that relate to this project. <b>Name of Small Area Plan: South Austin Combined NP</b>
	<b>Culture and Historic Preservation:</b> Preserves or enhances a historically and/or culturally significant site.

	<b>Culture and Creative Economy:</b> Expands Austin’s creative economy (ex: live music venue, art studio, film, digital, theater.)
Y	<b>Workforce Development, the Economy and Education:</b> Expands the economic base by creating permanent jobs, especially an industry that is currently not represented in particular area or that promotes a new technology.
Y	<b>Workforce Development, the Economy and Education:</b> Promotes educational opportunities or workforce development training.
10	<b>Total Number of “Yes’s” Under Bonus Features and from on top</b>

### **Applicable South Austin Combined Small Area Plan Policies:**

**Vision:** The Hospital Special District recognizes the unique land use requirements of a major medical center and related medical offices and businesses.

### **Hospital Special District Actions:**

**T A5:** Create walkable connections to the neighborhood along the railroad tracks (exploring the possibility of a hike and bike train along the unused railroad spur in the South Manchaca neighborhood).

**T A20:** Complete the sidewalk network, prioritizing these segments: Radam Lane (James Casey to S 1st), and James Casey (missing section north of St. Elmo.)

**T A24:** Improve safety for all users at the following unsignalized intersections (e.g., by installing elements such as crosswalks, signage, round-abouts, curb bulb-outs, stop signs): at St. Elmo Rd. and James Casey St. and James Casey St. and Ben White Blvd.

**HA A14:** Work with employers (AISD, ACC, Hospital) to provide workforce housing in neighborhood.

### **Drainage**

The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City’s Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

### **Environmental Office – Watershed Protection Department**

During the PUD amendment review, the Applicant performed the following work on the new retention ponds at South Austin Medical Center in response to a Staff comment.

- Engaged the original installer of the ponds to come on site and verify that they are working per original design. They stated that it was functioning as designed.
- Engaged a second pond Contractor after a rain and they also stated that it was working properly as designed.
- Cleaned the pond even after these visits per Fernando’s visit with you and the photos are attached.

The City's Environmental Inspector subsequently cleared the Code violation.

Environmental Review – Development Services Department

No environmental review comments based on the proposed maximum building height revision.

PARD – Planning & Design Review

There are currently no parkland dedication requirements for medical centers.

Site Plan

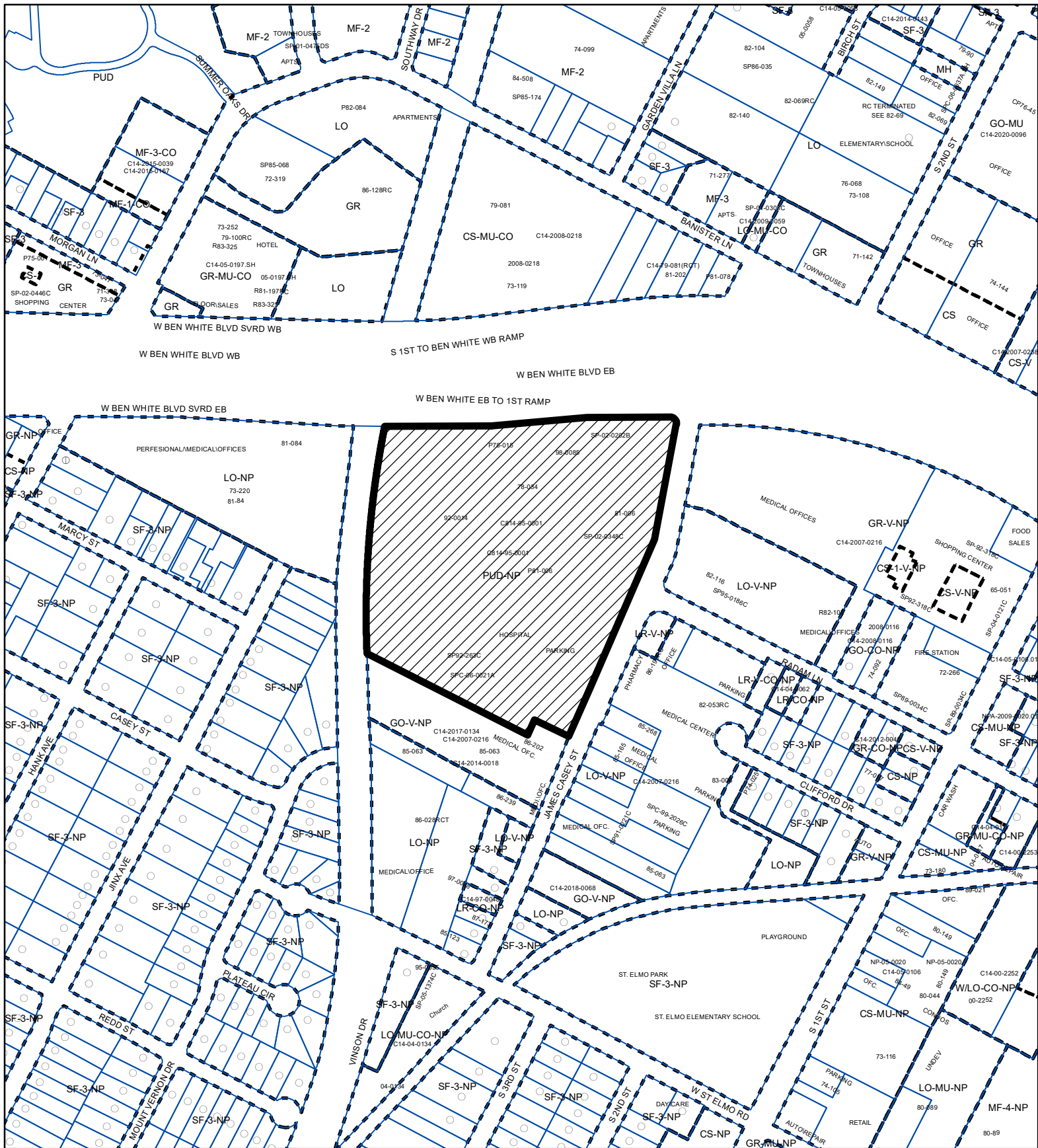
No site plan comments regarding the PUD revision. Site plan comments will be provided with site plan submittal.




Austin Transportation Department – Engineering Review

The site is subject to the approved TIA with zoning case # C814-95-0001. A TIA compliance memo indicating how many trips have been used, how many trips are left, and a summary of all constructed and remaining mitigations, will be required with the first site plan application. The TIA may need to be revised upon further review.

Austin Water Utility

No comments on PUD amendment.



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

## PLANNED UNIT DEVELOPMENT Exhibit A

### ZONING CASE#: C814-95-0001.02

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











## SOUTH AUSTIN MEDICAL CENTER Exhibit A - 1

ZONING CASE#: C814-95-0001.02  
 LOCATION: 901, 1001 West Ben White Boulevard and  
 4210 - 4306 James Casey Street  
 SUBJECT AREA: 17.3 Acres  
 GRID: G18  
 MANAGER: WENDY RHODAD



N



-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE
-  CREEK BUFFER

1" = 400'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



# ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

100 CONGRESS AVENUE, SUITE 1300  
AUSTIN, TEXAS 78701-2744  
512-435-2300

FACSIMILE 512-435-2360

February 7, 2022

Jerry Rusthoven, Chief Zoning Officer  
City of Austin  
Housing and Planning Department  
1000 E. 11th St.  
Austin, Texas 78702

Re: Planned Unit Development Amendment to Case No. C814-95-0001 ("South Austin Medical Center PUD Amendment No. 2")

Dear Mr. Rusthoven:

I am submitting the attached application to update the South Austin Medical Center PUD. The requested PUD amendment would increase the allowable height on a portion of the site and amend the land use plan, facilitating the creation of additional capacity for more than 140 hospital beds.

The South Austin Medical Center PUD is located on a large site on W. Ben White Boulevard, west of S. 1<sup>st</sup> Street. Council initially approved the PUD over two decades ago, in 1996, when the region was smaller and there was less demand for medical services. Since that time, St. David's HealthCare Partnership has periodically expanded and renovated the South Austin Medical Center (SAMC) to meet the needs of our rapidly-growing community, with only one PUD amendment in 1998 adding three lots to the site.

Our request to amend the PUD would help St. David's better meet the region's growing medical needs. Three exhibits are provided as attachments to this letter. Attachment A portrays the area where increased height is requested. Attachment B shows the amended land use plan. Attachment C contains the 1996 PUD ordinance and the 1998 PUD amendment.

I appreciate your consideration and look forward to answering any questions and providing further details.

Respectfully,

A handwritten signature in black ink, appearing to read "Michael J. Whellan", with a stylized, flowing script.

Michael J. Whellan

**LEGEND**

- EXTENSION OF THE 120' HEIGHT LIMITATION
- 120' HEIGHT LIMITATION
- 80' HEIGHT LIMITATION
- 80' HEIGHT LIMITATION

**TABLE 1: BUILDING AREA AND VOLUME**

NO.	DESCRIPTION	AREA (SQ. FT.)	VOLUME (CU. FT.)
1	EXISTING BUILDING	10,000	100,000
2	PROPOSED EXTENSION	5,000	50,000
3	TOTAL BUILDING	15,000	150,000
4	EXISTING BUILDING	10,000	100,000
5	PROPOSED EXTENSION	5,000	50,000
6	TOTAL BUILDING	15,000	150,000
7	EXISTING BUILDING	10,000	100,000
8	PROPOSED EXTENSION	5,000	50,000
9	TOTAL BUILDING	15,000	150,000
10	EXISTING BUILDING	10,000	100,000
11	PROPOSED EXTENSION	5,000	50,000
12	TOTAL BUILDING	15,000	150,000

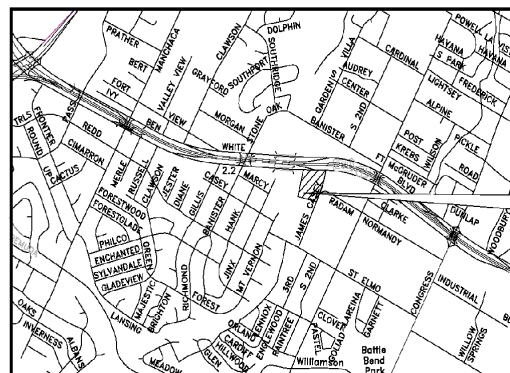
**TABLE 2: SITE AREA AND VOLUME**

NO.	DESCRIPTION	AREA (SQ. FT.)	VOLUME (CU. FT.)
1	EXISTING BUILDING	10,000	100,000
2	PROPOSED EXTENSION	5,000	50,000
3	TOTAL BUILDING	15,000	150,000
4	EXISTING BUILDING	10,000	100,000
5	PROPOSED EXTENSION	5,000	50,000
6	TOTAL BUILDING	15,000	150,000
7	EXISTING BUILDING	10,000	100,000
8	PROPOSED EXTENSION	5,000	50,000
9	TOTAL BUILDING	15,000	150,000
10	EXISTING BUILDING	10,000	100,000
11	PROPOSED EXTENSION	5,000	50,000
12	TOTAL BUILDING	15,000	150,000



# PLANNED UNIT DEVELOPMENT SOUTH AUSTIN MEDICAL CENTER

901 WEST BEN WHITE BOULEVARD  
AUSTIN, TEXAS 78704



PROJECT  
LOCATION

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

## REVISIONS/CORRECTIONS

NO.	DESCRIPTION	REVISION NO.	DATE	TOTAL # SHEETS IN PLAN SET	NET CHANGE NO. COVER SHEET	NETAL SITE NO. COVER SHEET	CITY OF AUSTIN APPROVAL/DATE	DATE MADE

OWNER: ST. DAVID'S HEALTHCARE PARTNERSHIP, LP, LP  
801 SAN JACINTO BOULEVARD  
AUSTIN, TEXAS 78704

LEGAL DESCRIPTION: LOT 1, BLOCK A  
SOUTH AUSTIN MEDICAL CENTER  
CB-88-0130.0A  
APPROVED NOVEMBER 16, 1998

## P.U.D. APPROVAL

DATE NUMBER: \_\_\_\_\_

APPROVED BY PLANNING COMMISSION ON: \_\_\_\_\_

APPROVED BY CITY COUNCIL ON: \_\_\_\_\_

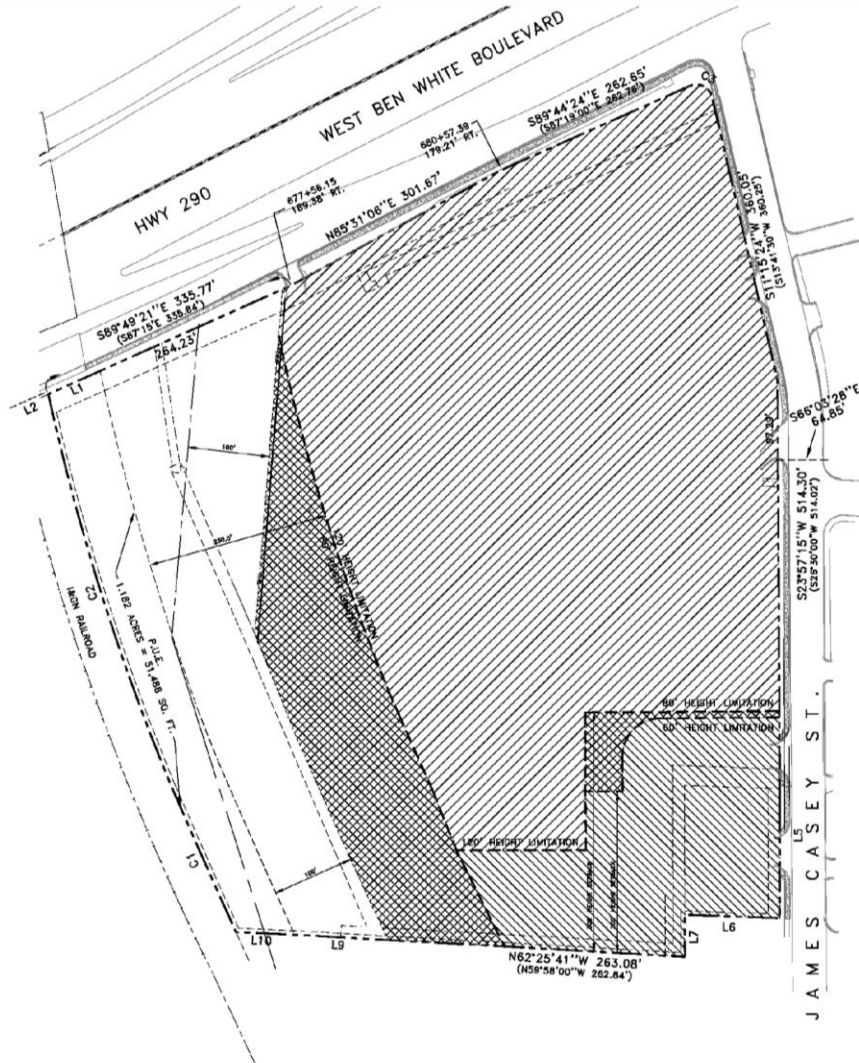
UNLESS OTHERWISE NOTED, ALL MEASURES ARE IN FEET AND INCHES (1/4" = 1' AND 1/8" = 1/2').

DESIGNER'S SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

Rev. 1: \_\_\_\_\_ Rev. 2: \_\_\_\_\_ Rev. 3: \_\_\_\_\_ Rev. 4: \_\_\_\_\_





NORTH  
SCALE: 1" = 60'

NO.	BEARING	CHORD BEARING	CHORD DISTANCE	BEARING	CHORD DISTANCE	BEARING	CHORD DISTANCE
1	S89°44'24"E	S89°44'24"E	100.00	S89°44'24"E	100.00	S89°44'24"E	100.00
2	S89°44'24"E	S89°44'24"E	100.00	S89°44'24"E	100.00	S89°44'24"E	100.00
3	S89°44'24"E	S89°44'24"E	100.00	S89°44'24"E	100.00	S89°44'24"E	100.00
4	S89°44'24"E	S89°44'24"E	100.00	S89°44'24"E	100.00	S89°44'24"E	100.00

NUMBER OF	CHORD BEARING	CHORD DISTANCE	BEARING	CHORD DISTANCE
1	S89°44'24"E	100.00	S89°44'24"E	100.00
2	S89°44'24"E	100.00	S89°44'24"E	100.00
3	S89°44'24"E	100.00	S89°44'24"E	100.00

NO.	BEARING	CHORD BEARING	CHORD DISTANCE
1	S89°44'24"E	S89°44'24"E	100.00
2	S89°44'24"E	S89°44'24"E	100.00
3	S89°44'24"E	S89°44'24"E	100.00
4	S89°44'24"E	S89°44'24"E	100.00
5	S89°44'24"E	S89°44'24"E	100.00
6	S89°44'24"E	S89°44'24"E	100.00
7	S89°44'24"E	S89°44'24"E	100.00
8	S89°44'24"E	S89°44'24"E	100.00
9	S89°44'24"E	S89°44'24"E	100.00
10	S89°44'24"E	S89°44'24"E	100.00

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

#### P.U.D. APPROVAL

DATE: \_\_\_\_\_  
 APPROVED BY PLANNING COMMISSION ON: \_\_\_\_\_  
 APPROVED BY CITY COUNCIL ON: \_\_\_\_\_  
 UNDER SECTIONS 400, 401, 402, 403, 404 OF CHAPTER 35-1 AND SECTIONS 63, 67  
 AND 68 OF CHAPTER 15-2 OF THE CITY CODE.

#### DEVELOPMENT SERVICES SUMMARY

FINAL ORDINANCE NUMBER: \_\_\_\_\_  
 Rev. 1 \_\_\_\_\_ Rev. 4 \_\_\_\_\_  
 Rev. 2 \_\_\_\_\_ Rev. 5 \_\_\_\_\_  
 Rev. 3 \_\_\_\_\_ Rev. 6 \_\_\_\_\_

DATE: JUL 2021  
 DESIGNED: CS - EL  
 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.  
 11008 TISDARD ST., AUSTIN, TEXAS 78758 (512) 858-3113



SHEET NUMBER

3 of 3

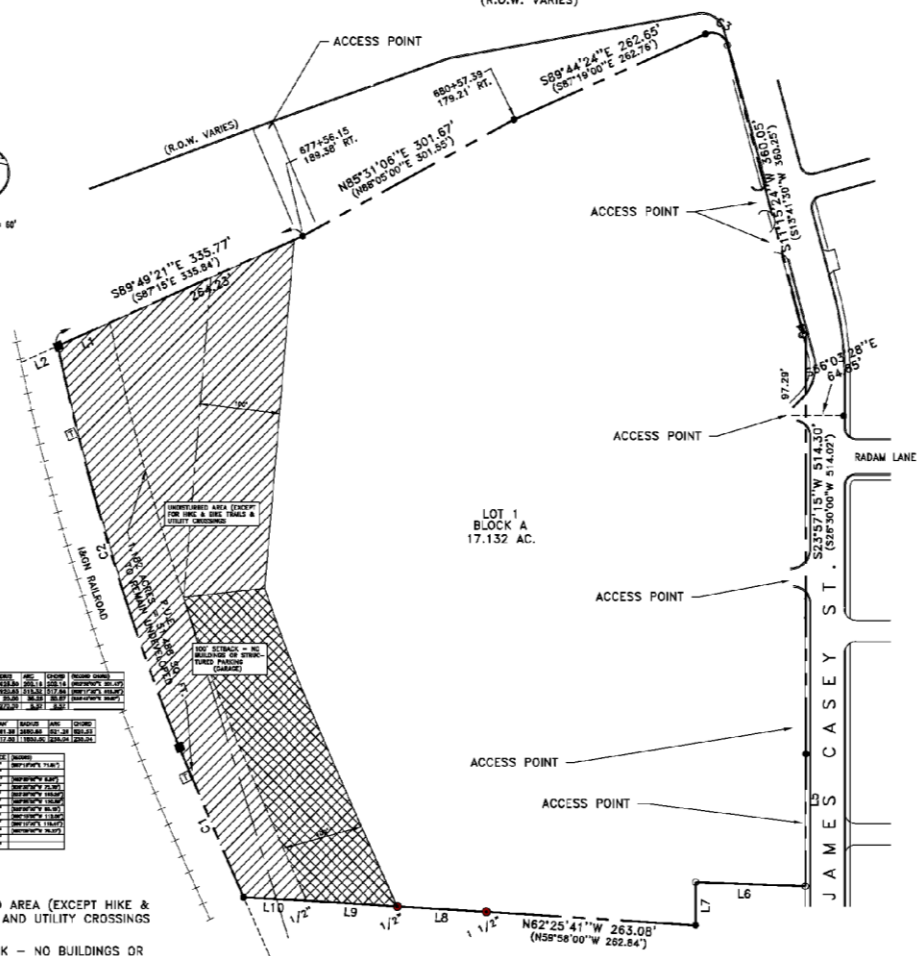


NO.	SECTION	OWNER	BEARING	LENGTH	AREA	REMARKS
1	100'x100'	GRiffin	N 89° 49' 21" E	335.77'	11,111.11	UNDISTURBED AREA
2	100'x100'	GRiffin	S 89° 44' 24" E	262.65'	11,111.11	UNDISTURBED AREA
3	100'x100'	GRiffin	N 89° 51' 06" E	301.67'	11,111.11	UNDISTURBED AREA
4	100'x100'	GRiffin	S 89° 44' 24" E	262.65'	11,111.11	UNDISTURBED AREA
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20	100'x100'	GRiffin	S 89° 44' 24" E	262.65'	11,111.11	UNDISTURBED AREA

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

# BEN WHITE BLVD.

(R.O.W. VARIES)



- ### SOUTH AUSTIN MEDICAL CENTER P.U.D. LAND USE PLAN NOTES
- THE LAND USES ON THIS SITE ARE LIMITED TO PERMITTED AND CONDITIONAL USES ALLOWED WITHIN THE "GO" ZONING DISTRICT. NO OTHER USES ARE PERMITTED ON THIS SITE OF ANY LAND DEVELOPMENT CODE ON THE EFFECTIVE DATE OF APPROVAL OF THE P.U.D. LAND USE PLAN. EXCEPT SUCH OTHERS, SUCH OTHERS SHALL BE AN ADDITIONAL VIOLATION TO THE P.U.D.
  - DEVELOPMENT ON THIS 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 NOTED AND SET FORTH IN THE P.U.D. LAND DEVELOPMENT CODE FOR BUILDING HEIGHT AND SETBACK REQUIREMENTS.
  - THE OVERALL IMPROVEMENT COVER ON THIS SITE SHALL NOT EXCEED 75% OF THE DRIVE SITE AREA.
  - ON-SITE ENVIRONMENTAL WATER QUALITY CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH THE REGULATIONS SET FORTH IN THE CITY OF AUSTIN ENVIRONMENTAL ORDINANCE, MAP 100-100-001, AND/OR ANY OTHER CITY OF AUSTIN ORDINANCE. NO DEVELOPMENT OR REDEVELOPMENT WITHIN THE SITE WHICH CREATES INTERFERING COVER, NO STRUCTURAL WATER QUALITY CONTROL ARE REQUIRED FOR THE DEVELOPMENT CURRENTLY EXISTING ON THE SITE.

SOUTH AUSTIN MEDICAL CENTER DEVELOPMENT STANDARDS	
MINIMUM LOT SIZE:	5700 SQ. FT.
MINIMUM LOT WIDTH:	80 FEET
MINIMUM BUILDING COVERAGE:	40%
MINIMUM IMPERVIOUS COVER:	70%
FRONT YARD:	25 FEET
STREET SIDE YARD:	10 FEET
INTERIOR SIDE YARD:	5 FEET
REAR SIDE YARD:	5 FEET
NATURAL AREA (20%):	125,408 SQ. FT.
SETBACK HEIGHT:	111
FILE:	
GO BASE DISTRICT	

### P.U.D. APPROVAL

CASE NUMBER: \_\_\_\_\_

APPROVED BY PLANNING COMMISSION ON: \_\_\_\_\_

APPROVED BY CITY COUNCIL ON: \_\_\_\_\_

UNDER SECTIONS 401, 402, 403, 404 OF CHAPTER 31-1 AND SECTIONS 92, 93 AND 94 OF CHAPTER 15-2 OF THE CITY CODE

DEVELOPMENT SERVICES DEPARTMENT

FINAL ORIGINAL DRAWING	Rev. 1	Rev. 2	Rev. 3	Rev. 4

DATE: JUL 2011  
DRAWN BY: OS-JM  
CHECKED: JOD NO.

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

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



## ATTACHMENT C. PUD ORDINANCE AND AMENDMENT

### CITY OF AUSTIN, TEXAS

#### ORDINANCE NO. 960606-H

AN ORDINANCE ORDERING A REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE AUSTIN CITY CODE OF 1992 TO ESTABLISH A "PUD" PLANNED UNIT DEVELOPMENT ZONING DISTRICT ON APPROXIMATELY 15.546 ACRES OF LAND, GENERALLY KNOWN AS THE SOUTH AUSTIN MEDICAL CENTER P.U.D. DEVELOPMENT PROJECT, LOCALLY KNOWN AS 901 WEST BEN WHITE BOULEVARD IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; WAIVING THE REQUIREMENTS OF SECTIONS 2-2-3, 2-2-5 AND 2-2-7 OF THE AUSTIN CITY CODE OF 1992; AND PROVIDING AN EFFECTIVE DATE.

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

**Part 1.** That Chapter 13-2 of the Austin City Code of 1992 is amended to establish and define a "PUD" Planned Unit Development zoning district on the property described in City of Austin Development Services Department File No. C814-95-0001 to wit:

Lot 1 of the South Austin Acres Subdivision - Section 3A, a subdivision in Travis County, Texas, according to the map or plat thereof recorded at Volume 86, Pages 50A and 50B of the plat records of Travis County, Texas, and generally known as the South Austin Medical Center Planned Unit Development, being further described in the map attached hereto as Exhibit A,

said property being locally known as 901 West Ben White Boulevard in the City of Austin, Travis County, Texas (hereinafter referred to as the "Property").

**Part 2.** That this ordinance, along with the attached Exhibits A and B, shall constitute the Land Use Plan of the planned unit development district created herein. The planned unit development created by this ordinance shall conform to the limitations and conditions set forth herein and in the South Austin Medical Center Planned Unit Development General Development Plan (hereinafter referred to as the "PUD General Development Plan"), attached hereto as Exhibit B and on record at the Development Services Department in File No. C814-95-0001. If the text of this ordinance and the exhibits attached hereto conflict, the more restrictive provision shall control. Except as otherwise specifically provided by this ordinance, all other rules, regulations and ordinances of the City of Austin in effect on the effective date of this ordinance shall apply to the South Austin Medical Center Planned Unit Development.

**Part 3.** That the exhibits attached hereto are copies of originals on file with the City of Austin Development Services Department in File No. C814-95-0001 and are incorporated in this ordinance in their entirety as though set forth fully in the text of this ordinance. The exhibits attached hereto are as follows:

- Exhibit A Map showing boundaries of the South Austin Medical Center Planned Unit Development
- Exhibit B South Austin Medical Center Planned Unit Development General Development Plan

**Part 4.** That the land uses on the Property are limited to the permitted and conditional uses allowed within the "GO" General Office Base District as set forth in the Austin City Code on the effective date of this ordinance, except that Hospital Services (General) shall be an additional permitted use. Any use not specifically identified in this Land Use Plan is expressly prohibited.

**Part 5.** That the locations of all areas where uses are restricted are shown on the PUD General Development Plan attached as Exhibit B.

CITY OF AUSTIN, TEXAS

**Part 6.** That development on the Property shall comply with the site development standards set forth in this ordinance and in the PUD General Development Plan attached as Exhibit B.

**Part 7.** That development on the Property shall be restricted to a maximum floor to area ratio of 1:1.

**Part 8.** That the maximum building height is limited to the heights identified for each area of the Property as shown on Exhibit B.

**Part 9.** That overall impervious cover on the Property shall not exceed 76% of the gross site area.

**Part 10.** That the maximum building coverage on the Property shall be 60% of the gross site area.

**Part 11.** That the minimum lot size on the Property shall be 5,750 feet and that the minimum lot width on the Property shall be 50 feet.

**Part 12.** That development on the Property shall comply with the standards for the "PUD" Planned Unit Development base district as set forth in the Austin City Code on the effective date of this ordinance, except as modified in Part 13.

**Part 13.** That in accordance with Section 13-2-683(I) of the Austin City Code of 1992, Sections 13-2-734(b)(3), 13-2-734(b)(4), and 13-3-734(b)(5) of the Austin City Code of 1992 shall not apply to this South Austin Medical Center Planned Unit Development, and that for the purposes of this planned unit development only, the following is substituted therefor:

- (3) Any structure on the Property that is 100 feet or less from a property used or zoned SF-5 or more restrictive may not exceed the maximum height limitation identified in the PUD General Development Plan for the area in which the structure is located.
- (4) Any structure on the Property that is greater than 100 feet and less than 300 feet from a property used or zoned SF-5 or more restrictive may not exceed the maximum height limitation identified in the PUD General Development Plan for the area in which the structure is located.
- (5) Any structure on the Property that is 300 feet to 540 feet from a property used or zoned SF-5 or more restrictive may not exceed the maximum height limitation identified in the PUD Development Plan for the area in which the structure is located.

**Part 14.** That all improvements within 50 feet of the single family and duplex uses located within the Casey Estates Subdivision - Section 1 shall fully comply with the compatibility standards set forth in the Austin City Code on the effective date of this ordinance.

**Part 15.** That 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 this ordinance for new development and redevelopment within the Property that creates impervious cover. No such water quality controls shall be required for the development currently existing on the Property.

**Part 16.** That nothing in this Ordinance shall be construed to limit or prohibit the exercise by the City of its police powers or authority under the Austin City Code and other applicable law, or to limit or prohibit the right of the Owner to seek an amendment to any provision of this ordinance or the Land Use Plan or any variance or waiver from any City ordinances or regulations applicable to development with the South Austin Medical Center Planned Unit Development.

CITY OF AUSTIN, TEXAS

**Part 17.** That it is ordered that the Zoning Map established by Sec. 13-2-22 of the Austin City Code of 1992 and made a part thereof shall be changed to record the amendment enacted by this ordinance.

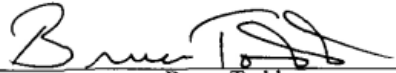
**Part 18.** That the requirements imposed by Sections 2-2-3, 2-2-5 and 2-2-7 of the Austin City Code of 1992, as amended, regarding the presentation and adoption of ordinances are hereby waived by the affirmative vote of at least five (5) members of the City Council.

**Part 19.** That this ordinance shall become effective upon the expiration of 10 days following the date of its final passage, as provided by the Charter of the City of Austin.

PASSED AND APPROVED:

June 6, 1996

Seal of the City of Austin

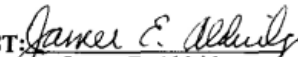


Bruce Todd  
Mayor

APPROVED:

  
Andrew Martin  
City Attorney

ATTEST:

  
James E. Aldridge  
City Clerk

#14

06June96  
DT/

**EXHIBIT A**



# SOUTH AUSTIN MEDICAL CENTER

## PLANNED UNIT DEVELOPMENT

1. COVER SHEET
2. PUD GENERAL DEVELOPMENT PLAN
3. HEIGHT SETBACKS

[illegible]

**RUE APPROVAL**

Case Number: 259-1

Approved by Planning Commission on: 10-15-10

Approved by Council on: 10-26-10

Ordinance numbers: 450, 451, 452, 454, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

Ordinance numbers: 450, 451, 452, 454, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 70

REVIEWED 5-29-04

SHEET 1 OF 3

LAND STRATEGIES INC.

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**FULL SERVICE & ADMINISTRATION**

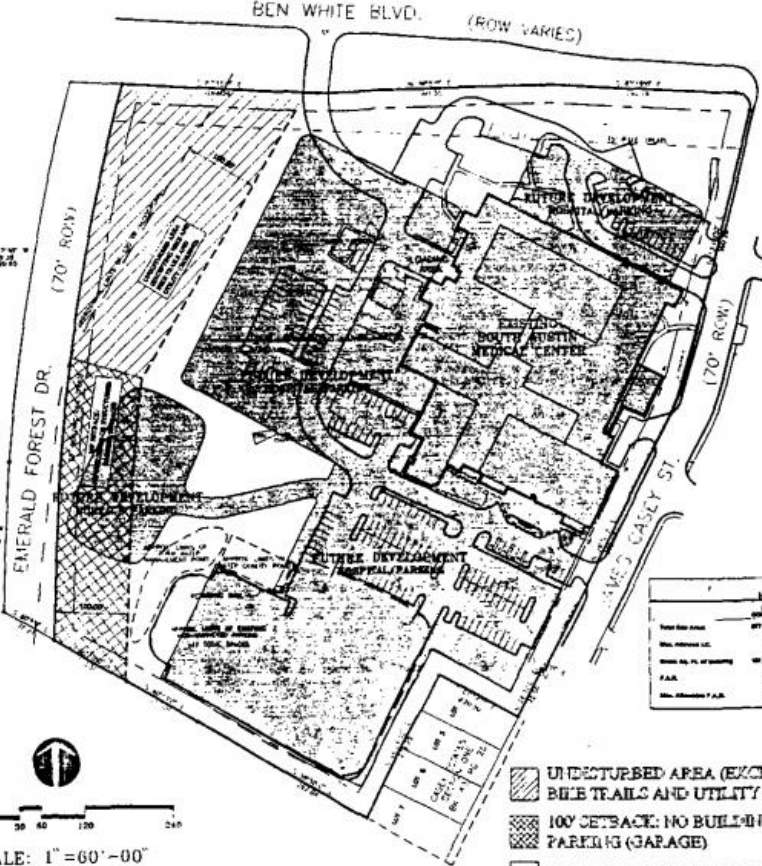
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12-5-95 LS# 522

CASE NO.: C814-95-0001

**EXHIBIT**  
**B**

P.U.D. GENERAL  
DEVELOPMENT PLAN  
GO BASE DISTRICT



**RED APPROVAL**  
 Case Number: 7316 - 11.0000  
 Approved by Planning Commission on: Dec. 9, 1976  
 Approved by Council on: 7-76  
 Ordinance numbers are: 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234

Smith, Aspin, Moulton & Cowley Firms 1 - Supercharge Street F.R.	
Supplying to:	20,000 S.F. + 5,000 H.C.
Max. Information U.S.	(See Page 7 Cont.)
Buy from:	20,000 S.F. + 5,000 H.C.
Processing R.S.P.	20,000 S.F. +
F.A.S.	(1, 5, 6)
*Available for use or sale S.F.	

South Austin Medical Center Phase 2 - Improvements Current P.A.S.	
Bonding 10,	200,000 0.7 = 0.000 AG,
Site Alterations 10,	150,000 0.7 = 0.000 AG
Site Arteries	277,000 0.7 = 0.000 AG
Prop. 10, 0.5, 0.5,	200,000 0.7 =
P.A.S.	1.000
Subtotal 10, 0.5, 0.5,	

	South Coast Medical Interactive Cardiovascular			
	Q197	Q198	Q199	TOTALS
Total Sales Actual	\$77,100 vs. \$	\$77,100 vs. \$	\$77,100 vs. \$	\$77,100 vs. \$
Units, Estimated U.S.	400	400	400	1,200
Units, Ship. % of Inventory	100,000 vs. \$	100,000 vs. \$	200,000 vs. \$	400,000 vs. \$
F.A.S.	1.50	1.50	1.50	1.50
Units, Estimated F.A.S.	1.1	1.1	1.1	3.3

**South Astoria Medical Center**  
Phase 3/Phase 2 Calculations

Phase 1 Calculations:	Prepared By: J. Hodge	Printed At: 4/1/86
	176,748 x 7	1237
Phase 2 Calculations:	Prepared By: J. Hodge	Printed At: 4/1/86
	251,676 x 7	1761
Total:	Prepared By: J. Hodge	Printed At: 4/1/86
	428,424 x 7	300

Southwestern Medical Center Development Summary	
Max. Lot Size	5,750 sq ft
Max. Lot Width	55 ft
Max. Bldg. Coverage	40 ft
Max. Instructional Center	30 ft
Food Yard	30 ft
Student Bldg. Yard	40 ft
Faculty Bldg. Yard	50 ft
Max. Bldg. Yard	50 ft
Maximum Area (SMA)	125,000 sq ft
Max. Project	approximately 2
P.A.R.	0.1

[illegible]

100 YEAR FLOODPLAIN TAKEN FROM TOPOGRAPHIC SURVEY OF LOT 1, SOUTH ALSTON ACRES BY CRICKTON AND ASSOCIATES Inc. (502) 436-0471

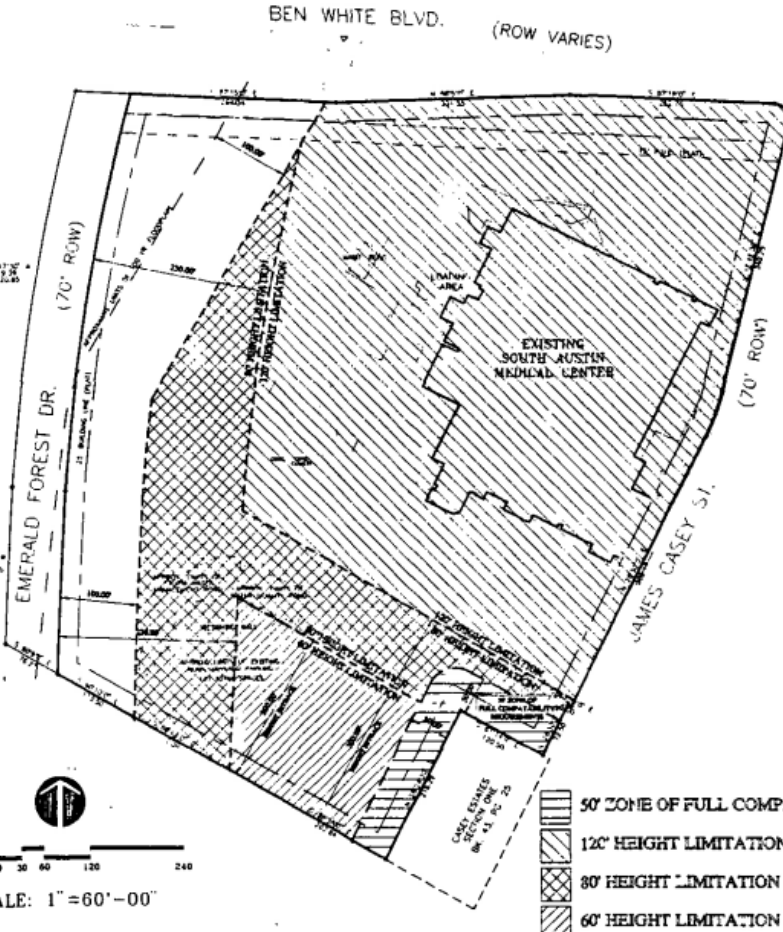
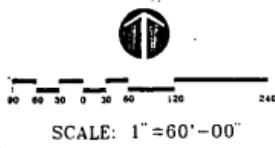
REVISED 5-29-96  
SHEET 2 OF 3  
LANE STRATEGIC INC.  
PAUL L. STRATEGIC & ASSOCIATES  
100 WEST 10TH AVE. SUITE 200 DENVER CO 80202  
TEL: 303-733-1100 FAX: 303-733-1101  
WWW.LANE-STRATEGIC.COM

CASE NO.: C814-95-0001

4-10-95 LSK 532





960606-H

EXHIBIT "B"



# SOUTH AUSTIN MEDICAL CENTER

## HEIGHT SETBACKS

-  50' ZONE OF FULL COMPATIBILITY REQUIREMENTS
-  120' HEIGHT LIMITATION
-  80' HEIGHT LIMITATION
-  60' HEIGHT LIMITATION

CASE NO.: 2814-95-0001

3 of 3

PUBLIC APPROVAL	
Case Number	2814-95-0001
Approved by Planning Commission on	2/26/95
Approved by Council on	2/28/95
Case No.	2814-95-0001
Case Name	South Austin Medical Center
Case Description	Height Setbacks
Case Status	Approved

REVISION 5-28-94

**SHEET 3 OF 3**

**LAND STRATEGIES INC.**

10000 N. MICHIGAN AVE. SUITE 100  
DALLAS, TEXAS 75243  
TEL: 214-343-1111 FAX: 214-343-1112

4-10-95 LS# 522



PO#: 960606-H

Ad ID#: TCM701400

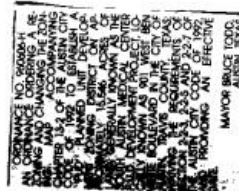
Acct #: 4992499

**Austin American-Statesman**

Acct. Name: City Clerk

**AFFIDAVIT OF PUBLICATION**

THE STATE OF TEXAS  
COUNTY OF TRAVIS



Before me, the undersigned authority, a Notary Public in and for the County of Travis, State of Texas, on this day personally appeared:

David DeVargas

Classified Advertising Agent of the *Austin American-Statesman*, a daily newspaper published in said County and State that is generally circulated in Travis, Hays, Burnet and Williamson Counties, who being duly sworn by me, states that the attached advertisement was published in said newspaper on the following dates, to wit:

Date (s): July 16, 1996  
Class: 9980 Lines: 22 Cost: \$54.12

and that the attached is a true copy of said advertisement.

D. DeVargas

SWORN AND SUBSCRIBED TO BEFORE ME, this the 16th day of July, 1996.



Sharon Janak  
Notary Public in and for  
TRAVIS COUNTY, TEXAS

Sharon Janak  
(Type or Print Name of Notary)

My Commission Expires: 11/10/99

**ORDINANCE NO. 981008-J**

**AN ORDINANCE AMENDING ORDINANCE NO. 860606-H, TO INCREASE THE BOUNDARIES OF THE PROJECT KNOWN AS SOUTH AUSTIN MEDICAL CENTER P.U.D. PLANNED UNIT DEVELOPMENT PROJECT, SUBJECT TO CERTAIN CONDITIONS, AND REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 901 WEST BEN WHITE BOULEVARD, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.**

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

**PART 1.** South Austin Medical Center P.U.D. Planned Unit Development is comprised of approximately 15.5 acres of land more particularly described as Lot 1, South Austin Acres Subdivision Section 3A, a subdivision in Travis County, Texas, according to the map or plat of record in Volume 86, Pages 50A-50B, Plat Records of Travis County, Texas.

**PART 2.** South Austin Medical Center P.U.D. Planned Unit Development is amended to increase the boundaries to include additional property consisting of 3 lots and vacated right-of-way described in File No. C814-95-0001, and the Zoning Map established by Chapter 13-2-22 of the City Code is amended to change the base zoning district from "SF-3" Family Residence district and "LO" Limited Office district to "PUD" Planned Unit Development district on that additional property, as follows:

Lots 4, 5, and 6, Casey Estates Section One Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 43, Page 23, of the Plat Records of Travis County, Texas, and;

1.182 acre tract of right-of-way dedication of Emerald Forest Drive, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

as more particularly identified in the map attached as Exhibit "B".

**PART 3.** Exhibit "C", the South Austin Medical Center P.U.D. Planned Unit Development General Land Use Plan, attached to this ordinance, is substituted for Exhibits "A" and "B", attached to Ordinance No. 960606-H.

**PART 4.** Except as expressly provided in this ordinance, development of South Austin Medical Center P.U.D. Planned Unit Development shall conform to each and every one of the terms, conditions, and provision as set forth in Ordinance No. 960606-H which shall continue in full force and effect on and after the effective date of this ordinance.

**PART 5.** The Council waives the requirements of Sections 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

**PART 6.** This ordinance takes effect on October 19, 1998.

**PASSED AND APPROVED**

October 8

, 1998.

§  
§  
§

*Kirk Watson*

Kirk Watson  
Mayor

APPROVED:

*Andrew Martin*

Andrew Martin  
City Attorney

ATTEST:

*Betty G. Brown*

Betty G. Brown  
Deputy City Clerk



Professional Land Surveying  
& Digital Mapping

Office: 512-476-7103  
Fax: 512-476-7105  
510 South Congress Ave.  
Suite 110  
Austin, Texas 78704

Page 1 of 2

Emerald Forest Drive  
Right-of-Way Vacation

I, DANE GILLESPIE, County Clerk, Travis County,  
Texas, do hereby certify that this is a true and  
correct copy as same appears of record in my office.  
Witness my hand and seal of office on



Dane Gillespie, County Clerk  
By Deputy:

*Raymond Limon*  
Raymond Limon

JUN 15 1998

A DESCRIPTION OF 1.182 ACRES OF LAND, MORE OR LESS, BEING THE RIGHT-OF-WAY OF EMERALD FOREST DRIVE, CONSISTING OF A PORTION OF THE RIGHT-OF-WAY DEDICATION DESCRIBED IN VOLUME 6195, PAGE 302 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF THE RIGHT-OF-WAY FOR EMERALD FOREST DRIVE SHOWN ON THE SUBDIVISION PLAT OF SOUTH AUSTIN ACRES SECTION ONE, A SUBDIVISION OF RECORD IN VOLUME 81, PAGE 59 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1.182 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with an aluminum cap set in the south right-of-way line of Ben White Boulevard/US 290, being at the northwest corner of Lot 1 of South Austin Acres Section 1-A, a subdivision of record in Volume 82, Page 176 of the Plat Records of Travis County, Texas, and being also in the east right-of-way of Emerald Forest Drive;

THENCE with the east right-of-way drive of Emerald Forest Drive and the west line of said Lot 1, the following two (2) courses:

1. Along a curve to the left, an arc length of 521.29 feet, with a radius of 2850.65 feet, and a chord which bears South 07°00'32" West, a distance of 520.57 feet (record chord South 09°26' West, 521.31 feet) to a 5/8" rebar found;
2. Along a curve to the left, an arc length of 235.07 feet, with a radius of 11853.50 feet, and a chord which bears South 00°08'00" West, a distance of 235.07 feet (record chord South 02°26'30" West, 235.74 feet) to a calculated point in the south line of Lot 1, being also in the north line of Lot 1 of Constacio Subdivision, a subdivision of record in Volume 76, Page 114 of the Plat Records of Travis County;

THENCE with the north line of Constacio Subdivision, being also the south line of Emerald Forest Drive, the following two (2) courses:

1. North 62°28'53" West, a distance of 2.49 feet (record North 60°10" West, 2.91 feet) to a 1/4" i.d. iron pipe found;

REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

12780

0787

981008-J

Exhibit "A"

Page 1 of 2

Page 2 of 2

2. North 62°27'53" West, a distance of 76.27 feet (record North 60°09' West, 76.27 feet) to a calculated point in the west right-of-way line of Emerald Forest Drive, being also the east right-of-way of an apparent 100 foot railroad right-of-way;

THENCE with the east line of the railroad right-of-way, being also the west line of Emerald Forest Drive, the following two (2) courses:

1. Along a curve to the right, an arc length of 201.43 feet, with a radius of 11923.50 feet, and a chord which bears North 00°13'07" East, a distance of 201.43 feet (record North 02°32' East, 201.43 feet) to a 1/2" rebar with an aluminum cap set;

2. Along a curve to the right, an arc length of 518.48 feet, with a radius of 2920.65 feet, and a chord which bears North 06°50'09" East, a distance of 517.80 feet (record chord North 09°17'30" East, 519.39 feet) to a 1/2" rebar with an aluminum cap set in the south right-of-way line of Ben White Boulevard;

THENCE South 89°49'21" East, with the south right-of-way line of Ben White Boulevard, a distance of 71.51 feet (record South 87°15' East, 71.51 feet) to the POINT OF BEGINNING, containing 1.182 acres of land, more or less.

Surveyed on the ground February 22, 1996, under my direction and supervision. Bearing basis is from Engineers Centerline for Ben White/US 290 (North 87°26'40" East) determined from TxDOT monuments found at Station 677+30.96, 160.43' left, and 684+70.74, 202.78' left. Attachments: Survey Drawing No. 06-1201.

*Robert C. Watts* 2-22-96  
Robert C. Watts, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 4995



I, Doree DeBeauvoir, County Clerk, Travis County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office. Witness my hand and seal of office on



Doree DeBeauvoir, County Clerk  
By Deputy:

*Raymond Limon*  
Raymond Limon

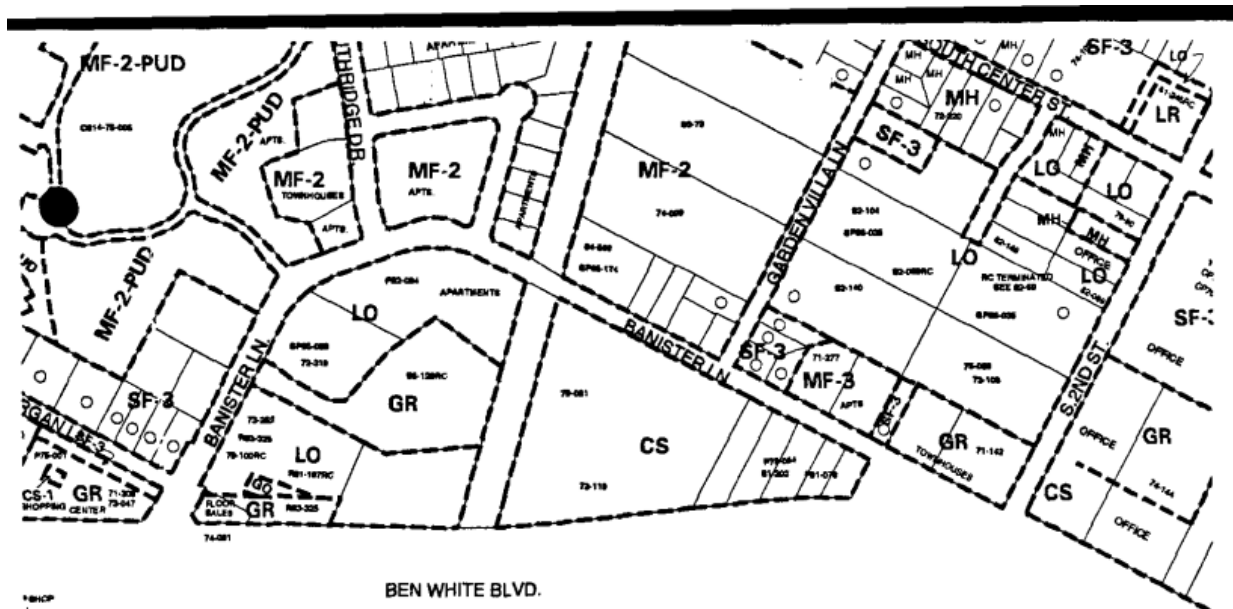
JUN 15 1998

Exhibit "A"  
Page 2 of 2

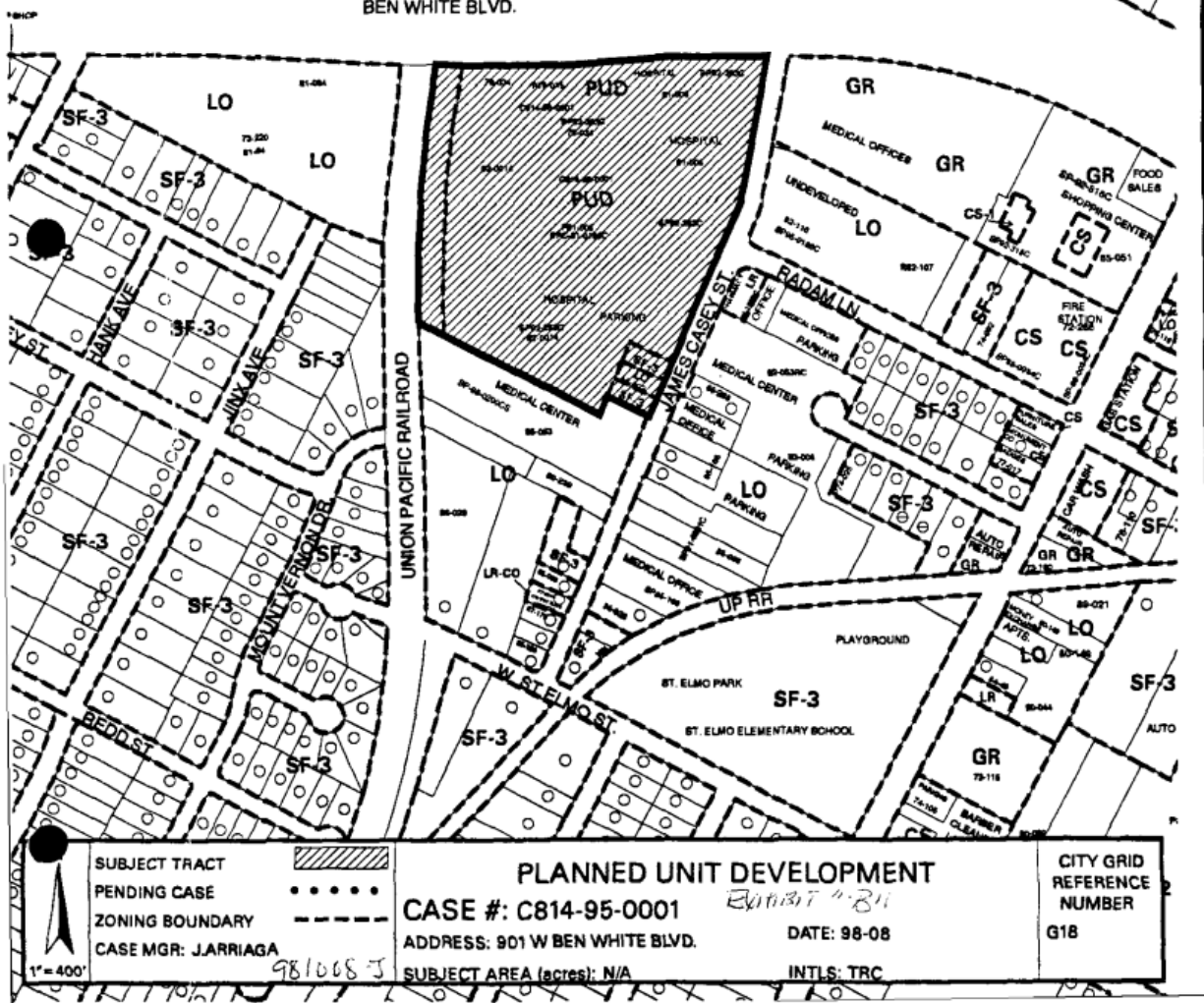
REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

12780 0788

981008-J



BEN WHITE BLVD.



SUBJECT TRACT   
 PENDING CASE   
 ZONING BOUNDARY   
 CASE MGR: JARRIAGA  
 981068 J

**PLANNED UNIT DEVELOPMENT**  
**CASE #:** C814-95-0001 *Exhibit 4-31*  
**ADDRESS:** 901 W BEN WHITE BLVD.  
**SUBJECT AREA (acres):** N/A  
**DATE:** 98-08  
**INTLS:** TRC

**CITY GRID**  
**REFERENCE**  
**NUMBER**  
 G18

1" = 400'

[illegible]

## PROJECT LOCATION

PROJECT VICINITY MAP



**GRIFFIN ENGINEERING GROUP INC.**  
11711 NORTH LAMAR BLVD.  
AUSTIN, TEXAS 78753  
(512) 836-3113

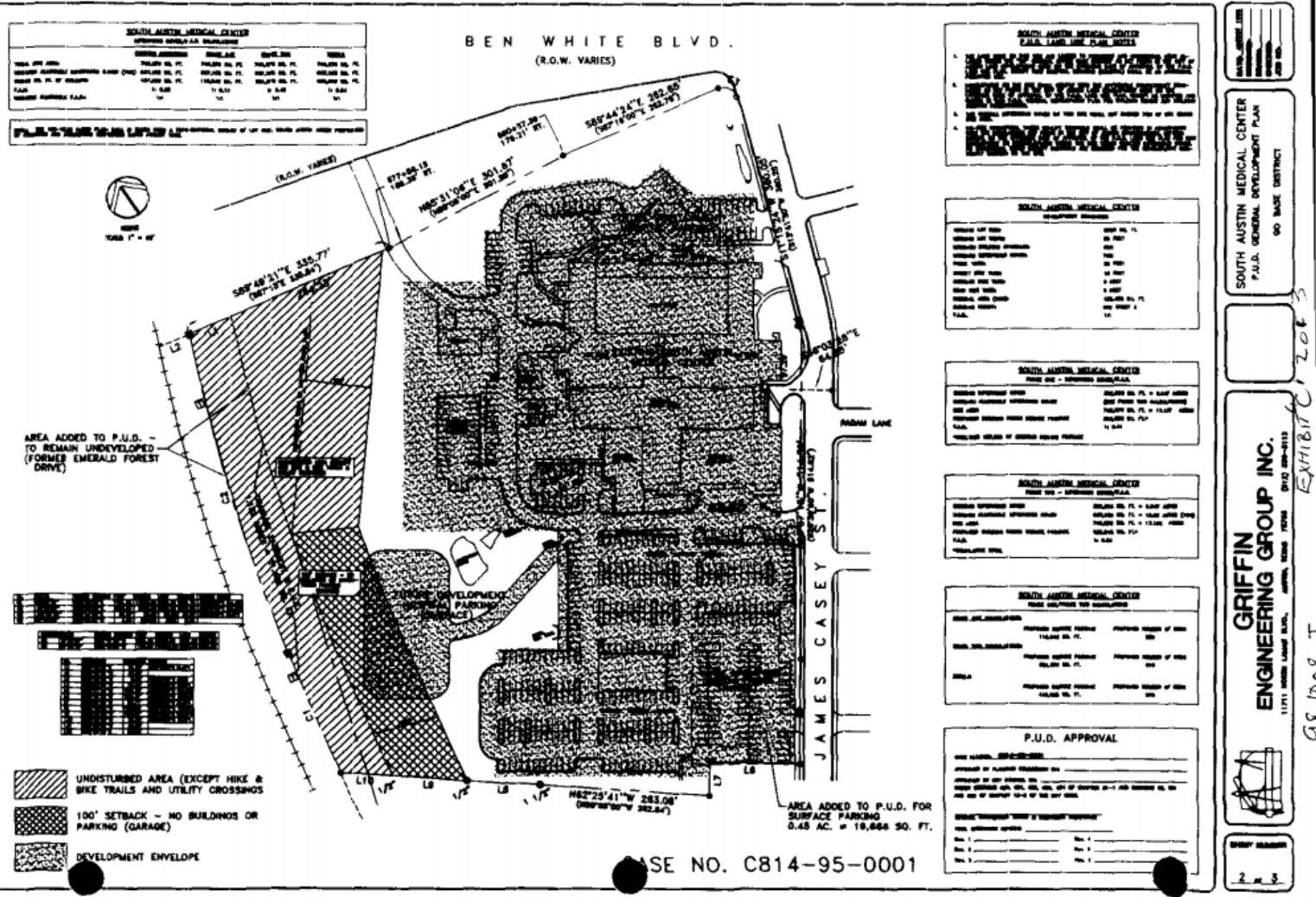
## INDEX OF SHEETS

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

**P.U.D. APPROVAL**

[illegible]

981208-5  
EXHIBIT "C" 10 of 3



**SOUTH AUSTIN MEDICAL CENTER**  
SPENDING SUMMARY BY BUILDING

ITEM	QUANTITY	UNIT	PRICE	TOTAL
FOUNDATION	10,000	sq. ft.	1.50	15,000
WALLS	20,000	sq. ft.	1.00	20,000
ROOF	10,000	sq. ft.	1.00	10,000
MECHANICAL	5,000	sq. ft.	1.00	5,000
ELECTRICAL	5,000	sq. ft.	1.00	5,000
PLUMBING	5,000	sq. ft.	1.00	5,000
PAINT	5,000	sq. ft.	1.00	5,000
LANDSCAPE	5,000	sq. ft.	1.00	5,000
TOTAL				70,000

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

ITEM	QUANTITY	UNIT	PRICE	TOTAL
FOUNDATION	10,000	sq. ft.	1.50	15,000
WALLS	20,000	sq. ft.	1.00	20,000
ROOF	10,000	sq. ft.	1.00	10,000
MECHANICAL	5,000	sq. ft.	1.00	5,000
ELECTRICAL	5,000	sq. ft.	1.00	5,000
PLUMBING	5,000	sq. ft.	1.00	5,000
PAINT	5,000	sq. ft.	1.00	5,000
LANDSCAPE	5,000	sq. ft.	1.00	5,000
TOTAL				70,000

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

ITEM	QUANTITY	UNIT	PRICE	TOTAL
FOUNDATION	10,000	sq. ft.	1.50	15,000
WALLS	20,000	sq. ft.	1.00	20,000
ROOF	10,000	sq. ft.	1.00	10,000
MECHANICAL	5,000	sq. ft.	1.00	5,000
ELECTRICAL	5,000	sq. ft.	1.00	5,000
PLUMBING	5,000	sq. ft.	1.00	5,000
PAINT	5,000	sq. ft.	1.00	5,000
LANDSCAPE	5,000	sq. ft.	1.00	5,000
TOTAL				70,000

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

ITEM	QUANTITY	UNIT	PRICE	TOTAL
FOUNDATION	10,000	sq. ft.	1.50	15,000
WALLS	20,000	sq. ft.	1.00	20,000
ROOF	10,000	sq. ft.	1.00	10,000
MECHANICAL	5,000	sq. ft.	1.00	5,000
ELECTRICAL	5,000	sq. ft.	1.00	5,000
PLUMBING	5,000	sq. ft.	1.00	5,000
PAINT	5,000	sq. ft.	1.00	5,000
LANDSCAPE	5,000	sq. ft.	1.00	5,000
TOTAL				70,000

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

ITEM	QUANTITY	UNIT	PRICE	TOTAL
FOUNDATION	10,000	sq. ft.	1.50	15,000
WALLS	20,000	sq. ft.	1.00	20,000
ROOF	10,000	sq. ft.	1.00	10,000
MECHANICAL	5,000	sq. ft.	1.00	5,000
ELECTRICAL	5,000	sq. ft.	1.00	5,000
PLUMBING	5,000	sq. ft.	1.00	5,000
PAINT	5,000	sq. ft.	1.00	5,000
LANDSCAPE	5,000	sq. ft.	1.00	5,000
TOTAL				70,000

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

ITEM	QUANTITY	UNIT	PRICE	TOTAL
FOUNDATION	10,000	sq. ft.	1.50	15,000
WALLS	20,000	sq. ft.	1.00	20,000
ROOF	10,000	sq. ft.	1.00	10,000
MECHANICAL	5,000	sq. ft.	1.00	5,000
ELECTRICAL	5,000	sq. ft.	1.00	5,000
PLUMBING	5,000	sq. ft.	1.00	5,000
PAINT	5,000	sq. ft.	1.00	5,000
LANDSCAPE	5,000	sq. ft.	1.00	5,000
TOTAL				70,000

**P.U.D. APPROVAL**

ITEM	QUANTITY	UNIT	PRICE	TOTAL
FOUNDATION	10,000	sq. ft.	1.50	15,000
WALLS	20,000	sq. ft.	1.00	20,000
ROOF	10,000	sq. ft.	1.00	10,000
MECHANICAL	5,000	sq. ft.	1.00	5,000
ELECTRICAL	5,000	sq. ft.	1.00	5,000
PLUMBING	5,000	sq. ft.	1.00	5,000
PAINT	5,000	sq. ft.	1.00	5,000
LANDSCAPE	5,000	sq. ft.	1.00	5,000
TOTAL				70,000

**GRiffin ENGINEERING GROUP INC.**  
11711 BURNING LANE BLVD., AUSTIN, TEXAS 78758  
P.O. BOX 8113  
EXHIBIT 2063  
AS IN D T

**SOUTH AUSTIN MEDICAL CENTER**  
P.U.D. GENERAL DEVELOPMENT PLAN  
OO BACK DISTRICT

**2 of 3**

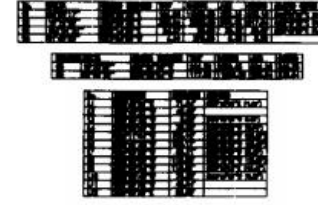
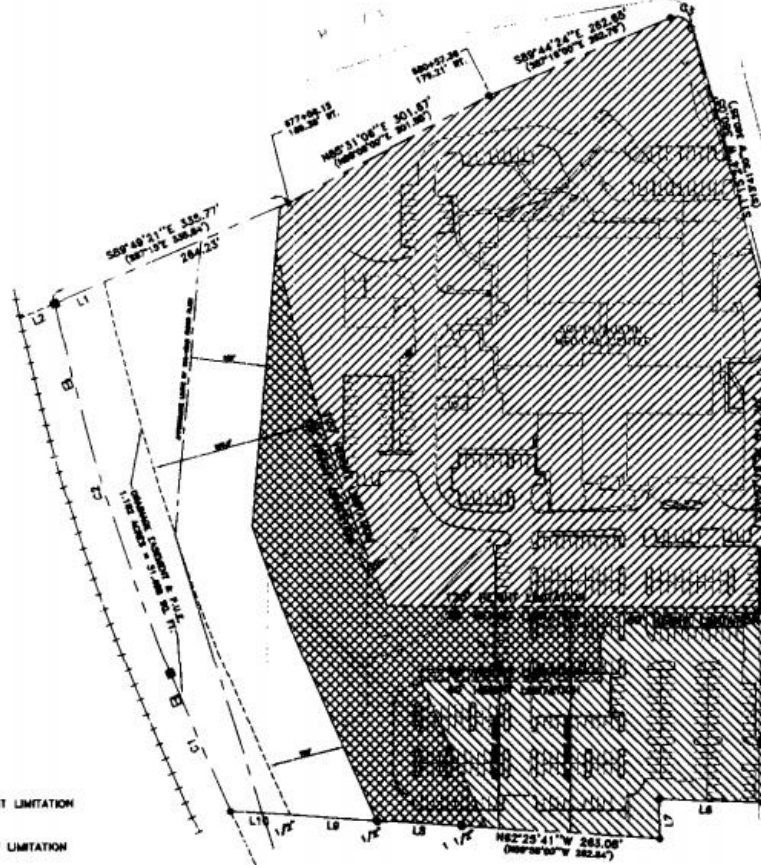
CASE NO. C814-95-0001





SCALE 1" = 40'

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



P.U.D. APPROVAL

DATE: 08/14/95

APPROVED BY: [Signature]

DATE: 08/14/95

DATE: 08/14/95

CASE NO. C814-95-0001

EXHIBIT "C" 3 of 3

**GRIFFIN**  
**ENGINEERING GROUP INC.**  
11711 SOUTH LAMAR BLVD. SUITE 1000 DALLAS, TEXAS 75243  
TEL: 972-835-0112 FAX: 972-835-0113

**SOUTH AUSTIN MEDICAL CENTER**  
P.U.D. GENERAL DEVELOPMENT PLAN  
HEIGHT SETTINGS

DATE: 08/14/95  
BY: [Signature]

3 of 3

# Austin American-Statesman

PO#: 981008J  
Ad ID#: AMM401800  
Acct#: 5124992499  
Account Name: CITY CLERKS OFFICE

CITY CLERKS OFFICE  
PO BOX 1088  
AUSTIN, TX 78767

## AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS  
COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public in and for the County of Travis,  
State of Texas, on this day personally appeared:

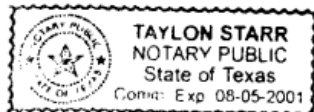
SHARON JANAK

Classified Advertising Agent of the Austin American-Statesman, a daily newspaper  
published in said County and State that is generally circulated in Travis, Hays, Burnet  
and Williamson Counties, who being duly sworn by me, states that the attached  
advertisement was published in said newspaper on the following dates, to wit:

First Published:	10/27/98	Last Published:	10/27/98
Times Published:	1	Classification:	9980
Lines:	16	Cost:	\$44.64

and that the attached is a true copy of said advertisement.

SWORN AND SUBSCRIBED TO BEFORE ME, this the 27<sup>th</sup> day of Oct 1998



Taylor Starr  
Notary Public in and for  
TRAVIS COUNTY, TEXAS

305 South Congress Ave., P.O. Box 670, Austin, Texas 78767-0670 512-445-3541

ORDINANCE NO. 981008J  
AN ORDINANCE AMENDING ORDINANCE NO. 806804H TO INCREASE THE SIZES OF THE PROJECT KNOWN AS SOUTH AUSTIN MEDICAL CENTER P.U.D. PLANNED UNIT DEVELOPMENT PROJECT, SUBJECT TO CERTAIN CONDITIONS, AND REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 901 WEST BEN WHITE BOULEVARD, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.  
Mayor, Kirk Watson  
City of Austin

**From:**  
**To:** [Rhoades, Wendy](#)  
**Subject:** Letter of Support for St. David's Medical Center  
**Date:** Wednesday, April 13, 2022 1:09:39 PM

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\*\*\* External Email - Exercise Caution \*\*\*

Good afternoon Ms. Rhoades,

I am the President of the Southwood Neighborhood Association in Austin, Texas. Our neighborhood association would like to respectfully submit the attached letter of support for St. David's Medical Center. Please feel free to contact me if you have any questions or concerns.

Thank you for your consideration,  
Anna Pittala  
President, Southwood Neighborhood Association  
4502 Jinx Avenue, Austin, Texas 78745  
(512) 443-5874

April 13, 2022

Wendy Rhoades  
Zoning Case Manager  
City of Austin  
Housing and Planning Department  
1000 E. 11th Street Austin, TX 78702

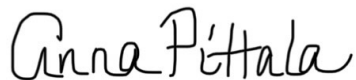
Dear Ms. Rhoades,

Please accept this letter from the Southwood Neighborhood Association (which represents some 2,000 households in south-central Austin, Texas) in support of the update to the South Austin Medical Center PUD for the construction of an expansion to add additional hospital rooms and operating rooms. The neighborhood recognized the importance of adding additional hospital rooms and agreed to support the increased height to 120' on a small portion of the existing St. David's Medical Center parking lot to build the expansion with the expectation that St. David's would continue to discuss parking and traffic as the development proceeds.

Members of Southwood Neighborhood Association voted unanimously to submit this letter in support of St. David's Medical Center's application at our March 30, 2022 regular meeting.

Thank you for your service.

Respectfully,



Anna Pittala  
President, Southwood Neighborhood Association

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Southwood Neighborhood Association (SNA)

**CAUTION:** This email was received at the City of Austin, from an EXTERNAL

## PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to participate in a public hearing, you are not required to participate. This meeting will be conducted both online and in-person at which you will have the opportunity to speak FOR or AGAINST the proposed development or change. Contact the case manager for further information on how to participate in the public hearings. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

Staff is conducting a pilot program to receive case-related comments online which can be accessed through this link or QR code:  
<https://bit.ly/ATXZoningComment>



During its public hearing, the board or commission may postpone or continue an application's hearing to a later date or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: [www.austintexas.gov/planning](http://www.austintexas.gov/planning).

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice. Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and will be published online.

**Case Number: C814-95-0001.02**

**Contact: Wendy Rhoades, 512-974-7719**

**Public Hearings: June 28, 2022, Planning Commission  
July 28, 2022, City Council**

*Ray Collins*

Your Name (please print)

*E. by Coll - 5014 Lansing Dr.*

Your address(es) affected by this application (optional)

*E. by Coll*

Signature

Date

Daytime Telephone (Optional):

Comments: *The South Manchaca Neighborhood Plan  
Contact team met jointly with the Southlake  
Neighborhood Association & approved this PUD  
amendment. As a former SMNP chair, this change  
conforms to our neighborhood plan. I'm not sure  
why the SMNP Secretary didn't submit a letter of  
support, but the SMNP/SNA vote was unanimous  
in favor.*

☒ I am in favor  
☐ I object

If you use this form to comment, it may be returned to:

City of Austin, Housing & Planning Department

**Wendy Rhoades**

P. O. Box 1088, Austin, TX 78767

Or email to:

[wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)