

**ORDINANCE NO.**

**AN ORDINANCE AMENDING ORDINANCE NO. 20130620-077 TO MODIFY THE LAND USE PLAN AND CHANGE CONDITIONS OF ZONING FOR THE PROJECT KNOWN AS ESTANCIA HILL COUNTRY PLANNED UNIT DEVELOPMENT PROJECT LOCATED AT 13217 OLD SAN ANTONIO ROAD AND CHANGING THE ZONING MAP FROM PLANNED UNIT DEVELOPMENT (PUD) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT.**

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

**PART 1.** Estancia Hill Country Planned Unit Development (the “Estancia PUD”) was approved on June 20, 2013, under Ordinance No. 20130620-077 (the “Original Ordinance”). Part 4 of Ordinance No. 20141211-177 amended the Original Ordinance by replacing the text in Part 2 of the Original Ordinance.

**PART 2.** Estancia PUD is comprised of approximately 596.6 acres of land located generally at 12814 Interstate Highway 35 South, FM 1327 (Puryear Road) at South IH 35 Service Road Southbound and more particularly described by metes and bounds in the land use plan incorporated into the Original Ordinance. This ordinance affects a portion of the property within the Estancia PUD as described in Part 3 below.

**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 the property described in Zoning Case No. C814-2012-0085.02, on file at the Housing and Planning Department, as follows:

Being a 24.231 acre tract of land in Travis County, Texas out of the Trinidad Varcinas Survey No. 785, and being called 24.230 acre tract of land conveyed to Texas Children's Hospital by deed recorded as Document No. 2019193053, Deed Records of Travis County, Texas, said 24.231 acre of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property" or "Hospital Tract"),

locally known as 13217 Old San Antonio Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as **Exhibit “B”** and the zoning exhibit attached as **Exhibit “C”**.

**PART 4.** 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 of the Property  
Exhibit B: Zoning Map  
Exhibit C: Zoning Exhibit  
Exhibit I: Site Development Regulations  
Exhibit M: Hospital Tract Signage

**PART 5.** Development of and uses within the Property shall conform to the limitations and conditions set forth in this ordinance and **Exhibit “A”, Exhibit “B”, Exhibit “C”, Exhibit “I”, and Exhibit “M”** (collectively, the “Hospital Tract Land Use Plan”). If this ordinance and the attached exhibits conflict, this ordinance controls. Except as otherwise provided by this ordinance and the Hospital Tract Land Use Plan, the Original Ordinance and all other rules, regulations, and ordinances of the City apply to the Property.

**PART 6.** Part 4. Open Space and Parkland of the Original Ordinance is amended to read as follows:

Except as otherwise provided in this part, all [A4] open space and parkland within the PUD, as generally shown on Exhibit E, attached hereto is detailed in the Development Agreement between the City of Austin and SLF III-Onion Creek, LP, dated June 20, 2013. The development of an allowed use on the Hospital Tract (CS-MU) is subject to City Code Title 25-1, Article 14 (*Parkland Dedication*) as amended.

**PART 7.** Part 5. Environmental of the Original Ordinance is amended to add the following language:

13. Development of the Hospital Tract shall comply with Energy Green Building (AEGB) rating system for a minimum two-star rating. Certification from AEGB shall be met as specified by the version of the rating system current at the time of design.

**PART 8.** Part 13. Code Modifications of the Original Ordinance is amended to add a new Section 8 to A. Zoning. to read as follows:

8. Permitted, Conditional and Prohibited Uses described in Exhibit H for the CS-MU-V tract apply to the Hospital Tract (CS-MU).

**PART 9.** Part 13. Code Modifications of the Original Ordinance is amended to replace Section 7. to A. Zoning. to read as follows:



## EXHIBIT A

24.231 ACRES  
TEXAS CHILDREN'S HOSPITAL  
AUSTIN, TX

PROJECT NO. 316-463  
JUNE 15, 2022

**BEING A 24.231 ACRE TRACT OF LAND IN TRAVIS COUNTY, TEXAS OUT OF THE TRINIDAD VARCINAS SURVEY NO. 535, ABSTRACT NO. 785, AND BEING THE CALLED 24.230 ACRE TRACT OF LAND CONVEYED TO TEXAS CHILDREN'S HOSPITAL PER DEED RECORDED AS DOCUMENT NO. 2019193053 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID 24.231 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a ½-inch iron rod with "Bury" cap found at the northeasterly corner of the intersection of Old San Antonio Road (right-of-way width varies) and of Puryear Road (right-of-way width varies), for the **POINT OF BEGINNING** and southeasterly corner hereof, from which a cotton spindle found on the westerly right-of-way line of Old San Antonio Road, being a point on the easterly line of that certain tract of land conveyed to M/I Homes of Austin, LLC, an Ohio Limited Liability Company, per deed recorded as Document No. 2021160165, O.P.R.T.C.T., bears S68°20'19"W, a distance of 77.65 feet;

**THENCE**, along the common line of said 24.230 acre tract and of the easterly right-of-way line of Old San Antonio Road, N02°20'17"W, a distance of 858.31 feet to a ½-inch iron rod with "CEC Boundary" cap set at the beginning of the right-of-way return at the southeast corner of the intersection of Old San Antonio Road and of Avenida Mercado Street (right-of-way width varies), said point being at the beginning of a tangent 25.00 foot radius curve to the right;

**THENCE**, along the common line of said right-of-way return and of the northwesterly line of said 24.230 acre tract, and along the arc of said 25.00 foot radius curve a distance of 38.95 feet through a central angle of 89°16'07", and having a chord bearing N42°46'39"E and distance of 35.13 feet to a set ½-inch iron rod with "CEC Boundary" cap;

**THENCE**, along the common line of said 24.230 acre tract and of the southerly right-of-way line of Avenida Mercado Street, the following seven (7) courses and distances:

1. N87°16'46"E, a distance of 370.84 feet to a ½-inch iron rod with "CEC Boundary" cap set at the beginning of a tangent 975.00 foot radius curve to the right;
2. Along the arc of said 975.00 foot radius curve a distance of 167.14 feet through a central angle of 09°49'19", and having a chord bearing S87°46'21"E and distance of 166.93 feet to a ½-inch iron rod with "CEC Boundary" cap set at the beginning of a 1,025.00 foot radius reverse curve to the left;
3. Along the arc of said 1,025.00 foot radius curve a distance of 203.35 feet through a central angle of 11°22'02", and having a chord bearing S88°32'42"E and distance of 203.02 feet to a ½-inch iron rod with "CEC Boundary" cap set at the beginning of a 1,475.00 foot radius reverse curve to the right;
4. Along the arc of said 1,475.00 foot radius curve a distance of 185.71 feet through a central angle of 07°12'49", and having a chord bearing N89°22'41"E and distance of 185.58 feet to a ½-inch iron rod with "CEC Boundary" cap set at the beginning of a 2,053.00 foot radius reverse curve to the left;

24.231 ACRES  
TEXAS CHILDREN'S HOSPITAL  
AUSTIN, TX

PROJECT NO. 316-463  
JUNE 15, 2022

5. Along the arc of said 2,053.00 foot radius curve a distance of 158.45 feet through a central angle of  $04^{\circ}25'20''$ , and having a chord bearing  $S89^{\circ}13'34''E$  and distance of 158.42 feet to a  $\frac{1}{2}$ -inch iron rod with "CEC Boundary" cap set at the beginning of a 435.00 foot radius reverse curve to the right;
6. Along the arc of said 435.00 foot radius curve a distance of 213.64 feet through a central angle of  $28^{\circ}08'22''$ , and having a chord bearing  $S77^{\circ}15'18''E$  and distance of 211.50 feet to a set  $\frac{1}{2}$ -inch iron rod with "CEC Boundary" cap;
7.  $S63^{\circ}30'08''E$ , a distance of 88.94 feet to a  $\frac{1}{2}$ -inch iron rod with "CEC Boundary" cap set at the beginning of the right-of-way return at the southwest corner of the intersection of Avenida Mercado Street and of Interstate Highway No. 35(IH-35 Frontage Road) (right-of-way width varies), said point being at the beginning of a tangent 25.00 foot radius curve to the right;

**THENCE**, along the common line of last said right-of-way return and of the northeasterly line of said 24.230 acre tract, and along the arc of last said 25.00 foot radius curve a distance of 39.27 feet through a central angle of  $90^{\circ}00'17''$ , and having a chord bearing  $S18^{\circ}15'43''E$  and distance of 35.36 feet to a found  $\frac{1}{2}$ -inch iron rod found with illegible cap;

**THENCE**, along the common line of said 24.230 acre tract and of the westerly right-of-way line of IH-35 Frontage Road, the following two (2) courses and distances:

1.  $S26^{\circ}40'12''W$ , a distance of 406.97 feet to a found TxDOT Type II Concrete Monument;
2.  $S20^{\circ}18'11''W$ , a distance of 292.70 feet to a TxDOT Type II Concrete Monument found at the right-of-way return at the northwest corner of the intersection of Interstate Highway No. 35 and of Puryear Road;

**THENCE**, along the common line of last said right-of-way return and of the southeasterly line of said 24.230 acre tract,  $S59^{\circ}48'51''W$ , a distance of 168.70 feet to a found  $\frac{1}{2}$ -inch iron rod with illegible cap;

**THENCE**, along the common line of said 24.230 acre tract and of the northerly right-of-way line of Puryear Road, the following three (3) courses and distances:

1.  $S89^{\circ}14'29''W$ , a distance of 451.29 feet to a found TxDOT Type II Concrete Monument;
2.  $S74^{\circ}57'23''W$ , a distance of 96.02 feet to a found TxDOT Type II Concrete Monument;

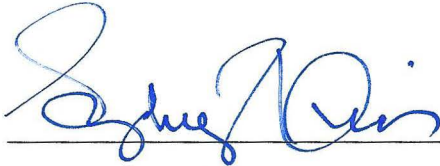


24.231 ACRES  
TEXAS CHILDREN'S HOSPITAL  
AUSTIN, TX

PROJECT NO. 316-463  
JUNE 15, 2022

3. S87°46'21"W, a distance of 396.23 feet to the **POINT OF BEGINNING**, and containing 24.231 acres of land, more or less;

Witness my hand and seal this 15<sup>th</sup> day of June, 2022.



Sydney Smith Xinos, R.P.L.S. 5361  
Civil & Environmental Consultants, Inc.  
Austin, TX 78746  
Texas Registered Surveying Firm No. 10194419





NORTH

M/1 HOMES OF  
AUSTIN, LLC  
DOC. NO.  
2019040021  
O.P.R.T.C.T.  
BLOCK D, LOT 1A  
ESTANCIA HILL  
COUNTRY  
SUBDIVISION,  
PHASE 8  
DOC. NO.  
201900178  
O.P.R.T.C.T.

ESTANCIA PARKWAY  
(RIGHT-OF-WAY WIDTH VARIES)  
DOC. NO. 201900167  
O.P.R.T.C.T.

HOUSING AUTHORITY OF THE  
CITY OF AUSTIN  
DOC. NO. 2021266911  
O.P.R.T.C.T.  
LOT 1, BLOCK E  
ESTANCIA HILL COUNTRY,  
PHASE 10  
DOC. NO. 202100278  
O.P.R.T.C.T.

AVENIDA MERCADO ST. (RIGHT-OF-WAY WIDTH VARIES)  
DOC. NO. 201900167 O.P.R.T.C.T.

M/1 HOMES OF AUSTIN, LLC, AN  
OHIO LIMITED LIABILITY COMPANY  
DOC. NO. 2021160165  
O.P.R.T.C.T.

OLD SAN ANTONIO RD  
(RIGHT-OF-WAY WIDTH VARIES)  
N02°20'17"W 858.31'

TRINIDAD VARCINAS  
ABSTRACT SURVEY NO. 785

24.231 ACRES  
(1,055,508 SQUARE FEET)

TEXAS CHILDREN'S HOSPITAL  
CALLED 24.230 ACRES  
DOC. NO. 2019193053  
O.P.R.T.C.T.

1/2" IRON ROD W/ "BURY" CAP

L9

L8

L7

L6

L5

L4

L3

IH-35 FRONTAGE RD  
(RIGHT-OF-WAY WIDTH VARIES)

M/1 HOMES OF AUSTIN, LLC, AN  
OHIO LIMITED LIABILITY COMPANY  
DOC. NO. 2021160165  
O.P.R.T.C.T.

BOONE AND HERMAN'S, LLC  
DOC. NO. 2006056153  
O.P.R.T.C.T.

ELEVEN-MILE HILL, LLC  
DOC. NO. 2006056155  
O.P.R.T.C.T.



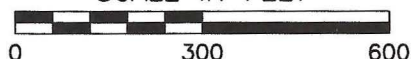
### LEGEND:



FOUND 1/2" IRON ROD W/ ILLEGIBLE CAP (UNLESS OTHERWISE NOTED)  
SET 1/2" IRON ROD W/ "CEC BOUNDARY" CAP  
FOUND TxDOT TYPE II CONCRETE MONUMENT  
COTTON SPINDLE FOUND  
SUBJECT BOUNDARY LINE  
ADJACENT PROPERTY LINE  
RIGHT-OF-WAY LINE  
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS  
DOCUMENT NUMBER  
POINT OF BEGINNING

O.P.R.T.C.T.  
DOC. NO.  
P.O.B.

SCALE IN FEET



**Civil & Environmental Consultants, Inc.**

3711 South MoPac Expressway · Building 1, Suite 550 · Austin, TX 78746

Texas Registered  
Surveying Firm 10194419

Ph: 512.439.0400 · Fax: 512.329.0096

www.cecinc.com

Texas Registered  
Engineering Firm F-38

TEXAS CHILDREN'S HOSPITAL - SOUTH  
IH-35 & FM-1327  
CITY OF AUSTIN  
TRAVIS COUNTY, TEXAS

EXHIBIT

DRAWN BY:

AJH

CHECKED BY:

ESH

APPROVED BY:

SSX

SHEET NO.:

DATE:

JUNE 15, 2022

DWG SCALE:

1"=300'

PROJECT NO:

316-463

**1 OF 2**

| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE       | BEARING     | DISTANCE |
| L1         | N87°16'46"E | 370.84'  |
| L2         | S63°30'08"E | 88.94'   |
| L3         | S26°40'12"W | 406.97'  |
| L4         | S20°18'11"W | 292.70'  |
| L5         | S59°48'51"W | 168.70'  |
| L6         | S89°14'29"W | 451.29'  |
| L7         | S74°57'23"W | 96.02'   |
| L8         | S87°46'21"W | 396.23'  |
| L9         | S68°20'19"W | 77.65'   |

| CURVE TABLE |                 |          |                |               |                   |
|-------------|-----------------|----------|----------------|---------------|-------------------|
| CURVE       | ARC<br>DISTANCE | RADIUS   | DELTA<br>ANGLE | CHORD BEARING | CHORD<br>DISTANCE |
| C1          | 38.95'          | 25.00'   | 89°16'07"      | N42°46'39"E   | 35.13'            |
| C2          | 167.14'         | 975.00'  | 9°49'19"       | S87°46'21"E   | 166.93'           |
| C3          | 203.35'         | 1025.00' | 11°22'02"      | S88°32'42"E   | 203.02'           |
| C4          | 185.71'         | 1475.00' | 7°12'49"       | N89°22'41"E   | 185.58'           |
| C5          | 158.45'         | 2053.00' | 4°25'20"       | S89°13'34"E   | 158.42'           |
| C6          | 213.64'         | 435.00'  | 28°08'22"      | S77°15'18"E   | 211.50'           |
| C7          | 39.27'          | 25.00'   | 90°00'17"      | S18°15'43"E   | 35.36'            |



**Civil & Environmental Consultants, Inc.**

3711 South MoPac Expressway · Building 1, Suite 550 · Austin, TX 78746

Texas Registered  
Surveying Firm 10194419

Ph: 512.439.0400 • Fax: 512.329.0096

[www.cecinc.com](http://www.cecinc.com)

Texas Registered  
Engineering Firm F-38

TEXAS CHILDREN'S HOSPITAL - SOUTH  
IH-35 & FM-1327  
CITY OF AUSTIN  
TRAVIS COUNTY, TEXAS

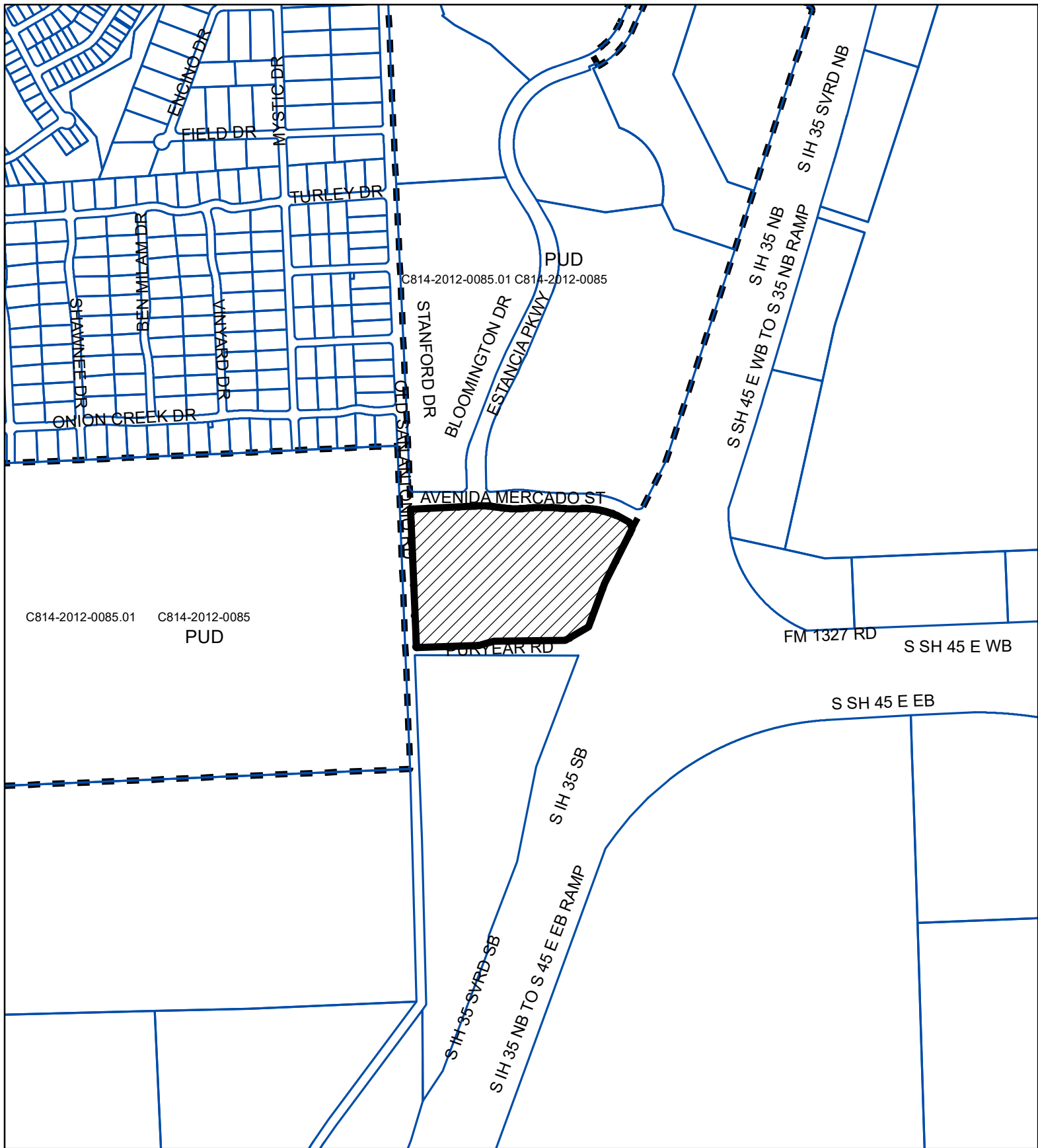
EXHIBIT

|           |     |             |     |              |     |            |
|-----------|-----|-------------|-----|--------------|-----|------------|
| DRAWN BY: | AJH | CHECKED BY: | ESH | APPROVED BY: | SSX | SHEET NO.: |
|-----------|-----|-------------|-----|--------------|-----|------------|

|       |               |            |         |             |         |
|-------|---------------|------------|---------|-------------|---------|
| DATE: | JUNE 15, 2022 | DWG SCALE: | 1"=300' | PROJECT NO: | 316-463 |
|-------|---------------|------------|---------|-------------|---------|

2 OF 2





SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

## PLANNED UNIT DEVELOPMENT

Exhibit B

ZONING CASE#: C814-2012-0085.02

1" = 800'

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



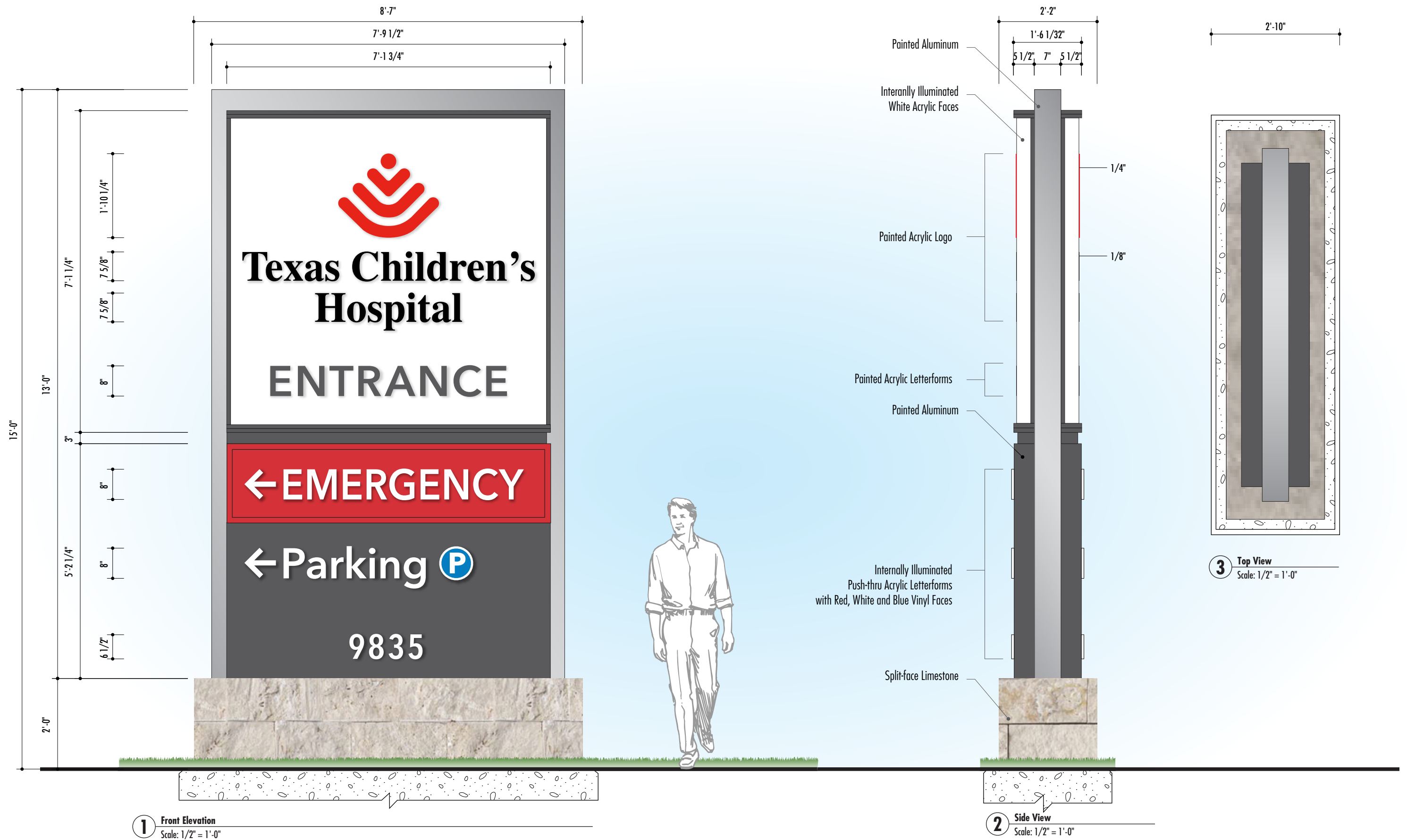


**ESTANCIA HILL COUNTRY PUD  
C814-2012-0085**

**SITE DEVELOPMENT REGULATIONS**

|                                  | SF-6    | GR-MU                              | CS-MU-V                  | CS-MU<br>(Hospital Tract)             |
|----------------------------------|---------|------------------------------------|--------------------------|---------------------------------------|
| <b>Minimum Lot Size</b>          | 5750 SF | 5,750 SF                           | 5,750 SF                 | 5,750 SF                              |
| <b>Minimum Lot Width</b>         | 50      | 50                                 | 50                       | 50 ft                                 |
| <b>Maximum Height</b>            | 35      | 60                                 | 60                       | 120 ft                                |
| <b>Minimum Front Yard</b>        | 25      | 10                                 | 10                       | 10 ft                                 |
| <b>Minimum Street Side Yard</b>  | 15      | 10                                 | 10                       | 10 ft                                 |
| <b>Minimum Side Yard</b>         | 5       | 0                                  | 0                        | 0 ft                                  |
| <b>Minimum Rear Yard</b>         | 10      | 0                                  | 0                        | 0 ft                                  |
| <b>Maximum Building Coverage</b> | 40%     | 75%                                | 95%                      | 95%                                   |
| <b>Maximum Impervious Cover</b>  | 55%     | 70% MF<br>90% Commercial<br>55% SF | 70% MF<br>90% Commercial | 90% Civic<br>90% Commercial<br>70% MF |
| <b>FAR</b>                       |         | 1:01                               | 2:01                     | 2:01                                  |

6/18/2013



## EXHIBIT M: HOSPITAL TRACT SIGNAGE