ZONING CHANGE REVIEW SHEET

CASE: C814-2012-0085.02 – Texas Children's Hospital DISTRICT: 5

ZONING FROM / TO: PUD to PUD, to change conditions of zoning

ADDRESS: 13217 Old San Antonio Road

SITE AREA: 24.230 acres

PROPERTY OWNER: Texas Children's Hospital (Jill S. M. Pearsall)

AGENT: Drenner Group, PC (Amanda Swor)

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

STAFF RECOMMENDATION:

The Staff recommendation is to grant an amendment to planned unit development (PUD) district zoning as outlined in the redlined draft PUD amendment ordinance, and as shown in Exhibit C – the revised Zoning Exhibit, and supporting Exhibit I – Site Development Regulations table, and Exhibit M (Signage). *For a summary of the basis of Staff's recommendation, see pages 2 and 3.*

ZONING AND PLATTING COMMISSION ACTION:
June 7, 2022: ***APPROVED AN AMENDMENT TO PUD DISTRICT ZONING, AS STAFF RECOMMENDED, BY CONSENT***
[H. SMITH; B. GREENBERG – 2ND] (9-0) N. BARRERA – RAMIREZ; L. STERN – ABSENT

CITY COUNCIL ACTION:
July 28, 2022:

ORDINANCE NUMBER:

ISSUES:

No issues at this time.

EXHIBITS AND ATTACHMENTS TO THE STAFF REPORT:

Exhibits A and A-1: Zoning Map and Aerial
Applicant's Summary Letter and Redlined, draft PUD Amendment Ordinance

Revised and New Exhibits to the PUD:
Exhibit C: Zoning Exhibit *(Revised)*

Exhibit I: Site Development Regulations *(Revised)*
Exhibit M: Hospital Tract Signage *(New)*

Correspondence Received

CASE MANAGER COMMENTS:

The proposed second amendment to the Estancia Hill Country Planned Unit Development (PUD) consists of one undeveloped, unplatted 24.230 acre tract located at the northwest corner of the southbound IH 35 frontage road and Puryear Road. Old San Antonio Road bounds the property on the west side and Avenida Mercado Street on its north side. Council approved conversion of the Property from the limited purpose jurisdiction to the full purpose jurisdiction on April 21, 2022 (C7a-2022-0003). ***Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).***

The proposed amendment consists of the following components: 1) add a new land use parcel to be designated as CS-MU (Hospital Tract); 2) require a minimum 2-Star Green Building Rating; 3) amend the permitted, conditional and prohibited uses and to exempt a hospital services (general) use from Subchapter E *(Design Standards and Mixed Use)*; 4) amend the sign regulations for a hospital services (general) use; and 5) amend the site development regulations to allow up to 120 feet in height. ***Please refer to Applicant's Summary Letter and Redlined, draft PUD Amendment Ordinance.***

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 tract is bounded by four roadways, including existing highway frontage and in proximity to SH 45 Eastbound and is within close

proximity to the Southside Regional Center as identified on the Growth Concept Map in the Imagine Austin Comprehensive Plan. The CS-MU zoning district that would apply to this property is compatible with the CS-MU-V and GR-MU designations for the apartments under construction across Avenida Mercado Street to the north and the GR-MU designation for property within the PUD west of Old San Antonio Road. The proposed PUD amendment will permit the proposed hospital use along a highway and provide medical services at a regional scale to the southern portion of Austin and Hays County as well.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	PUD	Undeveloped
North	PUD	Undeveloped; Under construction for 318 multifamily residences on 15.30 acres
South	County	Undeveloped
East	N/A	IH 35 Service Road southbound and main lanes
West	PUD; County	Undeveloped; Residential

NEIGHBORHOOD PLAN AREA: Not Applicable

TIA: Completed with C814-2012-0085 in June 2013

WATERSHED: Onion Creek – Suburban

CAPITOL VIEW CORRIDOR: No SCENIC ROADWAY: No

SCHOOLS:
Menchaca Elementary School Paredes Middle School Akins High School

COMMUNITY REGISTRY LIST:

231 – Onion Creek Meadow Property Owners Association
627 – Onion Creek Homeowners Association 742 – Austin Independent School District
1228 – Sierra Club, Austin Regional Group 1258 – Del Valle Community Coalition
1363 – SEL Texas 1530 – Friends of Austin Neighborhoods
1616 – Neighborhood Empowerment Foundation 1774 – Austin Lost and Found Pets

AREA CASE HISTORIES:

There are no recent cases in the vicinity.

RELATED CASES:

The Estancia Hill Country PUD is comprised of 593.6 acres and bounded by Onion Creek to the north, the southbound IH 35 Service Road to the east, Puryear Road to the south, and

single family residences in the Onion Creek Meadows subdivision and residences on large lots and undeveloped land to the west (County).

On June 20, 2013, Council approved the Estancia Hill Country PUD for a mixed use project that may be developed with up to 737 single family residential units, 1,550 multi-family residential units, 1.65 million square feet of office/commercial uses, 400,000 square feet of retail, and over 100 acres of open space (C814-2012-0085 – Ordinance No. 20130620-077. A two acre City of Austin Fire / EMS station site and a nine acre site for a multi modal transportation facility are proposed to be located near the southeast corner of Tract II. In general, parkland/open space is located in proximity to Onion Creek and along the west side of Old San Antonio Road, and single family residences on the north central portion of the site. The remainder of the property is to be developed with a broad mix of multi-family, office, retail, and civic uses.

The first amendment to the PUD involved removing a sentence in Part 2 of the original PUD ordinance that inadvertently contained grandfathering of development standards, thereby locking them in for the life of this PUD (C814-2012-0085.01). The sole purpose of the first was to remove this sentence from the ordinance and insert the following standard language in its place: "Except as otherwise specifically provided by this ordinance, all other rules, regulations and ordinances of the City apply to the Estancia Hill Country PUD." Council approved the first amendment on December 11, 2014 (Ordinance No. 20141211-177).

EXISTING STREET CHARACTERISTICS:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Old San Antonio Road	Level 2	78'	68'	25'	Yes	Shared Lane	No
IH 35 SVRD SB	Level 4	None	Varies	40'	No	Shared Lane	No
Puryear Rd	Level 2	60'	57' – 91'	28' – 31'	No	Shared Lane	No
Avenida Mercado St	Level 1	60'	90' – 120'	40' (w/median)	Yes	Shared Lane	No
SH 45 SW	Level 5	Defer to TxDOT	0'	0'	No	No	No

ADDITIONAL STAFF COMMENTS:

Inclusive Planning

Yes	Imagine Austin Decision Guidelines
	Compact and Connected Measures
Y	**Imagine Austin Growth Concept Map:** 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. **Name of Activity Center/Activity Corridor/Job Center: 900 ft from the Southside Regional Center**
	Mobility and Public Transit: Located within 0.25 miles of public transit stop and/or light rail station.
Y	**Mobility and Bike/Ped Access:** Adjoins a public sidewalk, shared path, and/or bike lane.
Y	**Connectivity, Good and Services, Employment**: Provides or is located within 0.50 miles to goods and services, and/or employment center.
	Connectivity and Food Access: Provides or is located within 0.50 miles of a grocery store/farmers market.
	Connectivity and Education: Is located within 0.50 miles from a public school or university.
	Connectivity and Healthy Living: Provides or is located within 0.50 miles from a recreational area, park and/or walking trail.
Y	**Connectivity and Health**: Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, specialized outpatient care.)
	Housing Affordability: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable house.
	Housing Choice: 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.
	Mixed Use: Provides mixed use development (minimum 10% residential and 10% non-residential floor area).
	Culture and Creative Economy: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
4	**Total Number of "Yes's"**
	Imagine Austin Priority Program PUD Specific Bonus Features (Extra Points)
	Public Space Features and Public Art: Incorporates public space features and/or public art into project (Ex: plazas, streetscapes, gardens, and other people-friendly spaces where different ages can socially interact).
Y	**Integrates and/or Expands Green Infrastructure**: Preserves or expands Austin's green infrastructure (ex: parkland, community gardens, green streets, creeks, stormwater features that mimic natural hydrology) into the urban environment and transportation network.
Y	**Protects the Environment**: Reduces greenhouse gas emissions, water, energy usage, and/or increases waste diversion.
	Protects Environmentally Sensitive Lands: Protects Austin's natural resources and environmental systems by limiting land use and transportation development over or near

	environmentally sensitive areas, preserves open space, and protects natural resources in excess of ordinance requirements.
Y	**Water/Waste Water Infrastructure**: Sustainably manages Austin's water resources and stream corridors through on-site use of storm water, effective landscaping, flood mitigation, and other low-impact development techniques in excess of ordinance requirements.
7	**Total Number of "Yes's" Under Bonus Features and Up Top**

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

Protection of the wetland critical environmental feature (CEF) and associated setback through the installation of a physical barrier (e.g. split rail fence, limestone block border) to be established during the site development permit process.

Environmental Review – Development Services Department

No comments on this PUD Amendment.

Flood Plain

Bounded by Puryear to the south, Avenida Mercado to the north, IH35 to the east and Old San Antonio to the west. Site wishes to change PUD zoning, height restrictions, and signage requirements for a proposed hospital. Site is not located in or near a floodplain / Critical Water Quality Zone (CWQZ).

PARD – Planning & Design Review

Property is currently subject to the Estancia PUD and development agreement, which does not account for any additional applicable uses here. To remedy that, specify in the ordinance that: "Development of any applicable uses on the Property is subject to Title 25-1, Article 14, *Parkland Dedication*, as amended".

Site Plan

Staff comments will be provided at time of site plan submittal. No site plan comments on the PUD amendment.

Austin Transportation Department – Engineering Review

The site is subject to the approved TIA with zoning case # C814-2012-0085. A TIA compliance memo indicating how many trips have been used, how many trips are left, etc., will be required with the site plan application. The TIA may need to be revised upon further review.

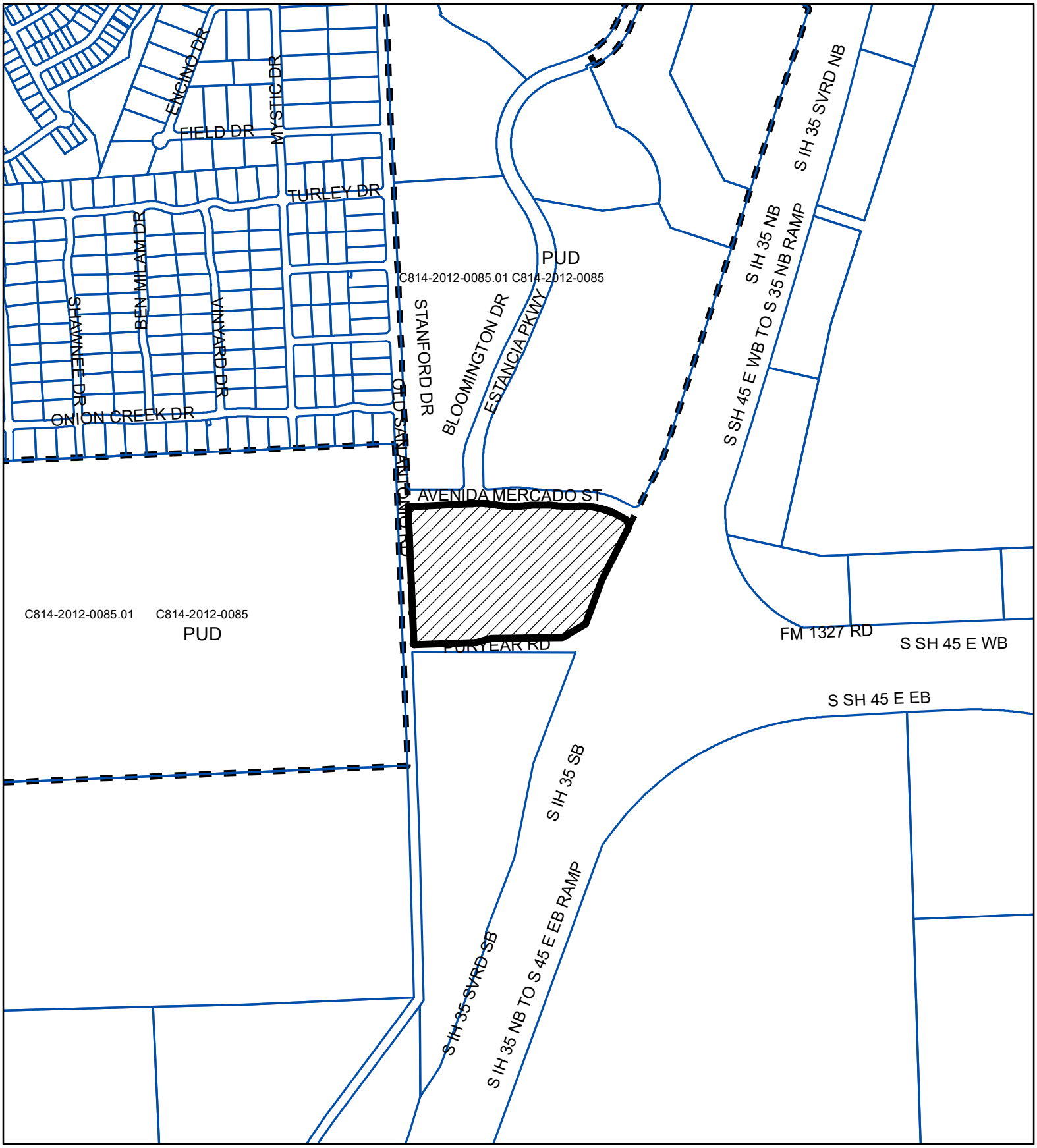
The Austin Strategic Mobility Plan (ASMP) calls for right-of-way for Old San Antonio Road and SH 45 SW. It is recommended that 39 feet of right-of-way from the existing centerline should be dedicated for Old San Antonio Road according to the Transportation Plan with the first subdivision or site plan application. Staff will also request documentation of TXDOT's right-of-way dedication requirements for SH 45 at the time of first site plan or subdivision application [LDC 25-6-51 and 25-6-55].

Austin Water Utility

No comments on PUD amendment.

Wetland Biologist – Watershed Protection Department

This discipline will work with the Applicant's design team to approve any proposed modifications to the wetland CEF and associated setback during the site development permit process.



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SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

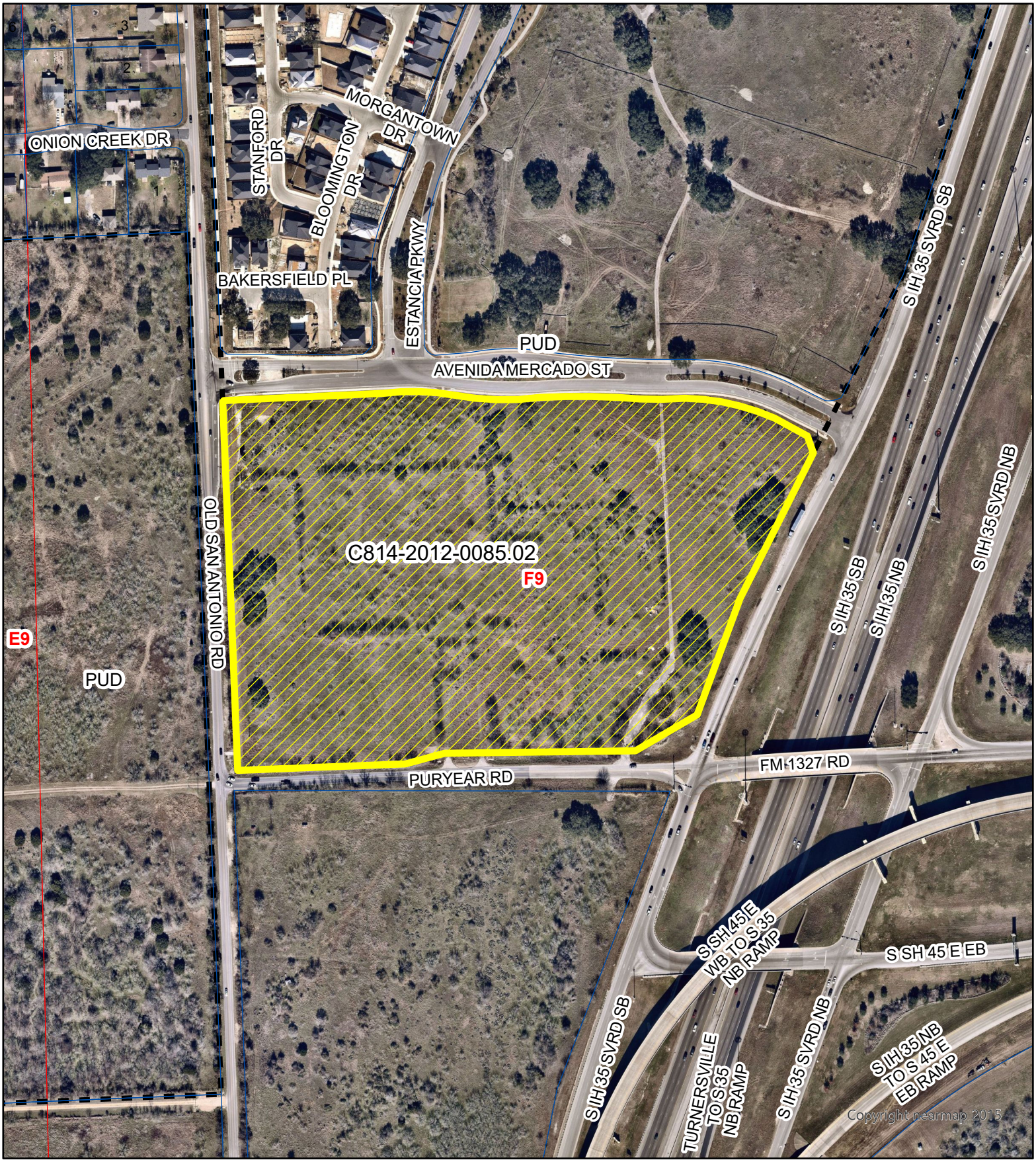
PLANNED UNIT DEVELOPMENT Exhibit A

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



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1" = 300'

SUBJECT TRACT

ZONING BOUNDARY

PENDING CASE

CREEK BUFFER

Texas Children's Hospital - Austin South Campus

ZONING CASE#: C814-2012-0085.02
LOCATION: 13217 Old San Antonio Road
SUBJECT AREA: 24.23 Acres
GRID: F9
MANAGER: WENDY RHOADES

Exhibit A - 1

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.

DRENNER GROUP

Amanda Swor
direct dial: (512) 807-2904

January 20, 2022

Ms. Rosie Truelove
Housing and Planning Department
City of Austin
Street Jones Building
1000 E. 11th St, Ste 200
Austin, TX 78702

Via Electronic Delivery

Re: Texas Children's Hospital – Austin South Campus – PUD amendment application for the 24.23-acre piece of property located at 13217 Old San Antonio Road within the Estancia PUD in Austin, Travis County, Texas (the "Property")

Dear Ms. Truelove:

As representatives of the owner of the Property, we respectfully submit the enclosed PUD amendment application package. The project is titled Texas Children's Hospital – Austin South Campus, consists of 24.23 acres, and is located at 13217 Old San Antonio Road at the northwest corner of the IH-35 Southbound Frontage Road and Puryear Road. The Property also has frontage on Old San Antonio Road and Avenida Mercado Street. The Property is currently undeveloped.

The Property is zoned PUD, Planned Unit Development, and is part of the Estancia PUD, City of Austin case number C814-2012-0085. This will be the second amendment to be processed for the Estancia PUD. This requested PUD amendment is only for the 24.23 acres outlined and does not propose any modifications to the remainder of the Estancia PUD.

The proposed PUD amendment will allow for Texas Children's Hospital to build a new state-of-the-art facility to serve the south Austin community. This facility is proposed to be developed in multiple phases. At full buildout the project will contain approximately 288 total hospital beds, an outpatient services facility, emergency services, urgent care services, pediatric services, women's services, subspecialty services, doctor support services and associated parking.

First, the PUD amendment proposed to add a new land use parcel to Exhibit B (Land Use Plan) making up the entirety of the Property, to be called "CS-MU-V (Hospital Tract)." Second, we are requesting an amendment to Part 5.13 (Environmental) of the PUD ordinance to require

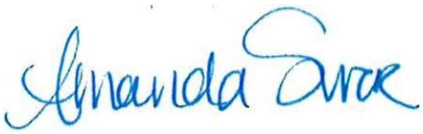
participation of the Property in the Austin Energy Green Building ("AEGB") program at a minimum 2-star rating. On December 17, 2021 in a meeting with Sarah Talkington, Austin Energy has agreed to rate this project. Third, Part 13.A (Code Modifications – Zoning) is proposed to be amended to specify that permitted, conditional, and prohibited uses for the Property shall match those of the CS-MU-V parcel, and to state that Subchapter E of the City Code does not apply to a Hospital Services (General) land use. Fourth, Part 13.C (Code Modifications – Signage) of the PUD ordinance is proposed to be amended to allow for signage regulations specific to the proposed Hospital Services (General) land use on the Property. Lastly, Exhibit I (Site Development Regulations) of the original PUD Ordinance 20130620-077 is proposed to be amended to add site development regulations for the CS-MU-V Hospital Tract specifically to amend the maximum height of the Property to 120 feet.

The Property is currently located in the City of Austin Limited Purpose ETJ. On December 14, 2021 a request was filed by the owner with the City of Austin for annexation into the full purpose jurisdiction of the City of Austin. This process is ongoing but should be completed prior to completion of this PUD amendment request.

The Property is not located in a City of Austin adopted neighborhood planning area; therefore, the Property does not have a Future Land Use Map ("FLUM") designation. Finally, A Traffic Impact Analysis ("TIA") has been waived via a TIA waiver from Justin Good, P.E. dated January 13, 2022, with the note that a TIA determination is waived, and that the site must show compliance with the existing TIA, the final TIA memo, and phase agreement from zoning case C814-2008-0085. The existing TIA may require an addendum upon further review of the project.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Very truly yours,



Amanda Swor

cc: Joi Harden, Housing and Planning Department *(via electronic delivery)*
Wendy Rhoades, Housing and Planning Department *(via electronic delivery)*
Rodney Gonzales, Assistant City Manager *(via electronic delivery)*
Jill Pearsall, Texas Children's Hospital *(via electronic delivery)*
Gaurav Khadse, Texas Children's Hospital *(via electronic delivery)*

ORDINANCE NO. 20130620-077

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 12814 INTERSTATE HIGHWAY 35 SOUTH, FM 1327 (PURYEAR ROAD) AT SOUTH IH 35 SERVICE ROAD SOUTHBOUND AND CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) COMBINING DISTRICT.

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

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district interim-rural residence (I-RR) district to planned unit development (PUD) combining district on the property described in Zoning Case No. C814-2012-0085, on file at the Planning and Development Review Department, as 19 tracts of land consisting of approximately 593.6 acres in Travis County, Texas, shown in Exhibit "A" (the "Property"). The Property is locally known as 12814 Interstate Highway 35 South, FM 1327 (Puryear Road) at South IH 35 Service Road Southbound and generally identified in the map attached as Exhibit "B".

PART 2. This ordinance and the attached Exhibits A through L are the land use plan (the "Land Use Plan") for the Estancia Hill Country planned unit development district (the "PUD") created by this ordinance. Development of and uses within the PUD shall conform to the limitations and conditions set forth in this ordinance and in the Land Use Plan including, but not limited to the base zoning districts shown on Exhibit C. If this ordinance and the attached exhibits conflict, this ordinance controls. Except as otherwise provided by this ordinance or by Section 245.004 of the Local Government Code, development within the PUD is subject to the ordinances, regulations, and rules in effect on the effective date of this ordinance.

PART 3. 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 D. Grow Green Native and Adapted Landscape Plants
Exhibit E. Park Exhibit
Exhibit F. Headwaters Buffer Exhibit

Exhibit G. Construction on Slopes
Exhibit H. Zoning Use Summary Table
Exhibit I. Site Development Regulations
Exhibit J. Compatibility Standards and Regulations
Exhibit K. Entry at IH-35
Exhibit L. Entry at Old San Antonio Road

PART 4. Open Space and Parkland.

All 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. Development of any applicable uses on the CS-MU (Hospital Tract) is subject to Title 25-1, Article 14, *Parkland Dedication*, as amended.

PART 5. Environmental.

1. Development of the site within Austin Energy's service area, shall comply with the requirements of the Austin Energy Green Building Program (GBP) multifamily, single family, or commercial rating system for a minimum two-star rating. Certification from the GBP shall be based on the version in effect at the time ratings applications are submitted for individual buildings.

2. All residential and commercial development shall comply with Austin 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.

~~2. Development of single family residential buildings outside Austin Energy's service area, shall comply with the requirements of the Austin Energy Green Building Program (GBP) single family rating system for a minimum two-star rating. Certification from the GBP shall be based on the version in effect at the time ratings applications are submitted for individual buildings.~~

~~3. Development of commercial and multifamily buildings, outside Austin Energy's service area, will be constructed to achieve a reasonably equivalent rating under another program approved by the City of Austin (the "City") such as LEED Silver.~~

4. Each site plan application filed for open space, commercial and multifamily development shall use plant material recommended in the Grow Green Native and Adapted Landscape Plants list attached as Exhibit D. Plants on the Invasive Species/Problem Plants list, attached as a part of this exhibit, may not be included.

5. For each site plan application filed for commercial, industrial, mixed use, multifamily residential or open space areas for the project, the developer shall

submit an integrated pest management (IPM) plan that complies with Section 1.6.9.2(D) and (F) of the Environmental Criteria Manual (the "ECM") to the Director of the Planning and Development Review Department (the "Director) for approval of the plan

6. Subject to Item 7, below, development of the Property will provide for a minimum of 30 percent of the required water quality volume to be managed by a bio-filtration or other similar innovative green infrastructure water quality controls from section 1.6.7 of the ECM, which include wet ponds for multifamily, garden home, commercial use and roads.

7. Development of the Property will provide for full or partial volumetric flood detention unless it is not feasible and beneficial as determined by City staff. If determined not be feasible and beneficial, the developer agrees to a minimum of 50 percent of the required water quality volume to be managed by a bio-filtration or other green infrastructure water quality controls according to Section 1.6.7 of the ECM, as provided in Item 6 of this part.

8. The developer of the Property will utilize the headwater areas of Onion Creek to further treat runoff, and enhance water quality. This will be accomplished primarily by protecting the headwater areas identified in Exhibit F. Permitted development in the headwater drainage areas will include roadway crossings, utility crossings and water quality facilities and trails.

9. All proposed wet ponds on the Property will be maintained by the Master Property Owners Association, established by the developer.

10. At least 25 percent of the landscaping irrigation in the public right-of-way project-wide will be irrigated from non-potable water source, which includes but are not limited to rainwater or condensate catchment, stormwater systems.

11. The use of tar sealants or other pavement sealants is prohibited.

12. Development of the property is subject to compliance with Chapter 25-2, Subchapter C, Article 9 (*Landscaping*), which applies to irrigation, landscaping, and use of innovative water management options such as directing stormwater to on-site uses (e.g. landscaping) and rainwater harvesting, etc.

PART 6. Water Quality

1. A water quality facility (or facilities) that treats private stormwater, public stormwater or a combined facility for both private and public stormwater shall be allowed provided the facility is constructed to the City of Austin standards for public stormwater treatment. The developer agrees to build and maintain the facility in accordance with City standards, and if an alternative arrangement is approved by the director, the city attorney shall determine whether an agreement is necessary. The agreement must be approved by the city attorney and filed of record.

PART 7. Public Facilities.

1. The developer shall dedicate one site of not more than 9 acres for an Intermodal Transportation Facility in the area as approximately shown on Exhibit C.

2. The developer shall dedicate one, 2 acre buildable site for a future City of Austin Fire/EMS station in the area as approximately shown on Exhibit C. The developer must obtain approval by the Austin Fire Department (the "AFD") prior to final approval of the land to be dedicated.

3. Development of the City of Austin Fire Station and Intermodal Transportation Facility shall follow the Covenants, Conditions and Restrictions (CCR's) recorded by developer of the PUD. Development of the City of Austin Fire Station and Intermodal Transportation Facility shall not be required to follow the City of Austin's Commercial Design Standards.

PART 8. Affordable Housing Program.

1. The developer shall set aide at least 10 percent of the owner occupied residential units within the PUD for occupancy by households whose income is less than 80 percent of the median income of the Austin metropolitan statistical area ("Affordable Ownership Requirement") for a period of 40 years. Affordable housing provided under this section cannot be used to meet any affordable housing bonus or exception and vice-versa.

2. The Affordable Ownership Requirement for multifamily projects shall be based on the number of units and calculated on a multifamily project by project basis. Multifamily projects shall follow the same multi-bedroom unit requirement as are set forth for apartments in Paragraph 5, below. For other forms of single

family housing (either attached or detached), affordability shall also be calculated based on the number of units and, to the extent economically feasible, shall be spread across the various product type within the PUD. Although there shall be no requirement that each project or plat within the PUD contain a specific number of affordable units, the Developer shall be responsible for ensuring that ultimately the entire PUD contains the requisite number of affordable ownership units. The Developer shall report to the Director of the Neighborhood Housing Community Development on the status of the number and location of affordable ownership units within the PUD on a semi-annual basis commencing on the date the first plat is recorded.

3. Notwithstanding the foregoing, if the Developer provides more affordable units in any given apartment project than the ten percent (10%) required per Paragraph 4 below, then the number of units required to meet the Affordable Ownership Requirement in the PUD shall be reduced (i) on a 1.5:1 ratio for up to three percent of the ten percent Affordable Ownership Requirement for the PUD; and (ii) on a 4:1 ratio for up to an additional two percent of the ten percent Affordable Ownership Requirement for the PUD. Provided however, in no event shall the number of units required to meet the Affordable Ownership Requirement in the PUD be reduced below five percent of the total ownership units through the method described above.

4. The developer shall set aside at least 10% of the rental units for apartments within the PUD for occupancy by households whose income is less than 60% of the median family income in the Austin metropolitan statistical area ("Affordable Rental Requirement") for a period of 40 years. Affordable housing provided under this section cannot be used to meet affordable housing requirements for a bonus or exception and vice-versa.

5. The Affordable Rental Requirement shall be based on the number of units and calculated on an apartment project-by-apartment project basis. The ratio of affordable single units to affordable multi-bedroom units shall be equal to the ratio of total single to total multi-bedroom units for the applicable project. The affordable units within any given apartment project shall be interspersed with market rate units.

PART 9. Transportation and Bicycle Plan.

1. The number of bicycle parking spaces required by Code shall equal to at least five percent of required motor vehicle parking. At least half the total spaces shall be either (a) Class I racks/parking spaces as defined in the City Transportation Criteria Manual or (b) spaces in a locked bicycle storage room with a means to secure individual bicycles within the room. Review and approval of bicycle parking placement by the City of Austin Bicycle Program or any successor program is required prior to site plan approval.

2. A building containing one or more office uses that total 25,000 square feet or more shall include shower facilities for bicycle riders. Such a building containing more than 25,000 square feet, but less than 50,000 square feet of office uses shall provide one private unisex facility. A building containing more than 50,000 square feet, but less than 100,000 square feet of office uses shall provide one private facility for each gender. A building containing more than 100,000 square feet, but less than 500,000 square feet of offices uses shall provide private shower facilities with two showers for each of both sexes. A building containing more than 500,000 square feet of office uses shall provide private shower facilities with three showers for each of both sexes. The facilities shall be separate from the office toilet facilities and include an area for changing clothes and storing personal items. The facilities may be located outside of the building in a common area accessible to all buildings subject to this requirement. The shower facilities shall also be provided if the office building includes retail uses as well, but in such mixed use facilities there is no requirement that the showers be accessible to anyone other than the office and retail employees of the building.

3. Development of the Property zoned general commercial services-mixed use-vertical mixed use building (CS-MU-V) on the Property, streetscape standards will follow the Core Transit Corridor standards of the Commercial Design Standards.

4. The developer will contact Capital Metro every five years regarding the status of transit services for the area.

5. Gated roadways will be allowed for condominium, multifamily, garden home, corporate campus and data center uses.

PART 10. Art.

1. Developer will provide for a public art master plan, which will be developed and managed by the developer and the master property owners association.

PART 11. Architectural, historical, cultural and archaeological areas.

1. Developer will protect in place the existing archaeological area known as historical feature 4ITV16, as identified in the Phase III Archaeological and Historical Research and Investigation conducted for the Heep Trust Property, Travis and Hays County by Hicks & Company, dated September 1994 and archived in the Texas Archaeological Research Laboratory Library under AR-TX HIX01.1994.03 within the PUD that contain native American artifacts and history for cultural resource education. This area is proposed for parkland dedication to the City according to Exhibit E.

2. Developer will incorporate a plaza and plaque to honor the Old San Antonio Road route of the Camino Del Rio De Las Tejas and work with the U.S. government to incorporate roadway markers along the route for educational purposes.

PART 12. Continuation of Existing Uses and Activities.

1. The land uses and activities that currently exist within the PUD as of the effective date of this ordinance shall be allowed to continue operating in the same manner as follows: (i) agricultural (including without limitation, ranching and farm uses); and (ii) hunting. Hunting within the PUD shall be prohibited after issuance of the first building permit for any part of the PUD.

PART 13. Code Modifications. In accordance with Chapter 25-2, Subchapter B, Article 2, Division 5 (Planned Unit Development) of the Code, the following site development regulations apply to the PUD instead of otherwise applicable City regulations:

A. Zoning

1. Chapter 25-2, Subchapter C Article 10 (*Compatibility Standards*) of the City Code does not apply to the PUD; such regulations are controlled by Exhibit J of this ordinance.

2. Section 25-2-243 (*Proposed District Boundaries Must Be Contiguous*) of the City Code does not apply to the PUD.

3. Section 25-2-491 (*Permitted, Conditional and Prohibited Uses*) does not apply to the PUD; such regulations are controlled by Exhibit H of this ordinance. Permitted, Conditional and Prohibited Uses in Exhibit H for the CS-MU-V tract apply to the CS-MU (Hospital Tract) parcel.

4. Section 25-2-492 (*Site Development Regulations*) of the City Code does not apply to the PUD; such regulations are controlled by Exhibit I of this ordinance.

5. Section 2.2.4 (B), Subchapter E (*Design Standards and Mixed-Use*) of the City Code is modified to require sidewalks within the general commercial services-mixed use-vertical mixed use building (CS-MU-V) area of the PUD to be designed to Core Transit Corridor Standards.

6. Section 2.2.5 and 2.3.1 Subchapter E (*Design Standards and Mixed-Use*) of the City Code does not apply to a multifamily development over 5 acres that does not have a separate ground floor use as long as the following is provided:

    1. Sidewalks or pedestrian paths are required connecting to all buildings and all amenities; and

    2. Internal circulation for vehicular connectivity is required with no maximum block size or shape.

7. Subchapter E (*Design Standards and Mixed-Use*) of the City Code does not apply to a ~~Data Center or Corporate Campus.~~ Data Center, Corporate Campus or Hospital Services (General) use.

B. Environmental

1. Section 25-8-41 (*Land Use Commission Variances*); 25-8-301 (*Construction of a Roadway or Driveway*); Subsection (A); and 25-8-302 (*Construction of a Building or Parking Area*), Subsection (A)(2) to authorize the Director to grant administrative variances after making the determinations required by Section 25-8-41 for the following areas as shown on Exhibit G:

(a) North of Estancia Parkway: allow for an administrative variance for construction on slopes up to 25 percent for parking (302(A)(2)), private driveways and public rights-of-way (301(A)); and,

(b) South of Estancia Parkway: allow for an administrative variance for construction on slopes up to 25 percent for private driveways and public rights-of-way (301(A)).

2. Section 25-8-394 (C) (*Suburban Watershed Uplands Zone*): Impervious Cover is modified to allow for development intensity to have maximums of 70 percent for multifamily residential and 90 percent for commercial.

3. Section 25-8-643 (*Heritage Trees Land Use Commission Variance*) is modified to allow for the Director without consideration by the Environmental Board, Urban Forestry Board or Land Use Commission to grant a variance to allow removal of a heritage tree with at least one stem that is 30 inches or larger in diameter – after making the determinations required under 25-8-643 provided that a reasonable use of the property pursuant to Subpart (A)(2) of 25-8-624 will include an analysis based on preserving those trees that are in the most sound condition. Appeal of the director's decision will follow the process in 25-8-644.

C. Signage

1. Section 25-10-82 (*Determination of Applicable Sign District*) is modified to allow for signage in the following categories:

(a) Signage within 200 feet of the ROW of IH-35 will be governed by the Expressway Corridor Sign District;

(b) Signage along Puryear Road will be governed by the Commercial Sign District, however, if Puryear Road is upgraded to SH-45, the Expressway Corridor Sign District will govern;

(c) Signage along Old San Antonio Road will be governed by the Neighborhood Commercial Sign District or the Multifamily Sign District Regulations;

(g) On the CS-MU (Hospital Tract) parcel:
1. Signs internal to the development, including signs on private circulation drives smaller than 18 square feet are exempt from Section 25-10 (Sign Regulations);
2. One (1) two-sided internally illuminated monument sign of approximately 150 square feet is allowed per street frontage, as shown on Exhibit M;
3. Internally illuminated wall mounted signs totaling a combined maximum of 700 square feet are permitted per street frontage, as shown on Exhibit M; and
4. Emergency services signs required by State statute or Texas Health and Human Services regulations are exempt from Section 25-10 (Sign Regulations).

(d) Signage along internal roadways to the PUD will be governed by the Commercial, Neighborhood Commercial or Multifamily Sign District Regulations;

(e) Section 25-10-123 (*Expressway Corridor Sign District Regulations*) is modified to allow for project entry signage along IH-35 to be a maximum of 55 feet in height generally in accordance with the design of the signage specifications on Exhibit K; and,

(f) Section 25-10-127 (*Multifamily Sign District Regulations*) and 25-10-128 (*Neighborhood Commercial Sign District Regulations*) are modified to allow for project entry signage along Old San Antonio Road to be a maximum of 35 feet in height generally in accordance with the design of the sign specifications on Exhibit L.

PART 14. This ordinance takes effect on July 1, 2013.

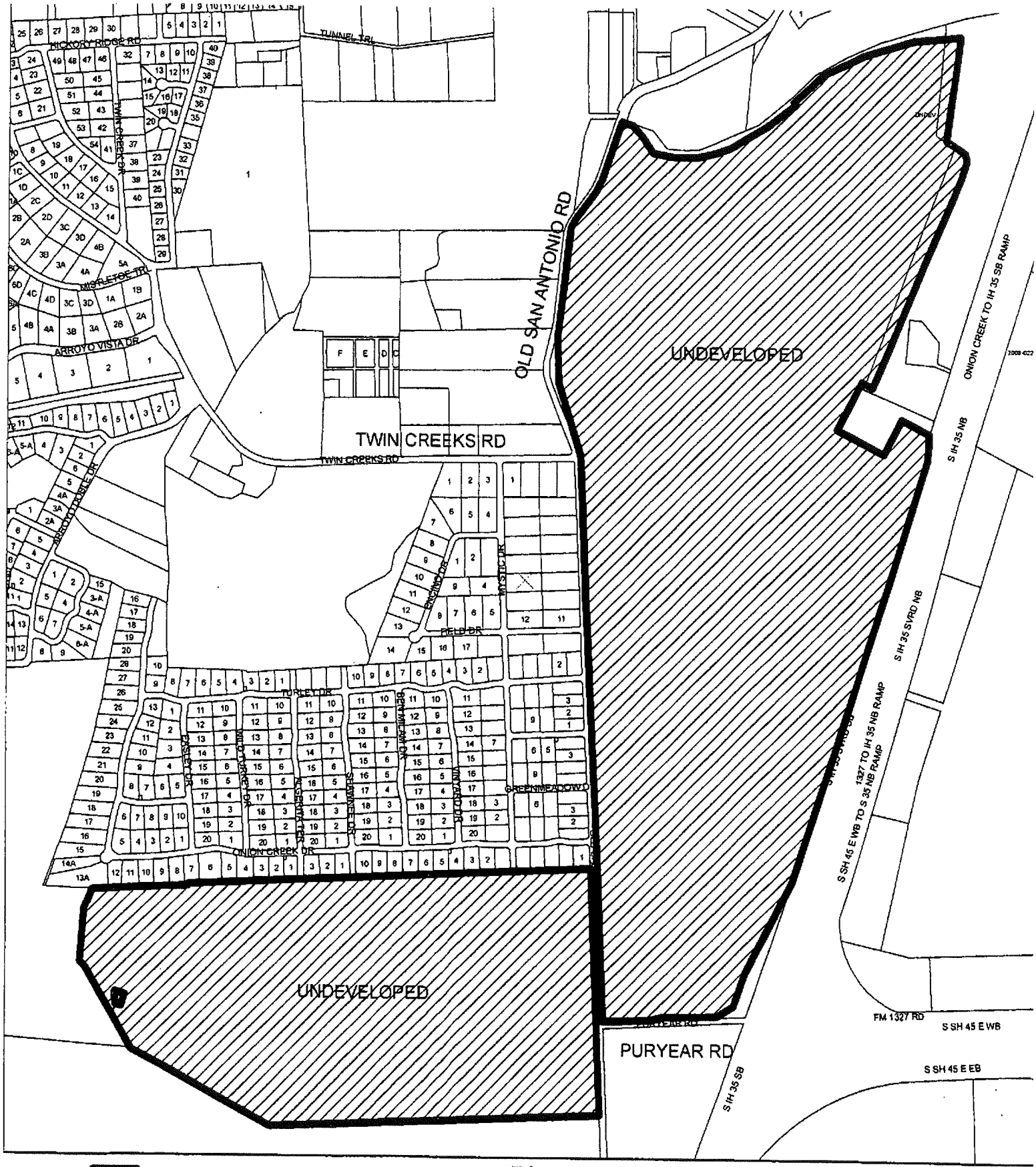
PASSED AND APPROVED

§
§
June 20, 2013 §

Lee Leffingwell
Mayor

APPROVED:
Karen M. Kennard
City Attorney

ATTEST:
Jannette S. Goodall
City Clerk



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1"= 1700'

ZONING

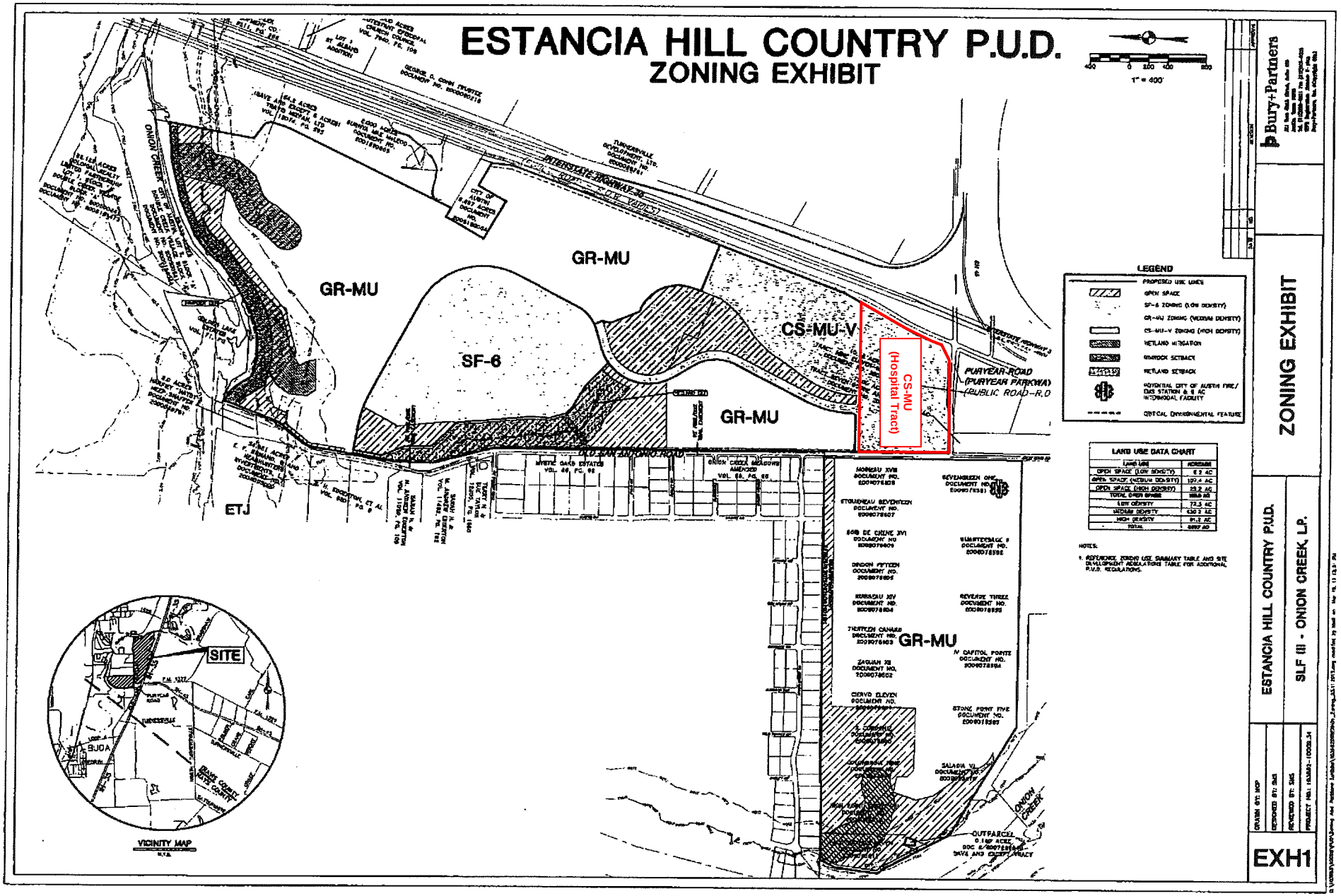
ZONING CASE#:C814-2012-0085

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

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

CITY OF AUSTIN

Exhibit B



C814-2012-0085

Exhibit C

REDLINED: 04.14.2022

Grow Green Native and Adapted Landscape Plants
Invasive Species/Problem Plants

Trees

Ash, Texas *Fraxinus texensis*
Arizona Cypress *Cupressus arizonica*
Big Tooth Maple *Acer grandidentatum*
Cypress, Bald *Taxodium distichum*
Cypress, Montezuma *Taxodium mucronatum*
Elm, Cedar *Ulmus crassifolia*
Elm, Lacebark *Ulmus parvifolia*
Honey Mesquite *Prosopis glandulosa*
Oak, Bur *Quercus macrocarpa*
Oak, Chinquapin *Quercus muhlenbergii*
Oak, Southern Live *Quercus virginiana*
Oak, Escarpment Live *Quercus fusilformis*
Oak, Lacey *Quercus glaucoides*
Oak, Monterey (Mexican White) *Quercus polymorpha*
Oak, Shumard *Quercus shumardii*
Oak, Texas Red *Quercus texana (Quercus buckleyi)*
Pecan *Carya illinoinensis*
Soapberry *Sapindus drummondii*

Small Trees/Large Shrubs

Anacacho Orchid Tree *Bauhinia congesta*
Buckeye, Mexican *Ungnadia speciosa*
Buckeye, Rec *Aesculus pavia*
Carolina Buckthorn *Rhamnus caroliniana*
Cherry Laurel *Prunus caroliniana*
Crape Myrtle *Lagerstroemia indica*
Desert Willow *Chilopsis linearis*
Dogwood, Roughleaf *Cornus drummondii*
Escarpment Black Cherry *Prunus serotina var. eximia*
Eve's Necklace *Sophora affinis*
Goldenball Leadtree *Leucaena retusa*
Holly, Possumhaw *Ilex decidua*
Holly, Yaupon *Ilex vomitoria*
Mountain Laurel, Texas *Sophora secundiflora*
Persimmon, Texas *Diospyros texana*
Pistachio, Texas *Pistacia texana*
Plum, Mexican *Prunus mexicana*
Pomegranate *Punica granatum*
Redbud, Mexican *Cercis canadensis 'mexicana'*
Redbud, Texas *Cercis canadensis var. 'texensis'*
Retama Jerusalem Thorn *Parkinsonia aculeata*
Senna, Flowering *Cassia corymbosa*
Smoke Tree, American *Cotinus obovatus*
Sumac, Flameleaf *Rhus lanceolata*
Viburnum, Rusty Blackhaw *Viburnum rufidulum*
Viburnum, Sandankwa *Viburnum suspensum*

Shrubs

Abelia, Glossy *Abelia grandiflora*
Agarita *Berberis trifoliata*
Agave (Century Plant) *Agave sp.*
American Beautyberry *Callicarpa americana*
Artemisia *Artemisia 'Powis Castle'*
Barbados Cherry *Malpighia glabra*
Barberry, Japanese *Berberis thunbergii 'Atropurpurea'*
Basket Grass (Sacahuista) *Nolina texana*
Black Dalea *Dalea frutescens*
Bush Germander *Teucrium fruticans*
Butterfly Bush *Buddleia davidii*
Butterfly Bush, Wooly *Buddleia marrubiifolia*
Coralberry *Symphoricarpos orbiculatus*
Cotoneaster *Cotoneaster sp.*
Eleagnus *Eleagnus pungens*
Esperanza/Yellow Bells *Tecoma stans*
Flame Acanthus *Anisacanthus quadrifidus var. wrightii*
Fragrant Mimosa *Mimosa borealis*
Holly, Burford *Ilex cornuta 'Burfordii'*
Holly, Dwarf Chinese *Ilex cornuta 'Rotunda nana'*
Holly, Dwarf Yaupon *Ilex vomitoria 'Nana'*
Jasmine, Primrose *Jasminum mesnyi*
Kidneywood *Eysenhardtia texana*
Lantana, Native *Lantana horrida*
Mistflower, Blue (Blue Boneset) *Eupatorium coelestinum*
Mistflower, White (Shrubby White Boneset) *Ageratina havanense*
Mock Orange *Philadelphus coronarius*
Nandina *Nandina domestica 'Compacta nana' 'Gulf Stream'*
Oleander *Nerium oleander*
Palmetto *Sabal minor*
Prickly Pear *Opuntia engelmannii var. lindheimeri*
Rose, Belinda's Dream *Rosa 'Belinda's Dream'*
Rose, Lamarne *Rosa 'Lamarne'*
Rose, Livin' Easy *Rosa 'Livin' Easy'*
Rose, Marie Pavie *Rosa 'Marie Pavie'*
Rose, Martha Gonzales *Rosa 'Martha Gonzales'*
Rose, Mutabilis *Rosa 'Mutabilis'*
Rose, Nearly Wild *Rosa 'Nearly Wild'*
Rose, Old Blush *Rosa 'Old Blush'*
Rose, Perle d'or *Rosa 'Perle d'or'*
Rock Rose *Pavonia lasiopetala*
Rosemary *Rosmarinus officinalis*
Sage, Mountain *Salvia regla*
Sage, Texas (Cenizo) *Leucophyllum frutescens*
Senna, Lindheimer *Cassia lindheimeriana*
Southern Wax Myrtle *Myrica cerifera*
Sumac, Evergreen *Rhus virens*
Sumac, Fragrant (Aromatic) *Rhus aromatica*
Texas Sotol *Dasylirion texanum*
Turk's Cap *Malvaviscus arboreus*
Yucca, Paleleaf *Yucca pallida*
Yucca, Red *Hesperaloe parviflora*
Yucca, softleaf *Yucca recurvifolia*
Yucca, Twistleaf *Yucca rupicola*

Perennials

Black-eyed Susan *Rudbeckia hirta*
Bulbine *B. frutescens or caulescens*
Bush Morning Glory *Ipomoea fistulosa*
Butterfly Weed *Asclepias tuberosa*
Buterfly Weed 'Mexican' *Asclepias curassivica*
Cast Iron Plant *Aspidistra elatior*
Chile Pequin *Capsicum annuum*
Cigar Plant *Cuphea micropetala*
Columbine, Red *Aquilegia canadensis*
Columbine, Yellow *Aquilegia chrysantha 'Texas Gold'*
Coreopsis *Coreopsis lanceolata*
Daisy, Blackfoot *Melampodium leucanthum*
Daisy, Copper Canyon *Tagetes lemmonii*
Damiantia *Crysactina mexicana*
Fall Aster *Aster oblongifolius*
Fern, River *Thelypteris kunthii*
Firebush *Hamelia patens*
Gaura *Gaura lindeheimeri*
Gayfeather *Liatris mucronata*
Gregg Dalea *Dalea greggii*
Hibiscus, Perennial *Hibiscus moscheutos, Hibiscus coccineus*
Honeysuckle, Mexican *Justicia spicigera*
Hymenoxys (Four Nerve Daisy) *Tetraneuris scaposa*
Indigo Spires *Salvia 'Indigo Spires'*
Iris, Bearded *Iris albicans*
Iris, Butterfly/Bicolor (African) *Dietes sp.*
Lamb's Ear *Stachys byzantina*
Lantana *Lantana x hybrida (many varieties)*
Lantana, Trailing *Lantana montevidensis*
Marigold, Mexican Mint *Tagetes lucida*
Obedient Plant, Fall *Physostegia virginiana*
Oregano, Mexican *Poliomintha longiflora*
Penstemon *Penstemon sp.*
Phlox, Fragrant *Phlox pilosa*
Pink Skullcap *Scutellaria suffrutescens*
Plumbago *Plumbago auriculata*
Poinciana, Red Bird of Paradise, Pride of Barbados *Caesalpinia pulcherrima*
Primrose, Missouri *Oenothera macrocarpa*
Purple Coneflower *Echinacea purpurea*
Ruellia *Ruellia brittoniana*
Sage, Cedar *Salvia roemeriana*
Sage, Jerusalem *Phlomis fruticosa*
Sage, Majestic *Salvia guaranitica*
Sage, Mealy Blue *Salvia farinacea*
Sage, Mexican Bush *Salvia leucantha*
Sage, Penstemon, Big Red Sage *Salvia penstemonoides*
Sage, Russian *Perovaskia atriciplifolia*
Sage, Scarlet or 'Tropical' *Salvia coccinea*
Salvia, Gregg (Cherry Sage) *Salvia greggii*
Shrimp Plant *Justicia brandegeana*
Texas Betony *Stachys coccinea*
Verbena, Prairie *Verbena bipinnatifida*
Yarrow *Achillea millefolium*
Zexmenia *Wedelia texana*

Ornamental Grasses

Bluestem, Big *Andropogon gerardii*
Bluestem, Bushy *Andropogon glomeratus*
Bluestem, Little *Schizachyrium scoparium*
Fountain Grass, Dwarf *Pennisetum alopecuroides*
Indian Grass *Sorghasturm nutans*
Inland Sea Oats *Chasmanthium latifolium*
Mexican Feathergrass (Wiregrass) *Stipa tenuissima*
Muhly, Bamboo *Muhlenbergia dumosa*
Muhly, Big *Muhlenbergia lindheimeri*
Muhly, Deer *Muhlenbergia rigens*
Muhly, Gulf *Muhlenbergia capillaris*
Muhly, Seep *Muhlenbergia reverchonii*
Sideoats Grama *Bouteloua curtipendula*
Wild Rye *Elymus canadensis*

Vines

Asian Jasmine *Trachelospermum asiaticum*
Carolina Jessamine *Gelsemium sempervirens*
Coral Vine *Antigonon leptopus*
Crossvine *Bignonia capreolata*
Fig Vine *Ficus pumila*
Honeysuckle, Coral *Lonicera sempervirens*
Lady Banksia Rose *Rosa banksiae*
Passion Vine *Passiflora incarnata*
Trumpet Vine *Campsis radicans*
Virginia Creeper *Parthenocissus quinquefolia*

Groundcover

Aztec Grass *Ophiopogon japonicus*
Frogfruit *Phyla incisa*
Horseherb *Calyptocarpus vialis*
Leadwort Plumbago *Ceratostigma plumbaginoides*
Liriope *Liriope muscari*
Monkey Grass (Mondo Grass) *Ophiopogon japonicus*
Oregano *Origanum vulgare*
Periwinkle, Littleleaf *Vinca minor*
Pigeonberry *Rivina humilis*
Purple Heart *Secreasea pallida*
Santolina (Lavender Cotton) *Santolina chamaecyparissus*
Sedge, Berkeley *Carex tumulicola*
Sedge, Meadow *Carex perdentata*
Sedge, Texas *Carex texensis*
Sedum (Stonedrop) *Sedum nuttallianum*
Silver Ponyfoot *Dichondra argentea*
Wooly Stemodia *Stemodia lanata (Stemodia tomentosa)*

Turf Grasses

Bermuda *'Tif 419', 'Sahara', 'Baby', 'Common'*
Buffalo *'609', 'Stampede', 'Prairie'*
St. Augustine *'Baby', 'Common', 'Raleigh', 'Delmar'*
Zoysia, Fine Leaf *'Matrella', 'Emerald', 'Zorro'*
Zoysia, Coarse Leaf *'Japonica', 'Jamur', 'El Toro', 'Palis*

Invasive Species/Problem Plants

PLANTS TO AVOID

INVASIVES

(Plants that are non-native to the Central Texas ecosystem and tend to out-compete native species)

Do Not Plant

(Travel by seeds, berries, and spores so can be transported long distances. They have already invaded preserves and greenbelts):

- Arizona Ash
- Chinaberry
- Chinese Pistache
- Chinese Tallow
- Chinese Privet
- Elephant Ear
- Holly Fern
- Japanese Honeysuckle
- Ligustrum, Wax Leaf
- Mimosa
- Mulberry, Paper
- Nandina (large, berrying varieties)
- Photinia, Chinese
- Pyracantha
- Tamarisk
- Tree of Heaven

Do Not Plant Near Parks/Preserves/Greenbelts

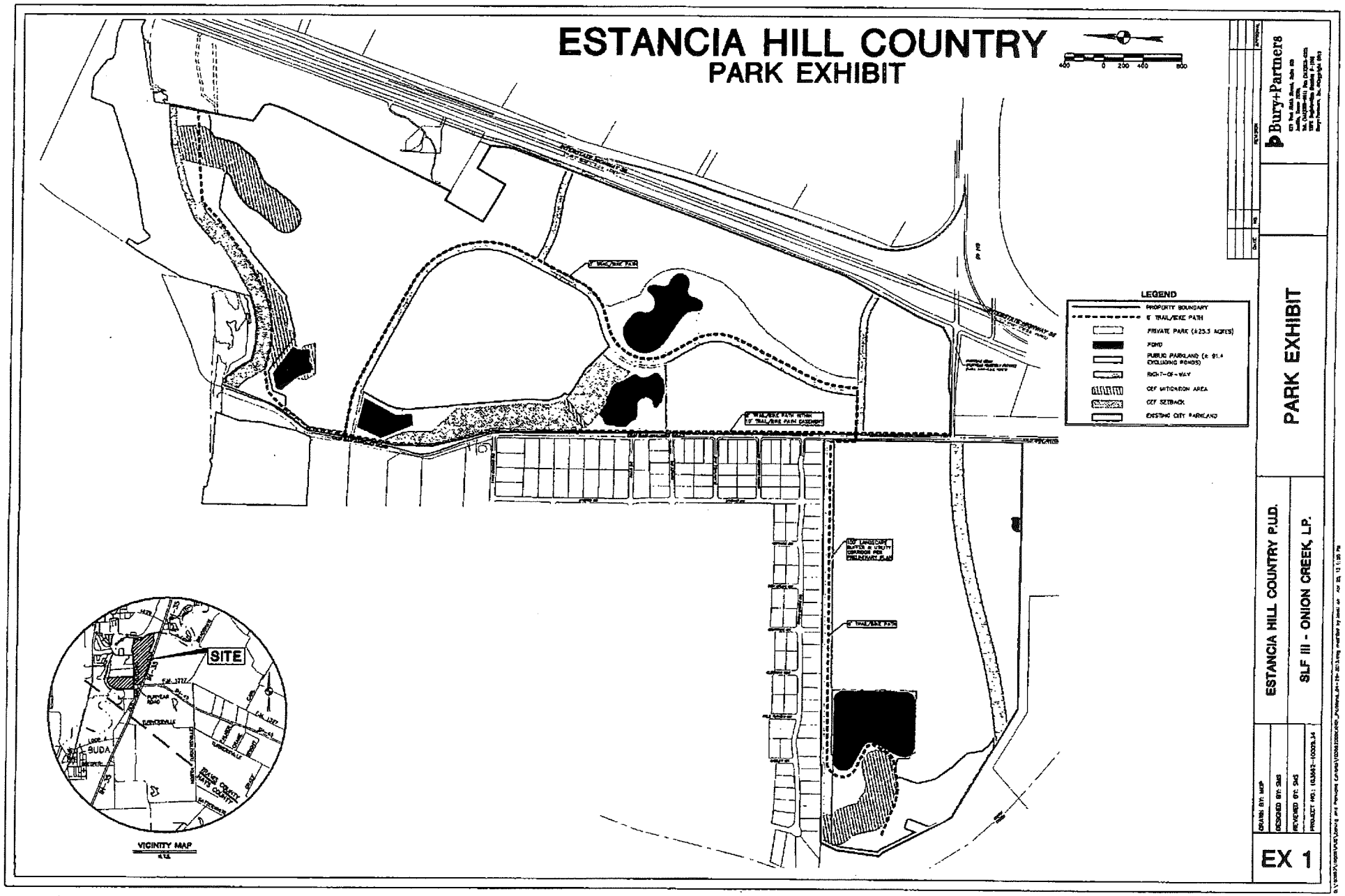
(travel by runners, rhizomes, and stems so only invade neighboring areas):

- Bamboo
- English Ivy
- Vinca (Periwinkle)

PROBLEM TREES AND SHRUBS

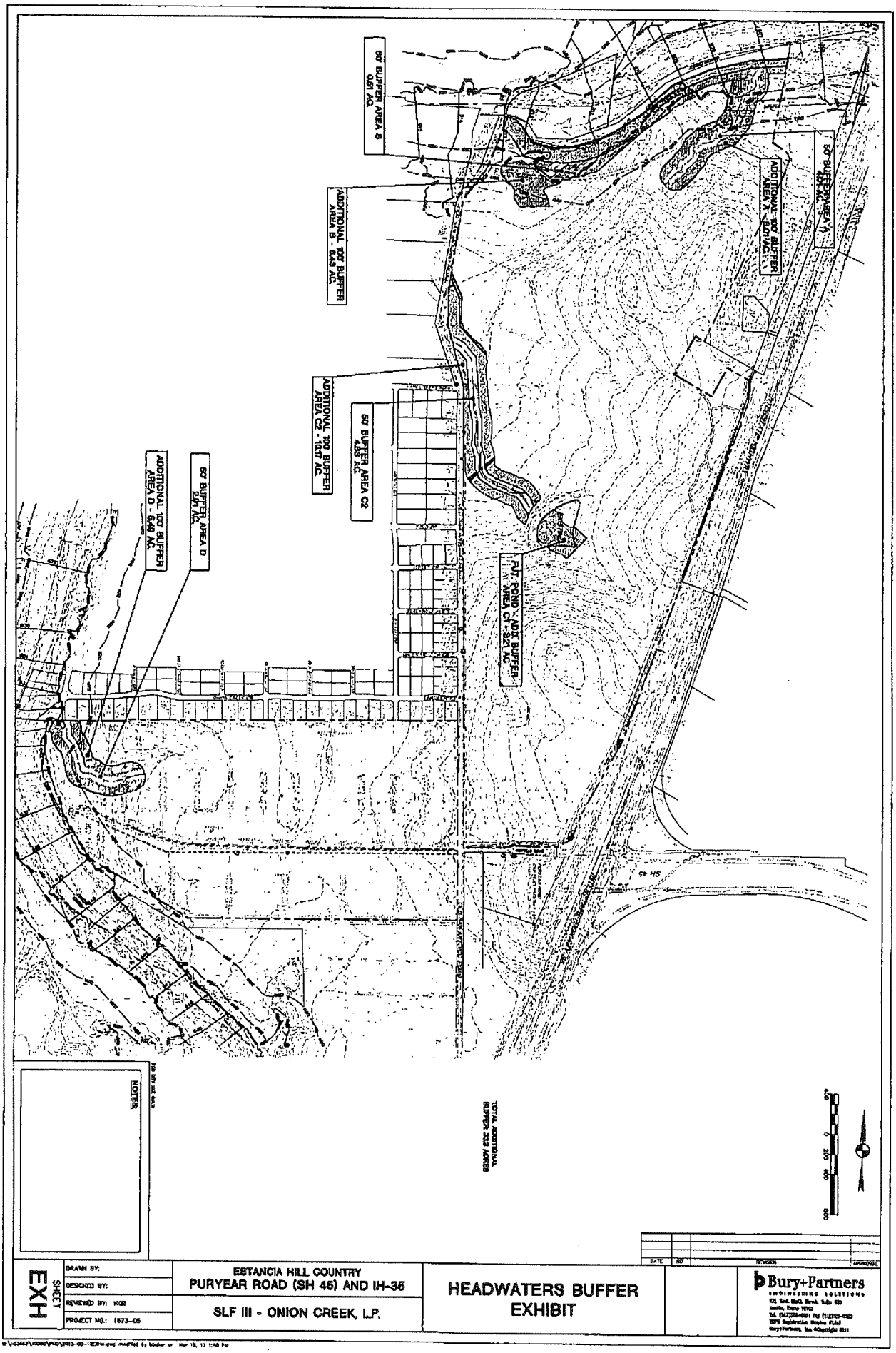
(Typically fast-growing, highly adaptable, but often have weak wood and are short-lived. Most are susceptible to insect and disease problems.)

- Arizona Ash
- Azalea (not adapted to Austin soils)
- Boxelder
- Camellia
- Chinaberry
- Chinese Privet
- Chinese Tallow
- Cottonwood
- Ligustrum
- Lombardy Poplar
- Mimosa
- Mulberry, Paper
- Photinia, Chinese
- Siberian Elm
- Silver Maple
- Sweetgum
- Sycamore
- Tree of Heaven



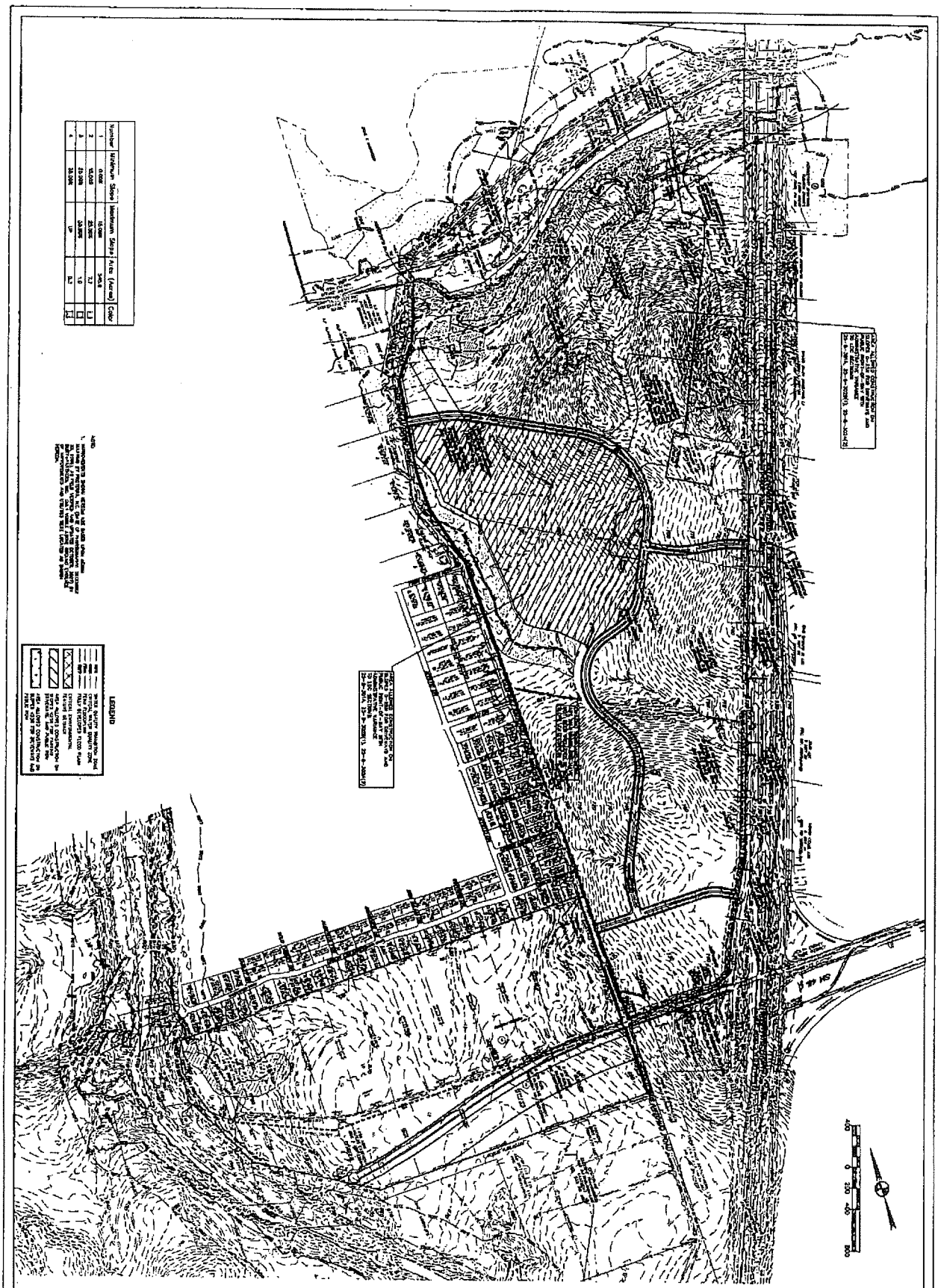
C814-2012-0085

Exhibit E



C8-14-2012-0085

Exhibit F


LEGEND
NOTE
ESTANCIA HILL COUNTRY
PURYEAR ROAD (SH 45) AND IH-35
SLF III - ONION CREEK, L.P.
CONSTRUCTION ON SLOPES EXHIBIT
DRAWN BY: RJS
DESIGNED BY: DSR
REVIEWED BY: KJB
PROJECT NO.: 1873-03.00
SHEET
OF
EXH
Bury+Partners
ENGINEERING SOLUTIONS
C8-14-2012-0085
Exhibit G

ESTANCIA HILL COUNTRY PUD C814-2012-0085
ZONING USE SUMMARY TABLE

Land Use	Residential District (Low Density) SF-6	Mixed Use District (Low-Med Density) GR-MU	Mixed Use District (Med-High Density) CS-MU-V	Open Space/Parks/Detention District
RESIDENTIAL USES				
Bed & Breakfast (Group 1)	P	P[1]	P	NP
Bed & Breakfast (Group 2)	P	P[1]	P	NP
Condominium Residential	P	P[1]	P	NP
Duplex Residential	P	P	NP	NP
Group Residential		P[1]	P	NP
Mobile Home Residential		NP	NP	NP
Multifamily Residential		P[1]	P	NP
Retirement Housing (Small Site)	P	P	P	NP
Retirement Housing (Large Site)	C	P	P	NP

P = Permitted **NP = Not Permitted** **C = Conditional Use**

General Notes:

- Civic Uses will follow the GR-MU site development regulations if located within open space
- Industrial Uses are subject to LDC 25-2-648
- Single-Family Resdiential, Duplex Residential, Townhouse Resdiential and Small Lot Resdiential will be part of a condo regime.

Specific Notes:

1. Refer to Compatibility Standards and Regulations exhibit for compatibility requirements related to this use.
2. If gross building area of project is greater than 50,000 square feet, then the building is not allowed within 200 feet of a single family detached lot.
3. If gross building area of project is greater than 10,000 square feet, then the building is not allowed within 100 feet of a single family detached lot.
4. A building is not allowed within 150 feet of a detached single family lot.
5. 25-3-105(A) An automotive rental use may keep not more than 20 vehicles on site.
6. 25-3-105(B) An automotive repair services use may not exceed 2,400 square feet of gross building area.
7. Only in an enclosed structure.
8. Buildings cannot be located within 250 feet of a residential lot.
9. 25-3-105(H) A service station use may have the capability of fueling not more than 12 vehicles at one time and cannot be located within 200 feet of a single family detached residential lot.

Exhibit H

Land Use	Residential District (Low Density) SF-6	Mixed Use District (Low-Med Density) GR-MU	Mixed Use District (Med-High Density) CS-MU-V	Open Space/Parks/Detention District
Single-Family Attached Residential	P	P	P	NP
Single-Family Residential	P	P	NP	NP
Small Lot Single-Family Residential	P	P	NP	NP
Townhouse Residential	P	P[1]	P	NP
Two-Family Residential	P	P	NP	NP
Short-Term Rental	P	NP	NP	NP
COMMERCIAL USES				
Administrative and Businesses Offices	NP	P[2]	P	NP
Agricultural Sales and Services	NP	NP	NP	NP
Alternative Financial Services	NP	P	P	NP

P = Permitted **NP = Not Permitted** **C = Conditional Use**

General Notes:

- Civic Uses will follow the GR-MU site development regulations if located within open space
- Industrial Uses are subject to LDC 25-2-648
- Single-Family Resdiential, Duplex Residential, Townhouse Resdiential and Small Lot Resdiential will be part of a condo regime.

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4 A building is not allowed within 150 feet of a detached single family lot.
5 25-3-105(A) An automotive rental use may keep not more than 20 vehicles on site.
6 25-3-105(B) An automotive repair services use may not exceed 2,400 square feet of gross building area.
7 Only in an enclosed structure.
8 Buildings cannot be located within 250 feet of a residential lot.
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Land Use	Residential District (Low Density) SF-6	Mixed Use District (Low-Med Density) GR-MU	Mixed Use District (Med-High Density) CS-MU-V	Open Space/Parks/Detention District
Art Gallery	NP	P[3]	P	NP
Art Workshop	NP	P[2]	P	NP
Automotive Rentals	NP	NP	P[5]	NP
Automotive Repair Services	NP	NP	P[6]	NP
Automotive Sales	NP	NP	P	NP
Automotive Washing (of any type)	NP	C	P	NP
Bail Bond Services	NP	NP	NP	NP
Building Maintenance Services	NP	NP	P	NP
Business or Trade School	NP	P[3]	P	NP
Business Support Services	NP	P[3]	P	NP
Campground	NP	NP	NP	NP
Carriage Stable	NP	NP	NP	NP

P = Permitted **NP = Not Permitted** **C = Conditional Use**

General Notes:

- Civic Uses will follow the GR-MU site development regulations if located within open space
- Industrial Uses are subject to LDC 25-2-648
- Single-Family Resdiential, Duplex Residential, Townhouse Resdiential and Small Lot Resdiential will be part of a condo regime.

Specific Notes:

1. Refer to Compatibility Standards and Regulations exhibit for compatibility requirements related to this use.
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Land Use	Residential District (Low Density) SF-6	Mixed Use District (Low-Med Density) GR-MU	Mixed Use District (Med-High Density) CS-MU-V	Open Space/Parks/Detention District
Cocktail Lounge	NP	P[4]	P	NP
Commercial Blood Plasma Center	NP	NP	C	NP
Commercial Off-Street Parking	NP	P	P	NP
Communication Services	NP	P	P	NP
Construction Sales and Services	NP	NP	P[4]	NP
Consumer Convenience Services	NP	P[3]	P	NP
Consumer Repair Services	NP	P[3]	P	NP
Convenience Storage	NP	P[4]	P	NP
Drop-Off Recycling Collection Facility	NP	NP	NP	NP
Electronic Prototype	NP	P[2]	P	NP

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General Notes:

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- Industrial Uses are subject to LDC 25-2-648
- Single-Family Resdiential, Duplex Residential, Townhouse Resdiential and Small Lot Resdiential will be part of a condo regime.

Specific Notes:

1. Refer to Compatibility Standards and Regulations exhibit for compatibility requirements related to this use.
2. If gross building area of project is greater than 50,000 square feet, then the building is not allowed within 200 feet of a single family detached lot.
3. If gross building area of project is greater than 10,000 square feet, then the building is not allowed within 100 feet of a single family detached lot.
4. A building is not allowed within 150 feet of a detached single family lot.
5. 25-3-105(A) An automotive rental use may keep not more than 20 vehicles on site.
6. 25-3-105(B) An automotive repair services use may not exceed 2,400 square feet of gross building area.
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9. 25-3-105(H) A service station use may have the capability of fueling not more than 12 vehicles at one time and cannot be located within 200 feet of a single family detached residential lot.

Land Use	Residential District (Low Density) SF-6	Mixed Use District (Low-Med Density) GR-MU	Mixed Use District (Med-High Density) CS-MU-V	Open Space/Parks/Detention District
Assembly				
Electronic Testing	NP	P[2]	P	NP
Equipment Repair Services	NP	NP	NP	NP
Equipment Sales	NP	NP	NP	NP
Exterminating Services	NP	P[3]	P	NP
Financial Services	NP	P[3]	P	NP
Food Preparation	NP	P[3]	P	NP
Food Sales	NP	P[3]	P	NP
Funeral Services	NP	NP	NP	NP
General Retail Services (Convenience)	NP	P[3]	P	NP
General Retail Services (General)	NP	P[3]	P	NP
Hotel-Motel	NP	P[4]	P	NP
Indoor Entertainment	NP	P[4]	P	NP

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Land Use	Residential District (Low Density) SF-6	Mixed Use District (Low-Med Density) GR-MU	Mixed Use District (Med-High Density) CS-MU-V	Open Space/Parks/Detention District
Indoor Sports and Recreation	NP	P[4]	P	P
Kennels	NP	NP	P	NP
Laundry Services	NP	NP	C	NP
Liquor Sales	NP	P[4]	P	NP
Marina	NP	NP	NP	NP
Medical Offices – exceeding 5000 sq. ft. gross floor area	NP	P[2]	P	NP
Medical Offices – not exceeding 5000 sq. ft. gross floor area	NP	P	P	NP
Monument Retail Sales	NP	NP	NP	NP
Off-Site Accessory Parking	NP	P[4]	P	NP
Outdoor Entertainment	NP	P[4]	P	P

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Land Use	Residential District (Low Density) SF-6	Mixed Use District (Low-Med Density) GR-MU	Mixed Use District (Med-High Density) CS-MU-V	Open Space/Parks/Detention District
Outdoor Sports and Recreation	NP	P[4]	P	P
Pawn Shop Services	NP	NP	NP	NP
Personal Improvement Services	NP	P[3]	P	NP
Personal Services	NP	P[3]	P	NP
Pet Services	NP	P[3]	P	NP
Plant Nursery	NP	P[3]	P	NP
Printing and Publishing	NP	NP	C	NP
Professional Office	NP	P[2]	P	NP
Recreational Equipment Maint & Storage	NP	NP	C	NP
Recreational Equipment Sales	NP	NP	NP	NP
Research Assembly	NP	P[2]	P	NP

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Land Use	Residential District (Low Density) SF-6	Mixed Use District (Low-Med Density) GR-MU	Mixed Use District (Med-High Density) CS-MU-V	Open Space/Parks/Detention District
Services				
Research Services	NP	P[2]	P	NP
Research Testing Services	NP	P[2]	P	NP
Research Warehousing Services	NP	P[2]	P	NP
Restaurant (General)	NP	P[1,3]	P	NP
Restaurant (Limited)	NP	P[3]	P	NP
Scrap and Salvage	NP	NP	NP	NP
Service Station	NP	P[9]	P	NP
Software Development	NP	P[2]	P	NP
Special Use Historic	C	NP	NP	NP
Stables	NP	P	NP	P
Theatre	NP	NP	P	NP
Vehicle Storage	NP	NP	NP	NP
Veterinary Services	NP	P[3]	P	NP

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Land Use	Residential District (Low Density) SF-6	Mixed Use District (Low-Med Density) GR-MU	Mixed Use District (Med-High Density) CS-MU-V	Open Space/Parks/Detention District
INDUSTRIAL USES				
Basic Industry	NP	NP	NP	NP
Custom Manufacturing	NP	P[2]	P	NP
General Warehousing and Distribution	NP	NP	NP	NP
Light Manufacturing	NP	P[8]	C[7]	NP
Limited Warehousing and Distribution	NP	P[8]	P	NP
Recycling Center	NP	NP	NP	NP
Resource Extraction	NP	NP	NP	NP
AGRICULTURAL USES				
Urban Farm	P	P[1]	P[8]	P
All Other Agricultural	NP	P[8]	P[8]	NP
Community Gardens	P	P	P	P
CIVIC USES				

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Land Use	Residential District (Low Density) SF-6	Mixed Use District (Low-Med Density) GR-MU	Mixed Use District (Med-High Density) CS-MU-V	Open Space/Parks/Detention District
Administrative Services	NP	P	P	NP
Aviation Facilities	NP	NP	NP	NP
Camp	NP	P	P	P
Cemetery	NP	NP	NP	NP
Club or Lodge	C	P[4]	P	P
College and University Facilities	C	P[2]	P	NP
Communication Service Facilities	P	P	P	NP
Community Events	C	C	C	P
Community Recreation (Private)	P	P	P	P
Community Recreation (Public)	C	P	P	P
Congregate Living	NP	P[4]	P	NP

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Convalescent Services	NP	P[4]	P	NP
Convention Center	NP	P	P	NP
Counseling Services	NP	P	P	NP
Cultural Services	C	P	P	P
Day Care Services (Commercial)	C	P[3]	P	NP
Day Care Services (General)	C	P[3]	P	NP
Day Care Services (Limited)	P	P	P	NP
Detention Facilities	NP	NP	NP	NP
Employee Recreation	NP	P	P	NP
Family Home	P	P	P	NP
Group Home, Class I (General)	C	P	P	NP

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Land Use	Residential District (Low Density) SF-6	Mixed Use District (Low-Med Density) GR-MU	Mixed Use District (Med-High Density) CS-MU-V	Open Space/Parks/Detention District
Group Home, Class I (Limited)	P	P	P	NP
Group Home, Class II	NP	C	C	NP
Guidance Services	NP	C	P	NP
Hospital Services (General)	NP	P	P	NP
Hospital Services (Limited)	NP	P[2]	P	NP
Local Utility Services	C	P[2]	P	P
Maintenance and Service Facilities	NP	C	C	NP
Major Public Facilities	NP	P[4]	P[4]	NP
Major Utility Facilities	NP	C	C	NP
Military Installations	NP	NP	NP	NP
Park and Recreation	NP	P	P	P

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Land Use	Residential District (Low Density) SF-6	Mixed Use District (Low-Med Density) GR-MU	Mixed Use District (Med-High Density) CS-MU-V	Open Space/Parks/Detention District
Services (General)				
Park and Recreation Services (Special)	NP	P	P	P
Postal Facilities	NP	C	P	NP
Private Primary Education Facilities	C	P	P	NP
Private Secondary Education Facilities	C	P	P	NP
Public Primary Education Facilities	P	P	P	NP
Public Secondary Education Facilities	P	P	P	NP
Railroad Facilities	NP	NP	NP	NP
Religious Assembly	P	P[3]	P	P
Residential Treatment	NP	C	C	NP

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Land Use	Residential District (Low Density) SF-6	Mixed Use District (Low-Med Density) GR-MU	Mixed Use District (Med-High Density) CS-MU-V	Open Space/Parks/Detention District
Safety Services	C	P[3]	P	NP
Telecommunication Tower	C	P[1]	P[1]	C
Transitional Housing	NP	NP	NP	NP
Transportation Terminal	NP	P[4]	P[4]	NP
All other Civic Uses	NP	P[4]	P[4]	C

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ESTANCIA HILL COUNTRY PUD
C814-2012-0085

SITE DEVELOPMENT REGULATIONS

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

Exhibit I

REDLINED: 04.14.2022

ESTANCIA HILL COUNTRY PUD C814-2012-0085

Compatibility Standards and Regulations

A. Compatibility Standards

Within the boundaries of the Estancia PUD, Subchapter C, Article 10 *(Compatibility Standards)* does not apply, except as modified below:

1. When a use that is permitted in a SF-6 or less restrictive zoning district (i.e., a multifamily, commercial, or industrial use) is across the street or adjoining property on which a use permitted in a SF-5 or more restrictive zoning district is located (i.e., a single family residential use), the massing and scale of such multifamily, commercial or industrial use shall be appropriate in relationship to the single family residential use. The massing of buildings and the appropriate scale relationship of a building to another building may be accomplished by:

    (1) avoiding the use of a continuous or unbroken wall plane;

    (2) using an architectural feature or element that:

        (a) creates a variety of scale relationships;

        (b) creates the appearance or feeling of a residential scale; or

        (c) is sympathetic to a structure on an adjoining property; or

    (3) using material consistently throughout a project and that is human in scale; or

    (4) using a design technique or element that:

        (a) creates a human scale appropriate for a residential use; or

        (b) prevents the construction of a structure in close proximity to a single family residential use that is:

            (i) significantly more massive than the single family residential use; or

            (ii) antithetical to an appropriate human scale; and

        (c) allows the construction of a structure, including a multi-family structure, that exhibits a human scale and massing that is appropriate for a residential use.

2. A 25 -foot vegetative buffer area shall be provided and maintained between single family residential uses and any commercial, civic, industrial, or multifamily uses. However, the amenity center proposed in the SF-6 area shall be exempt from the 25 foot setback. The buffer is measured from the property line of a single family residential use to a building developed with a commercial, civic, industrial, or multifamily use. (Figure 1). Mixed use buildings are excluded provided they contain residential uses.

   Improvements permitted within the 25-foot vegetative buffer zone are: hike and bike trails, pedestrian trails, sidewalks, solid fences, utility easements and improvements, or those improvements that may otherwise be required by the City of Austin or specifically authorized in this ordinance.

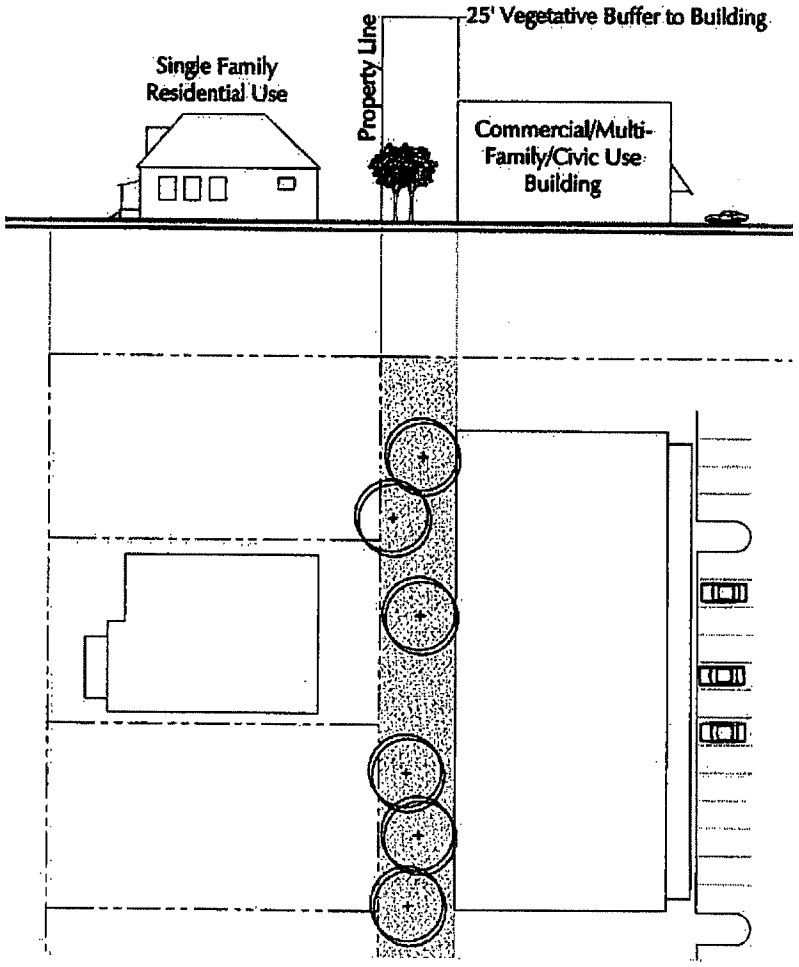


FIGURE 1: 25 foot vegetative buffer between a Residential Use and Commercial and Civic Use buildings.

3. A 100 feet wide buffer area measured from a property line of a single family residential use or a multifamily use (including a vertical mixed use) to an industrial use building shall be provided and maintained. (Figure 2):

   i. To the extent any of the 25 foot vegetative buffer described in subpart 2 above is contained within the 100 foot buffer described in the subpart 3, then the provisions of subpart 2 shall control with respect to that 25 feet (i.e., a total of 100' buffer with the first 25' being vegetative).

   ii. Improvements permitted within the 100-foot wide buffer zone are: hike and bike trails, pedestrian trails, sidewalks, solid fences, detention, water quality and drainage facilities consisting primarily of earthen structures, utility easements and improvements, streets, alleys, driveways, surface parking facilities limited to 12 parking spaces or fewer, or those improvements that may otherwise be required by the City of Austin or specifically authorized in this ordinance.

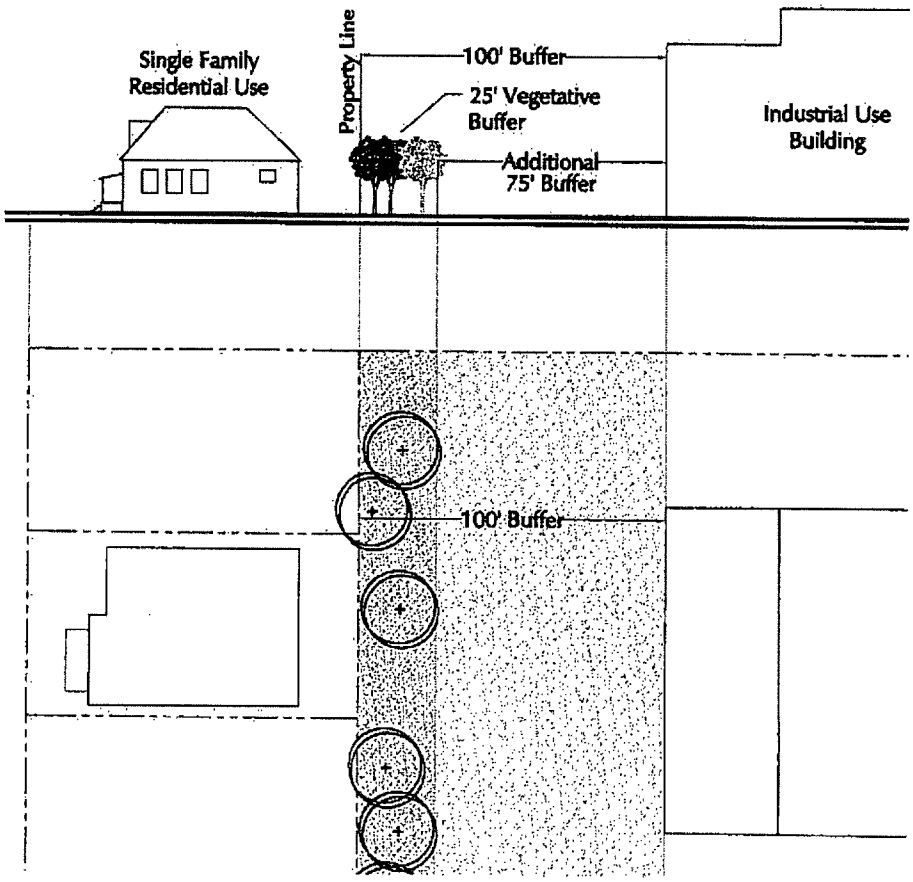


FIGURE 2: 25 foot vegetative buffer with an additional 75-foot wide buffer area for a total of 100 feet between a Residential Use and Industrial Use buildings.

4. Height restrictions between Land Use Categories are as follows:

   i. Within 70 feet of a single family detached residential lot, a multifamily, commercial or industrial building may not exceed a height of 40 feet.

   ii. Between 70 feet and 120 feet from a single family detached residential lot, a multifamily, commercial or industrial building may not exceed a height of 50 feet.

   iii. Beyond 120 feet of a single family detached residential lot may be constructed to the permitted height as specified in Section ___ of the LDC.

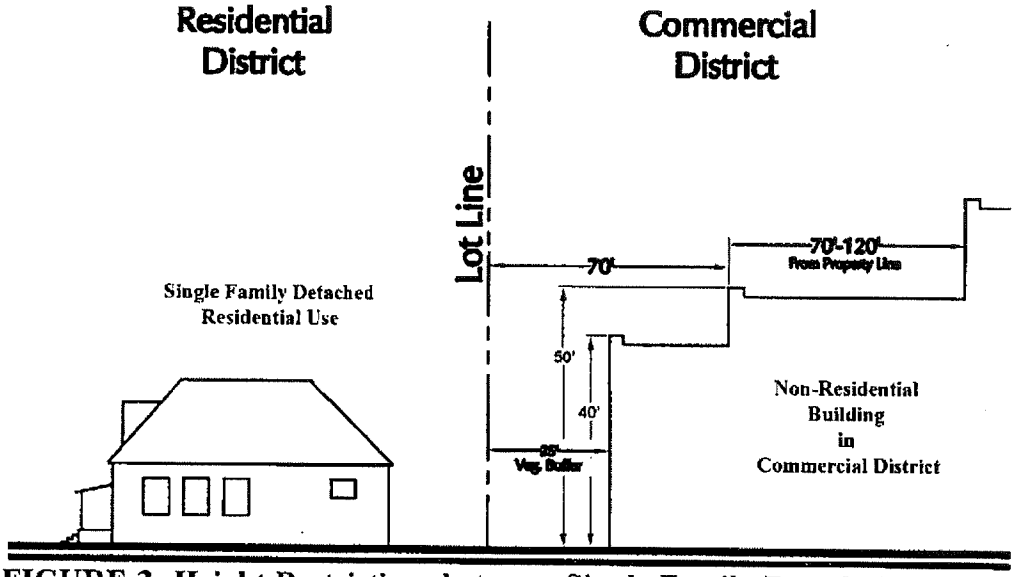


FIGURE 3: Height Restrictions between Single Family Detached Residential Use and Multifamily, Industrial or Commercial Use Building.

5. Screening Requirements

   i. Each area on a property that is used for a following activity shall be screened from the view of adjacent property that is used for a single family or multifamily residential use (including a vertical mixed use):

      (1) off-street parking containing more than 12 spaces;

      (2) the placement of mechanical equipment;

      (3) storage; or

(4) refuse collection.

ii. A person may comply with this subsection by providing a yard, fence, berm, or vegetation. If a fence is provided, the height of the fence may not exceed six feet, except as otherwise permitted by Section 25-2-899 *(Fences As Accessory Uses)* of the LDC.

iii. The owner must maintain a fence, berm, or vegetation provided under this such section.

6. The noise level of mechanical equipment may not exceed 70 decibels at the property line.

7. The use of highly reflective surfaces, including reflective glass and reflective metal roofs with a pitch of more than a run of seven to a rise of 12, is prohibited. This prohibition does not apply to solar panels and copper or painted metal roofs.

8. Dumpsters and permanently placed refuse receptacles must be located at least 25 feet from adjacent residential uses. The location of and access to dumpsters or any other refuse receptacles must comply with the Transportation Criteria Manual.

9. Subsection C of Section 25-2-1006 (A) (1) (2) *(Visual Screening)* of the LDC does not apply to the PUD.

10. General Restaurant uses in GR-MU Mixed Use Districts

General Restaurant use located will be (i) at the intersection of two collector streets or a collector and an arterial or solely on an arterial; or at the intersection of a collector and a neighborhood street, and (ii) have a minimum lot size of 40,000 square feet, with a 55 feet building setback as measured from any single family detached lot. In any event a General Restaurant use adjacent to a single family detached residential lot will not have outdoor music.

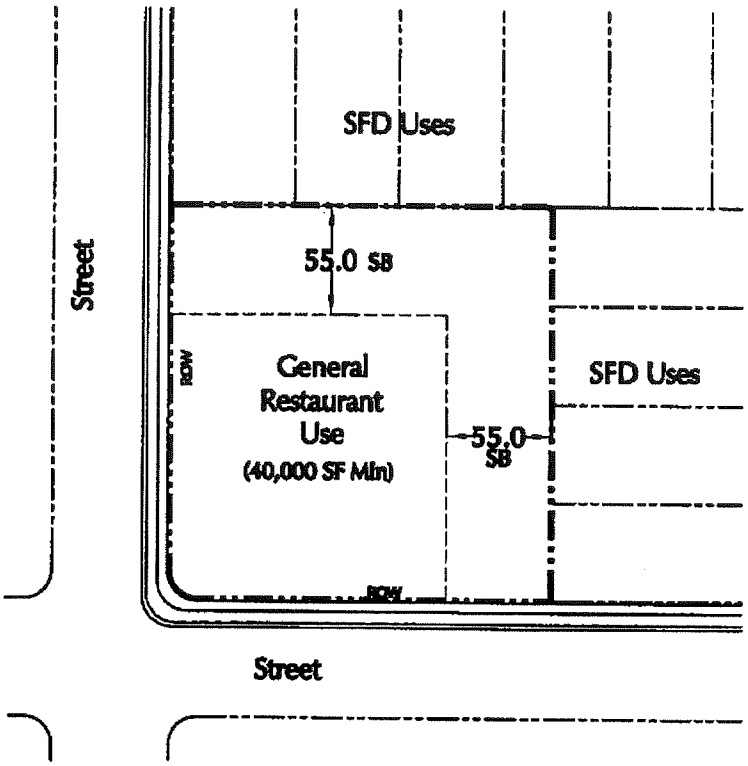


FIGURE 4: General Restaurant Uses

B. Additional Regulations

1. A commercial off-street parking use may not exceed one acre in site size within 100 feet of a single family detached residential lot and must be screened from the street by low hedges or walls not less than three feet and not more than four feet in height.

2. A telecommunications tower must be located on top of a building or be an architectural component of the building. Free standing towers are prohibited.

3. Parking Areas

    a. Parking lots and cars should not be dominant visual elements of the site.

    b. Parking areas should be buffered from public view through the use of berming, landscaped hedges, and/or decorative low walls.

4. Pedestrian and Vehicular Circulation

a. Where feasible, establish off-street open space/greenway links between commercial districts and adjacent neighborhoods and public facilities.

b. Whenever pedestrian and vehicular traffic meet, paving and signage need to alert drivers to the presence of pedestrians.

c. Streets and pathways should lead directly to visual anchors and/or focal points.

5. Urban Design for commercial areas

a. Pedestrian activities such as "al fresco" dining along the sidewalk should be promoted to enhance the character of the commercial area.

b. Where appropriate, use formal streetscape treatments such as parkway strips between street and sidewalk, regularly spaced canopy trees, and special paving to denote pedestrian zones.

c. Create pedestrian areas that encourages pedestrian activity while accommodating vehicular requirements.

d. The use of pedestrian promenades characterized by outdoor plaza elements between commercial buildings should create unity, cohesiveness and a sense of space while promoting walkable pedestrian activity centers.

e. Commercial building entries should incorporate pedestrian elements and amenities such as seating, lighting, and hardscape elements that help create or enhance special pedestrian areas.

6. Architectural Character in Commercial Areas

a. Modern vernacular shall be promoted within the commercial areas.

b. Varying facade elements, such as insetting window areas, entries and/or projections of building volumes should be considered.

6. Building Scale and Massing in commercial areas

a. Building mass should be broken down where possible. Horizontal breaks and vertical projections will effectively reduce the perceived scale of buildings.

b. Consider the use of "stepped-down" buildings to break up larger structures, particularly those over 3 stories in height.

c. Buildings should contribute to pedestrian comfort and enjoyment. Buildings adjacent to sidewalks should provide human scale and relationships

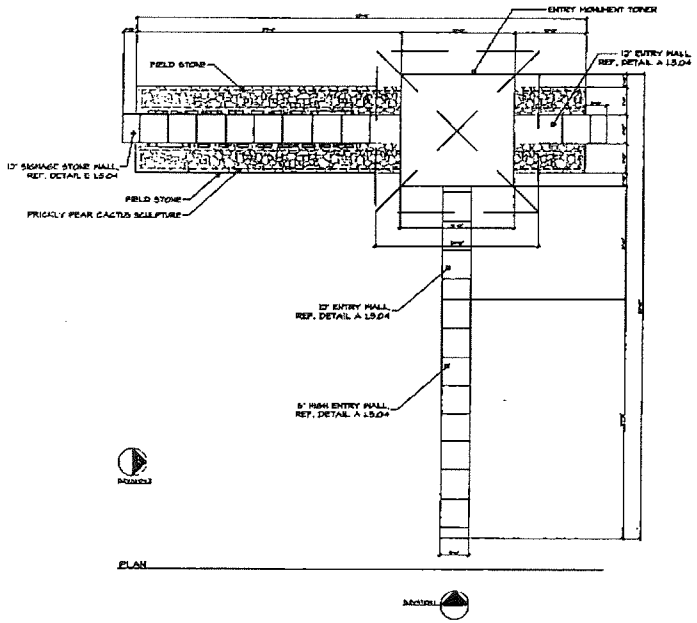
8. Service, Loading and Special Equipment Commercial Areas

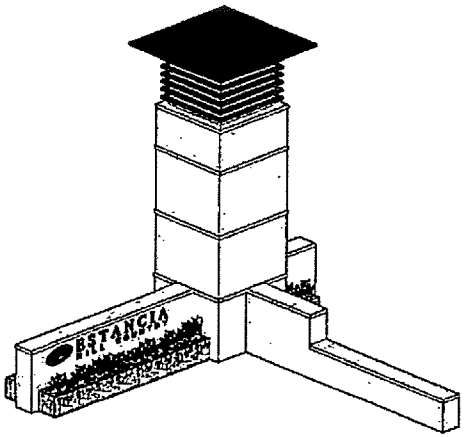
   a. All storage areas shall be located on the side or rear portions of commercial buildings.

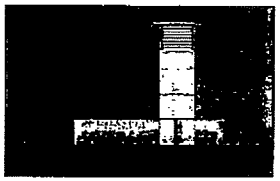
   b. No service, storage, maintenance, or loading areas shall extend into a setback area.

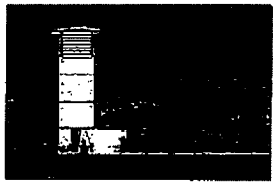
   c. Loading areas shall be entirely located on-site. Off-site vehicle loading is not permitted.

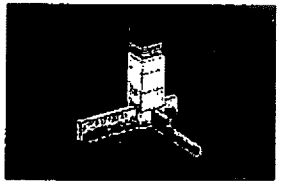
Exhibit K

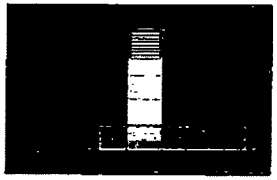


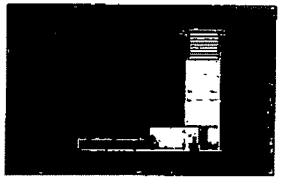




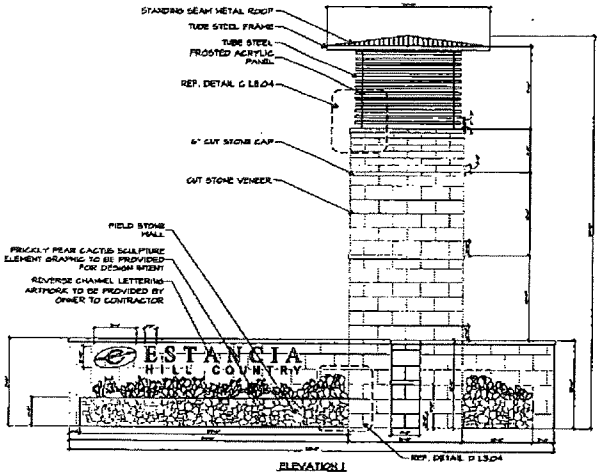








PRELIMINARY LIGHTING SCHEME



ELEVATION 1

ELEVATION 2



REVISIONS

This document is released for bid review under the authority of James T. Jackson, RLA, #2749 on April 8, 2013. It is not to be used for construction purposes.

ESTANCIA HILL COUNTRY
CITY OF AUSTIN, TEXAS
ENTRY AT I-35

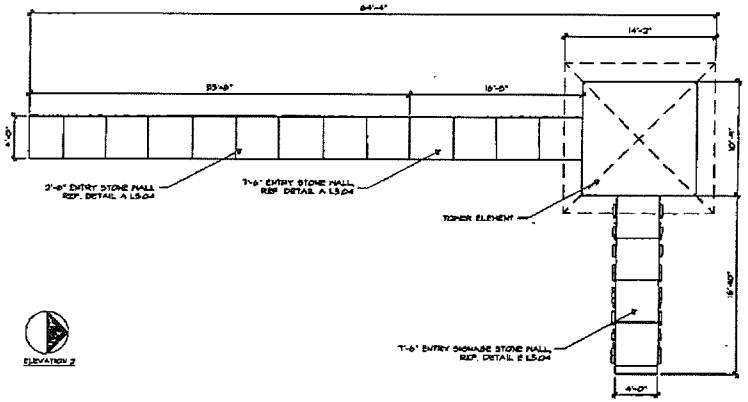
DATE:
03/27/2013

Burry+Partners

L5.01

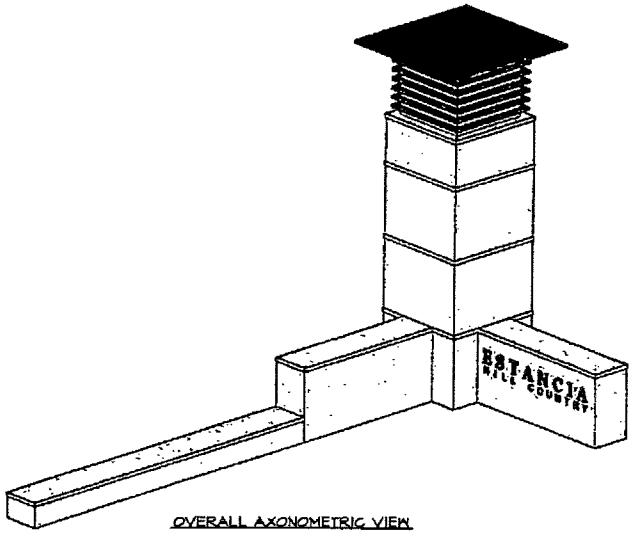
JOB # B0103862-10009

Exhibit L



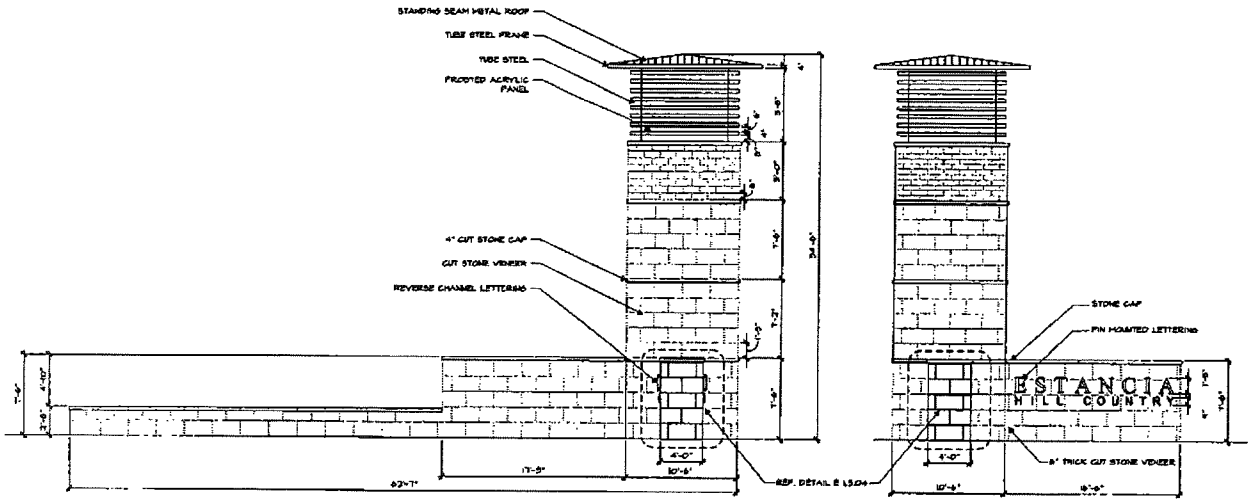
ELEVATION 2

PLAN



OVERALL AXONOMETRIC VIEW

ELEVATION 1



ELEVATION 1

ELEVATION 2

SCALE: 3/8"=1'-0"

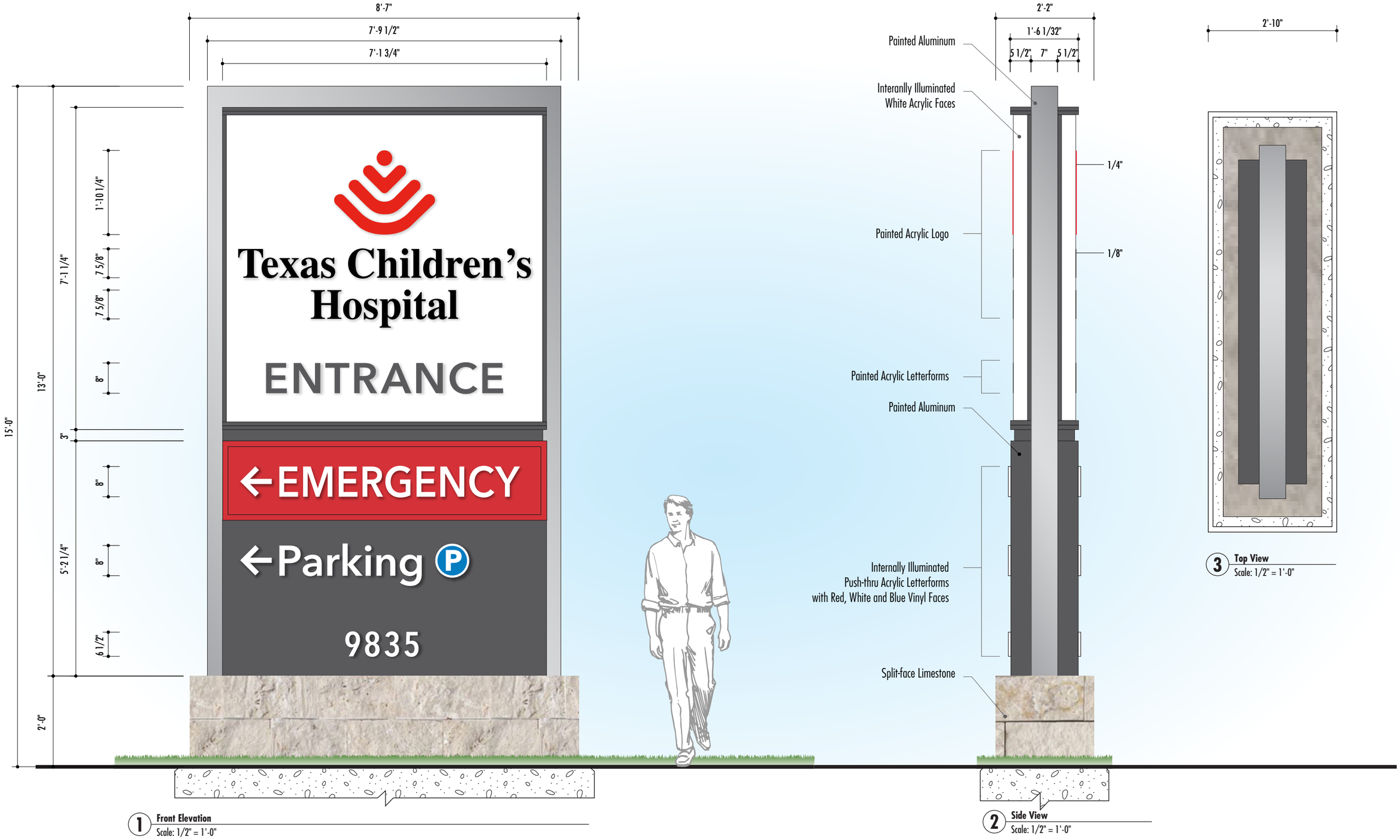
ESTANCIA HILL COUNTRY
CITY OF AUSTIN, TEXAS
ENTRY AT OLD SAN ANTONIO ROAD

DATE:
03/27/2013

Burry+Partners

L5.02

JOB # 801.0062-10009



1 **Front Elevation**
Scale: 1/2" = 1'-0"

2 **Side View**
Scale: 1/2" = 1'-0"

3 **Top View**
Scale: 1/2" = 1'-0"

EXHIBIT M: HOSPITAL TRACT SIGNAGE

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.

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: C814-2012-0085.02
Contact: Wendy Rhoades, 512-974-7719
Public Hearings: June 7, 2022, Zoning and Platting Commission
July 28, 2022, City Council

SYLVIA F. SUDERMANN
Your Name (please print)

☐ I am in favor
☒ I object

12800 A&B OLD SAN ANTONIO RD
Your address(es) affected by this application (optional)

Mailing Address: 13300 Mansfield Dr, Austin 78732

Sylvia F. Sudermann — *Signature*

6/30/2022 — *Date*

Daytime Telephone **(Optional)**: 512-266-7451

Comments: I am concerned about rezoning this land off Old San Antonio Rd. to a Hospital District - because of the anticipated increase in traffic along this residential road, which will include emergency vehicles - and they may be at anytime, day or night. This rezoning request does not indicate an alternative entrance.

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