

ORDINANCE NO. 20220728-144

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 ~~Alt~~ 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:

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

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

PART 10. Part 13. Code Modifications of the Original Ordinance is amended to add a new Section 2. in C. Signage. to read as follows:

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

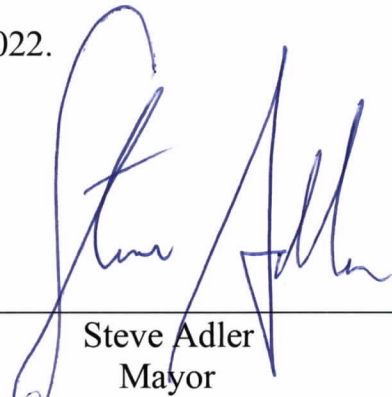
PART 11. Except as otherwise provided for in this ordinance, the terms and conditions of the Original Ordinance, remain in effect. If this ordinance and the Original Ordinance conflict, this ordinance controls.

PART 12. This ordinance takes effect on August 8, 2022.


PASSED AND APPROVED

July 28, 2022

§
§
§



Steve Adler
Mayor

APPROVED: 
Anne L. Morgan
City Attorney

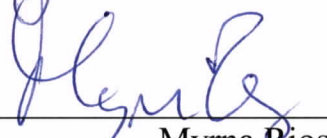
ATTEST: 
Myrna Rios
City Clerk

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 15th 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





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.

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
SURVEY NO. 535

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

L2

L1

FM-135 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.

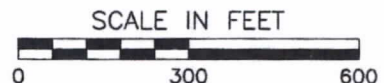
BOONE AND HERMAN'S, LLC
DOC. NO. 2006056153
O.P.R.T.C.T.

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
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- DOC. NO. DOCUMENT NUMBER
- P.O.B. POINT OF BEGINNING



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.: 1 OF 2
DATE: JUNE 15, 2022	DWG SCALE: 1"=300'	PROJECT NO: 316-463	

P:\310-000\316-463\Survey\Draw\316-463 PUD EXHIBIT.dwg(SHEET 2) LS:(6/15/2022 - aharpel) - LP: 6/15/2022 2:12 PM

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 DISTANCE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD 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

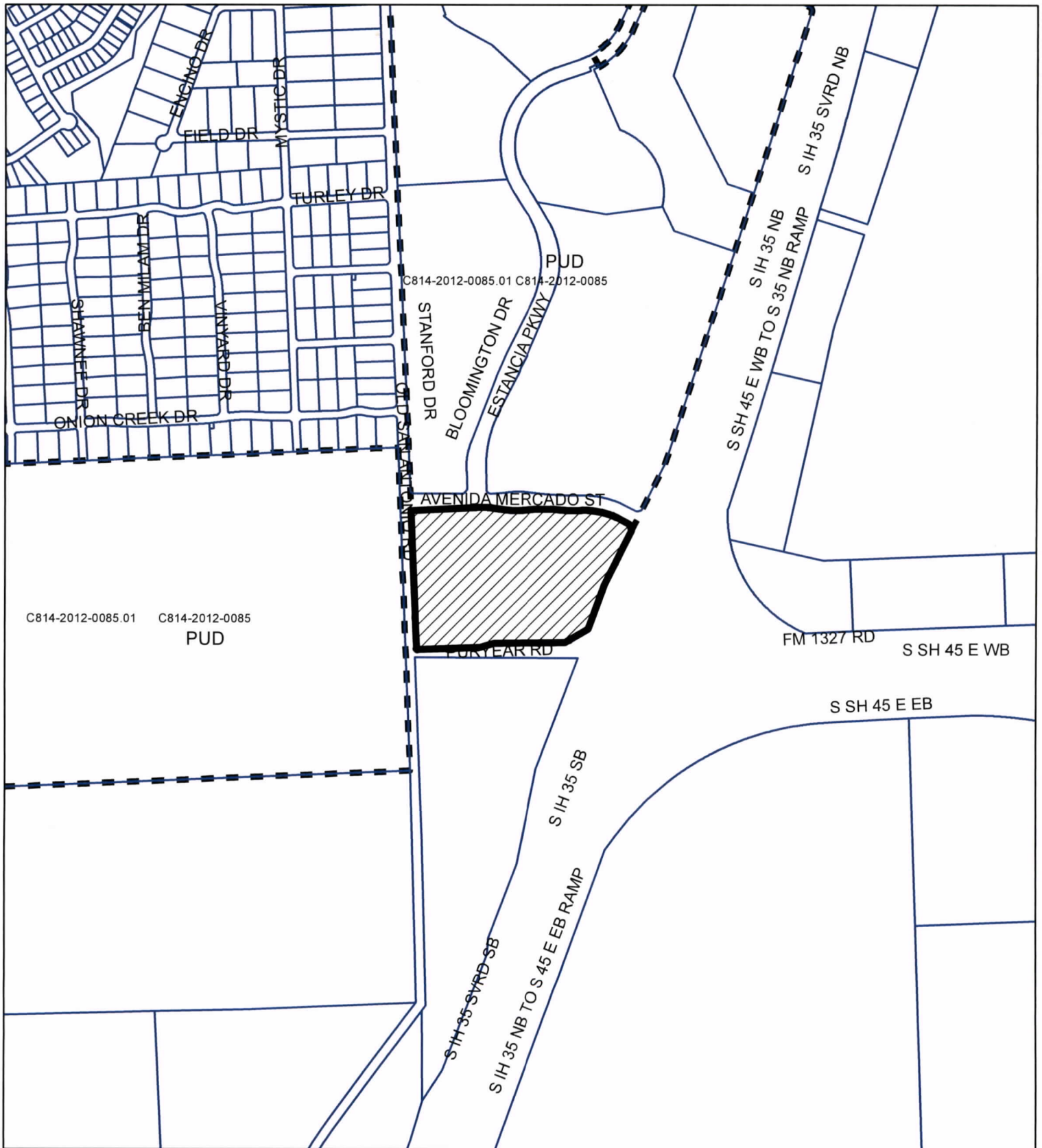
Ph: 512.439.0400 · Fax: 512.329.0096
www.cecinc.com

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

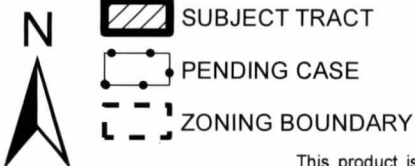


C814-2012-0085.01 C814-2012-0085
PUD

PLANNED UNIT DEVELOPMENT

Exhibit B

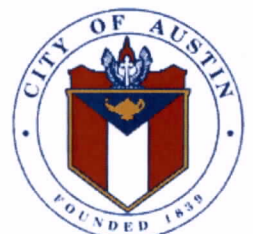
ZONING CASE#: C814-2012-0085.02

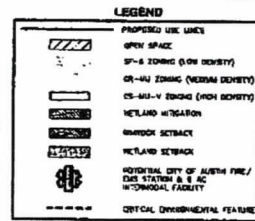


1" = 800'

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





Land Use	ACRES
OPEN SPACE (LOW DENSITY)	8.3 AC
OPEN SPACE (MEDIUM DENSITY)	192.4 AC
OPEN SPACE (HIGH DENSITY)	29.2 AC
TOTAL OPEN SPACE	229.9 AC
LOW DENSITY	72.3 AC
MEDIUM DENSITY	636.3 AC
HIGH DENSITY	91.3 AC
TOTAL	800.0 AC

NOTES:

1. REFERENCE JORDIS USE SUMMARY TABLE AND SITE DEVELOPMENT REGULATION TABLE FOR ADDITIONAL P.V.S. REGULATIONS.

Bury+Partners
All New York offices, under one
roof. New York office
34, RICHMOND ST. TEL. 373-0000-0001
NYC Registration No. 1-100
Imp./Partners, Inc. Copyright 1983

ZONING EXHIBIT

ESTANCIA HILL COUNTRY P.U.D.
SLF (II) - ONION CREEK, L.P.

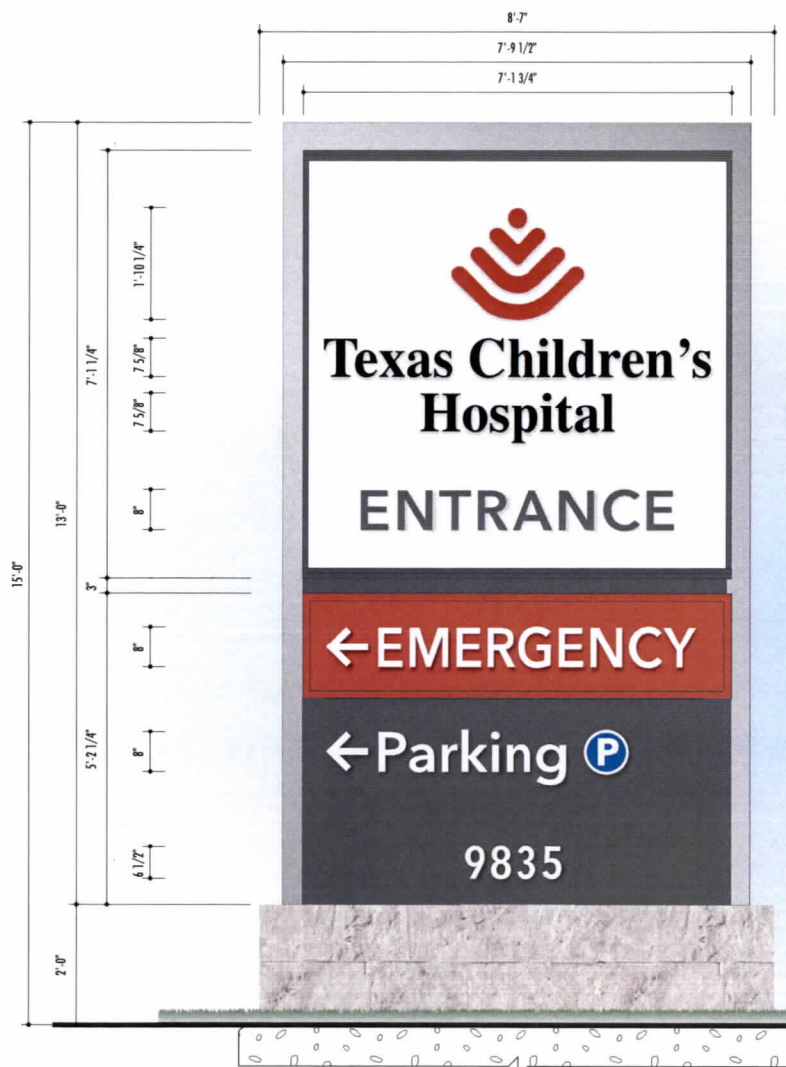
EXH1

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

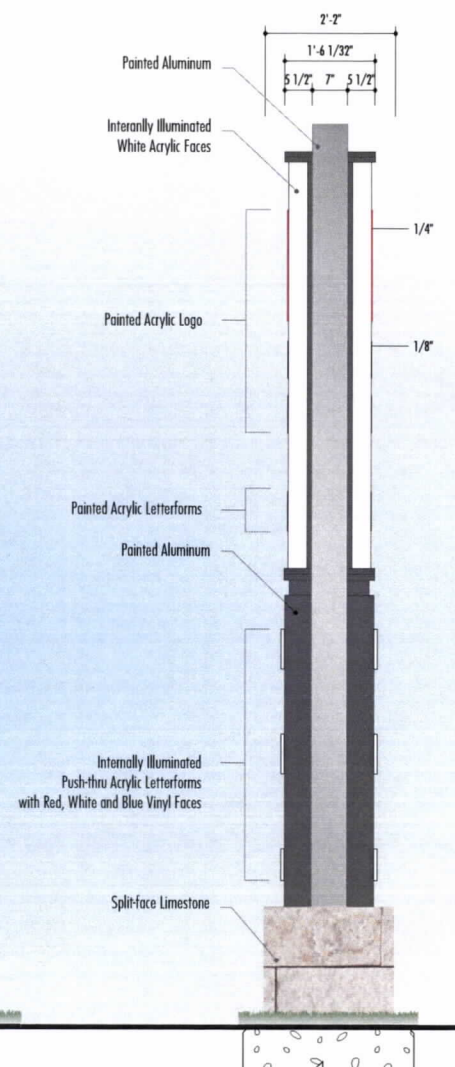
SITE DEVELOPMENT REGULATIONS

	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

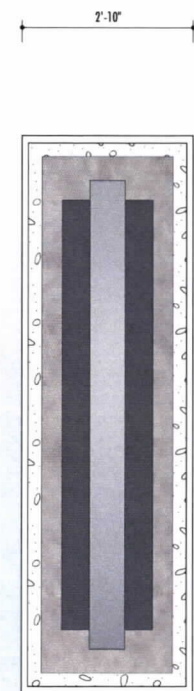
6/18/2013



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

EXHIBIT M: HOSPITAL TRACT SIGNAGE