

ORDINANCE NO. _____

1 **AN ORDINANCE AMENDING ORDINANCE NO. 930610-B TO MODIFY THE**
2 **LAND USE PLAN FOR THE PROJECT KNOWN AS THE SETON MEDICAL**
3 **CENTER PLANNED UNIT DEVELOPMENT LOCATED AT 1201 WEST 38TH**
4 **STREET IN THE CENTRAL WEST AUSTIN COMBINED NEIGHBORHOOD**
5 **PLAN AND CHANGING THE ZONING MAP FROM PLANNED UNIT**
6 **DEVELOPMENT-NEIGHBORHOOD PLAN (PUD-NP) COMBINING DISTRICT**
7 **TO PLANNED UNIT DEVELOPMENT-NEIGHBORHOOD PLAN (PUD-NP)**
8 **COMBINING DISTRICT TO CHANGE CONDITIONS OF ZONING.**

9
10 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

11
12 **PART 1.** The Seton Medical Center Planned Unit Development (“Seton PUD”) was
13 approved by City Council on June 10, 1993, under Ordinance No. 930610-B (the “Original
14 Ordinance”). The Original Ordinance was administratively amended on December 5, 2002.
15 The Seton PUD is comprised of approximately 12.214 acres of land located generally in
16 the vicinity north of West 34th Street, south of West 38th Street, west of Medical Parkway,
17 east of Mills Avenue, and more particularly described by the metes and bounds description
18 incorporated in the Original Ordinance.

19
20 **PART 2.** The zoning map established by Section 25-2-191 of the City Code is amended
21 to change the base district from planned unit development-neighborhood plan (PUD-NP)
22 combining district to planned unit development-neighborhood plan (PUD-NP) combining
23 district on the property generally known as the Seton PUD described in Zoning Case No.
24 C814-92-0006.02, on file at the Housing and Planning Department, as follows:

25
26 LOT 1, SETON MEDICAL CENTER ADDITION NO. 2, a subdivision in the
27 City of Austin, Travis County, Texas, according to the map or plat thereof as
28 recorded in Volume 80, Page 73, of the Plat Records of Travis County, Texas, and
29

30 LOT 8, 9, 17, and 18, BLOCK 5, GLEN RIDGE ADDITION, a subdivision in the
31 City of Austin, Travis County, Texas, according to the map or plat thereof as
32 recorded in Volume 1, Page 65, of the Plat Records of Travis County, Texas,
33 SAVE AND EXCEPT the portions of land conveyed to the City of Austin by Deed
34 recorded in Book 12517, Page 1128, Deed Records of Travis County, Texas.

35
36 (collectively, the “Property”),
37

1 locally known as 1201 West 38th Street, in the City of Austin, Travis County, Texas, and
2 generally identified in the map attached as **Exhibit “A”**.
3

4 **PART 4.** This ordinance and the attached exhibits amend the Original Ordinance.
5 Development of and uses within the Seton PUD shall conform to the limitations and
6 conditions set forth in this ordinance and in the amended land use plan attached as **Exhibit**
7 **“B”** (the “Amended Land Use Plan”). If this ordinance and the attached exhibits conflict,
8 the ordinance applies. Except as otherwise provided by this ordinance and the Amended
9 Land Use Plan, all other rules, regulations and ordinances of the City apply to the Property.
10

11 **PART 5.** The attached exhibits are incorporated into this ordinance in their entirety as
12 though set forth fully in the text of this ordinance. The attached exhibits are as follows:
13

14 Exhibit A: Zoning map
15 Exhibit B: Amended Land Use Plan
16

17 **PART 6.** The development of and uses for the Property is modified and amended in this
18 Part 6 as follows and as shown in the Amended Land Use Plan:
19

- 20 A. The maximum floor-to-area ratio is increased from 1.48:1 to 1.9:1
21
22 B. The maximum building coverage is increased from 272,388 square feet to
23 334,830 square feet.
24
25 C. The maximum building square footage is increased from 786,600 square feet to
26 1,144,755 square feet.
27
28 D. The maximum impervious cover is increased from 421,074 square feet to
29 423,513 square feet.
30
31 E. Water quality facilities shall exceed city code requirements for new
32 development on the Property as determined by the City of Austin at the time of
33 site plan application.
34

35 **PART 7.** Community Amenities:
36

- 37 A. All new buildings constructed on the Property shall achieve a Leadership in
38 Energy and Environmental Design (LEED) Silver Rating using the applicable

1 rating version in effect at the time a rating registration application is submitted
2 for the building.
3

- 4 B. Landscaping shall exceed city code requirements for new development on the
5 Property as determined by the City of Austin at the time of site plan application.
6
- 7 C. The owner of the Property or the owner's successors and assigns
8 ("Landowner") shall require new trees on the Property to be sourced from
9 Central Texas native seed stock and planting requirements identified in Exhibit
10 "B". Nothing in this subsection limits the authority of the city arborist to allow
11 for alternative species on a case-by-case basis and to suggest alternative species
12 based on current availability, site, and climate condition.
13
- 14 D. Landowner shall comply with the City's Dark Sky regulations for all new
15 buildings constructed on the Property as follows:
16
- 17 a. Use of low Kelvin rated lights (3000 Kelvin or less) for outdoor lighting.
 - 18 b. Outdoor light shall be shielded so that neither the light fixture's light
19 source nor the lens shall be visible from a distance less than the mounting
20 height of the fixture.
 - 21 c. Focus light on activity and use activity-appropriate lighting.
22
- 23
- 24 E. To deter bird collisions, new buildings constructed on the Property shall require
25 glass with a reflectivity of 15 percent or less, and as further required on Exhibit
26 "B".
27
- 28
- 29 F. Landowner must provide an integrated pest management ("IPM") plan that
30 complies with Section 1.6.9.2 (D) (Pesticides and Herbicides) and (F) (Public
31 Education Program) of the ECM, as amended, with a site plan application filed
32 for development. The IMP plan must be approved before the site plan may be
33 approved. The Landowner shall provide copies of the IPM Plan to homeowners
34 and commercial property owners.
35
- 36 G. The Landowner shall provide onsite water reuse systems for new buildings
37 constructed on the Property accomplishing the following:
38

- 1 a. collect rainwater from roofs and store in a cistern having a 30,000 gallon
2 minimum capacity to provide water for irrigation; and
3 b. collect condensate generated to offset potable cooling tower makeup water
4 demand.

5
6 H. If required by the Austin Transportation Department, Landowner shall install
7 pedestrian, bicycle, and traffic safety improvements on West 34th Street and
8 immediately adjacent areas at locations determined by the Austin
9 Transportation Department.

10
11 **PART 8.** Except as otherwise provided for in this ordinance, the terms and conditions of
12 Ordinance No. 930610-B, as amended, remain in effect.

13
14 **PART 9.** Except as specifically modified by this ordinance, the Property is subject to
15 Ordinance No. 20100923-103 that established zoning for the Central West Austin
16 Neighborhood Plan.

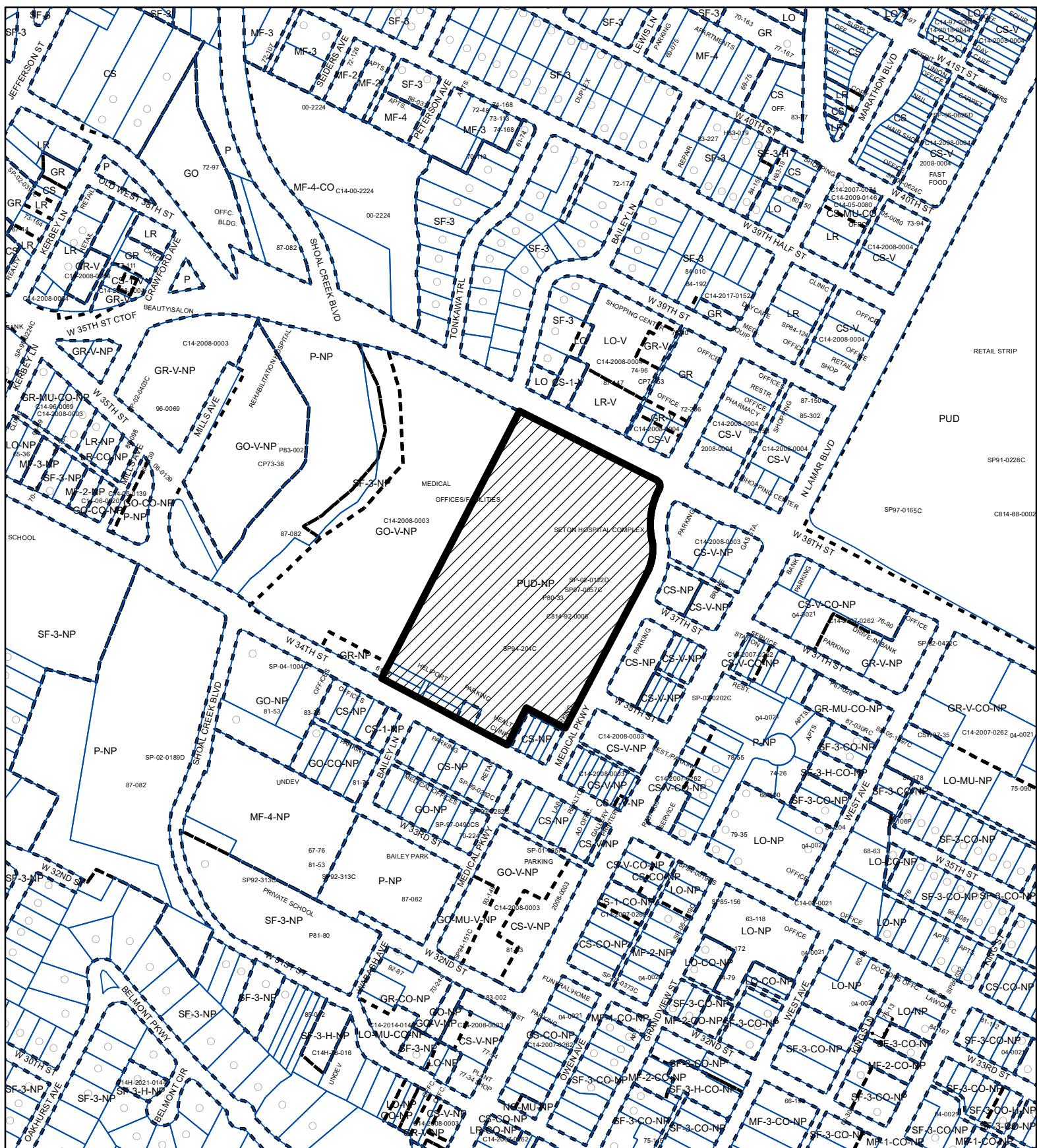
17
18 **PART 10.** This ordinance takes effect on _____, 2022.

19
20 **PASSED AND APPROVED**

21
22 §
23 §
24 _____, 2022 § _____

25 Steve Adler
26 Mayor

27
28
29 **APPROVED:** _____ **ATTEST:** _____
30 Anne L. Morgan Myrna Rios
31 City Attorney City Clerk



PLANNED UNIT DEVELOPMENT EXHIBIT "A" **ZONING CASE#: C814-92-0006.02**



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

SETON MEDICAL CENTER
C814-92-0006

SETON MEDICAL CENTER

P.U.D.

SUMMARY TABLE



AMENDMENT NO.2

Proposed FAR	1.48:1	1.9:1
Impervious Cover	424,074 SF 79.16%	423,513 sf (79.62%)
Building Coverage	272,388 SF (51.2%)	334,830 sf (62.95 %)
Total Square Footage of Building	786,600	1,144,755 sf
Height	120 ft.	
Setbacks		
Street Front Yard (Medical Parkway)	25 ft.	
Street Side Yard (West 38th Street)	15 ft.	
Street Side Yard (West 34th Street)	10 ft.	
Percentage Open Space for the Site	11.9%	

Legal Description

Lot 1, Seton Medical Center Addition No. Two
Book 8, Pages 73-74

Lots 8, 9, 17 and 18, Block 5, Glen Ridge Addition
Book 1, Page 65

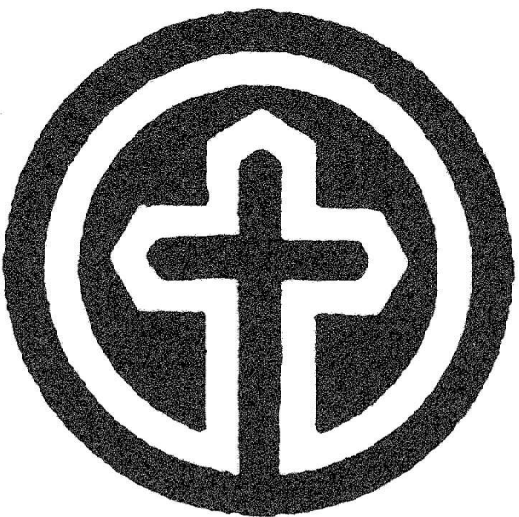
Street Address

1201 West 38 Street

Submittal Date

September 9, 1992

EXHIBIT "B"



SETON MEDICAL CENTER
PLANNED UNIT DEVELOPMENT

ZONING SUBMITTAL

UPDATE #3 5/10/93

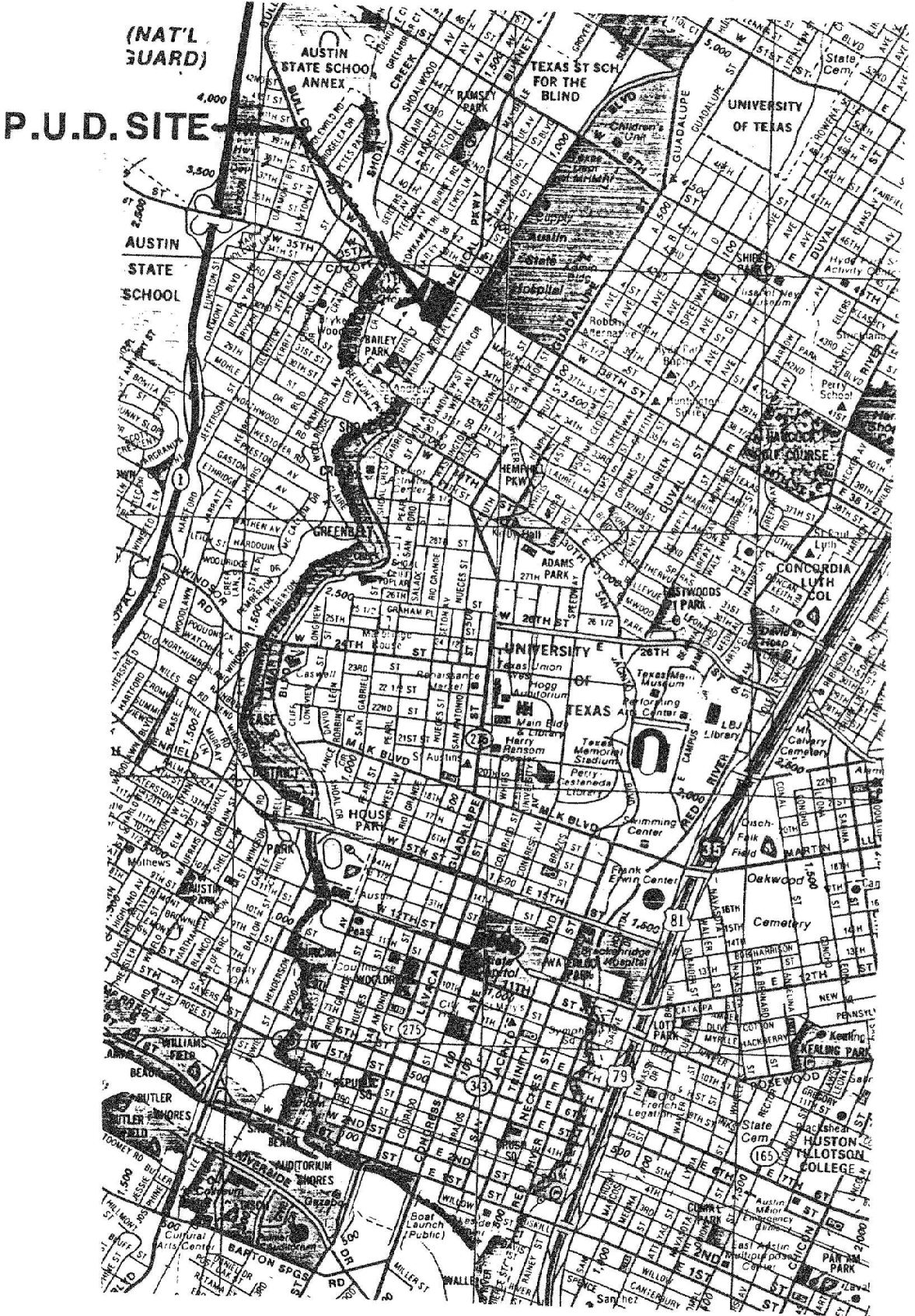
INDEX OF DRAWINGS

SHEET

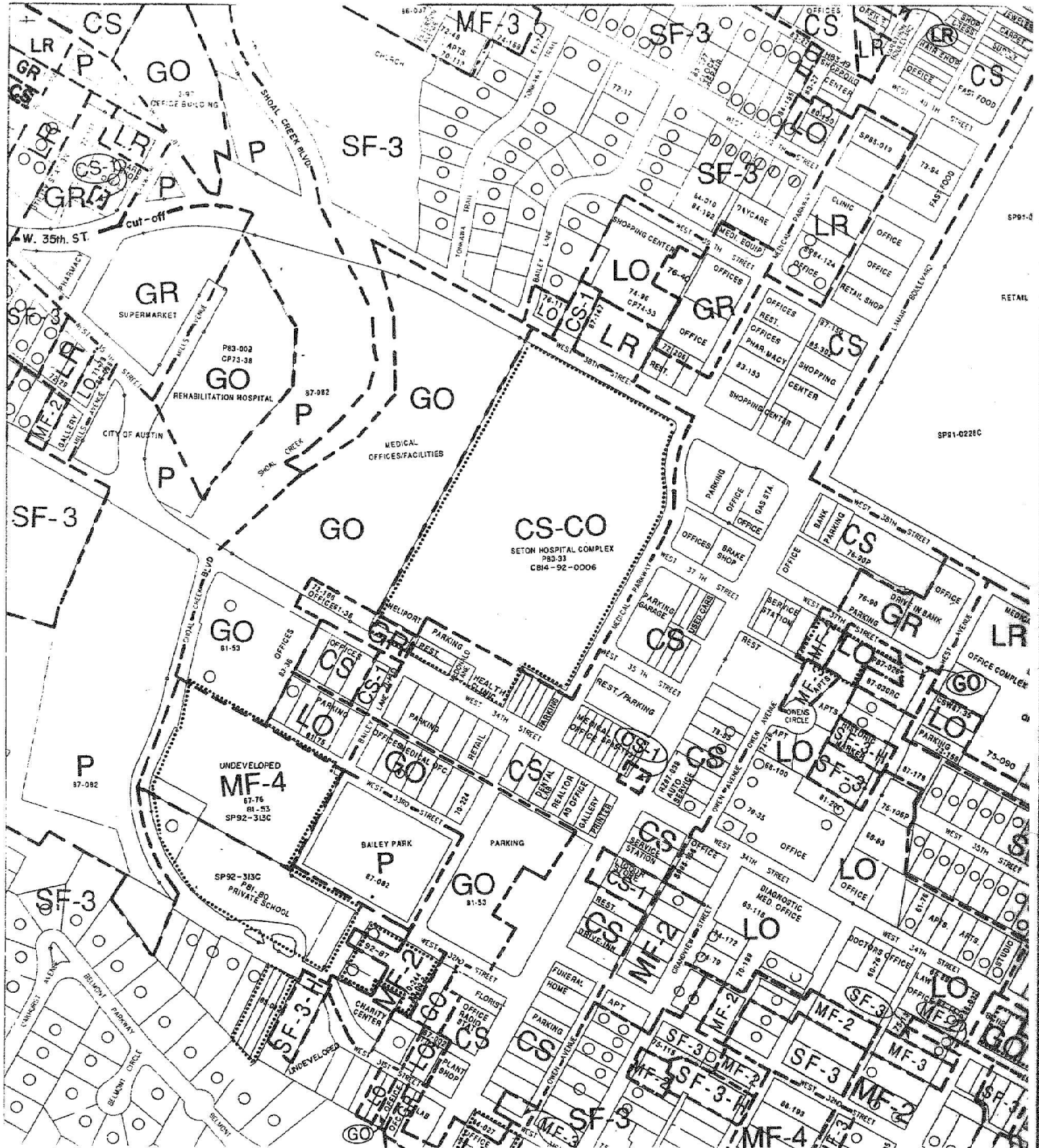
1. COVER
2. COMPREHENSIVE PLAN
3. SETON MEDICAL CENTER PUD - EXISTING CONDITIONS
4. SETON MEDICAL CENTER PUD - SITE STAGE ONE CONSTRUCTION
5. SETON MEDICAL CENTER PUD - LANDSCAPE PLAN STAGE ONE CONSTRUCTION
6. SETON MEDICAL CENTER PUD - LANDSCAPE PLAN STAGE TWO CONSTRUCTION
7. SETON MEDICAL CENTER PUD - EXPANSION PLAN 2022
8. SETON MEDICAL CENTER PUD - LANDSCAPE PLAN 2022

AMENDMENT NO.2

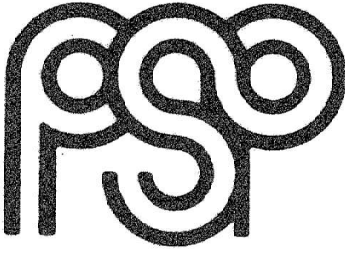
REVISIONS/ CORRECTIONS						
NUMBER	DESCRIPTION	REVISION/ADDED (A) VOID (V) SHEET NO.	TOTAL # OF SHEETS IN PLAN SET	NET CHANGE IMPERVIOUS COVER (SQ. FT.)	TOTAL SITE IMPERVIOUS COVER (SQ. FT.)	CITY OF AUSTIN APPROVAL DATE
1R	STAGE ONE CONSTRUCTION ADDED TO PLANS	4(A), 5(R) 6(R)	6	0	421,074 79.16%	
1C	EXPANDED AMBULANCE PARKING	1(R) 4(R)	6	258	421,332 79.21%	JMM 1-27-03



VICINITY MAP



ZONING MAP



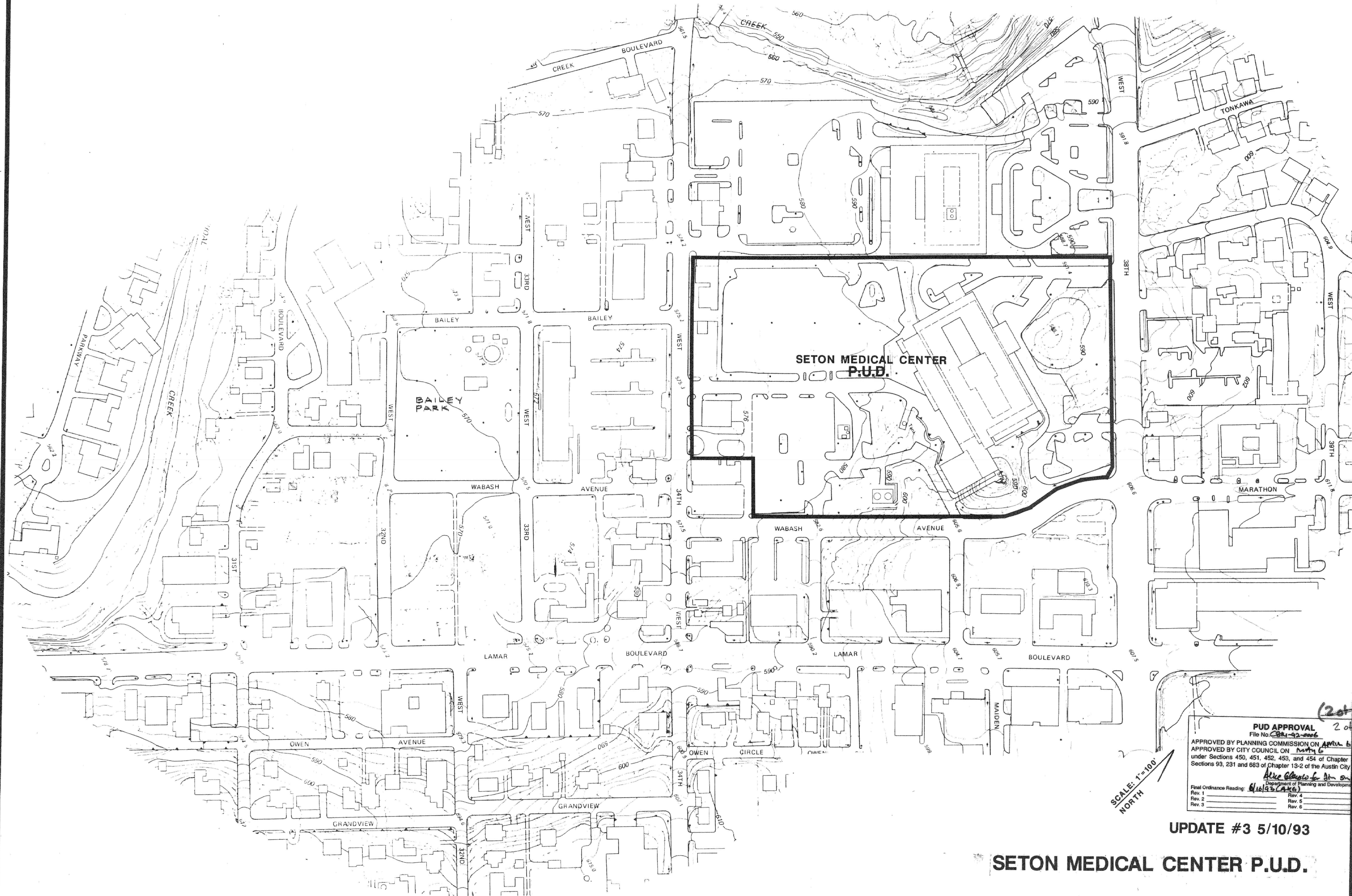
PAGE SOUTHERLAND PAGE

AUSTIN TEXAS
ARCHITECTS
ENGINEERS
CONSULTANTS

606 WEST AVE.
AUSTIN, TX. 78701
(512) 472-6721

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS

PUD APPROVAL 1 of 6
File No. C814-92-0006
APPROVED BY PLANNING COMMISSION ON APRIL 6, 1993
APPROVED BY CITY COUNCIL ON MAY 6, 1993
under Sections 450, 451, 452, 453, and 454 of Chapter 13-1 and Sections 53, 231 and 683 of Chapter 13-2 of the Austin City Code
Alice G. Smith for City Council
Department of Planning and Development
Final Ordinance Reading 12/15/2002
Rev. 1 12/15/2002
Rev. 2 12/15/2002
Rev. 3 12/15/2002
Rev. 4 12/15/2002
Rev. 5 12/15/2002
Rev. 6 12/15/2002



SCALE: 1"=100'
NORTH

PUD APPROVAL
File No. 201-92-006
APPROVED BY PLANNING COMMISSION ON April 6, 1993
APPROVED BY CITY COUNCIL ON May 6, 1993
under Sections 450, 451, 452, 453, and 454 of Chapter 13-1 and
Sections 93, 231 and 683 of Chapter 13-2 of the Austin City Code
Alvin G. Davis for Mayor
Department of Planning and Development
Final Ordinance Reading: 4/16/93 (LCA)
Rev. 1 _____ Rev. 4 _____
Rev. 2 _____ Rev. 5 _____
Rev. 3 _____ Rev. 6 _____

UPDATE #3 5/10/93

SETON MEDICAL CENTER P.U.D.

COMPREHENSIVE PLAN

AMENDMENT NO.2

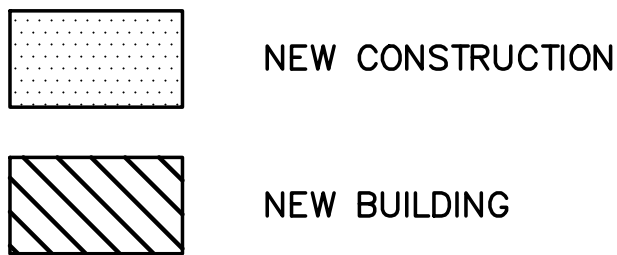
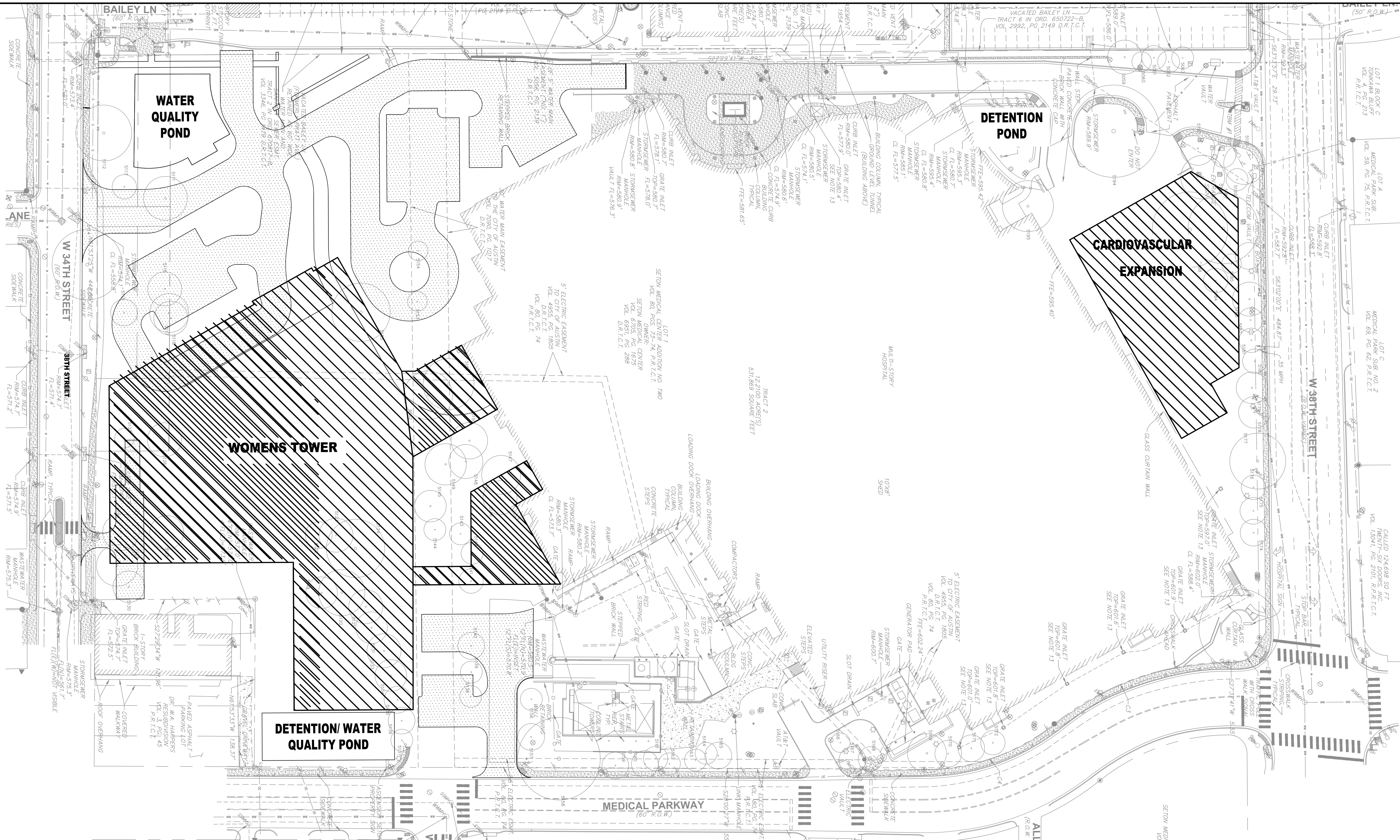
SETON MEDICAL CENTER
EXPANSION PROJECT



PAGE SOUTHERLAND PAGE
AUSTIN TEXAS
ARCHITECTS
ENGINEERS
CONSULTANTS
606 WEST AVE.
AUSTIN, TX. 78701
(512) 472-6721

JOB NO. 172032
DATE 7-9-92
DRAWN MTB
CHECKED LCA

12



	Maximum Site Data		Existing Site Data		Proposed Site Data	
Site Area	531,938 SF	12.21 Acre	531,938 SF	12.21 Acre	531,938 SF	12.21 Acre
Floor Area	786,524 SF		658,076 SF		1,011,813 SF	
F.A.R.	1.48 :1		1.24 :1		1.9 :1	
Impervious Cover	421,074 SF	79.16%	413,066 SF	77.65%	423,513 SF	79.62%
Curb Cuts	7		6		4	
Open Space	11.90%		11.90%		11.90%	

PARKING DATA
REQUIRED PARKING - FINAL BUILD-OUT
-1 SPACE PER TWO EMPLOYEES PER PEAK SHIFT
1251 EMP./2 = 625.5
1-SPACE PER 4 PATIENT BEDS
518 BEDS / 4 = 129.5
TOTAL = 625.5 + 129.5 = 755

PARKING PLANNED - FULL BUILD-OUT
SURFACE PARKING - 40 SPACES

*THE REMAINDER OF THE REQUIRED PARKING TO BE PROVIDED ON THE ADJACENT WEST TRACT AS PART OF SP-2022-0056C.

TOTAL BUILDING SQUARE FOOTAGE ADDED WITH AMENDMENT NO. 2 - 358,155 S.F.

EXISTING		PROPOSED		DESCRIPTION	
	PROPERTY LINE / R.O.W. LINE		RECORD INFORMATION		LIGHT POLE
	GROUND LIGHT		POWER POLE		DOWN GUY
	WATER MANHOLE		WATER LINE MARKER		UNDERGROUND CABLE MARKER
	UNDERGROUND GAS LINE MARKER		UNDERGROUND TELEPHONE MARKER		GAS RISER
	TELEPHONE RISER		SPRINKLER CONTROL BOX		SWITCH GEAR & PAD
	TRANSFORMER (SIZE VARIES)		FIRE HYDRANT		WATER VALVE
	WATER METER		WATER METER VAULT (SIZE VARIES)		CABLE TV RISER
	ELECTRIC BOX		ELECTRIC METER		GAS METER
	GAS VALVE		TRAFFIC CONTROL BOX		TRAFFIC SIGNAL POST
	GRATE INLET		GRATE INLET		GRATE INLET

EXISTING		PROPOSED		DESCRIPTION	
	CURB INLET (SIZE VARIES)		GREASE TRAP (SIZE VARIES)		ELECTRIC MANHOLE (SIZE VARIES)
	WASTEWATER MANHOLE (SIZE VARIES)		STORMSEWER MANHOLE (SIZE VARIES)		TELEPHONE MANHOLE (SIZE VARIES)
	WASTEWATER CLEANOUT		WIRE FENCE		WOOD FENCE
	CHAIN LINK FENCE		DUMPSTER		CURB & GUTTER
	ASPHALT PAVEMENT		EDGE OF PAVEMENT		FIRE LANE DESIGNATION
	HANDICAP ACCESS ROUTE		CONCRETE SIDEWALKS		DECOMPOSED GRANITE
	WALL		SIGN		WHEELSTOP
	BOLLARD		FINISH FLOOR ELEVATION		PARKING COUNT (REGULAR SPACES)
	PARKING COUNT (HANDICAP SPACES)		PARKING COUNT (PARALLEL SPACES)		HANDICAP SPACE
	BIKE PARKING		BARRICADE		LIMITS OF CONSTRUCTION

1" = 40'

FOR CITY USE ONLY:

PUD APPROVAL

FILE NO. _____

APPROVED BY PLANNING COMMISSION ON: _____

APPROVED BY CITY COUNCIL ON: _____

UNDER SECTIONS 440, 451, 452, 453, AND 454 OF CHAPTER 13-1 AND SECTIONS 93, 231 AND 683 OF CHAPTER 13-2 OF THE AUSTIN CITY CODE.

Department of Planning and Development

FINAL ORDINANCE READING: _____

Rev. 1 _____ Rev. 4 _____

Rev. 2 _____ Rev. 5 _____

Rev. 3 _____ Rev. 6 _____

7708 Balboa Blvd., Suite 125
Austin, Texas 78725
Tel: (512) 295-3284 Fax: (512) 295-2592
TBPE # F-14529
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EXPANSION PLAN 2022

SETON MEDICAL CENTER P.U.D.
1201 WEST 38TH ST.

SETON MEDICAL CENTER

DRAWN BY: _____

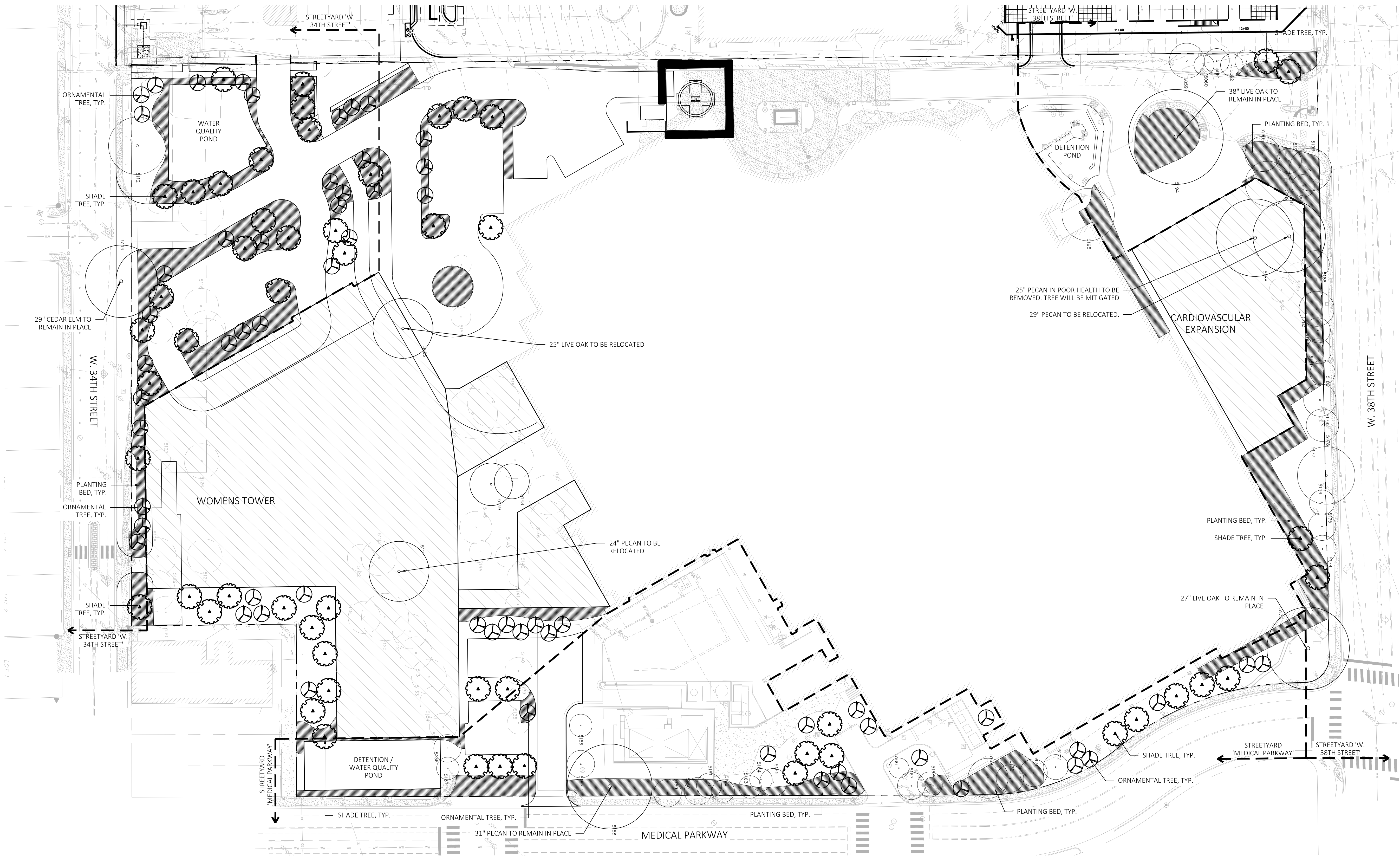
DESIGNED BY: _____

QA / QC: _____

PROJECT NO.: #####

SHEET
7

OF
8



SETON MEDICAL CENTER PUD

Preliminary Plant Palette
April 14, 2022

SHADE TREES	ORNAMENTAL TREES	SHRUBS / GRASSES	GROUNDCOVERS	PLANTS FOR SHADE
Live Oak	Texas Redbud	Dwarf Yaupon Holly	Asian Jasmine	Holly Fern
Bur Oak	Crape Myrtle	Red Yucca	Daylily	Aucuba
Cedar Elm	Tree Yaupon	Texas Sage	Vinca	Fatsia
Drake Elm	Vitex	Dwarf Wax Myrtle	Big Blue Liriope	Turk's Cap
Bald Cypress	Mexican Plum	Butterfly Iris	Salvia (Cherry Sage)	Virginia Creeper
Chinquapin Oak	Texas Mountain Laurel	Primrose Jasmine	Lantana	English Ivy
Shumard Red Oak	Mexican Buckeye	Mexican Bush Sage	Mealy Blue Sage	Liriope
Pecan	Possum Haw Holly	Dwarf Abelia	Coral Honeysuckle	Columbine
		Dwarf Burford Holly	Annals	Ajuga
		Lindheimer Muhly		Aspidistra
		Gulf Muhly		

SETON MEDICAL CENTER PUD

Preliminary Streetyard Calculations
June 30, 2022

W. 34TH ST. - STREETYARD		W. 38TH ST. - STREETYARD		MEDICAL PARKWAY - STREETYARD	
Preliminary Calculations		Preliminary Calculations		Preliminary Calculations	
Total Streetyard Area:	46,056 S.F.	Total Streetyard Area:	38,520 S.F.	Total Streetyard Area:	64,683 S.F.
Required Streetyard Landscape:	9,211 S.F.	Required Streetyard Landscape:	7,704 S.F.	Required Streetyard Landscape:	12,936 S.F.
Actual Landscaped Area:	24,744 S.F. (53%)	Actual Landscaped Area:	19,796 S.F. (51%)	Actual Landscaped Area:	30,732 S.F. (47%)
Required Trees:	23	Required Trees:	21	Required Trees:	32
Existing Trees to be Preserved:	1	Existing Trees to be Preserved:	20	Existing Trees to be Preserved:	18
Proposed Trees:	47	Proposed Trees:	4	Proposed Trees:	40
Total Existing & Proposed Trees:	48	Total Existing & Proposed Trees:	24	Total Existing & Proposed Trees:	58

01204080120

SCALE: 1"=40'-0"

North

FOR CITY USE ONLY:

PUD APPROVAL

FILE NO. _____

APPROVED BY PLANNING COMMISSION ON: _____

APPROVED BY CITY COUNCIL ON: _____

UNDER SECTIONS 440, 451, 452, 453, AND 454 OF CHAPTER 13-1 AND SECTIONS 93, 231 AND 683 OF CHAPTER 13-2 OF THE AUSTIN CITY CODE.

Department of Planning and Development

FINAL ORDINANCE READING: _____

Rev. 1 _____ Rev. 4 _____

Rev. 2 _____ Rev. 5 _____

Rev. 3 _____ Rev. 6 _____

SETON MEDICAL CENTER P.U.D.
1201 WEST 38TH ST.

SETON MEDICAL CENTER

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.:
SHEET
8
OF 8

garza inc.

7708 Balboa Blvd., Suite 125
Austin, Texas 78725
Tel: (512) 295-3284 Fax: (512) 295-2592
TBPE # F-14529
Garza EMC, LLC © Copyright 2022

HKS

REGISTERED LANDSCAPE ARCHITECT
ALEXANDER J. HOWARD
STATE OF TEXAS
06/30/2022

APPROVAL

REVISION

DATE

NO.