

ORDINANCE NO. 20221027-048

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

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

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

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

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

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

(collectively, the “Property”),

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

PART 3. This ordinance and the attached exhibits amend the Original Ordinance. Development of and uses within the Seton PUD shall conform to the limitations and conditions set forth in this ordinance and in the amended land use plan attached as **Exhibit “B”** (the “Amended Land Use Plan”). If this ordinance and the attached exhibits conflict, the ordinance applies. Except as otherwise provided by this ordinance and the Amended Land Use Plan, all other rules, regulations and ordinances of the City apply to the Property.

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 attached exhibits are as follows:

Exhibit A: Zoning map
Exhibit B: Amended Land Use Plan

PART 5. The development of and uses for the Property is modified and amended in this Part 5 as follows and as shown in the Amended Land Use Plan:

- (A) The maximum floor-to-area ratio is increased from 1.48:1 to 1.9:1
- (B) The maximum building coverage is increased from 272,388 square feet to 334,830 square feet.
- (C) The maximum building square footage is increased from 786,600 square feet to 1,144,755 square feet.
- (D) The maximum impervious cover is increased from 421,074 square feet to 423,513 square feet.
- (E) Water quality facilities shall meet city code requirements for new development on the Property as determined by the City of Austin at the time of site plan application.

PART 6. The development of the Property is amended to require the following Community Amenities:

- (A) All new buildings constructed on the Property shall achieve a Leadership in Energy and Environmental Design (LEED) Silver Rating using the applicable rating version in effect at the time a rating registration application is submitted for the building.
- (B) Landscaping shall exceed city code requirements for new development on the Property as determined by the City of Austin at the time of site plan application.

- (C) The owner of the Property or the owner's successors and assigns ("Landowner") shall require new trees on the Property to be sourced from Central Texas native seed stock and planting requirements identified in Exhibit "B". Nothing in this subsection limits the authority of the city arborist to allow for alternative species on a case-by-case basis and to suggest alternative species based on current availability, site, and climate condition.
- (D) Landowner shall comply with the City's Dark Sky regulations for all new buildings constructed on the Property as follows:
 - (a) Use of low Kelvin rated lights (3000 Kelvin or less) for outdoor lighting.
 - (b) Outdoor light shall be shielded so that neither the light fixture's light source nor the lens shall be visible from a distance less than the mounting height of the fixture.
 - (c) Focus light on activity and use activity-appropriate lighting.
- (E) To deter bird collisions, new buildings constructed on the Property shall require glass with a reflectivity of 15 percent or less, and as further required on Exhibit "B".
- (F) Landowner must provide an integrated pest management ("IPM") plan that complies with Section 1.6.9.2 (D) (Pesticides and Herbicides) and (F) (Public Education Program) of the ECM, as amended, with a site plan application filed for development. The IMP plan must be approved before the site plan may be approved. The Landowner shall provide copies of the IPM Plan to homeowners and commercial property owners.
- (G) The Landowner shall provide onsite water reuse systems for new buildings constructed on the Property south of the public utility easement shown in **Exhibit "B"** (30' Water Main Easement to City of Austin) accomplishing the following:
 - (a) collect rainwater from roofs and store in a cistern having a 30,000 gallon minimum capacity to provide water for irrigation; and
 - (b) collect condensate generated to offset potable cooling tower makeup water demand.

- (c) the owner will provide Austin Water with the final cost data to design and construct the rainwater and condensate reuse systems.
- (H) If required by the Austin Transportation Department, Landowner shall install pedestrian, bicycle, and traffic safety improvements on West 34th Street and immediately adjacent areas at locations determined by the Austin Transportation Department.
- (I) In addition to any other impact or transportation fees that will be collected, the Landowner as an element of superiority at the time street impact fees are collected, shall contribute the sum of \$30,000.00 to the City of Austin for the West 31st Street Project or other transportation project identifying the improvements below, subject to the prioritization and approval of each improvement as determined by the City of Austin:
 - (1) Install signage directing westbound traffic to the West 35th Street leg of the intersection located at 34th Street and 35th Street near the rain garden.
 - (2) Install a flashing crossing beacon at the intersection of West 34th Street and Shoal Creek Boulevard.
 - (3) Install yellow flashing school zone indicator lights and beacons for streets surrounding Bryker Woods Elementary and St. Andrews School.
- (J) To the extent permissible under state law, street impact fees associated with the redevelopment of the site shall be prioritized for street and intersection improvements along West 34th Street, West 31st Street, Medical Arts Parkway, and other streets immediately adjacent to the site.

PART 7. Except as otherwise provided for in this ordinance, the terms and conditions of Ordinance No. 930610-B, as amended, remain in effect.

PART 8. Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 20100923-103 that established zoning for the Central West Austin Neighborhood Plan.

PART 9. This ordinance takes effect on November 7, 2022.

PASSED AND APPROVED

_____, 2022 §
 §
 §

 Steve Adler
 Mayor

APPROVED: Anne L. Morgan **ATTEST:** Myrna Rios
Anne L. Morgan by NR Myrna Rios
City Attorney City Clerk

$$1'' = 400'$$

SETON MEDICAL CENTER

C84-92-0006

SETON MEDICAL CENTER

P.U.D.

SUMMARY TABLE



AMENDMENT NO.2

Proposed FAR	1.48	1.91
Impervious Cover	423,513 sf (79.62%)	423,513 sf (79.62%)
Building Coverage	334,830 sf (62.95%)	334,830 sf (62.95%)
Total Square Footage of Building	786,000	1,144,755 sf
Height	10 ft.	10 ft.
Setbacks		
Street Front Yard (Medical Parkway)	25 ft.	25 ft.
Street Side Yard (West 38th Street)	15 ft.	15 ft.
Street Side Yard (West 34th Street)	10 ft.	10 ft.
Percentage Open Space for the Site	11.9%	11.9%

Legal Description

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

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

Street Address

1201 West 38 Street

Submittal Date

September 9, 1992

INDEX OF DRAWINGS

SHEET

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

AMENDMENT NO.2

REVISIONS/ CORRECTIONS						
NUMBER	DESCRIPTION	REVISION/ CORRECTION	TOTAL # OF SHEETS IN SUBMITTAL	TOTAL # OF SHEETS IN SET	CITY OF AUSTIN APPROVAL DATE	DATE DWNLD
1	STAGE ONE CONSTRUCTION ADDED TO PLANS	1(R) 4(R)	6	0	421,978	7/14/92
2	EXPANDED AMBULANCE PARKING	1(R) 4(R)	6	256	421,332	7/14/92

EXHIBIT "B"



SETON MEDICAL CENTER PLANNED UNIT DEVELOPMENT

ZONING SUBMITTAL

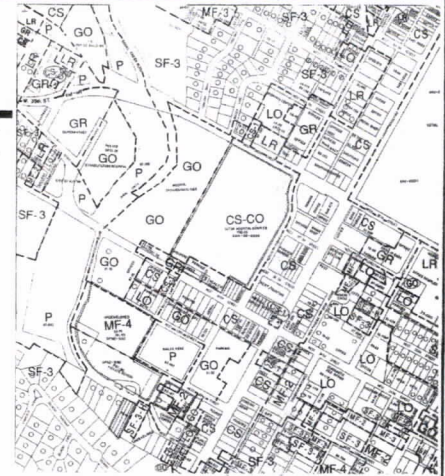
UPDATE #3 5/10/93



VICINITY MAP

AMENDMENT NO.2

1. THE PROPOSED DEVELOPMENT WITH THE 2ND AMENDMENT SHALL COMPLY WITH LEED SILVER.
2. THE PROPOSED DEVELOPMENT WITH THE 2ND AMENDMENT SHALL PROVIDE 4" TREE PLANTINGS AND 3 AND 5 GALLON SHRUBS. ALL PLANTED MATERIAL WILL BE CONTAINER GROWN MATERIAL. TREE PLANTINGS WILL USE CENTRAL TEXAS NATIVE SEED STOCK AND INSTALLED WITH ADEQUATE SOIL VOLUME. ADDITIONAL SOIL VOLUME WILL BE PROVIDED FOR PROPOSED SHADE TREES.
3. THE PROPOSED DEVELOPMENT WITH THE 2ND AMENDMENT SHALL COMPLY WITH DARK SKIES INITIATIVE AS FOLLOWS:
 - a. REQUIRE WARM LIGHT: LOW KELVIN RATED LIGHTS (3000 KELVIN OR LESS).
 - b. OUTDOOR LIGHTING SHALL BE SHIELDED.
 - c. LIGHT TRESPASS WILL BE PREVENTED.
4. THE PROPOSED DEVELOPMENT WITH THE 2ND AMENDMENT SHALL HAVE GLASS REFLECTIVITY LESS THAN 15%.
5. THE PROPOSED DEVELOPMENT WITH THE 2ND AMENDMENT SHALL FOLLOW THE INTEGRATED PEST MANAGEMENT PLAN.
6. THE PROPOSED DEVELOPMENT WITH THE 2ND AMENDMENT SHALL CAPTURE A/C CONDENSATION FOR COOLING TOWERS.
7. THE PROPOSED DEVELOPMENT WITH THE 2ND AMENDMENT SHALL CAPTURE RAINWATER RUNOFF FOR ON-SITE IRRIGATION USAGE.



ZONING MAP



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AUSTIN TEXAS
ARCHITECTS
ENGINEERS
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READER 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 ALL DATA SUBMITTED, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

PUD APPROVAL
1 of 6
APPROVED BY PLANNING COMMISSION ON July 6, 1993
under Sections 450, 451, 452, 453, and 454 of Chapter 15-1 and Sections 93, 93.1 and 93.2 of Chapter 15-2 of the Austin City Code
Mike Gilman, City Engineer
Final Configuration Drawing: 11/13/93
Date: 11/13/93 File: 11-13-93

FILE NO. C84-92-0006

**SETON MEDICAL CENTER P.U.D.
COMPREHENSIVE PLAN**

COMPREHENSIVE PLAN

AMENDMENT NO.2

UPDATE #3 5/10/93

SCALE
NORTH

PUD APPROVAL

File No. C-193-00000

APPROVED BY PLANNING COMMISSION ON April 6, 1987
APPROVED BY CITY COUNCIL ON March 6, 1987

under Sections 450, 451, 482, 483, and 484 of Chapter
Sections 03.021 and 080 of Ordinance 13-5 of the Auburn City
Code.

Lyle Roberts for the Board

Paul O'Connell Planning Commission Secretary
Kathleen A. Carlin
City Clerk

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**SETON MEDICAL CENTER
EXPANSION PROJECT**



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EXHIBIT "B"

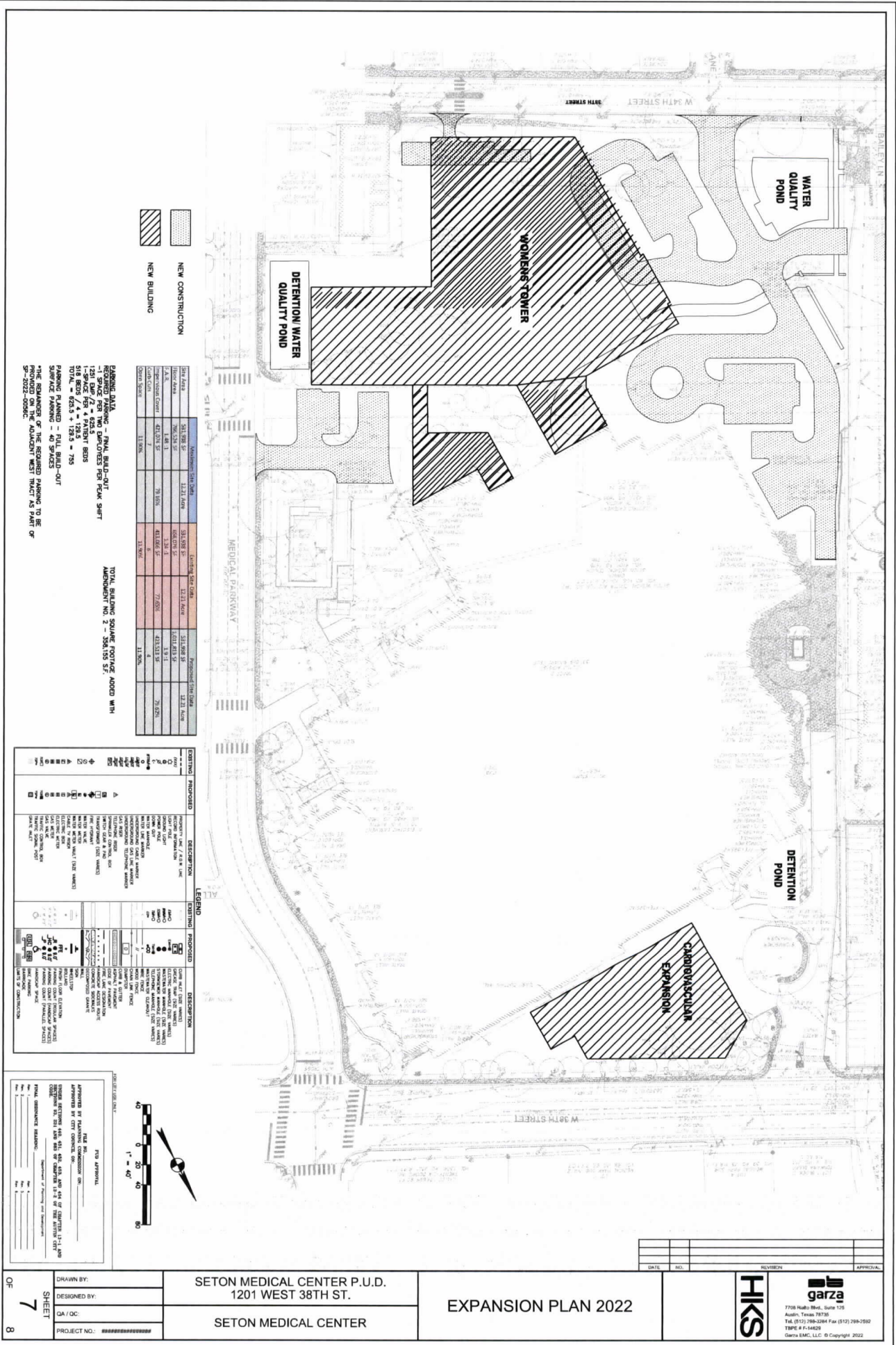
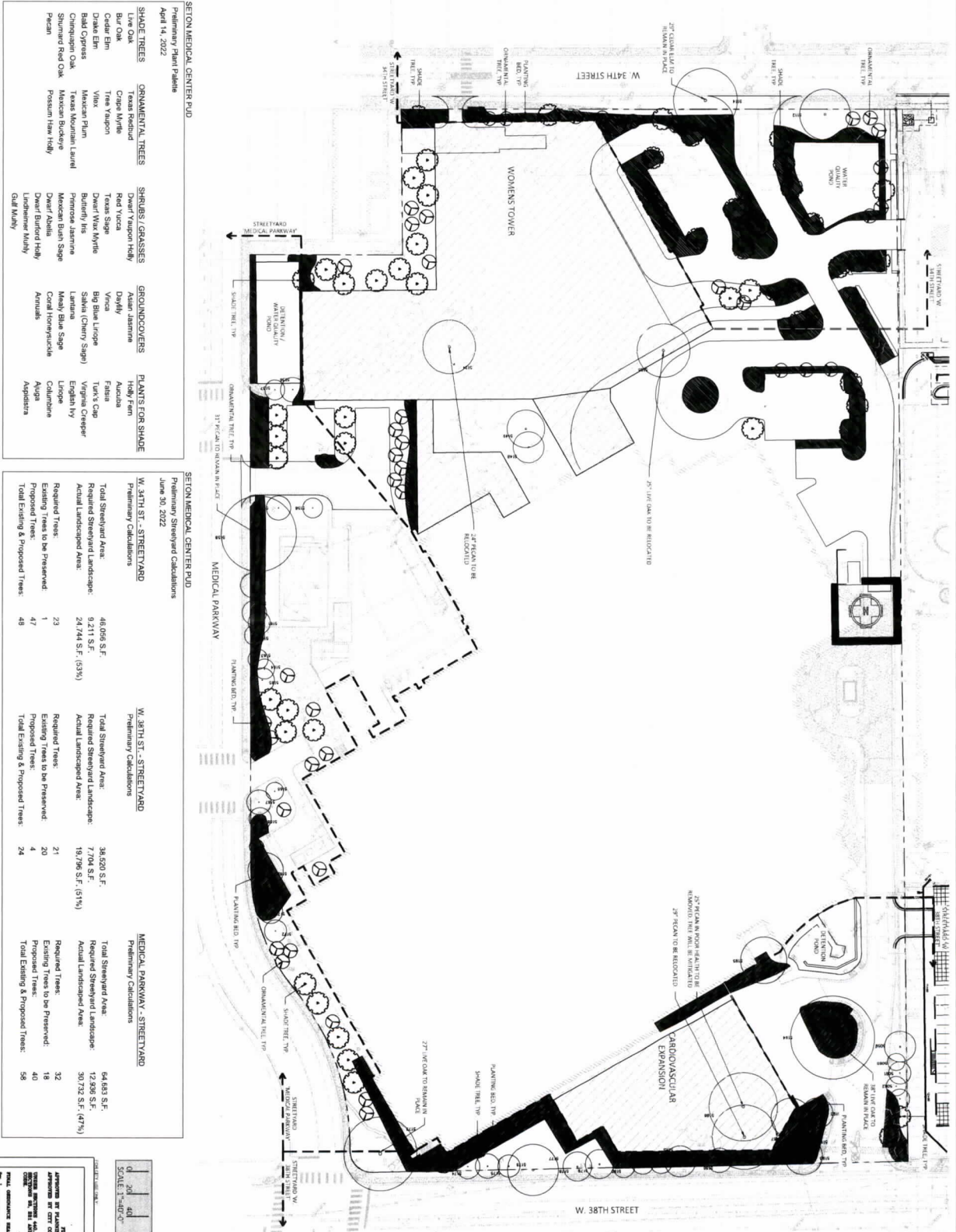




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


DATE	NO.	REVISION	APPROVAL



STATE OF TEXAS
DEPARTMENT OF
TRANSPORTATION





garza
RMC, LLC

CDOT-600-900

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Garza RMC, LLC © Copyright 2002

LANDSCAPE PLAN 2022

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

SETON MEDICAL CENTER

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