

ZONING CHANGE REVIEW SHEET

CASE: C814-97-0001.15

DISTRICT: 6

(Leander Rehabilitation Planned Unit Development Amendment #16)

ZONING FROM: PUD

TO: PUD*

*The applicant is requesting an amendment to the PUD to increase the allowed total number of dwelling units within the PUD from 3,500 dwelling units to 4,700 dwelling units, thereby allocating the additional 1,200 dwelling units to the Property; to increase the height limit for Multi-Family Residential uses from 6 stories to 8 stories; to allow the 54 dwelling-units-per-acre density restriction to apply across the entirety of the Property, even if subdivided in the future; and to remove / realign the PUD internal drives which are currently shown as extending through the Property (*please see Applicant's Request Letter – Exhibit C and Redlined PUD Ordinance and Land Use Plan– Exhibit D*).

ADDRESS: 13430 1/2 through 13450 1/2 Lyndhurst Drive

SITE AREA: 29.9 acres

PROPERTY OWNER: Austin 129, LLC (Don Cape, Vice President)

AGENT: Drenner Group, PC (Leah M. Bojo)

CASE MANAGER: Sherri Sirwaitis (512-974-3057, sherri.sirwaitis@austintexas.gov)

STAFF RECOMMENDATION:

Staff recommends the 16th amendment to the Leander Rehabilitation PUD, with redlined notations on the PUD Ordinance No. 20210729-155 and the accompanying land use plan (Exhibit D), and with the following conditions:

- **Leander Rehabilitation PUD Amendment #16 shall construct, operate, and maintain an onsite water reuse system utilizing rainwater and A/C condensate for all non-potable uses such as irrigation, cooling and toilet/urinal flushing applications.**
- **Toilet/urinal flushing applications will be limited to ground floor non-residential areas of the development, unless a new development permit is applied for after December 1, 2023.**

PLANNING COMMISSION ACTION / RECOMMENDATION:

9/27/22: Approved staff's request for a postponement to November 15, 2022 by consent (9-0, J. Mushtaler, R. Schneider and J. Thompson-absent); C. Hempel-1st, G. Cox-2nd.

11/15/22: Approved the applicant and staff's request for a postponement to December 20, 2022 by consent (9-0, G. Cox, R. Schneider and J. Shieh- absent); A. Azhar-1st, J. Thompson- 2nd.

12/20/22: Approved the staff request for a postponement to February 14, 2023 by consent (9-0, G. Cox, J. Mushtaler and R. Schneider-absent); A. Azhar-1st, P. Howard-2nd.

2/14/23: Postponed to March 28, 2023 by the staff by consent (12-0); C. Hempel-1st, J. Thompson-2nd.

3/28/23: Postponed to April 25, 2023 by the staff by consent (13-0); J. Thompson-1st, C. Hempel-2nd.

4/25/23: Postponed to May 9, 2023 by the staff by consent (7-0); N. Barrera-Ramirez-1st, F. Maxwell-2nd.

5/09/23: Postponed to May 23, 2023 at the staff and the applicant's request by consent (12-0); J. Connolly-1st, A. Woods-2nd.

5/23/23: Approved staff recommendation for PUD zoning, to change a condition of zoning, with an amendment to the following condition:

- * Toilet/urinal flushing applications will be limited to ground floor non-residential areas of the development, unless a new development permit is applied for after **December 1, 2024.**

CITY COUNCIL ACTION:

July 20, 2023

ORDINANCE NUMBER:

ISSUES:

At the direction of City Council, Austin Water Department has been seeking the inclusion of Water Forward Plan elements for large commercial and multi-family developments (developments with 250,000 square feet or more of gross floor area) that are applying for new or amended PUD entitlements. Specifically, Austin Water has been asking that all PUD applications for large commercial and multi-family development projects incorporate Water Forward Plan elements related to reclaimed water use and onsite water reuse.

In September of 2021, City Council passed Ordinance 20210930-117, and beginning December 1, 2023, all large commercial and multi-family developments will be required to use either rainwater and A/C condensate or reclaimed water for non-potable water needs in new buildings. Given that this ordinance is set to take effect later this year, Austin Water thinks it's reasonable to ask a PUD applicant to comply with the Water Forward Plan which was adopted in 2018 and is close to having ordinances implemented. Please see that conditions listed in the staff's recommendation for this case.

The applicant does not agree with the proposed conditions in the staff's recommendation for this case.

CASE MANAGER COMMENTS:

The property in question is part of an existing Planned Unit Development, the Leander Rehabilitation PUD, that consists of 446.40 acres of land located to the north of the expanded S.H. 45 Westbound Toll Road/ North F.M. 620. The site is bounded by the Avery Ranch PUD to the north, the Southern Pacific Railroad and Rutledge Spur Road to the east, the S.H. 45 Westbound Toll Road/ North F.M. 620 Road to the south, and the Texas Department of Transportation Cedar Park Campus, developing office uses, and undeveloped Tracts along North Lake Creek Parkway to the west.

The site under consideration is a 29.9 acre tract of land that is located at northwest corner/intersection of Lyndhurst Street and State Highway 45 West Bound/North FM 620 Road South Bound. Parcels COR-4, COR (Commercial Office Residential) and CO-1 (Commercial Office) consist of an undeveloped and moderately vegetated area. To the north of these parcels in the Leander Rehabilitation PUD are multifamily developments (Street Lights Residential, AMLI Lakeline) and across Lakeline Mall Drive, there are additional apartment complexes (Legends Lakeline and The M at Lakeline). On the other side of Lyndhurst Street to the east, a portion of parcel CRE-8 and part of parcel CRE-9 are developed with a multifamily residential complex (The Michael at Presidio). The eastern corner of parcel COR-9 contains a hotel use (Townplace Suites Marriott). Directly to the west, there is a developing hospital (Texas Children's Hospital North Campus) in part of COR-4, and CO-1. Further to the west, there is undeveloped land zoned GR-MU a hotel/motel use (La Quinta Inn & Suites) zoned GR/LO and an apartment complex zoned MF-6 (Everleigh Lakeline). Across Lake Creek Parkway, there is a financial services use (Bank of America), a multifamily use (Bexley Apartments), and retail center (Baylor Scott and White Clinic, Nail Salon, Walden Dental and Mattress 1) and a Sam's Club.

In this PUD amendment, the applicant is requesting to increase the allowed total number of dwelling units within the PUD from 3,500 dwelling units to 4,700 dwelling units, which would allocate an additional 1,200 dwelling units to the property; to increase the height limit for Multi-Family Residential uses from 6 stories to 8 stories; to allow the 54 dwelling-units-per-acre density restriction to apply across the entirety of the property (parcels CO-1 and COR-4), even if subdivided in the future; and to remove / realign the PUD internal drives which are currently shown as extending through the property (*please see Applicant's Request Letter – Exhibit C and Redlined PUD Ordinance and Land Use Plan – Exhibit D*).

The staff supports the applicant's request for a 16th Amendment to the PUD as this change will reduce the amount of entitled commercial gross floor area by 1,230,000 square feet (from 3,000,000 sq. ft. to 1,770,000 sq. ft.) in exchange for the equivalent residential square footage increase (or 1,200 dwelling unit increase as is specified in the redlined land use plan). The requested exchange of land use entitlements would not cause any other property within the PUD to become noncompliant. The staff supports additional height and the removal of the unit density restriction for parcels CO-1 and COR-4 as this property is located along a state highway at the intersection with a collector street. This site is adjacent to a new hospital (Texas Children's Hospital North Campus) to the west and existing multifamily residential developments to the north and east. In addition, the applicant is proposing as a benefit to this portion of PUD that 5% of the additional 1,200 units be reserved for households at, or below, 80% Median Family Income for a period of 40 years from the date the Certificate of Occupancy is issued for such a building or may pay a fee in-lieu of \$8 per bonus square foot.

The applicant's plans to develop additional residential units at this location within a designated regional center, the Lakeline Station Regional Center, in the Image Austin Comprehensive Plan. The property is also located in the Northwest Park and Ride Town Center TOD, which encourages higher density development.

The applicant does not agree with conditions listed in the staff's recommendation.

BASIS OF RECOMMENDATION:

1. *The Planned Unit Development District (PUD) is intended for large or complex developments under unified control planned as a single contiguous project. The PUD is intended to allow single or multi-use projects within its boundaries and provide greater flexibility for development proposed within the PUD.*

The proposed 16th amendment to the Leander Rehabilitation PUD is a request to increase the allowed total number of dwelling units within the PUD from 3,500 dwelling units to 4,700 dwelling units (allocating the additional 1,200 dwelling units to the property), to increase the height limit for Multi-Family Residential uses from 6 stories to 8 stories, to allow the 54 dwelling-units-per-acre density restriction to apply across the entirety of the property (parcels CO-1 and COR-4) and to remove / realign the PUD internal drives which are currently shown as extending through the property. The staff supports the applicant's plans to develop additional residential units at this location, with a level of affordability, within the Lakeline Station Regional Center as designated by the Image Austin Comprehensive Plan. The property in question is located at northwest corner/intersection of Lyndhurst Street and State Highway 45 West Bound/North FM 620 Road South Bound and is within the Northwest Park and Ride Town Center TOD, which encourages higher density development.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	PUD (Leander Rehabilitation PUD: part of parcels COR-4, COR and CO-1)	Undeveloped, Detention Area
<i>North</i>	PUD (Leander Rehabilitation PUD: parcels COR, CRE-6, CRE-14)	Multifamily (Street Lights Residential, AMLI Lakeline)

<i>South</i>	ROW, DR, GR, MF-3	Expanded S.H. 45 Westbound Toll Road (North F.M. 620), Automotive Sales (Nyle Maxwell), School (Harmony School of Political Science), Multifamily (Griffis Lakeline Station Apartments)
<i>East</i>	PUD (Leander Rehabilitation PUD: part of parcels COR-4, CO-1)	Detention Pond, Multifamily (AMLI Lakeline and the Michael at Presidio), Hotel/Motel (Hilton Garden Inn, Townplace Suites Marriott)
<i>West</i>	PUD (Leander Rehabilitation PUD: parcels CRE-8, CRE-9), GR-MU, GR, LO, MF-6, GR	Developing Hospital (Texas Children's Hospital North Campus), Undeveloped Tract, Hotel/Motel (La Quinta Inn and Suites), Multifamily (Everleigh Lakeline), Financial Services (Bank of America)

TOD DISTRICT: Northwest Park and Ride Town Center TOD

TIA: Not required – within the area covered by Senate Bill 1396

WATERSHED: Lake Creek

SCHOOLS: Round Rock I.S.D.

Forest North Elementary School
Grisham Middle School
Mc Neil High School

NEIGHBORHOOD ORGANIZATIONS:

Davis Spring HOA
Friends of Austin Neighborhoods
Homeless Neighborhood Association
Neighborhood Empowerment Foundation
SELTEXAS
Sierra Club, Austin Regional Group

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C814-97-0001.14 (Leander Rehabilitation Planned Unit Development Amendment #15- Texas Children's Hospital North Campus: 10701 Lakeline Mall Drive)	PUD to PUD: The applicant is asking to amend Ordinance No. 20190620-154 to permit an alternate internal drive design for the interior streets on parcels CO-1 and COR-4	6/22/21: Approved staff's recommendation of PUD zoning by consent (12-0, S. Praxis-arrived late); G. Cox-1st, J. Shieh-2nd.	7/29/21: Approved PUD district zoning, with conditions, on Council Member Pool's motion, Council Member Ellis' second on an 11-0 vote.
C814-97-0001.12 (Leander Rehabilitation Planned Unit Development Amendment #13: 10501 Lakeline Mall Drive)	PUD to PUD: To amend the PUD to 1) request a decrease in the amount of parking spaces required on parcels CO-1, COR, COR-4, CRE-9 and a portion of CRE-8 by 10%. Therefore, the applicant is requesting	5/14/19: Approved staff's recommendation for PUD zoning by consent (13-0); J. Shieh-1st, C. Kenny-2nd.	6/20/19: The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20190620-154 for PUD district zoning, to change a condition of zoning was

	to revise the Land Use Plan (Exhibit A) to include a note to permit parcels CO-1, COR, COR-4, CRE-9 and a portion of CRE-8 to comply with Land Development Code Section 25-6-611, Parking Requirements for a Transit Oriented Development District. In addition, the applicant is requesting to amend the PUD to 2) To modify LDC Sec. 25-4-171 (<i>Access to Lots</i>) for parcels CO-1, COR-COR-4, CRE-9, and a portion of CRE-8 to permit a lot to abut a dedicated public street or major internal driveway.		approved on Council Member Pool's motion, Council Member Harper-Madison's second on an 11-0 vote.
C814-97-0001.11 (Leander Rehabilitation Planned Unit Development Amendment #12: North F.M. 620 Road)	PUD to PUD: To request a decrease in the amount of parking spaces required on parcels CRE-8 and CRE-9 by 6.1%. Therefore, the applicant is requesting to revise the Land Use Plan to include a note to permit parcels CRE-8 and CRE-9 to	5/27/14: Approved staff's recommendation to approve the 12 th amendment to the Leander Rehabilitation PUD on consent (8-0, J. Northey-absent); R. Hattfield-1 st N. Zaragoza-2 nd .	6/26/14: Approved PUD zoning on consent on all 3 readings (6-0, M. Martinez-off the dais); B. Spelman-1 st , S. Cole-2 nd .

	comply with Land Development Code Section 25-6-611, Parking Requirements for a Transit Oriented Development District.		
C14-2014-0030.SH (Rutledge Spur Apartments: 13635 Rutledge Spur)	I-RR, CS-MU-CO to MF-4	4/08/14: Approved staff's recommendation for MF-4-CO zoning, with conditions, by consent (9-0); R. Hatfield- 1 st , A. Hernandez-2 nd .	5/15/14: Approved 1 st reading for MF-4-CO zoning on consent (7-0); B. Spelman-1 st , M. Martinez-2 nd . 8/07/14: Approved MF-4-CO zoning on consent on 2 nd /3 rd readings (7-0); B. Spelman-1 st , M. Martinez-2 nd .
C14-2014-0012 (Merritt Lakeline Station: 9829 ½ North Lake Creek Parkway)	LO, GR to MF-6	4/15/14: Approved staff recommendation of MF-6 zoning on consent (5-0, Baker, R. McDaniel-sent); G. Rojas-1 st , Banks-2 nd .	5/15/14: Approved MF-6 zoning on consent on all 3 readings (7-0); B. Spelman-1 st , M. Martinez-2 nd .

<p>C814-97-0001.10 (Leander Rehabilitation PUD Amendment #11: North F.M. 620 Road)</p>	<p>PUD to PUD: To add Multifamily Residential as a permitted use on parcels COR, CO-1 and COR-4; to amend Exhibit E.3 of the land use plan to change the site development standards for parcels COR, CO-1, and COR-4; to have the ability to “bucket” or allow the impervious cover to be allocated and calculated on an overall basis for parcels CRE-8, CRE-9, COR, CO-1, and COR-4 and to increase the impervious cover on these parcels to 85%; to state that south of Lakeline Mall Boulevard the lots within parcels CRE-8, CRE-9, COR, CO-1, and COR-4 will provide a 5-foot building setback, except along Rutledge Spur where Compatibility Standards still apply; to state that Lakeline Mall Boulevard east of Lyndhurst Street will provide 6-foot sidewalks and Lyndhurst Street south of Lakeline Mall Boulevard will provide 6-foot wide sidewalks; to state that there are no RSMP fees for parcels CRE-8, CRE-9, COR, CO-1, and COR-4; and to note that street cross sections for Lakeline Mall Boulevard east of Lyndhurst Street and Lyndhurst Street south of Lakeline Mall Boulevard shall be approved with the preliminary plan.</p>	<p>06/05/13: Approved administratively.</p>	<p>N/A</p>
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	state that Lakeline Mall Boulevard east of Lyndhurst Street will provide 6-foot sidewalks and Lyndhurst Street south of Lakeline Mall Boulevard will provide 6-foot wide sidewalks; to state that there are no RSMP fees for parcels CRE-8, CRE-9, COR, CO-1, and COR-4; and to note that street cross sections for Lakeline Mall Boulevard east of Lyndhurst Street and Lyndhurst Street south of Lakeline Mall Boulevard shall be approved with the preliminary plan.		
C814-97-0001.09 (Leander Rehabilitation PUD Amendment #10: North F.M. 620 Road)	PUD to PUD: To remove two internal neighborhood collector roadways, Lago Drive and Arbor Way, from the land use plan; to adjust the boundaries for parcels CRE-6 and CRE-14; to add a note to the land use plan that would allow for alternate pavement widths of streets; to reduce the size of the OSE Pond; to add Multifamily Residential as a permitted use to parcel ECO-3; and to modify notes on the PUD land use plan to reflect the revisions requested above.	10/16/12: Approved administratively.	N/A
C814-97-0001.08 (Leander Rehabilitation PUD Amendment #9: North F.M. 620 Road)	PUD to PUD: To modify the alignments of Staked Plains Drive and Northwoods Drive north of Lakeline Boulevard. The proposed changes will correspond with the updated Northwoods at Lakeline Preliminary Plan.	3/01/11: Approved administratively.	N/A

<p>C814-97-0001.07 (Leander Rehabilitation PUD Amendment #8: North F.M. 620 Road)</p>	<p>PUD to PUD: To revise the Land Use Plan (Exhibit A) and the Development Standards Table (Exhibit E) in the State of Texas Special Board Orders to include additional notes to clarify conditions to permit the following: PUD to PUD: To revise the Land Use Plan (Exhibit A) and the Development Standards Table (Exhibit E) in the State of Texas Special Board Orders to include additional notes to clarify conditions to permit the following: 1) Modification of the Development Standards Table (shown in this proposed amendment as Exhibit E.3) to allow for an increase in impervious cover of up to 85% for parcels CRE-6, CRE-7, CRE-14 (except for the portion of CRE-14 located at the southeastern corner of Lago Drive and Arbor Way) and CRE-15. 2) Modification of the Development Standards Table (shown in this proposed amendment as Exhibit E.3) to allow for an increase in impervious cover of up to 75% for parcels ECO-3, CRE-8, CRE-9, COR-1, COR-2 and COR-4. 3) Modification of Section 14(A) of the Order and of the Land Use Plan (Exhibit A) to eliminate the 35-foot OSE (Open Space Easement) area along portions of Lyndhurst Drive, Lakeline Mall Boulevard, and Lago Drive to allow buildings to be located closer to those streets. 4) Modification of the Land Use Plan set forth on Exhibit A in the Order to</p>	<p>2/10/09: Approved staff's recommendation for PUD zoning, with conditions that the applicant will 1) provide twelve (12) foot sidewalks on the south side of Lakeline Boulevard along parcel CRE-6, if the applicant exceeds 75% impervious cover within this parcel. If twelve (12) foot sidewalks are constructed, the fifteen (15) foot building setback lines will be removed. 2) The applicant will provide twelve (12) foot sidewalks on the east and west sides of Lyndhurst Street along parcels CRE-6, CRE-7, CRE-14, and CRE-15 in accordance with Urban Roadway standards. Where twelve (12) foot sidewalks are proposed, the existing twenty-five (25) foot building setback lines will be removed. 3) The applicant will provide seven (7) foot sidewalks on the north side of the wet pond between Lyndhurst Street and Arbor Way within parcel CRE-14. 4) The applicant shall comply with the following General Building Placement Standard: Notwithstanding the minimum setback requirements of the base zoning districts, at least 50 percent of the net frontage length of the property along Lyndhurst Street on parcels CRE-7, CRE-14, and CRE-15 must consist of continuous building façade. 5) The applicant will provide a new OSE designated area (wet pond site) within parcel CRE-14, along Lakeline Mall Boulevard. This pond site will be used as an</p>	<p>2/12/09: The public hearing was closed and the first reading of the ordinance for planned unit development (PUD) district zoning to change a condition of zoning was approved on consent on Council Member Martinez' motion, Mayor Wynn's second on a 7-0 vote. 4/02/09: Approved PUD zoning with the following amendment on consent on Mayor Pro Tem McCracken's motion, Council Member Cole's second on a 7-0 vote. The amendment was as follows: Part 4 A 2) should read: "to allow impervious cover to be increased to (i) 85% for Parcels CRE-6, CRE-7, CRE-14 (save and except the area located at southeastern corner of Lago Drive and Arbor Way), and CRE-15; and (ii) 75% for Parcels ECO-3, CRE-8, CRE-9, CO-1, COR, COR-4, and the portion of CRE-14 located at the southeastern corner of Lago Drive and Arborway, if the mitigation standards are met as set forth in Exhibit E-3A."</p>
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	<p>eliminate the Compatibility and Setbacks” along Rutledge Spur, if and only if the property adjacent to parcels CRE-8 and CRE-9 along Rutledge Spur should ever be used for any use other than single-family residential use.</p>	<p>amenity for the PUD that will include additional designated hike and bike trails. 6) The applicant will provide a new OSE buffer area along the designated drainage easement within parcel ECO-3. 7) Multifamily, office, commercial and /or mixed use structures shall be designed and constructed to comply with a 2-star rating in the Austin Energy Green Builder Program on parcels ECO-3, CRE-6, CRE-7, CRE-8, CRE-9, CRE-14, CRE-15, COR-1, COR-2, and COR-4, if maximum impervious cover for these uses exceed the impervious cover stated on Exhibit E-3. The applicant will need to verify that these parcels of land fall within the Austin Energy service area. If they do not, then the applicant will be required to provide alternative compliance to meet the intent of these regulations. 8) The applicant shall amend note #4 on the land use plan (Exhibit A) to state that, “Compatibility height and setbacks on parcels CRE-8 and CRE-9 will be required only if the uses across or adjacent to Rutledge Spur are used as an urban family residence or zoned to SF-5 or more restrictive zoning district, on the consent (9-0); J. Reddy-1st, M. Dealey-2nd.</p>	
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C814-97-0001.06	PUD to PUD: To clarify portions of the PUD Development Plan and to amend portions of the PUD to assist the creation of a transit oriented, urban, mixed-use development on this site adjacent to Lakeline Station.	1/27/09: Pending - The applicant has requested an indefinite postponement	
C814-97-0001.05	PUD to PUD: To amend the Leander Rehabilitation PUD to revise the Land Use Plan and Exhibit E to include additional notes to clarify conditions to permit the following: to allow the impervious cover for the areas CRE-1, CRE-2, CRE-3, CRE-5, CRE-10, CRE-11, CRE-12 and CRE-16 to be allocated and calculated on an overall basis; to clarify that the building structure for live-work units is in a townhouse type of building and to allow the Mixed Use development standards to be utilized; to revise lot width and reduce setbacks for single family and townhouse lots with detached structures; to clarify that roadways may be designed with the TND design standards, with modifications to Staked Plains Drive; and to reduce the Open Space Easement (OSE) from 35 feet to 20 feet at the northeast and northwest	2/26/08: Approved the PUD amendment by consent (7-0, P. Cavazos-arrived late); J. Reddy-1 st , T. Atkins-2 nd .	3/06/08: Approved 1 st reading of the case on consent, with additional conditions regarding Green Building as read into the record (7-0) 3/27/08: Approved PUD district zoning to change a condition of zoning, with public restrictive covenant, by consent (6-0, Cole-off the dais)

	intersection of Lakeline Boulevard and Staked Plains Drive (along parcels CRE-5 and CRE-10)		
C14-2007-0218	GR-MU to MF-4	11/20/07: Approved MF-4-CO zoning, limit the property to MF-3 density regulations/36 units per acre (7-0, S. Hale-absent, T. Rabago-left early)	12/13/07: Approved MF-4 district zoning (6-0, McCracken-off dais); 1 st reading 1/31/08: Approved MF-4 by consent on 2 nd reading, with additional condition for staff to incorporate green building restrictions offered by applicant into appropriate documents before 3 rd reading (7-0)
C814-06-0218 – Lakeline Station PUD	I-RR to PUD	8/14/07: Approved applicant's request for PUD zoning (7-0, C. Galindo-absent)	10/11/07: Approved PUD zoning, with the amendment from Council Member Leffingwell to incorporate all the conditions outlined in the letter from David B. Armbrust dated October 11, 2007 re: Lakeline Station Area Plan/Planned Unit Development C814-06-0218 (7-0); all 3 readings
C14-85-366(RCA2)	To amend the restrictive covenant to remove lots 9 and 10 from any limits or restrictions.	10/16/07: Approved staff's recommendation to amend the restrictive covenant by consent (6-0, C. Hammond, J. Gohil-absent)	11/29/07: Approved RCA by consent (6-0, Cole-off dais)
C14-04-0164	GO to CS	06/21/05: Approved CS-MU-CO zoning with conditions to prohibit Pawn Shop Services, Exterminating Services, and Adult Oriented Businesses by consent (8-0, K. Jackson-absent)	7/28/05: Approved CS-MU-CO on all 3 readings (7-0)

C814-97-0001.01 – Leander Rehabilitation PUD Amendment #2	PUD to PUD	4/08/05: Staff approved an administrative amendment to the PUD for a land use change from the ECO to the COR designation on Lot 3, Block A of the Leander Rehabilitation PUD	N/A
C814-97-0001 – Leander Rehabilitation PUD	I-RR to PUD	9/30/97: To Grant PUD with conditions	11/20/97: Denied PUD zoning because it does not conform to purpose and is not a superior development (7-0) (<u>Note</u> : By Orders of the Special Board of Review, the State overrode the City Council's action and approved PUD zoning on 7/01/99).

RELATED CASES: C814-97-0001 (Leander Rehabilitation PUD)

EXISTING STREET CHARACTERISTICS:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Lakeline Mall Dr	Corridor Mobility – Level 3/ Minor or Major Arterial	80'	91'	40' (divided)	6-foot sidewalks	Bike Lane	Yes
Lyndhurst St	Local Mobility – Level 2/ Collector	84'	90'	45'	6-foot sidewalks	None	Yes
N SH 45 W EB	Regional Mobility -Level 4/ Principle Major Arterial	Defer to TxDOT	490'	Varies	None	Wide Shoulder	Yes

OTHER STAFF COMMENTS:Comprehensive Planning

N FM 620 ROAD

Leander Rehabilitation PUD Amendment #16, C814-97-0001.15

This PUD amendment request is part of the Leander Rehabilitation Center PUD, which is a 446.4 acre mixed use project, which will eventually include a variety of commercial, residential, office and open space uses. This particular amendment only concerns a vacant 29.9-acre portion of the project, which is located on the northwest corner of Lyndhurst Street and FM 620. The property is located outside the boundaries of a small area plan and within the boundaries of the ‘**Lakeline Station Regional Center**’, as identified in the Image Austin Comprehensive Plan. Surrounding land uses include four apartment complexes and vacant land to the north; to the south is FM 620, TX-45, a charter school, and commercial uses; to the east are two hotels and several apartment complexes; and to the west is a shopping center and an apartment complex. The purpose of this PUD Amendment is to increase the height limit for Multi-Family Residential uses from 6 stories to 8 stories; to allow the 54 dwelling-units-per-acre density restriction to apply across the entirety of the Property.

Connectivity

There is no public sidewalk located along the north side of this portion of FM 620. Public sidewalks and unprotected bike lanes are located along Lyndhurst Street. The closest public transit stop, using a public sidewalk to access it, is located approximately 0.68 linear miles from the subject property. Mobility and connectivity options are fair due to the lack of public sidewalks along FM 620, making it difficult to reach goods and civic uses in the area.

Imagine Austin

The property is located within the ‘**Lakeline Station Regional Center**’, as identified in the Image Austin Comprehensive Plan. A Regional Center is the most urban of the three activity centers outlined in the growth concept map. These centers are the places where the greatest density of people and jobs and the tallest buildings in the region will be located. Like many Imagine Austin Centers, this center is represented by a circle or globular shape that reflects the general location where the center should be located in the future. The center’s actual boundaries would need to be clarified through a small area planning process. Regional, town, and neighborhood centers are supposed to be walkable, bikeable, and supported by transit. The following Imagine Austin policies are applicable to this case:

- ☐ **LUT P1.** Align land use and transportation planning and decision-making to achieve a compact and connected city in line with the growth concept map.
- ☐ **LUT P3.** Promote development in compact centers, communities, or **along corridors** that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing, and transportation costs.
- ☐ **LUT P5.** Create healthy and family-friendly communities through development that includes a mix of land uses and housing types and affords realistic opportunities for transit, bicycle, and pedestrian travel and provides both community gathering spaces, parks, and safe outdoor

play areas for children.

Analysis:

There are mobility options in the area (bike lanes, public sidewalks, and public transit) but not along FM 620, which necessitates the use of a car. Civic uses (including schools, and recreational opportunities) are also lacking in the area and require a car to reach them. Based on this property: being located within a Regional Center, which supports multifamily uses and workforce housing; residential and commercial uses being located within a quarter mile radius of this site; the addition of more residential housing supporting the objectives of the Strategic Housing Blueprint; and some existing mobility options available along Lyndhurst Street (public sidewalks, bike lanes); this proposed PUD amendment partially supports the policies of the Imagine Austin Comprehensive Plan.

Drainage Engineering

No comments.

Environmental

No EV Review comments.

Environmental Officer

No comments.

Fire

No comments.

Flood Plain

Proposed changes to the PUD have no impact on floodplain.

Hydro Geologist

PUD Amendment does not appear to be encroaching into any hydrogeologic CEFs or setbacks.

No additional comments at this time.

Parks and Recreation

As there is a separate ordinance that speaks to parkland dedication, PARD will take a neutral position unless the applicant wants to dedicate 10 acres of parkland for their proposed 1,000+ new units. If they choose to not to dedicate the land, PARD will remain neutral on our position, and they can move forward and meet superiority on other aspects of their PUD.

Site Plan

No site plan comments on PUD amendment. Site Plan Comments will be provided at time of site plan submittals.

Transportation

This site is within the area covered by State legislation (S.B. 1396), which went into effect September 1, 1995. Under this legislation, the City may not "deny, limit, delay, or condition the use of development of land...because of traffic or traffic operations that would result from the proposed use or development of the land." A transportation assessment/traffic impact analysis/transportation demand management plan is not required for any development within this area, and traffic issues may not be considered in the approval of the application. Right-of-way dedication, however, may still be required.

Water Quality

No comments.

Water Utility

The proposed project should be able to offset the majority of the anticipated non-potable demand related to the site based on the results from the Water Balance Calculator with a combination of Rain and Condensate source water. Austin Water respectfully asks that the project reconsider the previous comment of "The Leander Rehabilitation PUD (Amendment #16) shall use alternative water sources, either onsite sources or municipal reclaimed water, within the development for all nonpotable uses such as irrigation, cooling and toilet/urinal flushing applications." as it is consistent with the Council adopted Water Forward Plan for projects of the proposed scale.

Please see the conditions listed in the staff's recommendation.

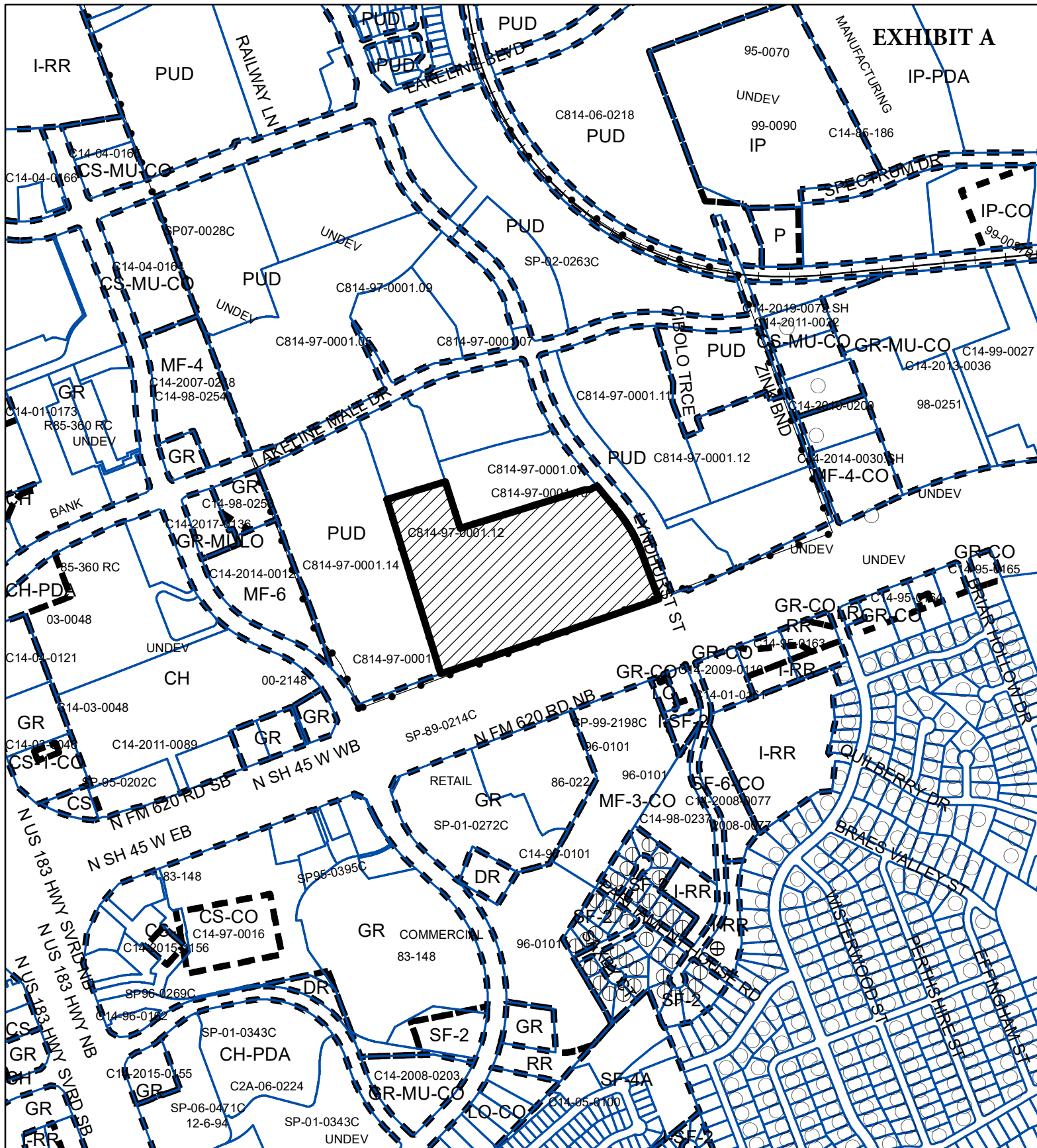
Wetland Biologist

No review required.

INDEX OF EXHIBITS TO FOLLOW

- A: Zoning Map
- B. Aerial Map
- C. Applicant's Request Letter
- D. Redlined PUD Ordinance and Land Use Plan




EXHIBIT A



PLANNED UNIT DEVELOPMENT

ZONING CASE#: C814-97-0001.15



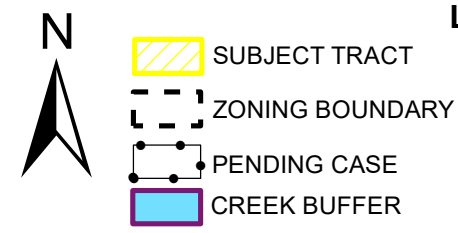
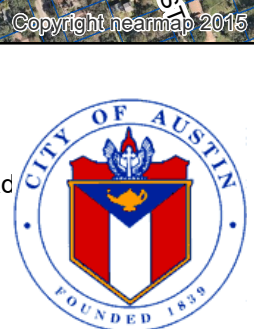
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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





Leander Rehabilitation PUD Amendment #16

ZONING CASE#: C814-97-0001.15
LOCATION: 113430 1/2 - 13450 1/2 Lyndhurst St.
 (NW corner of Lyndhurst St & N FM 620 Rd)
SUBJECT AREA: 29.9 Acres
GRID: G40
MANAGER: Sherri Sirwaitis

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.

Leah Bojo
lbojo@drennergroupp.com
512-807-2918

DRENNER GROUP

August 31, 2021

Ms. Rosie Truelove
Housing and Planning Department
City of Austin
1000 E 11th Street
Austin, TX 78702

Via Electronic Delivery

Re: Leander Rehabilitation PUD 16th Amendment - C814-97-0001.15 – PUD Amendment for the 29.9-acre piece of property located northwest of the intersection of Lyndhurst Street and N SH 45 W in the City of Austin, Williamson County, Texas (the “Property”).

Dear Ms. Truelove:

As representatives of the owner of the Property, we respectfully submit the enclosed PUD amendment application to the Leander Rehabilitation PUD referenced in zoning case C814-97-0001. The Property is located at Lyndhurst Street and N SH 45 W, is currently undeveloped, and is designated as CO-1 and COR-4 on the land use plan.

The PUD encompasses 446.4 acres of land, and the Property encompasses 29.9 acres. The remaining areas of the PUD are not included in this request to amend the PUD. The Property is currently not platted.

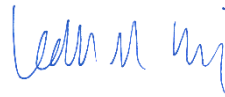
The purpose of the PUD amendment is to increase the allowed total number of dwelling units within the PUD from 3,500 dwelling units to 4,700 dwelling units, allocating the additional 1,200 dwelling units to the Property; to increase the height limit for Multi-Family Residential uses from 6 stories to 8 stories; to allow the 54 dwelling-units-per-acre density restriction to apply across the entirety of the Property, even if subdivided in the future; and to remove / realign the PUD internal drives which are currently shown as extending through the Property.

The increase in dwelling units and increase in height limit constitute a substantial amendment to the PUD as defined in Chapter 25-2, Subchapter B. Zoning Procedures, Article 2, Special Requirements for Certain Districts, Division 5. Planned Unit Developments, Section 3.1.2 of the City Code, and therefore is considered a PUD amendment that requires Council approval.

August 31, 2021
Page 2

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.

Sincerely,



Leah M. Bojo
Drenner Group

cc: Jerry Rusthoven, Housing and Planning Department (*via electronic delivery*)
Joi Harden, Housing and Planning Department (*via electronic delivery*)
Sherri Sirwaitis, Housing and Planning Department (*via electronic delivery*)

ORDINANCE NO. 20210729-155

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FROM PLANNED UNIT DEVELOPMENT (PUD) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT FOR THE PROPERTY KNOWN AS THE LEANDER REHABILITATION CENTER PLANNED UNIT DEVELOPMENT PROJECT LOCATED ALONG 10701 LAKELINE MALL DRIVE.

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

PART 1. Leander Rehabilitation Center ("Leander Rehabilitation PUD") is comprised of approximately 446 acres of land located generally along North F.M. 620 Road, northeast of its intersection with U.S. 183 in Williamson County. This ordinance amends 24.46 acres of the Leander Rehabilitation PUD and is more particularly described in **Exhibit "A"** (the "Property").

PART 2. The Leander Rehabilitation PUD was approved by the Texas General Land Office on January 16, 1998 by Order of the Special Board of Review (the "Original Order") and amended by the Second Order of the Special Board of Review on February 25, 1998, the Notice of Development Plan Revision in Lieu of Third Order of the Special Board of Review on September 20, 2010, Ordinance No. 20080327-053, Ordinance No. 20090402-050, Ordinance No. 20140626-135, and Ordinance No. 20190620-154, and eight administrative amendments approved by the director of the Housing and Planning Department.

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 approximately 24.46 acres of land, described in Zoning Case No. C814-97-0001.15, on file at the Housing and Planning Department, and generally located along 10701 Lakeline Mall Drive, in the City of Austin, Williamson County, Texas, and generally identified on the map attached as **Exhibit "B"**.

PART 4. Development of and uses within the Leander Rehabilitation PUD shall conform to the limitations and conditions set forth in the Original Order and subsequent amendments. If this ordinance and the attached exhibits conflict, this ordinance controls. Except as otherwise specifically provided by this ordinance, all other rules, regulations, and ordinances of the City in effect at the time of permit application apply to development within the Property.

PART 5. 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
Exhibit B: Zoning Map
Exhibit C: Land Use Plan
Exhibit D: Circulation and Drives (Parcels COR, CRE-9 and a portion of CRE-8)
Exhibit E: Circulation and Drives (Parcels CO-1 and COR-4)

~~PART 6. The revised Land Use Plan attached to this ordinance as Exhibit "C", amends notes No. 15 and No. 16, and adds note No. 18; each note relating to circulation and drives within the Leander Rehabilitation PUD.~~

~~8.~~
PART 7. The revised Exhibit "D" and Exhibit "E", attached to this ordinance, identify and illustrate the design of Circulations and Drives for certain parcels located on the Property.

~~9.~~
PART 8. In all other respects the terms and conditions of the Land Use Plan as amended remain in effect.

~~10.~~
PART 9. This ordinance takes effect on August 9, 2021.

PASSED AND APPROVED

PART 6. The revised Land Use Plan attached to this ordinance as **Exhibit "C"**, amends the Development Limitations Section (B)(iv) to allow a total of four thousand seven hundred (4,700) dwelling units within the PUD and adds the following notes:

19. MULTI-FAMILY RESIDENTIAL USES ON PARCELS CO-1 AND COR-4 ARE PERMITTED A MAXIMUM HEIGHT OF 8 STORIES AND ARE NOT SUBJECT TO THE 54 DWELLING-UNITS-PER-ACRE DENSITY MAXIMUM.

20. OF THE TOTAL ALLOWED FOUR THOUSAND SEVEN HUNDRED (4,700) DWELLING UNITS, ONE THOUSAND TWELVE HUNDRED (1,200) DWELLING UNITS SHALL BE RESERVED FOR / ALLOCATED TO PARCELS CO-1 AND COR-4.

21. OF THE ADDITIONAL 1,200 DWELLING UNITS WITHIN COR-1 AND COR 4, 5% OF THE UNITS SHALL BE RESERVED FOR HOUSEHOLDS EARNING 80% MFI OR BELOW, FOR A PERIOD OF 40 YEARS FROM THE DATE THE CERTIFICATE OF OCCUPANCY IS ISSUED FOR SUCH A BUILDING, OR PAY A FEE IN-LIEU OF \$8 PER BONUS SQUARE FEET.

22. RECLAIMED WATER SHALL ONLY BE REQUIRED FOR COMMERCIAL USES WITHIN THE GROUND FLOOR OF DEVELOPMENT ON PARCELS CO-1 AND COR-4.

PART 7. The Development Standards Table attached as Exhibit D to Exhibit B in the Original Order, as amended, is withdrawn and replaced by the revised Development Standards Table attached to this ordinance as **Exhibit "F"**, to add the following note:

(4) MULTI-FAMILY RESIDENTIAL USES ON PARCELS CO-1 AND COR-4 ARE PERMITTED A MAXIMUM HEIGHT OF 8 STORIES AND ARE NOT SUBJECT TO THE 54 DWELLING-UNITS-PER-ACRE DENSITY MAXIMUM.

24.461 ACRES
TEXAS CHILDREN'S HOSPITAL
AUSTIN, TX

PROJECT NO. 301-346
JULY 26, 2021

BEING A 24.461 ACRE (1,065,516 SQUARE FOOT) TRACT OF LAND, SITUATED IN THE RACHEL SAUL SURVEY, ABSTRACT NO. 551, LOCATED IN WILLIAMSON COUNTY, TEXAS, BEING COMPRISED OF A CALLED 24.453 ACRE TRACT OF LAND CONVEYED TO TEXAS CHILDREN'S HOSPITAL BY DEED OF RECORD IN DOCUMENT NO. 2019118721 AND ALSO OF A CALLED 396 SQUARE FOOT TRACT OF LAND CONVEYED TO TEXAS CHILDREN'S HOSPITAL BY DEED OF RECORD IN DOCUMENT NO. 2021047555, BOTH RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 24.461 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8-inch iron rod with Jones Carter cap found in the southerly right-of-way line of Lakeline Mall Drive (right-of-way width varies) at the northerly common corner of said 396 square foot tract and of Presidio Phase IV Lot 1D, Final Plat of Presidio Phase III Lot 1C and Phase IV Lot 1D, a subdivision of record in Document No. 2019126886, O.P.R.W.C.T.;

THENCE, along the easterly line of said 24.461 acre combined tract being comprised partially of the easterly line of said 396 square foot tract and partially of the easterly line of said 24.453 acre tract, with the common line partially of said Lot 1D and then partially of the remainder of 128.71 acre tract described in that certain non-material correction affidavit filed by Austin 129 in Document No. 2014063843, O.P.R.W.C.T., the following four (4) courses and distances:

1. S17°09'38"E, a distance of 65.55 feet to a 5/8-inch iron rod with Jones Carter cap found at the beginning of a 40.00 foot radius curve to the left.
2. Along the arc of said 40.00 foot radius curve to the left, a distance of 17.55 feet through a central angle of 25°08'27", and having a chord which bears S29°42'53"E, a distance of 17.41 feet to a 5/8-inch iron rod with Jones Carter cap found at the beginning of a 40.00 radius reverse curve to the right;
3. Along the arc of last said 40.00 foot radius curve to the right, a distance of 17.43 feet through a central angle of 24°28'19", and having a chord which bears S29°45'38"E, a distance of 17.30 feet to a 5/8-inch iron rod with Jones Carter cap;
4. S17°09'05"E, a distance of 1,626.96' to a 1/2-inch iron rod with CEC cap set in the northerly right-of-way line of N. State Highway 45 (right-of-way width varies) at the southerly common corner of said 24.453 acre tract and of said remainder of 128.71 acre tract, being also the beginning of a 1,078.50 foot radius non-tangent curve to the left;

THENCE, along the common line of said 24.453 acre tract and of the northerly right-of-way line of said N. State Highway 45, the following two (2) courses and distances:

1. Along the arc of said 1,078.50 foot radius curve to the left, a distance of 16.84 feet through a central angle of 0°53'41", and having a chord which bears S69°20'24"W, a distance of 16.84 feet to a found TxDOT Type II monument;

24.461 ACRES
TEXAS CHILDREN'S HOSPITAL
AUSTIN, TX

PROJECT NO. 301-346
JULY 26, 2021

2. S68°55'10"W, a distance of 488.04 feet to a 1/2-inch iron rod with illegible cap found at the intersection of the northerly right-of-way line of said N. State Highway 45 and the easterly right-of-way line of N. Lake Creek Parkway (right-of-way width varies);

THENCE, along the common line of said 24.453 acre tract and the easterly right-of-way line of said N. Lake Creek Parkway, the following two (2) courses and distances:

1. N66°41'52"W, a distance of 17.80 feet to a TxDOT Type II monument found at the beginning of a 795.00 foot radius curve to the left;
2. Along the arc of said 795.00 foot radius curve, 313.10 feet through a central angle of 22°33'55", and having a chord which bears N33°00'12"W, a distance of 311.08 feet to a 5/8-inch iron rod with Carter Burgess cap found at the southerly common corner of said 24.453 acre tract and Lot 1, Lakeline Gardens, a subdivision of record in Document No. 2018064570, O.P.R.W.C.T.;

THENCE, along the common line of said 24.453 acre tract and of said Lot 1, Lakeline Gardens, the following four (4) courses and distances:

1. N20°14'23"W, a distance of 104.34 feet to a found 1/2-inch iron rod with cap;
2. N20°13'17"W, a distance of 416.76 feet to a found 1/2-inch iron rod with cap;
3. N25°20'24"W, a distance of 143.95 feet to a found 5/8-inch iron rod with Jones Carter cap;
4. N20°55'59"W, a distance of 341.34 feet to a 5/8-inch iron rod with Jones Carter cap found at the easterly common corner of said Lot 1, Lakeline Gardens and of Lot 1, Block A, Walden Park at Lakeline Subdivision, a subdivision of record in Document No. 2009005689, O.P.R.W.C.T.;

THENCE, along the common line of said 24.453 acre tract and of said Lot 1, Block A, Walden Park at Lakeline Subdivision, the following two (2) courses and distances:

1. N20°54'12"W, a distance of 248.39 feet to a 5/8-inch iron rod with Carter Burgess cap;
2. N20°50'26"W, a distance of 86.53 feet to a 1/2-inch iron rod with CEC cap set on the southerly right-of-way line of Lakeline Mall Drive (right-of-way width varies), at the northerly common corner of said 24.453 acre tract and of said Lot 1, Block A, Walden Park at Lakeline Subdivision;

THENCE, along the common line of the southerly right-of-way line of Lakeline Mall Drive and partially of said 24.453 acre tract and then partially of said 396 square foot tract, the following five (5) courses and distances:

1. N68°23'14"E, a distance of 0.83 feet to a 1/2-inch iron rod with CEC cap set at the beginning of a 300.00 foot radius curve to the left;
2. Along the arc of said 300 foot radius curve, a distance of 63.15 feet through a central angle of 12°03'36", and having a chord which bears N62°21'21"E, a distance of 63.03 feet to a 1/2-inch iron rod with CEC cap set at the beginning of a 300 foot radius reverse curve to the right;


24.461 ACRES
TEXAS CHILDREN'S HOSPITAL
AUSTIN, TX

PROJECT NO. 301-346
JULY 26, 2021

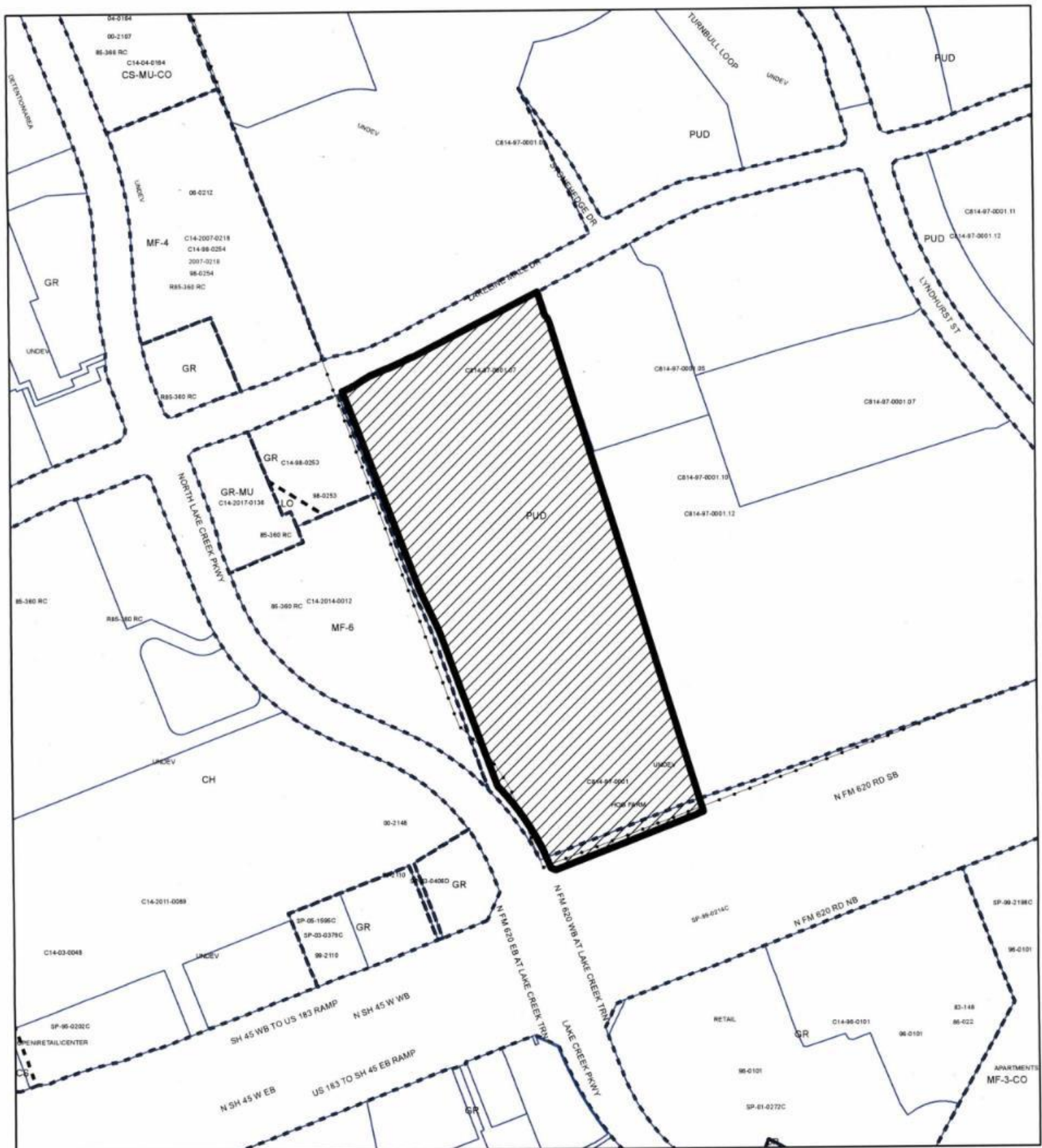
3. Along the arc of last said 300 foot radius curve to the right, a distance of 68.91 feet through a central angle of $13^{\circ}09'40''$ and having a chord which bears $N62^{\circ}54'23''E$, a distance of 68.76 feet to a 1/2-inch iron rod with CEC cap set at the beginning of a 1,045 foot radius reverse curve to the left;
4. Along the arc of said 1,045 foot radius curve, a distance of 116.09 feet through a central angle of $6^{\circ}21'54''$, and having a chord which bears $N66^{\circ}18'17''E$, a distance of 116.03 feet to a set 1/2-inch iron rod with CEC cap;
5. $N63^{\circ}06'51''E$, a distance of 448.07 feet to the **POINT OF BEGINNING**, and containing 24.461 acres (1,065,516 square feet) of land, more or less.

BEARING BASIS: TEXAS COORDINATE SYSTEM, NSRS 2011(2012A), CENTRAL ZONE, REFERENCING THE LEICA SMARTNET REFERENCE NETWORK.

Witness my hand and seal this 26th day of July, 2021.


Frank William Funk, R.P.L.S. 6803
KBGE, part of Civil & Environmental Consultants, Inc.
3711 S. MoPac Expressway, Building 1, Suite 550
Austin, TX 78746
Texas Registered Surveying Firm No. 10194419





ZONING

ZONING CASE#: C814-97-0001.14

Exhibit B



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

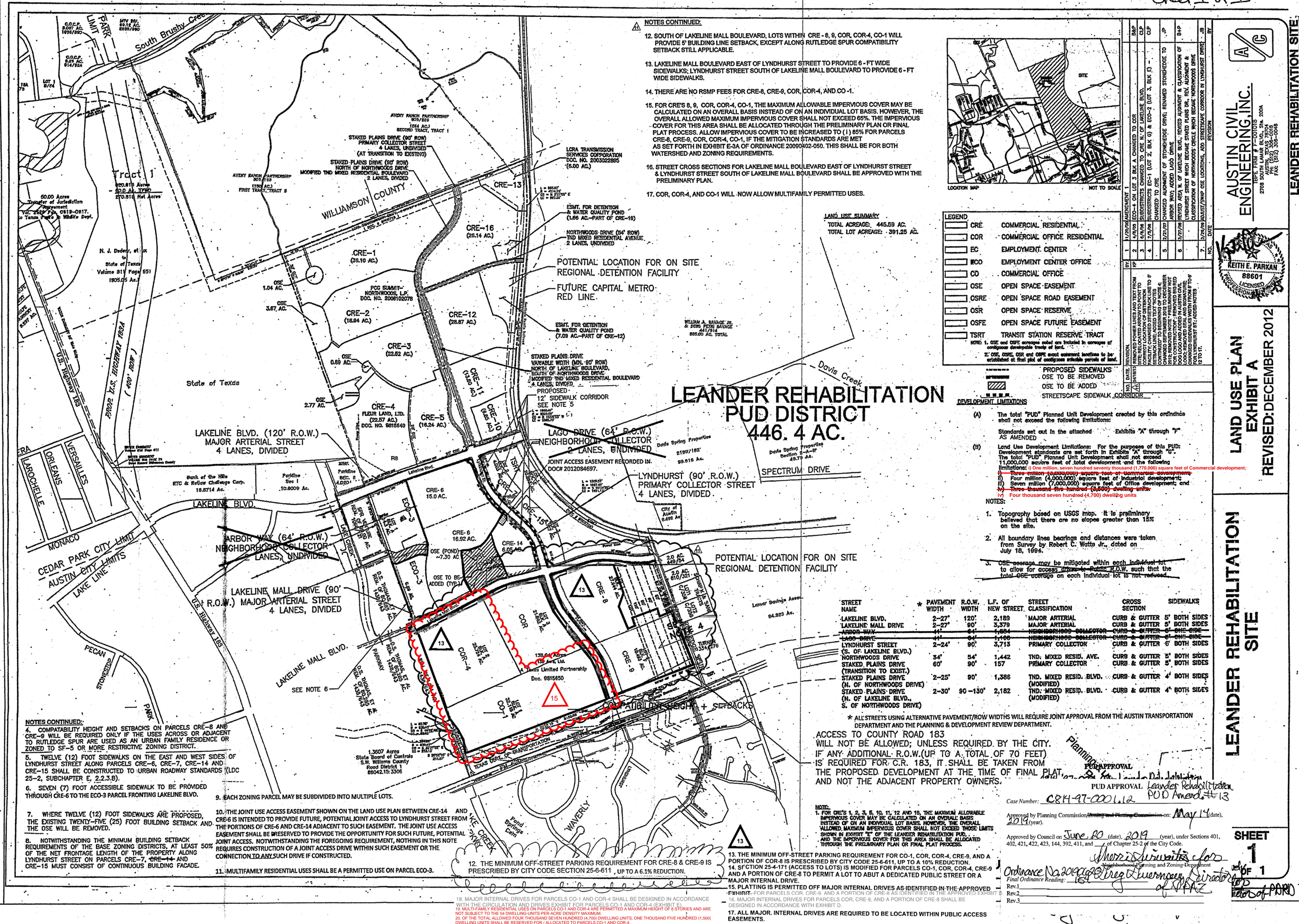
1" = 400'

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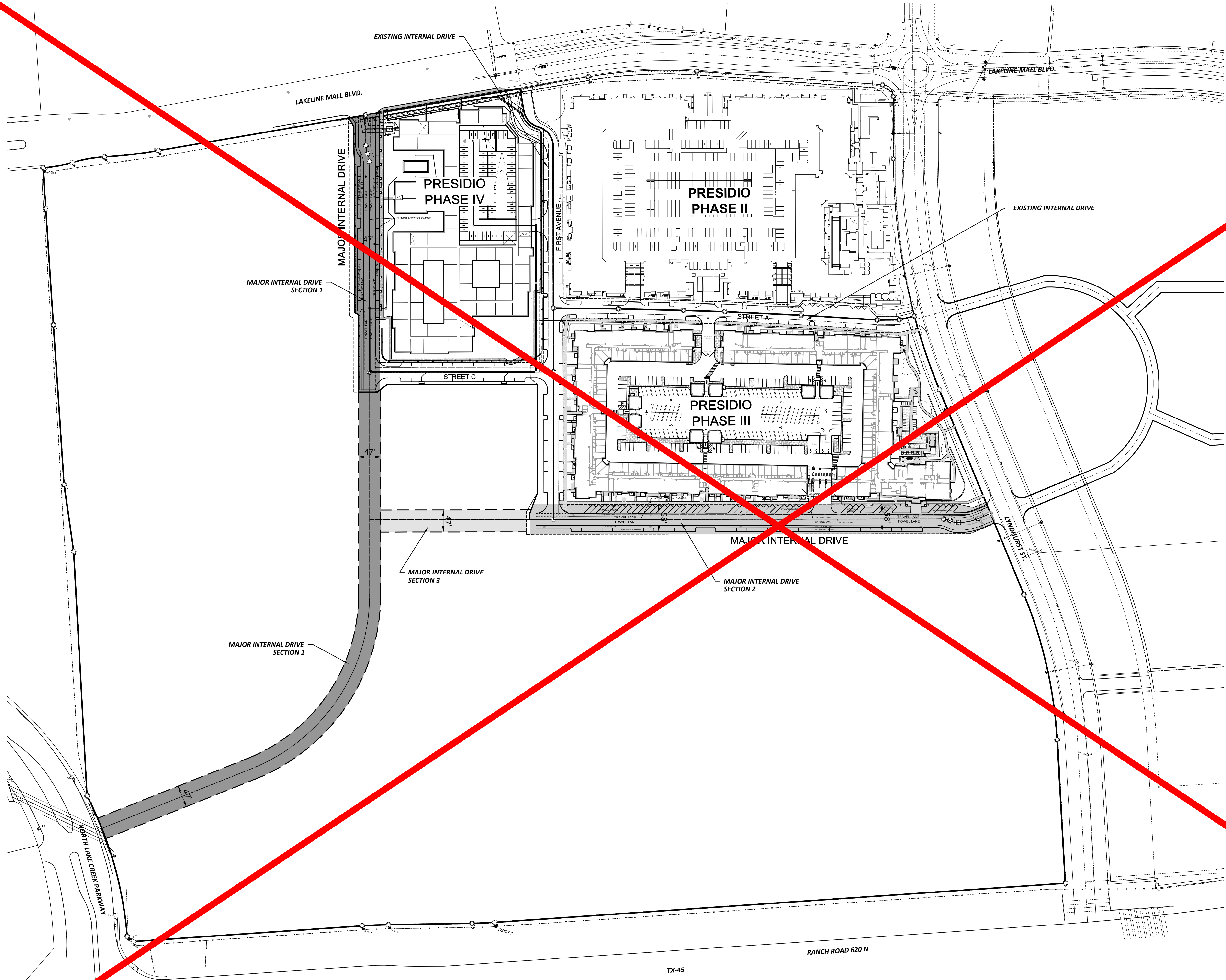
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Created: 1/20/2021



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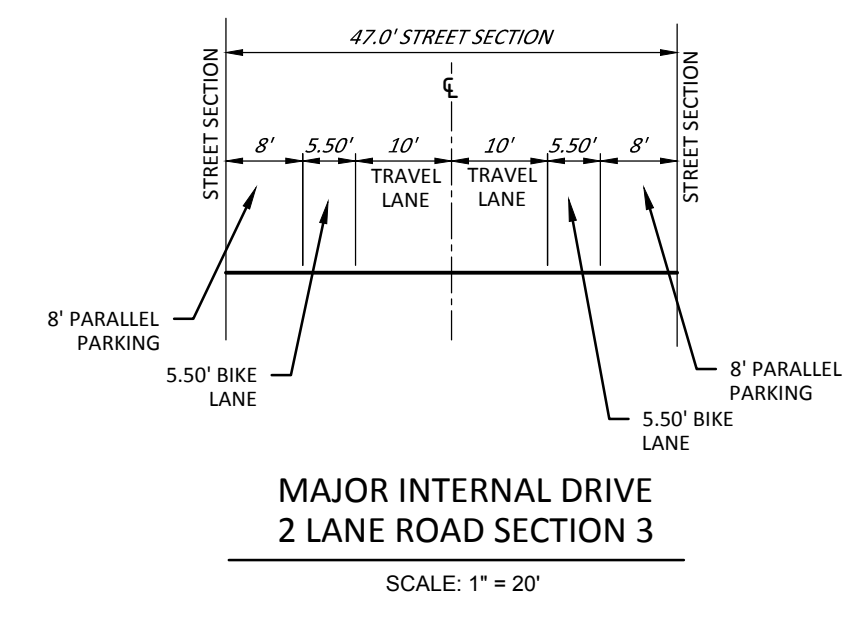
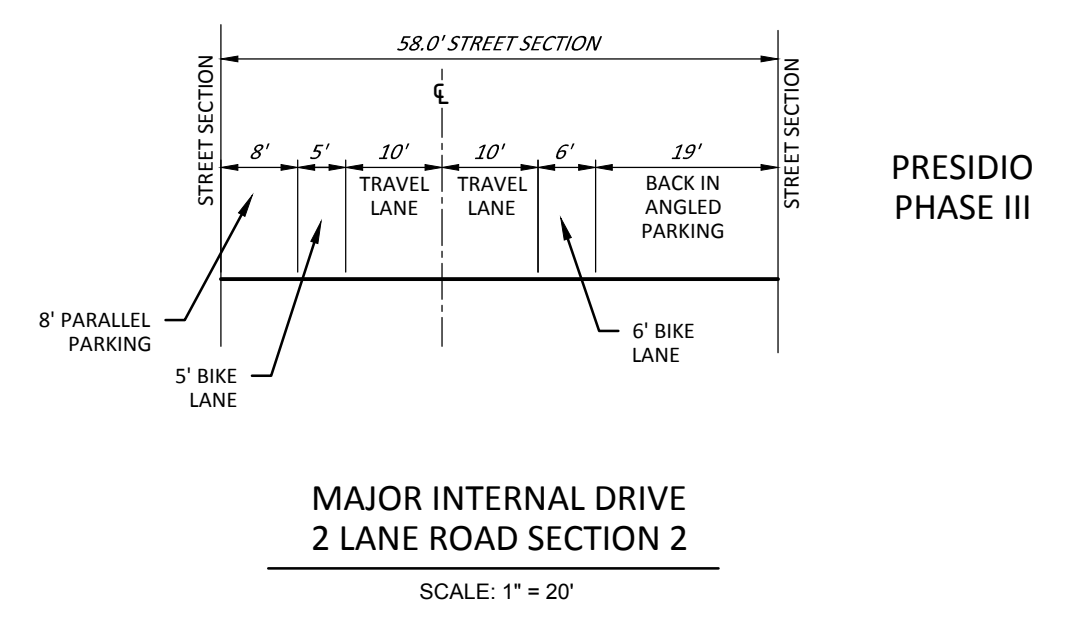
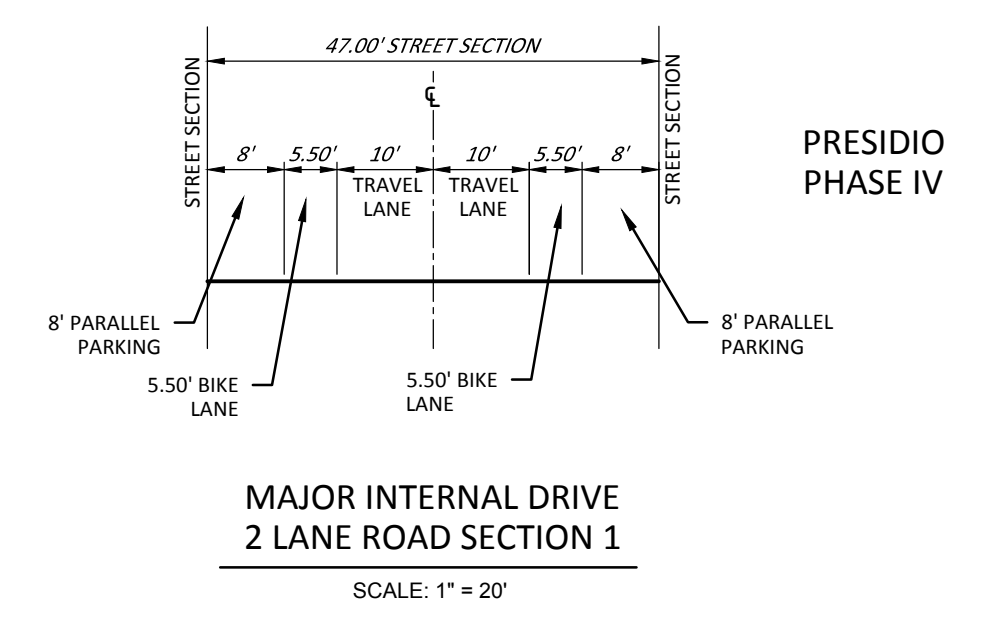


LEGEND

- MAJOR INTERNAL DRIVE SECTION 1
- MAJOR INTERNAL DRIVE SECTION 2
- MAJOR INTERNAL DRIVE SECTION 3

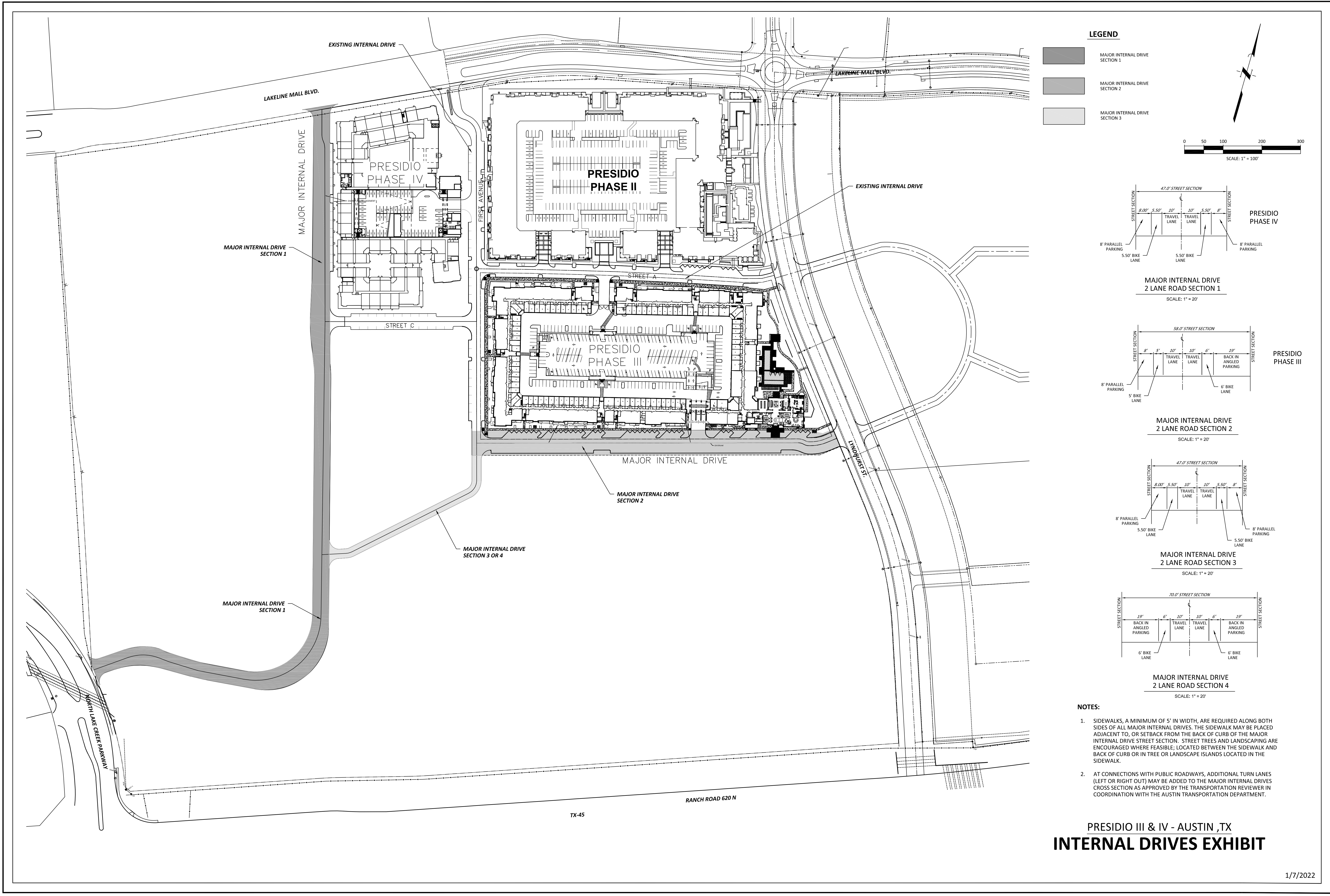
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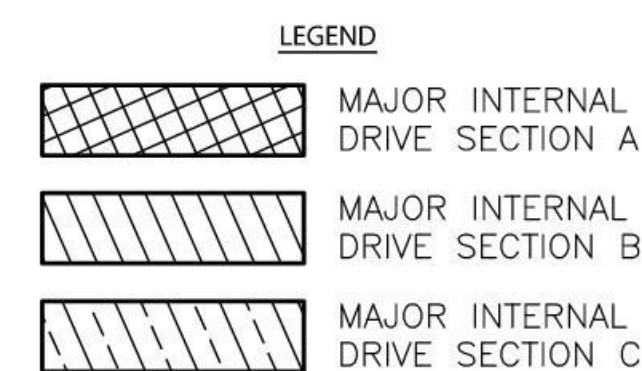
Exhibit D



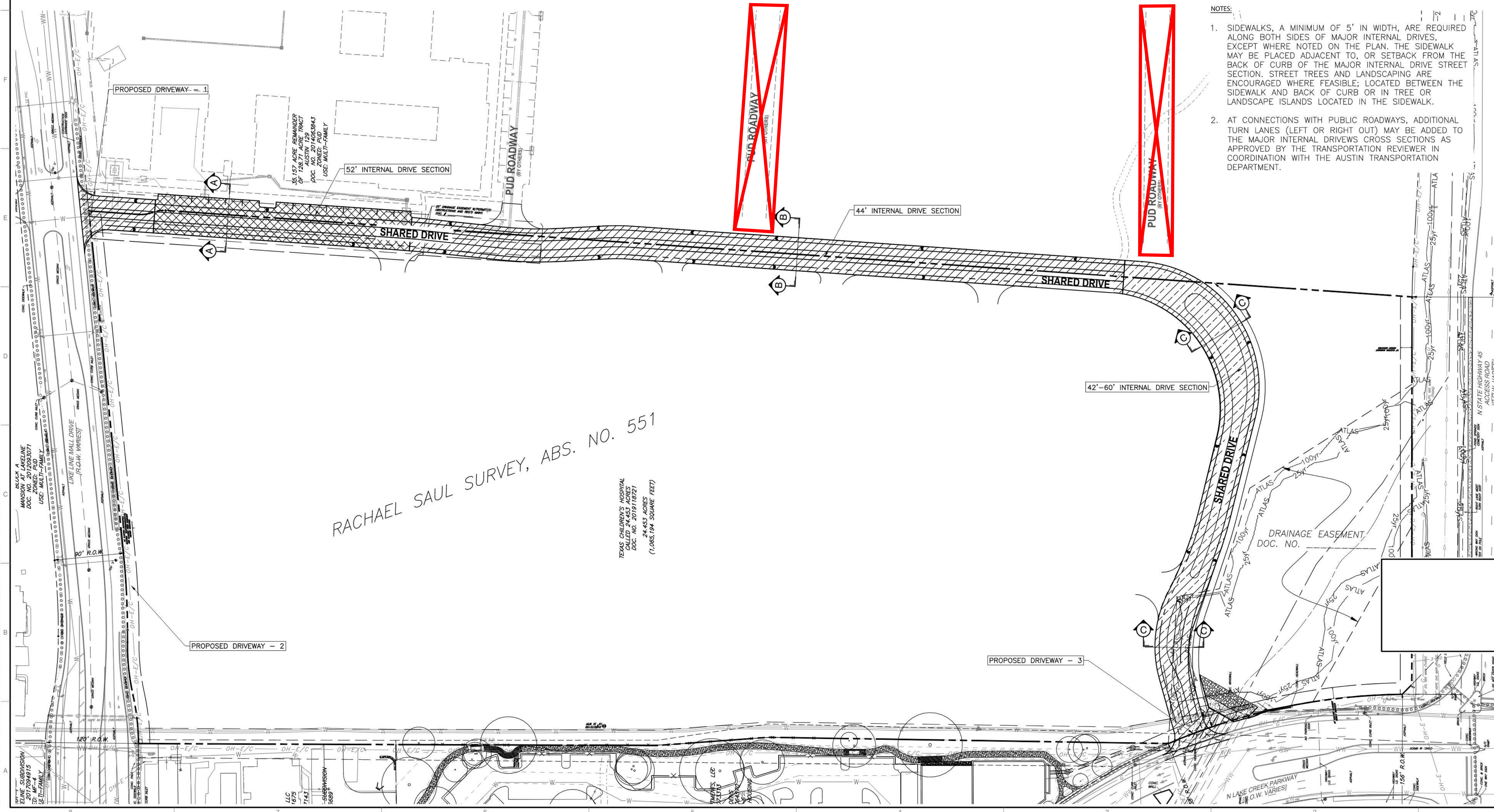
- NOTES:**
- SIDEWALKS, A MINIMUM OF 5' IN WIDTH, ARE REQUIRED ALONG BOTH SIDES OF ALL MAJOR INTERNAL DRIVES. THE SIDEWALK MAY BE PLACED ADJACENT TO, OR SETBACK FROM THE BACK OF CURB OF THE MAJOR INTERNAL DRIVE STREET SECTION. STREET TREES AND LANDSCAPING ARE ENCOURAGED WHERE FEASIBLE; LOCATED BETWEEN THE SIDEWALK AND BACK OF CURB OR IN TREE OR LANDSCAPE ISLANDS LOCATED IN THE SIDEWALK.
 - AT CONNECTIONS WITH PUBLIC ROADWAYS, ADDITIONAL TURN LANES (LEFT OR RIGHT OUT) MAY BE ADDED TO THE MAJOR INTERNAL DRIVES CROSS SECTION AS APPROVED BY THE TRANSPORTATION REVIEWER IN COORDINATION WITH THE AUSTIN TRANSPORTATION DEPARTMENT.

**PRESIDIO III & IV - AUSTIN, TX
INTERNAL DRIVES EXHIBIT**





- NOTES:**
1. SIDEWALKS, A MINIMUM OF 5' IN WIDTH, ARE REQUIRED ALONG BOTH SIDES OF MAJOR INTERNAL DRIVES, EXCEPT WHERE NOTED ON THE PLAN. THE SIDEWALK MAY BE PLACED ADJACENT TO, OR SETBACK FROM THE BACK OF CURB OF THE MAJOR INTERNAL DRIVE STREET SECTION. STREET TREES AND LANDSCAPING ARE ENCOURAGED WHERE FEASIBLE; LOCATED BETWEEN THE SIDEWALK AND BACK OF CURB OR IN TREE OR LANDSCAPE ISLANDS LOCATED IN THE SIDEWALK.
 2. AT CONNECTIONS WITH PUBLIC ROADWAYS, ADDITIONAL TURN LANES (LEFT OR RIGHT OUT) MAY BE ADDED TO THE MAJOR INTERNAL DRIVES CROSS SECTIONS AS APPROVED BY THE TRANSPORTATION REVIEWER IN COORDINATION WITH THE AUSTIN TRANSPORTATION DEPARTMENT.

[illegible]

Texas Children's Hospital
NORTH CAMPUS - SITE

Civil & Environmental Consultants, Inc.
3711 South MoPac Expressway - Building 1, Suite 550 - Austin, TX 78746
PH: 512.439.0400 • FAX: 512.329.0096
www.cedcinc.com

TEXAS CHILDREN'S HOSPITAL
NORTH CAMPUS
PUD AMENDMENT
9843 1/2 NORTH LAKE CREEK PKWY
CITY OF AUSTIN, WILLIAMSON CO. TEXAS

DRAWING NO. EXHIBIT	
SHEET 1	OF 1

INTERNAL DRIVE EXHIBIT PUD AMENDMENT

DATE:	May 28, 2021	DRAWN BY:		STAFF
DWG SCALE:	1" = 60'	CHECKED BY:		RFT
PROJECT NO:				301-346
APPROVED BY:				GAB

Exhibit F**Development Standards**

	Commercial	Industrial	Office	Multi-Family Residential	All Other Residential	Mixed Use
Density	N/A	N/A	N/A	54 du's/ac (4)	18 du's/ac	54 du's/ac
Yards						
Front	0	10'	0	10' (1)	10'	0
Side	0	10'	0	10' (1)	0/5' (2)	0
Street Side	12'	25'	25'	10' (1)	10'	5'
Rear	0	25'	20'	10' (1)	15'	10'
Height (3)	6 stories	4 stories	12 stories or 180 feet	6 stories (4)	3 stories	12 stories or 180 feet
Maximum Impervious Cover	75% - 1 story 65% - 2 -6 stories	65%	65%	60%	45%	65%

- (1) Between any structure, or group of connected structures containing multi-family residential and the respective lot line.
- (2) Zero side setback required for attached single-family units.
- (3) In this ordinance the height of a story will vary depending on the use. For purposes of calculating height, roofs, mechanical equipment, cooling towers, ornamental cupolas or domes, skylights, visual screens, chimneys and vent stacks, communication towers, parapet walls and other similar structures are not included. Story height will be defined by the national standards for uses d on the following, as amended:

Residential uses: 12 feet - 15 feet or as set forth by National Association of Home Builders

Commercial uses: 20 feet - 25 feet or as set forth by International Council of Shopping Centers

Industrial uses: 30 feet - 40 feet or as set forth by National Association of Industrial and Office Property

Mixed uses: 14 feet -20 feet or as set forth by Urban Land Institute

Office uses: 14 feet -18 feet or as set forth by Building Owners and Managers Association International

- (4) Multi-Family Residential uses on Parcels CO-1 and COR-4 are permitted a maximum height of 8 stories and are not subject to the 54 du's/ac density maximum.