



North Austin Medical Center PUD

12221 North Mo-Pac Expressway

C814-2008-0136.02 (PUD Amendment)

Leslie Lilly

Environmental Program Coordinator

Watershed Protection



Planned Unit Development Amendment

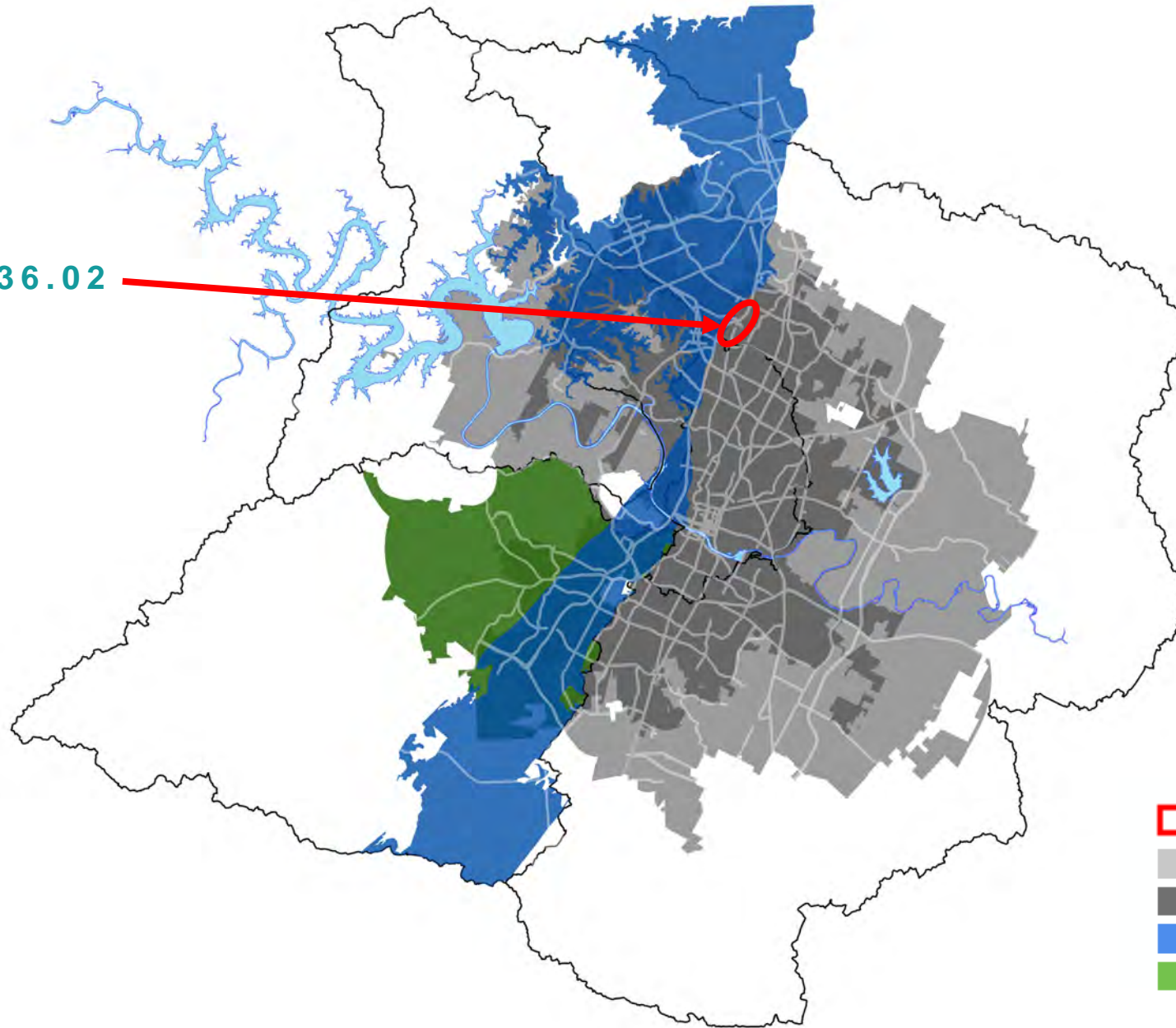
A Planned Unit Development (PUD) is a type of site development and regulatory process established by city ordinance for a tract of land.






The North Austin Medical Center (NAMC) PUD was approved by council in 2008, consisting of 63.69-acre site separated into two tracts.

The applicant is requesting a PUD Amendment to revise the land use plan and zoning ordinance to update the water quality requirements for the southern tract in alignment with the City's Water Forward plan and allow for the construction of an 80-bed Behavioral Health hospital.



C814-2008-0136.02



-  Site Location
-  Austin ETJ
-  Austin City Limits
-  Edwards Aquifer Recharge Zone
-  Edwards Aquifer Contributing Zone



Site Conditions

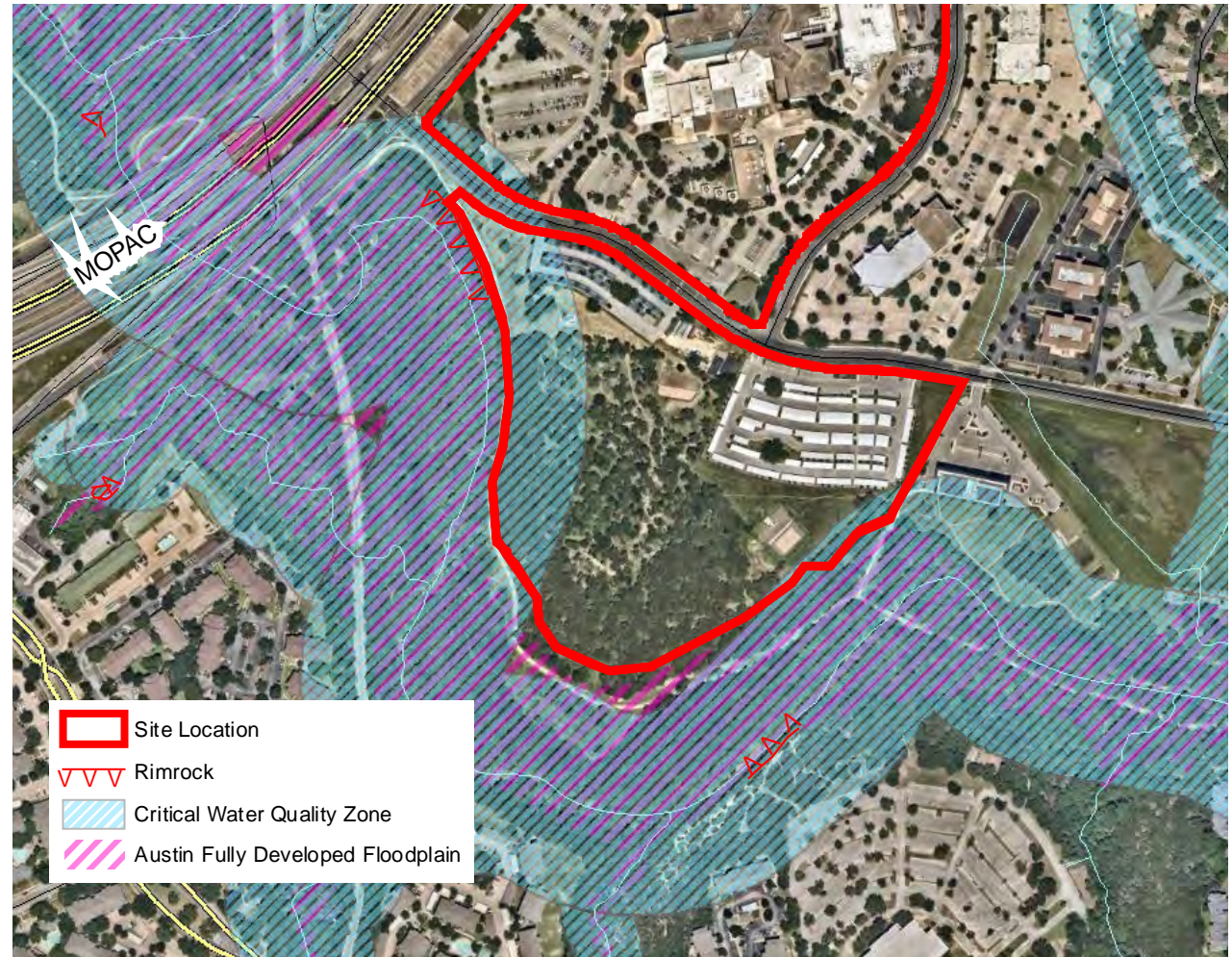
- Located in Full Purpose Jurisdiction
- Two tracts separated by Park Bend Drive
- 37.74-acre north tract developed with hospital and medical offices
- 25.95-acre south tract includes parking, telecom tower, pond and undeveloped land





Environmental Features

- South tract located on north shore of Walnut Creek in Walnut Creek Watershed
- Suburban Watershed
- Not in Edwards Aquifer Recharge or Contributing Zone
- 300 ft CWQZ setback
- 100-yr and 25-yr floodplain on the south/southeast portion of tract
- Protected size class trees





Current WQ Requirements

- Wet Pond with drainage area of 21.55 acres
- Surface area of 42,637 sf for permanent pool
- 4.5 acres of vegetative filter strips

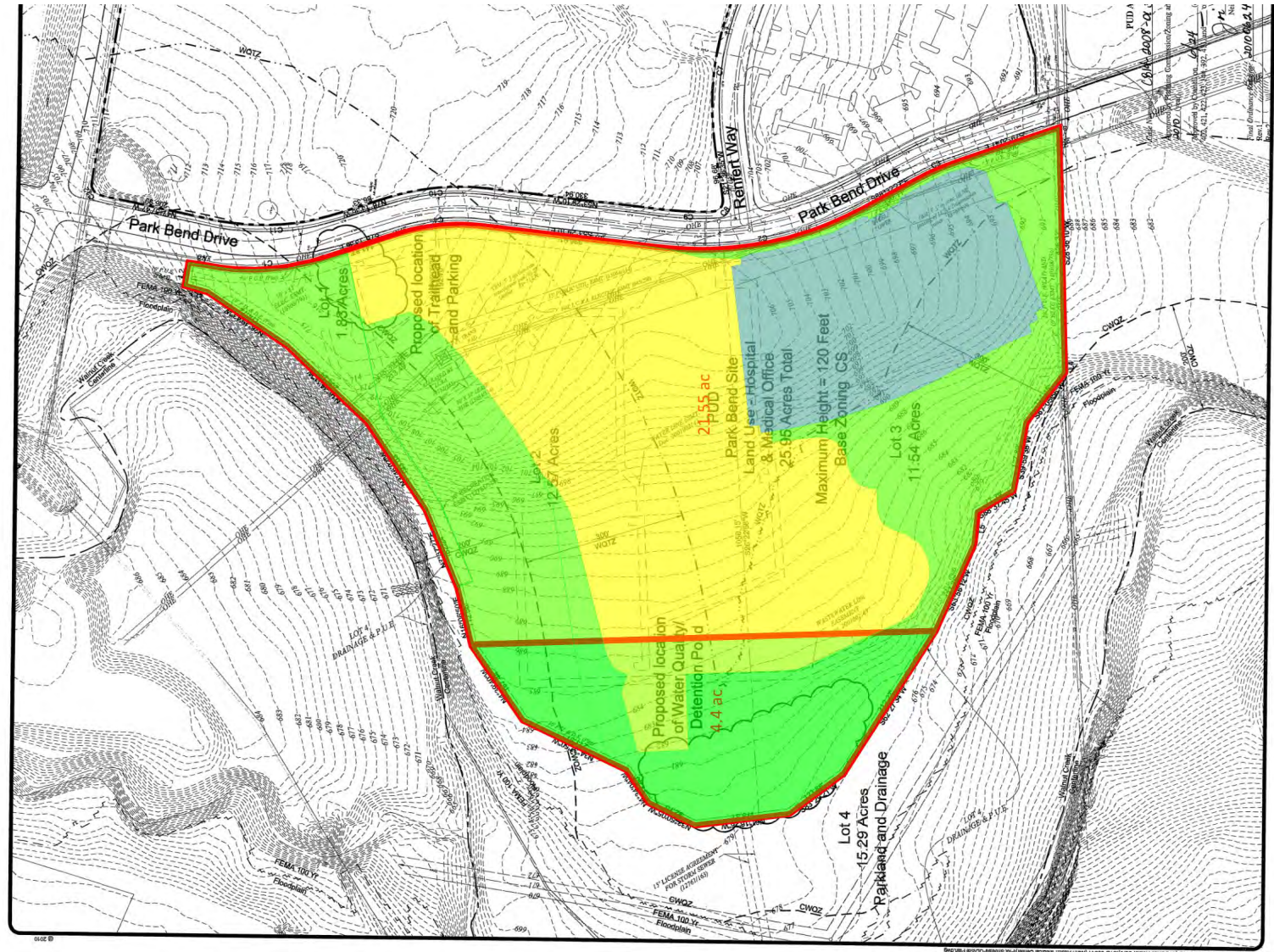




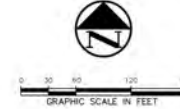
EXHIBIT B - Proposed Plan

CURRENT PLAN AS SUBMITTED, WITH PROPOSED DETENTION REMOVED
THIS OPTION PROPOSES AN ONSITE WATER QUALITY POND TO PRESERVE THE MAXIMUM NATURAL AREA AND TREES. PER THE EXISTING RSPM AGREEMENT (ADD DATE), DETENTION IS NOT REQUIRED ON THIS SITE.

PUD REQUIREMENTS, PART 4.G
1. DRAINAGE AREA TO WATER QUALITY POND IS 13.65 ACRES INSTEAD OF THE REQUIRED 21.55 ACRES
2. THE PUD REQUIRES A WET POND WITH A SURFACE AREA OF 42,637 SF. NO WET POND IS PROPOSED.
3. THE PUD REQUIRES 4.5 ACRES OF VEGETATIVE FILTER STRIPS TO TREAT THE DRAINAGE AREA OF THE POND. INSTEAD, A WATER QUALITY POND IS PROPOSED, AND A GREATER AMOUNT OF TREES AND NATURAL GREEN SPACE IS MAINTAINED AS A BUFFER TO THE CREEK (ABOUT 8 ACRES).
4. THE PROPOSED WATER QUALITY POND WILL ACT AS THE WATER QUALITY BMP FOR THE SITE.

THE YELLOW AREA BELOW REPRESENTS DRAINAGE AREA THAT WILL BE TREATED VIA THE PROPOSED WATER QUALITY POND. (13.65 ACRES)
THE BLUE AREA IS DRAINAGE TREATED BY THE EXISTING ONSITE WATER QUALITY POND THAT WILL REMAIN. (4.35 ACRES)
THE GREEN AREAS REPRESENT GREENSPACE AND NATURAL VEGETATION THAT FUNCTIONS AS A NATURAL FILTER STRIP TO THE CREEK.

DRAINAGE AREA TABLE						
DRAINAGE AREA ID	AREA (acres)	C	Tc (min)	h ₂ o (in/hr)	Q ₁₀₀ (cfs)	COMMENTS
DS 1	4.36	0.83	5	9.73	35.21	GRANDS TO EX. POND. REF. SP-2019-05000
DS 2	0.42	0.38	5	10.87	1.78	GRANDS TO PARK BEND DRIVE
DS 3	0.18	0.38	5	10.84	0.70	GRANDS OFFSITE
DS 4	2.54	0.43	5	15.32	6.34	EX. POND. & OFFSITE. REF. SP-2019-05000
DS 5	3.32	0.36	5	10.84	12.86	GRANDS OFFSITE TO WALNUT CREEK
PR 1	1.58	0.81	5	15.32	19.61	GRANDS TO PROP. CURB INLET
PR 2	0.79	0.80	5	9.21	4.41	GRANDS TO PROP. CURB INLET
PR 3	1.58	0.77	5	10.87	13.18	GRANDS TO PROP. AREA INLET
PR 4	1.58	0.73	5	8.37	13.00	GRANDS TO PROP. AREA INLET
PR 5	0.80	0.80	5	15.32	10.00	GRANDS TO PROP. CURB INLET
PR 6	0.80	0.77	5	15.32	7.08	GRANDS TO PROP. AREA INLET
PR 7	1.51	0.75	5	12.97	14.68	GRANDS TO PROP. CURB INLET
PR 8	1.07	0.69	5	13.68	8.64	GRANDS TO PROP. CURB INLET
PR 9	0.96	0.81	5	11.38	6.68	GRANDS TO PROP. CURB INLET
PR 10	2.88	0.72	5	15.88	24.58	PROPOSED DETENTION POND



- LEGEND**
- BEARER
 - ELECTRIC METER
 - POWER POLE
 - LIGHT STANDARD
 - WATER METER
 - WATER VALVE
 - IRRIGATION CONTROL VALVE
 - FIRE HYDRANT
 - GLASS/OUT
 - TRAFFIC SIGNAL CONTROL
 - TRAFFIC SIGNAL POLE
 - TELEPHONE BOX
 - FLUO LIGHT
 - SAFETY SIGN
 - PROXIMITY LINE
 - POLE
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - DRAINAGE FLOW DIRECTION
 - DRAINAGE DIVIDE
 - PROPOSED DRAINAGE AREA ID
 - AREA IN ACRES
 - Flow in cubic feet per second
 - SHEET FLOW
 - SHALLOW CONCENTRATED FLOW
 - CHANNEL FLOW
 - CORRECTED EFFECTIVE 100
 - FEET TO 100 FEET FLOODPLAIN
 - EFFECTIVE 100 FEET FLOODPLAIN

DETENTION POND TO BE REMOVED IN FAVOR OF EXISTING GREENSPACE AND TREES ACTING AS BUFFER TO STREAM AND EXISTING TRAIL

TREES TO BE SAVED BY REMOVING DETENTION POND

APPROXIMATELY 150 TREES WILL BE SAVED BY REMOVING THE WET POND REQUIREMENT FOR THE SITE. 17 TREES ARE CLASSIFIED EITHER AS PROTECTED OR HERITAGE

INFORMATION ONLY NOT FOR CONSTRUCTION

THE PLANS ARE COMPLETE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND IN COMPLIANCE WITH THE CITY OF AUSTIN DEVELOPMENT CODE.

SITE PLAN APPROVAL: SHEET 20 OF 55

FILE NUMBER: _____ APPLICATION DATE: _____

APPROVED BY COMMISSIONER ON: _____ UNDER SECTION: _____ OF CHAPTER _____ OF THE CITY OF AUSTIN CODE.

EXPIRATION DATE (25-S-BLDC): _____ CASE MANAGER: _____

PROJECT EXPIRATION DATE (DRG-#70900-A): _____ DMP 2022

DIRECTOR, PLANNING AND DEVELOPMENT REVIEW DEPARTMENT

RELEASE FOR GENERAL COMPLIANCE: _____ ZONING: _____

REV. 1 _____ CORRECTION 1 _____

REV. 2 _____ CORRECTION 2 _____

REV. 3 _____ CORRECTION 3 _____

Plans prepared by the City of Austin Planning and Development Department. All plans are subject to the City of Austin Development Code. Plans are not to be used for any other purpose without the written consent of the City of Austin. Plans are not to be used for any other purpose without the written consent of the City of Austin.

SP-XXXX-XXXXC

Pacheco Koch
8701 M. MOPAC EXPY., SUITE 320
AUSTIN, TX 78759
TX REG. ENGINEERING FIRM #468
TX REG. SURVEYING FIRM LS-10008000

NO.	DATE	REVISIONS	DESCRIPTION

HCA BEHAVIORAL HEALTH - AUSTIN
N. MOPAC EXPY & PARK BEND DRIVE
AUSTIN, TEXAS

OPTION 2 EXHIBIT

DESIGN	DRAWN	DATE
JWS	JWS	JULY 2022

SHEET NO. **EX 1**

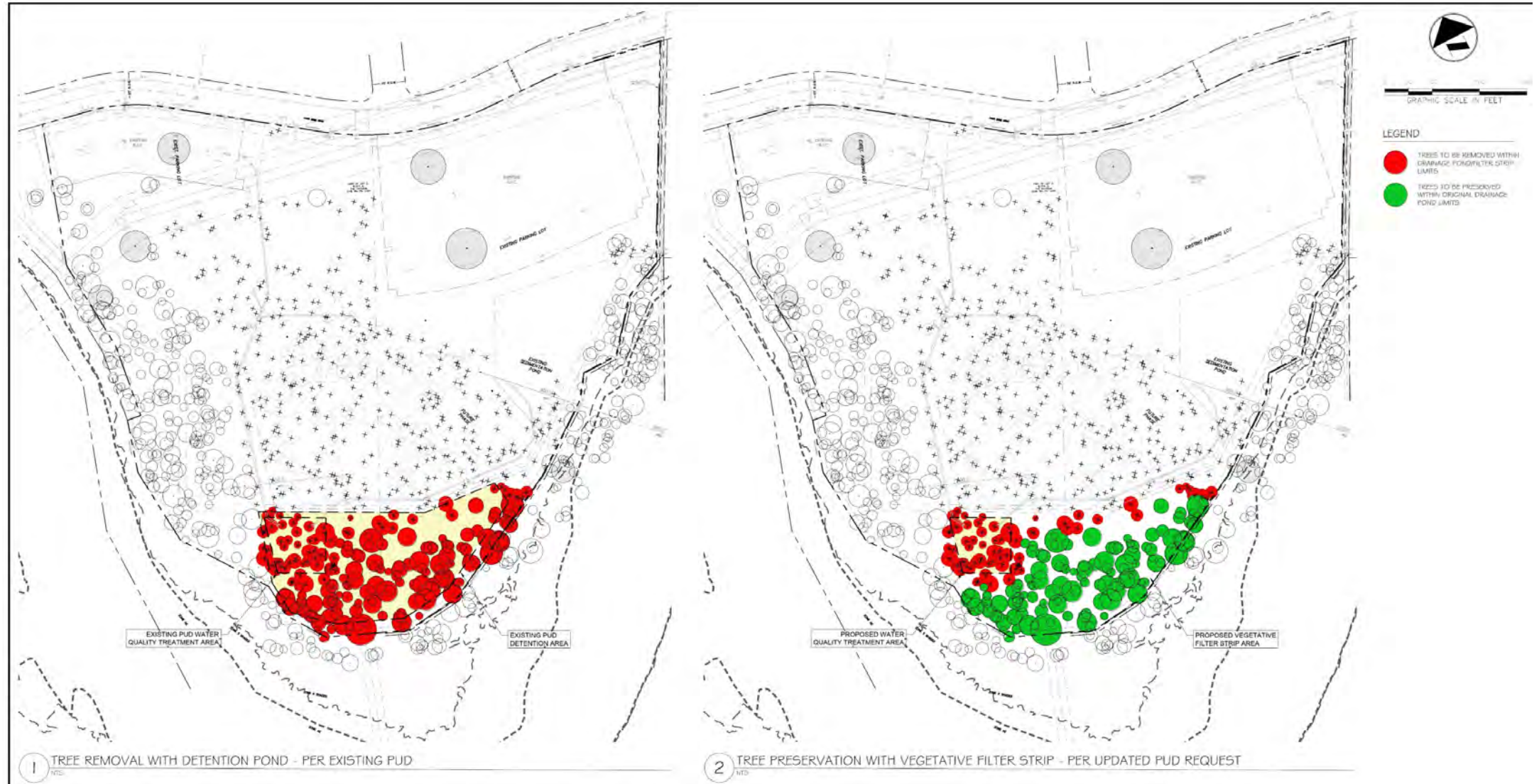


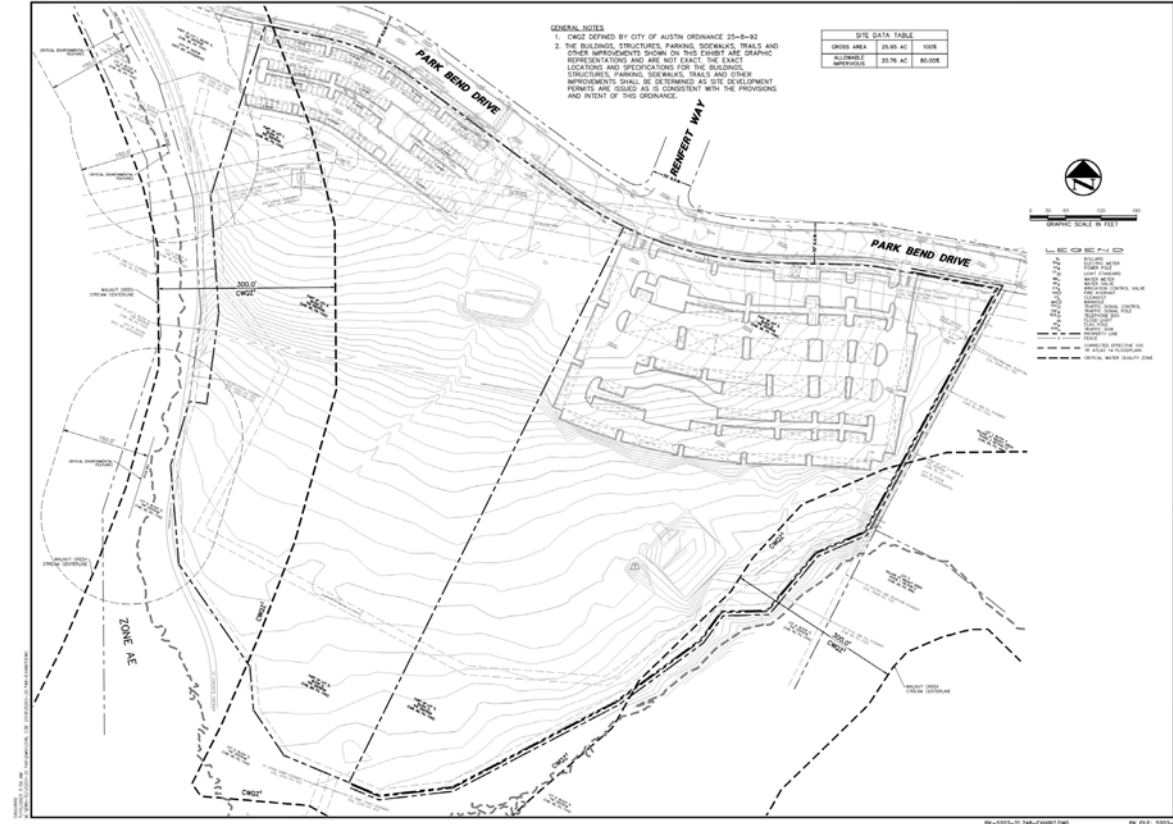


Tree Preservation Exhibit



**WATERSHED
PROTECTION**







Recommendation

Staff recommends approval of the PUD Amendment with the following conditions

- 1. The project will provide water quality controls to treat all existing and new development proposed for the south tract (14.94 acres total) including a new biofiltration pond to treat 10.8 acres of that area.**
- 2. The proposed development will eliminate the removal of 111 trees, 20 protected size-class trees.**
- 3. This project will use alternative water sources to meet irrigation demands**
- 4. The project will collect rainwater with a volume equal to one inch times the roof area in a 40,000 gallon cistern.**
- 5. The development will comply with current city code regarding the Critical Water Quality Zone setback for the southern tract.**
- 6. The project will comply with Austin Energy Green Building light pollution reduction criteria for the southern tract.**
- 7. This development will use a building design with a glass reflectivity index of 15% or less to reduce the incident of bird strike**



Questions?

Contact Information:

Leslie Lilly

leslie.lilly@austintexas.gov