ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FROM PLANNED UNIT DEVELOPMENT (PUD) BASE DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) BASE DISTRICT FOR THE PROPERTY KNOWN AS THE LEANDER REHABILITATION CENTER PLANNED UNIT DEVELOPMENT PROJECT LOCATED AT 13430 1/2 AND 13450 1/2 LYNDHURST DRIVE, TO CHANGE A CONDITION OF ZONING.

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 only affects the 30.045 acres of the Leander Rehabilitation PUD as described in Part 3 below.

PART 2. The Development Plan that established 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") recorded in Document No, 9802790, Official Public Records of Travis County, Texas, and amended by the Second Order of the Special Board of Review on February 25, 1998, the Notice of Development Plant 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, Ordinance No. 20190620-154, Ordinance No. 20210729-155, as approved by City Council, and eight administrative amendments approved by the Director of the Planning Department (collectively, "Leander Rehabilitation PUD Ordinances, as amended").

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) base district to planned unit development (PUD) base district on the property described in Zoning Case No. C814-97-0001.15 as follows:

> A 30.045 acre tract of land situated in the Rachael Saul Survey, Abstract No. 551, Williamson County, Texas, being a portion of the tract of land described by deed recorded in Document No. 2007062860, Official Public Records of Williamson County, Texas, said 30.045 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

also known as Leander Rehabilitation PUD Parcels CO-1 and COR-4 and locally known as 13430 1/2 and 13450 1/2 Lyndhurst Drive in the City of Austin, Williamson County, Texas, generally identified in the map attached as **Exhibit "B".**

PART 4. This ordinance and the attached exhibits amend the uses and development regulations for the Property (collectively, the "Amended Land Use Plan"). If this ordinance and the attached exhibits conflict, this ordinance controls. 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 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: Internal Drives
Exhibit E: Circulation Routes
Exhibit F: Development Standards

PART 6. Land Use.

(A) The Land Use Plan applicable to the Property are attached to this ordinance as **Exhibit "C"** amending the Development Limitations on the Property established by the Leander Rehabilitation PUD Ordinances, as amended.

(B) The Development Standards applicable to the Property are attached to this ordinance as **Exhibit "F"** amending the Development Standards established by the Leander Rehabilitation PUD Ordinances, as amended.

(C) The design of circulations and internal drives applicable to the Property are attached to this ordinance as **Exhibit "D"** and **Exhibit "E"** amending the design of circulations and internal drives established by the Leander Rehabilitation PUD Ordinances, as amended.

PART 7. Affordable Housing

(A) Landowner shall reserve a minimum of 5 percent of the additional 1,200 residential dwelling units allowed to be constructed on the Property as affordable rental units for at least 40 years from the date of issuance of the certificate of occupancy for any building containing affordable rental units.

Affordable rental unit means a residential dwelling unit for lease and occupancy by households earning 80 percent or less of the current Austin-Round Rock Metropolitan Statistical Area Median Family Income as determined by the Director of the Housing Department.

(B) Unless otherwise approved by the Director of Housing Department, affordable rental units shall include an equivalent mix of bedrooms as offered in the market rate rental units and market-rate owner-occupied units.

(C) All affordable rental units shall meet the following requirements:

(1) Provide equal access and use of on-site amenities, common areas, and parking facilities as provided to market rate units; and

(2) Include interior components that are functionally equivalent to market-rate units; and

(3) Have shared access routes among affordable rental units and affordable owner-occupied and market-rate residential units.

(4) The affordable rental units and affordable owner-occupied units will be dispersed throughout the market-rate residential units within the development.

(5) For affordable rental units Landowner shall prohibit discrimination on the basis of an individual's source of income as defined in City Code Section 5-1-13 (*Definitions*).

(D) If Landowner constructs multifamily residential use building exceeding six stories, Landowner may satisfy the affordable housing requirements in this Part 7 by paying to the City's Housing Trust Fund a fee in-lieu for the bonus square footage. The fee in-lieu is $8.00 per square foot. Bonus square footage means any building square footage constructed above six stories for multifamily residential use.

PART 8. Environmental.

DRAFT

(A) Landowner shall construct, operate, and maintain an onsite water reuse system utilizing rainwater and A/C condensate for all non-potable uses on the Property such as irrigation, cooling and toilet/urinal flushing applications.

(B) Toilet/urinal flushing applications are required for ground floor non-residential uses of the Property. Following approval of a development permit on or after December 2, 2024, toilet/urinal flushing applications shall be required for all areas of the Property.

(C) Landowner shall use reclaimed water for ground floor commercial uses on the Property.

PART 9. Except as specifically modified by this ordinance, in all other respects the terms and conditions the Leander Rehabilitation PUD Ordinances, as amended, remain in effect.

PART 10. This ordinance takes effect on _____, 2023.

PASSED AND APPROVED

§
§
_____, 2023 § _____
Kirk Watson
Mayor

APPROVED: _____ **ATTEST:** _____
Anne L. Morgan
City Attorney

Myrna Rios
City Clerk

DRAFT

DESCRIPTION of a **30.045 acre** tract of land situated in the Rachael Saul Survey, Abstract No. 551, Williamson County, Texas; said tract being all of the tract of land described as 128.71 acres in Warranty Deed to Sonmar of Phoenix, LLC, et al, recorded in Williamson County Official Public Records as document number 2007062860 save and except the following tracts of land:

1. The Presidio Section One, OPR Document 2014049303, 5.213 Acres
2. Presidio Channel and East Wet Pond Subdivision, OPR Document 2014072591, 7.02 Acres
3. The Presidio Section Two, OPR Document 2014072733, 3.556 Acres
4. Presidio Phase One, OPR Document 2014087844, 14.101 Acres
5. Presidio East Subdivision, OPR Document 2015048394, 22.96 Acres
6. Presidio Phase II, OPR Document 2017089607, 8.624Acres
7. Texas Children's Hospital, OPR Document 2019118721, 24.453 Acres
8. Presidio Phase III, Lot 1C and Phase IV Lot 1D, OPR Document 2019126886, 13.65 Acres;

said 30.045 acre tract being more particularly described as follows:

BEGINNING at a ½-inch iron rod with "CEC BOUNDARY" found at the southeast corner of said remainder of Sonmar of Phoenix, LLC tract; said point being in the northwest right-of-way line of State Highway 45 (a variable width right-of-way) and the southeast corner of Lot 1, Block 1 Texas Children's Hospital North Campus recorded in Instrument No. 2019126886 of said Official Public Records;

THENCE, North 17 degrees, 09 minutes, 23 seconds West, along the southwest line of said remainder of Sonmar of Phoenix, LLC tract and along the northeast line of said Lot 1, a distance of **1178.61 feet** to a 1/2-inch iron rod with "PACHECO KOCH" cap set for the northwest corner of said Sonmar of Phoenix, LLC tract; said point being the southwest corner of Lot 1D, Presidio Phase IV according to the plat recorded in Instrument No. 2019126886;

THENCE, North 72 degrees, 50 minutes, 00 seconds East, departing the said northeast line of Lot 1 and along the northwest line of said Sonmar of Phoenix, LLC tract and the southeast line of said Lot 1D, a distance of **391.38 feet** to a 1/2-inch iron rod with "PACHECO KOCH" cap set for the northeast corner of said Sonmar of Phoenix, LLC tract and the southeast corner of said Lot 1D; said point being in the southwest line of Lot 1C, Presidio Phase IV;

THENCE, South 17 degrees, 10 minutes, 00 seconds East, along the said southwest line of Lot 1C and along the northwesterly most northeast line of said Sonmar of Phoenix, LLC tract, a distance of **314.26 feet** to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner; said point being the southwest corner of Lot 1C;

THENCE, North 72 degrees, 49 minutes, 55 seconds East, along the northwest line of said Sonmar of Phoenix, LLC tract and the southeast line of said Lot 1C, a distance of **830.84 feet** to a 1/2-inch iron rod with "PACHECO KOCH" cap set at the beginning of a tangent curve to the right;

THENCE, in a northeasterly direction along the said northwest line of Sonmar of Phoenix, LLC tract and the said southeast line of Lot 1C, the following five (5) calls:

- Along said curve to the right, having **a central angle of 30 degrees, 51 minutes, 08 seconds, a radius of 26.50 feet, a chord bearing and distance of North 88 degrees, 15 minutes, 29 seconds East, 14.10 feet, an arc distance of 14.27 feet** to a 1/2-inch iron rod with "PACHECO KOCH" cap set at the beginning of a reverse curve to the left;
- Along said curve to the left, having **a central angle of 30 degrees, 51 minutes, 08 seconds, a radius of 26.50 feet, a chord bearing and distance of North 88 degrees, 15 minutes, 29 seconds East, 14.10 feet, an arc distance of 14.27 feet** to a 1/2-inch iron rod with "PACHECO KOCH" cap set at the end of said curve;

- **North 72 degrees, 49 minutes, 55 seconds East**, a distance of **5.00 feet** to a 1/2-inch iron rod with "PACHECO KOCH" cap set at the beginning of a tangent curve to the left;
- Along said curve to the left, having **a central angle of 22 degrees, 21 minutes, 38 seconds, a radius of 107.51 feet, a chord bearing and distance of North 61 degrees, 39 minutes, 06 seconds East, 41.69 feet, an arc distance of 41.96 feet** to a 1/2-inch iron rod with "PACHECO KOCH" cap set at the end of said curve;
- **North 50 degrees, 28 minutes, 17 seconds East**, a distance of **28.38 feet** to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner in the northeast corner of said Sonmar of Phoenix, LLC tract and the southeast corner of said Lot 1C; said point being in the southwest line of Lyndhurst Street (a 90-foot wide right-of-way);

THENCE, South 39 degrees, 26 minutes, 05 seconds East, along the northeast line of said Sonmar of Phoenix tract and along the said southwest line of Lyndhurst Street, a distance of **186.50 feet** to a 60D nail found at the beginning of a tangent curve to the right;

THENCE along said curve to the right, having **a central angle of 19 degrees, 10 minutes, 19 seconds, a radius of 955.58 feet, a chord bearing and distance of South 29 degrees, 55 minutes, 10.38 seconds East, 318.26 feet, an arc distance of 317.75 feet** to a 1/2-inch iron rod with "PACHECO KOCH" cap set at the end of said curve;

THENCE, South 20 degrees, 20 minutes, 01 seconds East, along the northeast line of said Sonmar of Phoenix tract and along the said southwest line of Lyndhurst Street, a distance of **305.58 feet** to a 1/2-inch iron rod with "PACHECO KOCH" cap set for the southeast corner of said Sonmar of Phoenix tract and the southwest corner of said Lyndhurst Street; said point being in the said northwest line of State Highway 45;

THENCE, in a southwesterly direction along the southeast line of said Sonmar of Phoenix, LLC tract and the said northwest line of State Highway 45, the following four (4) calls:

- **South 68 degrees, 59 minutes, 33 seconds West**, a distance of **1217.08 feet** to a 1/2-inch iron rod with "PACHECO KOCH" cap set at the beginning of a tangent curve to the right;
- Along said curve to the right, having **a central angle of 02 degrees, 59 minutes, 12 seconds, a radius of 921.48 feet, a chord bearing and distance of South 70 degrees, 04 minutes, 40.98 seconds West, 48.03 feet, an arc distance of 48.04 feet** to a drilled hole in stone found at the end of said curve;
- **South 72 degrees, 03 minutes, 02 seconds West**, a distance of **178.00 feet** to a "TXDOT" bronze disk found at the beginning of a tangent curve to the left;

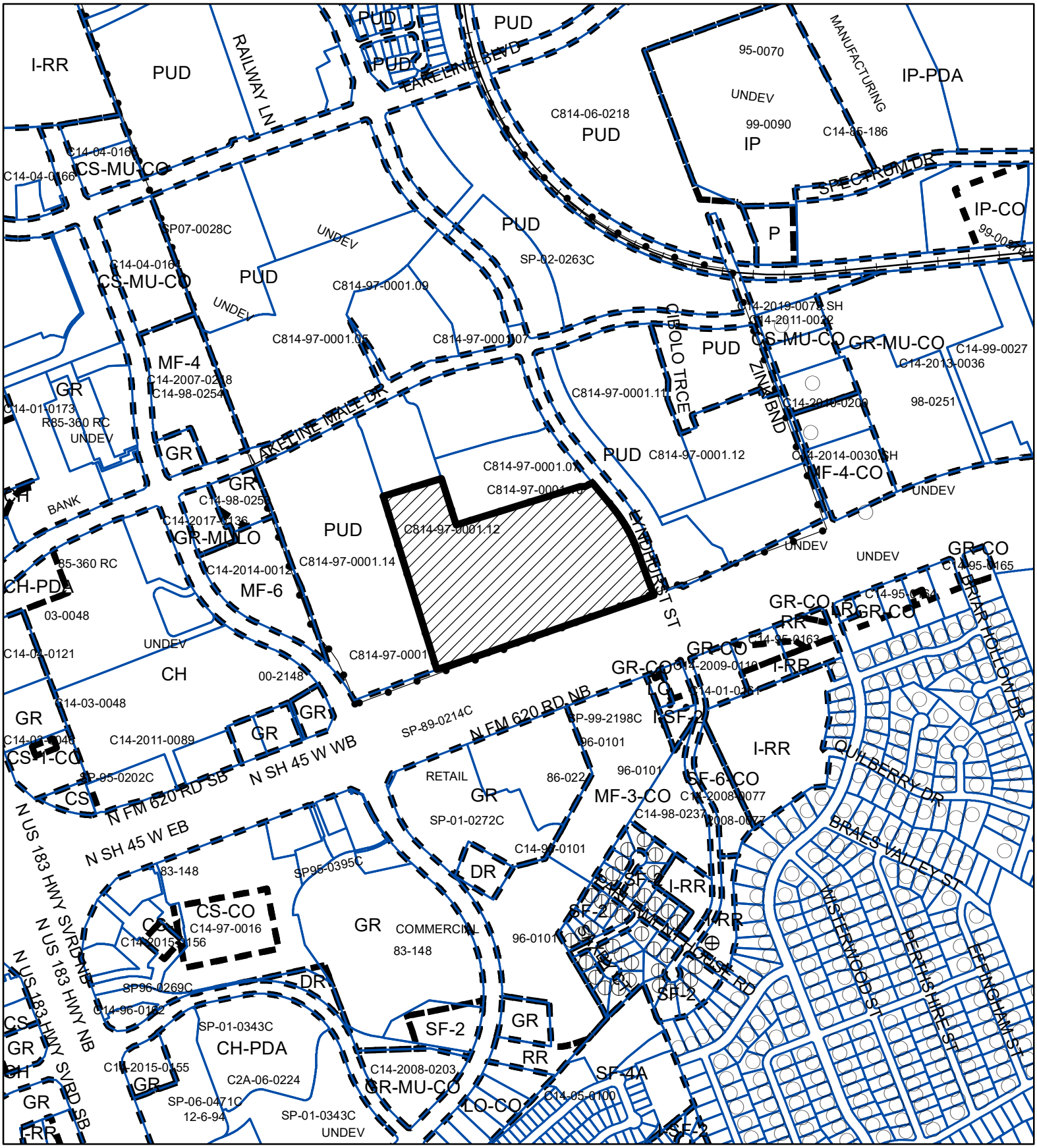
Along said curve to the left, having **a central angle of 02 degrees, 05 minutes, 20 seconds, a radius of 1078.47 feet, a chord bearing and distance of South 70 degrees, 48 minutes, 57.62 seconds West, 39.32 feet), an arc distance of 39.32 feet** to the POINT OF BEGINNING; CONTAINING: 1,308,772 square feet or 30.045 acres of land, more or less. , as shown on the accompanying plat. Bearings are relative to State Plane Coordinates, NAD 83(2011), Texas Central Zone. Distances and areas reflect the application of a combined scale factor of 1.00012 and thus represent surface measurements.

* * * * *

I, Michael Jack Needham, Registered Professional Land Surveyor of Texas, do hereby certify that the above describes the boundaries of the property depicted on the plat dated November 23, 2022.

Michael Jack Needham, RPLS 5183
Westwood Professional Services
Firm LS-10008000

STATE OF TEXAS
REGISTERED
Michael Jack Needham
5183
PROFESSIONAL
LAND SURVEYOR



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1 " = 800 '

PLANNED UNIT DEVELOPMENT

ZONING CASE#: C814-97-0001.15

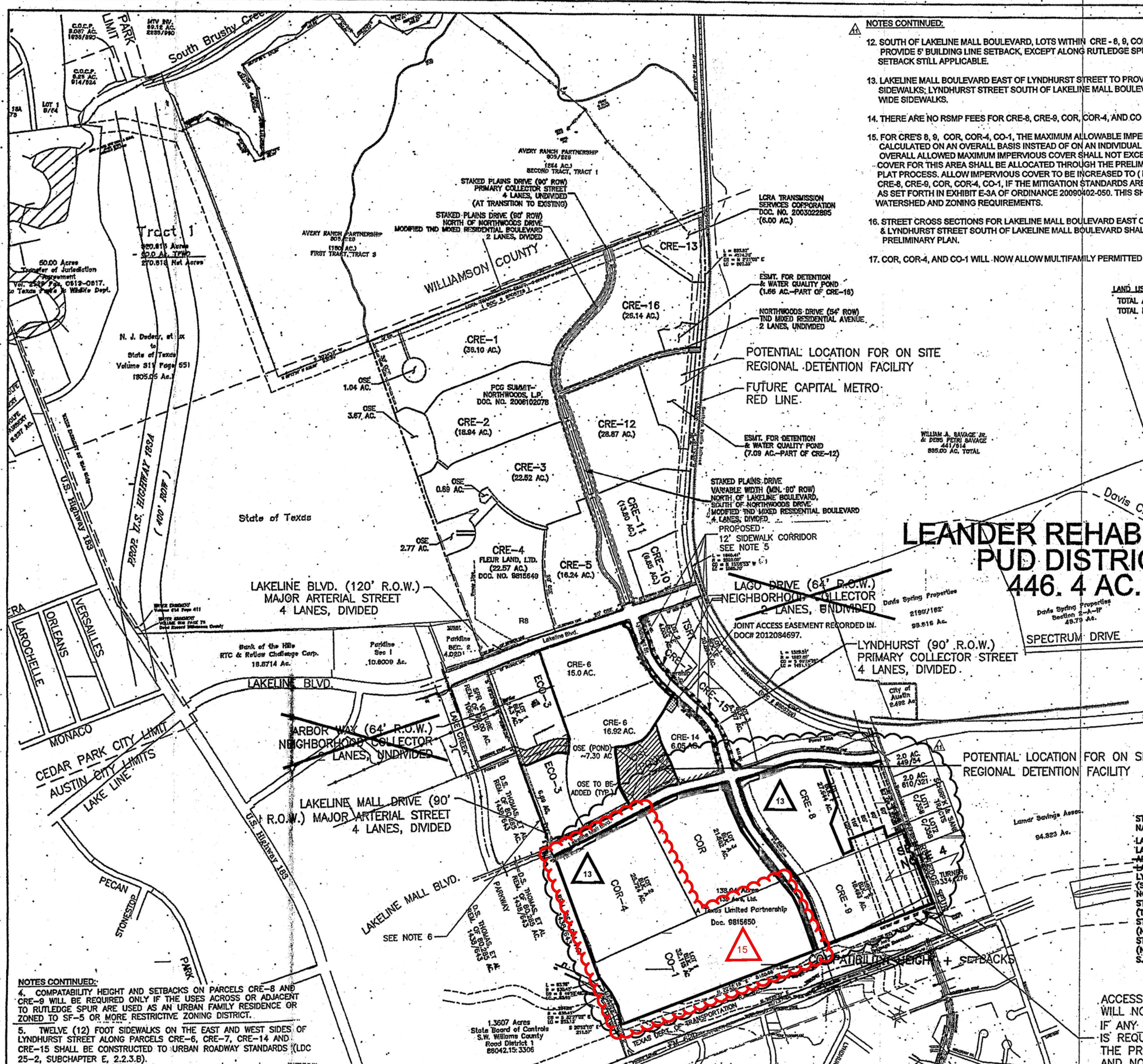
EXHIBIT B

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

EXHIBIT C

Sheet 1 of 1



⚠ NOTES CONTINUED:

12. SOUTH OF LAKELINE MALL BOULEVARD, LOTS WITHIN CRE - 8, 9, COR, COR-4, CO-1 WILL PROVIDE 5' BUILDING LINE SETBACK, EXCEPT ALONG RUTLEDGE SPUR COMPATIBILITY SETBACK STILL APPLICABLE.

13. LAKELINE MALL BOULEVARD EAST OF LYNDHURST STREET TO PROVIDE 6 - FT WIDE SIDEWALKS; LYNDHURST STREET SOUTH OF LAKELINE MALL BOULEVARD TO PROVIDE 6 - FT WIDE SIDEWALKS.

14. THERE ARE NO RSMP FEES FOR CRE-8, CRE-9, COR, COR-4, AND CO -1.

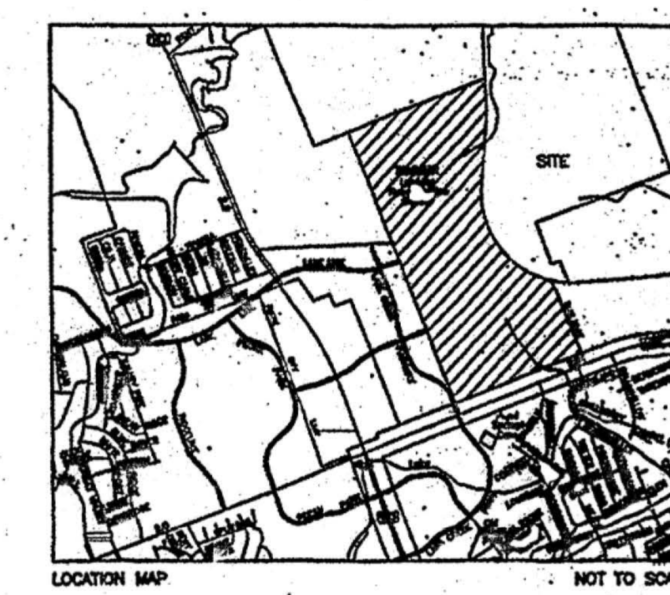
15. FOR CRE'S 8, 9, COR, COR-4, CO-1, THE MAXIMUM ALLOWABLE IMPERVIOUS COVER MAY BE CALCULATED ON AN OVERALL BASIS INSTEAD OF ON AN INDIVIDUAL LOT BASIS. HOWEVER, THE OVERALL ALLOWED MAXIMUM IMPERVIOUS COVER SHALL NOT EXCEED 65%. THE IMPERVIOUS COVER FOR THIS AREA SHALL BE ALLOCATED THROUGH THE PRELIMINARY PLAN OR FINAL PLAT PROCESS. ALLOW IMPERVIOUS COVER TO BE INCREASED TO (I) 85% FOR PARCELS CRE-8, CRE-9, COR, COR-4, CO-1, IF THE MITIGATION STANDARDS ARE MET AS SET FORTH IN EXHIBIT E-3A OF ORDINANCE 20090402-050. THIS SHALL BE FOR BOTH WATERSHED AND ZONING REQUIREMENTS.

16. STREET CROSS SECTIONS FOR LAKELINE MALL BOULEVARD EAST OF LYNDHURST STREET & LYNDHURST STREET SOUTH OF LAKELINE MALL BOULEVARD SHALL BE APPROVED WITH THE PRELIMINARY PLAN.

17. COR, COR-4, AND CO-1 WILL NOW ALLOW MULTIFAMILY PERMITTED USES.

LAND USE SUMMARY

TOTAL ACREAGE: 445.59 AC.
TOTAL LOT ACREAGE: 391.25 AC.



LEGEND

CRE	COMMERCIAL RESIDENTIAL
COR	COMMERCIAL OFFICE RESIDENTIAL
EC	EMPLOYMENT CENTER
ECO	EMPLOYMENT CENTER OFFICE
CO	COMMERCIAL OFFICE
OSE	OPEN SPACE EASEMENT
OSRE	OPEN SPACE ROAD EASEMENT
OSR	OPEN SPACE RESERVE
OSFE	OPEN SPACE FUTURE EASEMENT
TSRT	TRANSIT STATION RESERVE TRACT

NOTE: 1. OSE and OSFE acreages noted are included in acreages of contiguous developable tracts of land.
2. OSE, OSRE, OSR and OSFE exact easement locations to be established at final plat of contiguous saleable parcels of land.

PROPOSED SIDEWALKS
OSE TO BE REMOVED
OSE TO BE ADDED
STREETSCAPE SIDEWALK CORRIDOR

DEVELOPMENT LIMITATIONS

(A) The total "PUD" Planned Unit Development created by this ordinance shall not exceed the following limitations:

Standards set out in the attached Exhibits "A" through "F" AS AMENDED

(B) Land Use Development Limitations: For the purposes of this PUD: Development standards are set forth in Exhibits "A" through "G". The total "PUD" Planned Unit Development shall not exceed 11,000,000 square feet of total development and the following limitations: i) One million, seven hundred seventy thousand (1,770,000) square feet of Commercial development;
~~i) Three million (3,000,000) square feet of Commercial development;~~
ii) Four million (4,000,000) square feet of Industrial development;
iii) Seven million (7,000,000) square feet of Office development; and
~~iv) Three thousand five hundred (3,500) dwelling units.~~
iv) Four thousand seven hundred (4,700) dwelling units

NOTES:

1. Topography based on USGS map. It is preliminary believed that there are no slopes greater than 15% on the site.

2. All boundary lines bearings and distances were taken from Survey by Robert C. Watts Jr., dated on July 18, 1994.

~~3. OSE acerage may be mitigated within each individual lot to allow for access drives to Public R.O.W. such that the total OSE acerage on each individual lot is not reduced.~~

STREET NAME	* PAVEMENT WIDTH	R.O.W. WIDTH	L.F. OF NEW STREET	STREET CLASSIFICATION	CROSS SECTION	SIDEWALKS
LAKELINE BLVD.	2-27'	120'	2,189	MAJOR ARTERIAL	CURB & GUTTER	5' BOTH SIDES
LAKELINE MALL DRIVE	2-27'	90'	3,379	MAJOR ARTERIAL	CURB & GUTTER	5' BOTH SIDES
~~ARBOR WAY~~	~~41'~~	~~64'~~	~~1,884~~	~~NEIGHBORHOOD COLLECTOR~~	~~CURB & GUTTER~~	~~5' ONE SIDE~~
~~LAGO DRIVE~~	~~41'~~	~~64'~~	~~1,100~~	~~NEIGHBORHOOD COLLECTOR~~	~~CURB & GUTTER~~	~~5' ONE SIDE~~
LYNDHURST STREET (S. OF LAKELINE BLVD.)	2-24'	90'	3,713	PRIMARY COLLECTOR	CURB & GUTTER	6' BOTH SIDES
NORTHWOODS DRIVE	34'	54'	1,442	TND. MIXED RESID. AVE.	CURB & GUTTER	5' BOTH SIDES
STAKED PLAINS DRIVE (TRANSITION TO EXIST.)	60'	90'	157	PRIMARY COLLECTOR	CURB & GUTTER	5' BOTH SIDES
STAKED PLAINS DRIVE (N. OF NORTHWOODS DRIVE)	2-25'	90'	1,386	TND. MIXED RESID. BLVD. (MODIFIED)	CURB & GUTTER	4' BOTH SIDES
STAKED PLAINS DRIVE (N. OF LAKELINE BLVD., S. OF NORTHWOODS DRIVE)	2-30'	90 - 130'	2,182	TND. MIXED RESID. BLVD. (MODIFIED)	CURB & GUTTER	4' BOTH SIDES

* ALL STREETS USING ALTERNATIVE PAVEMENT/ROW WIDTHS WILL REQUIRE JOINT APPROVAL FROM THE AUSTIN TRANSPORTATION DEPARTMENT AND THE PLANNING & DEVELOPMENT REVIEW DEPARTMENT.

ACCESS TO COUNTY ROAD 183 WILL NOT BE ALLOWED; UNLESS REQUIRED BY THE CITY. IF ANY ADDITIONAL R.O.W. (UP TO A TOTAL OF 70 FEET) IS REQUIRED FOR C.R. 183, IT SHALL BE TAKEN FROM THE PROPOSED DEVELOPMENT AT THE TIME OF FINAL PLAT, AND NOT THE ADJACENT PROPERTY OWNERS.

NOTES CONTINUED:

4. COMPATABILITY 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.

5. TWELVE (12) FOOT SIDEWALKS ON THE EAST AND WEST SIDES OF LYNDHURST STREET ALONG PARCELS CRE-6, CRE-7, CRE-14 AND CRE-15 SHALL BE CONSTRUCTED TO URBAN ROADWAY STANDARDS (LDC 25-2, SUBCHAPTER E, 2.2.3.B).

6. SEVEN (7) FOOT ACCESSIBLE SIDEWALK TO BE PROVIDED THROUGH CRE-6 TO THE ECO-3 PARCEL FRONTING LAKELINE BLVD.

7. WHERE TWELVE (12) FOOT SIDEWALKS ARE PROPOSED, THE EXISTING TWENTY-FIVE (25) FOOT BUILDING SETBACK AND THE OSE WILL BE REMOVED.

8. NOTWITHSTANDING THE MINIMUM BUILDING SETBACK REQUIREMENTS OF THE BASE ZONING DISTRICTS, AT LEAST 50% 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 FACADE.

9. EACH ZONING PARCEL MAY BE SUBDIVIDED INTO MULTIPLE LOTS.

10. THE JOINT USE ACCESS EASEMENT SHOWN ON THE LAND USE PLAN BETWEEN CRE-14 AND CRE-6 IS INTENDED TO PROVIDE FUTURE, POTENTIAL JOINT ACCESS TO LYNDHURST STREET FROM THE PORTIONS OF CRE-6 AND CRE-14 ADJACENT TO SUCH EASEMENT. THE JOINT USE ACCESS EASEMENT SHALL BE PRESERVED TO PROVIDE THE OPPORTUNITY FOR SUCH FUTURE, POTENTIAL JOINT ACCESS. NOTWITHSTANDING THE FOREGOING REQUIREMENT, NOTHING IN THIS NOTE REQUIRES CONSTRUCTION OF A JOINT ACCESS DRIVE WITHIN SUCH EASEMENT OR THE CONNECTION TO ANY SUCH DRIVE IF CONSTRUCTED.

11. MULTIFAMILY RESIDENTIAL USES SHALL BE A PERMITTED USE ON PARCEL ECO-3.

12. THE MINIMUM OFF-STREET PARKING REQUIREMENT FOR CRE-8 & CRE-9 IS PRESCRIBED BY CITY CODE SECTION 25-6-611, UP TO A 6.1% REDUCTION.

NOTE:
1. FOR CRE'S 1, 2, 3, 5, 10, 11, 12 AND 16, THE MAXIMUM ALLOWABLE IMPERVIOUS COVER MAY BE CALCULATED ON AN OVERALL BASIS INSTEAD OF ON AN INDIVIDUAL LOT BASIS. HOWEVER, THE OVERALL ALLOWED MAXIMUM IMPERVIOUS COVER SHALL NOT EXCEED THOSE LIMITS SHOWN IN EXHIBIT "E" OF THE LEANDER REHABILITATION PUD, AND THE IMPERVIOUS COVER FOR THIS AREA SHALL BE ALLOCATED THROUGH THE PRELIMINARY PLAN OR FINAL PLAT PROCESS.

13. THE MINIMUM OFF-STREET PARKING REQUIREMENT FOR CO-1, COR, COR-4, CRE-9, AND A PORTION OF COR-8 IS PRESCRIBED BY CITY CODE 25-6-611, UP TO A 10% REDUCTION.
14. SECTION 25-4-171 (ACCESS TO LOTS) IS MODIFIED 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 A MAJOR INTERNAL DRIVE.
15. PLATTING IS PERMITTED OFF MAJOR INTERNAL DRIVES ~~AS IDENTIFIED IN THE APPROVED EXHIBIT~~. FOR PARCELS COR, CRE-9, AND A PORTION OF CRE-8 AS IDENTIFIED IN THE APPROVED EXHIBIT D.
16. MAJOR INTERNAL DRIVES FOR PARCELS COR, CRE-9, AND A PORTION OF CRE-8 SHALL BE DESIGNED IN ACCORDANCE WITH EXHIBIT D.
17. ALL MAJOR. INTERNAL DRIVES ARE REQUIRED TO BE LOCATED WITHIN PUBLIC ACCESS EASEMENTS.
18. MAJOR INTERNAL DRIVES FOR PARCELS CO-1 AND COR-4 SHALL BE DESIGNED IN ACCORDANCE WITH THE CIRCULATION AND DRIVES EXHIBIT FOR PARCELS CO-1 AND COR-4 (EXHIBIT E).
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 FIVE HUNDRED (1,500) DWELLING UNITS SHALL BE RESERVED FOR / ALLOCATED TO PARCELS CO-1 AND COR-4.

PUD APPROVAL Leander Rehabilitation PUD Amend. #13

Case Number: C814-97-0001.12

Approved by Planning Commission/~~Zoning and Platting Commission~~ on: May 14 (date), 2019 (year).

Approved by Council on June 20 (date), 2019 (year), under Sections 401, 402, 421, 422, 423, 144, 392, 411, and ___ of Chapter 25-2 of the City Code.

Sherri Sirwaitis for
~~Neighborhood Planning and Zoning Department~~
Greg Guernsey, Director of PAZ
Director of PDRD

Ordinance No. 20190620-
Final Ordinance Reading: 154
Rev.1
Rev.2
Rev.3

NO.	DATE	REVISION	BY
1	1/20/00	AMENDMENT 1	B&P
2	4/8/05	ECO-4 ON LOT 3 BLK A CHANGED TO COR	CLP
3	6/6/06	SUBDISTRICTS CHANGED TO CRE N. OF LAKELINE BLVD.	CLP
4	7/5/06	SUBDISTRICTS EC-1 (LOT 2, BLK G) & ECO-2 (LOT 3, BLK E) - CHANGED TO CRE	
5	2/21/07	CHANGED ALIGNMENT OF STONEHEDGE DRIVE; RENAMED STONEHEDGE TO ARBOR WAY; ADDED LAGO DRIVE	JP
6	3/27/08	REVISED AREA N. OF LAKELINE BLVD., REVISED ALIGNMENT & CLASSIFICATION OF LYNDHURST STREET WHICH BECAME STAKED PLAINS DR., REV. ALIGNMENT & CLASSIFICATION OF NORTHWOODS CIRCLE WHICH BECAME NORTHWOODS DRIVE	B+P
7	3/26/09	ADJUST/SWAP OSE LOCATIONS, ADD STREETSCAPE CORRIDOR IN LYNDHURST DRIVE	JB

NO.	DATE	REVISION	BY
11	04/18/13	REMOVED POWER LINES AND TEXT FROM SITE; RELOCATED ARROW TO POINT TO CORRECT LOCATION OF DETENTION FACILITY; CHANGED 25' SETBACK LINE TO 5' SETBACK LINE; ADDED TEXT "NOTES CONTINUED" TO BEGINNING OF NOTE 4; CHANGED SEPTEMBER 2012 TO DECEMBER 2012; REMOVED NOTE "PRELIMINARY NOT FOR CONSTRUCTION"; REMOVED BIG RED DOG LOGO AND ADDED IN AUSTIN CIVIL LOGO; REMOVED SEAL AND SIGNATURE; CHANGED SIDEWALKS WIDTH FROM 5' TO 6' FOR LYNDHURST ST.; ADDED NOTES 12 TO 17.	KP

KEITH E. PARKAN 88601 LICENSED PROFESSIONAL ENGINEER

AUSTIN CIVIL ENGINEERING, INC.
TBPE FIRM # F-001018
2708 SOUTH LAMAR BLVD., Ste. 200A
AUSTIN, TEXAS 78704
PH: (512) 306-0018
FAX: (512) 306-0048

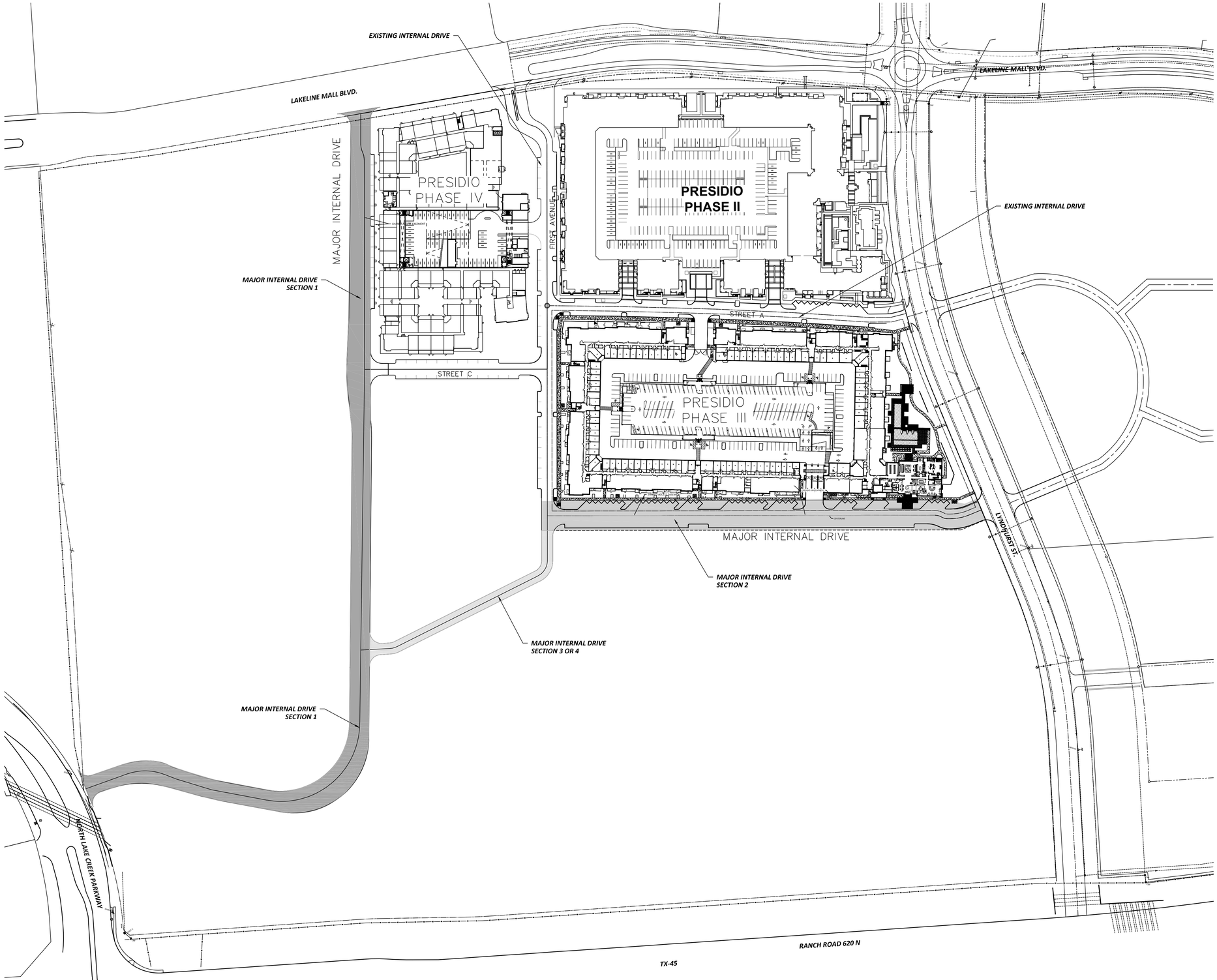
LEANDER REHABILITATION SITE

LAND USE PLAN

REVISED: DECEMBER 2012

LEANDER REHABILITATION SITE

SHEET 1 OF 1

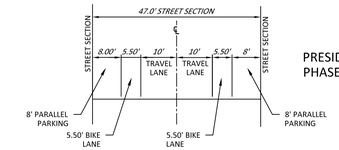


LEGEND

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

0 50 100 200 300

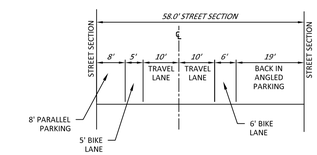
SCALE: 1" = 100'



PRESIDIO PHASE IV

MAJOR INTERNAL DRIVE
2 LANE ROAD SECTION 1

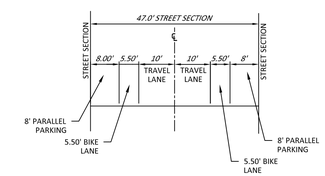
SCALE: 1" = 20'



PRESIDIO PHASE III

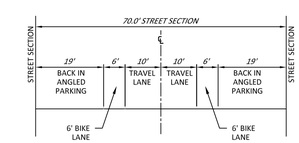
MAJOR INTERNAL DRIVE
2 LANE ROAD SECTION 2

SCALE: 1" = 20'



MAJOR INTERNAL DRIVE
2 LANE ROAD SECTION 3

SCALE: 1" = 20'



MAJOR INTERNAL DRIVE
2 LANE ROAD SECTION 4

SCALE: 1" = 20'

NOTES:

1. 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.

2. 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.

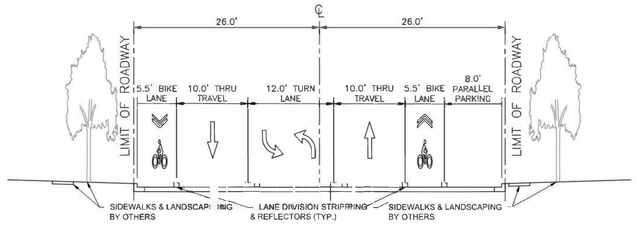
EXHIBIT D

PRESIDIO III & IV - AUSTIN ,TX

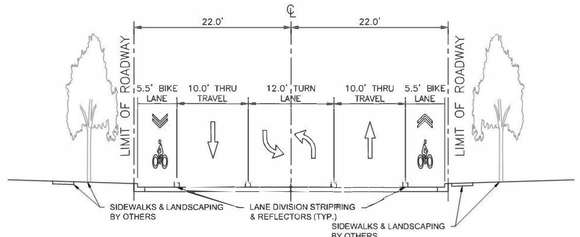
INTERNAL DRIVES EXHIBIT

1/7/2022

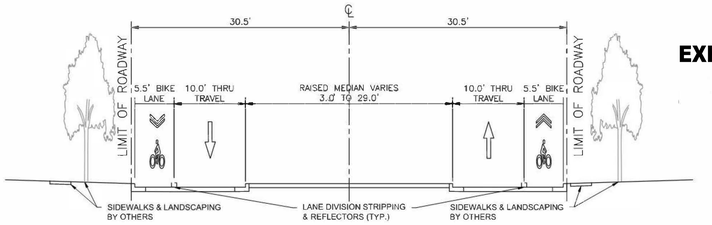
EXHIBIT E



A — MAJOR INTERNAL DRIVE SECTION A
52' STREET SECTION
SCALE: NTS



B — MAJOR INTERNAL DRIVE SECTION B
44' STREET SECTION
SCALE: NTS



C — MAJOR INTERNAL DRIVE SECTION C
42' TO 60' STREET SECTION
SCALE: NTS

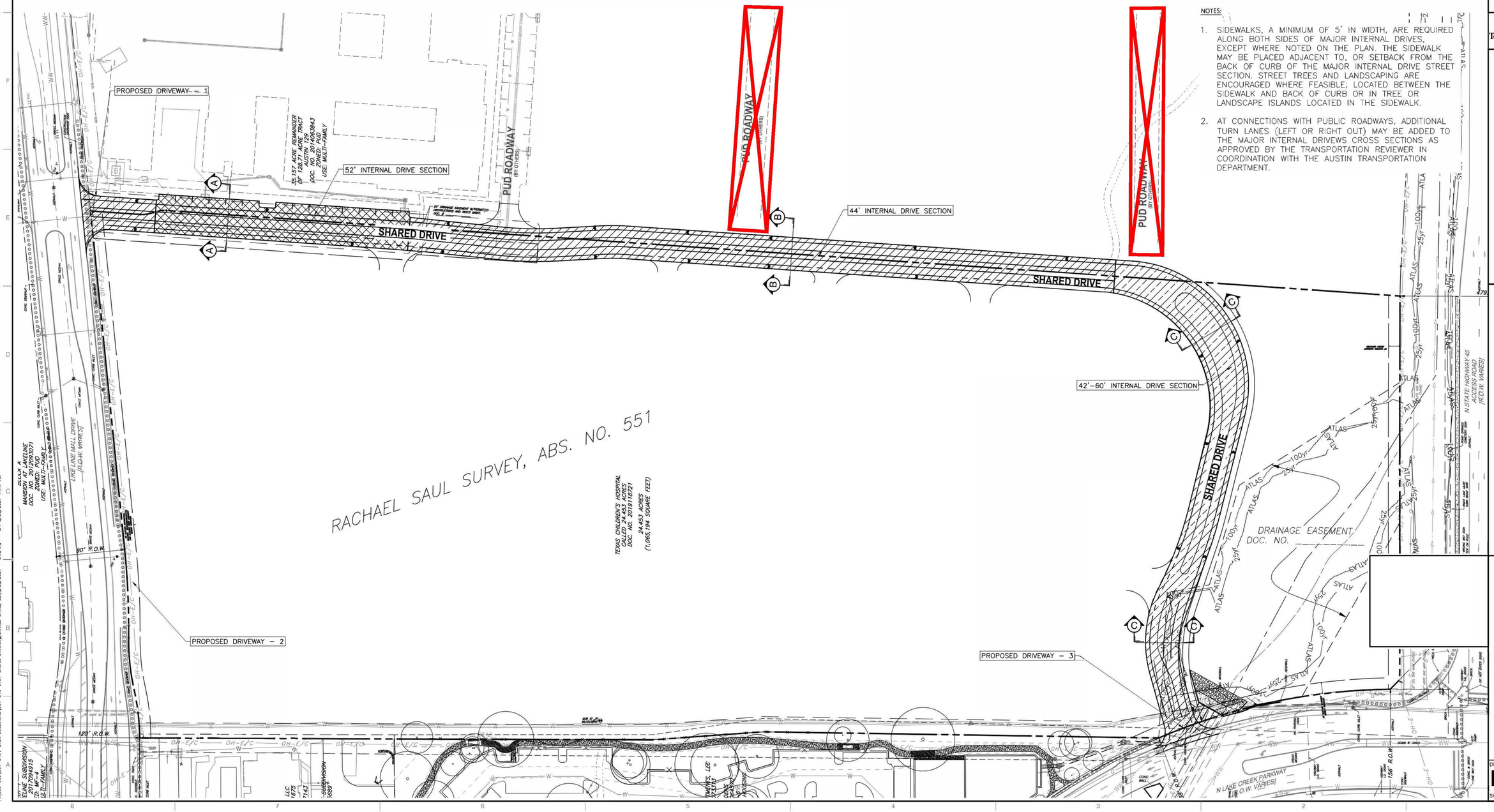
NORTH

SCALE IN FEET
0 60 120

LEGEND
- MAJOR INTERNAL DRIVE SECTION A
- MAJOR INTERNAL DRIVE SECTION B
- MAJOR INTERNAL DRIVE SECTION C

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 DRIVEWS CROSS SECTIONS AS APPROVED BY THE TRANSPORTATION REVIEWER IN COORDINATION WITH THE AUSTIN TRANSPORTATION DEPARTMENT.



REVISION RECORD

NO	DATE	DESCRIPTION

Texas Children's Hospital®
NORTH CAMPUS - SITE

Civil & Environmental Consultants, Inc.
Texas Registered Engineering Firm F-38
3711 South MoPac Expressway · Building 1, Suite 550 · Austin, TX 78746
Ph: 512.439.0400 · Fax: 512.329.0096
www.cecinc.com

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

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

DRAWING NO.:
EXHIBIT
SHEET 1 OF 1

P:\300-2003\301-3461-Draft Documents\301-346-CN01-Shared Drive.dwg\SHARED DRIVE2 LS:(5/28/2021 - smarsh) - LP: 5/28/2021 11:47 AM

EXHIBIT F

December 8, 1997

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.