

ZONING CHANGE REVIEW SHEETCASE: C814-2008-0136.02DISTRICT: 7

(North Austin Medical Centre Planned Unit Development Amendment #2)

ADDRESS: 12221 North Mo-Pac Expressway Northbound and 2311-2511 Park Bend DriveZONING FROM: PUDTO: PUD***Please see Applicant's Request Letter – Exhibit C*SITE AREA: 63.68 acresPROPERTY OWNER: St. David's Healthcare Partnership, LP, LLPAGENT: Armbrust & Brown, PLLC (Michael J. Whellan)CASE MANAGER: Sherri Sirwaitis (512-974-3057, sherri.sirwaitis@austintexas.gov)STAFF RECOMMENDATION:

Staff recommends the 2nd amendment to the North Austin Medical Centre PUD, with redlined notations on the PUD Ordinance No. 20100624-109 and the accompanying land use plan (Exhibit D), to permit changes to water quality requirements, involving drainage and detention within the PUD.

ENVIRONMENTAL COMMISSION:

August 16, 2023: Approved the Environmental staff's recommendation, with additional condition for the applicant will work with City staff to incorporate native plantings and pollinator gardens into the site plan design (7-1, R. Brimer-No, J. Bristol, H. Cofer and H. Qureshi-absent); K. Ramberg-1st, P. Bedford-2nd. (*Please see Environmental Commission Motion 20230816-004 - Exhibit E*).

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:**September 5, 2023**CITY COUNCIL ACTION:ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

The North Austin Medical Centre Planned Unit Development (PUD) consists of a 63.69 acre site fronting North MoPac Expressway at the corner of Park Bend Drive and Cedar Bend Drive. The site consists of two tracts separated by Park Bend Drive. The north tract (Main Campus site) is presently developed with a 664,360 square foot hospital and a 284,726 square foot medical office and is located on 37.74 acres, and the south tract (Park Bend site) is a 25.95-acre area with an employee parking lot, telecommunication tower, detention ponds, an overflow surface parking lot, and undeveloped land. The surrounding area is developed with a restaurant, medical office building and pet services use to the north, medical offices to the east and the Northern Walnut Creek Greenbelt/Urban Trail #5, floodplain/CWQZ to the south.

In this case, the applicant is requesting an amendment to the PUD land use plan and zoning ordinance (*please see redlined Ordinance No. 20100624-109 – Exhibit D*) to modify North Austin Medical Center PUD's water quality requirements so that they are in alignment with the City's Water Forward plan to allow for the construction of an 80-bed Behavioral Health Hospital on the property. The applicant is asking to make changes to the wet pond required on the south tract (Park Bend site) as the pond has a larger drainage area than is possible and the required vegetative filter strips are not possible due to site gradients and Critical Water Quality Zone setbacks. Second, the required wet pond would need significant grading, which would displace approximately 100 trees that currently serve as natural filters for the watershed. Finally, the installation and maintenance of the wet pond would require supplemental city water. This conflicts with the required Austin Energy Green Building 2 Star rating, as these standards encourage reducing water consumption, minimizing greenfield site disturbance and preserving native vegetation. In addition, drainage detention is not required on this site as it is subject to an existing Regional Stormwater Management Program (RSMP) Agreement dated May 15, 1996, and June 1, 2020.

The staff recommends the 2nd amendment to the North Austin Medical Center PUD to reconfigure the wet pond on the Park Bend site by amending the original PUD Ordinance No. 20100624-109 by changing the following:

- 1) Add a new exhibit to Part 3. - Exhibit C: Park Bend Site Critical Water Quality Zone
- 2) Add new language to Part 4. F. “New development in the Park Bend site shall comply with the GBP light pollution reduction Criteria ST7 for all buildings and site lighting.”
- 3) Change the following language in Part 4. G.1., from “a) a minimum drainage area of 21.55 acres for the wet pond; b) a surface area of the permanent pool of 42,637 square feet; c) a minimum of 4.5 acres of vegetative filter strips to treat the drainage area of the wet pond; and, ...” to
 - a) incorporation of green stormwater infrastructure (GSI) biofiltration; in alignment with the City's Water Forward Plan, installation and use of either a rainwater & air conditioning condensate combined collection system or a graywater system to help meet the project's irrigation demand, including a storage cistern volume equal to one inch times the roof area; and...”

- 4) Add the following conditions to Part 4.G., “3. The Park Bend site shall comply with the Critical Water Quality Zone setback and the standards established in Section 25-8, Subchapter A (“Water Quality”), as shown in Exhibit C.”
- 3) Add the following conditions to Part 4., “J. For structures on the Park Bend site, the building design shall use glass with a reflectivity index of 15 percent or less where glass is installed.”

The proposed amendment will permit changes to water quality requirements, involving drainage and detention within the PUD, to be in alignment with the City’s Water Forward plan and will add to the conditions for compliance with the Austin Energy Green Building Program.

The applicant agrees with the staff’s recommendation.

BASIS OF RECOMMENDATION:

- 1) *Use of a PUD District should result in development superior to that which would occur using conventional zoning and subdivision regulations.*

The 2nd amendment to the North Austin Medical Center PUD will provide options to maintain a superior development than that which could have occurred using conventional zoning and subdivision regulations.

2. *The Proposed Enhances Preservation of Natural Resources.*

The proposed PUD amendment would permit the applicant to work with the environmental staff to reconfigure the wet pond on the Park Bend site by amending Part 4.G.1 of the original PUD Ordinance No. 20100624-109 to reduce the minimum drainage area of the water quality pond from 21.55 acres to 14.94 acres to accurately reflect the total developed area. Thereby, increasing the total area of the vegetative filter strips which will remain undeveloped.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	PUD	St. David’s North Austin Medical Center
<i>North</i>	GR, GO-CO	Restaurant (P. Terry’s Burger Stand), Medical Office, with Associated Surface Parking (Cedar Bend Professional Center), Pet Services
<i>South</i>	P	Floodplain/Critical Water Quality Zone (Walnut Creek), Undeveloped (Walnut Creek Metro Park)
<i>East</i>	GO, GO-MU-CO, P	Medical Office
<i>West</i>	ROW	N. Mo-Pac Expressway Service Rd. Northbound

NEIGHBORHOOD PLANNING AREA: N/A

TIA: Deferred to the time of Site Plan

WATERSHED: Walnut Creek

SCHOOLS: Austin I.S.D.

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
 Austin Lost and Found Pets
 Austin Neighborhoods Council
 Friends of Austin Neighborhoods
 Homeless Neighborhood Association
 Neighborhood Empowerment Foundation
 North Growth Corridor Alliance
 SELTexas
 Sierra Club, Austin Regional Group

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C814-2008-0136.01	PUD to PUD to allow the owner of the property the option to either provide eight parking spaces on the Park Bend site for use of the bike trail or to dedicate parkland to the City of Austin.	9/20/11: Approved staff's recommendation for PUD zoning by consent (6-0); P. Seager-1st, G. Bourgeios-2nd.	9/22/2011: Approved PUD zoning on consent on all 3 readings (7-0); B. Spelman-1st, L. Morrison-2nd.
C814-2008-0136 (North Austin Med Center PUD: 12221 North Mo-Pac Expressway Northbound, 2311-2511 Park Bend Drive)	GR, GR-CO, GO, LO to PUD	3/16/10: Approved staff's recommendation for PUD district zoning with a height limit of 120-feet (5-0; B. Baker and D. Tiemann-absent; P. Seeger-1st, C. Banks-2nd.	4/22/10: Approved PUD zoning by consent (7-0); R. Shade-1st, B. Spelman-2nd on 1st reading 6/24/10: Ordinance No. 20100624-109 for PUD district zoning with conditions, was approved on consent on Council Member Spelman's motion, Council Member Shade's second on a 7-0 vote.

C14-2007-0047 (Child Development Center: 2300 Cedar Bend Drive)	SF-3 to GO	5/15/07: Approved staff rec. of GO-CO (9-0)	6/08/07: Approved Ordinance No. 20070607-083 for GO-CO (7-0); all 3 readings
C14-07-0015 (Village at Walnut Creek Ph 2, Sec 15: 2217 Park Bend Dr.)	MF-2-CO to GO-MU-CO	4/3/07: Approved staff rec. of GO-MU-CO (6-0-1, JG-abstain)	5/3/07: Approved Ordinance No. 20070503-060 for GO-MU-CO (7-0); all 3 readings
C14-06-0092 (12201-12301 Block of Tomanet Trail at Cedar Bend Dr.)	LO-CO to GO-CO	8/1/2006: Approved GO-CO w/conditions (6-1, JP-NO) – No TIA required.	8/10/2006: Approved GO-CO (7-0); all 3 readings
C14-03-0110 (Post Oak Centre North: 2200 Park Bend Dr)	GO-MU-CO to GO-MU-CO	9/23/03: Approved staff rec. of GO-MU-CO by consent (9-0) – the request deleted the 2000 vehicle trips & changed the height limit from 3 stories or 40 ft. to a max height of 60 ft.	10/23/03: Approved GO-MU-CO (6-0); all 3 readings
C14-01-0086 (Park Bend Medical Professional Offices: 2200 Park Bend Dr.)	GO-MU-CO to GO-MU-CO	7/24/01: Approved staff rec. of GO-MU-CO (5-0), w/conditions of 10' vegetative buffer on north property line – The request deleted the 15 units per acre requirement from case C14-98-0136 and added a buffer of 10 ft along the northern property line. In addition it allowed lodging house, administrative business office and professional office, which had been prohibited previously.	8/28/01: Approved GO-MU-CO w/conditions (6-0); all 3 readings
C14-98-0136 (2200 Park Bend Drive)	MF-2-CO to GO-MU-CO	9/22/98: Approved staff rec. of GO-MU-CO with conditions (8-0): 1) Limit impervious cover to less than 65%; 2) Limit height to 40' or 3 stories – The CO also restricts the property to 15 units per acre, limits vehicle trips to 2000 per day and several uses were prohibited.	12/10/98: Approved PC rec. of GO-MU-CO zoning w/conditions (7-0); all 3 readings
C14-96-0114 (Austin Diagnostic Clinic: 12302 Tomanet Trail)	LR-CO to LR-CO	10/22/96: Approved staff rec. of LR-CO (9-0). The request deleted a condition from C14-94-0173, to limit vehicle trips to 870 per day. All other conditions remain.	11/21/96: Approved LR-CO subject to conditions (6-0); all 3 readings

RELATED CASES:

Previous Rezoning Cases: C814-2008-0136 (North Austin Med Center PUD),
C814-2008-0136 (North Austin Med Center PUD Amendment #1)

OTHER STAFF COMMENTS:

City Arborist

FYI—ADDITIONAL COMMENTS MAY BE GENERATED WHEN THE REQUESTED INFORMATION HAS BEEN PROVIDED.

UPDATE 1: 6/21/23

CA 0: The request is to amend the water quality requirements for the PUD, reducing the footprint of the large pond currently shown, while proposing the reduction of overall trees to be removed, approximately 100 trees – 17 of which are classified as protected or heritage. Additional comments may be generated once the information requested has been provided for review.

CA 1: To achieve a recommendation from the City Arborist and staff that what is being proposed is a positive outcome for overall tree preservation.

1. Conformation from the other review disciplines that the water quality reduction requested is approvable.
2. That the final water quality requirements are a reduction of the overall water quality footprint. Not simply moving that larger footprint and overall tree removal to other locations within the PUD boundary.

UPDATE 1: Staff has been unable to confirm these two items but will discuss further with applicant and staff at upcoming meeting on 6/29/23. Comment pending.

CA 2: Staff is unable to confirm the overall number and sizes of the trees indicated as preserved within the existing pond shown for removal with this amendment. Or, for the smaller pond proposed. There are no species and diameter sizes provided for the tree circles shown. If known, please provide this information for review. If not known, a new tree survey and list will be required to confirm the reduced benefit indicated. If the tree information is greater than 5 years old, a new tree survey and list is required to confirm the reduced benefit indicated.

UPDATE 1: For the exhibit, please highlight in the tree list those additional trees and provide an overall total by size category for those now being preserved with this PUD amendment request. Comment pending.

Comprehensive Planning

Project Name and Proposed Use: 12221 N MOPAC EXPY SERVICE ROAD NB and 2311-2511 Park Bend Drive. C814-2008-0136. Amendment #2. Original PUD approved in 2010. Project: North Austin Medical Center PUD. 63.68 acres. hospital and medical offices. Requested amendment #2 would modify NAMC's water quality requirements in alignment with the City's Water Forward plan and in a manner that enhances the environmental sensitivity of the project. If granted, this amendment

would help facilitate the creation of a behavioral health facility on the Park Bend tract that will offer a range of needed services to the community.

Yes	Imagine Austin Decision Guidelines
Complete Community Measures	
Y	Imagine Austin Growth Concept Map: Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. Name(s) of Activity Center/Activity Corridor/Job Center: Within North Burnet/Gateway Station Regional Center; 0.37 miles from West Parmer Lane Activity Corridor
	Mobility and Public Transit: Located within 0.25 miles of public transit stop and/or light rail station.
Y	Mobility and Bike/Ped Access: Adjoins a public sidewalk, shared path, and/or bike lane.
Y	Connectivity, Good and Services, Employment: Provides or is located within 0.50 miles to goods and services, and/or employment center.
	Connectivity and Food Access: Provides or is located within 0.50 miles of a grocery store/farmers market.
	Connectivity and Education: Located within 0.50 miles from a public school or university.
Y	Connectivity and Healthy Living: Provides or is located within 0.50 miles from a recreation area, park or walking trail.
Y	Connectivity and Health: Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, and/or specialized outpatient care.)
	Housing Affordability: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
	Housing Choice: Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.
	Mixed use: Provides a mix of residential and non-industrial uses.
	Culture and Creative Economy: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site.
	Creative Economy: Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
Y	Workforce Development, the Economy and Education: Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	Industrial Land: Preserves or enhances industrial land.
Imagine Austin Priority Program PUD Specific Bonus Features	
	Public Space Features and Public Art: Incorporates public space features and/or public art into project (Ex: plazas, streetscapes, gardens, and other people-friendly spaces where different ages can socially interact).
Y	Integrates and/or Expands Green Infrastructure: Preserves or expands Austin's green infrastructure (ex: parkland, community gardens, green streets, creeks, stormwater features that mimic natural hydrology) into the urban environment and transportation network.
Y	Protects the Environment: Reduces greenhouse gas emissions, water, energy usage, and/or increases waste diversion.
Y	Protects Environmentally Sensitive Lands: Protects Austin's natural resources and environmental systems by limiting land use and transportation development over or near environmentally sensitive areas, preserves open space, and protects natural resources more than ordinance requirements.
Y	Water/Wastewater Infrastructure: Sustainably manages Austin's water resources and stream corridors through on-site use of storm water, effective landscaping, flood mitigation, and other low-impact development techniques more than ordinance requirements.
10	Total Number of "Yes's"

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

G. Water Quality Standards 1. states that “A water quality pond shall be designed, constructed, by the property owner, on the Park Bend site in accordance with all the applicable City of Austin requirements with:”

Adding “a) incorporation of green stormwater infrastructure (GSI) biofiltration” is technically not needed since 1 (above) states that a water quality pond will be in accordance with applicable COA requirements. It is redundant and not needed but acceptable.

G.1.b. is technically under Austin Water Forward plan which has more to do with quantity of water used not quality of water quality defined by environmental pollutant loads. Not sure this is the best section to put this information under.

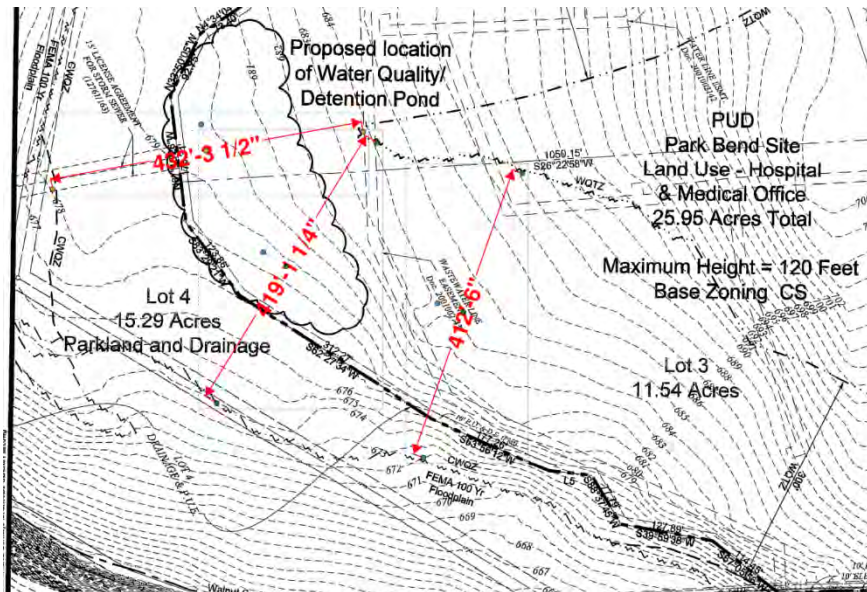
G.1.c is also not really required since BMP is outlined in the ECM and 1 stated that the WQ pond would comply with COA requirements.

Environmental

NAMC PUD is subject to the standards in effect on June 18, 2008.

Be sure that the WQTZ and CWQZ creek buffers are shown, labeled, and included in the legend on Exhibit B – Proposed Plan (aka Ex 1 – Option 2 Exhibit). Comments related to uses permitted in the creek buffers is pending.

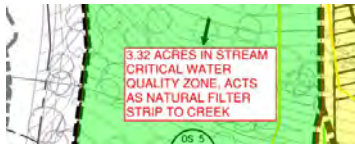
U1 Comment pending. The WQTZ should be a consistent 300-foot offset from the CWQZ. Please note that per the code of 2008 only water quality controls (no detention) may be in the WQTZ.



On Exhibit B, some things are labeled “existing” and others “proposed.” Clarify what these terms mean in the context of this PUD.

U1 Comment pending. Only water quality controls are allowed in the WQTZ.

Revise this note to reflect the areas of the CWQZ and WQTZ as delineated per the regulations of 2008.



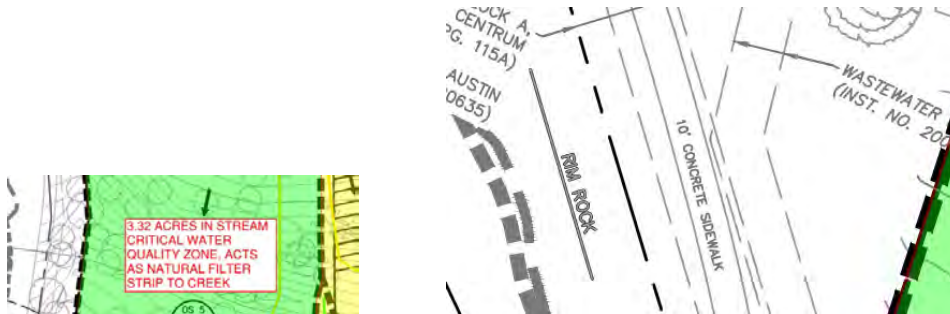
U1 Comment pending. A revised version of the relevant exhibit was not provided.

The role of the City of Austin creek buffers is, among other things, to act as a natural filter for storm drainage flowing to the creek and infiltrating into the water table. Explain how the areas in green are intended to function differently from a creek buffer.

U1 Comment pending. Applicant response is that “The areas in green shown in Exhibit B will remain undeveloped and act as a natural filter for storm drainage flowing to the creek and infiltrating into the water table.” As that is already the purpose and function of Austin’s creek buffers, both WQTZ and CWQZ, this is not something that should be called out. It is comde compliant and does not enhance the environmental sensitivity of the project beyond what is required by code.

Environmental Officer

EO1 Update1: Please label CWQZ, CEF/CEF setbacks and location of creek center line on Exhibit B.



Response: Critical Water Quality Zone (CWQZ), Critical Environmental Feature (CEF) and Walnut Creek lines and setbacks are shown and labeled. CWQZ and WQTZ comply with 2008 regulations and are defined by PUD Ordinance No. 20100624-109, Exhibit B: Land Use Plan.

EO2 Update1: Comply with current code regarding CWQZ setbacks and protections.

Response: Critical Water Quality Zone (CWQZ), Critical Environmental Feature (CEF) and Walnut Creek lines and setbacks are shown and labeled. CWQZ and WQTZ comply with 2008 regulations and are defined by PUD Ordinance No. 20100624-109, Exhibit B: Land Use Plan.

EO3 Update1: Provide an exhibit showing the original 21.55 acres of drainage area intended for water quality treatment by the approved pond configuration. In the exhibit, clarify how the approved 21.55 acres of drainage area differs from the proposed 13.65 areas of drainage area using different colors or hatching to differentiate between the two areas.

Response: Separate exhibits and an overlay have been prepared and attached with this submittal for review.

EO4 Update1: The redline ordinance proposes “incorporation of green stormwater infrastructure (GSI) biofiltration.” However, it is unclear to what extent biofiltration will be used for water quality treatment. Consider using green water quality controls to treat 100% of the water quality volume on the site.

Response: Biofiltration system details are provided in this submittal. Proposed biofiltration system will treat 10.8 acres per HCA Behavioral Health - Austin plans. Existing water quality treatment pond will treat the remainder 4.14 acres.

EO5 Update 1: Clarify the percentage of irrigation demand met by the rainwater & condensate collection systems.

Response: 100% of irrigation demand will be met by the rainwater & condensate collection systems.

EO6 Update1: Consider decentralizing the water quality treatment control such that many and smaller GSI are installed throughout the project to reduce the size of the large WQ treatment pond on the south side of the tract.

Response: Multiple decentralized water quality treatment controls will negatively impact a greater area of trees and natural ground than a centralized area.

EO7 Update1: Reconfigure the WQ pond to cluster development away from the greenbelt, increase connectivity within the greenbelt, and increase the buffer between the development and the creek centerline.

Response: Other access points exist for the greenbelt. The structure is a secure Behavioral Health facility.

EO8 Update1: Consider providing porous pavement for at least 50 percent or more of the paved areas limited to pedestrian use.

Response: Acknowledged; this will be considered.

EO9 Update1: Comply with current code regarding CWQZ setbacks and protections.

Response: Critical Water Quality Zone (CWQZ), Critical Environmental Feature (CEF) and Walnut Creek lines and setbacks are shown and labeled. CWQZ and WQTZ comply with 2008 regulations and are defined by PUD Ordinance No. 20100624-109, Exhibit B: Land Use Plan.

EO10 Update1: Select a building design that will reduce the potential for bird/building collisions by using glass with a reflectivity of 15% or less on all or part of the structure.

Response: Acknowledged; this will be investigated. Reflective glass is being utilized to provide patient privacy. Current design utilizes 15% reflectivity.

EO11 Update1: Enhance City of Austin Dark Sky regulations by adding the following requirements for the tract:

1. Require warm light: Low Kelvin rated lights (3000 Kelvin or less) are warm and emit less harmful blue-violet light than high Kelvin rated.
2. Shielding: outdoor lighting shall be shielded so that the luminous elements of the fixture are not visible from any other property. Outdoor lighting fixtures are not allowed to have light escape above a horizontal plane running through the lowest point of the luminous elements.
3. Prevent light trespass: Focus light on activity and use activity appropriate lighting.

Response: Although these rules and regulations were not in effect on July 5, 2010, the applicant will add these requirements to the site plan lighting plans submitted to the City.

Fire

Approved. No comments.

Floodplain Review

Reviewer notes: changing PUD agreement to remove requirement for water quality pond. Per RS-WLN-2020-0031O, the lot (25.94 acres) is allowed to be at 60% impervious as per original agreement WLN-1995-282-R. Current COA regulatory floodplain (A14) is not projected to be on site (i.e. A14 floodplain is currently projected to be confined to property used for Walnut Creek Hike and Bike trail).

No comments.

Parks and Recreation

Demonstrate that the proposed changes to the drainage/water quality requirements would not have any negative impacts on parkland, including no additional stormwater runoff.

Response: Pursuant to the drainage study supplied with the site plan, no negative impacts occur to the parkland as a result of the changes to the drainage/water quality requirements set forth in the PUD Amendment.

Applicant was accepted into the City's Regional Stormwater Management Program by demonstrating the development does not produce identifiable adverse impact(s) to other nearby properties due to increased runoff.

This amendment will reduce the minimum drainage area of the water quality pond in Part 4.G.1 from 21.55 acres to 14.94 acres to accurately reflect the total developed area. However, we will effectively be increasing the total area of vegetative filter strips which will remain undeveloped.

Comment cleared.

Demonstrate that the PUD has complied with Part 4, I. of the ordinance.

Response: An existing trail connection resides outside this development, inside the Park Bend site to the west and another to the east.

An easement has been finalized and recorded to provide access to the trailhead of the Walnut Creek Bike Trail, at Document No. 2012020635, Travis County

Public Records. The site plan for the Park Bend site includes eight parking spaces for the trail use – see site plan.

Comment cleared.

Site Plan

Site plan comments will be provided at time of site plan submittal.

Transportation

Approved. No comments.

No additional right-of-way is needed at this time.

The traffic impact analysis (TIA) for this site was waived because a TIA was previously submitted with the original PUD zoning case. If the requested PUD amendment is granted, development should be limited in accordance with the original TIA. [LDC, 25-6-117].

The adjacent street characteristics table is provided below:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Mopac	Level 4	NA TXDot	480	387	Yes	No	Yes
Cedar Bend Dr	Level 2	72	76	45	Yes	Yes	Yes
Renfert Way	Level 1	58	72	43	Yes	No	Yes
Park Bend Dr.	Level 2	84	74	41	Yes	No	Yes

Water Utility

In alignment with the City's Water forward plan, install, permit and use either a rainwater + AC condensate combined collection system or a graywater system to meet the project's irrigation demand of the project. If a rainwater +AC condensate combined collection system is chosen, it must include a storage cistern volume equal to 1-inch times the roof area.

All new development within the proposed project will be subject to City Code Chapter 25-9 and any future amendments relating to reclaimed water connections, water benchmarking, and mandatory onsite water reuse.

Response: The reclaimed water provisions do not apply per the PUD Ordinance No. 20100624-109 (Part 2), which establishes July 5, 2010 as effective date for applicable ordinances, rules, and regulations.

On August 8, 2023, the applicant met with the staff and agreed to collect condensate and rainwater, with a storage capacity of 40k gallons, for outdoor irrigation. This agreement is consistent with Austin Water Utilities comments and clears their comments concerning this request.

Water Quality

Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

G. Water Quality Standards 1. states that "A water quality pond shall be designed, constructed, by the property owner, on the Park Bend site in accordance with all the applicable City of Austin requirements with:"

Adding "a) incorporation of green stormwater infrastructure (GSI) biofiltration" is technically not needed since 1 (above) states that a water quality pond will be in accordance with applicable COA requirements. It is redundant and not needed but acceptable.

G.1.b. is technically under Austin Water Forward plan which has more to do with quantity of water used not quality of water quality defined by environmental pollutant loads. Not sure this is the best section to put this information under.

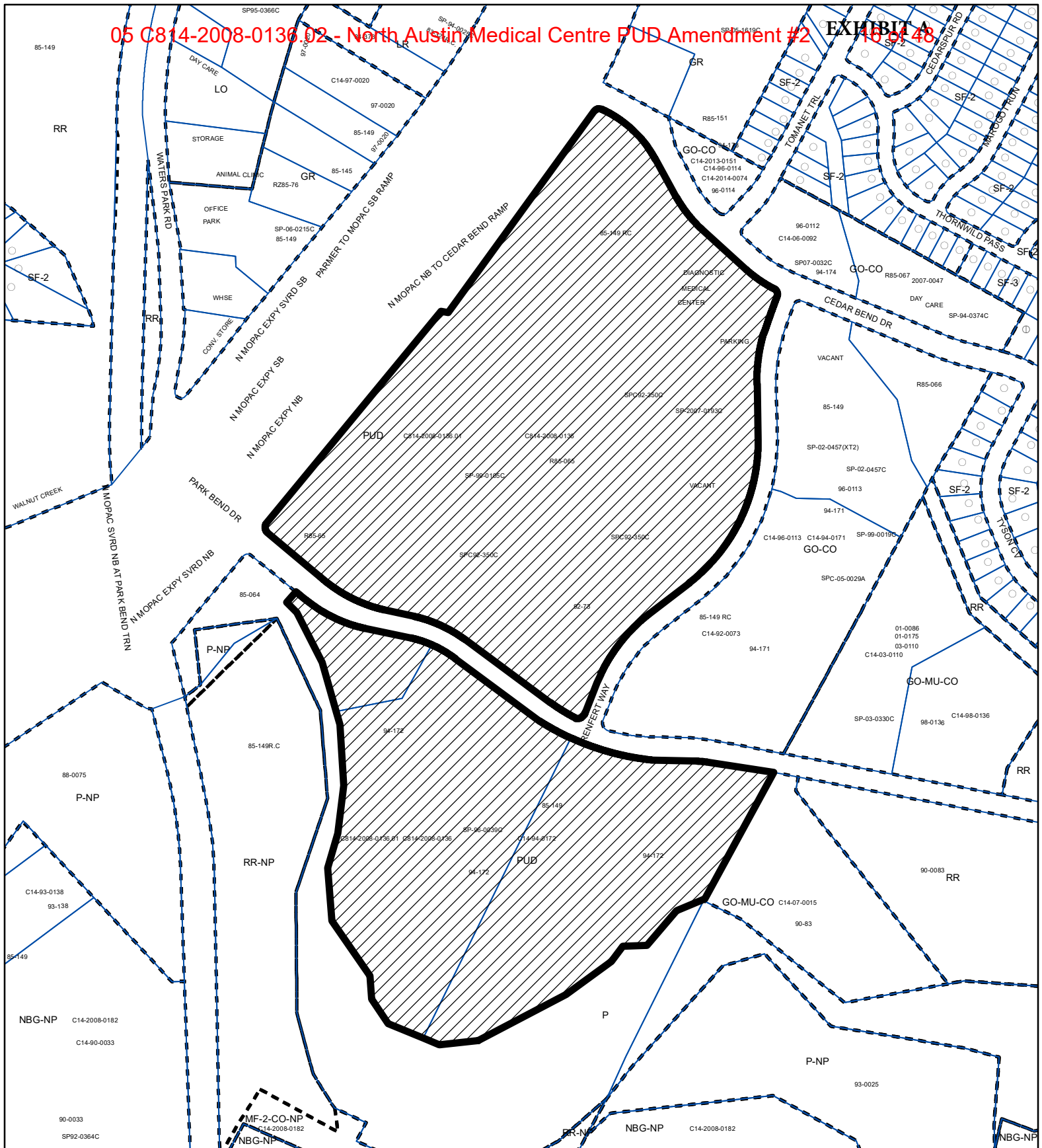
G.1.c is also not really required since BMP is outlined in the ECM and 1 stated that the WQ pond would comply with COA requirements.




Wetland Biologist

The PUD amendment does not propose to increase or change impact to any known wetland CEFs or CEF setbacks. No comments at this time.

INDEX OF EXHIBITS TO FOLLOW

- A: Zoning Map
- B. Aerial Map
- C. Applicant's PUD Amendment Request Letter
- D. Proposed Redlined PUD Exhibits
- E. Environmental Commission Motion 20230816-004



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

PLANNED UNIT DEVELOPMENT

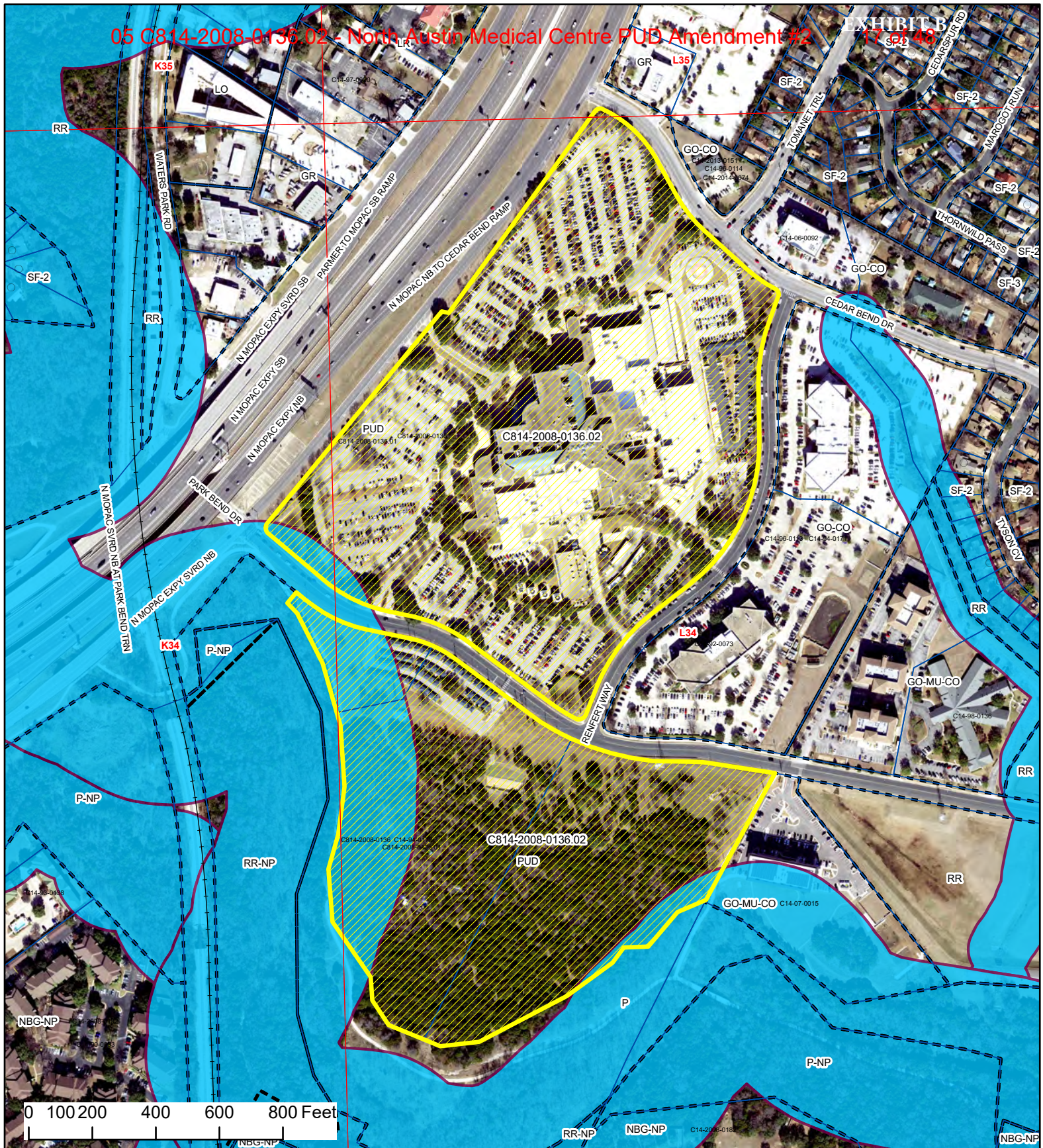
ZONING CASE#: C814-2008-0136.02

1" = 400'

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





North Austin Medical Center PUD



- SUBJECT TRACT
- ZONING BOUNDARY
- PENDING CASE
- CREEK BUFFER

ZONING CASE#: C814-2008-0136.02
 LOCATION: 12221 N Mo-Pac Expy NB;
 2311-2511 Park Bend Drive
 SUBJECT AREA: 63.69 Acres
 GRID: L34
 MANAGER: Sherri Sirwaitis



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Created: 7/26/2023

ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

100 CONGRESS AVENUE, SUITE 1300
AUSTIN, TEXAS 78701-2744
512-435-2300

FACSIMILE 512-435-2360

November 28, 2022

Jerry Rusthoven, Chief Zoning Officer
City of Austin Housing and Planning Department
1000 E. 11th St.
Austin, Texas 78702

Re: Planned Unit Development Amendment to Case No. C814-2008-0136 ("North Austin Medical Center PUD Amendment No. 2")

Dear Mr. Rusthoven:

I am submitting the attached application to update the North Austin Medical Center PUD ("NAMC"), which is located on a 63.69 acre site fronting the North Mopac Expressway. The NAMC consists of two tracts: Main Campus (Tract 1) and Park Bend (Tract 2). Council initially approved the PUD in 2010 as Ordinance No. 20100624-109, with only one amendment in 2011 to allow the property owner to either provide parking spaces for use of the bike trail or to dedicate parkland to the City.

The requested amendment would modify NAMC's water quality requirements in alignment with the City's Water Forward plan and in a manner that enhances the environmental sensitivity of the project. If granted, this amendment would help facilitate the creation of a behavioral health facility on the Park Bend tract that will offer a range of needed services to the community.

The amendment is necessary for several reasons. First, the wet pond required on the Park Bend tract in the original PUD has a larger drainage area than is possible due to site gradients and Critical Water Quality Zone setbacks. The required vegetative filter strips are also not possible due to the same limitations. Second, the required wet pond would require significant grading. This would displace approximately 100 trees – 17 of which are classified as protected or heritage trees – that currently serve as natural filters for the watershed. Finally, in addition to the removal of many trees, installation and maintenance of the wet pond would require supplemental city water. This conflicts with the required Austin Energy Green Building 2 Star rating, as these standards encourage reducing water consumption, minimizing greenfield site disturbance, and preserving native vegetation. Moreover, drainage detention is not required on the site pursuant to an existing Regional Stormwater Management Program (RSMP) Agreement dated May 15, 1996, and June 1, 2020.

We have discussed our request with city staff and have modified the PUD language to reflect staff's preliminary review and suggestion. Four exhibits are provided as attachments to this letter. Exhibit A shows the original 2010 PUD General Development Plan. Exhibit B shows the proposed alternative design requested in this amendment, including depictions of the trees that will be preserved. Exhibit C is a redlined version of the 2010 PUD ordinance showing the requested modifications. Exhibit D contains the two RSMP agreements cited above.

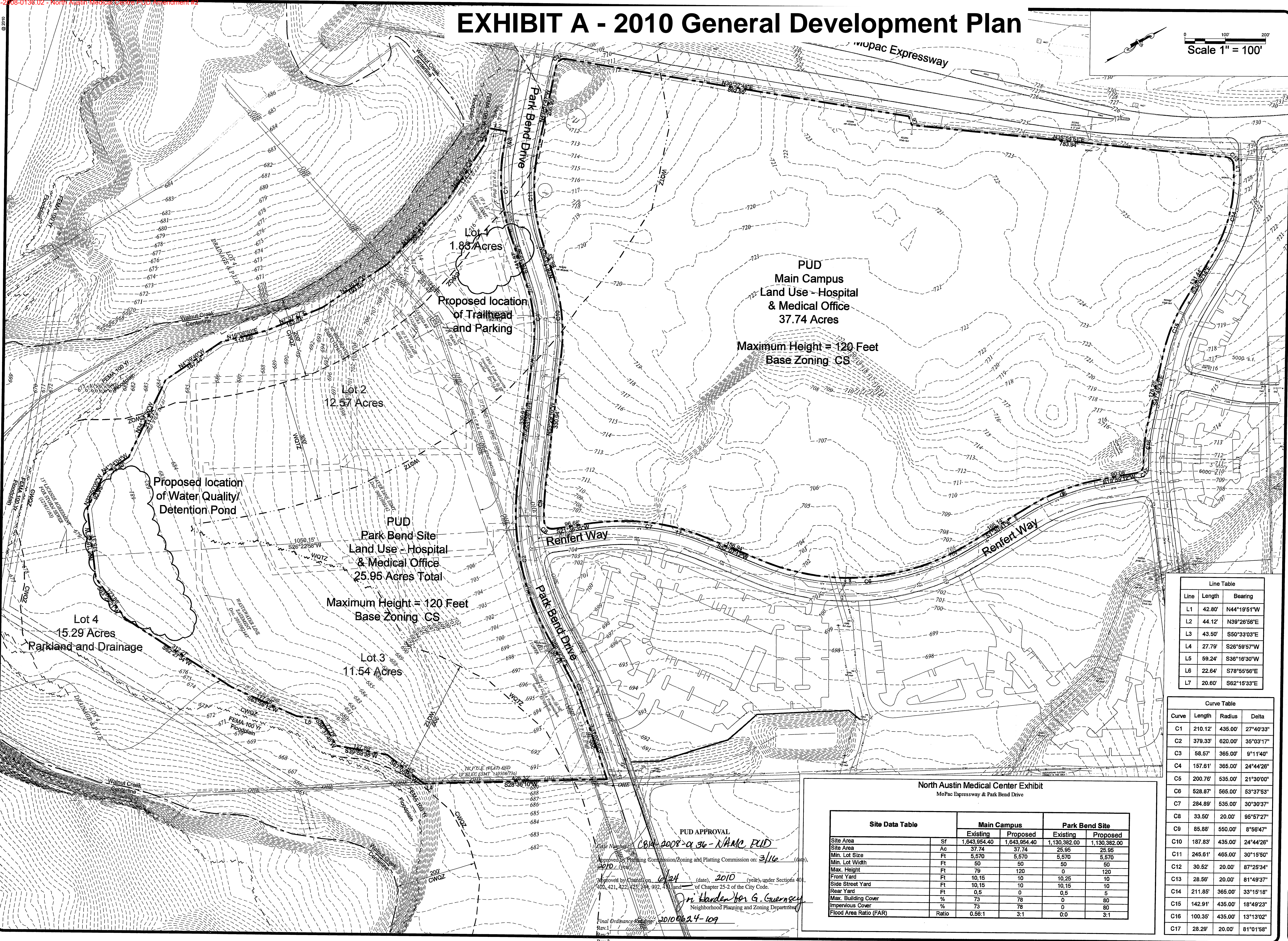
I appreciate your consideration and look forward to answering any questions and providing further details.

Respectfully,



Michael J. Whellan

EXHIBIT A - 2010 General Development Plan



Scale 1" = 100'

DATE: 4/15/2010
DESIGNED: ABP
DRAWN: TMA
CHECKED: ABP
JOB NO.: STD 0904.1

REVISIONS/CORRECTIONS	
NO.	DESCRIPTION

NORTH AUSTIN MEDICAL
CENTER
GENERAL DEVELOPMENT
PLAN



GARRETT-JHNEN
CIVIL ENGINEERS
3600 WEST PARKWAY, SUITE 215
AUSTIN, TEXAS 78727
TELEPHONE: (512) 454-2400
FACSIMILE: (512) 454-2420
TBP# FIRM NO. F-630

SHEET NUMBER
2 OF 2

Line Table		
Line	Length	Bearing
L1	42.80'	N44°19'51"W
L2	44.12'	N39°28'58"E
L3	43.50'	S50°33'03"E
L4	27.78'	S26°59'57"W
L5	59.24'	S36°16'30"W
L6	22.64'	S78°55'58"E
L7	20.60'	S62°15'33"E

Curve Table			
Curve	Length	Radius	Delta
C1	210.12'	435.00'	27°40'33"
C2	379.33'	620.00'	35°03'17"
C3	58.57'	365.00'	9°11'40"
C4	157.61'	365.00'	24°44'28"
C5	200.76'	535.00'	21°30'00"
C6	528.87'	565.00'	53°37'53"
C7	284.89'	535.00'	30°30'37"
C8	33.50'	20.00'	95°57'27"
C9	85.88'	550.00'	8°56'47"
C10	187.83'	435.00'	24°44'28"
C11	245.61'	465.00'	30°15'50"
C12	30.52'	20.00'	87°25'34"
C13	28.56'	20.00'	81°49'37"
C14	211.85'	365.00'	33°15'18"
C15	142.91'	435.00'	18°49'23"
C16	100.35'	435.00'	13°13'02"
C17	28.29'	20.00'	81°01'58"

North Austin Medical Center Exhibit
MoPac Expressway & Park Bend Drive

Site Data Table		Main Campus		Park Bend Site	
		Existing	Proposed	Existing	Proposed
Site Area	Sf	1,643,854.40	1,643,854.40	1,130,382.00	1,130,382.00
Site Area	Ac	37.74	37.74	25.95	25.95
Min. Lot Size	Ft	5,570	5,570	5,570	5,570
Min. Lot Width	Ft	50	50	50	50
Max. Height	Ft	79	120	0	120
Front Yard	Ft	10.15	10	10.25	10
Side Street Yard	Ft	10.15	10	10.15	10
Rear Yard	Ft	0.5	0	0.5	5
Max. Building Cover	%	73	78	0	80
Impervious Cover	%	73	78	0	80
Flood Area Ratio (FAR)	Ratio	0.58:1	3:1	0.0	3:1

PUD APPROVAL
C814-2008-0138-NAMC PUD
Approved by Planning Commission/Zoning and Platting Commission on: 3/16 (date)
2010 (year)
Approved by Commission on: 4/24 (date) 2010 (year) under Sections 40,
402, 421, 422, 423, 424, 392, 411 and Chapter 25-2 of the City Code.
Dr. Harden G. Guerrero
Neighborhood Planning and Zoning Department
Final Ordinance: 20100624-109
Rev. 1
Rev. 2
Rev. 3

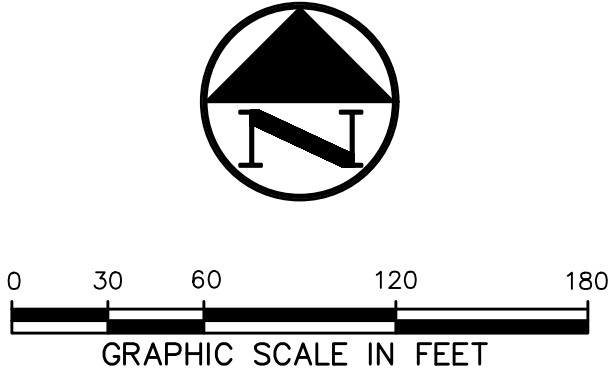
EXHIBIT B - Proposed Plan

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. (4.36 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)	I ₁₀₀ (in/hr)	Q ₁₀₀ (cfs)	COMMENTS
OS 1	4.36	0.83	5	9.73	35.21	DRAINS TO EX POND. REF. SP-2019-0500D
OS 2	0.42	0.39	5	10.87	1.78	DRAINS TO PARK BEND DRIVE
OS 3	0.18	0.36	5	10.84	0.70	DRAINS OFFSITE
OS 4	2.54	0.42	5	15.32	16.34	EX POND. & OFFSITE. REF. SP-2019-0500D
OS 5	3.32	0.36	5	10.84	12.96	DRAINS OFFSITE TO WALNUT CREEK
PR 1	1.58	0.81	5	15.32	19.61	DRAINS TO PROP. CURB INLET
PR 2	0.79	0.60	5	9.31	4.41	DRAINS TO PROP. CURB INLET
PR 3	1.56	0.77	5	10.97	13.18	DRAINS TO PROP. AREA INLET
PR 4	1.90	0.73	5	9.37	13.00	DRAINS TO PROP. AREA INLET
PR 5	0.80	0.82	5	15.32	10.05	DRAINS TO PROP. CURB INLET
PR 6	0.60	0.77	5	15.32	7.08	DRAINS TO PROP. AREA INLET
PR 7	1.51	0.75	5	12.97	14.69	DRAINS TO PROP. CURB INLET
PR 8	1.07	0.59	5	13.68	8.64	DRAINS TO PROP. CURB INLET
PR 9	0.96	0.61	5	11.38	6.66	DRAINS TO PROP. CURB INLET
PR 10	2.88	0.72	5	11.86	24.59	PROPOSED DETENTION POND



- LEGEND
- BOLLARD
 - ELECTRIC METER
 - POWER POLE
 - LIGHT STANDARD
 - WATER METER
 - WATER VALVE
 - IRRIGATION CONTROL VALVE
 - FIRE HYDRANT
 - CLEANOUT
 - MANHOLE
 - TRAFFIC SIGNAL CONTROL
 - TRAFFIC SIGNAL POLE
 - TELEPHONE BOX
 - FLOOD LIGHT
 - FLAG POLE
 - TRAFFIC SIGN
 - PROPERTY LINE
 - FENCE
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - DRAINAGE FLOW DIRECTION
 - DRAINAGE DIVIDE
 - PROPOSED DRAINAGE AREA ID
 - AREA IN ACRES
 - Q₁₀₀ IN CUBIC FEET PER SECOND
 - SHEET FLOW
 - SHALLOW CONCENTRATED FLOW
 - CHANNEL FLOW
 - CORRECTED EFFECTIVE 100 YR ATLAS 14 FLOODPLAIN
 - EFFECTIVE 100 YR COA FLOODPLAIN

3.32 ACRES IN STREAM CRITICAL WATER QUALITY ZONE, ACTS AS NATURAL FILTER STRIP TO CREEK

13.65 ACRES DIRECTED TO POND AS PROPOSED

4.36 ACRES ROUTED TO EXISTING WATER QUALITY POND

3.14 ACRES OF GREENSPACE WHICH ACTS AS NATURAL FILTER STRIP TO CREEK

EXISTING WATER QUALITY POND

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

PROPOSED WATER QUALITY POND

NO DETENTION PROPOSED PER EXISTING RSPM AGREEMENT. GRADES IN THIS AREA WILL REMAIN AT EXISTING CONDITIONS.

AREA TO REMAIN IN EXISTING CONDITION, RED CIRCLES REPRESENT TREES TO BE SAVED BY REMOVAL OF POND REQUIREMENT

PUD REQUIREMENTS SECTION 4.G:

1. WET POND WITH DRAINAGE AREA OF 21.55 ACRES
- NO WET POND IS PROPOSED, A DRAINAGE AREA OF 13.65 ACRES IS DIRECTED TO A PROPOSED WATER QUALITY POND
2. SURFACE AREA OF 42,637 SF FOR PERMANENT POOL
- NO WET POND IS PROPOSED.
3. 4.5 ACRES OF VEGETATIVE FILTER STRIPS TREATING DRAINAGE AREA OF POND
- DUE TO SITE CONSTRAINTS AND SETBACKS, THIS AMOUNT OF FILTER STRIPS FOR THE WET POND DRAINAGE AREA IS NOT FEASIBLE. INSTEAD, A WATER QUALITY POND IS PROPOSED. NATURAL AREAS IN CREEK SETBACKS PROVIDE APPROXIMATELY 8 ACRES OF NATURAL FILTER STRIPS TO THE CREEK. THIS PLAN ALLOWS FOR THE PRESERVATION OF APPROXIMATELY 100 TREES
4. INCORPORATE WATER QUALITY BEST MANAGEMENT PRACTICES.
- THE PROPOSED WATER QUALITY POND IS THE WATER QUALITY BMP FOR THE SITE.

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 COMMISSION ON:	UNDER SECTION _____ OF CHAPTER _____ OF THE CITY OF AUSTIN CODE.		
EXPIRATION DATE (25-5-81, LDC):	CASE MANAGER:		
PROJECT EXPIRATION DATE (ORD.#970905-A):	DWPZ_PDZ		
DIRECTOR, PLANNING AND DEVELOPMENT REVIEW DEPARTMENT			
RELEASE FOR GENERAL COMPLIANCE: _____ ZONING _____			
REV. 1	CORRECTION 1		
REV. 2	CORRECTION 2		
REV. 3	CORRECTION 3		
Final plan must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.			

SP-XXXX-XXXXC

Pacheco Koch
8701 N. MOPAC EXPY, SUITE 320
AUSTIN, TX 78759
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

REVISIONS		BY	DATE
NO.	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



Pacheco Koch

8701 N. MOPAC EXPY., SUITE 320
AUSTIN, TX 78759
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

T: 512.485.0831

REVISIONS		
NO.	DATE	DESCRIPTION

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

TREE EXHIBIT

DESIGN	DRAWN	DATE
JWS	JWS	JULY 2022

SHEET NO.

EX 2

EXHIBIT C - Redlined PUD**ORDINANCE NO. 20100624-109**

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY COMMONLY KNOWN AS THE NORTH AUSTIN MEDICAL CENTER PUD LOCATED AT 12221 MOPAC EXPRESSWAY NORTHBOUND AND 2311-2511 PARK BEND DRIVE FROM LIMITED OFFICE (LO) DISTRICT, GENERAL OFFICE (GO) DISTRICT, COMMUNITY COMMERCIAL (GR) DISTRICT AND COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT.

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

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base districts on the property described in Zoning Case No. C814-2008-0136, on file at the Planning and Development Review Department, as follows:

Tract One (Main Campus): From general office (GO) district and community commercial (GR) district to planned unit development (PUD) district.

Lot 1, Block B, Resubdivision of the Centrum Subdivision Block B and Block E, a subdivision in the City of Austin, Travis County, Texas, according to map or plat of record in Volume 91, Page 197, of the Plat Records of Travis County, Texas; and

Tract Two (Park Bend): From limited office (LO) district, general office (GO) district and community commercial-conditional overlay (GR-CO) combining district to planned unit development (PUD) district.

Lots 1, 2, and 3, Block A, The Centrum Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to map or plat of record in Volume 86, Page 115B-D, of the Plat Records of Travis County, Texas,

locally known as 12221 North Mopac Expressway Northbound and 2311-2511 Park Bend Drive ("the Property"), in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. This ordinance and the attached Exhibits A and B are the land use plan for the North Austin Medical Center planned unit development district (the "PUD") created by this ordinance. Development of and uses within the PUD shall conform to the limitations and conditions set forth in this ordinance and in the land use plan attached as Exhibit B (the "Land Use Plan"). If this ordinance and the attached exhibits conflict, this ordinance controls. Except as provided by this ordinance or by Section 245.004 of the Local Government Code, development within the PUD is subject to the ordinances, regulations, and rules in effect on the effective date of this ordinance.

In accordance with Part 3 of Ordinance No. 20080618-098, the PUD is subject to the standards in effect on June 18, 2008.

PART 3. 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: Zoning Map

Exhibit B: Land Use Plan

PART 4. In accordance with the regulations in the City Code for a PUD, the following regulations either do not apply to the PUD or apply to the PUD instead of otherwise applicable City regulations.

- A. Section 25-2-243 (*Proposed District Boundaries Must Be Contiguous*) of the City Code does not apply to the PUD.
- B. The definition of "site" in Section 25-1-21 (*Definitions*) of the City Code is modified to provide that the land in the PUD is a single site for development purposes so that the site includes areas separated by public streets or other right-of-way.
- C. Except as set forth in this Part, the Property is subject to general commercial services (CS) uses and site development regulations.
- D. The CS site development regulations are shown on the Site Data Table on the Land Use Plan and include, among other regulations, the following:
 - 1. the maximum impervious cover is 78 percent for the Main Campus and 80 percent for the Park Bend site.
 - 2. The floor-to-area ratio is 3.0 to 1.0 over the entire site.

E. Uses.

1. The following uses are the only permitted principal uses of the PUD:

Medical offices (not exceeding 5000 sq. ft. of gross floor area)
 Medical offices (exceeding 5000 sq. ft. of gross floor area)
 Hospital services (general)
 Hospital services (limited)
 Parks & recreation services (general)
 Community recreation (public)

2. The following uses are accessory uses to the principal uses and shall comply with the requirements of Section 25-2-894 (*Accessory Uses For A Principal Commercial Use*). These accessory uses include but are not limited to:

Administrative and business offices	Building maintenance services
Business support services	Commercial blood plasma center
Commercial off-street parking	Food sales
General retail sales (convenience)	Hotel-motel
Indoor entertainment	Laundry services
Off-site accessory parking	Personal improvement services
Personal services	Professional office
Recreational equipment maintenance	Research services
and storage	Research testing services
Research warehousing services	Restaurant (limited)
Campground	Club or lodge
College and university facilities	Community events
Community recreation (public)	Convalescent services
Counseling services	Daycare services (general)
Employee recreation	Guidance services
Residential treatment	Safety services
Telecommunications tower	

3. A new or relocated facility for helicopters and other nonfixed wing aircraft must comply with Section 25-2-861 (*Facilities for Helicopters and Other Nonfixed Wing Aircraft*).

F. All new development in the PUD shall comply with the requirements of the Austin Energy Green Building Program (GBP) rating system for a minimum two-star rating.

G. Water Quality Standards.

1. A water quality pond shall be designed, constructed, by the property owner, on the Park Bend site in accordance with all applicable City of Austin requirements with:

- ~~a) a minimum drainage area of 21.55 acres for the wet pond;—~~
- ~~b) a surface area of the permanent pool of 42,637 square feet;—~~
- ~~c) a minimum of 4.5 acres of vegetative filter strips to treat the drainage area of the wet pond; and, —~~
- a) incorporation of green stormwater infrastructure (GSI) biofiltration;
- b) in alignment with the City's Water Forward Plan, installation and use of either a rainwater & air conditioning condensate combined collection system or a graywater system to meet the project's irrigation demand, including a storage cistern volume equal to one inch times the roof area; and
- ~~dc)~~ incorporation of water quality best management practices (BMP).

2. The maintenance of the water quality pond shall be by the property owner(s).

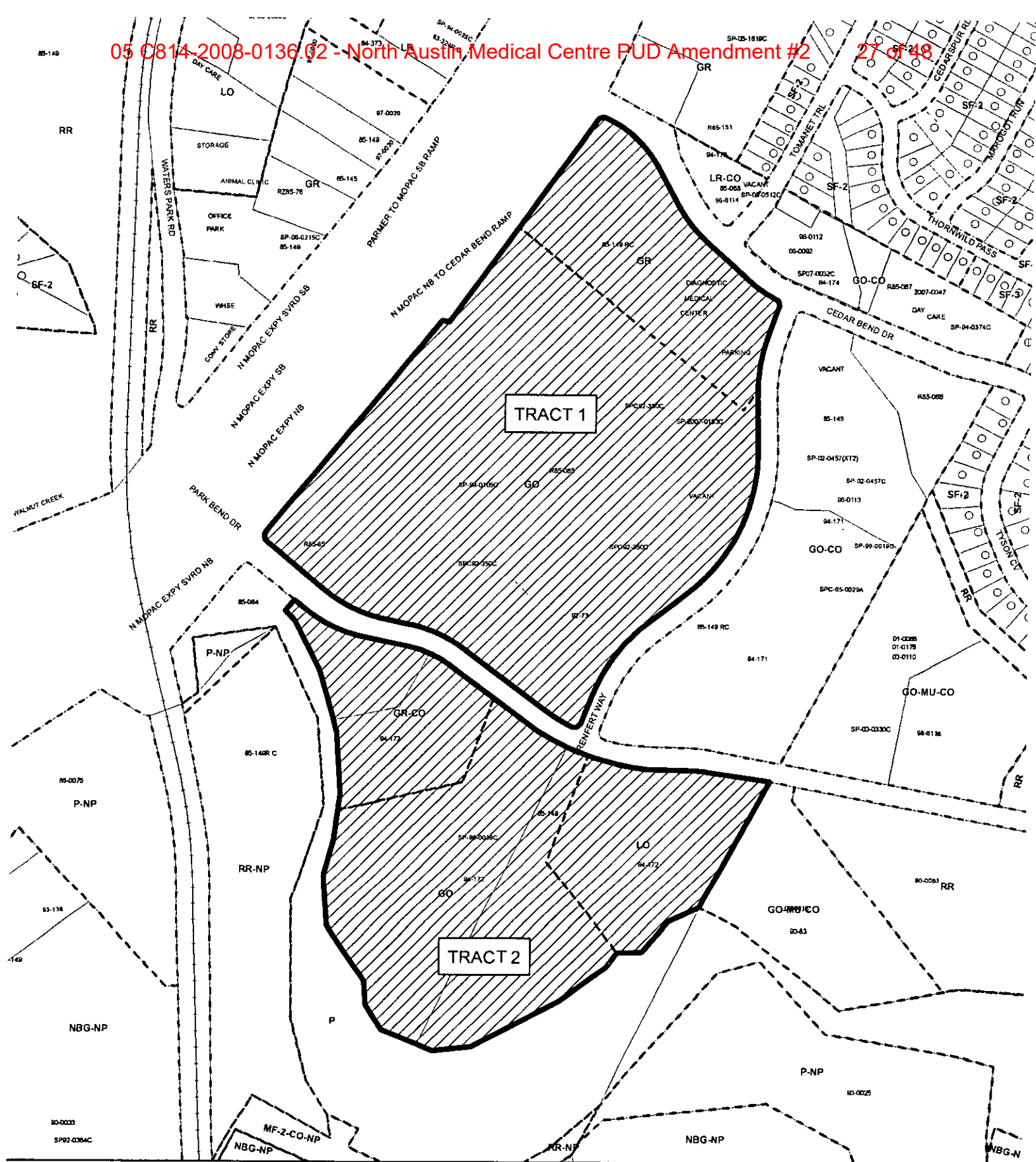
H.

A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds the total traffic generation for the Property as specified in that certain Traffic Impact Analysis ("TIA") prepared by S&B Infrastructure, Ltd., dated October 2009, or as amended and approved by the Director of the Planning and Development Review Department. All development on the Property is subject to the recommendations contained in the memorandum from the Transportation Review Section of the Planning and Development Review Department, dated March 10, 2010. The TIA shall be kept on file at the Planning and Development Review Department.

I. Walnut Creek Bike Trail.

1. Prior to approval of the first site plan, dedication of an easement shall be finalized for access to the trailhead of the proposed Walnut Creek Bike Trail located in an area near the Park Bend site.
2. Prior to approval of the first site plan, eight parking spaces shall be provided on the Park Bend site for use of the bike trail
3. If a variance is needed for parking, trail access, or other related improvements within the critical water quality zone depicted on the Walnut Creek Bike Trail site plan, the variance will be sought by the City.

PART 5. This ordinance takes effect on July 5, 2010.



N

SUBJECT TRACT

ZONING BOUNDARY

PENDING CASE

OPERATOR: S. MEEKS

ZONING EXHIBIT A
ZONING CASE#: C814-2008-0136
ADDRESS: 12221 N MOPAC EXPY NB;
2311, 2411 & 2511 PARK BEND DR
SUBJECT AREA: 63.68 ACRES
GRID: K34 & L34
MANAGER: J. HARDEN



1" = 400'

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



City of Austin

Founded by Congress, Republic of Texas, 1839
Watershed Protection Department
P.O. Box 1088, Austin, Texas 78767

June 1, 2020

Mr. Gregory Griffin, P.E.
Griffin Engineering Group INC
11808 Tedford Street
Austin, TX 78753

RSMP Request Status:

APPROVED

Re: RSMP (Regional Stormwater Management Program) Request
North Austin Medical Center Employee Parking Addition
2407 Park Bend Drive (SP-2019-0500D, WLN-RS-2020-0031O)
Walnut Creek Watershed (WLN-95-282-R; SP-96-0039C)

Dear Mr. Griffin:

The Office of the Director (OD) has reviewed your request to participate in the Regional Stormwater Management Program (RSMP) in the Walnut Creek watershed per the requirements found in the City of Austin's DCM ([Drainage Criteria Manual](#)), Section 1.2.2.E. This pertinent section states, "Regulation of peak flows to allowable levels... shall be achieved by storage on-site or off-site or by participation in an approved Regional Stormwater Management Program (RSMP)." The above-referenced project is development on land that was included in the RSMP agreement (WLN-1995-282-R) associated with SP-96-0039C. RSMP participation for a total of 25.94 acres at 60% impervious cover, was agreed upon in May of 1996 with a total payment of \$62,256.00. The land to be developed for the current project, North Austin Medical Center Employee Parking Addition (11.385 acres with 3.46 acres of impervious cover), is in the area covered under that agreement.

Based on the submitted information, the OD concurs that the runoff changes from the proposed improvements are negligible and should not have an adverse impact on the receiving drainage system. Based on the original letter and agreement from May 1996 (WLN-1995-282-R; SP-96-0039C), the property associated with the proposed project is covered by the original agreement and meets the various conditions therein. Therefore, RSMP participation is granted. An additional payment is not required since the subject area was included in the payment for the original agreement.

Additional information about the RSMP program can be found on the City's website at www.austintexas.gov/RSMP. Please contact me at 512-974-9126 or at RSMP@austintexas.gov should there be any questions.

Sincerely,

Karl McArthur, P.E., CFM, Supervising Engineer
Watershed Protection Department

Xc: Kevin Autry, CFM, Watershed Engineering Division, WPD
Ron Czajkowski, P.E., CFM, Land Use Review, DSD

**AGREEMENT FOR PARTICIPATION IN
REGIONAL STORMWATER MANAGEMENT PROGRAM**

STATE OF TEXAS §

§

COUNTY OF TRAVIS §

THIS AGREEMENT is made by and between Austin Diagnostic Clinic, P.A. (hereinafter "Participant") and the City of Austin (hereinafter called "C.O.A.").

WITNESSETH

WHEREAS, Participant is the owner and developer of the 25.94-acre property located in Walnut Creek Watershed, known as the Austin Diagnostic Clinic Project, C.O.A. Case Number SP-96-0039C; and

WHEREAS, Participant desires to comply with C.O.A. requirements applicable to the regulation of peak flows from new developments;

NOW, THEREFORE, for and in consideration of the covenants contained herein and the fee to be paid by Participant pursuant to this Agreement, the parties contract as follows:

1. C.O.A., its successors and assigns, shall be responsible for the management and operation of a Regional Stormwater Management Program ("R.S.M.P."), as authorized by Chapter 13-6 of the Austin City Code of 1992, as amended.

2. The Participant, having requested participation in the R.S.M.P. for the referenced project, and having provided engineering documentation to demonstrate compliance with the Program's guidelines, agrees to pay to the R.S.M.P. the amount of \$62,256.00 in accordance with the participation fee schedule in effect as of the date of this Agreement. Such payment shall be made within ten (10) days of the effective date of this Agreement. The Participant acknowledges that this is a one time nonrefundable fee and that no rights of reimbursement exist.

3. The fee paid shall be applied to the R.S.M.P. for use within the referenced watershed. A percentage, not to exceed fourteen percent (14%) of the total fee, may be appropriated by the C.O.A. as required to offset the cost anticipated for engineering analysis and program management.

4. The C.O.A. acknowledges that the participation fee paid by Participant for the referenced project is sufficient to meet the City requirements for the regulation of peak flows from this site and no on-site detention shall be required for the referenced project.

5. The understanding of the parties as reflected by this Agreement shall be binding upon the parties and their respective heirs, executors, administrators, successors, and assigns.


6. This Agreement reflects the entire understanding of the parties concerning the subject matter hereof; all other representations or agreements made previously or contemporaneously, whether orally or in writing, are merged herein.

7. This Agreement may be amended only by a written document executed by the parties hereto.

8. Failure of the Participant to tender the fee required by Paragraph 2 hereof by the date indicated shall render this Agreement null and void. The C.O.A. and Participant execute this Agreement to be effective as of the date of the last party to sign.

CITY OF AUSTIN:

By:



Franklin C. Houston, P.E.

(Typed Name)

for Director of Department of Transportation
and Public Services _____

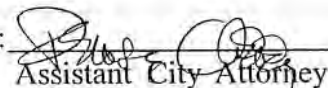
(Title)

Date:


May 15, 1996

APPROVED AS TO FORM:

By:


Assistant City Attorney

AUSTIN DIAGNOSTIC CLINIC, P.A.

By:  Robert W. Spurck, Jr.
Robert W. Spurck, Jr.,
Chief Executive Officer

Date: 5/10/96



City of Austin

Founded by Congress, Republic of Texas, 1839

Municipal Building, Eighth at Colorado, P.O. Box 1088, Austin, Texas 78767 Telephone 512/499-2000

March 13, 1996

Ms. Michele Gualtieri-Martin, P.E.
Flores Engineering Services
1101 Capital of Texas Hwy. South
Building E Suite 230
Austin, Texas 78746

Re: Austin Diagnostic Clinic, Lots 1-3, Block A
RSMP No. WLN-95-282-R
Site Plan No. SP-96-0039C

Dear Ms. Martin:

We have reviewed your submittal, received on February 23, 1996, in support of your request for participation in the Regional Stormwater Management Program (RSMP) for the above-referenced site. The site is a commercial development, with sixty percent impervious cover and with a total area of 25.94 acres.

Based on the information presented, your request to participate in the RSMP is approved. Please submit our standard agreement form, with the original signature of the owner and all necessary entries typed at the time the fees for \$62,256.00 are paid. We have enclosed a standard form for your use.

While reviewing your support material we noticed that the water quality pond is encroaching a drainage easement. Please coordinate the process to obtain a License Agreement with your engineering reviewer at the Department of Development Review and Inspection.

If you have any questions, please contact Mohammed Hassen of my staff at 505-5641.

Sincerely,


Mapi Vigil, P.E., RSMP Manager
Stormwater Management Division

DRAINAGE UTILITY

MV:mh

xc : Mohammed Hassen, Stormwater Management Division
Bob Gowing, P.E., Stormwater Management Division
Heather Chaffin, Development Review and Inspection
Steve King, P.E., Development Review and Inspection

CITY OF AUSTIN, TEXAS
RECEIPT FOR PAYMENT OF FUNDS

NO. 1639690

DATE RECEIVED: MAY 15, 1996RECEIVED FROM: THE AUSTIN DIAGNOSTIC CLINICIN PAYMENT FOR: ADC OFFICE/RETAIL SITE (SP 96 0039 C) WLN-95-282-R*AMOUNT VERIFIED BY: Liely the Howard the hundred fifty-six CITY OF AUSTIN, TEXAS

XXXXXX	FUND	AGENCY	ORG	SUB	ACTV	REV/	WORKORDER	REPT	B/S	AMOUNT
HOW PAID:	XXX	XXX	XXX	XX	XXXX	OBJT	XXXXXXX	CATG	ACCT	XXXXXX
CASH <input type="checkbox"/>	483	617	9728		2700	4888		XXXX		62,256.00
CHECK <input checked="" type="checkbox"/>										
MONEY										
ORDER <input type="checkbox"/>										
9329										

DW SWMD

FIN 7026 Rev 7/90 DEPARTMENT WHITE - Finance

YELLOW - Dept

AUTHORIZED SIGNATURE

PINK - Employee

GOLD - Dept File

THE AUSTIN DIAGNOSTIC CLINIC
AN ASSOCIATION12221 MOPAC EXPWY N.
AUSTIN, TEXAS 78758

009329

VENDOR

DATE

5-14-96

CHECK NO.

9329

NET AMOUNT

\$ *** 62256.00

DIAGNOSTIC CLINIC-AUSTIN
19962,256.00

(Signature required on amounts of over \$50,000.)

PAY
TO THE
ORDER OF

City of Austin

NationsBank
DALLAS, TEXAS

⑈009329⑈ ⑈111000025⑈ ⑈1390005115⑈

Robert W. Howard, Jr.
Robert W. Howard, Jr.



PROVIDING QUALITY CONSULTING
SERVICES SINCE 1979

12 March 1996

Ms. Mapi Vigil
City of Austin
Stormwater Management Division
505 Barton Springs Road, Suite 980
Austin, Texas 78704

Re: ADC Office/Retail Site
Request to Participate in RSMP
City of Austin - Case No. SP-96-0039C
FES Job No. 95135

Dear Ms. Vigil:

Pursuant to a conversation with Mohammed Hassen regarding the above referenced project we have attached the request form for participation in the RSMP.

We previously requested information regarding the availability of Regional Detention for the entire Centrum Subdivision in a letter dated 22 December 1996. This request for participation is only for the 26 acre office/retail site submitted under Case No. SP-960039C.

It is our understanding that we have provided all the review materials necessary for you to approve participation in the RSMP.

Should you have any questions, or require additional information, please contact me at (512) 329-0662.

Sincerely,



Michele Gualtieri-Martin, P.E.
Vice President

MGM/ym

Attachment

cc: Jim Crouch - Austin Diagnostic Clinic
Paul Juarez - Minter, Joseph & Thornhill, P.C.

Regional Stormwater Management Participation Request Form

Mail or deliver to:

City of Austin - Department of Public Works and Transportation
 Regional Stormwater Management Program
 Stormwater Management Division
 505 Barton Springs road, Suite 980
 Austin, Texas 78704
 (512) 499-7118

Date: MARCH 11, 1996WLN-95-282-RName of Site: AUSTIN DIAGNOSTIC CLINICAddress of Site: 2218-2605 PARK BEND ROADWatershed: WALNUT CREEKType of Development: OFFICE/RETAILAcreage of Participation: 25.950Owner-Developer: AUSTIN DIAGNOSTIC CLINICEngineer/Contact: MICHELE GUALTIERI-MARTINFirm: FLORES ENGINEERING SERVICESPhone: 329-0662COA File Number: SP-96-0039CCOA Case Manager: HEATHER CHAFFINCOA Drainage Reviewer: RUSSELL PARRCost per Acre: \$2,400.00Total Cost: \$62,280.00Method of Payment: Check ☒ LOC ☐ Land ☐Off-site Improvement ☐ Future Participant ☐Attachment: Engineer's Report ☐ Location Map ☐Letter of Request to Participate ☒

Comments (for RSMP reviewer use): _____

RSMP Reviewer: _____ Date: _____

ORDINANCE NO. 20100624-109

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY COMMONLY KNOWN AS THE NORTH AUSTIN MEDICAL CENTER PUD LOCATED AT 12221 MOPAC EXPRESSWAY NORTHBOUND AND 2311-2511 PARK BEND DRIVE FROM LIMITED OFFICE (LO) DISTRICT, GENERAL OFFICE (GO) DISTRICT, COMMUNITY COMMERCIAL (GR) DISTRICT AND COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT.

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

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base districts on the property described in Zoning Case No. C814-2008-0136, on file at the Planning and Development Review Department, as follows:

Tract One (Main Campus): From general office (GO) district and community commercial (GR) district to planned unit development (PUD) district.

Lot 1, Block B, Resubdivision of the Centrum Subdivision Block B and Block E, a subdivision in the City of Austin, Travis County, Texas, according to map or plat of record in Volume 91, Page 197, of the Plat Records of Travis County, Texas; and

Tract Two (Park Bend): From limited office (LO) district, general office (GO) district and community commercial-conditional overlay (GR-CO) combining district to planned unit development (PUD) district.

Lots 1, 2, and 3, Block A, The Centrum Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to map or plat of record in Volume 86, Page 115B-D, of the Plat Records of Travis County, Texas,

locally known as 12221 North Mopac Expressway Northbound and 2311-2511 Park Bend Drive ("the Property"), in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. This ordinance and the attached Exhibits A and B are the land use plan for the North Austin Medical Center planned unit development district (the "PUD") created by this ordinance. Development of and uses within the PUD shall conform to the limitations and conditions set forth in this ordinance and in the land use plan attached as Exhibit B (the "Land Use Plan"). If this ordinance and the attached exhibits conflict, this ordinance controls. Except as provided by this ordinance or by Section 245.004 of the Local Government Code, development within the PUD is subject to the ordinances, regulations, and rules in effect on the effective date of this ordinance.

In accordance with Part 3 of Ordinance No. 20080618-098, the PUD is subject to the standards in effect on June 18, 2008.

PART 3. 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: Zoning Map

Exhibit B: Land Use Plan

Exhibit C: Park Bend Site Critical Water Quality Zone

PART 4. In accordance with the regulations in the City Code for a PUD, the following regulations either do not apply to the PUD or apply to the PUD instead of otherwise applicable City regulations.

- A. Section 25-2-243 (*Proposed District Boundaries Must Be Contiguous*) of the City Code does not apply to the PUD.
- B. The definition of "site" in Section 25-1-21 (*Definitions*) of the City Code is modified to provide that the land in the PUD is a single site for development purposes so that the site includes areas separated by public streets or other right-of-way.
- C. Except as set forth in this Part, the Property is subject to general commercial services (CS) uses and site development regulations.
- D. The CS site development regulations are shown on the Site Data Table on the Land Use Plan and include, among other regulations, the following:
 - 1. the maximum impervious cover is 78 percent for the Main Campus and 80 percent for the Park Bend site.
 - 2. The floor-to-area ratio is 3.0 to 1.0 over the entire site.

E. Uses.

1. The following uses are the only permitted principal uses of the PUD:

Medical offices (not exceeding 5000 sq. ft. of gross floor area)
 Medical offices (exceeding 5000 sq. ft. of gross floor area)
 Hospital services (general)
 Hospital services (limited)
 Parks & recreation services (general)
 Community recreation (public)

2. The following uses are accessory uses to the principal uses and shall comply with the requirements of Section 25-2-894 (*Accessory Uses For A Principal Commercial Use*). These accessory uses include but are not limited to:

Administrative and business offices	Building maintenance services
Business support services	Commercial blood plasma center
Commercial off-street parking	Food sales
General retail sales (convenience)	Hotel-motel
Indoor entertainment	Laundry services
Off-site accessory parking	Personal improvement services
Personal services	Professional office
Recreational equipment maintenance and storage	Research services
Research warehousing services	Research testing services
Campground	Restaurant (limited)
College and university facilities	Club or lodge
Community recreation (public)	Community events
Counseling services	Convalescent services
Employee recreation	Daycare services (general)
Residential treatment	Guidance services
Telecommunications tower	Safety services

3. A new or relocated facility for helicopters and other nonfixed wing aircraft must comply with Section 25-2-861 (*Facilities for Helicopters and Other Nonfixed Wing Aircraft*).

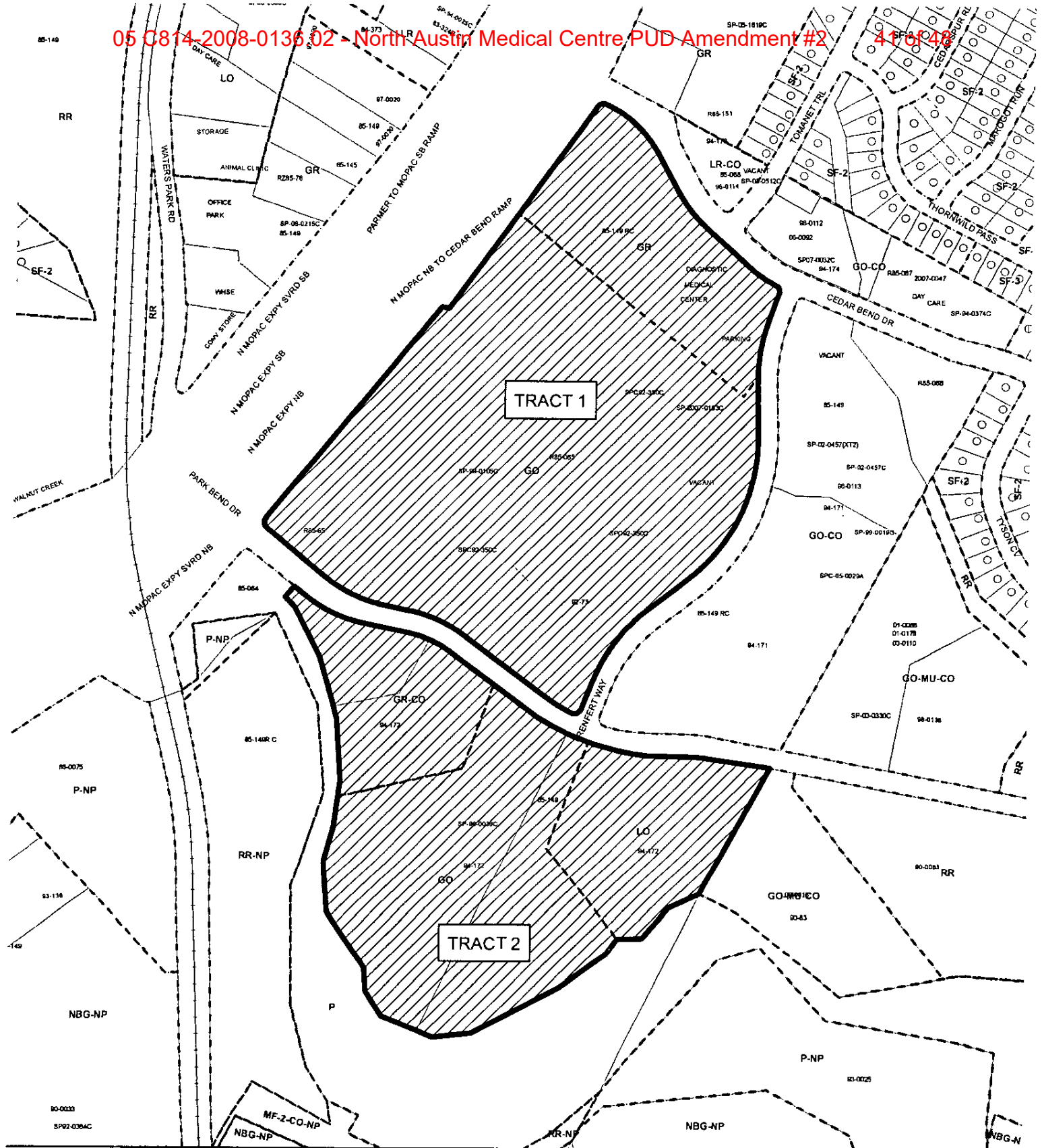
- F. All new development in the PUD shall comply with the requirements of the Austin Energy Green Building Program (GBP) rating system for a minimum two-star rating. New development in the Park Bend site shall comply with the GBP light pollution reduction Criteria ST7 for all buildings and site lighting.
- G. Water Quality Standards.
1. A water quality pond shall be designed, constructed, by the property owner, on the Park Bend site in accordance with all applicable City of Austin requirements with:
 - ~~) a minimum drainage area of 21.55 acres for the wet pond;—~~
 - ~~) a surface area of the permanent pool of 42,637 square feet;—~~
 - ~~— a minimum of 4.5 acres of vegetative filter strips to treat the—~~
 - ~~drainage area of the wet pond; and,—~~
 - incorporation of green stormwater infrastructure (GSI) biofiltration; in alignment with the City’s Water Forward Plan, installation and use of either a rainwater & air conditioning condensate combined collection system or a graywater system to help meet the project’s irrigation demand, including a storage cistern volume equal to one inch times the roof area; and
 - dc) incorporation of water quality best management practices (BMP).
 2. The maintenance of the water quality pond shall be by the property owner(s).
 3. The Park Bend site shall comply with the Critical Water Quality Zone setback and the standards established in Section 25-8, Subchapter A (“Water Quality”), as shown in Exhibit C.
- H. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds the total traffic generation for the Property as specified in that certain Traffic Impact Analysis (“TIA”) prepared by S&B Infrastructure, Ltd., dated October 2009, or as amended and approved by the Director of the Planning and Development Review Department. All development on the Property is subject to the recommendations contained in the memorandum from the Transportation Review Section of the Planning and Development Review Department, dated March 10, 2010. The TIA shall be kept on file at the Planning and Development Review Department.

I. Walnut Creek Bike Trail.

1. Prior to approval of the first site plan, dedication of an easement shall be finalized for access to the trailhead of the proposed Walnut Creek Bike Trail located in an area near the Park Bend site.
2. Prior to approval of the first site plan, eight parking spaces shall be provided on the Park Bend site for use of the bike trail
3. If a variance is needed for parking, trail access, or other related improvements within the critical water quality zone depicted on the Walnut Creek Bike Trail site plan, the variance will be sought by the City.

J. For structures on the Park Bend site, the building design shall use glass with a reflectivity of 15 percent or less where glass is installed.

PART 5. This ordinance takes effect on July 5, 2010.



SUBJECT TRACT

ZONING BOUNDARY

PENDING CASE

OPERATOR: S. MEEKS

ZONING EXHIBIT A

ZONING CASE#: C814-2008-0136
 ADDRESS: 12221 N MOPAC EXPY NB;
 2311, 2411 & 2511 PARK BEND DR
 SUBJECT AREA: 63.68 ACRES
 GRID: K34 & L34
 MANAGER: J. HARDEN

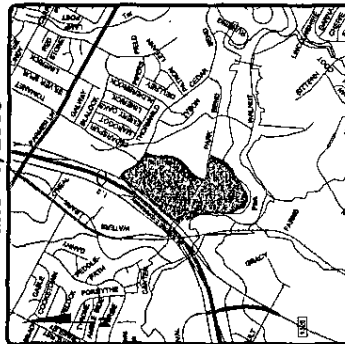


1" = 400'

This map has been produced by G.I.S. Services for the sole purpose of geographic reference.
 No warranty is made by the City of Austin regarding specific accuracy or completeness.

**12221 Mopac Expressway (Main Campus)
2311-2511 Park Bend Drive (Park Bend)
Austin, Texas 78727**

Submission Date:
June 18, 2008



Project Location Map

N.T.S.

Mapsco Grid 465 VZ, 466 SW
City of Austin Grid MK-34, ML-34

GARRETT-IHNEN

CIVIL ENGINEERS

TYPE FIRM #F-630

3600 WEST PARKER LANE
SUITE 212
AUSTIN, TEXAS 78727
(512) 454-2400

[illegible]

EXHIBIT B pg 1

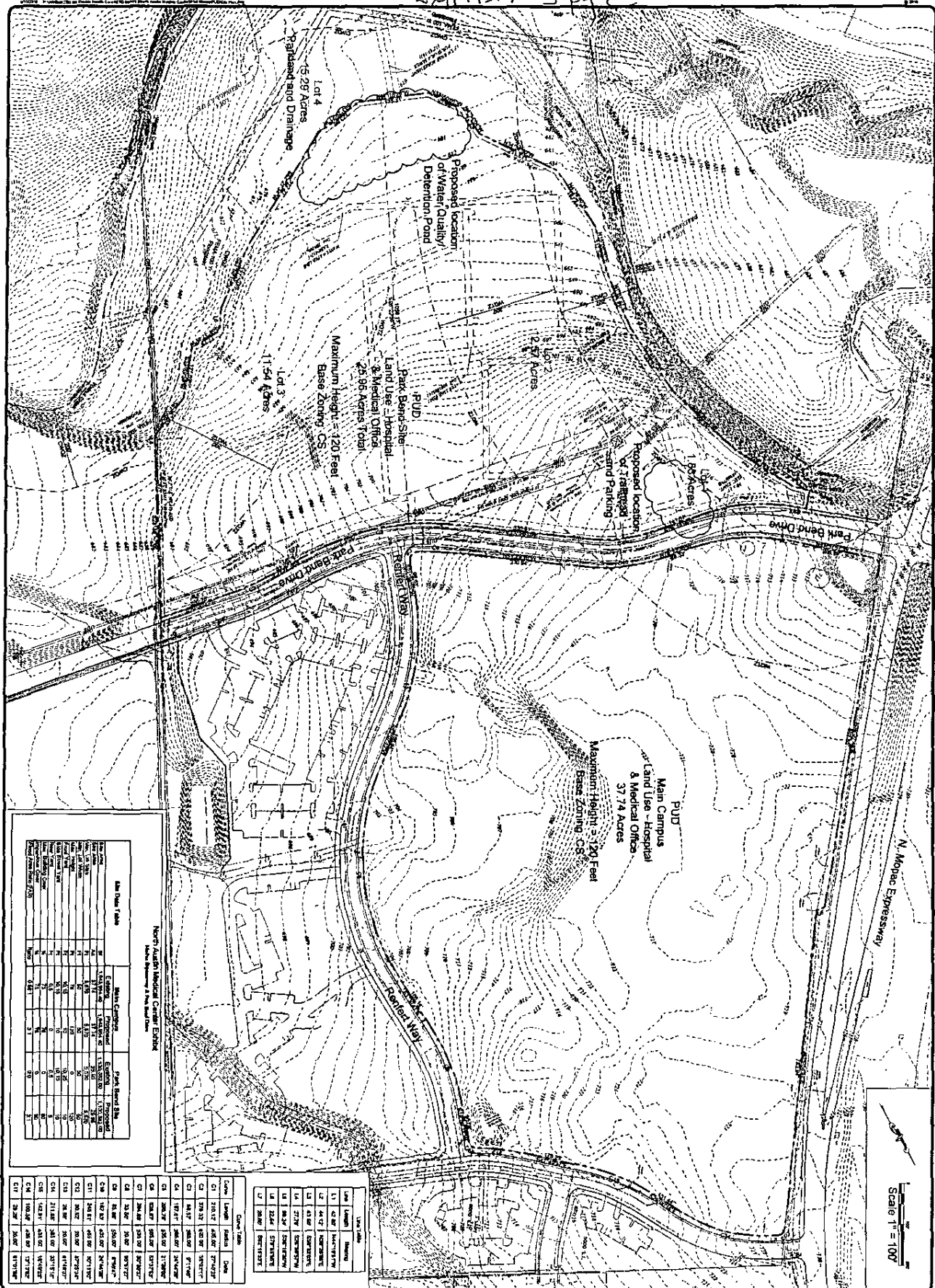
05 C814-2008-0136.02 - North Austin Medical Centre PUD Amendment #2

42 of 48

~~C874-2023-0136~~
48

{W1243431.3}

EXHIBIT B pg 2



Lot	Area (Acres)	Proposed Use	Proposed Height (Feet)	Proposed Base Zoning
1	1.05	Hospital & Medical Office	120	CS
2	1.57	Hospital & Medical Office	120	CS
3	11.54	Hospital & Medical Office	120	CS
4	15.29	Hospital & Medical Office	120	CS

North Austin Medical Centre Exhibit

North Austin Medical Centre Exhibit

Lot	Area (Acres)	Proposed Use	Proposed Height (Feet)	Proposed Base Zoning
1	1.05	Hospital & Medical Office	120	CS
2	1.57	Hospital & Medical Office	120	CS
3	11.54	Hospital & Medical Office	120	CS
4	15.29	Hospital & Medical Office	120	CS

GARRETT-IHNNEN
CIVIL ENGINEERS
8000 WEST PARKWAY SUITE 212
AUSTIN, TEXAS 78757
TELEPHONE: (512) 454-4400
FACSIMILE: (512) 454-4401
TELE FAX: (512) 454-4402



REVISIONS/CORRECTIONS	DATE	BY	APP'D

DATE: 8/13/2011
DESIGNED: ARP
DRAWN: TMA
CHECKED: ARP
JOB NO.: 110-00041

2 OF 2
SHEET NUMBER

