

**ORDINANCE NO.**

**AN ORDINANCE AMENDING ORDINANCE NO. 20100624-109 TO MODIFY THE LAND USE PLAN FOR THE PROPERTY COMMONLY KNOWN AS THE NORTH AUSTIN MEDICAL CENTER PROJECT, REZONING AND CHANGING THE ZONING MAP FROM PLANNED UNIT DEVELOPMENT (PUD) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT FOR THE PROPERTY LOCATED AT 12221 MOPAC EXPRESSWAY NORTHBOUND AND 2311-2511 PARK BEND DRIVE.**

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

**PART 1.** North Austin Medical Center planned unit development (“North Austin Medical Center PUD”) is comprised of approximately 63.68 acres of land more particularly described in the land use plan incorporated into Ordinance No. 20100624-109.

**PART 2.** North Austin Medical Center PUD was approved June 24, 2010, under Ordinance No. 20100624-109 (the “Original Ordinance”), and was amended on September 22, 2011, by Ordinance No. 20110922-062 (“Original Ordinance, 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) district to planned unit development (PUD) district on the property generally known as the North Austin Medical Center planned unit development, described in Zoning Case No. C814-2008-0136.02 on file at the Planning Department, as follows:

Tract One (Main Campus):

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):

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,

(collectively, “the Property”)

1 and locally known as 12221 MoPac Expressway northbound and 2311-2511 Park Bend  
2 Drive, in the City of Austin, Travis County, Texas, and generally identified in the map  
3 attached as **Exhibit “A”**.  
4

5 **PART 4.** This ordinance and the attached **Exhibit “A”**, **Exhibit “B”**, and **Exhibit “C”**  
6 (Exhibit A, B, and C collectively, the “amended land use plan”) amends the Original  
7 Ordinance for the Property. Development of and uses within the Property shall conform to  
8 the limitations and conditions set forth in this ordinance and in the amended land use plan.  
9 If this ordinance and the attached exhibits conflict, this ordinance controls.  
10

11 **PART 5.** The attached exhibits are incorporated into this ordinance in their entirety as  
12 though set forth fully in the text of this ordinance. The exhibits are as follows:  
13

14 Exhibit A: Zoning Map

15 Exhibit B: Land Use Plan

16 Exhibit C: Park Bend Site Critical Water Quality Zone  
17

18 **PART 6.** Part 4, Paragraph F, of the Original Ordinance is amended as follows:  
19

20 F. Green Building Program

- 21
- 22 1. All new development in the PUD shall comply with the requirements of  
23 the Austin Energy Green Building Program (GBP) rating system for a  
24 minimum of two-star rating.  
25
  - 26 2. New development in the Park Bend site shall comply with the GBP light  
27 pollution reduction Criteria ST7 for all buildings and site lighting.  
28

29 **PART 7.** Part 4, Paragraph G (*Water Quality Standards*), of the Original Ordinance is  
30 amended as follows:  
31

32 G. Water Quality Standards  
33

- 34 1. A water quality pond shall be designed and constructed, by the property  
35 owner, on the Park Bend site in accordance with all applicable City of  
36 Austin requirements with:  
37
- 38 a. ~~[a minimum drainage area of 21.55 acres for the wet pond;]~~  
39 Incorporation of green stormwater infrastructure (GSI)  
40 biofiltration; and  
41

1                   b.    ~~[a surface area of the permanent pool of 42,637 square feet;]~~ in  
2                               alignment with the City's Water Forward Plan, installation and use  
3                               of either a rainwater and air conditioning condensate combined  
4                               collection system or a graywater system to help meet the project's  
5                               irrigation demand, including a storage cistern volume equal to one  
6                               inch times the roof area; and

7  
8                   ~~[e. — a minimum of 4.5 acres of vegetative filter strips to treat the~~  
9                               ~~drainage area of the wet pond;]~~

10  
11                  ~~[d]~~c.   and incorporation of water quality best management practices  
12                               (BMP).

13  
14                  2.    The maintenance of the water quality pond shall be by the property  
15                               owner(s).

16  
17                  3.    The Park Bend site shall comply with the Critical Water Quality Zone  
18                               setback and the standards established in Section 25-8, Subchapter A  
19                               (Water Quality), as shown in Exhibit "C".  
20

21   **PART 8.** Part 4 of the Original Ordinance is amended to include the following:

22  
23                  J.    For structures on the Park Bend site, the building design shall use glass with a  
24                               reflectivity index of 15 percent or less where glass is installed.

25  
26                  K.    The property owner shall work with City staff to incorporate native plantings  
27                               and pollinator gardens into the site plan design.

28  
29   **PART 9.** Except as otherwise specifically provided for in this ordinance, the terms and  
30   conditions of the Original Ordinance, as amended, remain in effect. If this ordinance and  
31   the Original Ordinance, as amended, conflict, this ordinance controls.  
32  
33

**PART 10.** This ordinance takes effect on \_\_\_\_\_, 2023.

**PASSED AND APPROVED**

§  
§  
§

\_\_\_\_\_, 2023

Kirk Watson  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_

Anne L. Morgan  
City Attorney

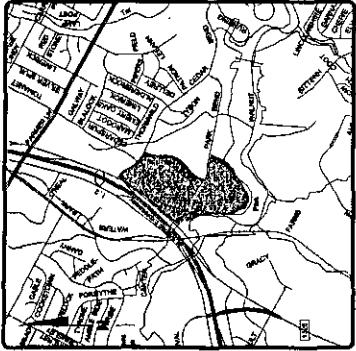
Myrna Rios  
City Clerk


$$1'' = 400'$$

# Planned Unit Development North Austin Medical Center

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

Submittal Date:  
June 18, 2008



Project Location Map  
N.T.S.

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

Revisions/Corrections	
No.	Description

Planned Unit Development Data	
Owner:	Cardinal Health Institutional Systems, L.P. 10000 North Mopac Expressway, Suite 1000 Austin, Texas 78751
Local Jurisdiction:	City of Austin, Texas General Ordinance - Chapter 11.1 Map 61.10 (01-11-1997)
Local Developer:	Cardinal Health Institutional Systems, L.P. 2000 North Mopac Expressway, Suite 1000 Austin, Texas 78751
Assessor:	2000 North Mopac Expressway, Suite 1000 Austin, Texas 78751
Mapmaker:	Mapscot (Mapmaker)



I certify that these engineering plans were prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Texas.

1. I hereby certify that the engineering work being submitted herein complies with all provisions of the Texas Engineering Practice Act and the rules and regulations of the State Board of Engineering Examiners. I am a duly Licensed Professional Engineer in the State of Texas. My license number is 10000. I am not a salaried employee of the City of Austin.

Signature: *David A. Smith*  
Date: 06/15/08

Sheet List Table	
Sheet Number	Sheet Title
1	General
2	Planned Unit Development

Reviewed By:

Signature: *David A. Smith*  
Date: 06/15/08

Professional Engineer Seal for David A. Smith, State of Texas, License No. 10000.

Professional Engineer Seal for David A. Smith, State of Texas, License No. 10000.

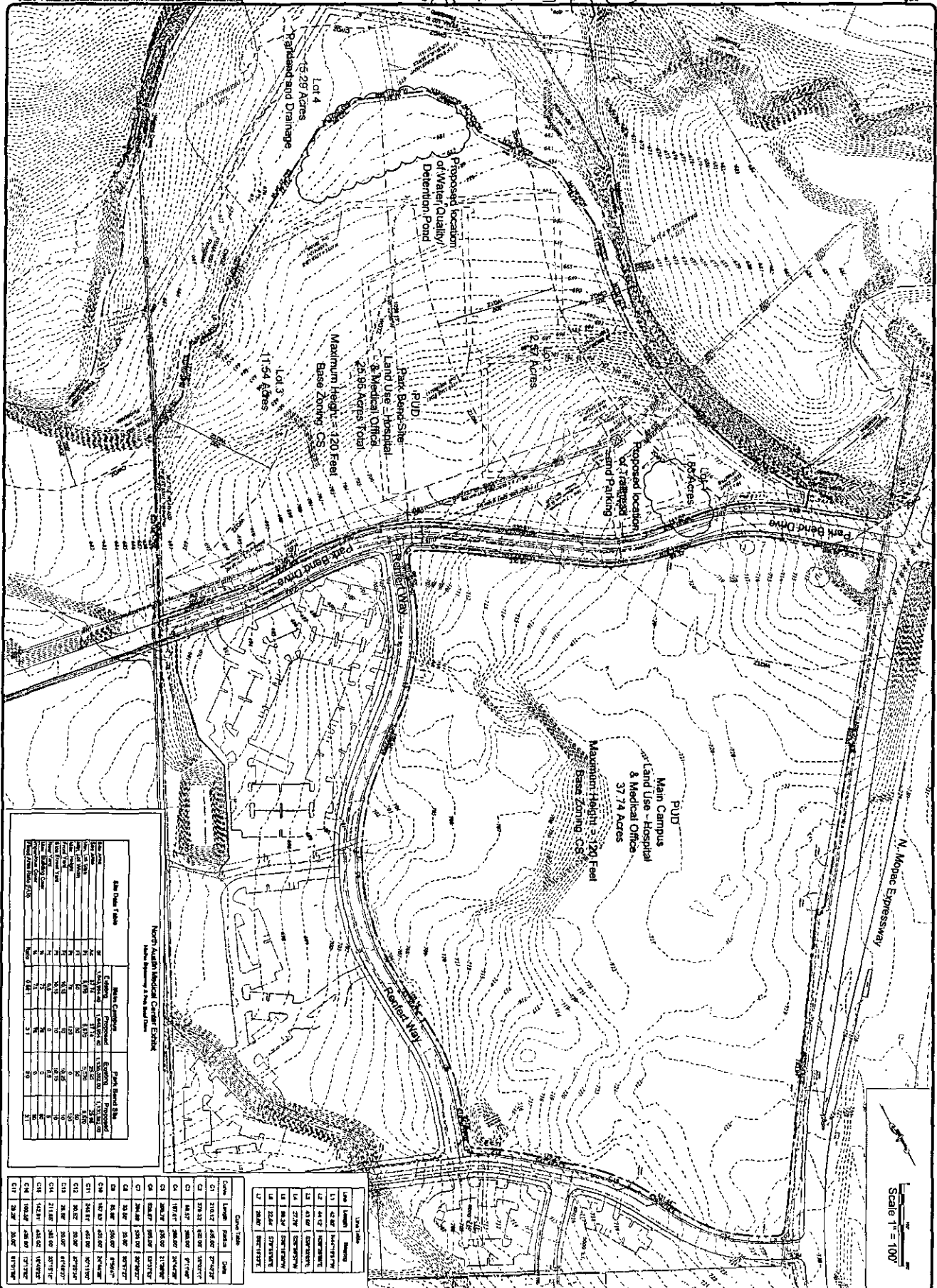
GARRETT-IHNEN

CIVIL ENGINEERS

TBPE FIRM #F-630

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

EXHIBIT B pg1



**Area Table**

Lot	Area (Acres)	Proposed	Existing	Proposed	Existing
1	15.28	15.28	15.28	15.28	15.28
2	11.54	11.54	11.54	11.54	11.54
3	11.54	11.54	11.54	11.54	11.54
4	15.28	15.28	15.28	15.28	15.28
<b>Total</b>	<b>53.64</b>	<b>53.64</b>	<b>53.64</b>	<b>53.64</b>	<b>53.64</b>

**North Austin Medical Center Exhibit**

North Austin Medical Center Exhibit

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4	15.28	15.28	15.28	15.28	15.28
<b>Total</b>	<b>53.64</b>	<b>53.64</b>	<b>53.64</b>	<b>53.64</b>	<b>53.64</b>

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<b>Total</b>	<b>53.64</b>	<b>53.64</b>	<b>53.64</b>	<b>53.64</b>	<b>53.64</b>

SHEET NUMBER  
2 OF 2

**GARRETT-IHNNEN**  
CIVIL ENGINEERS  
2600 WEST PARKER LANE  
SUITE 210  
AUSTIN, TEXAS 78722  
TELEPHONE: (512) 434-2420  
FACSIMILE: (512) 434-2420  
TYPE FIRM NO. P-620



**NORTH AUSTIN MEDICAL**  
DETNER  
**GENERAL DEVELOPMENT**  
PLAN

**REVISIONS/CORRECTIONS**

NO.	DESCRIPTION	DATE	BY	APP. (NAME)

DATE: 4/15/2011  
DESIGNED: ARP  
DRAWN: TMA  
CHECKED: ARP  
JOB NO.: STD 02041



