

ORDINANCE NO. 20230831-129

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 LYNTHURST 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 Plan Revision in Lieu of Third Order of the Special Board of Review on September 20, 2010, Ordinance No. 20080327-053, Ordinance No. 20090402-050, Ordinance No. 20140626-135, 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.

- (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 September 11, 2023.

PASSED AND APPROVED

_____, August 31, 2023

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§
§



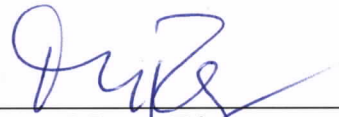
Kirk Watson
Mayor

APPROVED:



Anne L. Morgan
City Attorney

ATTEST:



Myrna Rios
City Clerk

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, 8.624 Acres
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 1/2-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;

Westwood

- **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;

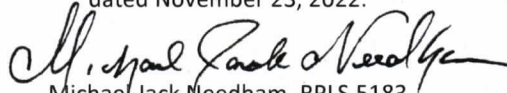
THENCE, in a southwesterly direction along the southeast line of said Sonmar of Phoenix, LLC tract and the said northwest line of State Highway 45, the following four (4) calls:

- **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;

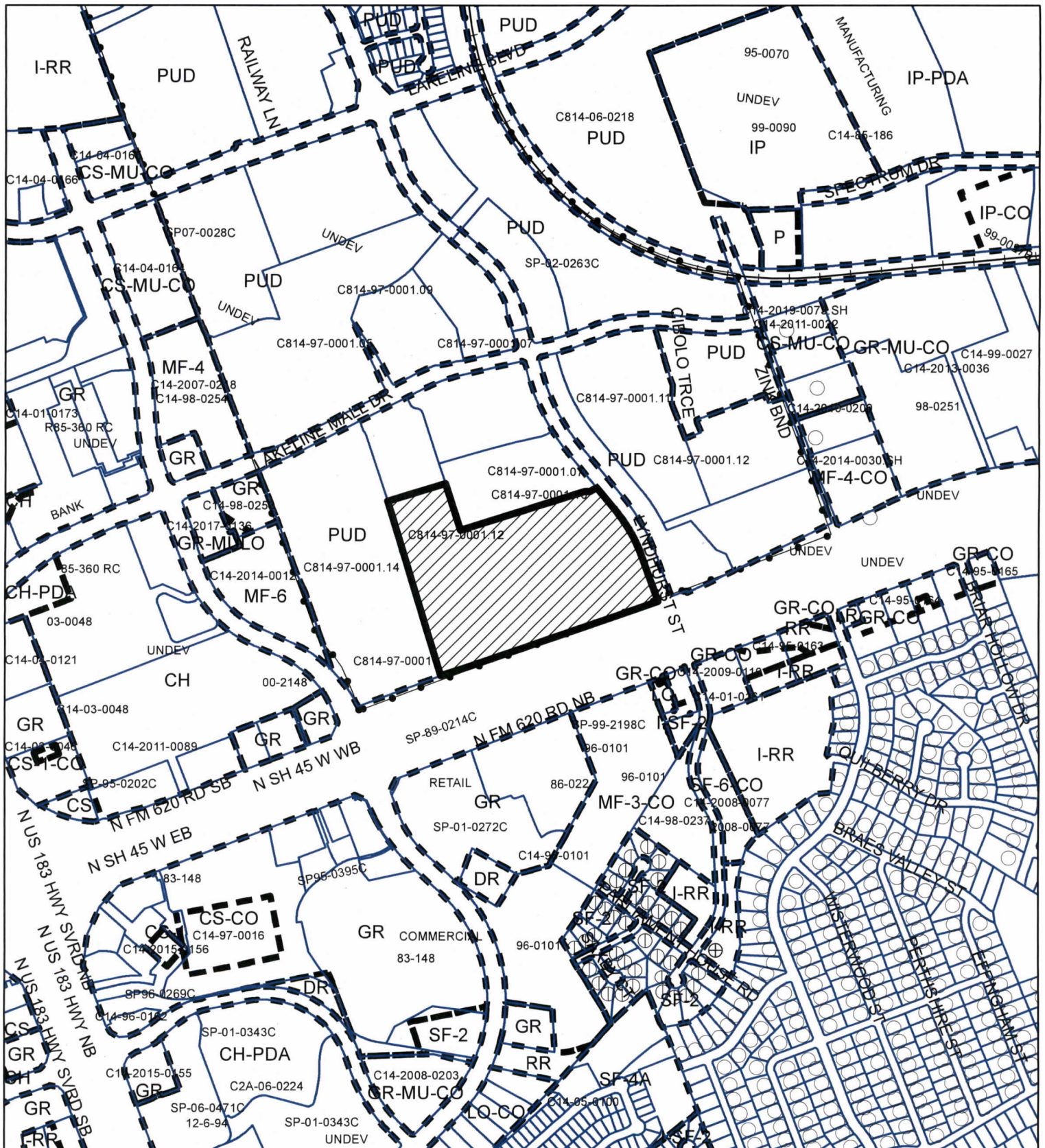
Along said curve to the left, having a **central angle of 02 degrees, 05 minutes, 20 seconds**, a **radius of 1078.47 feet**, a **chord bearing and distance of South 70 degrees, 48 minutes, 57.62 seconds West, 39.32 feet**, an **arc distance of 39.32 feet** to the POINT OF BEGINNING; CONTAINING: 1,308,772 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





SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

PLANNED UNIT DEVELOPMENT ZONING CASE#: C814-97-0001.15

EXHIBIT B



1" = 800'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or

Sheet 1 of 1

12. SOUTH OF LAKELINE MALE BOULEVARD, LOTS WITHIN C-6R, C-OR, C-OR-CO, CO-1 WILL PROVIDE 6' BUILDING LINE SETBACK, EXCEPT ALONG RUTLEDGE SPUR COMPATIBILITY CORRIDOR. C-OR-CO AND CO-1 WILL PROVIDE 10' BUILDING LINE SETBACK.

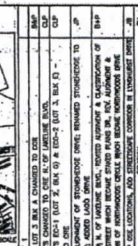
13. LAKELINE MALE BOULEVARD WEST OF LYNDHURST STREET TO PROVIDE 6' FT WIDE SIDEWALKS; LYNDHURST STREET SOUTH OF LAKELINE MALE BOULEVARD TO PROVIDE 6' FT WIDE SIDEWALKS.

14. THERE ARE NO RUMP FEE FOR C-6R, C-OR, C-OR-CO, C-OR-CO, CO-1.

FOR C-6R S, C-OR, C-OR-CO, CO-1, THE MAXIMUM ALLOWED IMPERVIOUS COVER MAY BE INCREASED TO AN OVERAGE OF 10% FOR CREATION OF AN INDIVIDUAL LOT BASES. HOWEVER, EXCEPTED, ALL ALLOWED MAXIMUM IMPERVIOUS COVER SHALL NOT EXCEED 65%. THE IMPERVIOUS COVER SHALL BE CALCULATED AS THE TOTAL AREA OF ALL IMPERVIOUS SURFACES DIVIDED BY THE TOTAL FLAT PROCESS. ALLOW IMPERVIOUS COVER TO BE INCREASED TO 110% FOR PARCELS C-6R, C-OR, C-OR-CO, CO-1. IF THE MITIGATION STANDARDS ARE MET AS SET FORTH IN SECTION 5.6.4 OF THE ORDINANCE 2009052-050, THIS SHALL BE FOR BOTH WATERSED AND ZONING REQUIREMENTS.

15. STREET CROSS SECTIONS FOR LAKELINE MALE BOULEVARD WEST OF LYNDHURST STREET & LYNDHURST STREET SOUTH OF LAKELINE MALE BOULEVARD SHALL BE APPROVED WITH THE PRELIMINARY PLAN.

16. C-OR, C-OR-CO, AND CO-1 WILL NOW ALLOW MULTIFAMILY PERMITTED USES.




AUSTIN CIVIL
ENGINEERING, INC.
TYPE, FIRST & P-001018
708 SOUTH LAMAR BLVD., 2ND. 250A
AUSTIN, TEXAS 78704
TEL (512) 308-0048
FAX (512) 308-0048

LEND

ORE	COMMERCIAL RESIDENTIAL
COR	COMMERCIAL OFFICE RESIDENTIAL
EC	EMPLOYMENT CENTER
BGO	EMPLOYMENT CENTER OFFICE
CO	COMMERCIAL OFFICE
OSE	OPEN SPACE EASEMENT
OSRE	OPEN SPACE ROAD EASEMENT
OSR	OPEN SPACE RESERVE
OSFE	OPEN SPACE FUTURE EASEMENT
TSTR	TRANSIT STATION RESERVE TRACT

NOTE: 1. RISE and OSEF easement plots are indicated in various percentages throughout the map.
2. The minimum width of a right-of-way shall be as shown on the map.

**PROPOSED SIDEWALKS
TO BE REMOVED
TO BE ADDED**

STREETCROSSING INTERSECTIONS

N

(A) The total "P&G" Planned Mail Development created by this estimate will not exceed the following distribution:

Standards set out in the attached Exhibit "A" through "C"

(B) Land Use Development Limitations: For the purposes of this P&G Development estimate are set forth in Exhibit "A" through "C":

1. One million (1,000,000) square feet of industrial development and 11,000,000 square feet of total development and the following:
2. One million (1,000,000) square feet of industrial development and 11,000,000 square feet of total development and the following:
3. Seven million (7,000,000) square feet of office development and 11,000,000 square feet of total development and the following:

Four Rescheduled revenue (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 from bearings and distances were taken from Survey by Robert L. Wertz, Jr., dated on June 18, 1994.
3. One acre may be impounded within each individual lot for use for storage of water. The impoundment area of the lot and one acre within each individual lot is not reduced.

STREET NAME	PAYMENT	WIDTH	DEPTH	L.F. OF NEW STREET	STREET CLASSIFICATION	CROSS SECTION	SIDEWALKS
LAKELINE DRIVE	2-27	120'	2.189		MAJOR ARTERIAL	CURB & GUTTER	BOTH SIDES
LAUREL HALL DRIVE	2-27	120'	2.379		MAJOR ARTERIAL	CURB & GUTTER	BOTH SIDES
LEWIS WAY	2-27	60'	1.686		INTERMEDIATE COLLECTOR	CURB & GUTTER	BOTH SIDES
LIBERTY DRIVE	2-27	120'	2.379		MAJOR ARTERIAL	CURB & GUTTER	BOTH SIDES
LIVESTOCK STREET (S. OF LAKELINE BLVD.)	2-24	90'	3.713		PRIMARY COLLECTOR	CURB & GUTTER	BOTH SIDES
LONGWOOD DRIVE	3-4'	54'	1.442		TD. MIXED RESID. AVE.	CURB & GUTTER	BOTH SIDES
NOTTOWN PLAINS DRIVE (W. OF LAKELINE BLVD.)	60'	90'	157		PRIMARY COLLECTOR	CURB & GUTTER	BOTH SIDES
STANIX PLAINS DRIVE (W. OF LAKELINE BLVD.)	2-25	90'	1.386		TD. MIXED RESID. BLVD.	CURB & GUTTER	BOTH SIDES
STANIX PLAINS DRIVE (E. OF LAKELINE BLVD.)	2-25	90'	1.386		TD. MIXED RESID. BLVD.	CURB & GUTTER	BOTH SIDES
STANIX PLAINS DRIVE (S. OF LAKELINE BLVD.)	2-30'	90-130'	2.182		TD. MIXED RESID. BLVD. (MODIFIED)	CURB & GUTTER	BOTH SIDES

* ALL STREETS USING ALTERNATIVE PAVING/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.

PLANNING DEPARTMENT
PUB APPROVAL

Case Number: C8H-97-0001.12 POD Amend. #13
May 14, 2008

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

Approved by Council on June 30 (date), 2019 (year), under Sections 801.

Approved by Council on June 20 (date), 2019 (year), under Sections 401, 402, 421, 422, 423, 144, 392, 411, and 4 of Chapter 25-2 of the City Code.

402, 421, 422, 423, 444, 392, 411, and _____ of Chapter 25-2 of the City Code.

Ordinance No. 2019-023

Ordinance No. 2009-023
Final Ordinance Reading: 154

Final Ordinance Reading: 1st Reading of SPAZ

Rev. 1 _____
Rev. 2 _____
Rev. 3 _____

Rev. 3

LAND USE PLAN

LEANDER REHABILITATION

SH

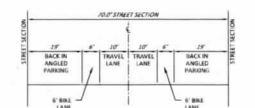
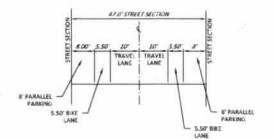
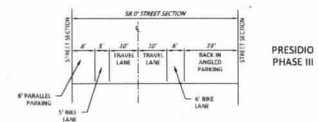
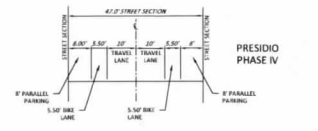
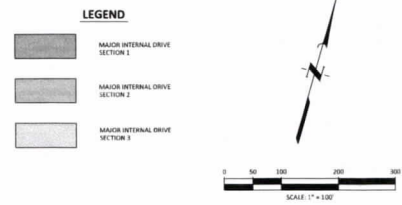
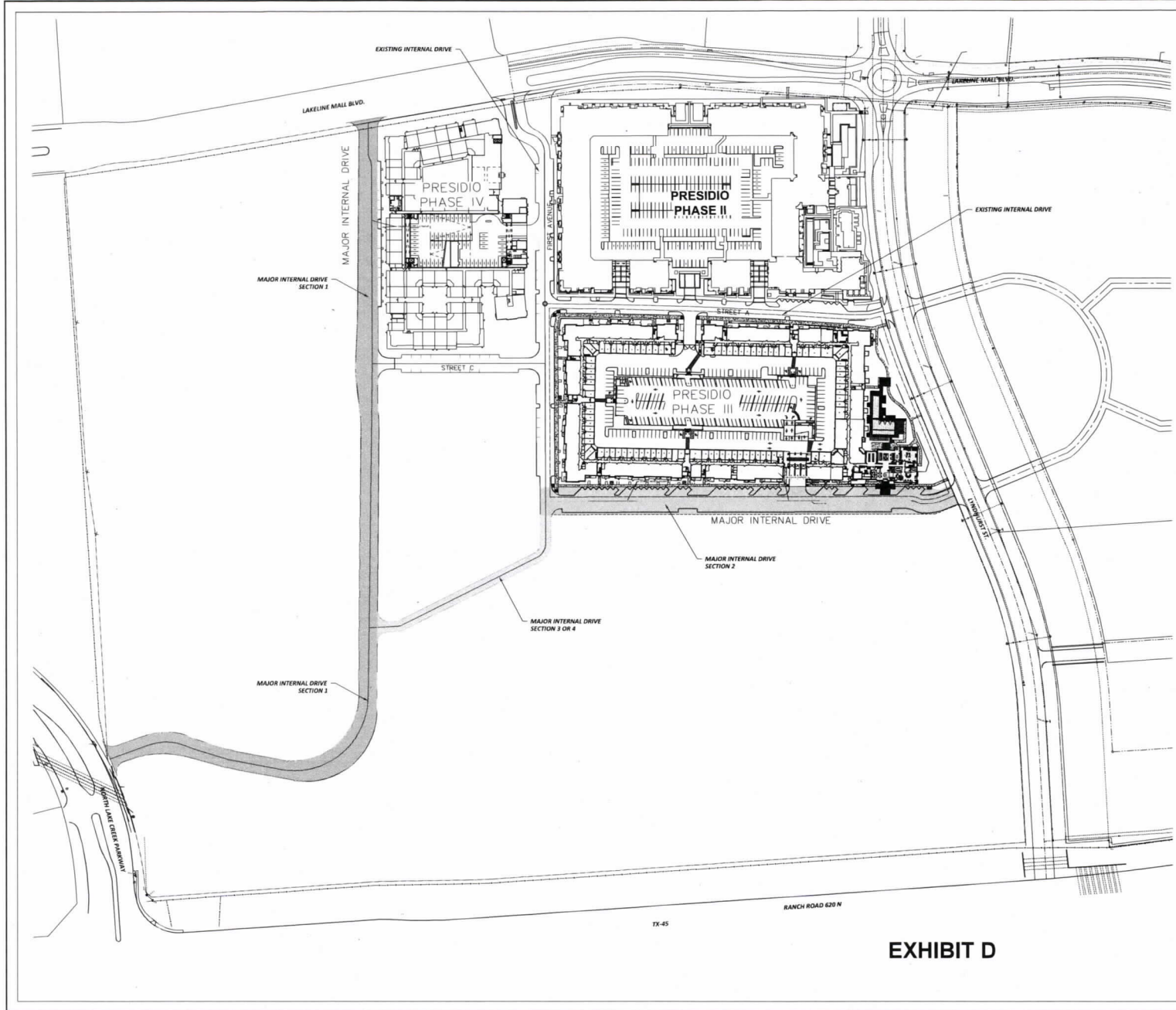
factor of PDRD

LEANDER REHABILITATION SITE:

10

U

AND



- 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 CUT) MAY BE ADDED TO THE MAJOR INTERNAL DRIVES CROSS SECTION AS APPROVED BY THE TRANSPORTATION REVIEW IN COORDINATION WITH THE AUSTIN TRANSPORTATION DEPARTMENT.

EXHIBIT D

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

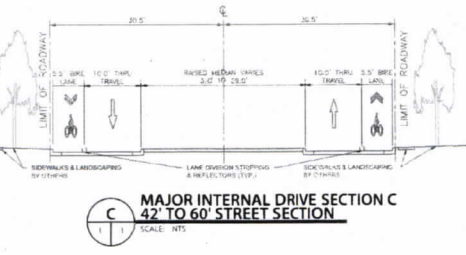
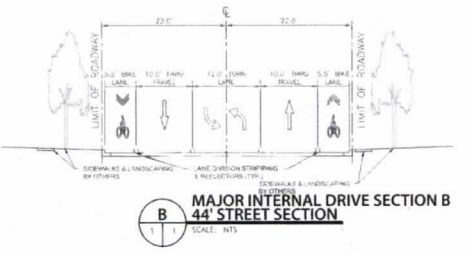
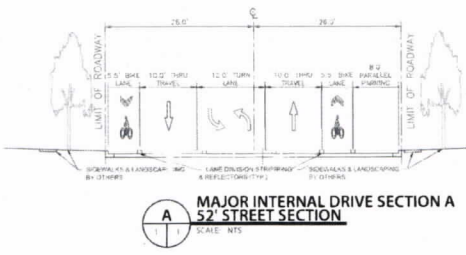
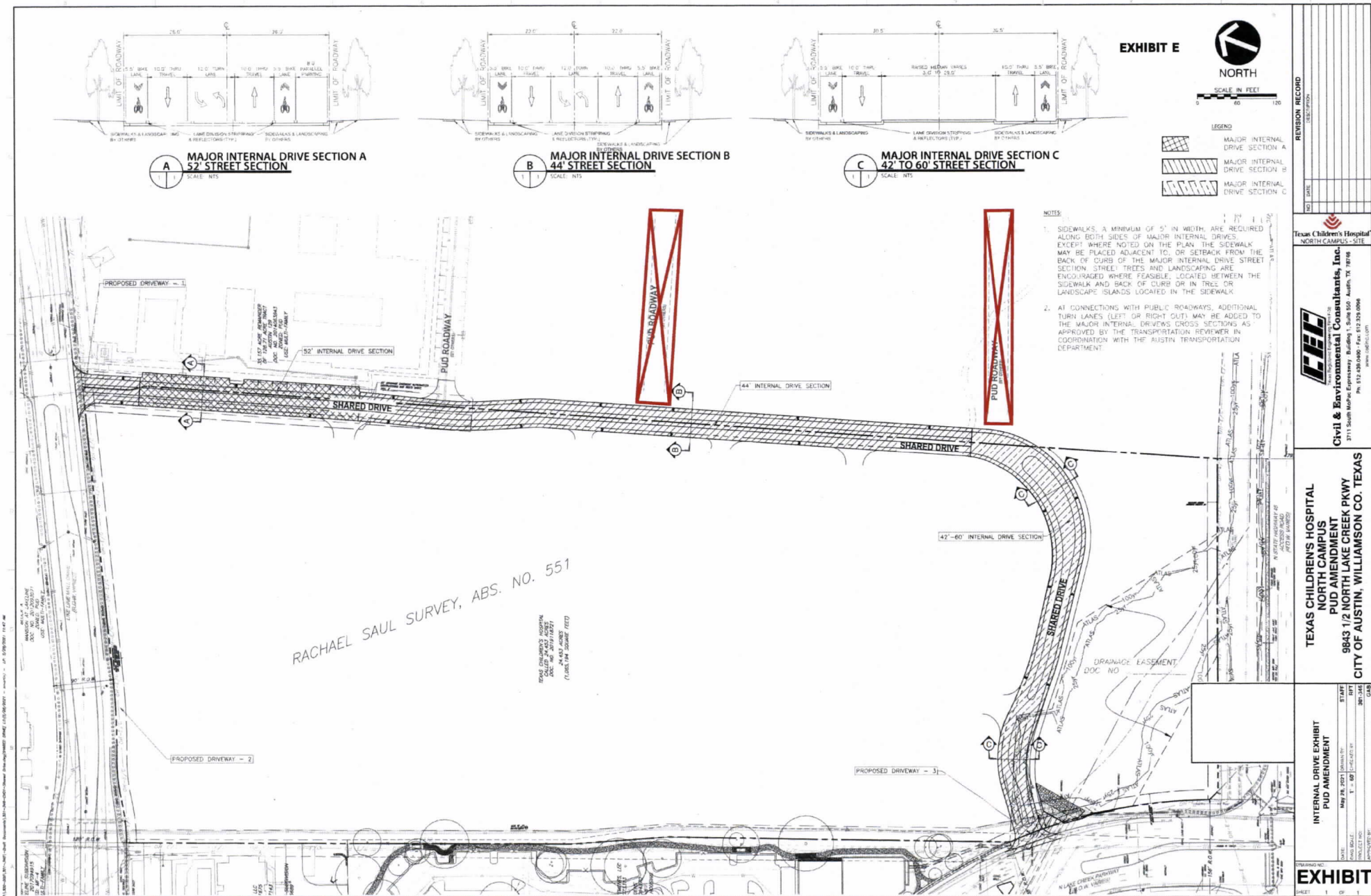


EXHIBIT E

North

SCALE IN FEET

0 20 40 60 80 100

LEGEND

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

- NOTES:**
- 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.
 - AT CONNECTIONS WITH PUBLIC ROADWAYS, ADDITIONAL TURN LANES (LEFT OR RIGHT CUT) MAY BE ADDED TO THE MAJOR INTERNAL DRIVES CROSS SECTIONS AS APPROVED BY THE TRANSPORTATION REVIEWER IN COORDINATION WITH THE AUSTIN TRANSPORTATION DEPARTMENT.

<p>REVISION RECORD</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>		NO.	DATE	DESCRIPTION										<p>Texas Children's Hospital NORTH CAMPUS - SITE</p> <p>C&E Civil & Environmental Consultants, Inc. 3111 South Mopac Expressway, Building 1, Suite 500, Austin, TX 78746 Ph: 512.336.0800 • Fax: 512.332.0066 www.candec.com</p>
NO.	DATE	DESCRIPTION												
<p>INTERNAL DRIVE EXHIBIT PUD AMENDMENT</p> <p>DATE: May 26, 2021 PROJECT NO: 19-001 SHEET: 1 OF 1</p>		<p>Texas Children's Hospital NORTH CAMPUS PUD AMENDMENT 9843 1/2 NORTH LAKE CREEK PKWY CITY OF AUSTIN, WILLIAMSON CO. TEXAS</p>												

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.