

ORDINANCE NO. 20231005-035

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”)

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

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

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: Zoning Map

Exhibit B: Land Use Plan

Exhibit C: Park Bend Site Critical Water Quality Zone

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

F. Green Building Program

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

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

G. Water Quality Standards

1. A water quality pond shall be designed and 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;}~~
Incorporation of green stormwater infrastructure (GSI)
biofiltration; and

- b. [a surface area of the permanent pool of 42,637 square feet;] in alignment with the City's Water Forward Plan, installation and use of either a rainwater and 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
- ~~[e. a minimum of 4.5 acres of vegetative filter strips to treat the drainage area of the wet pond;]~~
- ~~[d]c.~~ and 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"**.

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

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

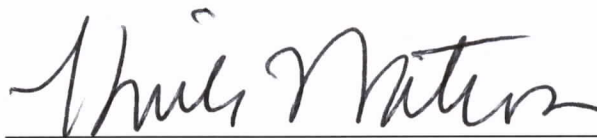
PART 9. Except as otherwise specifically provided for in this ordinance, the terms and conditions of the Original Ordinance, as amended, remain in effect. If this ordinance and the Original Ordinance, as amended, conflict, this ordinance controls.

PART 10. This ordinance takes effect on October 16, 2023.

PASSED AND APPROVED

October 5, 2023

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§
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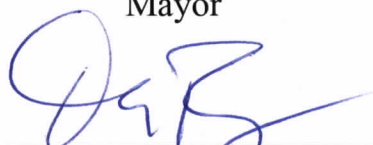
Kirk Watson
Mayor

APPROVED:



Anne L. Morgan
City Attorney

ATTEST:




Myrna Rios
City Clerk



ZONING BOUNDARY

EXHIBIT A

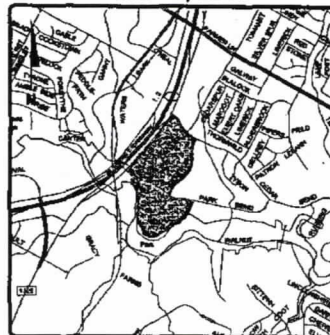
The logo of the City of Austin, featuring a circular seal with the text "CITY OF AUSTIN" at the top and "FOUNDED 1839" at the bottom. The center of the seal depicts a shield with a red and white design, topped by a blue and white emblem.

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

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.

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

Revisions/Corrections

No.	Revision	Date Approved

Planned Unit Development Data

Owner:	ColonyCare, Inc. HealthCare System, L.P. 99 San Jacinto Boulevard, Ste. 1000 Austin, Texas 78727
Legal Description: (Park Bend)	Lots 1-6, Block A Consolidation - CD-49-71.1 Vol. 81 Pg. 5135-0 Approved 02-11-1999
Legal Developer: (Main Campus)	Rehabilitation of the Continuum Subsystem Block D & Block E - CD-62-0135.01 Vol. 81 Pg. 507 Approved 02-18-1999
Address:	25 95 Avenue (Park Bend) 27-74 Avenue (Main Campus) 65 66 Avenue (Main Campus)
Watermark:	Watermark (Submittal)



I certify that these engineering documents are complete, accurate and adequate for the intended purpose, including all applicable laws, rules and regulations, and are not subject to modification prior to final City approval.

I, Garrett-Ihnlen, do hereby certify that the engineering work being submitted herein complies with all provisions of the Texas Engineering Practice Act, including Section 171.102(a), and I hereby acknowledge that any falsification or misrepresentation regarding the certification constitutes a violation of the Act, and may result in criminal or civil penalties as provided by law. No. 04/15/08
Garrett-Ihnlen, P.E.
Garrett-Ihnlen Civil Engineers

Sheet List Table

Sheet Number	Sheet Title
1	Cover
2	Planned Unit Development Plan

Reviewed By:

Watermark Production and Development Review Department

C814-2008-0136

P.U.D. Form 1a

All responsibility for the accuracy of these plans remains with the Engineer who prepared them. In reviewing these plans, the City of Austin must rely upon the competency of the work of the Design Engineer.

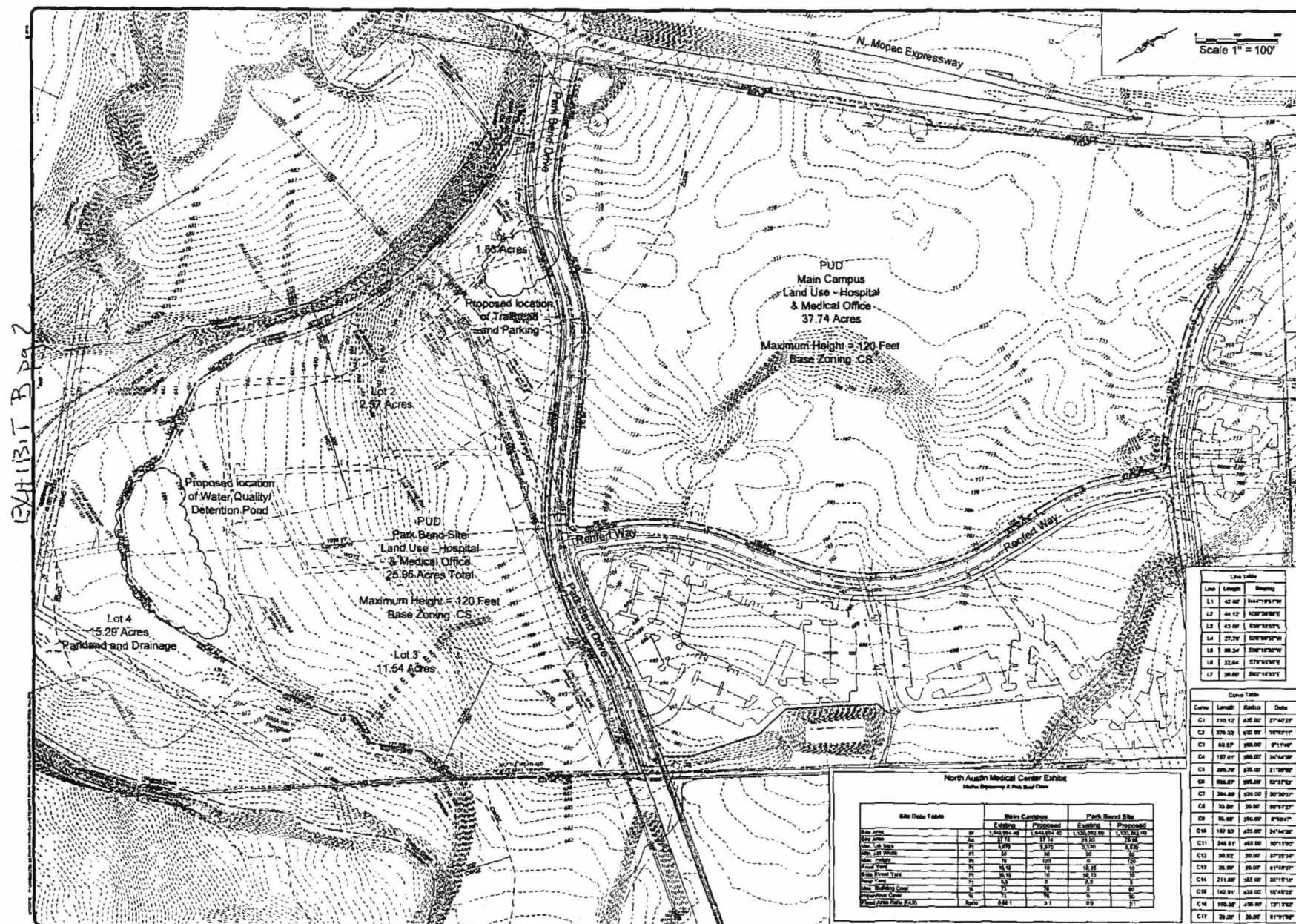
Release of this application does not constitute a verification of all data, information and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy and adequacy of the information submitted, whether or not the application is reviewed for Code compliance by City engineers.

GARRETT-IHNEN
CIVIL ENGINEERS

TBPE FIRM #F-630

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

EXHIBIT B
pg 1



Line Table		
Line	Length	Mapping
L1	47.80	3AC193FW
L2	44.52	3AC208WE
L3	43.80	3AC220WE
L4	27.70	3AC235FW
L5	36.36	3AC1820FW
L6	22.66	57F88WE
L7	26.80	3AC1833W

Curve Ratios			
Curve	Length	Ratio	Dev
C1	210.12	436.00	274%
C2	378.52	432.00	14%
C3	68.57	368.00	511%
C4	187.61	368.00	196%
C5	208.70	326.00	157%
C6	526.67	368.00	523%
C7	394.68	326.00	303%
C8	33.30	32.00	39%
C9	85.88	350.00	408%
C10	187.83	426.00	304%
C11	248.81	450.00	36%
C12	30.82	30.00	403%
C13	28.89	30.00	5%
C14	211.88	383.00	3011%
C15	142.91	438.00	184%
C16	100.58	438.00	13%
C17	29.20	30.00	873%

[illegible]

DATE: 4/15/2011
DESIGNED: ABP
DRAWN: TMA
CHECKED: ABP
JOB NO: 3120904

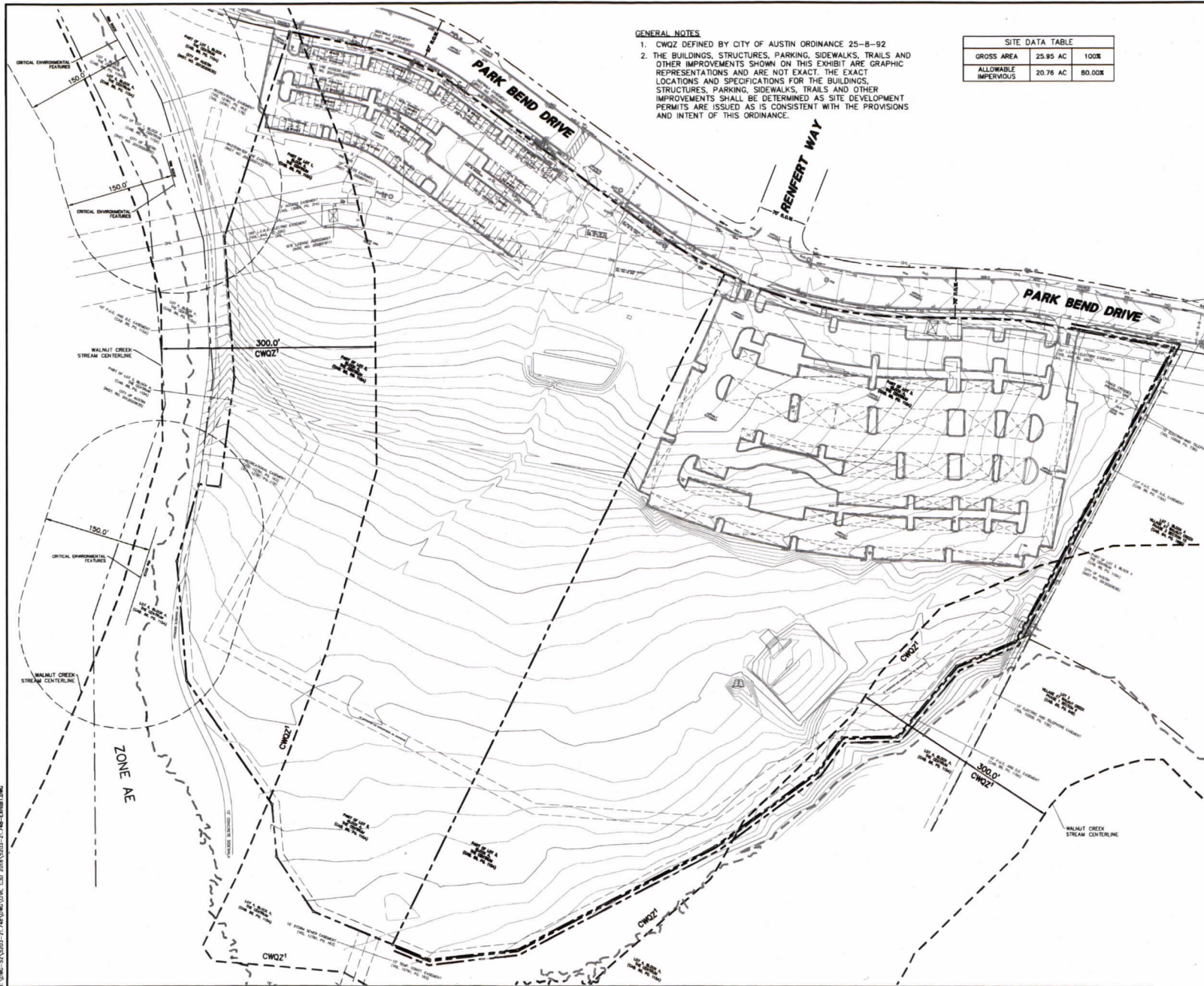
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**NORTH AUSTIN MEDICAL
CENTER
GENERAL DEVELOPMENT
PLAN**



GARRETT-IHNER
CIVIL ENGINEERS
2800 WEST PACHEM LANE
SUITE 212
AUSTIN, TEXAS 78757
TELEPHONE: (512) 454-2400
FACSIMILE: (512) 454-2420
TELETYPE: (512) 454-2420
TELEFAX: (512) 454-2420

SHEET NUMBER
2 of _2_

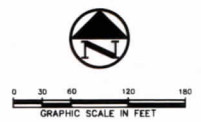


GENERAL NOTES

1. CWQZ DEFINED BY CITY OF AUSTIN ORDINANCE 25-B-92
2. THE BUILDINGS, STRUCTURES, PARKING, SIDEWALKS, TRAILS AND OTHER IMPROVEMENTS SHOWN ON THIS EXHIBIT ARE GRAPHIC REPRESENTATIONS AND ARE NOT EXACT. THE EXACT LOCATIONS AND SPECIFICATIONS FOR THE BUILDINGS, STRUCTURES, PARKING, SIDEWALKS, TRAILS AND OTHER IMPROVEMENTS SHALL BE DETERMINED AS SITE DEVELOPMENT PERMITS ARE ISSUED AS IS CONSISTENT WITH THE PROVISIONS AND INTENT OF THIS ORDINANCE.

SITE DATA TABLE		
GROSS AREA	25.95 AC	100%
ALLOWABLE IMPERVIOUS	20.76 AC	80.00%

EXHIBIT C



- LEGEND**
- 1"=10' BOLLARD
 - 1"=10' ELECTRIC METER
 - 1"=10' POWER POLE
 - 1"=10' LIGHT STANDARD
 - 1"=10' WATER METER
 - 1"=10' WATER VALVE
 - 1"=10' IRIGATION CONTROL VALVE
 - 1"=10' FIRE HYDRANT
 - 1"=10' CLEANOUT
 - 1"=10' MANHOLE
 - 1"=10' TRAFFIC SIGNAL CONTROL
 - 1"=10' TRAFFIC SIGNAL POLE
 - 1"=10' TELEPHONE BOX
 - 1"=10' FLOOD LIGHT
 - 1"=10' FLAG POLE
 - 1"=10' TRAFFIC SIGN
 - 1"=10' PROPERTY LINE
 - 1"=10' FENCE
 - 1"=10' CORRECTED EFFECTIVE 100 YR ATLAS 14 FLOODPLAIN
 - 1"=10' CRITICAL WATER QUALITY ZONE

Pacheco Koch
4000 BRYANT IRVIN ROAD
FORT WORTH, TX 76109
P: 800.325.7343
TX REG. SURVEYING FIRM LS-1008001

REVISIONS	
NO.	DATE

DESIGN		DRAWN		DATE	
MCZ		OA		JULY	2023

**NORTH AUSTIN MEDICAL CENTER
PARK BEND SITE
AUSTIN, TEXAS**

PARK BEND SITE CRITICAL WATER QUALITY ZONE

DATE: 7/12/2023, 7:59 AM
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