

**PLANNING COMMISSION SITE PLAN REVIEW SHEET
CONDITIONAL USE SITE PLAN APPROVAL**

CASE NUMBER: SPC-2016-0553AT **PC DATE:** April 11, 2017

PROJECT NAME: Barton Creek Medical

ADDRESS: 5251 1/2 W US 290 HWY SVRD EB; 5243 W US 290 HWY SVRD EB

AREA: 13.98 acres

APPLICANT: Oncourse Strategies Golf Inc.
1001 S. Capital of Texas Hwy, Ste. M-200
Austin, Texas 78746
Phone: (512) 347-1244

AGENT: Page/ (Denny Kumm, P.E.)
400 W. Cesar Chavez St., Suite 500
Austin, Texas 78701
Phone: (512) 472-6721

EXISTING ZONING: GR-MU-NP

PROPOSED DEVELOPMENT:

Approval of a conditional use permit for a land use change of use to Hospital (General). Hospital (General) is a conditional use in GR zoning.

AREA STUDY: East Oak Hill

WATERSHED: Barton Creek; Williamson Creek

APPLICABLE WATERSHED ORDINANCE: Current/ Comprehensive Watershed Ordinance

CAPITOL VIEW: N/A

T.I.A.: Not Required

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the change of use. The related site plan will be reviewed in accordance with all requirements of the Land Development Code once submitted.

PLANNING COMMISSION ACTION:

Related Case: N/A

CASE MANAGER: Clarissa Davis Telephone: (512) 974-1423
Clarissa.Davis@austintexas.org

PROJECT INFORMATION:**ZONING:** GR-MU-NP**MAX. BLDG. CVRG:** 75%**MAX. HEIGHT:** 60'**MAX. IMP. CVRG:** 90%**EXIST. USE:** Outdoor Sports
and Recreation**PROP. BLDG. CVRG:** 6.3%**PROP. HEIGHT:** 60' (4 stories)**PROP. IMPERV. CVRG.:** 15%**PROPOSED USE:** General Hospital**SUMMARY COMMENTS ON SITE PLAN:**

Land Use: The submitted site plan is for a change of use and off-site parking permit only. The existing site is currently being used as a driving range, while the site designated for the off-site parking is vacant. The applicant is proposes a Hospital (General) with 86,666 sq. ft. of gross floor area and 60' in height (4 stories). An off-site parking garage on the adjacent site is providing 110 spaces to satisfy the parking requirement for the use.

Environmental: The site is located in the Edward's Aquifer Recharge Zone. The site is in the Williamson Creek and Barton Creek watershed, which is classified as within the Barton Spring Zone.

SURROUNDING CONDITIONS:**Zoning/ Land use:****North:** ROW of U.S. Highway 290, then CS-CO-NP, Commercial**East:** CS-CO-NP, Commercial**South:** MF-2-NP, Apartment/Condo**West:** CS-CO-NP, Commercial

<u>Street</u>	<u>R.O.W.</u>	<u>Surfacing</u>	<u>Classification</u>
Roadrunner Lane	50'	20'	Commercial Collector
Staggerbrush Road	70'	45'	Commercial Collector
US Highway 290 SVRD	Varies	35'	State Highway

NEIGHBORHOOD ORGANIZATION:

Oak Hill Association of Neighborhoods (OHAN)

Austin Independent School District

Oak Hill Neighborhood Plan – COA Liaison

Oak Hill Neighborhood Planning Contact Team

Oak Hill Trails Association

Westcreek Neighborhood Assn.

Covered Bridge Property Owners Assn, Inc.

Save Barton Creek Assn.

Sierra Club, Austin Regional Group

SEL Texas

Travis County Transportation & Natural Resources / Balconies Canyonlands Preserve

Bike Austin

Friends of Austin Neighborhoods

The Real Estate Council of Austin, Inc.

Save Our Springs Alliance

Austin Heritage Tree Foundation

CONDITIONAL USE PERMIT REVIEW AND EVALUATION CRITERIA

The following evaluation is included to provide staff position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code states:

A. “The Land Use Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section.”

B. A Conditional Use Site Plan Must:

1. **Comply with the requirements of this title;** Staff Response: This site plan complies with all regulations and requirements of the Land Development Code.
2. **Comply with the objectives and purposes of the zoning district;** Staff Response: The proposed use is compatible with the abutting uses.
3. **Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that is compatible with the use of an abutting site;** Staff Response: The site plan is regarding the use only.
4. **Provide adequate and convenient off-street parking and loading facilities; and** Staff Response: Adequate parking has been provided. Loading facilities will be reviewed when the related site plan is submitted.
5. **Reasonably protect persons and property from erosion, flood, fire, noise, glare, and similar adverse effects.** Staff Response: These items will be reviewed when the related site plan is submitted.
6. **For conditional use located within the East Austin Overlay district, comply with the goals and objectives of a Neighborhood Plan adopted by the City Council for the area in which the use is proposed.** Staff Response: This project is not within the East Austin Overlay.

C. A Conditional Use Site Plan May Not:

1. **More adversely affect an adjoining site than would a permitted use;** Staff response: The site plan will conform with all regulations and standards established by the Land Development Code.
2. **Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area;** Staff response: The site plan is not anticipated to have any detriment of vehicular safety or convenience. The proposed change of use did not require a traffic impact analysis.
3. **Adversely affects an adjacent property or traffic control through the location, lighting, or type of signs;** Staff response: All proposed signs will comply with the Land Development Code.

- 4. For a large retail use described in Section 25-2-813 (Large Retail Uses), adversely affect the future redevelopment of the site.** Staff Response: The proposed use is not a retail use.

- D.** A site plan may not adversely affect the public health, safety, or welfare, or materially injure property. If the Land Use Commission determines that a site plan has an adverse effect or causes a material injury under this subsection, the Land Use Commission shall identify the adverse effect or material injury.

SITE PLAN NO. SPC-2016-0553AT
Page/ Project No. 116033

SUBJECT PROPERTY OWNER:

ONCOURSE STRATEGIES GOLF INC.
ATTN: J. Michael Ussery, President
1001 S. Capital of Texas Hwy, Ste. M-200
AUSTIN, TEXAS 78746
TEL: (512) 347-1244

OFFSITE PARKING OWNER:

CTL&P, LLC
c/o LongView Property Services, LLC
ATTN: Todd D. Caven
1803 West Avenue
AUSTIN, TEXAS 78701
TEL: (512) 585-8081

APPLICANT:

PAGE/
ATTN.: DENNY KUMM, P.E.
400 W. CESAR CHAVEZ ST. SUITE 500
AUSTIN, TX 78701
TEL: (512) 472-6721 FAX: (512) 477-3211

LEGAL DESCRIPTION SUBJECT PROPERTY : APPROXIMATELY 11.01 ACRES OF LAND OUT OF THE THOMAS ANDERSON SURVEY NO. 17 IN TRAVIS COUNTY, TEXAS ALSO KNOWN AS 5243 U.S. HWY 290 WEST, AUSTIN, TEXAS

LEGAL DESCRIPTION OFFSITE PARKING : APPROXIMATELY 2.97 ACRES OF LAND OUT OF THE THOMAS ANDERSON SURVEY NO. 17 IN TRAVIS COUNTY, TEXAS ALSO KNOWN AS 5251 U.S. HWY 290 WEST, AUSTIN, TEXAS (REFER TO COA SITE PLAN: SP-2015-0223C)

TAX PARCEL NUMBER (SUBJECT PROPERTY) : 0407271110

TAX PARCEL NUMBER (OFF-SITE PARKING PROPERTY) : 0407271109

ZONING: GR-MU-NP (ZONING CASE: C14-2008-0129)

WATERSHED: THIS PROJECT IS LOCATED IN THE WILLIAMSON CREEK WATERSHED AND THE BARTON CREEK WATERSHED, BOTH ARE CLASSIFIED AS BARTON SPRINGS ZONE WATERSHEDS.

EDWARDS AQUIFER: THIS SITE IS LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE.

FLOOD PLAIN: NO PORTION OF THIS SITE IS WITHIN THE 100 YEAR FLOODPLAIN AS PER FEMA FIRM MAP NUMBER 48453C0580H, MAP REVISED SEPT. 26, 2008 FOR TRAVIS COUNTY, TEXAS.

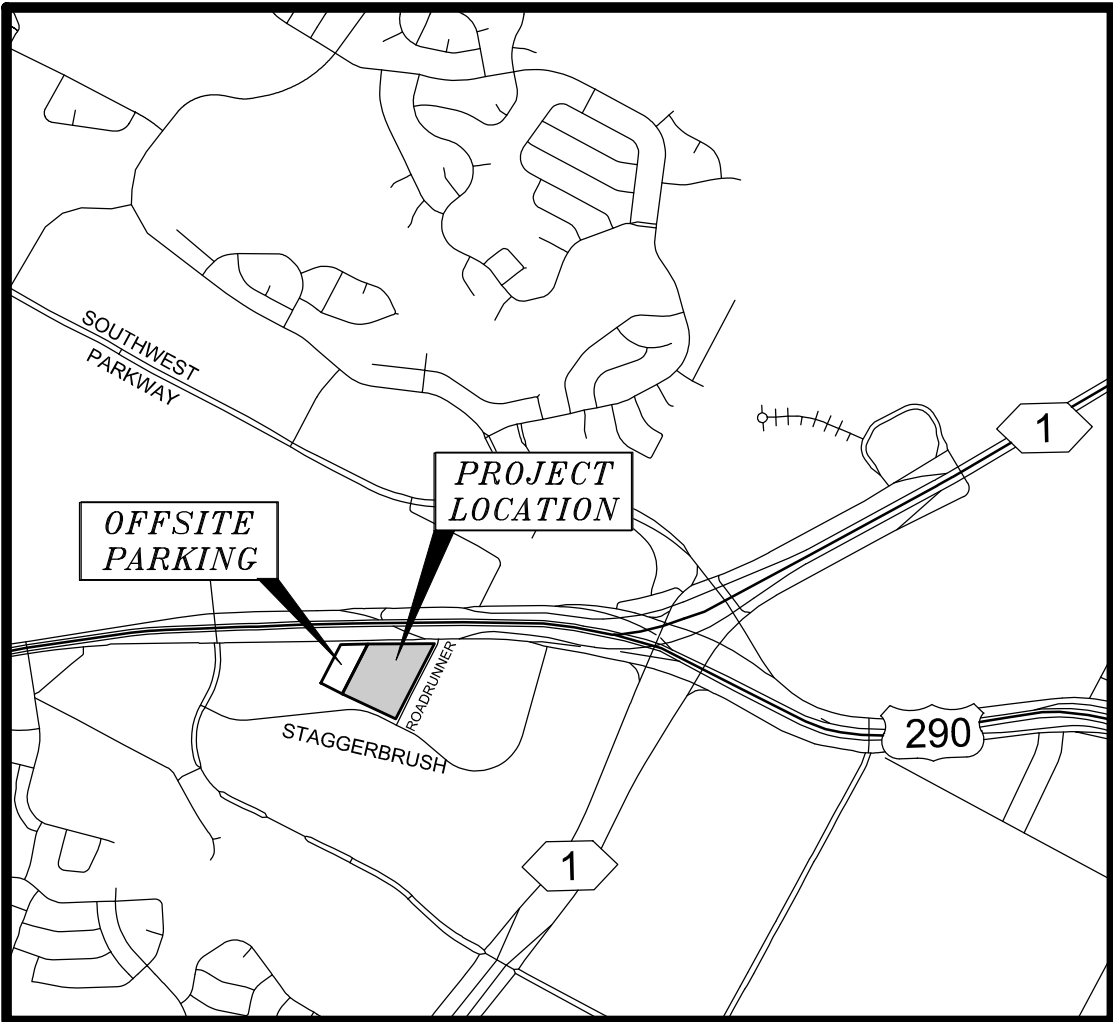
LAND STATUS REPORT: C81-2016-0181

CONDITIONAL USE PERMIT AND
OFF-STE PARKING PERMIT FOR
BARTON CREEK MEDICAL
5243 W US 290 HWY SVRD EB
AUSTIN, TEXAS 78735

THIS PROJECT CONSISTS OF THE APPROVAL OF A CONDITIONAL USE PERMIT FOR A 86,666 SF GENERAL HOSPITAL AND AN OFF-STE PARKING PERMIT FOR 110 CARS ON ADJACENT PROPERTY IN PARKING GARAGE FOR REGENCY PARK OFFICE BUILDING (SP-2015-0223C). PROPOSED IMPERVIOUS COVER IS 15%.

OFFSITE PARKING LOCATED AT:
5251 U.S. HWY 290 WEST
AUSTIN, TX 78735

TRANSFERRED TO:
5243 U.S. HWY 290 WEST
AUSTIN, TX 78735



PROJECT LOCATION MAP
MAPSCO GRID: 612
CITY GRID: D19



SUBMITTAL DATE
NOVEMBER 30, 2016

GENERAL

1 of 4	C-000	COVER SHEET
2 of 4	C-101	EXISTING SITE & VICINITY
3 of 4	C-102	PROPOSED SITE PLAN & VICINITY
4 of 4	C-103	SITE PLAN

Page/

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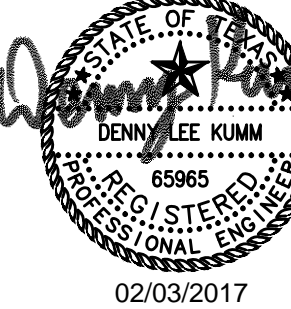
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Austin / Dallas / Denver / Houston / Washington DC /
International Affiliate Offices

CONDITIONAL USE PERMIT
& OFFSITE PARKING PERMIT
BARTON CREEK MEDICAL
5243 W US 290 HWY SVRD EB
AUSTIN, TEXAS 78735

REVISION HISTORY

0	PERMIT & CONSTRUCTION	11/30/2016
REVISION LEVEL	ISSUE NAME	ISSUE DATE

PROFESSIONAL SEALS
Firm Registration No. 958
Page Southerland Page, LLP



CIVIL
COVER SHEET

DRAWN BY CL	CHECKED BY DK
PROJECT NUMBER 116033	PROJECT ABBREVIATION BARTON CREEK MEDICAL
ORIGINAL ISSUE	CURRENT DOCUMENTATION STAGE

FILE NAME
11603300C-000

C-000

DRAWING NUMBER 1 OF 4

REVIEWED BY: _____ Date _____
DEVELOPMENT SERVICES DEPARTMENT

NO CONSTRUCTION OR DEMOLITION WILL
OCCUR WITH THIS LAND USE SITE PLAN

SITE PLAN APPROVAL

SHEET 1 OF 4

FILE NUMBER: **SPC-2016-0553AT** APPLICATION DATE: 11/30/2016

APPROVED ADMIN. ON _____ UNDER SECTION 112

CHAPTER 25.5 OF THE CITY OF AUSTIN CODE

APPROVED BY CITY COUNCIL ON: _____

EXPIRATION DATE (25-5-81.LDC) _____ CASE MANAGER: **CLARISSA DAVIS**

DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

RELEASED FOR GENERAL COMPLIANCE: _____ ZONING: **GR-MU-NP**

Correction 1: _____ Rev. 1: _____

Correction 2: _____ Rev. 2: _____

Correction 3: _____ Rev. 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.

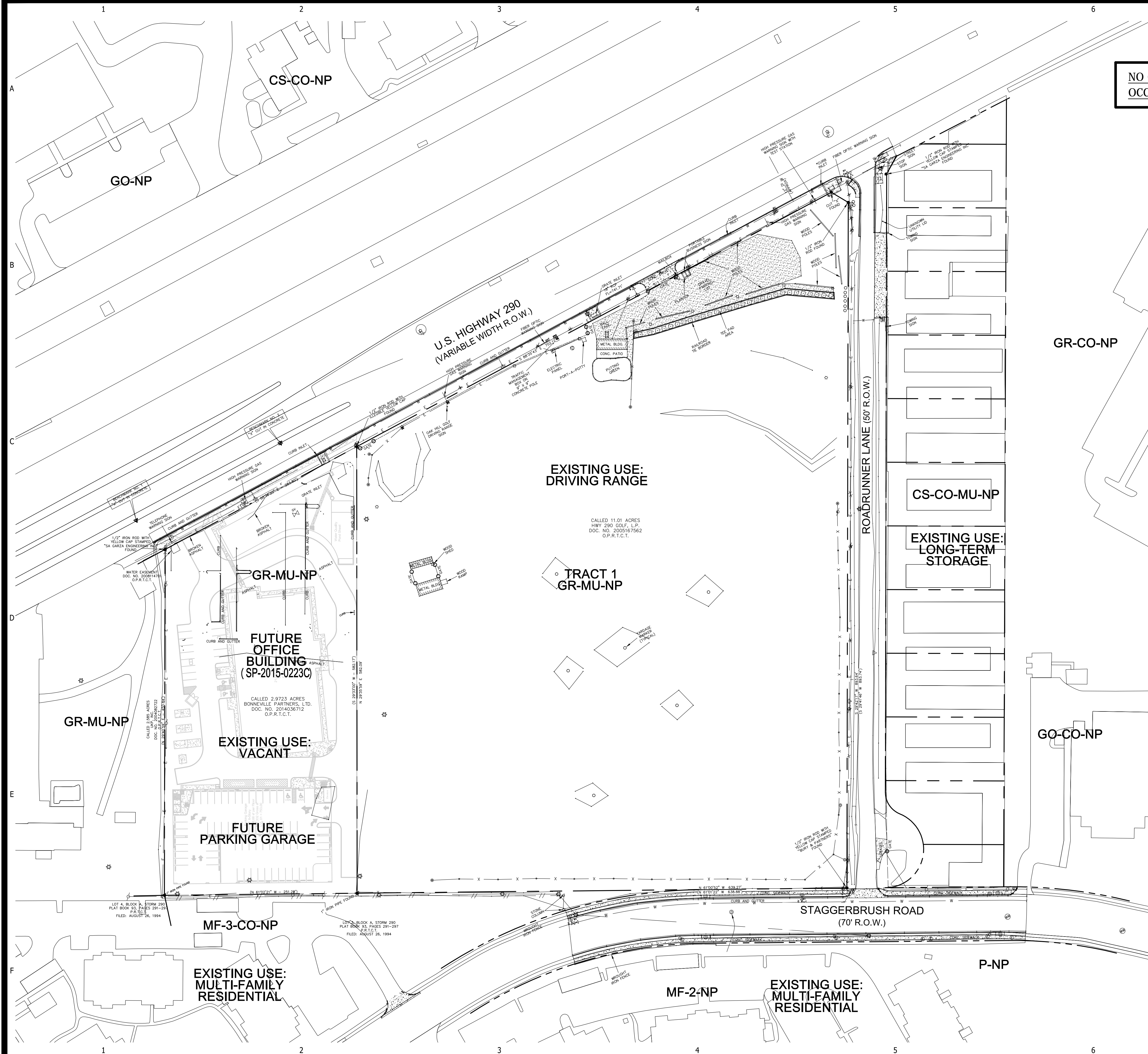
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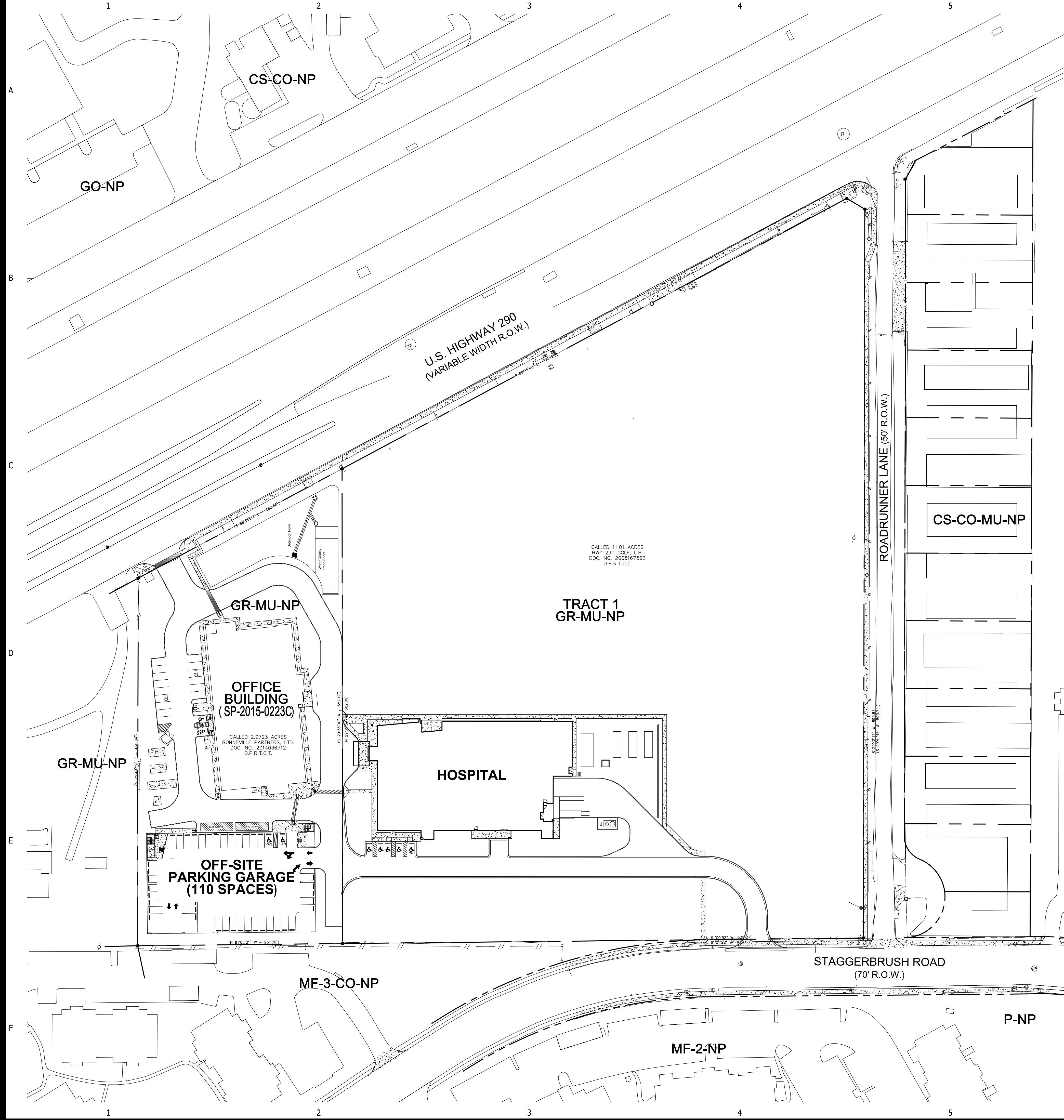
0	PERMIT & CONSTRUCTION	11/30/20
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DRAWN BY _____ CHECKED BY _____

FILE NAME 11603300C-

SPC-2016-0553AT





PARKING CALCULATIONS			
REQUIREMENTS	CALCULATION	PARKING REQUIRED	PARKING PROVIDED
CITY OF AUSTIN LAND DEVELOPMENT CODE 1 SPACE PER 4 BEDS PLUS 1 SPACE PER 2 EMPLOYEES	50 BEDS / 4 = 13 SPACES 60 EMPLOYEES / 2 = 30 SPACES	43 REQUIRED SPACES (PER COA LDC)	110 REG. SPACES
TEXAS DEPARTMENT OF STATE HEALTH SERVICES HOSPITAL LICENSING REGULATIONS 1 SPACE / FULL-TIME EMPLOYEE PLUS 1 SPACE / PATIENT BED	50 BEDS X (1 PER PATIENT BED) = 50 SPACES PLUS (60 BEDS) X (1 PER EMPLOYEE) = 60 SPACES	110 REQUIRED SPACES PER TITLE 25 TAC Chapter 133 (2)	6 BICYCLE SPACES 5 ACCESSIBLE SPACES (TAS 4.1.2 TABLE 2) (TAS 4.1.2.5.d.i)

PROJECT DATA

TOTAL SITE AREA: 11.01 ACRES (479,596 SF)

ZONING: GR-MU-NP

TOTAL GROSS FLOOR AREA: 86,666 SF (18.1%)

BUILDING COVERAGE: 30,214 SF (6.3%)

IMPERVIOUS COVER: 71,939 SF (15%)

FLOOR-TO-AREA RATIO: 0.18:1

BUILDING HEIGHT: 60'-0" (4 STORIES)

FOUNDATION TYPE: STRUCTURAL SLAB ON PIERS

NOTE: THIS IS ONLY A CONDITIONAL LAND USE APPLICATION. NO DEMOLITION OR CONSTRUCTION WILL OCCUR UNTIL A SITE DEVELOPMENT PERMIT APPLICATION IS APPROVED BY THE CITY.

- COMPATIBILITY NOTES
1. ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY (SECTION 25-2-1064).

2. ALL DUMPSTERS AND ANY PERMANENTLY PLACED REFUSE RECEPTACLES WILL BE LOCATED AT A MINIMUM OF TWENTY (20) FEET FROM A PROPERTY USED OR ZONED AS SF-5 OR MORE RESTRICTIVE (SECTION 25-2-1067).

3. THE USE OF HIGHLY REFLECTIVE SURFACES, SUCH AS REFLECTIVE GLASS AND REFLECTIVE METAL ROOFS, WILL BE PROHIBITED (SECTION 25-2-1067).

4. THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES (SECTION 25-2-1067).

- SITE PLAN NOTES
1. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.

2. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.

3. ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).

4. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.

5. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.

6. ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.

7. A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT, FOR NONCONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.

8. FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.

9. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED

10. YARDS, FENCES, VEGETATIVE SCREENING OR BERMS SHALL BE PROVIDED TO SCREEN ADJACENT SF-5 OR MORE RESTRICTIVE RESIDENTIAL DISTRICTS FROM VIEWS OF OFF-STREET PARKING AREAS, MECHANICAL EQUIPMENT, STORAGE AREAS, AND FOR REFUSE COLLECTION (SECTION 25-2-1066).

11. NO CONSTRUCTION ACTIVITIES OR TREE REMOVAL ARE PROPOSED WITH THIS SITE PLAN SUBMITTAL.

12. SIGNAGE SHALL BE PROVIDED INDICATING OFF-SITE PARKING AS FOLLOWS: ONE SIGN SHALL BE PROVIDED AT THE OFF-SITE PARKING INDICATING THE PROPERTY OR USE WHICH IT SERVES, AND ONE SIGN SHALL BE PROVIDED ON THE SITE OF THE US SERVED INDICATING THE LOCATION OF THE OFF-SITE PARKING. LDC 25-6-503.

13. 6 BICYCLE SPACES SHALL BE PROVIDED IN ACCORDANCE WITH COA STANDARD DETAIL 701S-1.

- TRANSPORTATION NOTES
1. THE LEASED PARKING SPACES ON THE "FUTURE OFFICE BUILDING TRACT ARE GR-MU SPACES BEING PROPOSED FOR GENERAL HOSPITAL CONDITIONAL USE IN A GR-MU DISTRICT. THE LEASED PARKING SPACES WILL BE MADE AVAILABLE FOR THE EXCLUSIVE USE FOR THE HOSPITAL 7 DAYS A WEEK AND 24 HOURS A DAY.

2. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED FOR THE HOSPITAL UNTIL THE OFF-SITE PARKING GARAGE IS COMPLETE.

3. SIGNAGE WILL BE PROVIDED TO INDICATE A MINIMUM OF 110 PARKING GARAGE SPACES AS RESERVED FOR HOSPITAL EMPLOYEES AND VISITORS ONLY.

4. THE PROPOSED DRIVEWAY LOCATION AND DIMENSIONS ARE NOT BEING REVIEWED WITH THIS CONDITIONAL USE PERMIT APPLICATION.

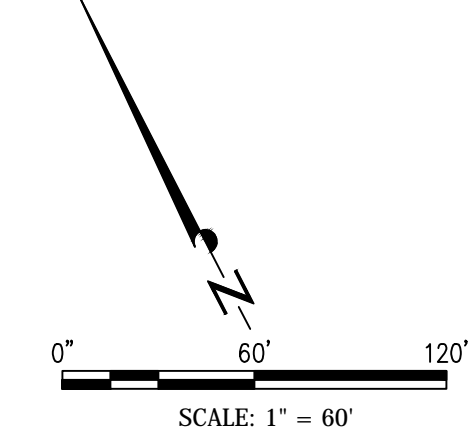
- ELECTRIC NOTES
1. THIS IS ONLY A CONDITIONAL LAND USE APPLICATION. NO DEVELOPMENT WILL OCCUR UNTIL A CONSTRUCTION SITE DEVELOPMENT PERMIT APPLICATION IS APPROVED BY THE CITY.

2. ANY REMOVAL OR RELOCATION OF EXISTING AE ELECTRIC FACILITIES WILL BE AT OWNERS/APPLICANTS EXPENSE.

3. THE PROPOSED AND EXISTING IMPROVEMENTS MUST BE IN COMPLIANCE WITH AE CLEARANCE CRITERIA REQUIREMENTS, THE NATIONAL ELECTRIC SAFETY CODE AND OSHA.

4. A COMPLETE SET OF ENGINEERING DESIGN PLANS WILL BE SUBMITTED FOR AUSTIN ENERGY TO REVIEW AT THE TIME OF THE CONSTRUCTION SITE PLAN APPLICATION.

NO CONSTRUCTION OR DEMOLITION WILL OCCUR WITH THIS LAND USE SITE PLAN



SITE PLAN APPROVAL

SHEET 3 OF 4

FILE NUMBER: SPC-2016-0553AT APPLICATION DATE: 11/30/2016

APPROVED ADMIN. ON _____ UNDER SECTION 112

CHAPTER 25.5 OF THE CITY OF AUSTIN CODE

APPROVED BY CITY COUNCIL ON: _____

EXPIRATION DATE: (25-5-81.LDC) _____ CASE MANAGER: CLARISSA DAVIS

DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

RELEASED FOR GENERAL COMPLIANCE: _____ ZONING: GR-MU-NP

Correction 1: _____ Rev. 1: _____

Correction 2: _____ Rev. 2: _____

Correction 3: _____ Rev. 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.

Page/

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CONDITIONAL USE PERMIT
& OFFSITE PARKING PERMIT

BARTON CREEK MEDICAL

5243 W US 290 HWY SVRD EB

AUSTIN, TEXAS 78735

REVISION HISTORY

0

PERMIT & CONSTRUCTION

11/30/2016

REVISION LEVEL ISSUE NAME ISSUE DATE

PROFESSIONAL SEALS

Firm Registration No. 958
Page Southernland Page, LLP

STATE OF TEXAS

DENNY LEE KUMM

65965

REGISTERED PROFESSIONAL ENGINEER

02/03/2017

CIVIL

PROPOSED SITE & VICINITY

DRAWN BY: CL CHECKED BY: DK

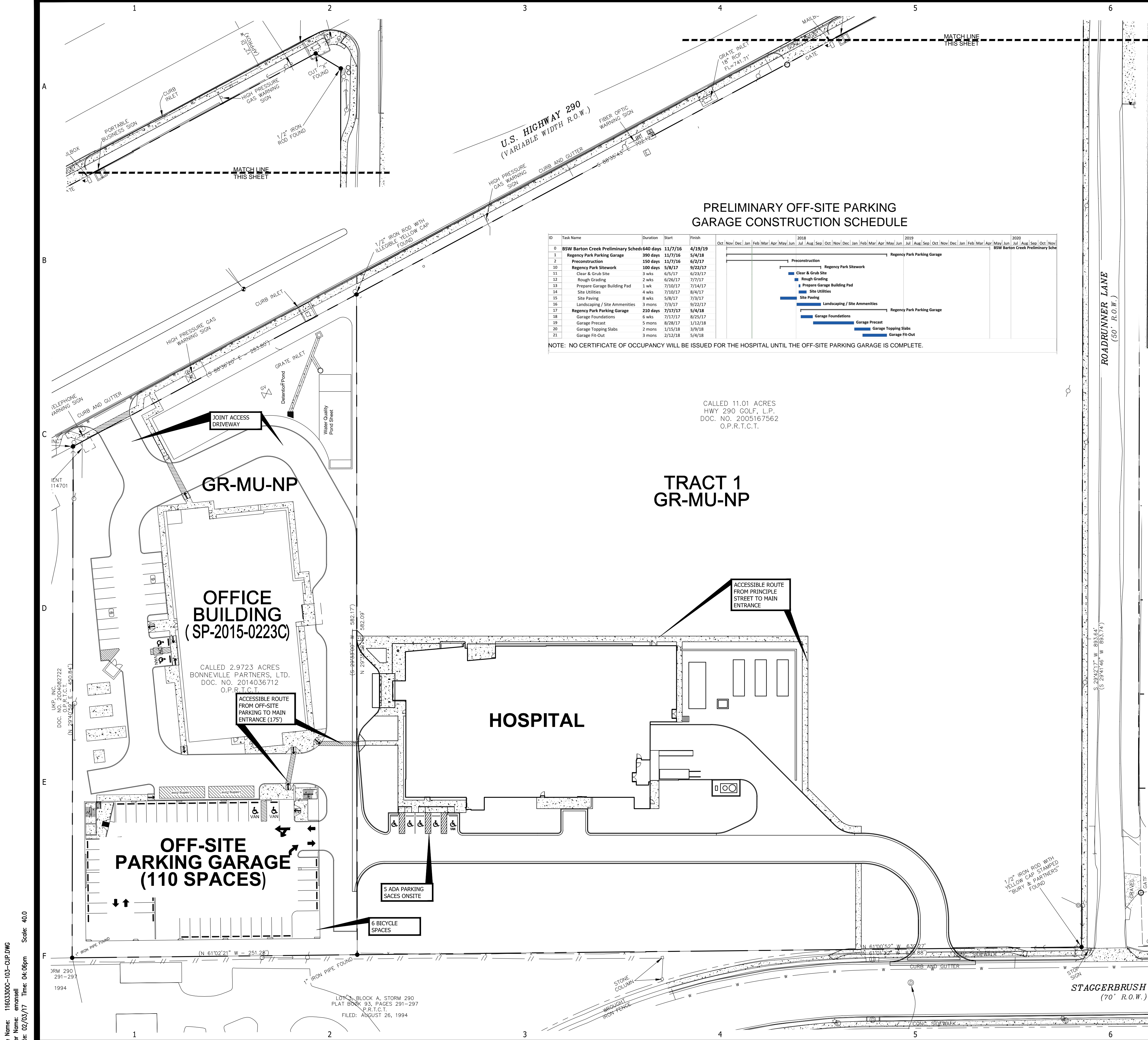
PROJECT NUMBER: 116033 PROJECT ABBREVIATION: BARTON CREEK MEDICAL

ORIGINAL ISSUE: 10/05/2016 CURRENT DOCUMENTATION STAGE: SD

FILE NAME: 11603300C-101

C-102

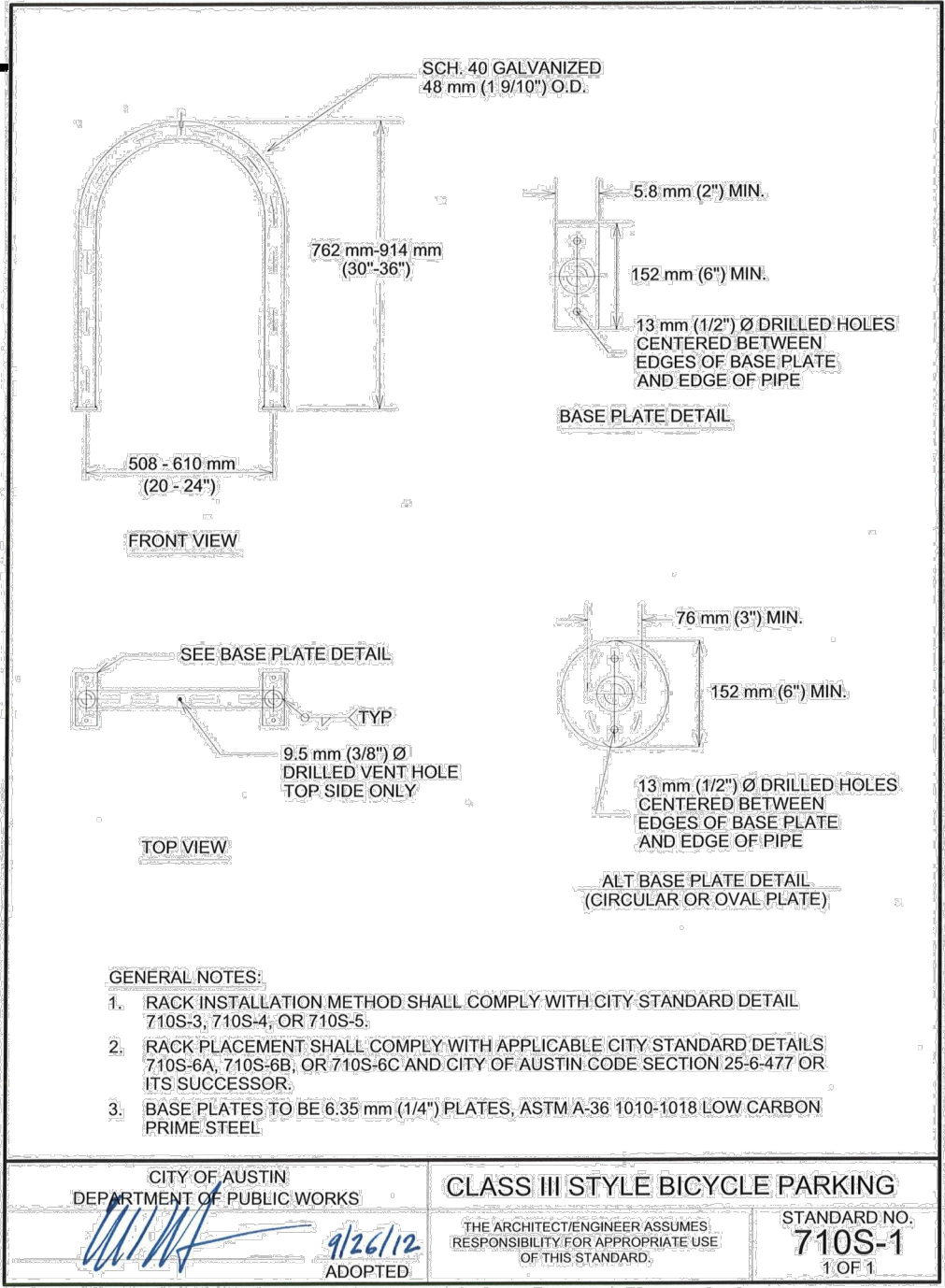
DRAWING NUMBER: 3 OF 4



PRELIMINARY OFF-SITE PARKING GARAGE CONSTRUCTION SCHEDULE

ID	Task Name	Duration	Start	Finish	2018	2019	2020
0	BSW Barton Creek Preliminary Sched	640 days	11/7/16	4/19/19			
1	Regency Park Parking Garage	390 days	11/7/16	5/4/18			
2	Preconstruction	150 days	11/7/16	6/2/17			
10	Regency Park Stewwork	100 days	5/8/17	9/22/17			
11	Clear & Grub Site	3 wks	6/5/17	6/23/17			
12	Rough Grading	2 wks	6/26/17	7/7/17			
13	Prepare Garage Building Pad	1 wk	7/10/17	7/14/17			
14	Site Utilities	4 wks	7/10/17	8/4/17			
15	Site Paving	8 wks	5/8/17	7/3/17			
16	Landscaping / Site Amenities	3 mons	7/3/17	9/22/17			
17	Regency Park Parking Garage	210 days	7/17/17	5/4/18			
18	Garage Foundations	6 wks	7/17/17	8/25/17			
19	Garage Precast	5 mons	8/28/17	1/12/18			
20	Garage Topping Slabs	2 mons	1/15/18	3/9/18			
21	Garage Fit-Out	3 mons	2/12/18	5/4/18			

NOTE: NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED FOR THE HOSPITAL UNTIL THE OFF-SITE PARKING GARAGE IS COMPLETE.



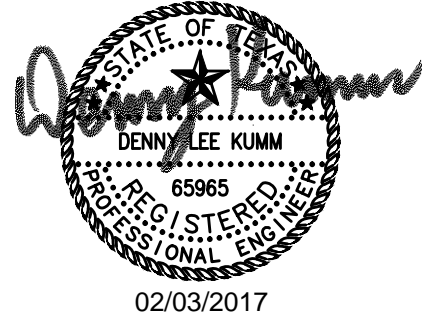
CONDITIONAL USE PERMIT
& OFFSITE PARKING PERMIT
BARTON CREEK MEDICAL
5243 W US 290 HWY SVRD EB
AUSTIN, TEXAS 78735

REVISION HISTORY

REVISION	LEVEL	ISSUE NAME	DATE
0	PERMIT & CONSTRUCTION	11/30/2016	

PROFESSIONAL SEALS

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Page Southerland Page, LLP



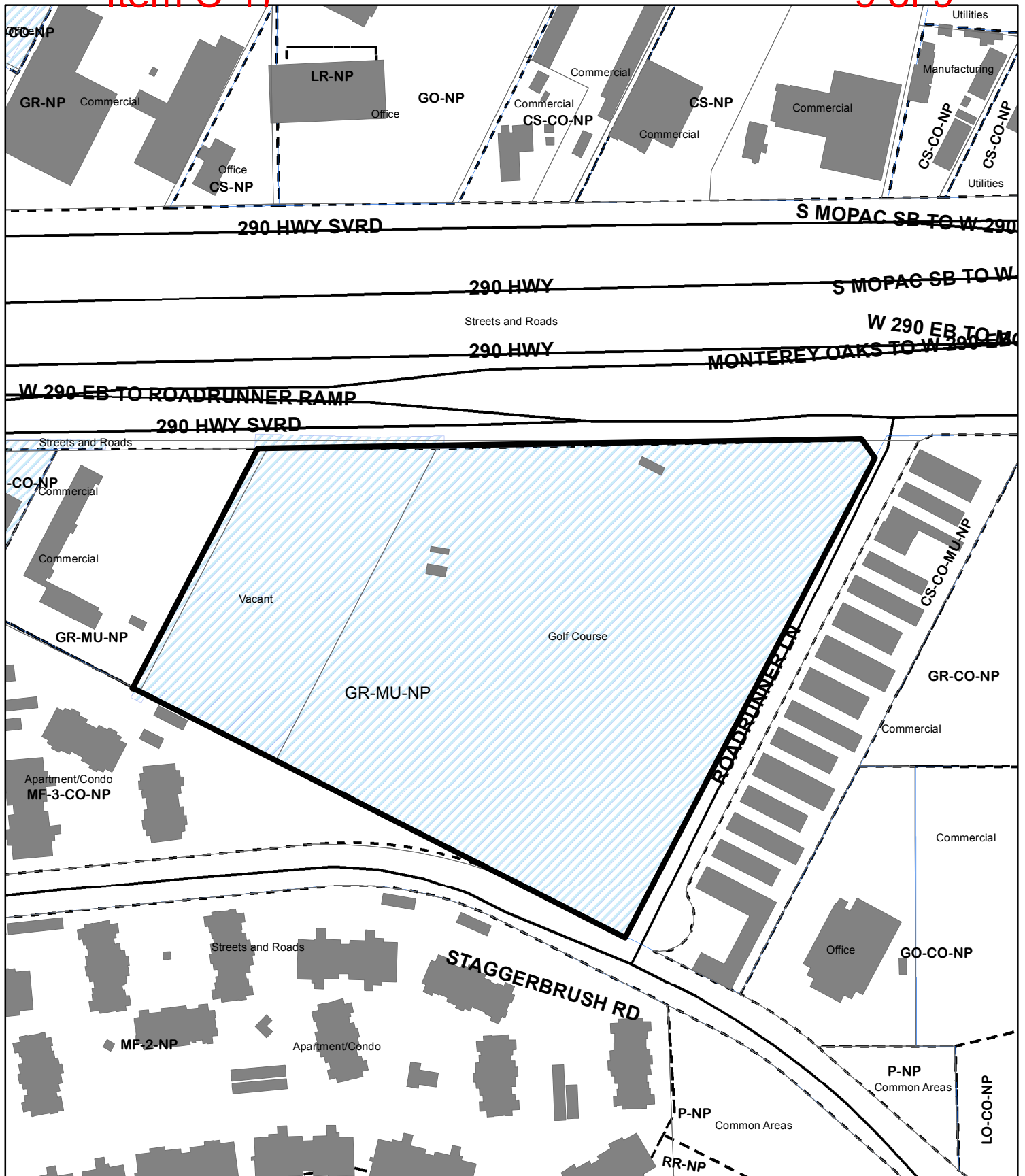
02/03/2017
CIVIL
SITE LAYOUT PLAN

DRAWN BY	CHECKED BY
CL	DK
PROJECT NUMBER	PROJECT ABBREVIATION
1160333	BARTON CREEK MEDICAL
ORIGINAL ISSUE	CURRENT DOCUMENTATION STAGE
10/05/2016	SD
FILE NAME	11603300CS-101

C-103
DRAWING NUMBER 4 OF 4

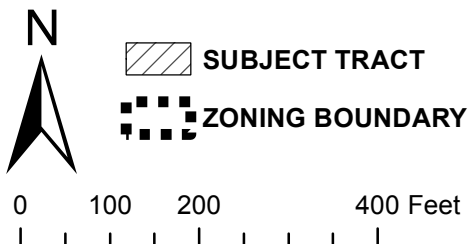
NO CONSTRUCTION OR DEMOLITION WILL
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SITE PLAN APPROVAL SHEET 4 OF 4
FILE NUMBER: **SPC-2016-0553AT** APPLICATION DATE: 11/30/2016
APPROVED ADMIN. ON _____ UNDER SECTION 112
CHAPTER 25.5 OF THE CITY OF AUSTIN CODE
APPROVED BY CITY COUNCIL ON: _____
EXPIRATION DATE: (25-5-81.LDC) _____ CASE MANAGER: **CLARISSA DAVIS**
DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT
RELEASED FOR GENERAL COMPLIANCE: _____ ZONING: GR-MU-NP
Correction 1: _____ Rev. 1: _____
Correction 2: _____ Rev. 2: _____
Correction 3: _____ Rev. 3: _____
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SITE PLAN

CASE#: SPC-2016-0553AT

ADDRESS: 5251 1/2 W US 290 HWY SVRD EB;
5243 W US 290 HWY SVRD EBCASE NAME: Barton Creek Medical
MANAGER: Clarissa Davis

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 Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



OPERATOR: Clarissa Davis