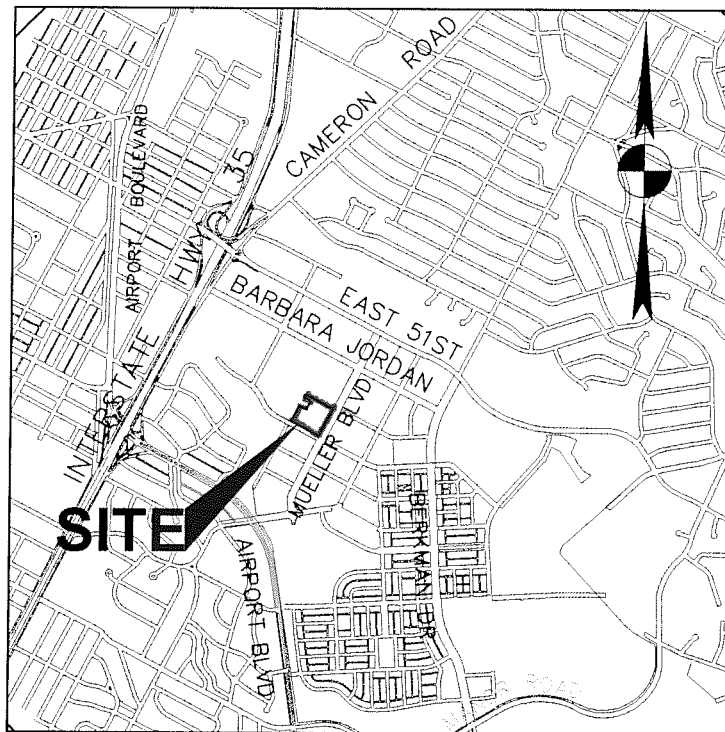


**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2019-0092.0A**PC DATE:** June 25, 2019**SUBDIVISION NAME:** DCMC Dell Children's Subdivision**AREA:** 29.55**LOT(S):** 4**OWNER/APPLICANT:** Seton Family of Hospitals**AGENT:** Stantec Consulting Services Inc (Daulton Wendel)**ADDRESS OF SUBDIVISION:** 4900 Mueller Blvd**GRIDS:** L25**COUNTY:** Travis**WATERSHED:** Boggy Creek**JURISDICTION:** Full-Purpose**EXISTING ZONING:** PUD**MUD:** N/A**NEIGHBORHOOD PLAN:** RMMA**DISTRICT:** 9**PROPOSED LAND USE:** PUD**ADMINISTRATIVE WAIVERS:** None**VARIANCES:** None**SIDEWALKS:** Sidewalks will be provided on both sides of all internal streets and the subdivision side of boundary streets.**DEPARTMENT COMMENTS:** The request is for approval of the DCMC Dell Children's Subdivision Final Plat. The proposed plat is composed of 4 lots on 29.55 acres. The applicant proposes to resubdivide an existing lot into 4 lots for a medical building and associated parking garage. The City of Austin will provide all utilities. The developer is responsible for all costs associated with any planned improvements.**STAFF RECOMMENDATION:** Staff recommends approval of the resubdivision plat. This plat meets all applicable State and City of Austin LDC requirements.**PLANNING COMMISSION ACTION:****CITY STAFF:** Don Perryman**PHONE:** 512-974-2786**E-mail:** [don.perryman@austintexas.gov](mailto:don.perryman@austintexas.gov)



VICINITY MAP

N.T.S.

v:\2220\active\222011338\civil\drawing\exhibits\engineering and drainage report\222011338\_site location map.mxd

2019.03.11 11:19:05 AM



Stantec Consulting Services Inc.  
1905 Aldrich Street Suite 300  
Austin TX 78723-3544  
Tel: (512) 328-0011  
www.stantec.com

TBPE # F-6324  
TBPLS # 10194230

Client/Project  
SETON HEALTHCARE

DCMC PACE PROJECT -  
MEDICAL OFFICE  
BUILDING

Project No.  
222011338

Title  
SITE LOCATION MAP

Revision	Date
-	2019.03.04

Reference Sheet	Figure No.
-	EXH 1

**DELL CHILDRENS SUBDIVISION**

LOT 1A, BLOCK E, MUELLER RETAIL PHASE A  
DOCUMENT NO. 200900102

**AREA SUMMARY**

LOT #	AREA
1	26115 AC
2	3478 AC
3	0.361 AC
4	0.590 AC
<b>TOTAL</b>	<b>28544 AC</b>

LOT 1, BLOCK D  
MUELLER SECTION II AND LOT 1, BLOCK E, MUELLER SECTION XI  
DOC. NO. 200900039

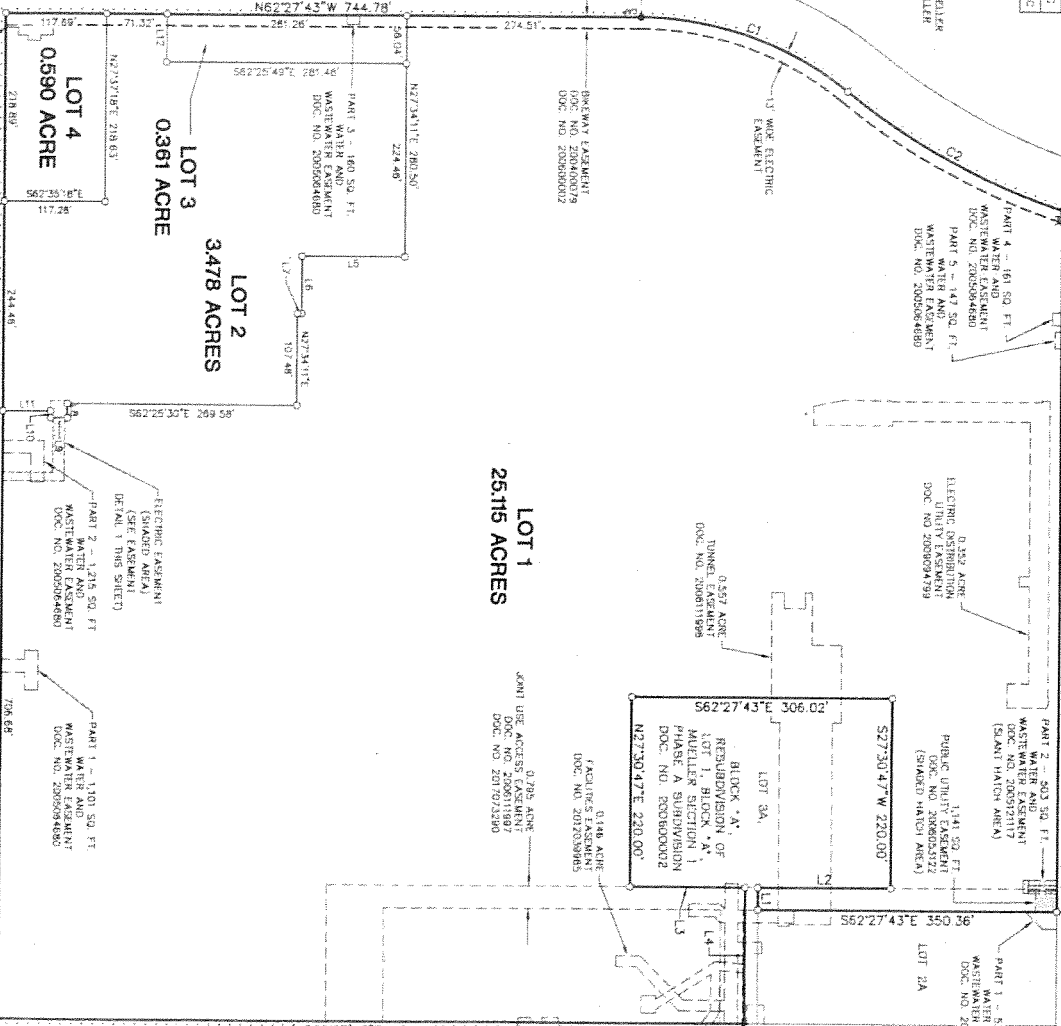
**ROBERT BROWNING STREET**  
(R.O.W. VARIES)

LOT 1, BLOCK 'A',  
MUELLER SECTION  
II SUBDIVISION  
DOC. NO. 200700270

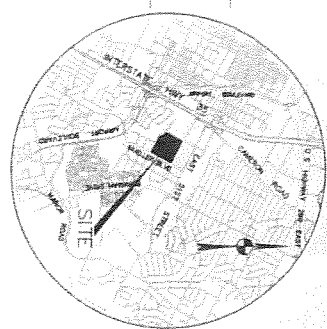
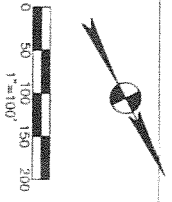
**JAMES WHEAT STREET**  
(50' R.O.W.)

LOT 1, BLOCK 'B',  
MUELLER SECTION  
II SUBDIVISION  
DOC. NO. 200500279

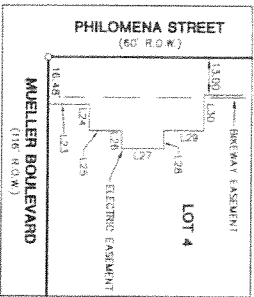
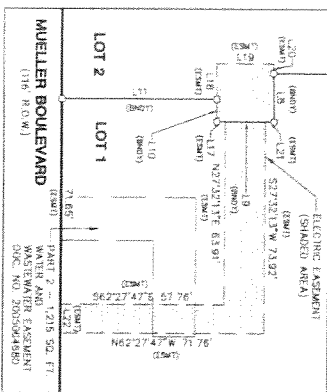
LOT 2, BLOCK 'B',  
MUELLER SECTION  
II SUBDIVISION  
DOC. NO. 200500279



LOT 1B  
RESUBDIVISION OF LOT 1,  
BLOCK B, MUELLER SECTION  
II, PHASE A  
DOCUMENT NO. 200900102



**BEARING BASIS**  
N 115°  
AS REFERENCED TO THE TEXAS COORDINATE SYSTEM AND  
AK93, CENTRAL ZONE, DURING CITY OF AUSTIN PROVIDED  
GIS CORNER MONUMENTS (M01-M10)



- LEGEND**
- 1/2" IRON ROD FOUND
  - 1/4" IRON ROD FOUND
  - STAINLESS CAP SET
  - STEELMARK
  - BY NAIL FOUND
  - 1/2" IRON ROD 6/7
  - TAPE CAP FOUND

LOT 1, BLOCK 'A',  
MUELLER SECTION  
II SUBDIVISION  
DOCUMENT NO. 200400079

PART 2 - 81 SQ. FT.  
WATER AND  
WASTEWATER EASEMENT  
DOC. NO. 200500241

PART 1 - 440 SQ. FT.  
WATERING EASEMENT  
DOC. NO. 200500240

2,182 SQ. FT.  
ELECTRIC DISTRIBUTION  
DOC. NO. 200900278

110 SQ. FT.  
WATER AND  
WASTEWATER EASEMENT  
DOC. NO. 200500240



**Stantec**  
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**DELL CHILDRENS SUBDIVISION**  
A 4 LOT SUBDIVISION  
CONSISTING OF 29,544 ACRES  
DATE: NOVEMBER, 2019  
PREPARED BY:

SHEET 1  
RENUMBER OF 18,732  
AUSTIN, TEXAS  
TOWN CENTER, LLC  
DOC. NO. 2018027286

LOT 1, BLOCK 'C',  
MUELLER SECTION 1B-1  
DOCUMENT NO. 201800288

LOT 1, BLOCK 'A',  
MUELLER SECTION 1B-2 SUBDIVISION  
DOC. NO. 201800286

LOT 2,  
MUELLER SECTION VII-B  
DOCUMENT NO. 201200208

AMENDED PLAT OF BLOCK 1,  
MUELLER SECTION VII-B  
DOCUMENT NO. 201200208  
DATE: 07/20/2010 (AS AMENDED 07/20/2010)