ZONING CHANGE REVIEW SHEET

CASES: C14-2020-0124 – Gemini Tract A
C14-2020-0125 – Gemini Tract B
C14-2020-0126 – Gemini Tract C
C14-2020-0127 – Gemini Tract D

DISTRICT: 6

ZONING FROM: CS-MU

ZONING TO: CH

ADDRESS: 14231 North 183A Highway Service Road Northbound

TOTAL SITE AREA: 24.6705 acres

C14-2020-0124 – 19.1167 acres; C14-2020-0125 – 5.2978 acres
C14-2020-0126 – 0.1834 acres (7,989 sf); C14-2020-0127 – 0.0726 acres (3,162 sf)

PROPERTY OWNER: Ascension Seton (Scott Herndon)

AGENT: Metcalfe Wolff Stuart & Williams, LLP (Michele Rogerson Lynch)

CASE MANAGER: Wendy Rhoades (512-974-7719, wendy.rhoades@austintexas.gov)

STAFF RECOMMENDATION:

The Staff recommendation is to grant commercial highway services (CH) district zoning. *For a summary of the basis of Staff's recommendation, see case manager comments.*

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:
December 1, 2020: ***APPROVED CH DISTRICT ZONING, AS STAFF RECOMMENDED, BY CONSENT***
[H. SMITH; D. KING – 2ND] (11-0)

CITY COUNCIL ACTION:
December 10, 2020:

ORDINANCE NUMBER:

ISSUES:

None at this time.

CASE MANAGER COMMENTS:

The subject four rezoning areas are undeveloped and separated by dedicated, unbuilt right-of-way and zoned general commercial services – mixed use (CS-MU) district. The property is located at the intersection of Avery Ranch Boulevard and North 183A Highway Service Road Northbound and will have frontage on an unbuilt section of North Lake Creek Parkway

along the northeast property line. For context, Lakeline Boulevard is approximately 900 feet to the south. There is undeveloped property across Avery Ranch Boulevard to the north (I-RR, MF-4), undeveloped property across the unbuilt North Lake Creek Parkway right-of-way to the east (MF-4), undeveloped property to the south (MF-4, CS-MU), and the North 183A Service Road Northbound and main lanes to the west. ***Please refer to Exhibits A and A-1 – Zoning Map and Aerial Exhibit.***

The Applicant proposes to rezone the property to the commercial highway services (CH) district so that it may be developed with a hospital (general) use, and related driveways, parking areas and open space. ***Please refer to Exhibit B for the Master Site Plan showing the campus layout and location of each rezoning case.***

BASIS OF RECOMMENDATION:

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

   Commercial highway services (CH) district is the designation for a use that has operating and traffic generation characteristics that require that the use be located at the intersection of State maintained highways other than scenic arterial roadways. A CH district designation may be applied to a single major mixed use development of a service nature that includes any combination of office, retail, commercial, and residential uses. A CH district may include a high density residential use. Site development regulations and performance standards applicable to a CH district are designed to ensure adequate access to and from all uses.

2. *Zoning should promote the policy of locating retail and more intensive zoning near the intersections of arterial roadways or at the intersections of arterials and major collectors.*

   Staff recommends CH zoning because the property meets the purpose statement of the district. These parcels of land are located at the intersection of a highway, Highway 183A North and an arterial roadway, Avery Ranch Boulevard. The CH zoning district is compatible with the surrounding uses because there is moderate-high density multifamily zoned property to the east (MF-4) and higher intensity commercial zoned (CS-MU) to the south of the site, respectively. The property is within the vicinity of the Northwest Park & Ride Town Center Transit Oriented Development District (TOD) and by the Lakeline Station Regional Center as identified on the Growth Concept Map in the Image Austin Comprehensive Plan. The proposed CH zoning is appropriate for this location because it will permit the proposed hospital use along a highway and will provide medical services at a regional scale.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	CS-MU	Undeveloped
North	I-RR; MF-4; PUD	Undeveloped; Single family residences in the Avery Ranch subdivision
South	CS-MU; GR-MU	Undeveloped
East	MF-4; I-RR	Undeveloped; State offices (TXDoT - Cedar Park campus)
West	Not Applicable	North 183A Highway main lanes and service road

NEIGHBORHOOD PLANNING AREA: Not Applicable TIA: Is not required

WATERSHED: Buttercup Creek – Suburban

CAPITOL VIEW CORRIDOR: No SCENIC ROADWAY: No

SCHOOLS: *This site is located within the Round Rock ISD.*
Sommer Elementary School Elsa England Elementary School
Pearson Ranch Middle School McNeil High School

COMMUNITY REGISTRY LIST:

604 – Davis Spring HOA 1228 – Sierra Club, Austin Regional Group
1239 – Leander ISD Population and Survey Analysts 1363 – SEL Texas
1528 – Bike Austin 1530 – Friends of Austin Neighborhoods
1616 – Neighborhood Empowerment Foundation

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2019-0035 – Lakeline Mixed Use – 9500 North Lake Creek Pkwy	I-RR to Tract 1: MF-4, Tract 2: CS-MU	To Grant MF-4 for Tract 1 and CS-MU for Tract 2 (4-16-2019).	Apvd MF-4 for Tract 1 and CS-MU for Tract 2 as Commission recommended (5-23-2019).
C14-2018-0134 – Avery Ranch at 183A – US Hwy 183A Toll Rd and Avery Ranch Blvd	I-RR to MF-4	To Grant MF-4 (2-5-2019).	Apvd MF-4 as Commission recommended (3-7-2019).
C14-2018-0133 – Lakeline at 183A – 14115 N US	CH, GO, GR to GR-MU	To Grant GR-MU-CO w/CO prohibiting Alternative Financial Svcs, Bail Bond	Apvd GR-MU as Commission recommended (2-07-2019).

Hwy 183A NB Service Rd		Svcs and Pawn Shop Svcs (1-15-2019).	
C14-2007-0046 – Wolf Hester Tract – 14000 US Hwy 183 N	DR to GR	To Grant GR-CO w/CO to prohibit Pawn Shop Svcs (6-5-2007).	Apvd GR-CO (7-26-2007).
C14-04-0166 – Lake Creek – Lakeline Blvd and N Lake Creek Pkwy	GO to CS	To Grant CS-CO w/CO to prohibit Pawn Shop Svcs, Exterminating Svcs, and Adult-Oriented Businesses (6-21-2005).	Apvd CS-CO as Commission recommended (7-28-2005).
C14-04-0165 – Lakeline Blvd at Lake Creek Pkwy	GR to CS	To Grant CS-MU-CO w/CO to prohibit Pawn Shop Svcs, Exterminating Svcs, and Adult-Oriented Businesses (6-21-2005).	Apvd CS-MU-CO as Commission recommended (7-28-2005).

RELATED CASES:

On August 27, 2020, Council approved CS-MU zoning for all four tracts (C14-2020-0060 – Avery Lakeline). Prior to that rezoning case, Council approved MF-4 and CS-MU zonings for the property on May 23, 2019 (C14-2019-0035 – Lakeline Mixed Use).

The property is platted as portions of Lot 1, Block A, and Lot 1, Block B, Avery Lakeline recorded on January 20, 2020 (C8-2019-0041.1A). There is a resubdivision in process that includes the rezoning areas and with a purpose to realign Hema Drive and revise Linnaea Lane so the two lots designated for hospital use are more contiguous.

EXISTING STREET CHARACTERISTICS:

Name	Existing ROW	ASMP Required ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Avery Ranch Boulevard	135 feet	120 feet	52 feet	Level 3	Yes	Yes	Yes
183A Highway Service Road NB	437 feet	Defer to TxDOT	41 feet	Level 4	No	Yes	Yes

North Lake Creek Parkway	Future roadway	78 feet	Not Applicable	Level 2	No	Yes	No

OTHER STAFF COMMENTS:

Comprehensive Planning

This rezoning case is located on the southeast corner of the 183A service road and Avery Ranch Boulevard, on an undeveloped lot that is approximately 19.116 acres in size. The property is located just north of **Imagine Austin's Lakeline Regional Center**. Surrounding land uses includes undeveloped land and a large single family subdivision to the north; to the south is an office building and the Parkline Shopping Center; to the east is undeveloped land, a TXDOT office building and a large single family subdivision; and to the west is the 183A toll road, an auto dealership, and an apartment complex. The proposed use is a hospital.

Connectivity
There are public sidewalks and bike lanes located along Avery Ranch Blvd., but none along the frontage road of US 183A, which this property abuts. Public sidewalks, public transit and bike lanes are located partially along both sides of Lakeline Boulevard, approximately 0.40 miles away. There are no urban trails or parks located within a half of a mile from this property. The 183A Shared Use Path Trailhead and Bushy Creek Trailhead are located over a mile away to the north but there is no access available via a public sidewalk or a connecting trail. The connectivity and mobility options in this area are fair but expanding.

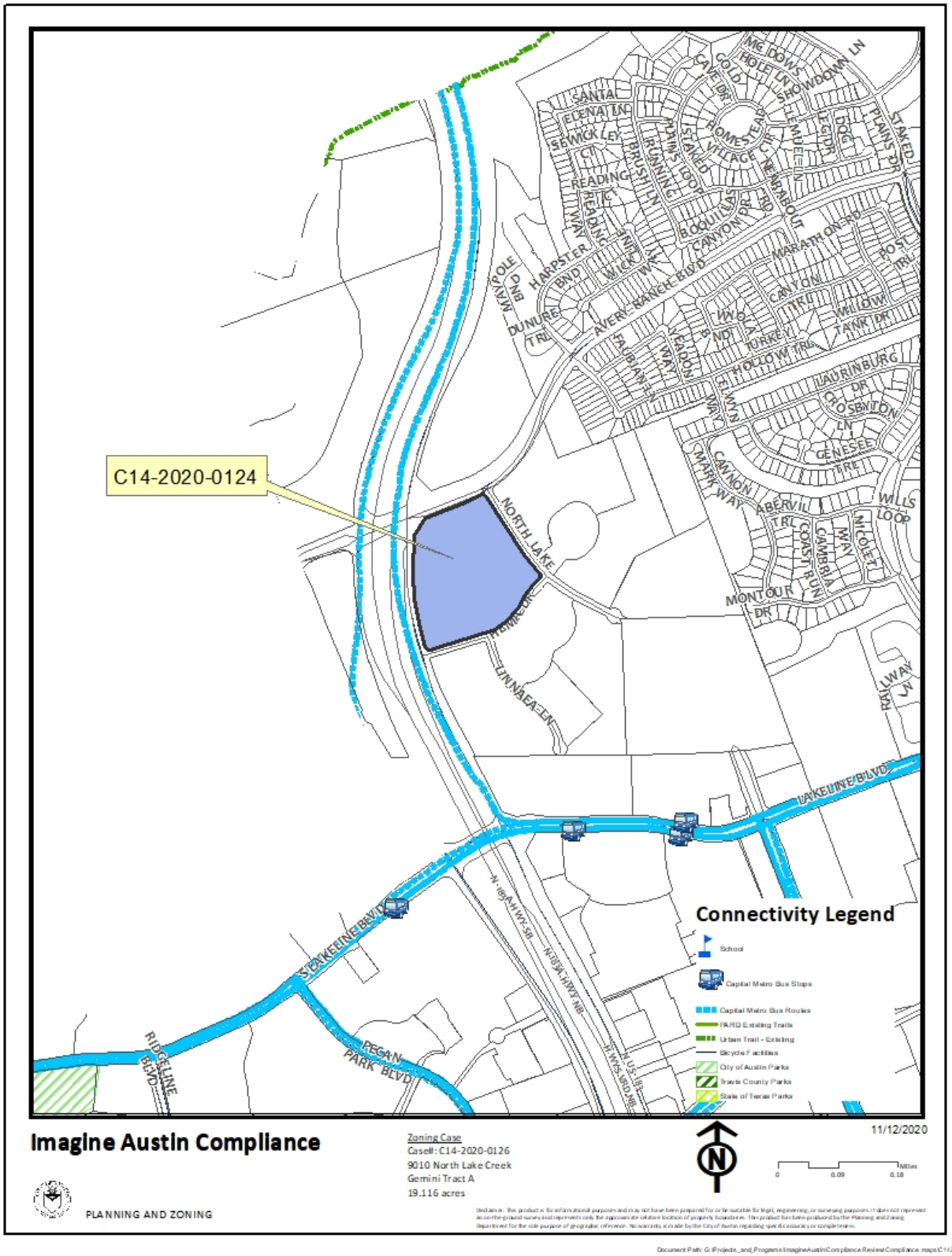
Imagine Austin
The property is located near the Lakeline Station Regional Center as identified on the Imagine Austin's Growth Concept Map. A Regional Center is the most urban of the three activity centers outlined in the growth concept map. These centers are the places where the greatest density of people and jobs and the tallest buildings in the region will be located. Like many Imagine Austin Centers, they are represented by a circle or globular shape that reflects the general location where the center should be located in the future. The center's actual boundaries would need to be clarified through a small area planning process. Regional, town, and neighborhood centers are supposed to be walkable, bikable, and supported by transit. The following Imagine Austin policies are applicable to this case:

- **LUT P3** Promote development in compact centers, communities or along corridors that are connected by roads and transit, are designed to encourage walking and bicycling, and reduce healthcare, housing and transportation costs.

- **LUT P4.** Protect neighborhood character by directing growth to areas of change that includes designated redevelopment areas, corridors and infill sites. **Recognize that different neighborhoods have different characteristics** and new and infill development should be sensitive to the predominant character of these communities.

- **LUT P7.** Encourage infill and redevelopment opportunities that place residential, work, and retail land uses in proximity to each other to maximize walking, bicycling, and transit opportunities.

Analyzing this specific site, there seems to be some mobility options available in the area (bike lanes and public sidewalks along Avery Ranch Blvd. and bike lanes, public sidewalks and transit stops along South Lakeline Boulevard). The proposed hospital also will provide much needed civic/medical use to serve the nearby Regional Center. However, due to the lack of connectivity and mobility options within walking distance (no public sidewalks along the service road to access nearby goods and services), this request appears to only partially support policies in the Imagine Austin Comprehensive Plan.


C14-2020-0124
NORTH LAKE
LINNAEA LN
LAKELINE BLVD
S LAKELINE BLVD
RIDGELINE BLVD
REGAN PARK BLVD
N IH-35 SVRD NB
U.S. HWY 183
Connectivity Legend
School
Capital Metro Bus Stops
Capital Metro Bus Routes
PARD Existing Trails
Urban Trail - Existing
Bicycle Facilities
City of Austin Parks
Travis County Parks
State of Texas Parks
Imagine Austin Compliance
PLANNING AND ZONING
Zoning Case
Case#: C14-2020-0126
9010 North Lake Creek
Gemini Tract A
19.116 acres
11/12/2020
N
0
0.09
0.18
Miles

Drainage

The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City's Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

Environmental

The site is located over the North Edwards Aquifer Recharge Zone. The site is in the Buttercup Creek Watershed, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

Development Classification	*% of Gross Site Area*	*% of Gross Site Area with Transfers*
Single-Family Residential (min. lot size 5750 sq. ft.)	45%	50%
One or Two Family Residential (lot size < 5750 sq. ft.)	55%	60%
Multifamily Residential	60%	65%
Commercial	65%	70%

According to floodplain maps there is no floodplain within or adjacent to the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2-year storm on site.

Impervious Cover

The proposed amount of impervious cover shown on the Master Site Plan is 52.8% which is within the allowable limits for the CH zoning district and the applicable watershed regulations.

Site Plan and Compatibility Standards

There are active site plan applications in review for this site, SPC-2020-0261A and SP-2020-0268B.

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

Site plans will be required for any new development other than single-family or duplex residential.

PARD – Planning & Design Review

The application for CH zoning indicates that the land use is hospital and related parking / driveway and open space uses. There are currently no parkland requirements for non-residential or non-hotel developments at the time of subdivision or site plan. Should there later be new residential units proposed by this development, parkland dedication will be required per City Code § 25-1-601. Please note that there are future parks nearby that will be dedicated as part of the Avery Lakeline subdivision.

Transportation

The Austin Strategic Mobility Plan (ASMP), adopted April 11, 2019, identifies existing right-of-way as sufficient for Avery Ranch Boulevard, North Lake Creek is a new roadway and does not identify any existing ROW, and 183A Highway Service Road NB will defer to TxDOT ROW requirements. The traffic impact analysis is waived, this site is subject to SB 1396; a TIA cannot be required for any development within this area; right-of-way dedication may still be required.

Austin Water Utility

The landowner intends to serve the site with City of Austin water and wastewater utilities in accordance with the Service Extension Requests approved for this tract. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance.

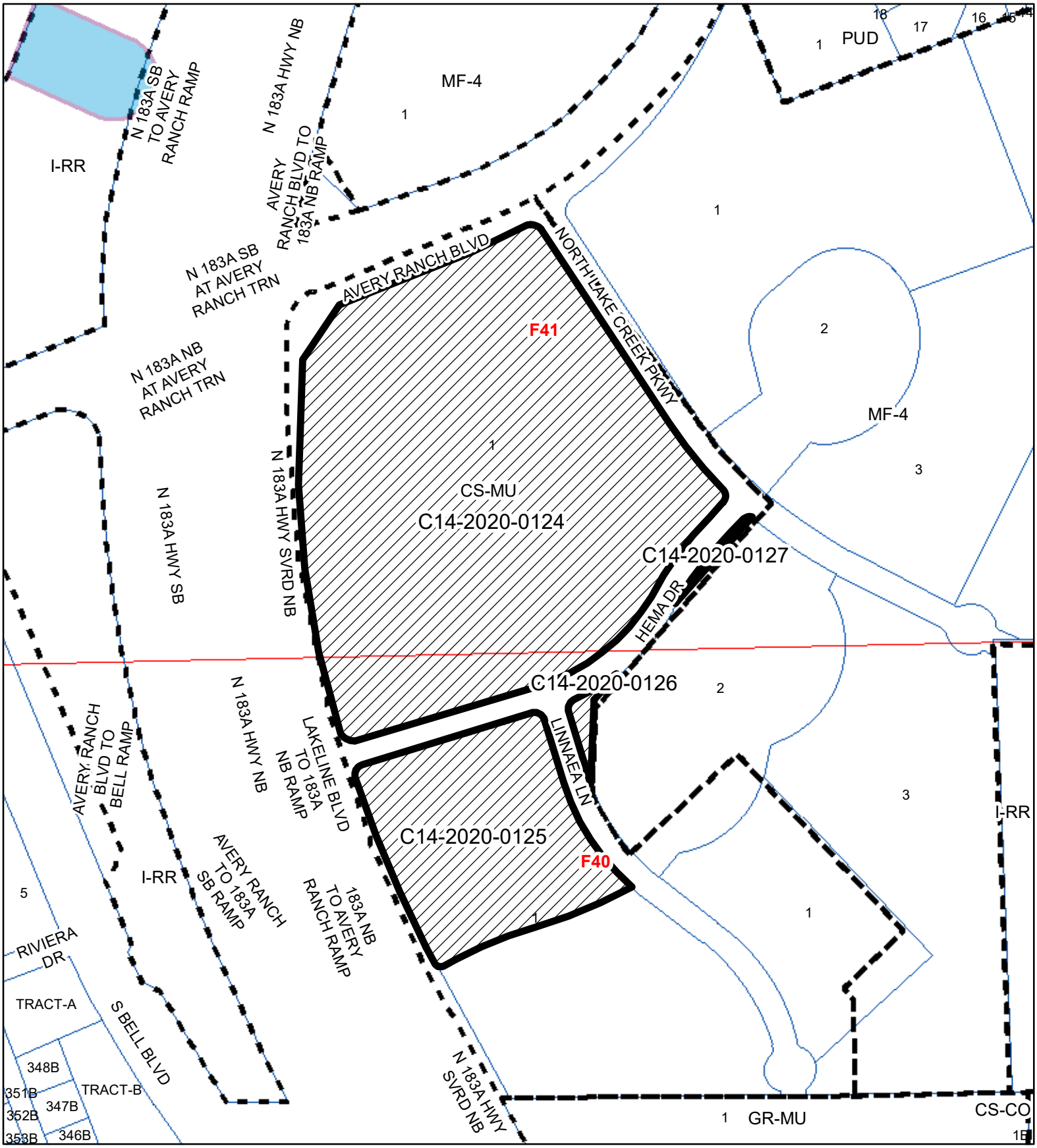
Depending on the development plans submitted, water and or wastewater Service Extension Request revisions may be required. All water and wastewater construction must be inspected by the City of Austin.

The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

INDEX OF EXHIBITS TO FOLLOW

A: Zoning Map
A-1: Aerial Map

B: Master Site Plan



N

SUBJECT TRACT

ZONING BOUNDARY

PENDING CASE

CREEK BUFFER

1" = 300'

Gemini Tract A, B, C, D Exhibit A

ZONING CASE#:	C14-2020-0124, 0125, 0126, 0127
LOCATION:	14231 N 183A Highway Service Rd NB
SUBJECT AREA:	24.6705 Total Acres
GRID:	F40 & F41
MANAGER:	Wendy Rhoades

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



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SUBJECT TRACT

ZONING BOUNDARY

PENDING CASE

CREEK BUFFER

1" = 300'

Gemini Tract A, B, C, D Exhibit A - 1

ZONING CASE#:	C14-2020-0124, 0125, 0126, 0127
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Rhoades, Wendy

From: Rhoades, Wendy
Sent: Tuesday, December 1, 2020 1:52 PM
To: King, David - BC
Cc: Rivera, Andrew; Ramirez, Nadia - BC; Kiolbassa, Jolene - BC; Michele Rogerson [redacted]
Subject: FW: C14-2020-0124 – Gemini Tract A, C14-2020-0125 – Gemini Tract B, C14-2020-0126 – Gemini Tract C, C14-2020-0127 – Gemini Tract D

Follow Up Flag: Follow up
Flag Status: Flagged

Commissioner King,
I corrected the maximum impervious cover figure in bold below which applies to the Buttercup Creek watershed.
Wendy

From: Rhoades, Wendy
Sent: Tuesday, December 1, 2020 1:34 PM
To: King, David - BC <BC-David.King@austintexas.gov>
Cc: Kiolbassa, Jolene - BC <bc-Jolene.Kiolbassa@austintexas.gov>; Ramirez, Nadia - BC <BC-Nadia.Ramirez@austintexas.gov>; Rivera, Andrew <Andrew.Rivera@austintexas.gov>; Michele Rogerson (mlynch@mwswtexas.com) <mlynch@mwswtexas.com>
Subject: RE: C14-2020-0124 – Gemini Tract A, C14-2020-0125 – Gemini Tract B, C14-2020-0126 – Gemini Tract C, C14-2020-0127 – Gemini Tract D

Commissioner King,
Please see my responses below.
Wendy

From: King, David - BC <BC-David.King@austintexas.gov>
Sent: Tuesday, December 1, 2020 9:27 AM
To: Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>
Cc: Rivera, Andrew <Andrew.Rivera@austintexas.gov>; Michele Rogerson Lynch; Kiolbassa, Jolene - BC <bc-Jolene.Kiolbassa@austintexas.gov>; Ramirez, Nadia - BC <BC-Nadia.Ramirez@austintexas.gov>
Subject: C14-2020-0124 – Gemini Tract A, C14-2020-0125 – Gemini Tract B, C14-2020-0126 – Gemini Tract C, C14-2020-0127 – Gemini Tract D

Good Morning, Wendy,

Regarding these zoning cases, I hope you can help me with the following questions.

1. What is the height limit under CH zoning? RESPONSE: In CH zoning, increases in height is related to a reduction in impervious cover (LDC 25-2-582 – *Commercial Highway (CH) District Regulations*).

   For building up to 60 feet in height, the maximum impervious cover is 85%.

For a building up to 80 feet, the maximum impervious cover is 80%.

For a building up to 100 feet, the maximum impervious cover is 75%.

For a building up to 110 feet, the maximum impervious cover is 70%.

Finally, for a building up to 120 feet, the maximum impervious cover is 65%.

Note: Watershed regulations for impervious cover may be more restrictive than those cited above and would take precedence. The Gemini Tract sites are located in a Suburban watershed which limits impervious cover to **65%** for commercial uses.

2. What hospital uses are allowed under CH zoning but not allowed under the current CS-MU zoning? RESPONSE: The hospital (general) use (includes overnight stays) is a conditional use in both CS and CH zoning. The hospital (limited) use is permitted in both the CH and CS-MU zoning districts.
3. As I understand, this site is exempt from transportation impact analysis (TIA). RESPONSE: Correct. If this is correct, will development on this site be exempt from any transportation impact mitigation that would otherwise be required based on a TIA? RESPONSE: Yes, the site is subject to Senate Bill No. 1396 which means no traffic mitigation can be imposed. Right-of-way dedication may still be required, however.

Thank you,
David

David King

Zoning and Platting Commission - District 5

Scheduled Meeting Disclosure Information:

Written disclosure is required by visitors when attending a scheduled meeting with a City Official regarding a municipal question for compensation on behalf of another person. Anyone scheduling or accepting a meeting invitation with a City Official must either acknowledge that the disclosure requirement does not apply or respond to the following survey:

https://www.surveymonkey.com/r/BCVisitorLog

David King
Boards and Commissions

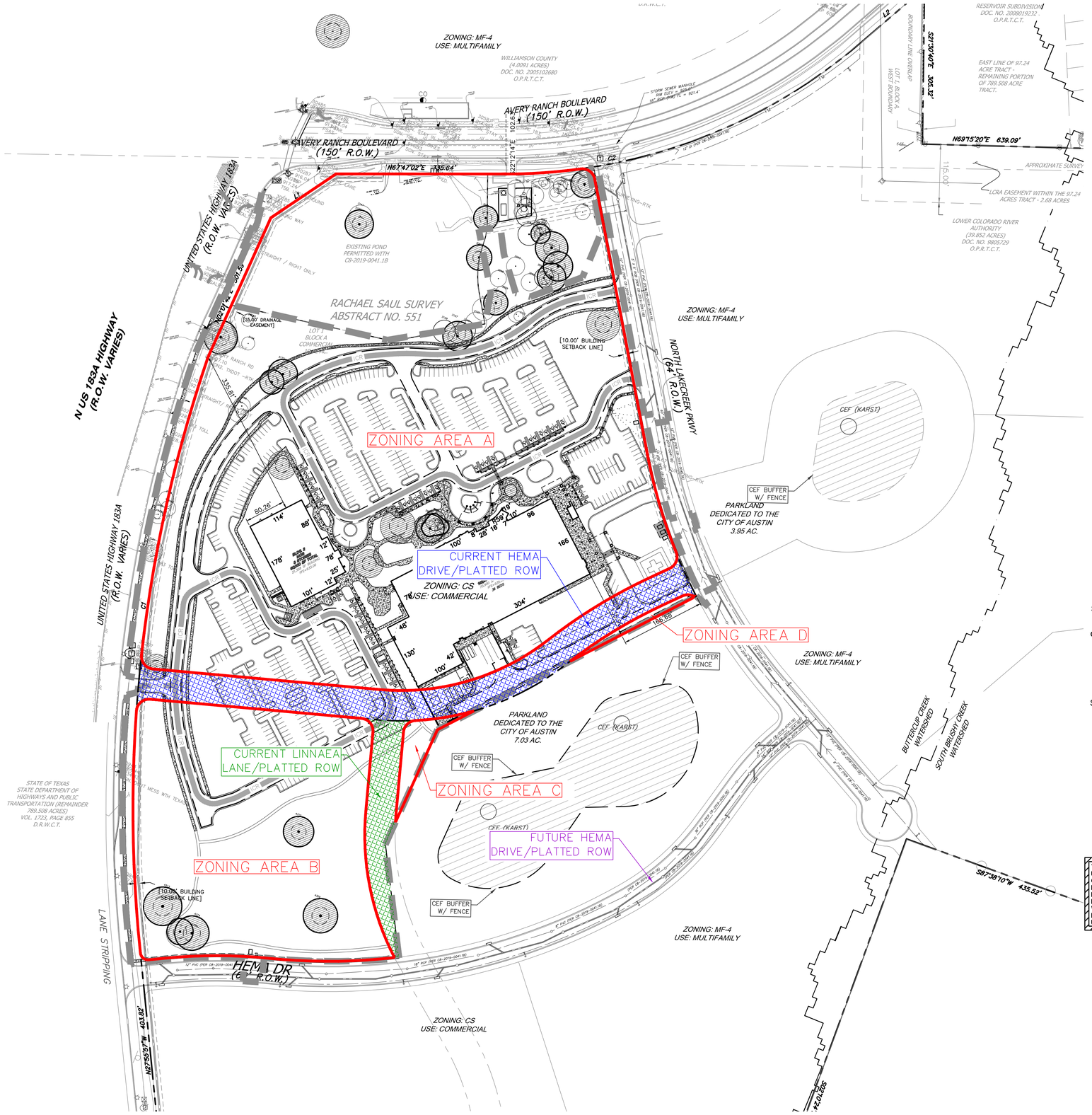
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SITE INFORMATION	
SITE AREA	23.73 AC. (1,033,679 SF)
ZONING	CS - COMMERCIAL
GROSS FLOOR AREA	202,600 SF
FLOOR TO AREA RATIO	0.20:1
IMPERVIOUS COVER	12.53 AC. (52.8%)
BUILDING COVERAGE	91,392 SF (8.8%)
OPEN SPACE	148,239 SF (14.3%)

BUILDING #1 INFORMATION	
PROPOSED USE	HOSPITAL
NUMBER OF STORIES	3
BUILDING TYPE	IB
HEIGHT ALLOWED	60 FT
HEIGHT ACTUAL	60 FT
FOUNDATION TYPE	SLAB ON GRADE
SPRINKLERED	YES
BUILDING COVERAGE	70,034 SF
GROSS FLOOR AREA	142,600 SF
FINISH FLOOR ELEV.	935.0
AMENITIES	HELIPAD
BEDS/ROOMS	36
STAFF	144

BUILDING #2 INFORMATION	
PROPOSED USE	MOB
NUMBER OF STORIES	2
BUILDING TYPE	IIB
HEIGHT ALLOWED	60 FT
HEIGHT ACTUAL	42 FT
FOUNDATION TYPE	SLAB ON GRADE
SPRINKLERED	YES
BUILDING COVERAGE	21,358 SF
GROSS FLOOR AREA	60,000 SF
FINISH FLOOR ELEV.	933.0
AMENITIES	-
STAFF	75



LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE / R.O.W. LINE
(XXX)		RECORD INFORMATION
		LIGHT POLE
		GROUND LIGHT
		POWER POLE
		DOWN GUY
WTRMH		WATER MANHOLE
		WATER LINE MARKER
UGCM		UNDERGROUND CABLE MARKER
UGGM		UNDERGROUND GAS LINE MARKER
UGTM		UNDERGROUND TELEPHONE MARKER
GRSR		GAS RISER
TMKR		TELEPHONE RISER
SPCB		SPRINKLER CONTROL BOX
	SW	SWITCH GEAR & PAD
	T	TRANSFORMER (SIZE VARIES)
		FIRE HYDRANT
		WATER VALVE
		WATER METER
	WV	WATER METER VAULT (SIZE VARIES)
		CABLE TV RISER
	E	ELECTRIC BOX
	E	ELECTRIC METER
	GM	GAS METER
		GAS VALVE
TCB	TCB	TRAFFIC CONTROL BOX
TSP	TSP	TRAFFIC SIGNAL POST
		GRATE INLET
		CURB INLET (SIZE VARIES)
		JUNCTION BOX (SIZE VARIES)
		GREASE TRAP (SIZE VARIES)
EMH		ELECTRIC MANHOLE (SIZE VARIES)
		WASTEWATER MANHOLE (SIZE VARIES)
		STORMSEWER MANHOLE (SIZE VARIES)
TMH	TMH	TELEPHONE MANHOLE (SIZE VARIES)
CO	CO	WASTEWATER CLEANOUT
X	X	WIRE FENCE
//	//	WOOD FENCE
		CHAIN LINK FENCE
	D	DUMPSTER
		CURB & GUTTER
		EDGE OF PAVEMENT
		FIRE LANE DESIGNATION
		HANDICAP ACCESS ROUTE
		CONCRETE SIDEWALKS
		WALL
		SIGN
		WHEELSTOP
		BOLLARD
	FFE	FINISH FLOOR ELEVATION
_R @ 9.0'	_R 9.0'	PARKING COUNT (REGULAR SPACES)
_HC @ 9.0'	_HC 9.0'	PARKING COUNT (HANDICAP SPACES)
_P @ 9.0'	_P 9.0'	PARKING COUNT (PARALLEL SPACES)
		HANDICAP SPACE
		BIKE PARKING
		BARRICADE
		LIMITS OF CONSTRUCTION
	ICR	INTERNAL CIRCULATION ROUTE

SITE NOTES:

1. ALL DIMENSIONS TO CURBS ARE TO THE BACK OF CURB.
2. ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5 AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E.
3. FIRE DEPARTMENT ACCESS ROAD MUST HAVE A 14' MINIMUM VERTICAL CLEARANCE.
4. ADDITIONAL MEASURES TO IMPROVE CONNECTIVITY ARE: ADDITIONAL PEDESTRIAN CONNECTIONS FROM ON-SITE BUILDING TO ADJACENT STREETS.

SITE PLAN RELEASE NOTES:

1. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENTS AND APPROVAL OF THE DEVELOPMENT SERVICES 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 CITY OF AUSTIN.
6. ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN DEVELOPMENT SERVICES DEPT.
7. A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED 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. THERE ARE NO BUILDINGS WITHIN 50 FEET OF PROPERTY.
11. SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME COLOR AS OR COMPATIBLE TO PRINCIPAL BUILDING MATERIALS.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

811 Know what's below. Call before you dig.

FOR CITY USE ONLY:

SITE PLAN APPROVAL Sheet 16 of 54
FILE NUMBER: SP-2020-0268B.F2 APPLICATION DATE: JULY 2, 2020
APPROVED BY COMMISSION ON: _____ UNDER SECTION 112 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81.LDC) _____ CASE MANAGER R. AVILA
PROJECT EXPIRATION DATE (ORD.#970905-A) _____ DWPZ ____ DDZ ____

Director, Development Services Department

RELEASED FOR GENERAL COMPLIANCE: _____ ZONING CS-COMMERCIAL
Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____

FINAL PLAT 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.

NO.	DATE	REVISION

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F2-MASTER SITE PLAN

DELL CHILDREN'S MEDICAL CENTER NORTH - HOSPITAL AND MOB 1
9010 NORTH LAKE CREEK PKWY

ASCENSION SETON

DRAWN BY: | DESIGNED BY: | QA / QC: | PROJECT NO.: 101649-00013

SHEET 16 OF 54

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