

**ZONING AND PLATTING COMMISSION SITE PLAN
CONDITIONAL USE PERMIT REVIEW SHEET**

CASE NUMBER: SPC-2020-0261A **ZAP DATE:** December 15, 2020

PROJECT NAME: Dell Children's Medical Center North

ADDRESS OF APPLICATION: 9010 North Lake Creek Parkway

APPLICANT: Ascension Seton
1300 West 34th Street
Austin, TX 78705

AGENT: GarzaEMC, LLC. , Joe M. Farias (512) 298-3284
9442 N Cap. Of Texas Hwy
Plaza 1, Ste 315
Austin, TX 78759

CASE MANAGER: Rosemary Avila (512) 974-2784
Rosemary.avila@austintexas.gov

AREA: 23.73 acres

COUNCIL DISTRICT: 6

WATERSHED: Buttercup Creek (Suburban)

WATERSHED ORDINANCE: Comprehensive Watershed Ordinance

C.I.P. STATUS: N/A

T.I.A.: N/A

CAPITOL VIEW: N/A

PROPOSED DEVELOPMENT:

The applicant is requesting a Conditional Use Permit for Hospital Services (General) land use. All construction for this site will be permitted under a separate B site plan permit, this application is for the approval of the the land use only. The development consists of one hospital building, one medical office building, parking, sidewalks, and other associated improvements. The proposed medical office use is a permitted use in the zoning district, only the hospital services use is a conditional use. The hospital services building will be 3 stories in height, 142,600 sq ft, and 36 beds.

STAFF RECOMMENDATION:

Staff recommends approval of the Conditional Use Permit for the proposed hospital services use. This site plan will comply with all Land Development Code requirements.

PROJECT INFORMATION: 23.73 acres

ALLOWED F.A.R.: 2:1

MAX. BLDG. COVERAGE: 95%

MAX. IMPERVIOUS CVRG.: 95%

REQUIRED PARKING: 398

PROPOSED ACCESS: North Lakecreek Parkway and US 183

EXIST. ZONING: CS- MU

PROPOSED F.A.R.: 0.20:1

PROPOSED BLDG. CVRG: 8.9%

PROPOSED IMPERVIOUS CVRG: 52.8%

PROVIDED PARKING: 610

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The proposed land use Hospital Services (General) is a conditional use in the CS (Commercial Services) base zoning district. All comments will be cleared prior to a land use permit is issued. This permit approval is pending the approval of the subdivision replat. This site is not subject to compatibility standards.

Environmental: The site is located in the Butter Creek watershed, which is classified as Suburban. The site is in the Desired Development Zone. All environmental comments have been cleared.

Transportation: All comments are cleared.

SURROUNDING CONDITIONS:

Zoning (Land Use)

North: Avery Ranch Blvd, then MF-4 (multifamily)
East: North Lake Creek Parkway, then MF-4 (multifamily)
South: Hema Drive, then MF-4 (multifamily) and CS-MU (commercial)
West: US Hwy 183

ABUTTING STREETS

Street	Right-of-Way Width	Pavement Width	Classification
IH 183	---	---	Highway
Avery Ranch Blvd	150 ft	25 ft + 25 ft (median)	Collector- ASMP level 3
North Lake Creek Parkway	64 ft	Unconstructed	Collector- ASMP level 2
Hema Drive	60 ft	Unconstructed	Local – ASMP level 1

NEIGHBORHOOD ORGNIZATIONS:

Bike Austin
Davis Spring HOA
Friends of Austin Neighborhoods

Neighborhood Empowerment Foundation
SEL Texas
Sierra Club, Austin Regional Group

CONDITIONAL USE PERMIT

D. 25-5-145. 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.

§ 25-5-146 CONDITIONS OF APPROVAL.

(A) To make a determination required for approval under Section 25-5-145 (Evaluation Of Conditional Use Site Plan), the Land Use Commission may require that a conditional use site plan comply with a condition of approval that includes a requirement for:

- (1) a special yard, open space, buffer, fence, wall, or screen;
- (2) landscaping or erosion;
- (3) a street improvement or dedication, vehicular ingress & egress, or traffic circulation;
- (4) signs;
- (5) characteristics of operation, including hours;
- (6) a development schedule; or
- (7) other measures that the Land Use Commission determines are required for compatibility with surrounding uses or the preservation of public health, safety, or welfare.

CONDITIONAL USE PERMIT REVIEW AND EVALUTATION CRITERA

- A. 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: “The Planning Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section. A conditional use site plan must:

B.

1. Comply with the requirements of this title;

Staff Response: This site plan will comply with all regulations and requirements of the Land Development Code prior to site plan release and approval.

2. Comply with the objectives and purposes of the zoning district;

Staff Response: This site plan complies with all development regulations of the CS zoning district, including height, impervious cover, and building cover.

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: Yes. The site plan will comply with all requirements of the Land Development Code. In addition, the site plan will comply with setback and height requirements.

4. Provide adequate and convenient off-street parking and loading facilities; and

Staff Response: The site plan will comply with off-street parking and loading facility requirements.

5. Reasonably protect persons and property from erosion, flood, fire, noise, glare, and similar adverse effects.

Staff Response: The site plan will comply with all requirements of the Land Development Code and reasonably protects the health, safety, and welfare of persons and property.

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: The proposed project is not in the East Austin Overlay.

C. In addition, a conditional use site plan may not:

7. More adversely affect an adjoining site than would a permitted use;

Staff Response: No

8. Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area; or

Staff Response: The site plan does not adversely affect the safety and convenience of vehicular and pedestrian circulation.

9. Adversely affect an adjacent property or traffic control through the location, lighting, or type of a sign.

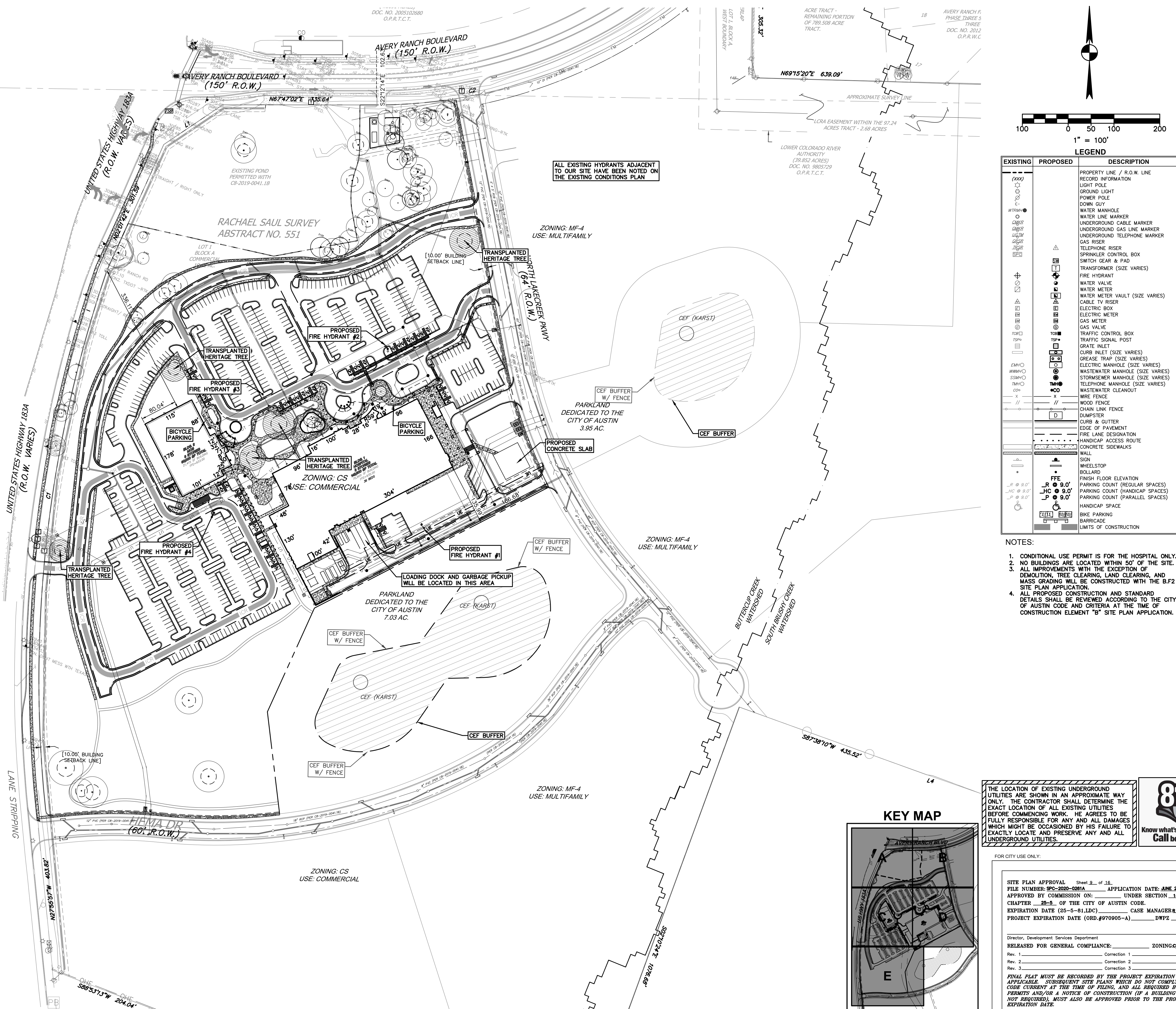
Staff Response: All signs and lighting will comply with the Land Development Code.

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	92,315 SF (8.9%)
OPEN SPACE	148,239 SF (14.3%)

BUILDING #1 INFORMATION	
PROPOSED USE	HOSPITAL SERVICES (GENERAL)
NUMBER OF STORIES	3
BUILDING TYPE	IA
HEIGHT ALLOWED	60 FT
HEIGHT ACTUAL	60 FT
FOUNDATION TYPE	SLAB ON GRADE
SPRINKLERED	YES
BUILDING COVERAGE	70,900 SF
GROSS FLOOR AREA	142,600 SF
FINISH FLOOR ELEV.	935.0
AMENITIES	-
BEDS/ROOMS	36
STAFF	144

BUILDING #2 INFORMATION	
PROPOSED USE	MEDICAL OFFICE
NUMBER OF STORIES	2
BUILDING TYPE	IIB
HEIGHT ALLOWED	60 FT
HEIGHT ACTUAL	42 FT
FOUNDATION TYPE	SLAB ON GRADE
SPRINKLERED	YES
BUILDING COVERAGE	21,415 SF
GROSS FLOOR AREA	60,000 SF
FINISH FLOOR ELEV.	933.0
AMENITIES	-
STAFF	75

STATE OF TEXAS
STATE DEPARTMENT OF
HIGHWAYS AND PUBLIC
TRANSPORTATION (REMAINDER
789.508 ACRES)
VOL. 1723, PAGE 855
D.R.W.C.T.



MASTER SITE PLAN

DELL CHILDREN'S MEDICAL CENTER NORTH
9010 NORTH LAKE CREEK PKWY

ASCENSION SETON

DRAWN BY:

DESIGNED BY:

QA / QC:

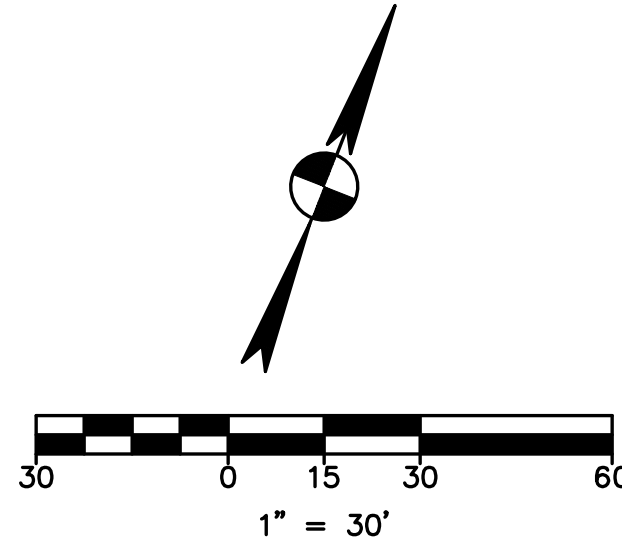
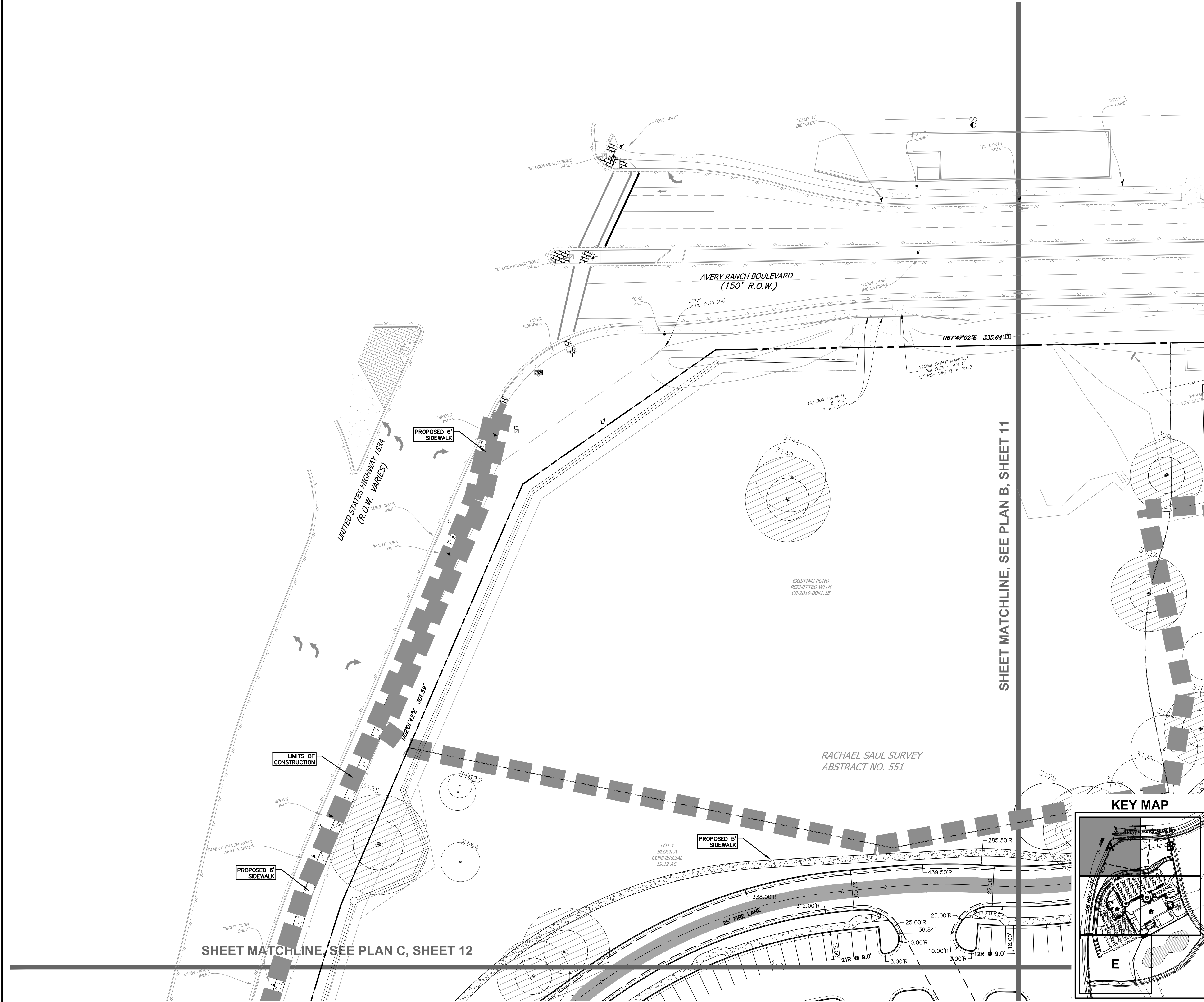
PROJECT NO.: 101649-00013

SHEET

9

OF

16



EXISTING	PROPOSED	DESCRIPTION
(000)		PROPERTY LINE / R.O.W. LINE
(001)		RECORD INFORMATION
(002)		LIGHT POLE
(003)		GROUND LIGHT
(004)		POWER POLE
(005)		DOWN GUY
(006)		WATER MANHOLE
(007)		WATER LINE MARKER
(008)		UNDERGROUND CABLE MARKER
(009)		UNDERGROUND GAS LINE MARKER
(010)		UNDERGROUND TELEPHONE MARKER
(011)		GAS RISER
(012)		TELEPHONE RISER
(013)		SPRINKLER CONTROL BOX
(014)		SWITCH GEAR & PAD
(015)		TRANSFORMER (SIZE VARIES)
(016)		FIRE HYDRANT
(017)		WATER VALVE
(018)		WATER METER
(019)		WATER METER VAULT (SIZE VARIES)
(020)		CABLE TV RISER
(021)		ELECTRIC BOX
(022)		ELECTRIC METER
(023)		GAS METER
(024)		GAS VALVE
(025)		TRAFFIC CONTROL BOX
(026)		TRAFFIC SIGNAL POST
(027)		GRATE INLET (SIZE VARIES)
(028)		ELECTRIC MANHOLE (SIZE VARIES)
(029)		WASTEWATER MANHOLE (SIZE VARIES)
(030)		STORMSEWER MANHOLE (SIZE VARIES)
(031)		TELEPHONE MANHOLE (SIZE VARIES)
(032)		WASTEWATER CLEANOUT
(033)		WIRE FENCE
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(049)		PARKING COUNT (PARALLEL SPACES)
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(051)		BIKE PARKING
(052)		BARRICADE
(053)		LIMITS OF CONSTRUCTION

- NOTES:
1. CONDITIONAL USE PERMIT IS FOR THE HOSPITAL ONLY.
 2. NO BUILDINGS ARE LOCATED WITHIN 50' OF THE SITE.
 3. ALL IMPROVEMENTS WITH THE EXCEPTION OF DEMOLITION, TREE CLEARING, LAND CLEARING, AND MASS GRADING WILL BE CONSTRUCTED WITH THE B.F2 SITE PLAN APPLICATION.
 4. ALL PROPOSED CONSTRUCTION AND STANDARD DETAILS SHALL BE REVIEWED ACCORDING TO THE CITY OF AUSTIN CODE AND CRITERIA AT THE TIME OF CONSTRUCTION ELEMENT "B" SITE PLAN APPLICATION.

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.



FOR CITY USE ONLY:

SITE PLAN APPROVAL Sheet 10 of 16
FILE NUMBER: SPC-2020-0261A APPLICATION DATE: JUNE 28, 2020
APPROVED BY COMMISSION ON: UNDER SECTION 142 OF CHAPTER 25-1 OF THE CITY OF AUSTIN CODE
EXPIRATION DATE (25-5-81.LDC) CASE MANAGER: A.W.L.A.
PROJECT EXPIRATION DATE (ORD.#970905-A) DWPZ DDZ
Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE: ZONING: 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.

garza
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TBPE # F-14829
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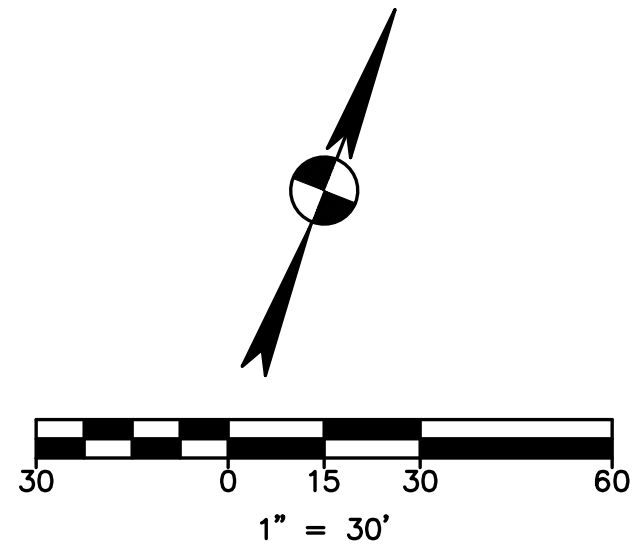
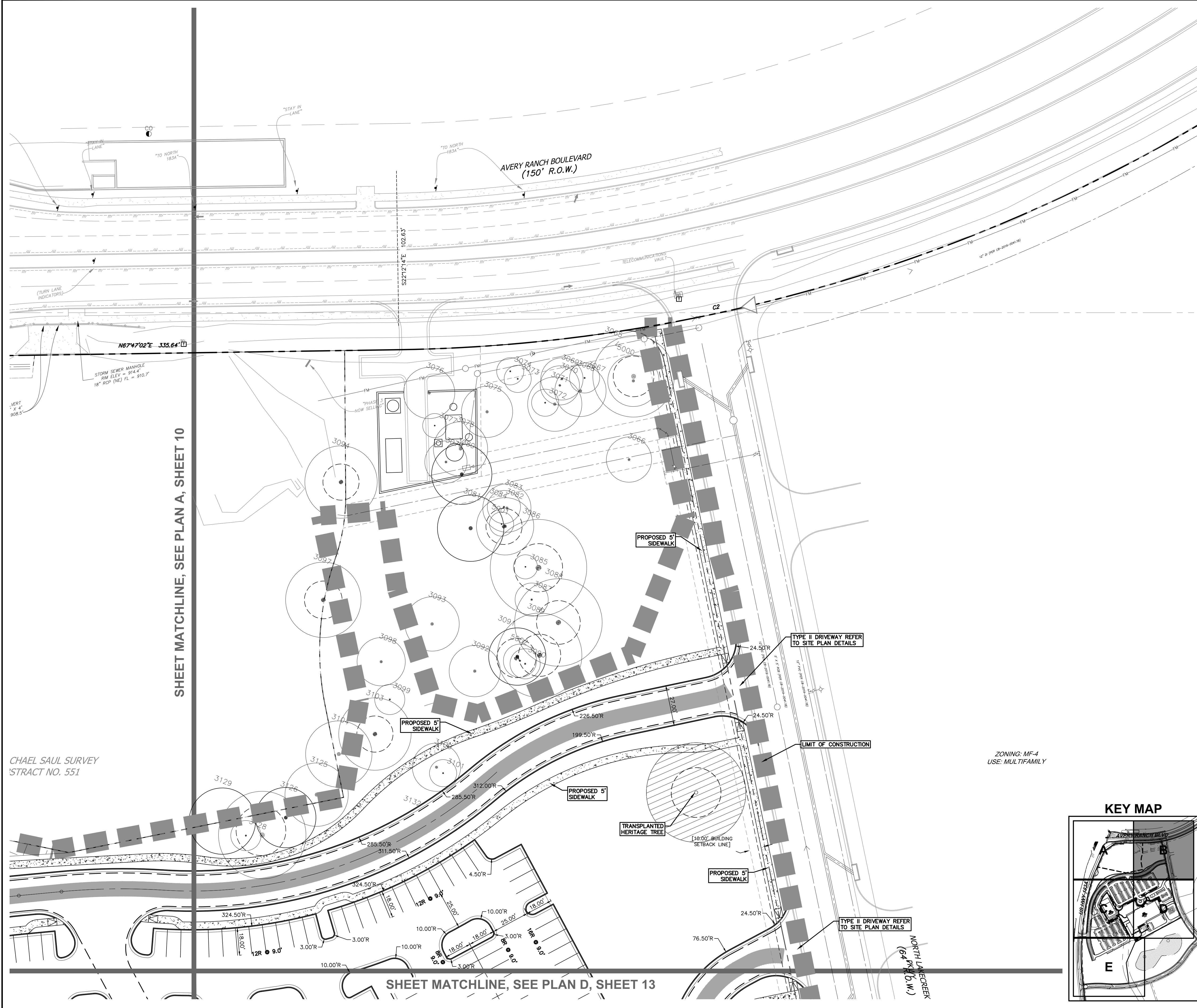
11/10/2020

SITE PLAN A

DELL CHILDREN'S MEDICAL CENTER NORTH
9010 NORTH LAKE CREEK PKWY
ASCENSION SETON

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

SHEET
10
OF
16



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ZONING: MF-4
USE: MULTIFAMILY

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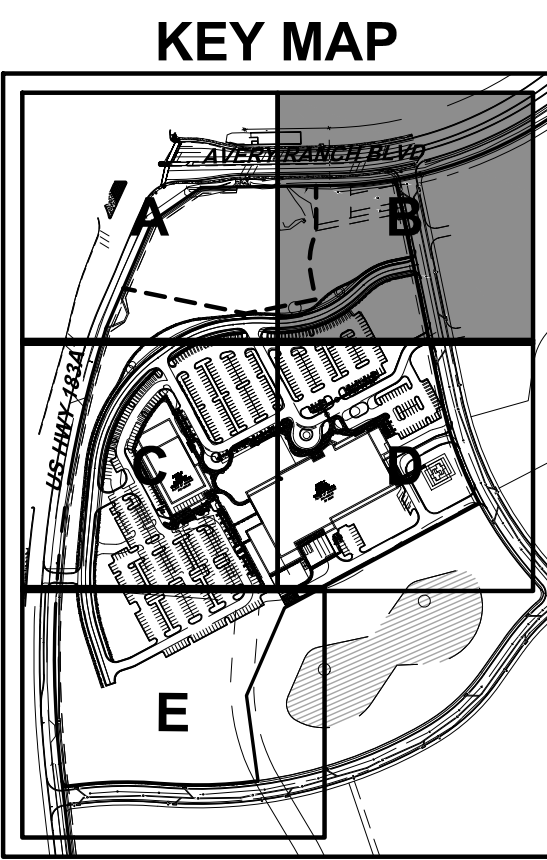
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Director, Development Services Department

RELEASED FOR GENERAL COMPLIANCE: ZONING-COMMERCIAL

Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 3

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11/10/2020

11/13/89

11/10/2020

SITE PLAN B

ASCENSION SETON

DELL CHILDREN'S MEDICAL CENTER NORTH
9010 NORTH LAKE CREEK PKWY

PROJECT NO.: 101649-00013

DRAWN BY:

DESIGNED BY:

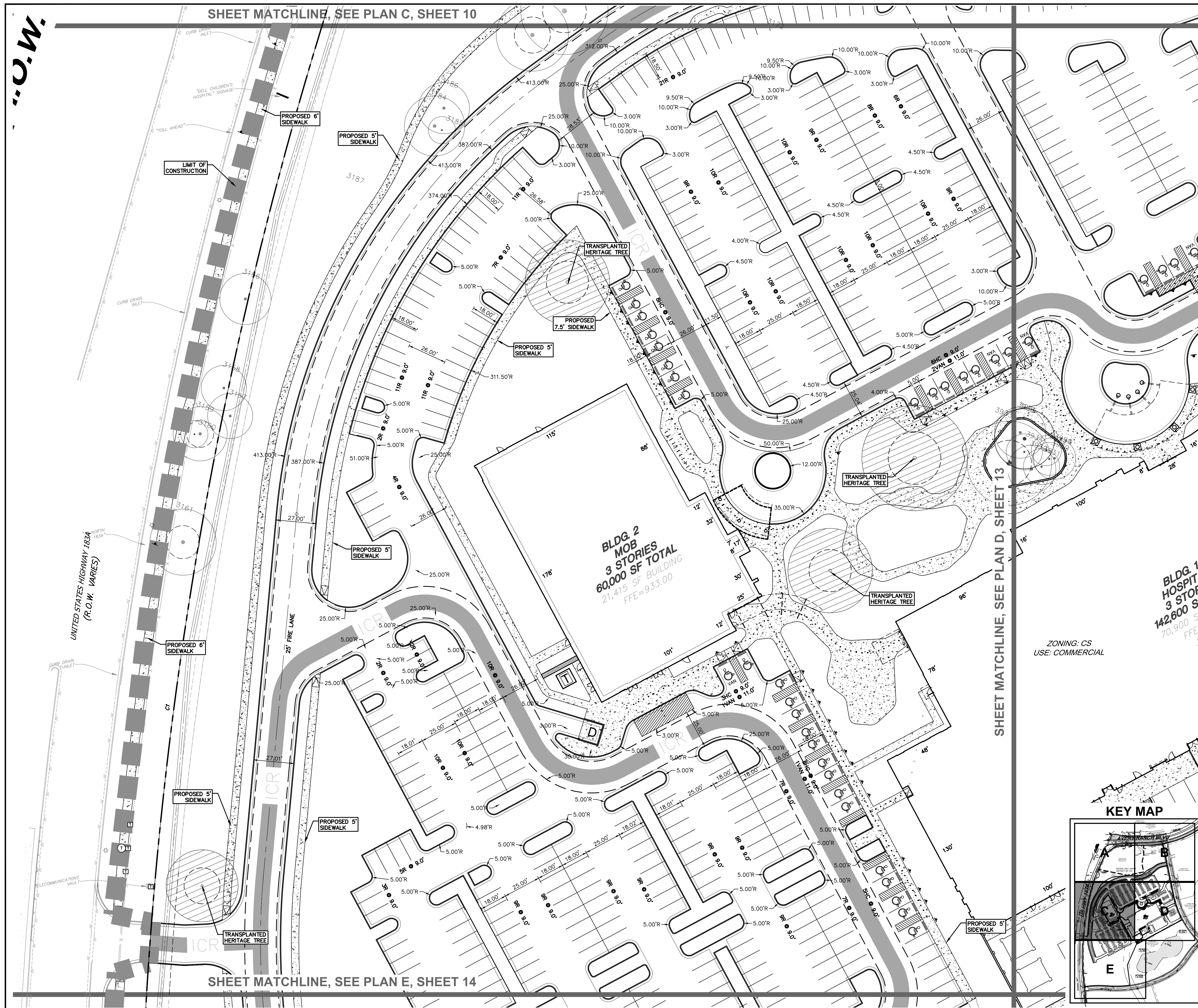
QA / QC:

PROJECT NO.: 101649-00013

SHEET

11

OF 16



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PROPERTY LINE / R.O.W. LINE		RECORD INFORMATION
LIGHT POLE		GROUND LIGHT
POWER POLE		DOWN GUY
WATER MANHOLE		WATER LINE MARKER
UNDERGROUND CABLE MARKER		UNDERGROUND GAS LINE MARKER
UNDERGROUND TELEPHONE MARKER		GAS RISER
TELEPHONE RISER		SPRINKLER CONTROL BOX
SWITCH GEAR & PAD		TRANSFORMER (SIZE VARIES)
FIRE HYDRANT		WATER VALVE
WATER METER		WATER METER VAULT (SIZE VARIES)
CABLE TV RISER		ELECTRIC BOX
ELECTRIC METER		GAS METER
GAS VALVE		TRAFFIC CONTROL BOX
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WASTEWATER MANHOLE (SIZE VARIES)		STORMSEWER MANHOLE (SIZE VARIES)
TELEPHONE MANHOLE (SIZE VARIES)		WASTEWATER CLEANOUT
WIRE FENCE		WOOD FENCE
CHAIN LINK FENCE		DUMPSTER
CURB & GUTTER		EDGE OF PAVEMENT
FIRE LANE DESIGNATION		HANDICAP ACCESS ROUTE
CONCRETE SIDEWALKS		WALL
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HANDICAP SPACE		BIKE PARKING
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NOTES:

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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	
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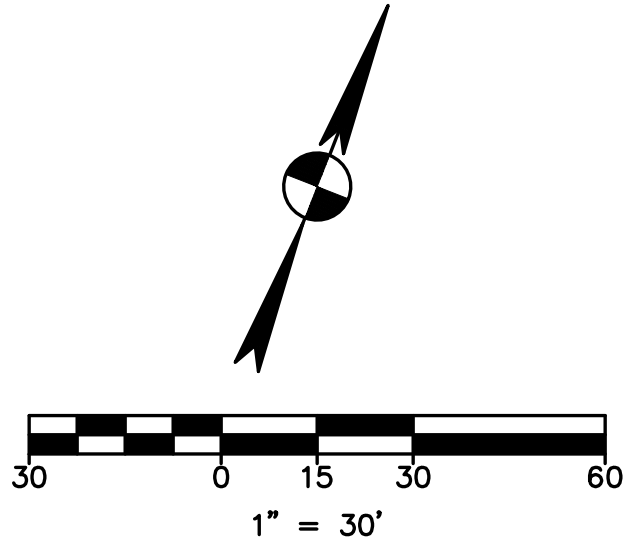
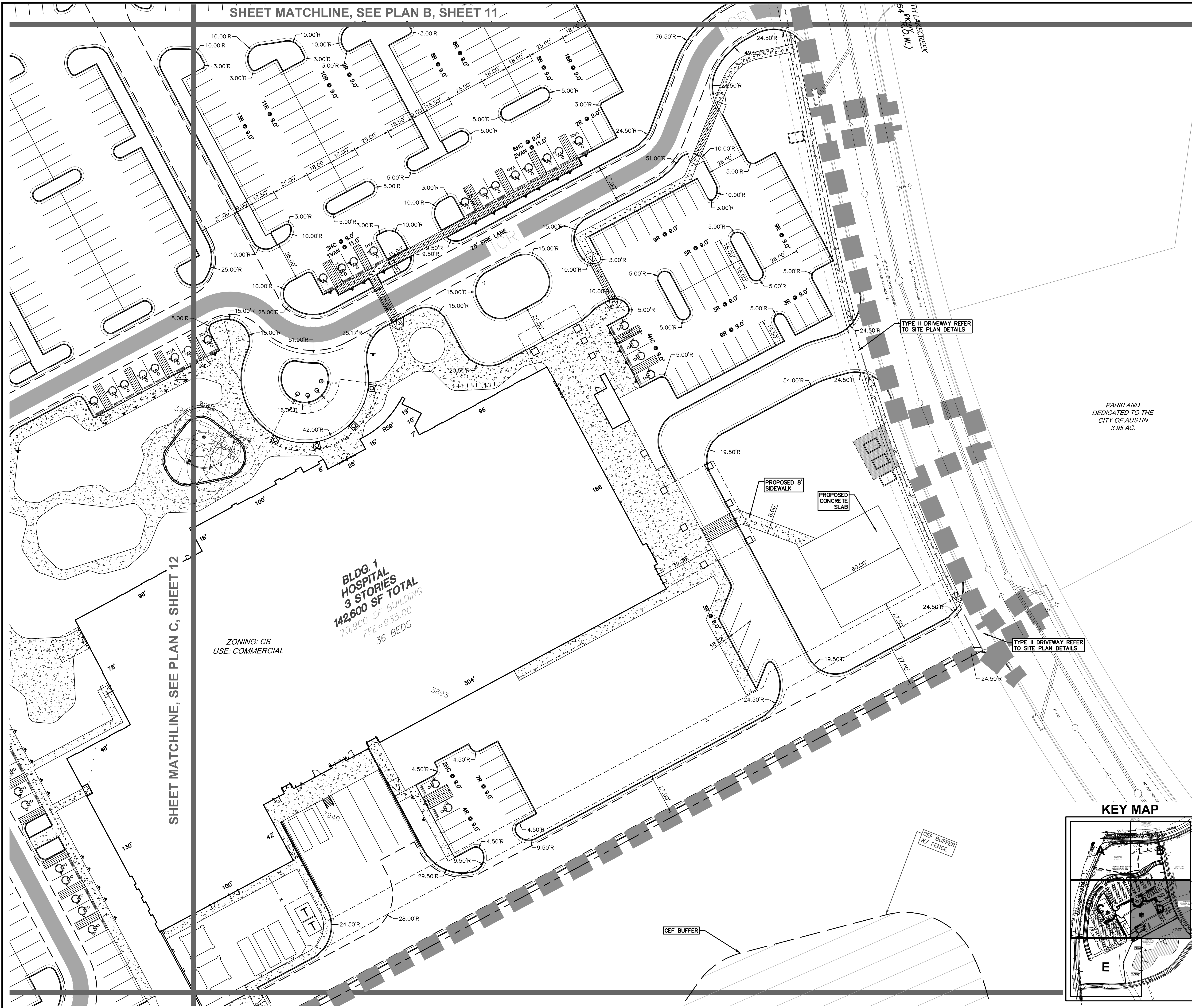
PROJECT NO.: 101649-00013

SHEET

12

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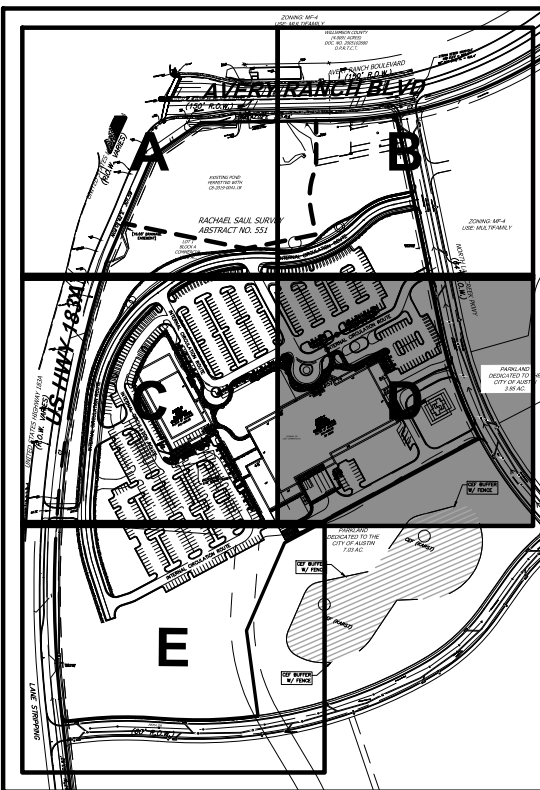
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FOR CITY USE ONLY:

SITE PLAN APPROVAL		Sheet 13 of 16
FILE NUMBER: SPC-2020-0261A	APPLICATION DATE: JUNE 28, 2020	
APPROVED BY COMMISSION ON:	UNDER SECTION 142 OF	
CHAPTER 25-5 OF THE CITY OF AUSTIN CODE		
EXPIRATION DATE (25-5-81.LDC)	CASE MANAGER:AWLA	
PROJECT EXPIRATION DATE (ORD.#970905-A)	DWPZ	DDZ
Director, Development Services Department		
RELEASED FOR GENERAL COMPLIANCE: ZONING-COMMERCIAL		
Rev. 1	Correction 1	
Rev. 2	Correction 2	
Rev. 3	Correction 3	
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KEY MAP



SITE PLAN D

DELL CHILDREN'S MEDICAL CENTER NORTH
9010 NORTH LAKE CREEK PKWY

ASCENSION SETON

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.: 101649-00013
SHEET
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OF
16

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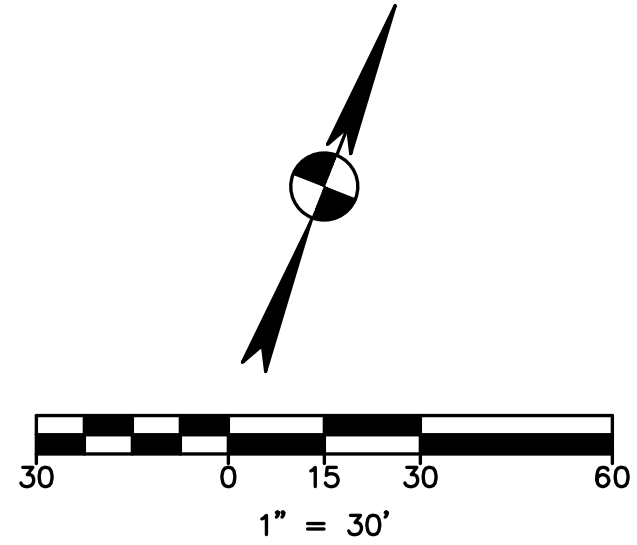
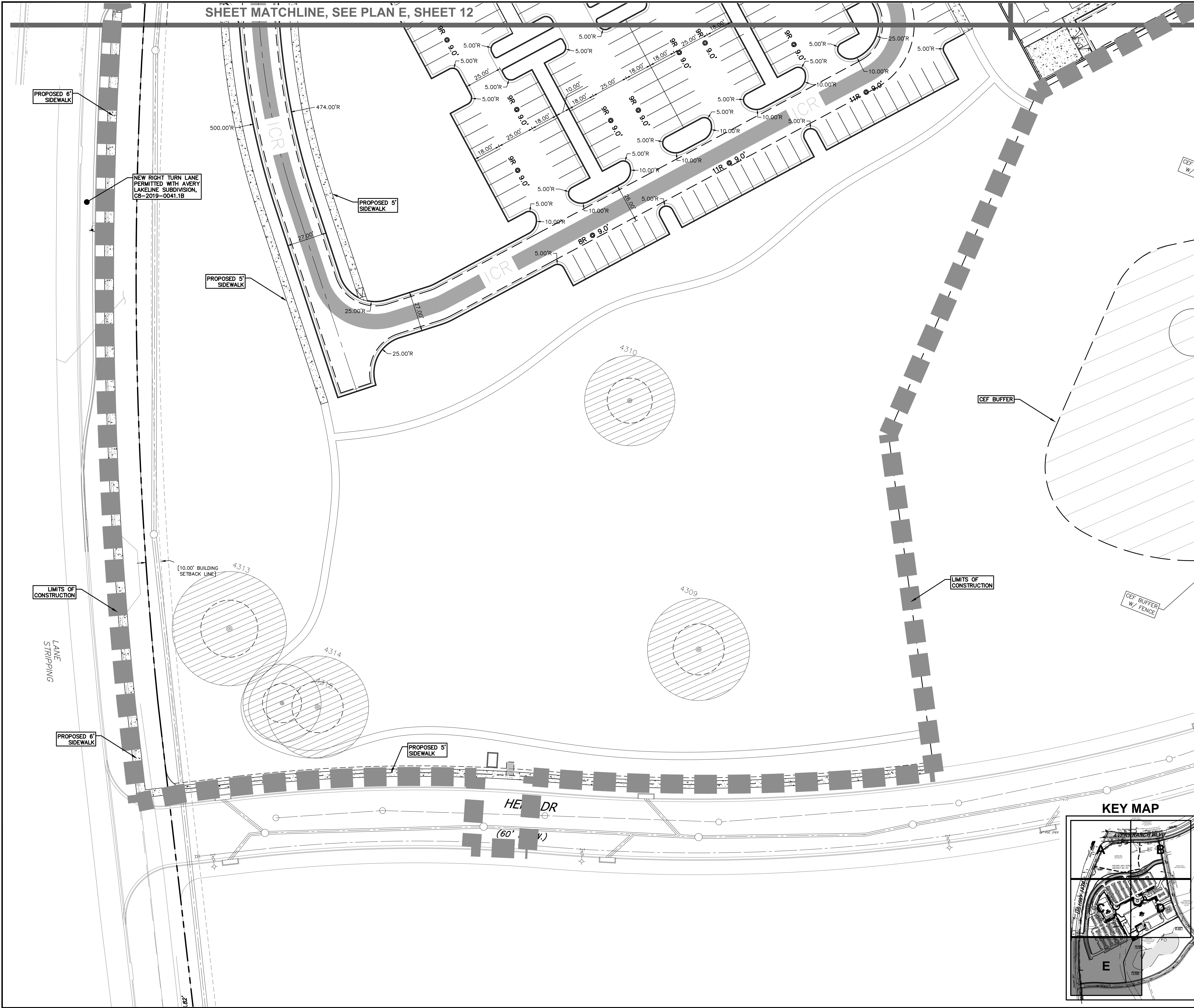
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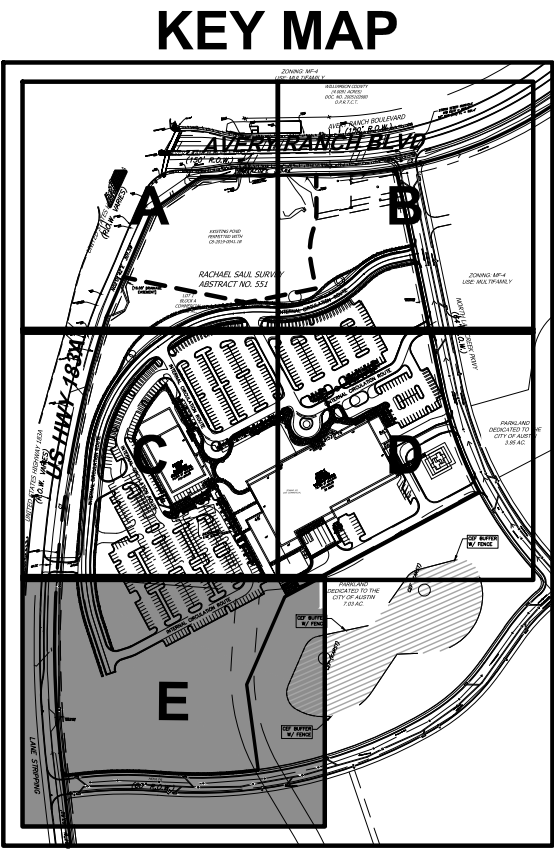
SITE PLAN D



LEGEND		
EXISTING	PROPOSED	DESCRIPTION
(XXX)		PROPERTY LINE / R.O.W. LINE
☆		RECORD INFORMATION
○		LIGHT POLE
○		GROUND LIGHT
○		POWER POLE
○		DOWN GUY
○		WATER MANHOLE
○		WATER LINE MARKER
○		UNDERGROUND CABLE MARKER
○		UNDERGROUND GAS LINE MARKER
○		UNDERGROUND TELEPHONE MARKER
○		GAS RISER
○		TELEPHONE RISER
○		SPRINKLER CONTROL BOX
○		SWITCH GEAR & PAD
○		TRANSFORMER (SIZE VARIES)
○		FIRE HYDRANT
○		WATER VALVE
○		WATER METER
○		WATER METER VAULT (SIZE VARIES)
○		CABLE TV RISER
○		ELECTRIC BOX
○		ELECTRIC METER
○		GAS METER
○		GAS VALVE
○		TRAFFIC CONTROL BOX
○		TRAFFIC SIGNAL POST
○		GRATE INLET
○		CURB INLET (SIZE VARIES)
○		GREASE TRAP (SIZE VARIES)
○		ELECTRIC MANHOLE (SIZE VARIES)
○		WASTEWATER MANHOLE (SIZE VARIES)
○		STORMSEWER MANHOLE (SIZE VARIES)
○		TELEPHONE MANHOLE (SIZE VARIES)
○		WASTEWATER CLEANOUT
○		WIRE FENCE
○		WOOD FENCE
○		CHAIN LINK FENCE
○		DUMPSTER
○		CURB & GUTTER
○		EDGE OF PAVEMENT
○		FIRE LANE DESIGNATION
○		HANDICAP ACCESS ROUTE
○		CONCRETE SIDEWALKS
○		WALL
○		SIGN
○		WHEELSTOP
○		BOLLARD
○		FINISH FLOOR ELEVATION
○		PARKING COUNT (REGULAR SPACES)
○		PARKING COUNT (HANDICAP SPACES)
○		PARKING COUNT (PARALLEL SPACES)
○		HANDICAP SPACE
○		BIKE PARKING
○		BARRICADE
○		LIMITS OF CONSTRUCTION

- NOTES:
1. CONDITIONAL USE PERMIT IS FOR THE HOSPITAL ONLY.
 2. NO BUILDINGS ARE LOCATED WITHIN 50' OF THE SITE.
 3. ALL IMPROVEMENTS WITH THE EXCEPTION OF DEMOLITION, TREE CLEARING, LAND CLEARING, AND MASS GRADING WILL BE CONSTRUCTED WITH THE B.F.2 SITE PLAN APPLICATION.
 4. ALL PROPOSED CONSTRUCTION AND STANDARD DETAILS SHALL BE REVIEWED ACCORDING TO THE CITY OF AUSTIN CODE AND CRITERIA AT THE TIME OF CONSTRUCTION ELEMENT "B" SITE PLAN APPLICATION.

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SITE PLAN APPROVAL Sheet 14 of 16
FILE NUMBER: SPC-2020-0261A APPLICATION DATE: JUNE 28, 2020
APPROVED BY COMMISSION ON: UNDER SECTION 142 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE
EXPIRATION DATE (25-5-81.LDC) CASE MANAGER:AWLA
PROJECT EXPIRATION DATE (ORD.#970905-A) DWPZ DDZ

Director, Development Services Department

RELEASED FOR GENERAL COMPLIANCE: ZONING-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.

7708 Rialto Blvd., Suite 125
Austin, Texas 78725
Tel: (512) 298-3284 Fax: (512) 298-2592
TBPE # F-14629
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SITE PLAN E

ASCENSION SETON

DELL CHILDREN'S MEDICAL CENTER NORTH
9010 NORTH LAKE CREEK PKWY

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

SHEET
14
OF 16

December 7, 2020
Ms. Denise Lucas, Director
City of Austin - Development Services Department
505 Barton Springs Road
Austin, Texas 78704

RE: Engineer's Summary Letter
Dell Children's Medical Center North – Hospital and MOB 1
SPC-2020-0261A

Dear Ms. Lucas,

On behalf of our Client, GarzaEMC is submitting this Land Use Commission Site Plan Application for the proposed development at 9010 North Lake Creek Parkway. The existing 19.12 acre site is currently undeveloped. This project proposes the construction of a new hospital including a medical office building, associated utilities, and surface parking lots.

This project is located at the southeast corner of the intersection of Avery Ranch Blvd and Hwy 183A in the Full Purpose Limits of the City of Austin, Williamson County, Texas. This project is located within the Buttercup Creek Watershed which is classified by the City of Austin as a Suburban Watershed. This site is located within the Edwards Aquifer Recharge Zone per the City of Austin and TCEQ. No part of the site is located in a floodplain according to FEMA Map No. 48491C0610F, dated December 20, 2019. The master development will include a wet pond that will address storm water detention and water quality for the site.

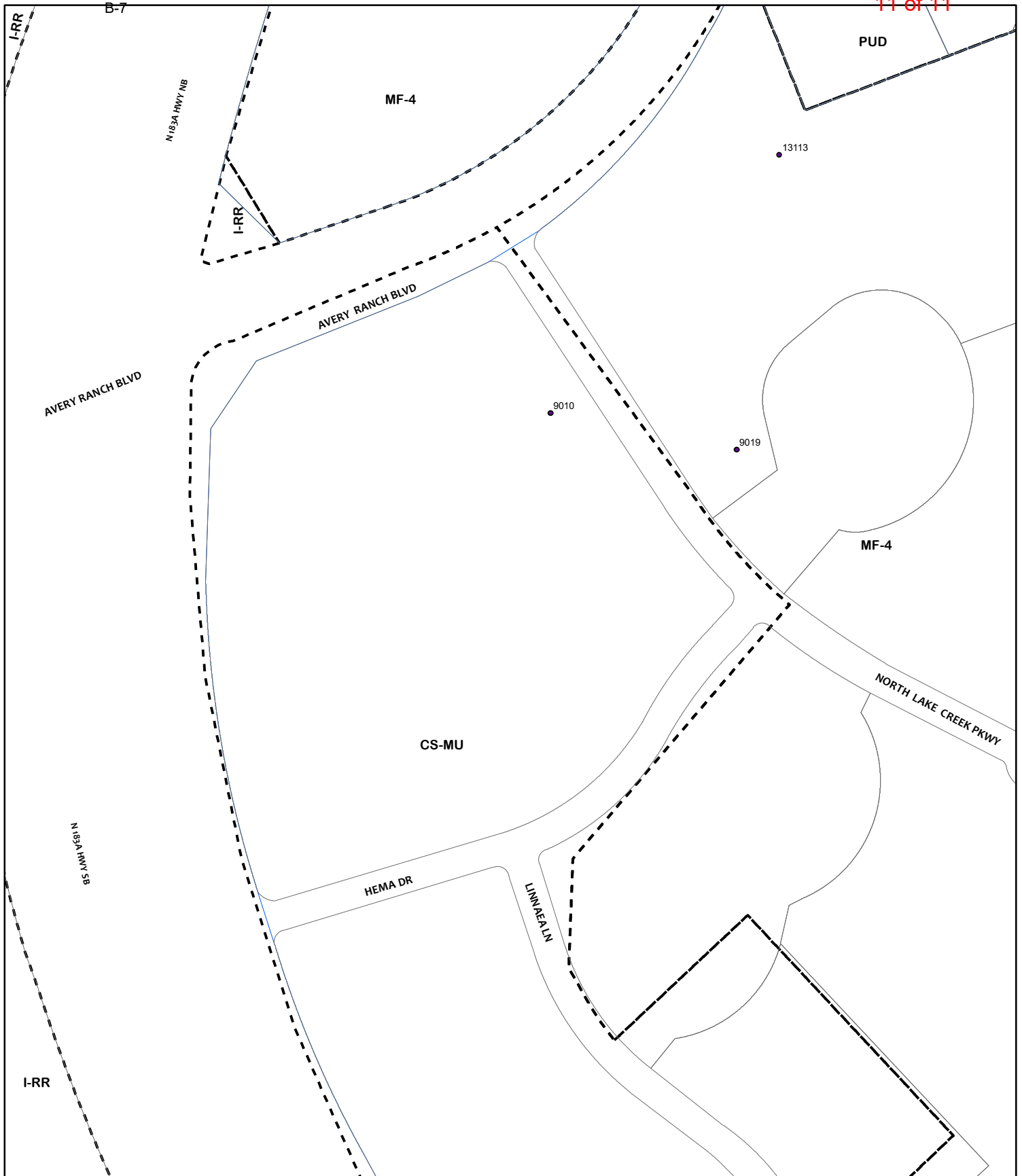
The tract is currently zoned CS-MU per zoning ordinance 20190523-049. The land use plan is being submitted for the approval of the proposed conditional use for the hospital (general).

Please contact our office should you require any additional items or if you have any questions in your review of the application.

Sincerely,

A handwritten signature in black ink, appearing to read 'Joe Farias'.

Joe Farias, P.E.
Senior Project Manager
GarzaEMC, LLC



0 120 240 480 Feet

CASE#: SPC-2020-0261A
 ADDRESS: 9010 North Lake Creek Parkway
 CASE NAME: Dell Children's Medical Center North
 MANAGER: Rosemary Avila



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: R. Avila