

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

**CASE NUMBER:** SPC-2021-0035A **PC DATE:** 06/08/2021

**PROJECT NAME:** Octapharma Plasma

**ADDRESS:** 1511 S Congress Avenue

**APPLICANT:** Southridge Plaza WC Properties, LLC  
433 N. Camden Drive, Suite 1000  
Beverly Hills, CA 90210  
(310) 247-0515

**AGENT:** Pape-Dawson Engineers, Inc. (Travis Moltz)  
10801 North Mopac Expy, Bldg 3, Suite 200  
Austin, TX 78759  
(512) 454-8711

**CASE MANAGER:** Robert Anderson, (512) 974-3026 or robert.anderson@austintexas.gov

**WATERSHED:** Williamson Creek (Suburban)

**NEIGHBORHOOD PLAN:** South Congress Combined NPA (Sweetbriar)

**PROPOSED DEVELOPMENT:**

The applicant is proposing a Commercial Blood Plasma Center in a CS-MU-CO-NP zoning district, and within 540 feet of a lot zoned and used for a residence.

**SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval of the conditional use permit. The site plan will comply with all requirements of the Land Development Code prior to its release.

**SUMMARY STAFF COMMENT ON SITE PLAN:**

The applicant proposes a Commercial Blood Plasma Center in a CS-MU-CO-NP zoning district, and within 540 feet of a lot zoned and used for a residence. Commercial Blood Plasma Centers are a conditional use if they are proposed within (1) one-half mile of another commercial blood plasma center; or (2) 540 feet of a lot zoned or used for a residence, church, public or private school, public park or playground, or day-care facility, according to Land Development Code Section 25-2-803. Therefore, Land Use Commission review and approval is required.

The site is already developed. The site plan consists of the Commercial Blood Plasma Center use only.

**PROJECT INFORMATION:**

<b>SITE AREA</b>	12.96 Acres (entire Site), 0.31 Acres / 13,334 square feet (proposed use)
<b>ZONING</b>	CS-MU-CO-NP
<b>PROPOSED USE</b>	Commercial Blood Plasma Center
<b>EXISTING PARKING</b>	629 vehicle spaces across the entire site. No new parking proposed.

**NEIGHBORHOOD ORGANIZATIONS:**

AISD-Bedichek MS  
Armadillo Park Neighborhood Association  
Austin Independent School District  
Austin Neighborhood Council

Austin Public Schools  
Bike Austin  
Friends of Austin Neighborhoods  
Neighborhood Empowerment Foundation

Preservation Austin  
SelTexas  
Sierra Club, Austin Regional Group

South Austin Neighborhood Alliance (SANA)  
South Boggy Creek Neighborhood Association  
South Congress Combined Neighborhood Plan Contact  
Team

### **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: “The 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:**

1. **Comply with the requirements of this title;** Staff response: This application complies with the requirements of this title.
2. **Comply with the objectives and purposes of the zoning district;** Staff response: This application complies with the objectives and purposes of the zoning district.
3. **Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that are compatible with the use of an abutting site;** Staff response: This application is compatible with the abutting sites.
4. **Provide adequate and convenient off-street parking and loading facilities;** Staff response: Adequate parking and loading facilities have been provided.
5. **Reasonably protect persons and property from erosion, flood, fire, noises, glare, and similar adverse effects;** Staff response: The proposed project does not contribute to any of these adverse effects.

#### **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 prior to its release.
2. **Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area;** Staff response: The project is not anticipated to have any detriment to safety or convenience.
3. **Adversely affect an adjacent property or traffic control through the location, lighting, or type of signs;** Staff response: No signage or lighting is proposed that would affect adjacent properties or traffic control.



Dykema Gossett PLLC  
39577 Woodward Avenue  
Suite 300  
Bloomfield Hills, MI 48304

WWW.DYKEMA.COM

Tel: (248) 203-0700

Fax: (248) 203-0763

**Michael R. Vogt**

**Direct Dial: (248) 203-0739**

**Direct Fax: (855) 233-1789**

Email: [MVogt@dykema.com](mailto:MVogt@dykema.com)

February 5, 2021

**Via E-mail and Federal Express**

City of Austin  
c/o Land Use Commission  
301 W. Second St.  
Austin, Texas 78701

City of Austin  
c/o Director of Development Services Department  
Austin City Hall  
301 W. Second St.  
Austin, Texas 78701

***Re: Octapharma Plasma, Inc.'s Application for Conditional Use Site Plan Approval for a Proposed Commercial Blood Plasma Center at 500 W. William Cannon Drive, Ste. 438-A, Austin, TX.***

Dear Members of the Land Use Commission:

We represent Octapharma Plasma, Inc. ("Octapharma" and "Applicant") with respect to the above referenced matter. Octapharma is seeking conditional use site plan approval to operate a proposed plasma donation center ("Plasma Center") at 500 W. William Cannon Drive, Ste. 438-A, Austin, TX ("Property"). The Property is owned by Southridge Plaza WC Properties, LLC and the Applicant will be the tenant pursuant to a written lease agreement. Enclosed with this correspondence is the completed Application for Land Use Commission Site Plan Application – Non-Consolidated Land Use Element (A Plan) (the "Application"), along with the following supporting documents for consideration by the City of Austin Land Use Commission ("Commission"):

- **Exhibit A** – Site Plan & Metes and Bounds Exhibit
- **Exhibit B** – Examples of Octapharma's interior designs and exterior finishes at existing plasma donation centers throughout the country



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- **Exhibit C** – March 28, 2020, Advisory Memorandum from the U.S. Department of Homeland Security
- **Exhibit D** – Tax Certificate
- **Exhibit E** – Owner Authorization Letter/Deed of Trust
- **Exhibit F** – Traffic Impact Analysis Determination

Under the City’s Zoning Ordinance, and as confirmed through our communications with the City, Commercial Blood Plasma Centers are permitted by right at the Property. However, Octapharma is required to seek conditional use site plan approval from the Commission due to the Property’s proximity to a residential use. To that end, Octapharma submits for the Commission’s review the site plan and related materials (the “Site Plan”) prepared by the Pape Dawson firm. *See* Exhibit A. A full analysis of the conditional use site plan standards is provided below, and Octapharma will provide any other details of their proposed improvements or signage at the Property that the City or Commission may require. On behalf of Octapharma, we respectfully request that the Commission approve Octapharma’s Application at the first available date.

## **I. OVERVIEW OF OCTAPHARMA, THE PROPOSED CBPC, AND THE PROPERTY**

### ***a. Octapharma And The Proposed Commercial Blood Plasma Center (“CBPC”)***

Octapharma is a U.S. based company with approximately 130 facilities across 29 states that collects, tests, and supplies blood plasma used in the manufacturing of life-saving medicines. While this proposed CBPC would be Octapharma’s first in Austin, Octapharma currently operates 15 similar facilities across the State of Texas. As demonstrated by the examples of Octapharma’s interior designs and exterior finishes at existing plasma donation centers throughout the country contained in Exhibit B, Octapharma creates and operates only first-class facilities. This CBPC will be designed and constructed to meet all applicable governmental and industry safety standards, will not modify the existing footprint of the building or layout of the parking lot, and Octapharma will comply with all City, State, and Federal laws governing operation of the Plasma Center.

The proposed redesign of the interior and exterior façade at the Property will bring Octapharma’s first state-of-the-art plasma donation center to the City of Austin – creating an estimated 50 new jobs. Through those 50 new jobs, the vast majority of which will be filled by Austin residents, Octapharma will pay its employees annual wages exceeding \$2,000,000. In addition to significant job creation, this CBPC will also provide an additional avenue for



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Austin's citizens to supplement their income through the donor fees paid by Octapharma. In fact, this one facility will pay out nearly \$3,500,000 annually in plasma donation fees. Between wages and donation fees, this one CBPC will funnel over \$5,000,000 back into Austin's local economy every year.

Octapharma's proposed design, business operations, and services to be provided at the CBPC will involve the following:

***i.***      **Design<sup>1</sup>**

- Reception/waiting area where donors sign in;
- Interview area for repeat donors;
- Exam rooms for new donors, and annual exams for repeat donors;
- Donor floor where plasma is collected;
- Plasma processing where plasma bottles are labeled, samples are taken for testing, and the collected plasma is loaded into super-cold freezers (-38c);
- Shipping & receiving area in the rear of the premises;
- Storage room; and
- Employee areas including offices, conference / training room, and break room.

***ii.***      **Operations**

- Normal hours of operation are 7:00 AM until 7:00 PM, seven days per week; and
- Number of employees at any given time is 25 to 30 with two shifts per day.

***iii.***      **Overview of Services Provided**

- Each donor receives a full examination annually by a licensed medical professional, along with medical oversight and review upon each donation.
- Prior to each donation, the following tests/services are performed:
  - A medical summary, consisting of a full set of vitals;
  - Hematocrit examination/reading, which measures the percentage of a donor's red blood cells in their blood;
  - Total protein reading; and

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<sup>1</sup> See Exhibits A and B.



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- Draft and update the donor's Medical Health History summary.
- After each donation, per industry standard, (Regulated by State, Federal, and European Union) two samples of each donation are collected and sent out for Viral Marker testing.
- No anesthesia is used during any process and at no time are any of our donors sedated or rendered incapable of self-preservation while at the facility.

**b.     *The Property***

Octapharma will occupy 13,334 sq. ft. of tenant space in the existing shopping center located at the northeast corner of South 1st Street and West William Cannon Drive. The Property is currently vacant and was last occupied by a pediatric dental practice. The Property is located in the General Commercial Services (CS) zoning district. The shopping center includes many existing tenants, including Papa John's Pizza, Rent-A-Center, and Family Dollar, among several others. The adjacent properties to the north and west are also zoned CS and consist of a storage facility gas station, respectively. The land located to the Northeast is zoned SF-3-NP (Family Residential – Neighborhood Plan) and consists of residential homes. The land across W William Cannon Drive is zoned SF-3 and consists of Bedichek Middle School. The land to the West across 1<sup>st</sup> Street is zoned LR-CO, consisting of ABC Driving School and GR-NP (Community Commercial – Neighborhood Plan) and consists of multi-unit residences and Taquerias Arandinas.

**II.     LAND USE ANALYSIS**

**a.     *Conditional Use Site Plan Review***

Under the City's Zoning Ordinance, and as confirmed through our communications with the City, Octapharma is required to seek conditional use site plan approval from the Commission due to the Property's proximity to a residential use. To that end, Octapharma submits the for the Commission's review the site plan and related material (the "Site Plan") prepared by the Pape Dawson firm which is attached as Exhibit A. A full analysis of the conditional use site plan standards is provided below, and Octapharma will provide any other details of their proposed improvements or signage at the Property that the City may require.



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**b. *The Application Meets the Conditional Use Site Plan Approval Standards In The Ordinance.***

As detailed in the responses provided below, Octapharma's proposed CBPC meets or exceeds all of the applicable standards under Ordinance § 25-5-145(B) – (D):

*(B) A conditional use site plan must:*

*(1) comply with the requirements of this title;*

**RESPONSE:** *See responses below.*

*(2) comply with the objectives and purposes of the zoning district;*

**RESPONSE:** Under Ordinance §25-2-4, the purpose of the City's commercial zoning districts (including the CS District) is, in part, for the "provision of services, other than those classified as industrial or civic uses." Octapharma's CBPC will provide an important service for the City's residents through the collection of blood plasma and payment of donor fees to City residents. Octapharma's services are critical to the creation and production of many life-saving medicines, as well as in the fight against the COVID-19 pandemic. Indeed, both Octapharma's employees who manage and operate the company, and the donors themselves, have been identified by the United States government as Essential Critical Infrastructure Workforce. *See Exhibit D, March 28, 2020, Advisory Memorandum from the U.S. Department of Homeland Security, p 5.*

More specifically, the General Commercial Services (CS) zoning district is intended for businesses who provide "commercial services of a nature that has operating characteristics or traffic service requirements that are incompatible with residential environments." *See Ordinance §25-2-103.* While Octapharma's CBPC will have no negative impact on nearby residential properties or the surrounding area, it will provide a commercial service in an existing shopping center and its operating characteristics are well suited for this commercial zoning district. As noted above, CBPC's are a use permitted by right in the CS zoning district and condition use site plan approval is only necessary due to the proximity of residential uses. Octapharma's CBPC will not have any negative impact on the residences and will not create any external noise, smoke, odor or other issues which



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**might be considered a nuisance.**

*(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;*

**RESPONSE:** See Site Plan (Exhibit A). Further, the proposed CBPC will be located in the existing building at the Property and there are no planned modifications to the existing footprint of the building.

*(4) provide adequate and convenient off-street parking and loading facilities;*

**RESPONSE:** See Site Plan (Exhibit A). Further, the CBPC will not modify any of the existing traffic lanes, service drives, entrance and exit driveways, or parking areas at Property. The proposed CBPC will be located in the existing building at the Property and there are no planned modifications to the existing footprint of the building. The CBPC will have ample parking via the existing parking lot at the shopping center on the Property.

*(5) reasonably protect persons and property from erosion, flood, fire, noise, glare, and similar adverse effects; and*

**RESPONSE:** Octapharma's CBPC will reasonably protect persons and property from the adverse effects listed in this standard. Moreover, Octapharma's CBPC not create any external noise, smoke, odor, safety risks, excessive traffic or other issues which might be considered a nuisance.

*(6) for a 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.*

**RESPONSE:** N/A.

*(C) A conditional use site plan may not:*

*(1) more adversely affect an adjoining site than would a permitted use;*

**RESPONSE:** As noted in prior responses, Octapharma's CBPC is a use permitted





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by right at this location; however, conditional use approval is required due to the Property's proximity to residential uses. Octapharma's CBPC will not have any adverse impact on adjacent properties as it will simply reoccupy a vacant storefront in an existing commercial shopping center. Further, Octapharma's CBPC will not create any external noise, smoke, odor, safety risks, excessive traffic or other issues which might be considered a nuisance.

*(2) adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area;*

**RESPONSE:** Octapharma's CBPC will not have any adverse impact on the safety or convenience of vehicular or pedestrian circulation, including anticipated traffic or uses in the area. See Traffic Impact Analysis Determination submitted with this Application as Exhibit F:

☒ A traffic impact analysis is NOT required. The traffic generated by the proposal does not exceed the thresholds established in the City of Austin Land Development Code.

*(3) adversely affect an adjacent property or traffic control through the location, lighting, or type of a sign; or*

**RESPONSE:** Octapharma's CBPC signage at the Property will not have any adverse impact on adjacent properties. Octapharma's exterior signage will be mounted in similar location to the prior occupant's signage, consistent with all Ordinance requirements, and of the type and quality reflected in the photographs attached as Exhibit B.

*(4) for a large retail use described in Section 25-2-815 (Large Retail Uses), adversely affect the future redevelopment of the site.*

**RESPONSE:** N/A.

*(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.*



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**RESPONSE:** Octapharma's CBPC will not be detrimental to the public health, safety or welfare, and will not injure the Property in any way. As noted in prior responses, Octapharma's CBPC is a use permitted by right at this location; however, conditional use approval is required due to the Property's proximity to residential uses. Octapharma safely operates over 130 state of the art plasma donation centers throughout the country, and this CBPC will serve as a substantial benefit to the existing tenants in the shopping center and the City as a whole. Further, Octapharma's CBPC will not result in any excess traffic, noise, smoke, fumes, glare, or odors, and their operations are essential in the ongoing fight against the COVID-19 pandemic (*see* Ex. D).

### III. CONCLUSION

In conclusion, the proposed CBPC will: (a) reoccupy a vacant storefront in the City of Austin with a use permitted by right in the CS zoning district; (b) create new jobs and additional customer traffic for the neighboring businesses; and (c) create no external noise, smoke, odor or other issues which might be considered a nuisance. As detailed above, the proposed use meets or exceeds all conditional use site plan standards under the Ordinance and the CBPC will have only positive impacts on the neighboring properties. Therefore, Octapharma respectfully requests that its Application, as well as the Site Plan and all supporting information and materials be considered and approved by the Commission.

On behalf of the Octapharma, we thank you in advance for your timely attention to this Application and look forward to working with the City throughout the conditional use site plan approval process.

Sincerely,

DYKEMA GOSSETT PLLC

A handwritten signature in black ink that reads "Michael R. Vogt".

Michael R. Vogt

Enclosures

**Exhibit A**

**Site Plan & Metes and Bounds Exhibit**

CITY OF AUSTIN REVISION TABLE							
NUMBER	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET #S	TOTAL # SHEETS IN PLAN SET	NET CHANGE IMP. COVER (SQ. FT.)	TOTAL SITE IMP. COVER (SQ. FT.)/%	CITY OF AUSTIN APPROVAL DATE	DATE IMAGED

SITE PLAN FOR

OCTAPHARMA PLASMA

500 W. WILLIAM CANNON DRIVE, UNIT #438A

AUSTIN, TX 78745

CONSOLIDATED SITE DEVELOPMENT PLAN

NO CONSTRUCTION IS APPROVED BY THIS SITE PLAN

SHEET INDEX

Sheet Description	Sheet No.
COVER SHEET	01
FINAL PLAT	02
SITE PLAN A	03
SITE DATA TABLE	04

OWNER

SOUTHRIDGE PLAZA WC PROPERTIES, LLC  
c/o WILLIAM CANNON PROPERTIES LP ETAL  
450 N. ROXBURY DR.  
SUITE 1050  
BEVERLY HILLS, CALIFORNIA 90210

DEVELOPER

OCTAPHARMA PLASMA, INC.  
10644 WESTLAKE DRIVE  
CHARLOTTE, NORTH CAROLINA 28273  
PHONE: (704) 654-4685  
CONTACT: KERRY CLISH

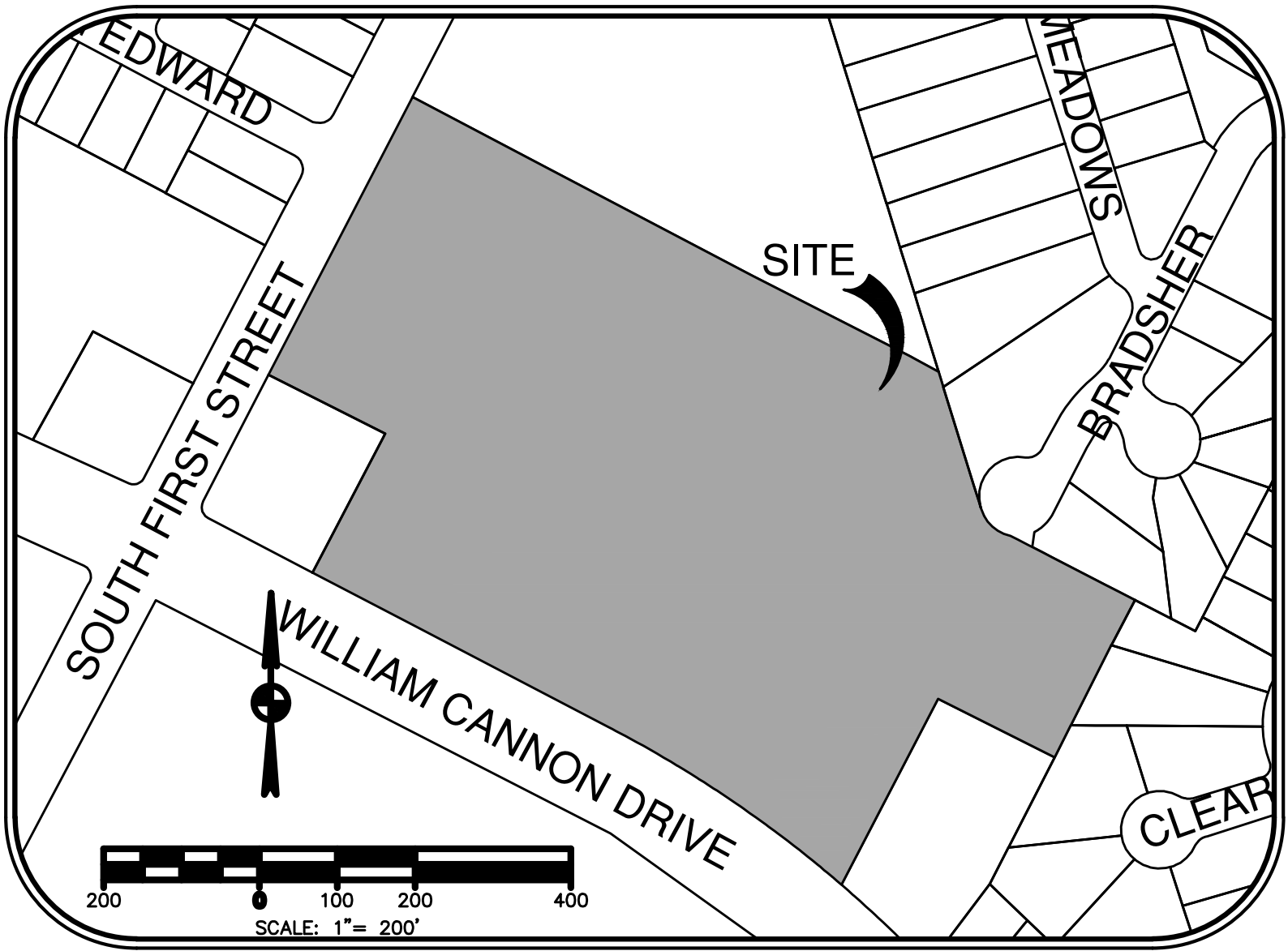
ENGINEER:

PAPE-DAWSON ENGINEERS  
10801 N MOPAC EXPY BLDG 3 #200  
AUSTIN, TEXAS 78759  
PHONE: (512) 454-8711  
FAX: (512) 459-8867  
CONTACT: SHELLY MITCHELL

SURVEYOR:

PAPE-DAWSON ENGINEERS  
10801 N MOPAC EXPY BLDG 3 #200  
AUSTIN, TEXAS 78759  
PHONE: (512) 454-8711  
FAX: (512) 459-8867  
CONTACT: VALERIE ZURCHER

Austin Fire Department	
FIRE DESIGN CODES	2015 INTERNATIONAL FIRE CODE EDITION WITH CITY OF AUSTIN LOCAL AMENDMENTS
FIRE FLOW DEMAND @ 20 PSI	5,250 GPM
INTENDED USE	MIXED USE
CONSTRUCTION CLASSIFICATION	II-A
BUILDING FIRE AREA (S.F.)	133,807
AUTOMATIC FIRE SPRINKLER SYSTEM TYPE	NFPA-13
REDUCED FIRE FLOW DEMAND @ 20 PSI FOR HAVING A SPRINKLER SYSTEM (GPM)	1,500 GPM



WILLIAM CANNON PROPERTIES LP ETAL

4450 N. ROXBURY DR., SUITE 1050

BEVERLY HILLS, CALIFORNIA 90210

SUBMITTED BY:

I, SHELLY MITCHELL, DO HEREBY CERTIFY THAT THE ENGINEERING WORK BEING SUBMITTED HEREIN COMPLIES WITH ALL THE PROVISIONS OF THE TEXAS ENGINEERING PRACTICE ACT. I HEREBY ACKNOWLEDGE THAT ANY MISREPRESENTATION REGARDING THIS CERTIFICATION CONSTITUTES A VIOLATION OF THE ACT, AND MAY RESULT IN CRIMINAL, CIVIL AND/OR ADMINISTRATIVE PENALTIES AGAINST ME, AS AUTHORIZED BY THE ACT.

*Shelly Mitchell*

PAPE-DAWSON ENGINEERS  
SHELLY MITCHELL  
VICE PRESIDENT



05/18/2021  
DATE

REVIEWED BY:

CITY OF AUSTIN DEVELOPMENT SERVICES DEPARTMENT  
DATE

SUBMITTAL DATE  
FEBRUARY 9, 2021

DEVELOPMENT PERMIT NUMBER  
SPC-2021-0035A

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN ACCEPTING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

AUSTIN WATER UTILITY  
DATE

*M. Lewis*  
AUSTIN FIRE DEPARTMENT

May 20, 2021  
DATE

FEBRUARY 9, 2021

THIS SITE IS SUBJECT TO SUBCHAPTER E OF THE LAND DEVELOPMENT CODE (COMMERCIAL DESIGN STANDARDS).

COMPLIANCE WITH BUILDING DESIGN STANDARDS, ARTICLE 3 OF SUBCHAPTER E, IS REQUIRED, AND IS TO BE REVIEWED FOR COMPLIANCE DURING BUILDING CODE REVIEW.

COMPLIANCE WITH THE UNIVERSAL RECYCLING ORDINANCE IS MANDATORY FOR MULTI-FAMILY COMPLEXES, BUSINESS AND OFFICE BUILDINGS.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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 HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.

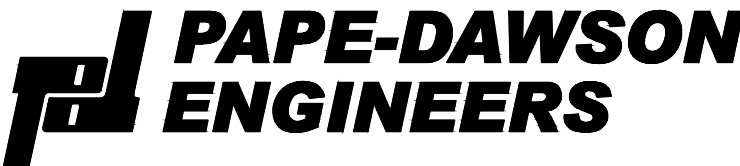
APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.

THIS PROJECT IS LOCATED IN THE WILLIAMSON CREEK WATERSHED WHICH IS CLASSIFIED AS SUBURBAN PER THE DATE OF THIS SUBMITTAL. THIS PROJECT IS NOT LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE AS DEFINED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.

THIS PROJECT IS NOT LOCATED WITHIN THE BOUNDARIES OF ANY FLOODPLAIN, AS SHOWN ON FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM COMMUNITY PANEL NO(S). 4845300585H, DATED SEPTEMBER 26, 2008, TRAVIS COUNTY, TEXAS.

LEGAL DESCRIPTION:  
LOT 1 SOUTHRIDGE PLAZA, VOL. 83, PG.1

PROJECT AREA: 13,334 SF (0.306 AC)  
CURRENT ZONING: CS-MU-CO-NP  
RELATED CASE NUMBERS: C14-05-0105, C14-06-0193, SP-2017-0512C  
PRINCIPAL STREET: W WILLIAM CANNON DRIVE



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711  
TBP FIRM REGISTRATION #470 | TBP L FIRM REGISTRATION #10028801

SITE PLAN RELEASE

SITE PLAN APPROVAL SHEET 01 OF 04  
FILE NUMBER SPC-2021-0035A APPLICATION DATE FEB 09 2021  
APPROVED ON UNDER SECTION 112 OF  
CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.  
EXPIRATION DATE (LDC 25-5-81) CASE MANAGER B. ANDERSON  
PROJECT EXPIRATION DATE (ORD. #970905-A) DWPZ DDZ

DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

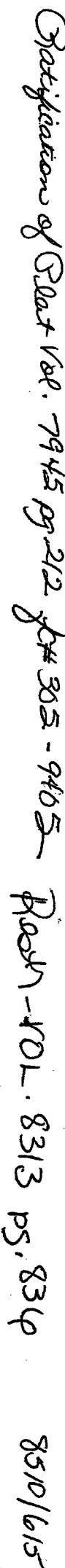
RELEASED FOR GENERAL COMPLIANCE: ZONING CS-MU-CO-NP  
Rev. 1 Correction 1  
Rev. 2 Correction 2  
Rev. 3 Correction 3

Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans 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.

SHEET 01 OF 04

SPC-2021-0035A



[illegible]

**PAPE-DAWSON  
ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
0801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711  
TBPB FIRM REGISTRATION #470 | TBPB FIRM REGISTRATION #10028801

**OCTAPHARMA PLASMA**  
500 W. WILLIAM CANNON DRIVE, UNIT #438A  
AUSTIN, TEXAS  
FINAL PLAT

CITY JOB No. \_\_\_\_\_  
JOB NO. 51226-00  
DATE May 2021  
DESIGNER HJG  
CHECKED \_\_\_\_\_ DRAWN HJG  
SHEET 02 OF 04

SITE PLAN RELEASE	
SITE PLAN APPROVAL  FILE NUMBER <u>SFC-2021-0035A</u>  APPROVED ON _____  CHAPTER <u>25-5</u> _____ OF THE CITY OF AUSTIN CODE.  EXPIRATION DATE (LDC 25-5-81) _____ CASE MANAGER <u>R. ANDERSON</u>  PROJECT EXPIRATION DATE (Ord. #970905-A) _____ DWPZ _____ DDZ _____	SHEET <u>02</u> OF <u>04</u>  APPLICATION DATE <u>FEB. 09, 2021</u>  UNDER SECTION <u>112</u> _____  _____  _____  _____
DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT	
RELEASED FOR GENERAL COMPLIANCE: _____ ZONING <u>CS-MU-CO-NP</u> Rev. 1 _____ Correction 1 _____ Rev. 2 _____ Correction 2 _____ Rev. 3 _____ Correction 3 _____	
<i>Final plan must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans 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.</i>	







Date: May 18, 2021, 4:22pm User ID: Bluhjnsn  
File: \\papec-dawson.com\user-pd\Projects\SPC\390 Construction Documents\Civil\SPC1226-00.dwg

REVISIONS			
No.	Revision Description	Prepared by:	(Date) Reviewed by: (Date)

BUILDING INFORMATION TABLE																
STRUCTURE/ UNIT #	ZONING	BUSINESS	EXISTING USE	PROPOSED USE	STORIES	HEIGHT FT	FINISHED FLOOR ELEVATION	FOUNDATION TYPE	TOTAL SF		TOTAL FLOOR AREA RATIO			PARKING SPACE INFO		
									BUILDING (SF)	TOTAL SITE (SF)	TOTAL FLOOR AREA (SF)	MAXIMUM F.A.R.	RATIO	PARKING RATIO	PARKING SPACES REQUIRED	PARKING SPACES EXISTING
BOX	CS-MU-CO-NP	VACANT	VACANT (OLD HEB)	VACANT	1	22.25	692.00	CONCRETE	46,096	564,733	46,096	0.75	0.24	1:275*	167.62	NO PARKING PROPOSED
516	CS-MU-CO-NP	TW LONE PEAK DENTAL	MEDICAL OFFICES	MEDICAL OFFICES	1	17.5	702.00		3,838		3,838			1:275	13.96	
507	CS-MU-CO-NP	PAPA JOHN'S	RESTAURANT, NO CUSTOMER DINING	RESTAURANT, NO CUSTOMER DINING	1	17.5	702.00		1,400		1,400			1:275	5.09	
508	CS-MU-CO-NP	MY HANGER	GENERAL RETAIL SALES (GENERAL)	GENERAL RETAIL SALES (GENERAL)	1	17.5	702.00		5,040		5,040			1:275	18.33	
506-A	CS-MU-CO-NP	TUTTY FRUTTY	RESTAURANT <2,500 SF	RESTAURANT <2,500 SF	1	17.5	702.00		1,111		1,111			1:100	11.11	
506	CS-MU-CO-NP	FRED LOYA INSURANCE	ADMINISTRATIVE AND BUSINESS OFFICES	ADMINISTRATIVE AND BUSINESS OFFICES	1	17.5	702.00		1,111		1,111			1:275	4.04	
504	CS-MU-CO-NP	REPUBLIC FINANCE	GENERAL RETAIL SALES (GENERAL)	GENERAL RETAIL SALES (GENERAL)	1	17.5	702.00		1,776		1,776			1:275	6.46	
442	CS-MU-CO-NP	VACANT	VACANT	VACANT	1	17.5	702.00		11,400		11,400			1:275	41.45	
438B	CS-MU-CO-NP	RENT-A-CENTER	GENERAL RETAIL SALES (GENERAL)	GENERAL RETAIL SALES (GENERAL)	1	17.5	702.00		6,000		6,000			1:275	21.82	
438A	CS-MU-CO-NP	KIDS DENTAL	MEDICAL OFFICES WITHIN A SHOPPING CENTER OR MIXED USE BUILDING	COMMERCIAL BLOOD PLASMA CENTER	1	17.5	702.00		13,544		13,544			1:275	49.25	
434B	CS-MU-CO-NP	DOLLAR TREE	GENERAL RETAIL SALES (GENERAL)	GENERAL RETAIL SALES (GENERAL)	1	17.5	702.00		6,000		6,000			1:275	21.82	
430	CS-MU-CO-NP	US NAIL	GENERAL RETAIL SALES (GENERAL)	GENERAL RETAIL SALES (GENERAL)	1	17.5	702.00		1,250		1,250			1:275	4.55	
428	CS-MU-CO-NP	METRO BY T-MOBILE	GENERAL RETAIL SALES (GENERAL)	GENERAL RETAIL SALES (GENERAL)	1	17.5	702.00		1,800		1,800			1:275	6.55	
426	CS-MU-CO-NP	EXCEL FINANCE	GENERAL RETAIL SALES (GENERAL)	GENERAL RETAIL SALES (GENERAL)	1	17.5	702.00		1,875		1,875			1:275	6.82	
424	CS-MU-CO-NP	VACANT	VACANT	VACANT	1	17.5	702.00		1,500		1,500			1:275*	5.45	
422	CS-MU-CO-NP	WINGSTOP	RESTAURANT <2,500 SF	RESTAURANT <2,500 SF	1	17.5	702.00		1,800		1,800			1:100	18.00	
421	CS-MU-CO-NP	NO FRONT	GENERAL RETAIL SALES (GENERAL)	GENERAL RETAIL SALES (GENERAL)	1	17.5	702.00		450		450			1:275	1.64	
420	CS-MU-CO-NP	TAIWAN RESTAURANT	RESTAURANT > 2,500 SF	RESTAURANT > 2,500 SF	1	17.5	702.00		4,246		4,246			1:75	56.61	
414	CS-MU-CO-NP	PET GROOMER	PET SERVICES	PET SERVICES	1	17.5	702.00		1,063		1,063			1:275	3.87	
408	CS-MU-CO-NP	SHERWIN WILLIAMS	GENERAL RETAIL SALES (GENERAL)	GENERAL RETAIL SALES (GENERAL)	1	17.5	702.00		4,335		4,335			1:275	15.76	
406	CS-MU-CO-NP	VACANT	VACANT	VACANT	1	17.5	702.00		1,300		1,300			1:275*	4.73	
404	CS-MU-CO-NP	RICK'S CLEANERS	GENERAL RETAIL SALES (GENERAL)	GENERAL RETAIL SALES (GENERAL)	1	17.5	702.00		1,352		1,352			1:275	4.92	
402	CS-MU-CO-NP	TORTILLA RIO GRANDE #2	RESTAURANT <2,500 SF	RESTAURANT <2,500 SF	1	17.5	702.00		2,111		2,111			1:100	21.11	
400	CS-MU-CO-NP	ZUMBA STUDIO	PERSONAL IMPROVEMENT SERVICES	PERSONAL IMPROVEMENT SERVICES	1	17.5	702.00		2,439		2,439			1:275	8.87	
410	CS-MU-CO-NP	ZUMBA STUDIO	PERSONAL IMPROVEMENT SERVICES	PERSONAL IMPROVEMENT SERVICES	1	17.5	702.00		2,000		2,000			1:275	7.27	
322	CS-MU-CO-NP	TRAINING WHEELS	DAY CARE SERVICES (GENERAL)	DAY CARE SERVICES (GENERAL)	1	11.5	704.00		5,000		5,000			1 PER EMPLOYEE	20.00	
PAD 1	CS-MU-CO-NP	TACO BELL	RESTAURANT <2,500 SF	RESTAURANT <2,500 SF	1	17.7	702.00	CONCRETE	2,423		2,423			1:100	24.23	
PAD 2	CS-MU-CO-NP	MCDONALDS	RESTAURANT >2,500 SF	RESTAURANT >2,500 SF	1	15.6	700.00	CONCRETE	4,457		4,457			1:75	59.43	
PAD 3	CS-MU-CO-NP	ATM	WELLS FARGO ATM	WELLS FARGO ATM	1	13.6	694.00	CONCRETE	137		137			2 QUEUE SPACES PER LANE	3.00	
TOTAL									136,854	24%	136,854				634 (507)	629

\* DENOTES ASSUMPTION ON USE

NOTES:

1. THE PROPOSED CHANGE OF USE REQUIRES THE SAME NUMBER OF PARKING SPACES AS THE EXISTING USE IN UNIT 438A.
2. MEDICAL OFFICE SPACE WITHIN A SHOPPING CENTER OR MIXED USE BUILDING = 1:275 (GFA) AND COMMERCIAL BLOOD PLASMA CENTER = 1:275 (GFA) PER LDC 25-6 APPENDIX A.
3. THE PROPOSED USE WILL FALL UNDER AN EXISTING LEGAL NON-CONFORMING APPROVAL BASED ON THE TCM SECTION 9.7.1.B.

SITE PLAN RELEASE

SITE PLAN APPROVAL

SHEET 04 OF 04

FILE NUMBER\_SPC-2021-0035A

APPLICATION DATE\_FEB 09, 2021

APPROVED ON

UNDER SECTION\_112 OF

CHAPTER\_25-5 OF THE CITY OF AUSTIN CODE.

EXPIRATION DATE (LDC 25-5-81)

CASE MANAGER\_R. ANDERSON

PROJECT EXPIRATION DATE (ORD. #970905-A)

DWPZ

DOZ

DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

RELEASED FOR GENERAL COMPLIANCE:

ZONING\_CS-MU-CO-NP

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 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. REVISION

DATE

STATE OF TEXAS

103662

PROFESSIONAL ENGINEER

05/18/2021

Shelly Mitchell

PAPE-DAWSON ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS

1801 N. MOPAC EXPY., SUITE 3, STE 200 | AUSTIN, TX 78759 | 512.464.6711

TYPE FIRM REGISTRATION #4470 | TYPE FIRM REGISTRATION #10026801

OCTAPharma PLASMA

500 W. WILLIAM CANNON DRIVE, UNIT #438A

AUSTIN, TEXAS

SITE DATA TABLE

CITY JOB No.

JOB NO. 51226-00

DATE

May 2021

DESIGNER

HJG

CHECKED

DRAWN HJG

SHEET

04 OF 04

## **Exhibit B**

**Examples of Octapharma's interior designs and exterior finishes at existing plasma donation centers throughout the country**



B-25



17 of 25

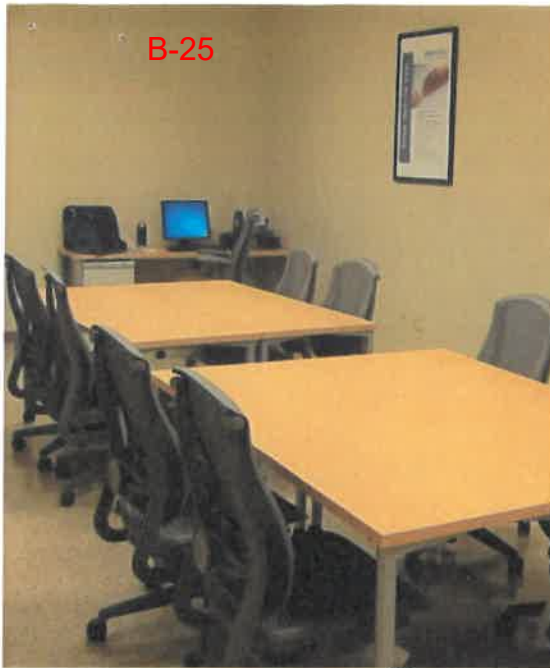


10



12/10/2014

B-25



18 of 25







B-25



20 of 25

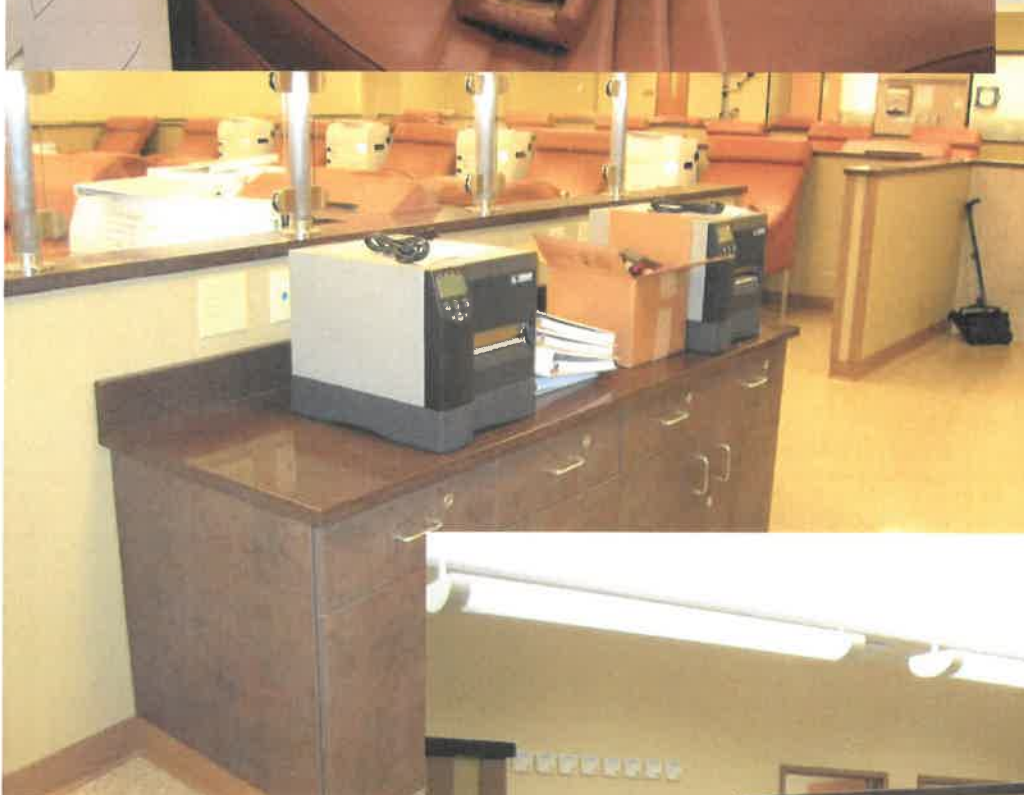




B-25



21 of 25



B-25

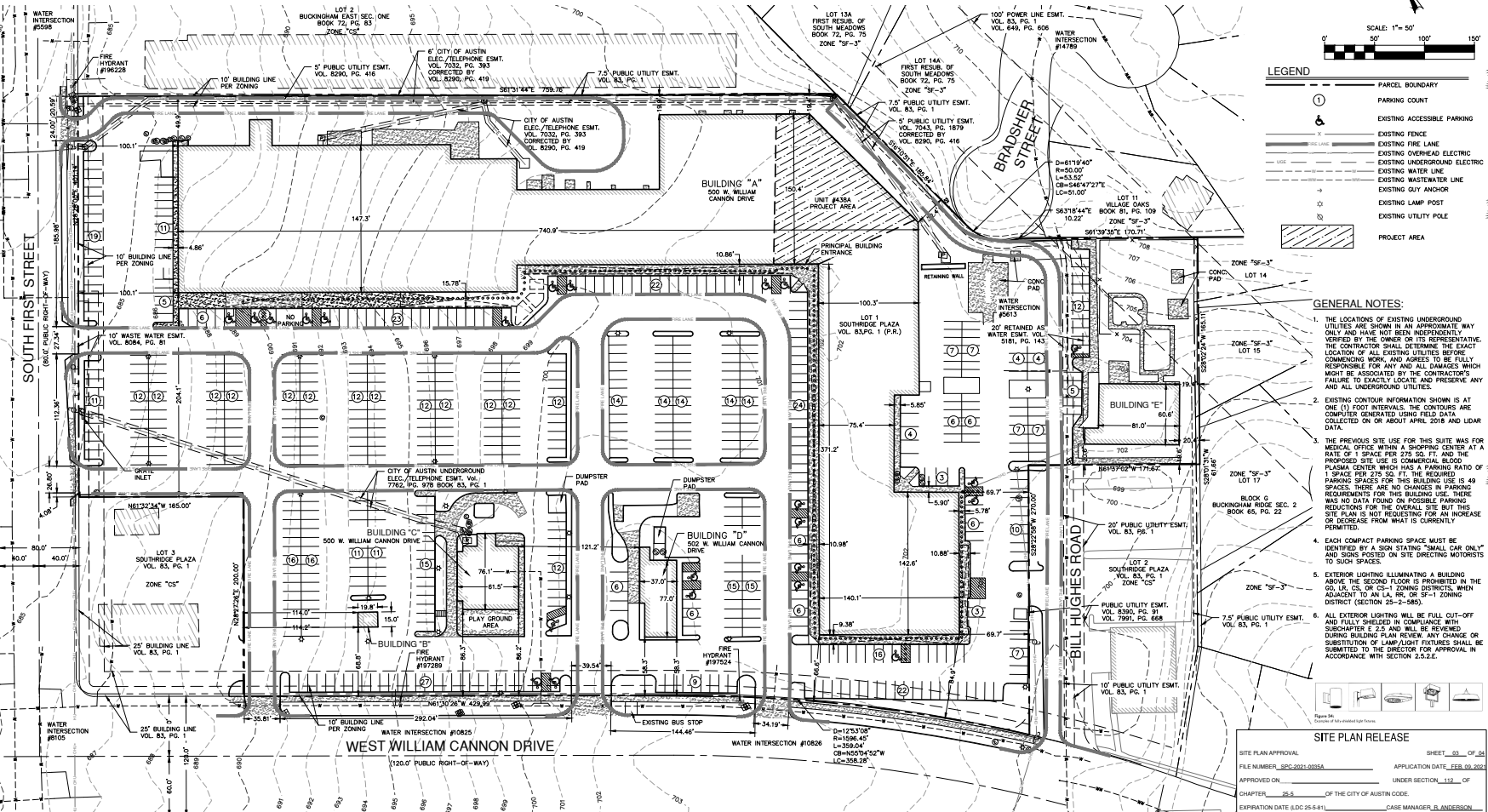
22 of 25

# EXAM ROOM 1





REVISIONS				
No.	Revision Description	Prepared by:	(Date)	Reviewed by:



## GENERAL NOTES:

- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- EXISTING CONTOUR INFORMATION SHOWN IS AT ONE (1) FOOT INTERVALS. THE CONTOURS ARE COMPUTER GENERATED USING FIELD DATA COLLECTED ON OR ABOUT NOV. 2018 AND UTM DATA.
- THE PREVIOUS SITE USE FOR THIS SITE WAS FOR MEDICAL OFFICE WITH A SHOPPING CENTER AT A RATE OF 1 SPACE PER 275 SQ. FT. AND THE PROPOSED SITE USE IS COMMERCIAL. BLOCK 1 PLASMA CENTER WHICH HAS A PARKING RATIO OF 1 SPACE PER 275 SQ. FT. THE REQUIRED PARKING SPACES FOR THIS BUILDING USE IS 49 SPACES. THERE ARE NO CHANGES IN PARKING REQUIREMENTS FOR THE OVERALL SITE. BUT THIS SITE PLAN IS NOT REQUESTING FOR AN INCREASE OR DECREASE FROM WHAT IS CURRENTLY PERMITTED.
- EACH COMPACT PARKING SPACE MUST BE IDENTIFIED BY A SIGN STATING "SMALL CAR ONLY" AND SIGNS POSTED ON SITE DIRECTING MOTORISTS TO SUCH SPACES.
- EXTERIOR LIGHTING ILLUMINATING A BUILDING ABOVE THE SECOND FLOOR IS PROHIBITED IN THE G.O. 15, OR G-1 ZONING DISTRICTS, WHEN ADJACENT TO AN LA, RR, OR SF-1 ZONING DISTRICT (SECTION 25-2-565).
- EXTERIOR LIGHTING SHALL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH CHAPTER 2.5.5 AND ALL LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL, IN ACCORDANCE WITH SECTION 2.5.2.E.

## SITE PLAN RELEASE

SITE PLAN APPROVAL SHEET 03 OF 04  
 FILE NUMBER: SPC-2021-0035A APPLICATION DATE: FEB 09, 2021  
 APPROVED ON: \_\_\_\_\_ UNDER SECTION 122 OF  
 CHAPTER 26.5 OF THE CITY OF AUSTIN CODE  
 EXPIRATION DATE (S.D.C. 25-5-61): \_\_\_\_\_ CASE MANAGER: B. ANDERSON  
 PROJECT EXPIRATION DATE (ORD. #07055 AL): \_\_\_\_\_ DWP# \_\_\_\_\_ CO# \_\_\_\_\_

DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT  
 RELEASED FOR GENERAL COMPLIANCE: \_\_\_\_\_ ZONING: CS-MID-LD-UP  
 Rev. 1: \_\_\_\_\_ Comment 1: \_\_\_\_\_  
 Rev. 2: \_\_\_\_\_ Comment 2: \_\_\_\_\_  
 Rev. 3: \_\_\_\_\_ Comment 3: \_\_\_\_\_

*Final plan must be recorded by the Project Applicant at a geophysical Subsequent to the Plan Filing which also comply with the Code, current at the time of filing, and all required Building Permits. The Director will not accept a building permit if a building permit is not required, must also be approved prior to the Project Expiration Date.*

TOTAL AREA SITE TABLE		
	AREA IN SQ. FT.	AREA PERCENTAGE
TOTAL SITE AREA	564,732.70	
BUILDING COVERAGE	146,096.46	25.87%
TOTAL IMPERVIOUS COVER	533,121.87	94.40%

## COMPATIBILITY NOTES:

- ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY (SECTION 25-2-1067).
- 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 SP-5 OR MORE RESTRICTIVE (SECTION 25-2-1067).
- THE USE OF HIGHLY REFLECTIVE SURFACES, SUCH AS REFLECTIVE GLASS AND REFLECTIVE METAL ROOFS, WHOSE PITCH IS MORE THAN A RUN OF SEVEN (7) TO A RISE OF TWELVE (12), WILL BE PROHIBITED (SECTION 25-2-1067).
- THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES (SECTION 25-2-1067).

## OPEN SPACE REQUIREMENT

OPEN SPACE TYPE	TOTAL GROSS SITE AREA	OPEN SPACE REQUIRED	OPEN SPACE PROVIDED
PRIVATE COMMON	564,974 SF	28,249 SF	0.00 SF**

\*\*NOTE: THE ORIGINAL SITE PLAN WAS PERMITTED AND CONSTRUCTED BEFORE OPEN SPACE WAS A CITY REQUIREMENT. THE OPEN SPACE ON THIS PROPERTY IS CONSIDERED EXISTING NON-COMPLIANT. THERE IS NO LARGE OPEN SPACE PROVIDED. THERE ARE ONLY SMALL CLUSTERS OF LANDSCAPE SPACES AND ISLANDS SPREAD THROUGHOUT THE SITE. NO CONSTRUCTION IS PROPOSED WITH THIS SITE PLAN.



**PAPE-DAWSON ENGINEERS**  
 AUSTIN • SAN ANTONIO • HOUSTON • FORT WORTH • DALLAS  
 1001 N. MOORE ST., SUITE 200 • AUSTIN, TX 78701 • (512) 844-7111  
 TYPED PRINTED BY: SHARON K. HARRIS • E-MAIL: SHARON.HARRIS@PDE.COM

**OCTAPHARMA PLASMA**  
 500 W. WILLIAM CANNON DRIVE, UNIT #438A  
 AUSTIN, TEXAS  
 SITE PLAN A

CITY JOB No. \_\_\_\_\_  
 JOB No. 51226-00  
 DATE: May 2021  
 DRAWN: HMS  
 CHECKED: DRAWN, HMS  
 SHEET 03 OF 04

STRUCTURE/ UNIT #	ZONING	BUSINESS	EXISTING USE	PROPOSED USE	STORIES	HEIGHT FT	FINISHED FLOOR ELEVATION	BUILDING INFORMATION TABLE				TOTAL FLOOR AREA RATIO				PARKING SPACE INFO		
								FOUNDATION TYPE	TOTAL SF BUILDING (SF)	TOTAL SITE SF	TOTAL FLOOR AREA (SF)	MAXIMUM F.A.R.	RATIO	PARKING RATIO	PARKING SPACES REQUIRED	PARKING SPACES EXIST		
516	CS-MU-CO-NP	BOX	VACANT (OLD BHE)	VACANT	1	22.25	602.00	CONCRETE	1,225	46,096	1,275	63.63	1.275	13.96				
567	CS-MU-CO-NP	TW LOON PEAK DENTAL	MEDICAL OFFICES	MEDICAL OFFICES	1	17.5	702.00		3,838	3,838	1.275	5.09						
508	CS-MU-CO-NP	PAPA JOHN'S MY HANGER	RESTAURANT, NO CUSTOMER DINING GENERAL RETAIL SALES (GENERAL)	RESTAURANT, NO CUSTOMER DINING GENERAL RETAIL SALES (GENERAL)	1	17.5	702.00		1,400	1,400	1.275	18.33						
506-A	CS-MU-CO-NP	TUTTY FRUTTY	RESTAURANT <2,500 SF	RESTAURANT <2,500 SF	1	17.5	702.00		1,111	1,111	1.100	11.11						
506	CS-MU-CO-NP	FRED LOYA INSURANCE	ADMINISTRATIVE AND BUSINESS OFFICES	ADMINISTRATIVE AND BUSINESS OFFICES	1	17.5	702.00		1,111	1,111	1.275	40.04						
504	CS-MU-CO-NP	REPUBLIC FINANCE	GENERAL RETAIL SALES (GENERAL)	GENERAL RETAIL SALES (GENERAL)	1	17.5	702.00		1,776	1,776	1.275	6.46						
442	CS-MU-CO-NP	VACANT	GENERAL RETAIL SALES (GENERAL)	VACANT	1	17.5	702.00		11,400	11,400	1.275	41.45						
438B	CS-MU-CO-NP	BENT-A-CENTER	GENERAL RETAIL SALES (GENERAL)	GENERAL RETAIL SALES (GENERAL)	1	17.5	702.00		6,000	6,000	1.275	21.82						
438A	CS-MU-CO-NP	KIDS DENTAL	MEDICAL OFFICES WITHIN A SHOPPING CENTER OR MIXED USE BUILDING	COMMERCIAL BLOOD PLASMA CENTER	1	17.5	702.00		13,544	13,544	1.275	49.25						
434B	CS-MU-CO-NP	DOLLAR TREE	GENERAL RETAIL SALES (GENERAL)	GENERAL RETAIL SALES (GENERAL)	1	17.5	702.00		6,000	6,000	1.275	21.82						
430	CS-MU-CO-NP	US MAIL	GENERAL RETAIL SALES (GENERAL)	GENERAL RETAIL SALES (GENERAL)	1	17.5	702.00		1,250	1,250	1.275	4.55						
428	CS-MU-CO-NP	METRO BY 1-MOBILE	GENERAL RETAIL SALES (GENERAL)	GENERAL RETAIL SALES (GENERAL)	1	17.5	702.00		1,800	1,800	1.275	6.85						
426	CS-MU-CO-NP	EXCEL FINANCE	GENERAL RETAIL SALES (GENERAL)	GENERAL RETAIL SALES (GENERAL)	1	17.5	702.00		1,875	1,875	1.275	6.85						
424	CS-MU-CO-NP	VACANT	VACANT	VACANT	1	17.5	702.00		1,500	1,500	1.275*	5.42						
422	CS-MU-CO-NP	WINGSTOP	RESTAURANT <2,500 SF	RESTAURANT <2,500 SF	1	17.5	702.00		1,800	1,800	1.100	38.00						
421	CS-MU-CO-NP	NO FRONT	GENERAL RETAIL SALES (GENERAL)	GENERAL RETAIL SALES (GENERAL)	1	17.5	702.00		450	450	1.275	1.64						
420	CS-MU-CO-NP	TAIWAN RESTAURANT	RESTAURANT > 2,500 SF	RESTAURANT > 2,500 SF	1	17.5	702.00	4,246	4,246	1.275	56.61							
414	CS-MU-CO-NP	PET GROOMER	PET SERVICES	PET SERVICES	1	17.5	702.00	1,063	1,063	1.275	3.87							
408	CS-MU-CO-NP	SHERWIN WILLIAMS	GENERAL RETAIL SALES (GENERAL)	GENERAL RETAIL SALES (GENERAL)	1	17.5	702.00	4,335	4,335	1.275	15.76							
406	CS-MU-CO-NP	VACANT	VACANT	VACANT	1	17.5	702.00	1,300	1,300	1.275*	4.73							
404	CS-MU-CO-NP	RICK'S CLEANERS	GENERAL RETAIL SALES (GENERAL)	GENERAL RETAIL SALES (GENERAL)	1	17.5	702.00	1,352	1,352	1.275	4.92							
402	CS-MU-CO-NP	PORTLAND RIDGE GRAND #2	RESTAURANT	RESTAURANT <2,500 SF	1	17.5	702.00	1,111	1,111	1.100	21.11							
400	CS-MU-CO-NP	ZUMBA STUDIO	PERSONAL IMPROVEMENT SERVICES	PERSONAL IMPROVEMENT SERVICES	1	17.5	702.00	2,489	2,489	1.275	8.87							
400	CS-MU-CO-NP	ZUMBA STUDIO	PERSONAL IMPROVEMENT SERVICES	PERSONAL IMPROVEMENT SERVICES	1	17.5	702.00	2,000	2,000	1.275	7.27							
322	CS-MU-CO-NP	TRAINING WHEELS	DAY CARE SERVICES (GENERAL)	DAY CARE SERVICES (GENERAL)	1	11.5	204.00	2,000	2,000	1.000	20.00	1 PER EMPLOYEE	2.22					
PAD 1	CS-MU-CO-NP	TACO BELL	RESTAURANT <2,500 SF	RESTAURANT <2,500 SF	1	17.7	702.00	CONCRETE	2,423	2,423	1.100	24.23						
PAD 2	CS-MU-CO-NP	MCDONALDS	RESTAURANT >2,500 SF	RESTAURANT >2,500 SF	1	15.6	700.00	CONCRETE	4,457	4,457	1.75	59.43						
PAD 3	CS-MU-CO-NP	ATM	WELLS FARGO ATM	WELLS FARGO ATM	1	13.6	694.00	CONCRETE	137	137	2	QUEUE SPACES PER LANE	6.00					
TOTAL								136,854	24%	176,854	634 (60%)			629				

1. THE PROPOSED CHANGE OF USE REQUIRES THE SAME NUMBER OF PARKING SPACES AS THE EXISTING USE IN UNIT 438A.
2. MEDICAL OFFICE SPACE WITHIN A SHOPPING CENTER OR MIXED USE BUILDING = 1:275 (GFA) AND COMMERCIAL BLOOD PLASMA CENTER = 1:275 (GFA) PER LDC 25-6 APPENDIX A.
3. THE PROPOSED USE WILL FALL UNDER AN EXISTING LEGAL NON-CONFORMING APPROVAL BASED ON THE TCM SECTION 9.7.1.B.

[illegible]

Shelly Mitchell

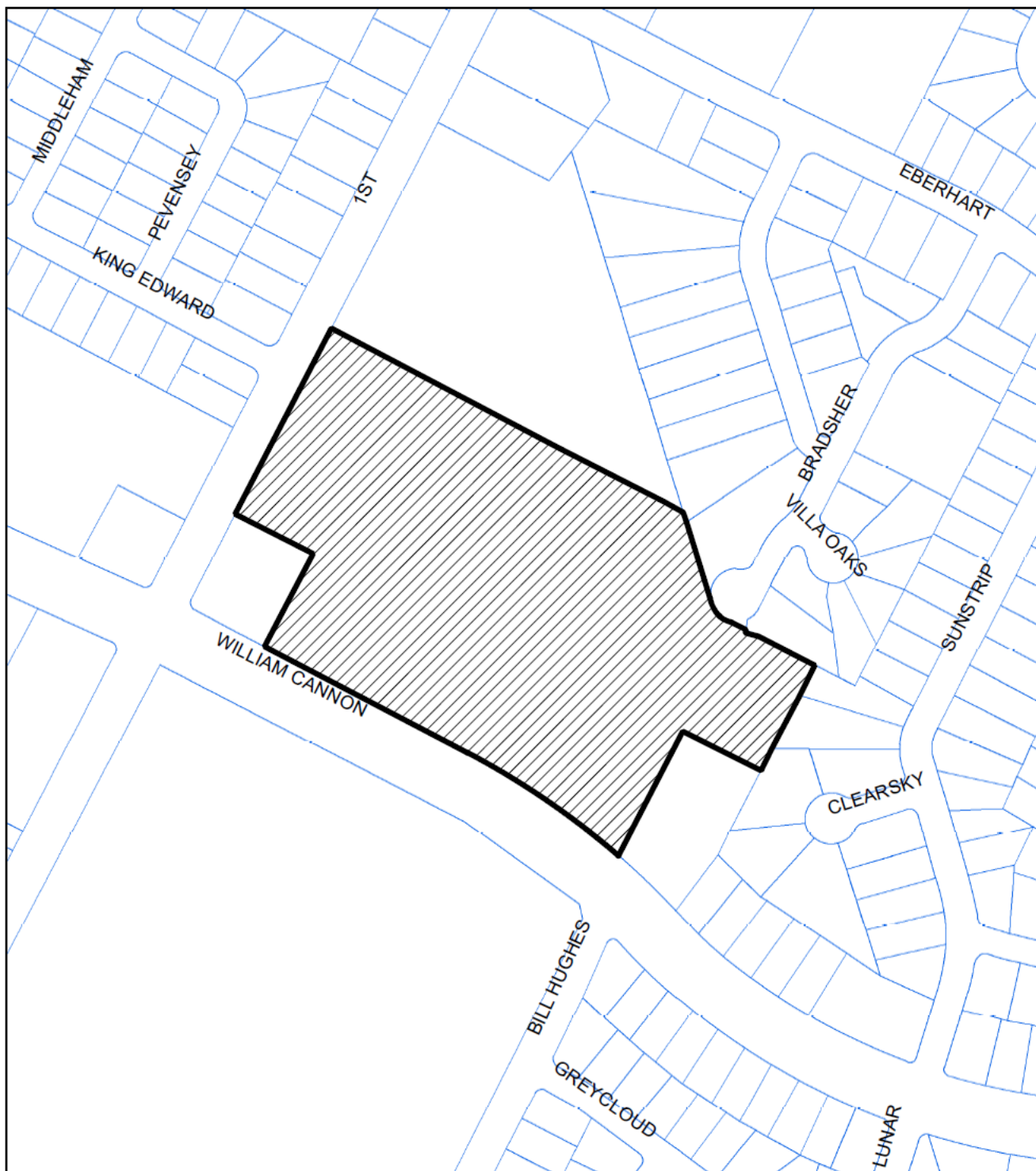
**PAPE-DAWSON  
ENGINEERS**



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801 N. MOFAC EXPY., BLDG. # STE. 201 • AUSTIN, TX 78759 • 512.454.6711  
FIRM REGISTRATION #4730 • TYPICAL FIRM REGISTRATION #10103801

**PHARMA PLASMA**  
M CANNON DRIVE, UNIT #438A  
AUSTIN, TEXAS  
SITE DATA TABLE

CITY JOB No. \_\_\_\_\_  
JOB NO. 51226-00  
DATE May 2021  
DESIGNER HJG  
CHECKED \_\_\_\_\_ DRAWN HJG  
SHEET 04 OF 04





 Subject Tract  
 Base Map

CASE#: SPC-2021-0035A  
LOCATION: 500 W WILLIAM CANNON DR UNIT 438A



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.