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

**CASE NUMBER:** SPC-2023-0158A **ZAP DATE:** October 6, 2023

**PROJECT NAME:** Texas Children's Hospital North Campus - Heliport

**ADDRESS OF APPLICATION:** 9835 North Lake Creek Parkway

**APPLICANT:** Texas Children's Hospital, Jill Pearsall
1919 S Braeswood, Ste 3211
Houston, Texas 77030

**AGENT:** Drenner Group, Amanda Swor (512) 807-2904
200 Lee Barton Drive, Ste 100
Austin, Texas, 78704

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

**AREA:** 24.46 acres
**COUNCIL DISTRICT:** 6
**WATERSHED:** Lake 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 a heliport on a site that has an approved site plan for Hospital Services and Medical Office use.

**STAFF RECOMMENDATION:**
Staff recommends approval of the Conditional Use Permit for the proposed heliport. This site plan will comply with all Land Development Code requirements and has received approval from the Aviation Department.

**PROJECT INFORMATION**: 24.45 acres **EXIST. ZONING:** PUD
**ALLOWED F.A.R.:** N/A **PROPOSED F.A.R.:** 1.23:1
**MAX. BLDG. COVERAGE**: N/A **PROPOSED BLDG. CVRG:** 26.7%
**MAX. IMPERVIOUS CVRG**.: 75% **PROPOSED IMPERVIOUS CVRG**: 61%
**PROPOSED ACCESS:** North Lake Creek Parkway and Lakeline Mall Drive

**SUMMARY COMMENTS ON SITE PLAN:**
**Land Use:** The proposed heliport is a conditional use, LDC 25-2-861. All comments are cleared. This site is not subject to compatibility standards.
**Environmental:** The site is located in the Lake 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:** Lakeline Mall Drive, then PUD (multifamily)
**East:** PUD (multifamily- north lot & undeveloped- south lot)
**South**: N FM 620
**West:** GR (hotel- north lot) & MF- 6 (retirement housing- south lot)

**ABUTTING STREETS**

| Street | Right-of-Way Width | Pavement Width | Classification |
|---|---|---|---|
| Lakeline Mall Drive | 81’ | 115’ | Level 4 |
| North Lake Creek Parkway | 174’ | 108’ | Level 4 |
| N FM 620 Rd | 467’ | 387’ | Level 4 (service road), Level 5 (hwy) |

**NEIGHBORHOOD ORGNIZATIONS:**

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 Land Use 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 PUD, 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.

# City of Austin – Department of Aviation
## Category III Helistop Application

**Aerial Imaging (Scale min. 1"=400')** ATXNC Aerial Image

- ■ Heliport Boundaries
- ■ Takeoff and Landing Pads
- ■ Min. two approach and departure paths; one identified as principal
- ☐ Noise Contours N/A
- ☐ Noise sensitive areas (within 4,000 ft.) N/A
- ☐ Environmentally sensitive areas (within 4,000 ft.) N/A

**For Use by Department of Aviation – Airside Operations Officials:**

| | |
|---|---|
| ☐ Proof of Insurance required by Section 13-1-185 | ■ Certification by a registered professional engineer (rooftop) |
| ■ Site Plan | ■ Hospital (exempt from noise assessment) |
| ■ Description of Approach / Departure paths | ■ Application Fee |
| ☐ Avoids noise sensitive areas | |
| ☐ Avoids environmentally sensitive areas | |

| Notification | Date | Representative | Notification | Date | Representative |
|---|---|---|---|---|---|
| APD | | | PDR | | |
| AFD | | | Code&Comp | | |
| ATCEMS | | | Noise Office | | |
| Starflight | | | Aviation PIO | | |
| Trans | | | Property Owner | | |
| PARD | | | Air Traffic | | |
| Air Ops | | | Planning | | |
| **Site Visit** | | __ : __ | Notes: | | |
| **Public Hearing** | | | Public Hearing Reference No. | | |

| | | | |
|---|---|---|---|
| ■ APPROVED<br>☐ DENIED | Signed by: | Date: 08/14/2023<br>Time: 13:00 | Permit Expiration Date : 08/14/2028<br>(Not more than five years of issuance) |

DRENNER GROUP

Amanda Swor
Direct Dial: (512) 807-2904
aswor@drennergroup.com

April 25, 2023

Mr. Jose Roig
Interim Director
Development Services Department
City of Austin
6310 Wilhelmina Delco Dr.
Austin, TX 78752

*Via Electronic Delivery*

Re: Texas Children's Hospital North Campus - Heliport – Conditional Use Permit ("CUP") Application for the 24.5-acre piece of property located at 9835 North Lake Creek Parkway in Austin, Williamson County, Texas (the "Property").

Dear Mr. Roig:

As representatives of the owner of the Property, we respectfully submit the enclosed CUP Application along with all other required documentation. The project is titled Texas Children's Hospital North Campus - Heliport, consists of 24.5 acres, and is located at 9835 North Lake Creek Parkway. The Property is currently being developed as a hospital and medical office development with associated improvements pursuant to the site development permit SP-2020-0333C.F2, issued on October 17, 2021.

The purpose of the CUP Application is to allow a category III, permanent heliport facility, as provided in and required by Section 13-1-173 and Section 25-2-861 of the City of Austin Land Development Code. The proposed heliport will serve the Texas Children's Hospital upon completion of construction.

The Property is located within the City of Austin's Full Purpose Jurisdiction and is currently zoned PUD (Planned Unit Development) and is a portion of the land use areas COR-4 (Commercial Office Residential) and CO-1 (Commercial Office) of the Leander Rehabilitation PUD.

A Traffic Impact Analysis ("TIA") has been waived via a TIA Determination Worksheet signed by Maria Cardenas (COA) dated April 20, 2023, with the note that the Property is located

within SB 1396, and a TIA is not required for any development within this area, and that right-of-way dedication may still be required.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Very truly yours,

Amanda Swor

April 13, 2023

Mr. Jose Roig
Interim Director
Development Services Department
City of Austin
6310 Wilhelmina Delco Dr.
Austin, Texas 78752

*Via Electronic Delivery*

RE: Engineering Summary Letter
Conditional Use Permit (CUP) Application
Texas Children's Hospital - North Campus - Heliport
9835 N. Lake Creek Parkway
Austin, Williamson County, Texas

Dear Mr. Roig:

On behalf of Texas Children's Hospital, Drenner Group is submitting a Conditional Use Permit (CUP) Application for use of a Heliport associated with the property located at 9835 N. Lake Creek Parkway, City of Austin, Williamson County, Texas (the "Property"). The project is titled Texas Children's Hospital North Campus – Heliport. The 24.5 acre Property is currently being developed as a hospital and medical office development with associated improvements pursuant to the site development permit SP-2020-0333C.F2, issued on October 17, 2021.

The purpose of the CUP Application is to allow a category III, permanent heliport facility, as provided in and required by Section 13-1-173 and Section 25-2-861 of the City of Austin Land Development Code.

The Property at 9835 N. Lake Creek Parkway is located within the City of Austin's Full Purpose Jurisdiction. The Property is currently zoned Planned Unit Development (PUD) and is a portion of the land use areas COR-4 (Commercial Office Residential) and CO-1 (Commercial Office) of the Leander Rehabilitation PUD. Development regulations for this site are subject to the First Order of the Leander Rehabilitation Plan and subsequent orders and amendments. As this Property is regulated by the Leander Rehabilitation Plan, it is not subject to Subchapter E or Commercial Design Standards.

In addition to code modifications in the Leander Rehabilitation Plan, this site is subject to City of Austin code as of June 6, 1997. The property is not located within the boundaries of a City of Austin adopted neighborhood planning area, and therefore does not have a Future Land Use Map ("FLUM") designation.

According to City of Austin GIS, the entire site lies within the limits of the Lake Creek Watershed, classified as a Suburban Watershed. The project is subject to the Comprehensive Watershed

Ordinance (CWO). A portion of the site at the southwest corner of the property lies within the City of Austin floodplain. No portions of the site lie within the FEMA floodplain. The current development of the Property includes an onsite off-line wet pond that will treat the site.

Erosion & Sedimentation controls for the heliport facility development will be provided in accordance with City of Austin and TECQ requirements. Temporary erosion control measures will include silt fences, rock berms, diversion swales, and stabilized construction entrances.

A Traffic Impact Analysis ("TIA") has been waived via a TIA Determination Worksheet dated June 18th, 2020, with a note that the Property is located within SB 1396, and a TIA is not required for any development within this area, and that right-of-way dedication may still be required.

Austin Water is the water and wastewater provider.

Austin Energy is the electrical service provider.

Please accept the following submittal package and city approved support materials describing compliance to the City of Austin Land Development Code and design criteria manuals. If you have any questions or concerns, please feel free to contact me at 512-439-0400 or rtomer@cecinc.com.

Sincerely,

Russell F. Tomer

Russell F. Tomer, PE
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

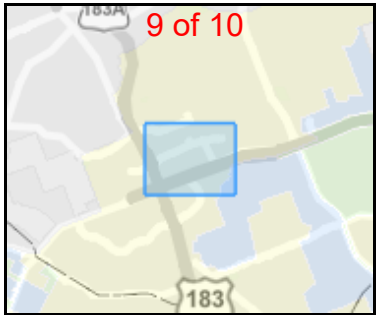
STATE OF TEXAS
RUSSELL F. TOMER
109531
LICENSED
PROFESSIONAL ENGINEER

4-13-2023

# Property Profile

SPC-2023-0158A Staff Map





## Legend

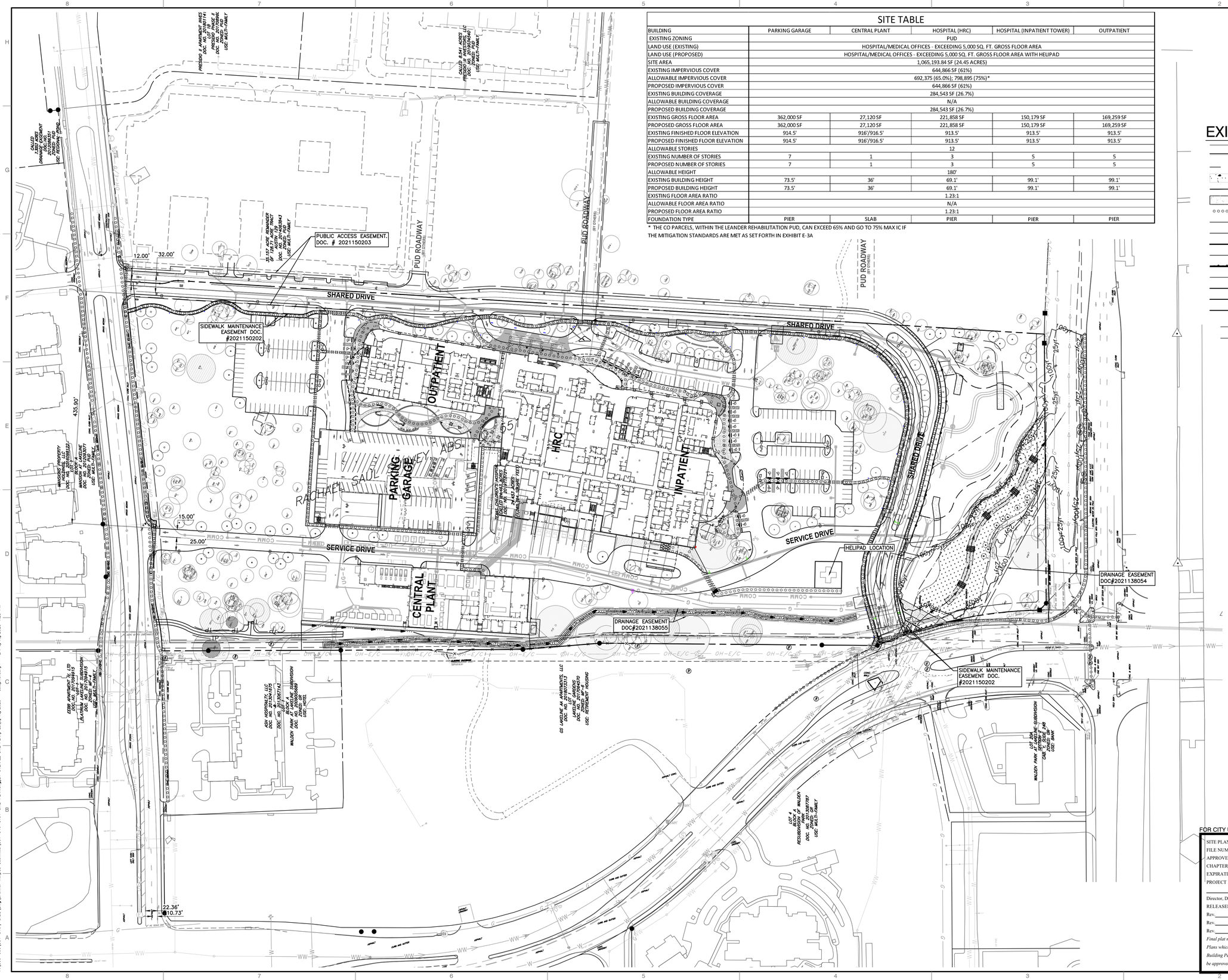
- Property
  - Jurisdictions (No Fill)
    - FULL PURPOSE
    - EXTRATERRITORIAL JURISDICTION
- Jurisdictions Fill
  - Jurisdiction
    - FULL PURPOSE
    - EXTRATERRITORIAL JURISDICTION
- Zoning 1
  - Zoning Text

## Notes

0 1000 2000 ft

10/6/2023

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. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.




## SITE TABLE

| BUILDING | PARKING GARAGE | CENTRAL PLANT | HOSPITAL (HRC) | HOSPITAL (INPATIENT TOWER) | OUTPATIENT |
|---|---|---|---|---|---|
| EXISTING ZONING | PUD | | | | |
| LAND USE (EXISTING) | HOSPITAL/MEDICAL OFFICES - EXCEEDING 5,000 SQ. FT. GROSS FLOOR AREA | | | | |
| LAND USE (PROPOSED) | HOSPITAL/MEDICAL OFFICES - EXCEEDING 5,000 SQ. FT. GROSS FLOOR AREA WITH HELIPAD | | | | |
| SITE AREA | 1,065,193.84 SF (24.45 ACRES) | | | | |
| EXISTING IMPERVIOUS COVER | 644,866 SF (61%) | | | | |
| ALLOWABLE IMPERVIOUS COVER | 692,375 (65.0%); 798,895 (75%)* | | | | |
| PROPOSED IMPERVIOUS COVER | 644,866 SF (61%) | | | | |
| EXISTING BUILDING COVERAGE | 284,543 SF (26.7%) | | | | |
| ALLOWABLE BUILDING COVERAGE | N/A | | | | |
| PROPOSED BUILDING COVERAGE | 284,543 SF (26.7%) | | | | |
| EXISTING GROSS FLOOR AREA | 362,000 SF | 27,120 SF | 221,858 SF | 150,179 SF | 169,259 SF |
| PROPOSED GROSS FLOOR AREA | 362,000 SF | 27,120 SF | 221,858 SF | 150,179 SF | 169,259 SF |
| EXISTING FINISHED FLOOR ELEVATION | 914.5' | 916'/916.5' | 913.5' | 913.5' | 913.5' |
| PROPOSED FINISHED FLOOR ELEVATION | 914.5' | 916'/916.5' | 913.5' | 913.5' | 913.5' |
| ALLOWABLE STORIES | 12 | | | | |
| EXISTING NUMBER OF STORIES | 7 | 1 | 3 | 5 | 5 |
| PROPOSED NUMBER OF STORIES | 7 | 1 | 3 | 5 | 5 |
| ALLOWABLE HEIGHT | 180' | | | | |
| EXISTING BUILDING HEIGHT | 73.5' | 36' | 69.1' | 99.1' | 99.1' |
| PROPOSED BUILDING HEIGHT | 73.5' | 36' | 69.1' | 99.1' | 99.1' |
| EXISTING FLOOR AREA RATIO | 1.23:1 | | | | |
| ALLOWABLE FLOOR AREA RATIO | N/A | | | | |
| PROPOSED FLOOR AREA RATIO | 1.23:1 | | | | |
| FOUNDATION TYPE | PIER | SLAB | PIER | PIER | PIER |

* THE CO PARCELS, WITHIN THE LEANDER REHABIUTATION PUD, CAN EXCEED 65% AND GO TO 75% MAX IC IF THE MITIGATION STANDARDS ARE MET AS SET FORTH IN EXHIBIT E-3A

NORTH

SCALE IN FEET

0 80 160

## EXISTING LEGEND:

- EXISTING ROADWAY CENTERLINE
- EXISTING CURB & GUTTER
- EXISTING EDGE OF UNPAVED DRIVE
- EXISTING CONCRETE
- EXISTING STRIPING
- EXISTING SIDEWALK
- EXISTING ADA PATH
- EXISTING EASEMENT
- EXISTING PARCEL LINE
- EXISTING SUBJECT PROPERTY BOUNDARY
- EXISTING FENCE
- EXISTING GUIDE RAIL
- EXISTING UTILITY CENTERLINE
- G — EXISTING GAS LINE
- WW — EXISTING SANITARY LINE
- W — EXISTING WATERLINE
- 100yr — 100-YEAR FLOODPLAIN
- 25yr — 25-YEAR FLOODPLAIN

NOTES:

1. NO CONSTRUCTION MAY OCCUR WITH THIS CONDITIONAL USE PERMIT.

FOR CITY USE ONLY:

SITE PLAN APPROVAL _____ SHEET 4 OF 6
FILE NUMBER SPC-2023-0158A APPLICATION DATE 04/27/2023
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 ROSEMARY AVILA
PROJECT EXPIRATION DATE (ORD.#970905-A) _____ DWPZ _____ DDZ _____

Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE: _____ ZONING: PUD
Rev. _____ Correction 1 _____
Rev. _____ Correction 2 _____
Rev. _____ 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 Permit and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.*

STATE OF TEXAS
RUSSELL F. TOMER
109531
LICENSED PROFESSIONAL ENGINEER

REVISION RECORD

| NO | DATE | DESCRIPTION |
|---|---|---|

Texas Children's Hospital
NORTH CAMPUS - SITE

Civil & Environmental Consultants, Inc.
Texas Registered Engineering Firm E-98
3711 South MoPac Expressway · Building 1, Suite 550 · Austin, TX 78746
Ph: 512.439.0400 · Fax: 512.329.0096
www.cecinc.com

# TEXAS CHILDREN'S HOSPITAL NORTH CAMPUS SITE DEVELOPMENT PLAN
9835 NORTH LAKE CREEK PKWY
CITY OF AUSTIN, WILLIAMSON CO. TEXAS

## OVERALL SITE PLAN

| | |
|---|---|
| DATE: | September 18, 2023 |
| DWG SCALE: | NTS |
| PROJECT NO: | 301-346 |
| DRAWN BY: | JB |
| CHECKED BY: | RFT |
| APPROVED BY: | GAB |

DRAWING NO.: 4

SHEET 4 OF 6