

**ZONING AND PLATTING COMMISSION SITE PLAN  
EXTENSION REVIEW SHEET**

**CASE NUMBER:** SP-2019-0564C(XT2)                      **ZAP HEARING DATE:** January 18<sup>th</sup>, 2025

**PROJECT NAME:** McNeil Drive Medical Center    **COUNCIL DISTRICT:** 6

**ADDRESS:** 6500 McNeil Dr.

**AREA:** 2.98 acres (LOC 2.98 acres)

**APPLICANT:** D'abadie Family Partnership, LTD  
11516 Brandan Parke Trl.  
Austin, Texas 78750  
Phone: (604)599-2878

**AGENT:** Scott J. Foster (360 Professional Services, Inc.)  
PO Box 3639  
Cedar Park, Tx 78630  
Phone: (512) 354-4682

**CASE MANAGER:** Gabriel Guerrero Jr.            Telephone: (512) 978-4658  
[gabriel.guerrero@austintexas.org](mailto:gabriel.guerrero@austintexas.org)

**EXISTING ZONING:** LO-CO ; GO-CO

**PROPOSED DEVELOPMENT:**

The applicant is requesting a three-year extension to a previously approved site plan. The proposed site plans is for medical and professional offices with associated improvements.

**WATERSHED:** Rattan Creek & Walnut Creek

**APPLICABLE WATERSHED ORDINANCE:** Current/ Comprehensive Watershed Ordinance

**CAPITOL VIEW:** N/A

**T.I.A.:** Not Required

**SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval to extend this site plan permit by threes years, from February 27, 2025 to February 27, 2028 based on LDC Section 25-5-62(B) (code sections provided below).

25-5-63(C) Extension of released site plan by the Land Use Commission: “the Land Use Commission may extend the expiration date of a released site plan beyond the date established by this chapter if the Land Use Commission determines that the request complies with the requirements for extension by the director under 25-5-62 (Extension of Released Site Plan by Director).”

25-5-62(C) The director may extend the expiration date of a released administrative site plan one time for a period of one year if the director determines that there is good cause for the requested extension; and

“ (1) the director determines that:

- (a) the site plan substantially complies with the requirements that apply to a new application for site plan approval;
- (b) the applicant filed the original application for site plan approval with the good faith expectation that the site plan would be constructed;
- (c) the applicant constructed at least one structure shown on the original site plan that is suitable for permanent occupancy; or

(d) the applicant has constructed a significant portion of the infrastructure required for development of the original site plan; and”

**PLANNING COMMISSION ACTION:**

Related Case: N/A

<b>Total Site Area</b>	129.870 Sq. Ft	2.98 acres		
<b>Existing Zoning</b>	LO-CO, GO-CO			
	<b>Allowed / Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Total Site</b>
<b>Floor-Area Ratio</b>	LO-CO; 0.7:1 / GO-CO ; 1:1	LO-CO; - / GO-CO ; -	LO-CO; 0.3:1 / GO-CO ; 2:1	0.1:1
<b>Building Coverage</b>	LO-CO; 50% / GO-CO ; 60%	LO-CO; - / GO-CO ; -	LO-CO; 34.3% / GO-CO ; 25.2%	17.80%
<b>Impervious Coverage</b>	LO-CO; 70% / GO-CO ; 80%	LO-CO; - / GO-CO ; -	LO-CO; 86% / GO-CO ; 17%	62%
<b>Existing &amp; Proposed Use</b>	Medical & professional offices			

**SUMMARY COMMENTS ON SITE PLAN:**

**Land Use:** The submitted site plan is for the construction of three buildings totaling 19,805 GSF with associated drives, utilities, landscaping and water quality / detention improvements.

**Environmental:** The site is n located in the Edward's Aquifer Recharge Zone. The site is in the Rattan Creek; Walnut Creek watershed.

**SURROUNDING CONDITIONS:****Zoning/ Land use:**

**North:** RR, SF-1; Vacant, Single-Family Res

**East:** SF-1, NO-MU-CO, GR-CO; Single Family Res, Single Family Comm, Office

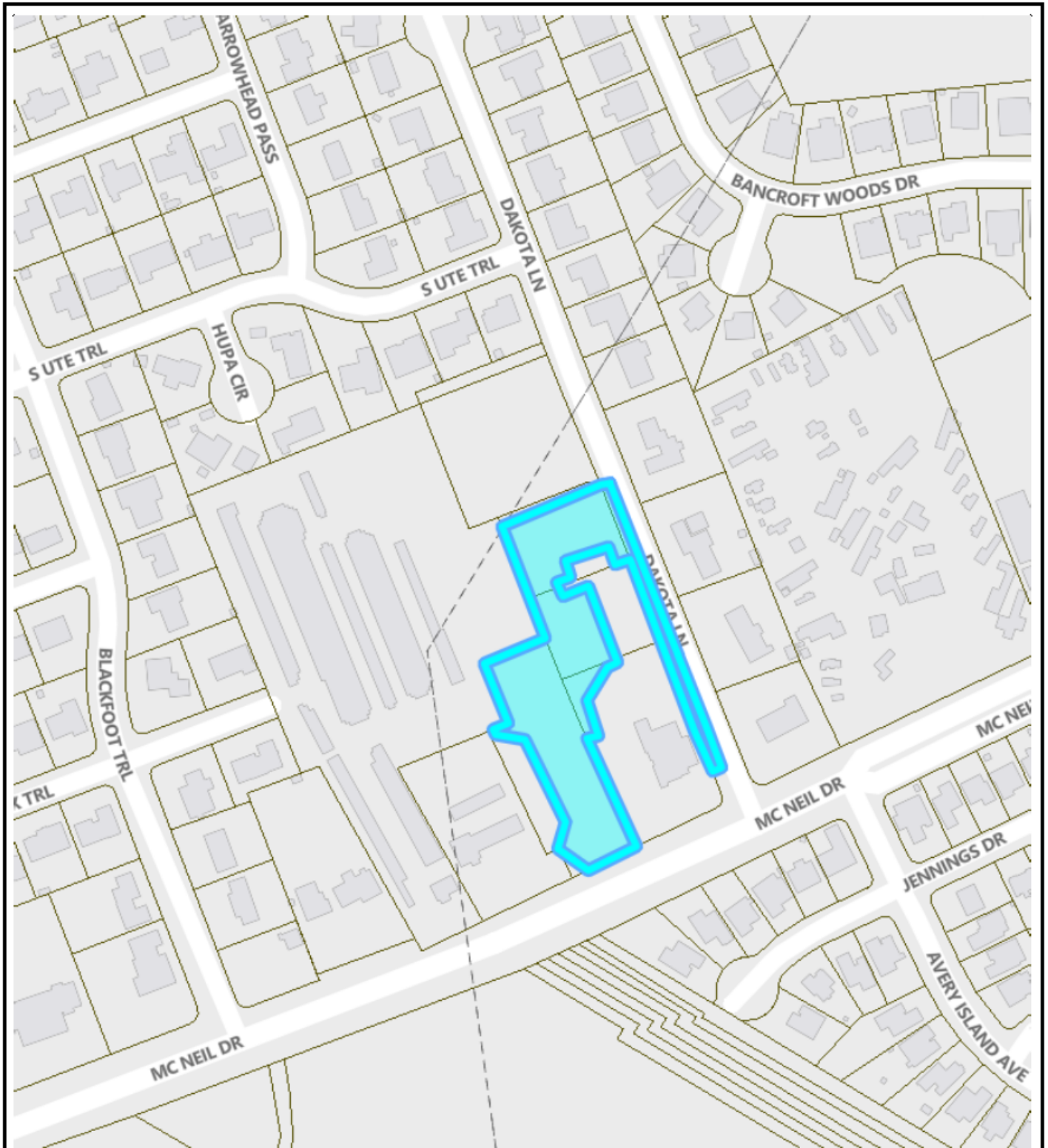
**South:** ROW, SF-2; ROW, Single Family Res

**West:** I-RR; Car wash

Street	R.O.W.	Surfacing	Classification
McNeil Dr.	94'	72'	Level 4
Dakota Ln.	50'	25'	Level 1

**NEIGHBORHOOD ORGANIZATION:**

Austin Lost and Found Pets, Friends of Austin Neighborhoods,  
Homeless Neighborhood Association, Neighborhood Empowerment  
Foundation, SELTexas, Save Our Springs Alliance, Sierra Club,  
Austin Regional Group, TNR BCP - Travis County Natural Resource



Lot Lines  
Lot Line

**SP-2019-0564C(XT2)**  
6500 MC NEIL DRIVE



12/10/2024

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.

DATE OF SUBMITTAL: 12/10/2019

OWNERS NAME AND ADDRESS  
D'ABADIE FAMILY PARTNERSHIP, LTD.  
11516 BRANDAN PARKE TRAIL  
AUSTIN, TX 78750

PROJECT ADDRESS  
6500 MCNEIL DRIVE  
AUSTIN, TEXAS 78729

LEGAL DESCRIPTION  
LOT 1, BLOCK A, GREENWOOD ACRES (THE PLACE FOR ME), A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 97, PAGE 63, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

LOTS 2A AND 2B, THE RESUBDIVISION OF LOT 2 SHAMINAW SECTION ONE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 49, PAGE 7, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

LOT 1 SHAMINAW SECTION ONE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 46, PAGE 15, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

SITE AREA:  
LOT 1 GREENWOOD: 0.98 ACRES  
LOT 1 SHAMINAW: 1.00 ACRES  
LOT 2A SHAMINAW: 0.50 ACRES  
LOT 2B SHAMINAW: 0.50 ACRES  
2.98 ACRES

ZONING:  
LOT 1 GREENWOOD AND LOT 1 SHAMINAW: GO-CO  
LOTS 2A AND 2B: LO-CO

WATERSHED: RATTAN AND WALNUT CREEK (SUBURBAN)

EDWARD'S AQUIFER: SITE IS WITHIN THE RECHARGE ZONE

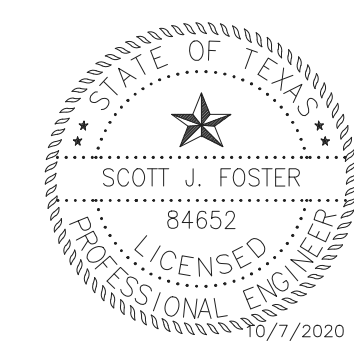
RELATED CASES:  
SP-01-0326C  
SP-05-1477C

GENERAL PLAN NOTES:

- ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE REGISTERED PROFESSIONAL ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
- NO PORTION OF THIS SITE LIES WITHIN THE 100-YEAR FLOODPLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 48453C0235J, DATED JANUARY 6, 2016, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.
- WATER AND WASTEWATER SERVICE TO BE PROVIDED BY THE CITY OF AUSTIN.
- THERE ARE NO CRITICAL ENVIRONMENTAL FEATURES ON SITE.
- RELEASE OF THE 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 APPLICANT IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.
- 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 SITE PLAN IS SUBJECT TO SUBCHAPTER E OF THE LAND DEVELOPMENT CODE (COMMERCIAL DESIGN STANDARDS).
- COMPLIANCE WITH THE COMMERCIAL AND MULTI-FAMILY RECYCLING ORDINANCE IS MANDATORY FOR MULTI-FAMILY RESIDENTIAL COMPLEXES, BUSINESSES AND OFFICE BUILDINGS.
- CONTRACTOR SHALL NOTIFY THE CITY OF AUSTIN - SITE & SUBDIVISION DIVISION TO SUBMIT REQUIRED DOCUMENTATION, PAY CONSTRUCTION INSPECTION FEES, AND TO SCHEDULE THE REQUIRED SITE AND SUBDIVISION PRE-CONSTRUCTION MEETING. THIS MEETING MUST BE HELD PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN THE R.O.W. OR PUBLIC EASEMENTS. PLEASE VISIT [HTTP://AUSTINTEXAS.GOV/PAGE/COMMERCIAL-SITE-AND-SUBDIVISION-INSPECTIONS](http://austintexas.gov/page/commercial-site-and-subdivision-inspections) FOR A LIST OF SUBMITTAL REQUIREMENTS, FEE CALCULATIONS, AND TO ARRANGE PAYMENT OF INSPECTION FEES.
- THIS NOTE IS BEING PLACED ON THE PLAN SET IN THE ABSENCE OF A TEMPORARY TRAFFIC CONTROL STRATEGY WITH THE FULL UNDERSTANDING THAT, AT A MINIMUM OF 6 WEEKS PRIOR TO THE START OF CONSTRUCTION, A TEMPORARY TRAFFIC CONTROL PLAN MUST BE REVIEWED AND APPROVED BY RIGHT OF WAY MANAGEMENT DIVISION. STANDARD DETAILS ARE NOT A TRAFFIC CONTROL PLAN. THE OWNER/REPRESENTATIVE FURTHER RECOGNIZES THAT A REVIEW FEE, AS PRESCRIBED BY THE MOST CURRENT VERSION OF THE CITY'S FEE ORDINANCE, SHALL BE PAID EACH TIME A PLAN OR PLAN REVISION IS SUBMITTED TO RIGHT OF WAY MANAGEMENT DIVISION FOR REVIEW. THE FOLLOWING MUST BE TAKEN INTO CONSIDERATION WHEN DEVELOPING FUTURE TRAFFIC CONTROL STRATEGIES:
  - PEDESTRIAN AND BICYCLE TRAFFIC ACCESS MUST BE MAINTAINED AT ALL TIMES, UNLESS OTHERWISE AUTHORIZED BY RIGHT OF WAY MANAGEMENT
  - NO LONG-TERM LANE CLOSURES WILL BE AUTHORIZED, UNLESS RIGHT OF WAY MANAGEMENT DETERMINES THAT ADEQUATE ACCOMMODATIONS HAVE BEEN MADE TO MINIMIZE TRAFFIC IMPACT
  - PROJECT SHOULD BE PHASED SO THAT UTILITY INSTALLATION MINIMALLY IMPACTS EXISTING OR TEMPORARY PEDESTRIAN FACILITIES.
- THIS PROJECT IS COMPRISED OF MULTIPLE LOTS. IT HAS BEEN APPROVED AS ONE COHESIVE DEVELOPMENT. IF PORTIONS OF THE LOT ARE SOLD, APPLICATION FOR SUBDIVISION AND SITE PLAN APPROVAL MAY BE REQUIRED. A RESTRICTIVE COVENANT HAS BEEN RECORDED FOR THIS SITE AS DOCUMENT #2002019593. AN AMENDMENT NUMBER ONE TO THE RESTRICTIVE COVENANT WAS RECORDED AS DOCUMENT #2021036923
- THE DETENTION AND WATER QUALITY PONDS FOR THIS PROJECT ARE PRIVATE AND WILL BE PRIVATELY MAINTAINED. FOR MAINTENANCE OF THE WATER QUALITY AND DETENTION FACILITIES, SEE AGREEMENT FILED IN DOCUMENT #2021036923, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS. THE SITE IS SUBJECT TO THIS DOCUMENT FOR DRAINAGE PURPOSES AND IF PORTIONS OF THE LOT ARE SOLD, APPLICATION FOR SUBDIVISION AND SITE PLAN MAY BE REQUIRED.
- THIS PROJECT IS SUBJECT TO THE VOID AND WATER FLOW MITIGATION RULE (COA ECM 1.12.0 AND COA ITEM NO. 6585 OF THE SSM) PROVISION THAT ALL TRENCHING GREATER THAN 5 FEET DEEP MUST BE INSPECTED BY A GEOLOGIST (TEXAS P.G.) OR A GEOLOGIST'S REPRESENTATIVE.
- THE DISTURBED AREAS WITHIN THIS PROJECT SHALL BE REVEGETATED AND ALL PERMANENT EROSION/SEDIMENTATION CONTROLS COMPLETED PRIOR TO THE RELEASE OF FISCAL SURETY FOR THAT PHASE. TEMPORARY EROSION/SEDIMENTATION CONTROLS SHALL BE ADJUSTED AS NEEDED PRIOR TO THIS RELEASE TO ENSURE THAT SUBSEQUENT PHASE DISTURBED AREAS ARE ADEQUATELY COVERED. ANY AREA WITHIN THE LIMIT OF DISTURBANCE OF THE PROJECT WHICH IS NOT ADEQUATELY REVEGETATED SHALL BE BROUGHT INTO COMPLIANCE PRIOR TO THE RELEASE OF THE FINAL PHASE.

ENGINEER'S CERTIFICATION:

I CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND IN COMPLIANCE WITH CHAPTER 25-6, SUBCHAPTER A OF THE LAND DEVELOPMENT CODE.

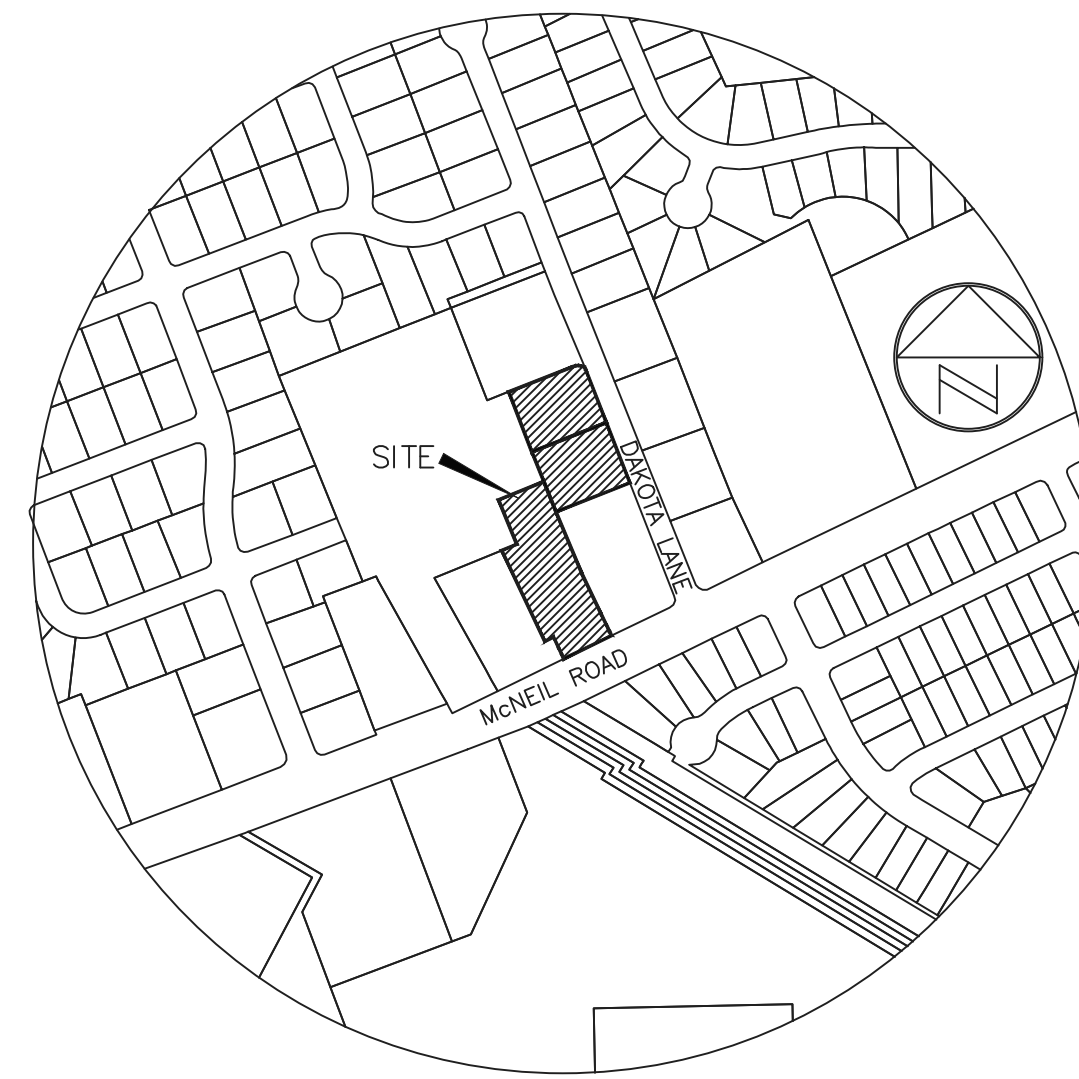


*Scott J. Foster*  
LICENSED PROFESSIONAL ENGINEER  
REGISTRATION NO. 84652  
360 PROFESSIONAL SERVICES, INC.  
P.O. BOX 3639  
CEDAR PARK, TEXAS 78630

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF THE CONSTRUCTION OF 3 MEDICAL AND PROFESSIONAL OFFICES AND AN EXISTING MEDICAL BUILDING, TOTALING 19,805 GSF WITH ASSOCIATED DRIVES, UTILITIES, LANDSCAPING, AND WATER QUALITY/DETENTION IMPROVEMENTS. THE TOTAL IMPERVIOUS COVER IS 62%.

# CONSOLIDATED SITE PLAN FOR McNEIL DRIVE MEDICAL CENTER



LOCATION MAP  
NOT TO SCALE  
CITY GRID: H37  
MAPSCO: 434Z

A 1-year administrative extension has been approved from 2/27/24 to 2/27/25.

AUSTIN WATER EXPIRATION DATE  
September 21, 2026

APPROVED FOR EXTENSION ONLY 9/21/23  
**REVIEWED**  
September 21, 2023  
*Paul Lutz*  
AW Pipeline Engineering  
Dan Lofton



## 6500 McNEIL DRIVE AUSTIN, TEXAS 78729 DECEMBER 2019

FO / OM INFORMATION	
PROJECT JURISDICTION:	AUSTIN FULL PURPOSE
CITY NAME:	CITY OF AUSTIN
INSPECTION REQUIRED FOR:	WATER AND WASTEWATER
MAINTENANCE REQUIRED FOR:	WATER AND WASTEWATER
SPECIAL NOTES:	

APPROVED BY:

**Jeremy Sitala**

DEVELOPMENT SERVICES DEPARTMENT

*Jeremy Sitala*  
AUSTIN WATER

CITY OF AUSTIN FIRE DEPARTMENT

*Rachel Petty*  
CITY OF AUSTIN INDUSTRIAL WASTE

REVISIONS/CORRECTIONS

No.	DESCRIPTION	REVISE (R) DELETE (D) ADD (A)	TOTAL SHEETS IN PLAN	NET CHANGE IMPERV. COVER	SITE IMPERV. COVER	% IMP. COVER	APPROVAL DATE
1	Drainage updates for Atlas 14 as required by the SDP extension application	1, 16-18 (R)	37	0	0	62%	SD-11/16/2023

Sheet List Table

Sheet Number	Sheet Title
AW 01	COVER SHEET
AW 02	FINAL PLAT
AW 03	FINAL PLAT
04	GENERAL NOTES
AW05	AUSTIN WATER GENERAL INFORMATION AND CONSTRUCTION NOTES
AW06	EXISTING CONDITIONS AND DEMOLITION PLAN
07	PHASE 1 EROSION AND SEDIMENTATION CONTROL AND TREE PROTECTION PLAN
08	PHASES 2 AND 3 EROSION AND SEDIMENTATION CONTROL AND TREE PROTECTION PLAN
AW09	OVERALL SITE PLAN
10	PHASED SITE PLAN
11	COMPATIBILITY, DIMENSION CONTROL, AND ALTERNATIVE EQUIVALENT COMPLIANCE PLAN
12	OVERALL GRADING PLAN
13	PHASE 1 GRADING PLAN
14	ON-SITE DRAINAGE AREA MAP
AW15	STORM SEWER PLAN
16	OVERALL DRAINAGE AREA MAPS
17	WATER QUALITY AND DETENTION POND PLAN (PRIVATE)
18	WATER QUALITY AND DETENTION POND CROSS SECTIONS (PRIVATE)
AW19	PHASE 1 MCNEIL DRIVE 8" PUBLIC WATERLINE
AW 20	PHASE 1 WATER PLAN
AW21	PHASE 1 WASTEWATER PLAN
AW 22	EXISTING PUBLIC WASTEWATER PLAN AND PROFILES
AW 23	PHASES 2 AND 3 UTILITY PLAN
24	CONSTRUCTION DETAILS SHEET 1
25	CONSTRUCTION DETAILS SHEET 2
AW26	CONSTRUCTION DETAILS SHEET 3
AW27	CONSTRUCTION DETAILS SHEET 4
AW28	CONSTRUCTION DETAILS SHEET 5
AW29	CONSTRUCTION DETAILS SHEET 6
30	CONSTRUCTION DETAILS SHEET 7
AW 31	LANDSCAPE ORDINANCE COMPLIANCE PLAN
32	LANDSCAPE DETAILS
33	LANDSCAPE NOTES
34	ARCHITECTURAL CROSS SECTION
35	ARCHITECTURAL ELEVATIONS - BUILDING 2
36	ARCHITECTURAL ELEVATIONS - BUILDING 3
37	ARCHITECTURAL ELEVATIONS - BUILDING 4

Austin Fire Department	
Fire Design Standards	2015 International Fire Code with City of Austin Local Amendments
Fire Flow Demand @ 20 psi	1,721 gpm
Intended Use	Office/Medical Office
Construction Classification	Type I/B
Building Fire Area	3,548 GSF
Automatic Fire Sprinkler System	NFPA 13(Bldgs 2, 3 & 4)
Reduced Fire Flow Demand @ 20 psi (If applicable)	1,000 gpm
Fire Hydrant Flow Test	2:23 2019
Fire Hydrant Flow Test Location	6500 Block McNeil Road
High-Rise	No
Alternative Method of Compliance (If applicable)	No

THIS PROJECT HAS PRIVATE HYDRANT LOCATED WITHIN THE PROPERTY. THE PROPERTY OWNER IS REQUIRED TO COMPLY WITH AUSTIN FIRE CODE. FAILURE TO COMPLY MAY RESULT IN CIVIL AND/OR CRIMINAL REMEDIES AVAILABLE TO THE CITY. THE PERFORMANCE OF THIS OBLIGATION SHALL ALWAYS REST WITH OWNER OF RECORD. FIRE HYDRANTS ON PRIVATE PROPERTY ARE REQUIRED TO BE SERVICED, MAINTAINED AND FLOWED ANNUALLY, USING A CONTRACTOR REGISTERED WITH THE CITY TO PROVIDE THE SERVICE. THIS PROJECT INCLUDES 1 PRIVATE HYDRANT.

SITE PLAN APPROVAL SHEET 01 OF 37  
FILE NUMBER SP-2019-0564C APPLICATION DATE 12/10/2019  
APPROVED BY COMMISSION ON N/A UNDER SECTION 112 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE. C. Norris  
EXPIRATION DATE (25-5-81.LDC) 2/27/25 CASE MANAGER [Signature]  
PROJECT EXPIRATION DATE (ORD.#970905-A) DWPZ DDZ X  
*ch Norris*  
Director, Development Services Department  
RELEASED FOR GENERAL COMPLIANCE: \_\_\_\_\_ ZONING LO AND GO  
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.*

PREPARED BY:  
CIVIL ENGINEER:



TEXAS FIRM REGISTRATION F4932  
P.O. BOX 3639  
CEDAR PARK, TEXAS 78630  
PHONE (512) 354-4682  
CONTACT: SCOTT J. FOSTER, P.E.

SURVEYOR:

ALLSTAR LAND SURVEYING  
9020 ANDERSON MILL ROAD  
AUSTIN, TEXAS  
PHONE (512) 249-8149  
CONTACT: EDWARD RUMSEY, R.P.L.S.

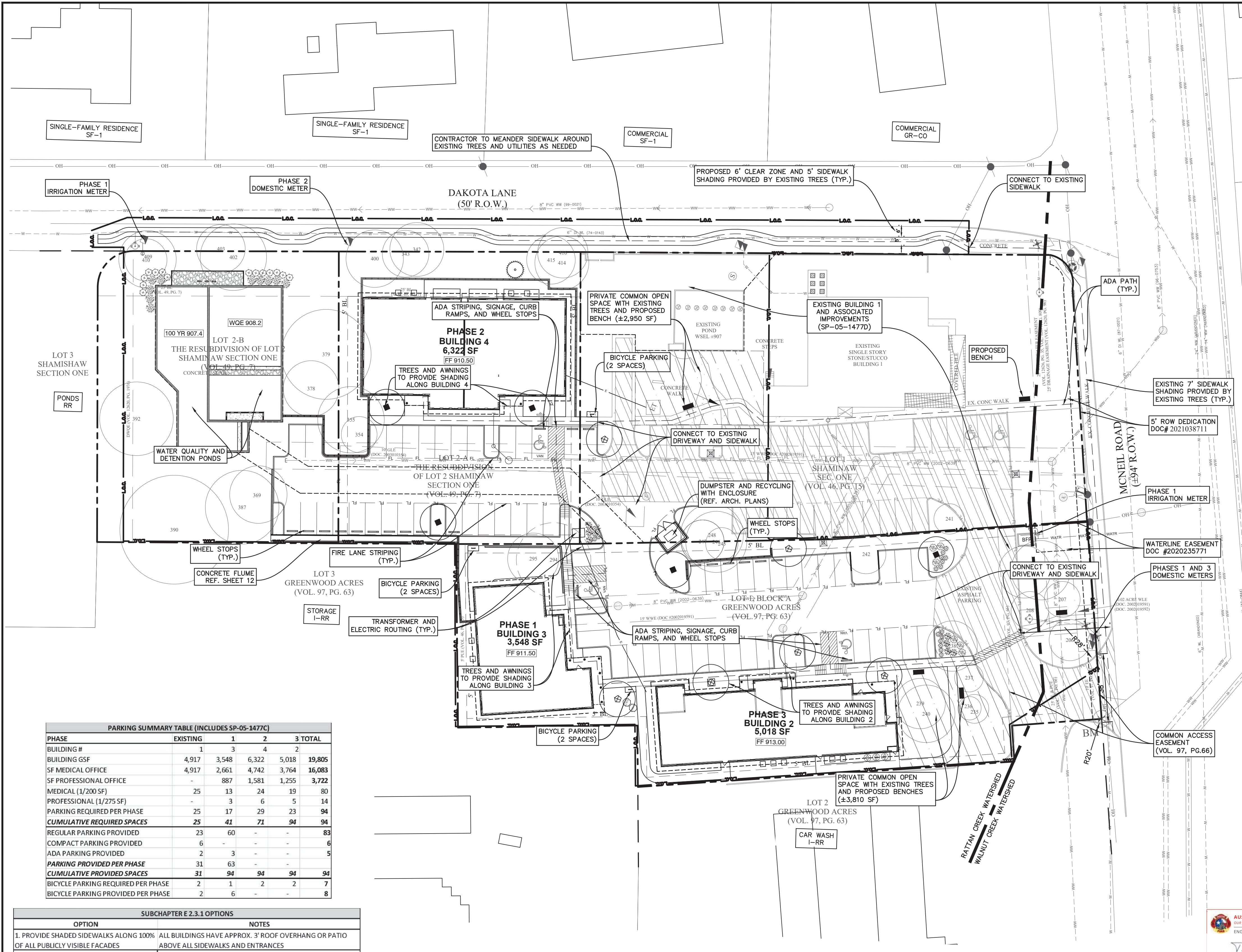
ARCHITECT:

FAZIO ARCHITECTS  
308-B CONGRESS AVE  
AUSTIN, TX 78701  
PHONE: (512) 494-9041  
CONTACT: KETH GREGG

LANDSCAPE ARCHITECT:

STUDIO 16:19  
1717 N. IH 35, SUITE 308  
AUSTIN, TX 78664  
PHONE (512) 534-8680  
CONTACT: BRAD SIMS

PLOTTED BY: marea  
 PLOT DATE: 10/29/2020 10:40am  
 CADDIT: lgraynt  
 SHEET: 01 OF 37  
 SHEET: 01 OF 37  
 SP-2019-0564C



TOTAL SITE DATA SUMMARY TABLE (INCLUDES SP-05-1477C)	
ZONING	GO-CO/LO-CO
GROSS SITE AREA (GSA)	129,870 SF
RATTAN CREEK WATERSHED	122,854 SF
WALNUT CREEK WATERSHED	7,017 SF
WATERSHED TYPE	SUBURBAN
BUILDING USE	MEDICAL AND PROFESSIONAL OFFICE
TOTAL EXIST. BUILDING GSF	4,917 SF
TOTAL PROP. BUILDING GSF	14,888 SF
TOTAL BUILDING GSF	19,805 SF
TOTAL BUILDING COVERAGE	23,175 SF
TOTAL BUILDING FAR	0.1
REQ. PRIVATE COMMON OPEN SPACE (5%)	6,494 SF
PROVIDED PRIVATE COMMON OPEN SPACE	6,760 SF
TOTAL IMPERVIOUS COVER	80,320 SF
TOTAL PERCENTAGE IC	1.84 AC
<b>RATTAN CREEK:</b>	
TOTAL SP-05-1477C IMPERVIOUS COVER	26,525
EX. IMPERVIOUS COVER	0.61 AC
PROP. BUILDING COVERAGE	3,721 SF
PROP. PAVING	20,467 SF
PROP. SIDEWALK/HARDSCAPE	5,097 SF
TOTAL SP-2019-XXXX PROPOSED IC	52,461
TOTAL RATTAN CREEK IC	1.20 AC
TOTAL PERCENTAGE IC (65% MAX)	64%
TOTAL SP-2019-XXXX PROPOSED IC	1.81 AC
<b>WALNUT CREEK:</b>	
TOTAL SP-05-1477C IMPERVIOUS COVER	131
EX. IMPERVIOUS COVER	1,203
PROP. BUILDING SQUARE FOOTAGE	- SF
PROP. PAVING	- SF
PROP. SIDEWALK/HARDSCAPE	- SF
TOTAL SP-2019-XXXX PROPOSED IC	1,203
TOTAL WALNUT CREEK IC	0.03 AC
TOTAL PERCENTAGE IC (80% MAX)	19%
TOTAL SP-2019-XXXX PROPOSED IC	0.03 AC
TOTAL SP-2019-0564C PROPOSED IC	53,664
TOTAL SP-2019-XXXX PROPOSED IC	1.23 AC

SCALE IN FEET  
30 15 0 30

**LEGEND**

- PROPERTY LINE
- CONCRETE PAVING
- CONCRETE SIDEWALK
- EXIST. PAVING
- LIMITS OF CONSTRUCTION
- PRIVATE COMMON OPEN SPACE

PARKING SUMMARY TABLE (INCLUDES SP-05-1477C)					
PHASE	EXISTING	1	2	3	TOTAL
BUILDING #					
BUILDING GSF	4,917	3,548	6,322	5,018	19,805
SF MEDICAL OFFICE	4,917	2,661	4,742	3,764	16,083
SF PROFESSIONAL OFFICE		887	1,581	1,255	3,722
MEDICAL (1/200 SF)	25	13	24	19	80
PROFESSIONAL (1/275 SF)		3	6	5	14
PARKING REQUIRED PER PHASE	25	17	29	23	94
<b>CUMULATIVE REQUIRED SPACES</b>	<b>25</b>	<b>41</b>	<b>71</b>	<b>94</b>	<b>94</b>
REGULAR PARKING PROVIDED	23	60	-	-	83
COMPACT PARKING PROVIDED	6	-	-	-	6
ADA PARKING PROVIDED	2	3	-	-	5
<b>PARKING PROVIDED PER PHASE</b>	<b>31</b>	<b>63</b>	<b>-</b>	<b>-</b>	<b>94</b>
<b>CUMULATIVE PROVIDED SPACES</b>	<b>31</b>	<b>94</b>	<b>94</b>	<b>94</b>	<b>94</b>
BICYCLE PARKING REQUIRED PER PHASE	2	1	2	2	7
BICYCLE PARKING PROVIDED PER PHASE	2	6	-	-	8

LOT 1, BLOCK A GREENWOOD ACRES	
ZONING	LO-CO
LOT AREA	42,819 SF
WATERSHED: RATTAN AND WALNUT CREEK	0.98 AC
BUILDING 2 GSF	5,018 SF
BUILDING 3 GSF	3,548 SF
TOTAL BUILDING GSF	8,566 SF
BUILDING COVERAGE (60% MAX)	10,807 SF
BUILDING FAR (1.1 MAX)	25.2%
BUILDING 2 NO. OF STORIES	0.2
BUILDING 2 HEIGHT (60' PER ZONING MAX)	28 FT
BUILDING 3 NO. OF STORIES	1
BUILDING 3 HEIGHT (60' PER ZONING MAX)	21 FT
RATTAN CREEK	0.82 AC
TOTAL IMPERVIOUS COVER	28,826 SF
EX. IMPERVIOUS COVER	0.66 AC
PROP. BUILDING COVERAGE	3,721
PROP. PAVING	10,807 SF
PROP. SIDEWALK/HARDSCAPE	11,328 SF
TOTAL PERCENTAGE IC	2,969 SF
WALNUT CREEK	0.16 AC
TOTAL IMPERVIOUS COVER	1,203 SF
EX. IMPERVIOUS COVER	1,203
PROP. BUILDING SQUARE FOOTAGE	- SF
PROP. PAVING	- SF
PROP. SIDEWALK/HARDSCAPE	- SF
TOTAL PERCENTAGE IC (80% MAX)	17%

LOT 2-B RESUB OF LOT 2 SHAMINAW	
ZONING	LO-CO
LOT AREA	21,706 SF
WATERSHED: RATTAN CREEK	0.50 AC
TOTAL BUILDING GSF	- SF
BUILDING COVERAGE (50% MAX)	- SF
BUILDING FAR (7:1 MAX)	0.0%
BUILDING HEIGHT (40' PER ZONING MAX)	-
TOTAL IMPERVIOUS COVER	2,223 SF
EX. IMPERVIOUS COVER	0.05 AC
PROP. BUILDING SQUARE FOOTAGE	- SF
PROP. PAVING	1,767 SF
PROP. SIDEWALK/HARDSCAPE	456 SF
TOTAL PERCENTAGE IC	10%

LOT 2-A RESUB OF LOT 2 SHAMINAW	
ZONING	LO-CO
LOT AREA	21,706 SF
WATERSHED: RATTAN CREEK	0.50 AC
BUILDING 4 GSF	6,322 SF
TOTAL BUILDING GSF	6,322 SF
BUILDING COVERAGE (50% MAX)	7,451 SF
BUILDING FAR (7:1 MAX)	34.3%
BUILDING 4 NO. OF STORIES	1
BUILDING 4 HEIGHT (40' PER ZONING MAX)	18 FT
TOTAL IMPERVIOUS COVER	16,495 SF
EX. IMPERVIOUS COVER	0.38 AC
PROP. BUILDING COVERAGE	7,451 SF
PROP. PAVING	7,372 SF
PROP. SIDEWALK/HARDSCAPE	1,672 SF
TOTAL PERCENTAGE IC	76%

SUBCHAPTER E 2.3.1 OPTIONS	
OPTION	NOTES
1. PROVIDE SHADED SIDEWALKS ALONG 100% OF ALL PUBLICLY VISIBLE FACADES	ALL BUILDINGS HAVE APPROX. 3' ROOF OVERHANG OR PATIO ABOVE ALL SIDEWALKS AND ENTRANCES
2. LIMIT CURB CUTS	ONLY 1 DRIVEWAY FOR THIS DEVELOPMENT

- COMPATIBILITY NOTES:**
- ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY. (SECTION 25-2-1064)
  - ALL DUMPSTERS AND ANY PERMANENTLY PLACED REFUSE RECEPTACLES WILL BE LOCATED AT A MINIMUM OF TWENTY (20) FEET FROM A PROPERTY ZONED SF-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 USE (SECTION 25-2-0167).

- CITY OF AUSTIN SITE PLAN RELEASE NOTES:**
- ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
  - APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
  - ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
  - ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
  - WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
  - FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR RELOCATION OF, OR DAMAGE TO UTILITIES.
  - FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.

- GENERAL NOTES:**
- THIS PROJECT IS LOCATED IN THE FULL PURPOSE CITY LIMITS OF AUSTIN.
  - REFER TO SHEET 06 FOR ON-SITE SLOPES.
  - ALL PARKING SPACES SHALL HAVE MINIMUM 7'-0" VERTICAL CLEARANCE.
  - WARNING SIGNS ARE REQUIRED TO BE PLACED UNDER THE OVERHEAD ELECTRIC LINES TO MAKE ALL PERSONNEL AWARE OF THE ELECTRIC HAZARD.
  - CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
  - ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
  - ALL FIRE DEPARTMENT ACCESS DRIVES/ROADS TO HAVE A MINIMUM 14'-0" VERTICAL CLEARANCE.
  - ESTABLISH FIRE ZONES AS SHOWN ON SITE BY PAINTING CURB RED. STENCIL THE WORDS, "FIRE ZONE/TOW-AWAY ZONE", IN WHITE LETTERS AT LEAST 3 INCHES HIGH AT 35-FOOT INTERVALS ALONG THE CURB. ALSO SIGNS SHALL BE POSTED AT BOTH ENDS OF A FIRE ZONE. ALTERNATE MARKING OF THE FIRE LANES ARE CLEARLY IDENTIFIED AT BOTH ENDS AND AT INTERVALS NOT TO EXCEED 35 FEET. SEC. 901.4.2.
  - CONTRACTOR TO HAVE STAKING VERIFIED BY OWNER PRIOR TO START OF CONSTRUCTION.
  - ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5 (SEE FIGURE BELOW) 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.
  - THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE RESERVED, OR EQUIVALENT LANGUAGE, CHARACTERS AND SYMBOLS ON SUCH SIGNS MUST BE LOCATED 60" MINIMUM ABOVE THE GROUND SO THAT THEY CANNOT BE OBSERVED BY A VEHICLE PARKED IN THE SPACE. [IBC 1101.1, ANSI 502.7]
  - YARDS, FENCES, VEGETATIVE SCREENING OR BERMS SHALL BE PROVIDED TO SCREEN ADJACENT SF-5 OR MORE RESTRICTIVE RESIDENTIAL DISTRICTS FROM VIEWS OF OFF-STREET PARKING AREAS, MECHANICAL EQUIPMENT, AND STORAGE AREAS FOR REFUSE COLLECTION. [SECTION 25-2-1066]
  - SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.

**PROPERTY LINE AND CURVE TABLES**

CURVE TABLE			
CURVE	RADIUS	ARC BEARING	CHORD
C1	20.00'	30.79' S 66°38'21" E	27.84'
C2	16.00'	24.75' S 34°52'49" W	22.36'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 26°14'30" W	50.03'
L2	S 64°10'23" W	20.06'
L3	N 67°38'26" E	34.20'
L4	N 21°35'25" W	65.48'
L5	N 68°10'32" E	162.50'
L6	S 68°10'32" E	162.50'
L7	N 68°15'21" E	162.53'
L8	S 68°15'21" W	162.53'
L9	S 21°57'17" E	68.84'
L10	N 21°57'17" W	68.84'

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION

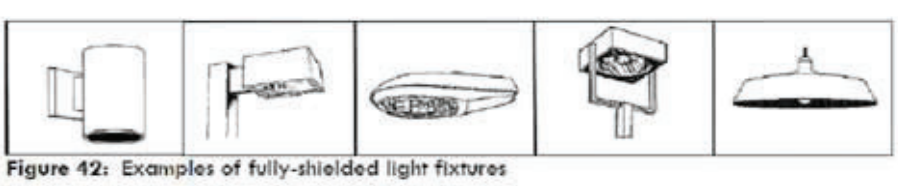


Figure 42: Examples of fully-shielded light fixtures

360 PROFESSIONAL SERVICES, INC.

SCOTT J. FOSTER  
LICENSED PROFESSIONAL ENGINEER  
84652  
2/9/2020

**OVERALL SITE PLAN**

MCNEIL DRIVE  
MEDICAL CENTER  
6500 MCNEIL DRIVE  
AUSTIN, TEXAS

SHEET  
**09**  
OF 37

SP-2019-0564C

City of Austin  
**APPROVED**  
Date: 12/10/2019

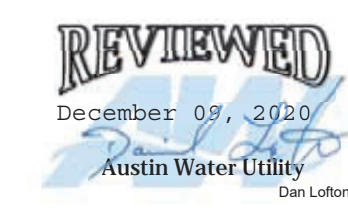
Scale: AS SHOWN  
Designed by: Rachel Redding  
Drawn by: Rachel Redding  
Checked by: Rachel Redding  
Date: DECEMBER 15, 2020

Project No.: SP-2019-0564C

Director, Development Services Department  
RELEASED FOR GENERAL COMPLIANCE: ZONING LO AND GO

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

Final plan 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.



DEVELOPMENT PERMIT NO. SP-2019-0564C

I CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

NOTE: THE INFORMATION PROVIDED IN THESE DOCUMENTS 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 OF AUSTIN.

SITE PLAN APPROVAL SHEET 09 OF 37  
FILE NUMBER SP-2019-0564C APPLICATION DATE 12/10/2019  
APPROVED BY COMMISSION ON UNDER SECTION 112 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.  
EXPIRATION DATE (25-8-1.LDC) CASE MANAGER J. SULTANA  
PROJECT EXPIRATION DATE (ORD.#070905-A) DWPZ DDZ X