CITY OF AUSTIN
P.O. Box 1088-
Site Plan Permit

Application Date: 09/11/2023   **Site Plan Commission Expiration Date: 12/17/27**
Permit No.: SPC-2023-0357C
Project Name (or description): North Trail Office Park (W/R SPC-2022-0170C)
Address or Location Description: 6601 CAPITAL OF TEXAS HWY NB
Watershed: Bull Creek
Owner of Property: BULL CREEK MARKET LLC
Address: BULL CREEK MARKET LLC 6503 TREADWELL BLVD
Owner's Representative: Mark Roeder Thompson Land Eng, (512) 328-0002
Address: 904 N CUERNAVACA DR AUSTIN TX 78733
Legal Description:

PERMIT IS HEREBY ISSUED FOR:

The construction of a 112,518 sf professional office building, with associated improvements, for a total of 1.56 acres impervious cover (approx. 15.5%), per the approved plans.

The project is located within the Bull Creek watershed and is subject to all watershed protection regulations as set forth in Chapter 25 of the City of Austin Code of Ordinances. This project is located within the City's Full-Purpose jurisdiction.
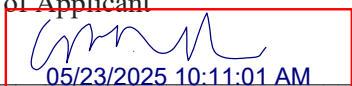
CONDITIONS OF PERMIT

It is agreed that the proposed development shall be performed and completed in accordance with the plans and specifications approved by the City of Austin Standard Specifications and Code requirements, and State of Texas construction safety statutes. All development approved by this permit is subject to the inspection and control of the City of Austin.

It is the responsibility of the permit holder to identify all utilities in the work area and to notify each utility of the scope of work in the immediate area of the utilities.

ENGINEER'S CERTIFICATION: Inspection and a "Certification of Completion" by a Texas Licensed Engineer is required for the development approved by this permit. No Certificate of Occupancy may be approved until the Engineer's Certification is filed. The engineer is responsible for the adequacy of the plans submitted with this application.

SPECIAL CONDITIONS:

_____ For Bull Creek Market, LLC   05 / 21 / 2025
Signature of Applicant   Owner   Date

_____ 05/23/2025 10:11:01 AM _____
Permit Approved by City of Austin   Date