

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

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**CASE NUMBER:** SP-06-0362C(XT2) **ZONING AND PLATTING COMMISSION**  
**HEARING DATE:** May 17, 2011

**PROJECT NAME:** Tuscany Center at Walnut Creek Bldgs 7, 8 & 9

**ADDRESS:** 8024 Exchange Drive

**APPLICANT:** LR-JV Tuscany LP Lowe Enterprises Investment Management  
11777 San Vicente Blvd. Ste 900  
Los Angeles, CA 90049-5084

**AGENT:** Cunningham-Allen Inc. (Jana Rice)  
3103 Bee Caves Road, Ste 202  
Austin, TX 78746

**CASE MANAGER:** Nikki Hoelter Phone: 974-2863  
[nikki.hoelter@ci.austin.tx.us](mailto:nikki.hoelter@ci.austin.tx.us)

**PROPOSED DEVELOPMENT:**

The applicant is requesting a second extension of 3 years to a previously approved site plan. The proposed development consists of 3 lots, each lot containing a one story, general warehouse buildings. The project also includes parking, loading dock areas, detention pond and utilities. It's a four phase development, at this time all the infrastructure, 2 buildings and the associated parking areas have been constructed. Only one structure, its associated parking and loading area remains to be built.

**SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval of the 3 year extension based on LDC Section 25-5-62(C)(1)(c) – The applicant constructed at least one structure shown on the original site plan that is suitable for permanent occupancy.

The 3 year extension will extend the permit from December 22, 2010 to December 22, 2013. Any additional time requested to the permit will require Zoning and Platting approval. Project Duration, LDC Section 25-1-535 does not apply to this project; Chapter 245 committee determined it could be grandfathered and will not expire after 5 years from the submittal date.

The site plan complies with all requirements of the Land Development Code when it was approved on 12/22/2006.

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#### PROJECT INFORMATION

<b>SITE AREA</b>	930,877.2 sq. ft.	21.37 acres
<b>EXISTING ZONING</b>	LI	
<b>WATERSHED</b>	Walnut Creek ( Suburban)	
<b>WATERSHED ORDINANCE</b>	Comprehensive Watershed Ordinance	
<b>TRAFFIC IMPACT ANALYSIS</b>	Not required	
<b>CAPITOL VIEW CORRIDOR</b>	None	
<b>PROPOSED ACCESS</b>	Exchange Drive	
	<b>Allowed/Required</b>	<b>Proposed</b>
<b>FLOOR-AREA RATIO</b>	1:1	.27:1
<b>BUILDING COVERAGE</b>	75%	27.21%
<b>IMPERVIOUS COVERAGE</b>	80%	71%
<b>PARKING</b>	750	753

#### SUMMARY COMMENTS ON SITE PLAN:

The applicant is proposing to complete the one remaining building. It's a one story, 90331 square foot warehouse/office building. All infrastructure, parking, ponds and utilities have been constructed. The other 3 phases have been completed.

The site plan complies with all code requirements. The site plan was approved prior to the adoption of Subchapter E.

#### COMPATIBILITY

There are no single family residences or single family zoning that would trigger compatibility standards.

#### PREVIOUS APPROVALS

March 26, 2010 – A one year administrative extension was approved, Dec. 22, 2009 to Dec. 22, 2010.

#### EXISTING ZONING AND LAND USES

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	LI	
<i>North</i>	LI-CO	Office/warehouse
<i>South</i>	MF-4	Multi family
<i>East</i>	RR, LI	Office/warehouse
<i>West</i>	LI	Right of way, undeveloped, warehouse

#### ABUTTING STREETS

<b>Street</b>	<b>Right-of-Way Width</b>	<b>Pavement Width</b>	<b>Classification</b>
Exchange Drive	Varies	Approx. 60'	Arterial

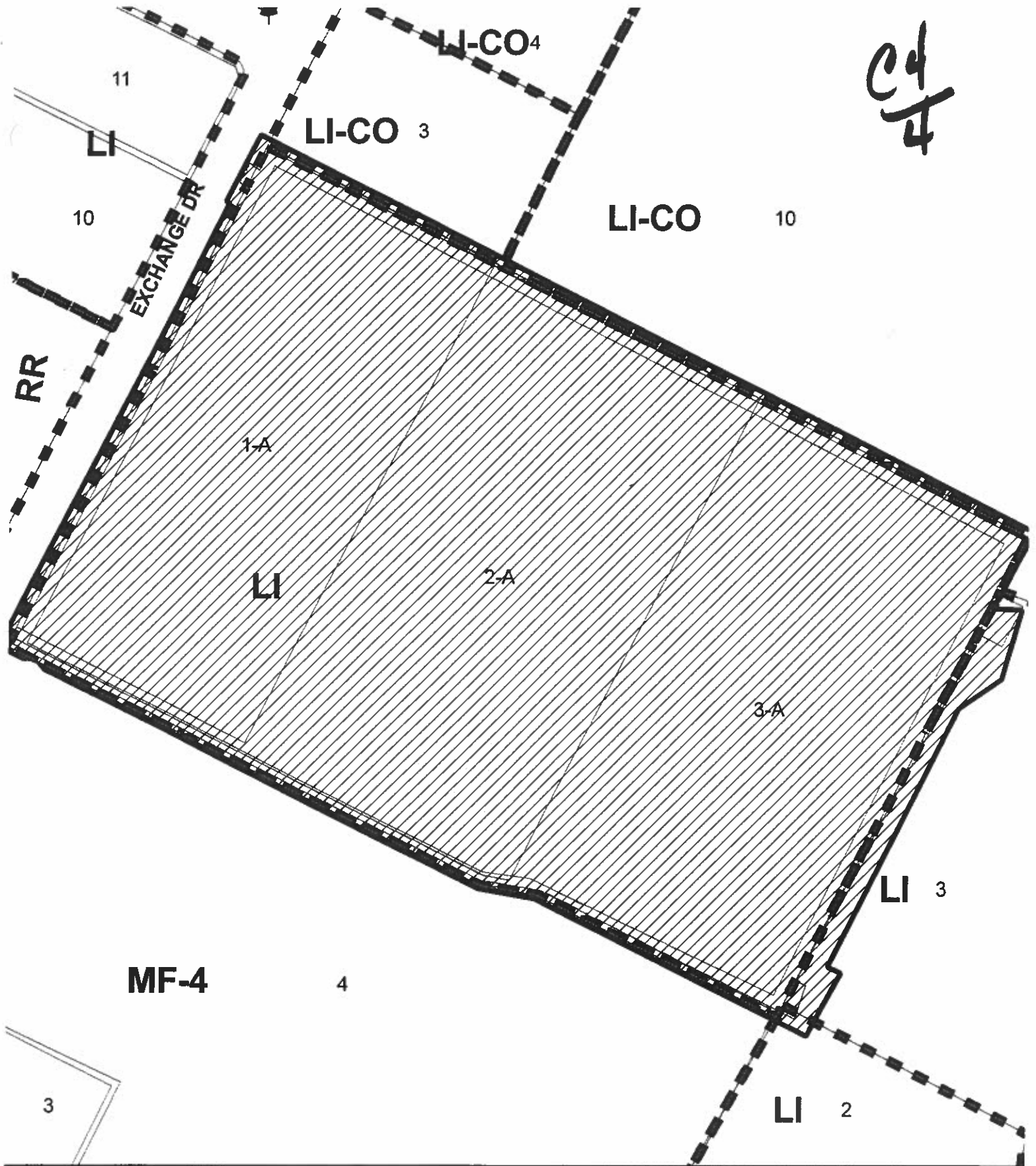
#### NEIGHBORHOOD ORGNIZATIONS:



511—Austin Neighborhoods Council  
 742—Austin Independent School District  
 786—Home Builders Association of Greater Austin  
 1037—Homeless Neighborhood Assn.  
 1075—League of Bicycling Voters

1200—Super Duper Neighborhood Objectors and Appealers Organization  
1224—Austin Monorail Project  
1113 - Austin Parks Foundation  
1228 – Sierra Club Austin Regional Group

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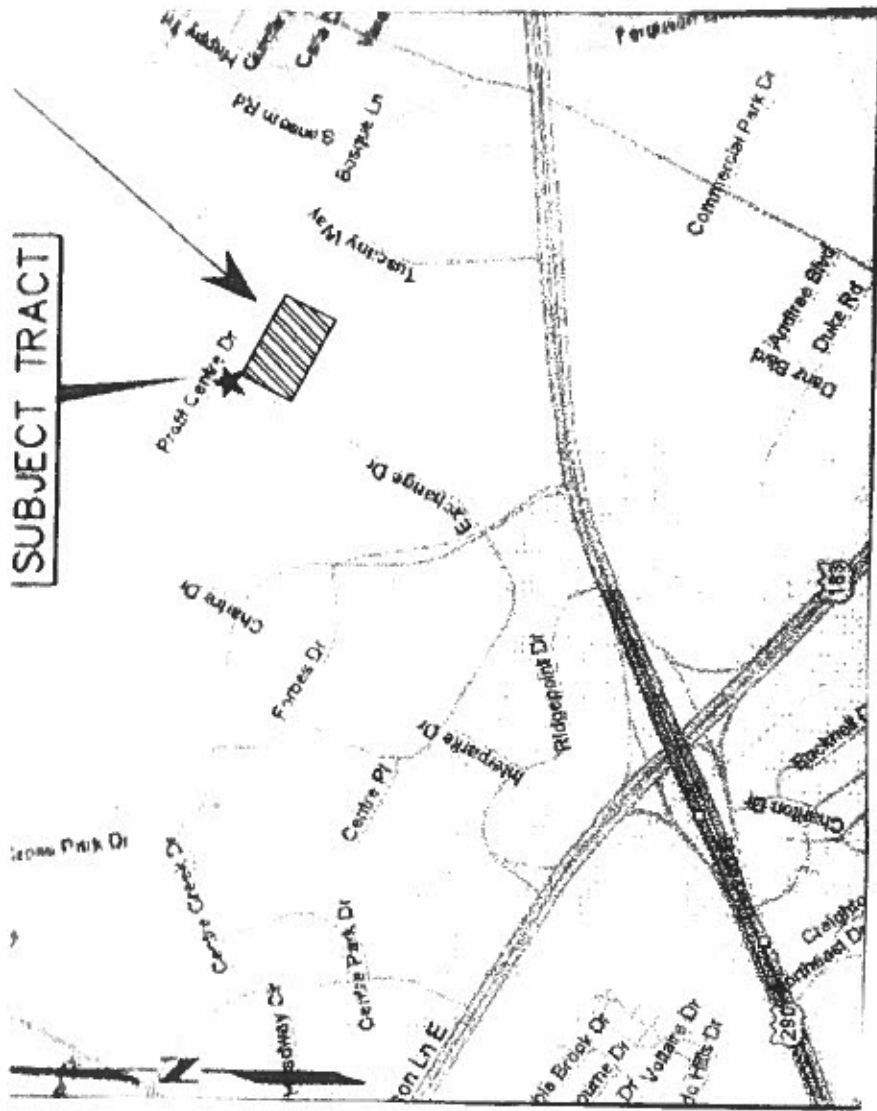


-  SUBJECT TRACT
-  ZONING BOUNDARY

OPERATOR: C.Casillas

SP-06-0362C(XT2)  
CASE#: SP-06-0362C(XT2)  
ADDRESS: 8024 Exchange Dr  
GRID: N27  
MANAGER: NIKKI HOELTER





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LOT #	SA. PT.	BLDG./SHEAL	APPROX	COMBINED
1.	252,144	62,051	56,743	371,038
2.	352,179	164,351	145,534	662,064
3.	352,181	76,009	145,534	573,724
TOTAL	956,504	282,411	258,811	1,497,726

1-year reduction to 1/22/2010 present

SITE/TOWNING TABLE						
ST #	SOL. PLY.	200800	BULK WT.	SPRINGS	STRENGTH	BULK WT.
1	226.64	U	9-67	1F	1F	94.33
2	222.17	U	9-67	1F	1F	94.33
		U	9-67	-	-	72.51
TOTAL	448.81	U	9-67	-	-	166.63

1. CONTRACT MINOR CLAMP PER DETAIL
2. CONTRACT SCHEDULE PER DETAIL
3. CONTRACT CEMENT, TYPE II, PER DETAIL
4. INSTALL DRYSTACK (UNFOAMED) IF DISCONTINUED ON ANY 15' ROCK WALL PER DETAIL
5. DETAIL APPLICABLE TO 4" AND 6" WALLS
6. DETAIL APPLICABLE TO 8" WALLS

**III. CAUTION III**

EXISTING OVERHEAD UTILITIES IN VICINITY  
CONTRACTOR SHALL EXERCISE EXTREME CAUTION  
WHEN WORKING NEAR ELECTRIC FACILITIES

**III. WARNING III**

THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE  
CHOICE OF LOCATION OF UTILITIES. THE  
CONTRACTOR SHALL BE RESPONSIBLE FOR  
LOCATING ALL EXISTING UTILITIES AND FOR  
THE CALL / LOCATOR SERVICE AT (800) 344-3377  
OR (800) 240-4343 (TOLL FREE) OR (800) 240-4343 (TOLL FREE) PRIOR TO CONSTRUCTION.

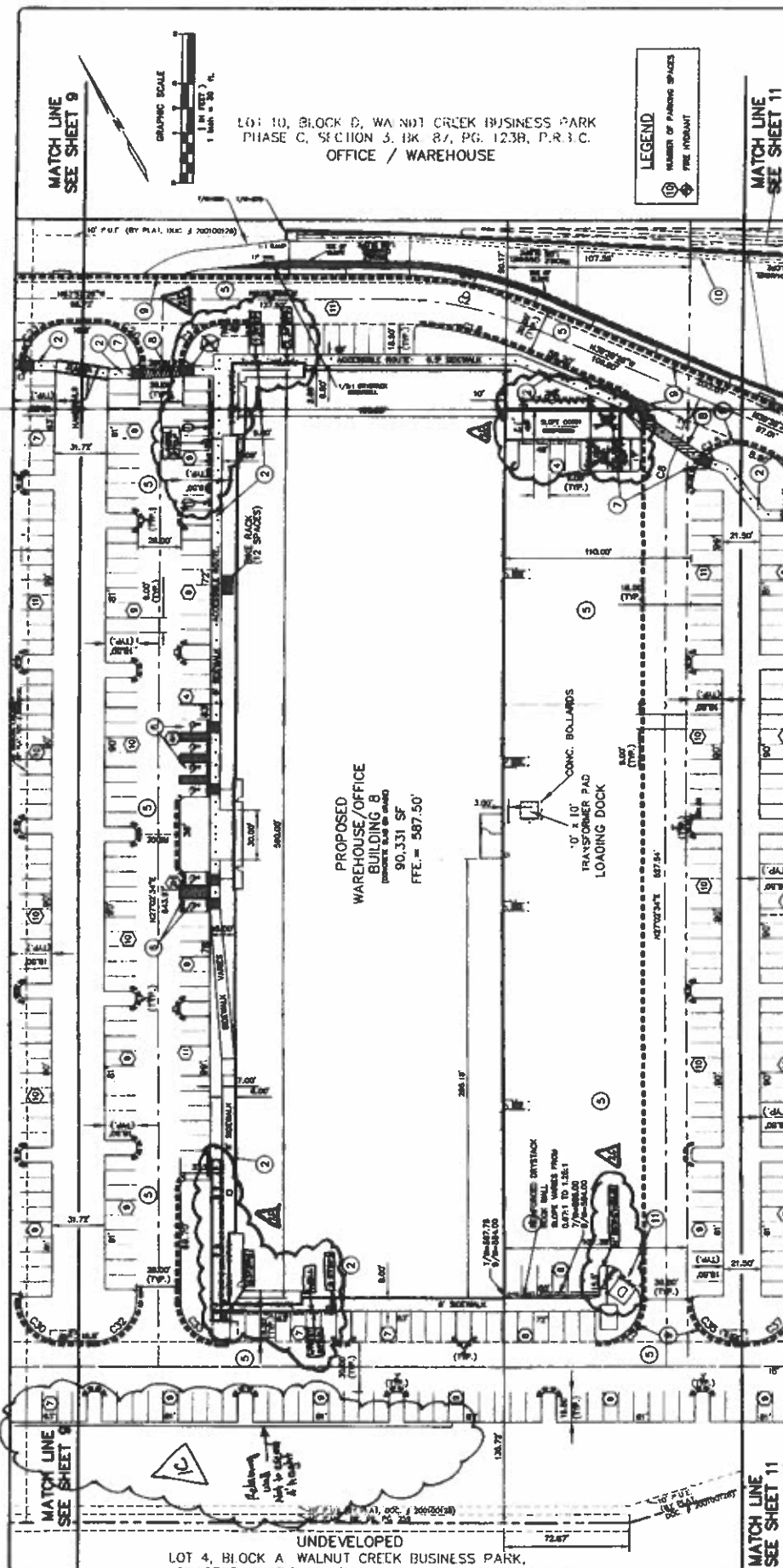
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	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	
1	2	3	4	5	6	7	8	9	10	11																																																																																										



LINE TABLE		
LINE	LENGTH	BEARING
1 2	18.42	S 89° 00' 00" E

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	87.50	211.00	181.77	44.30
C2	87.50	211.00	181.77	44.30
C3	23.81	54.50	588.42	12.07
C4	15.15	44.14	559.45	31.84
C5	18.75	25.00	588.42	30.42
C6	37.63	25.00	182.17	38.63
C7	21.35	25.00	182.17	33.74
C8	64.39	200.00	181.77	23.40
C9	34.77	25.00	588.42	32.47
C10	39.27	25.00	177.03	35.38
C11	39.27	25.00	177.03	35.38
C12	39.27	25.00	177.03	35.38
C13	39.27	25.00	177.03	35.38
C14	39.27	25.00	177.03	35.38
C15	39.27	25.00	177.03	35.38
C16	39.27	25.00	177.03	35.38
C17	39.27	25.00	177.03	35.38
C18	39.27	25.00	177.03	35.38
C19	39.27	25.00	177.03	35.38
C20	39.27	25.00	177.03	35.38
C21	39.27	25.00	177.03	35.38
C22	39.27	25.00	177.03	35.38
C23	39.27	25.00	177.03	35.38
C24	39.27	25.00	177.03	35.38
C25	39.27	25.00	177.03	35.38
C26	39.27	25.00	177.03	35.38
C27	39.27	25.00	177.03	35.38
C28	39.27	25.00	177.03	35.38
C29	39.27	25.00	177.03	35.38
C30	39.27	25.00	177.03	35.38
C31	39.27	25.00	177.03	35.38
C32	39.27	25.00	177.03	35.38
C33	39.27	25.00	177.03	35.38
C34	39.27	25.00	177.03	35.38
C35	39.27	25.00	177.03	35.38
C36	39.27	25.00	177.03	35.38
C37	39.27	25.00	177.03	35.38
C38	39.27	25.00	177.03	35.38
C39	39.27	25.00	177.03	35.38
C40	39.27	25.00	177.03	35.38
C41	39.27	25.00	177.03	35.38
C42	39.27	25.00	177.03	35.38
C43	39.27	25.00	177.03	35.38
C44	39.27	25.00	177.03	35.38
C45	39.27	25.00	177.03	35.38
C46	39.27	25.00	177.03	35.38
C47	39.27	25.00	177.03	35.38
C48	39.27	25.00	177.03	35.38
C49	39.27	25.00	177.03	35.38
C50	39.27	25.00	177.03	35.38
C51	39.27	25.00	177.03	35.38
C52	39.27	25.00	177.03	35.38
C53	39.27	25.00	177.03	35.38
C54	39.27	25.00	177.03	35.38
C55	39.27	25.00	177.03	35.38
C56	39.27	25.00	177.03	35.38
C57	39.27	25.00	177.03	35.38
C58	39.27	25.00	177.03	35.38
C59	39.27	25.00	177.03	35.38
C60	39.27	25.00	177.03	35.38
C61	39.27	25.00	177.03	35.38
C62	39.27	25.00	177.03	35.38
C63	39.27	25.00	177.03	35.38
C64	39.27	25.00	177.03	35.38
C65	39.27	25.00	177.03	35.38
C66	39.27	25.00	177.03	35.38
C67	39.27	25.00	177.03	35.38

## NOTES

1. FOR CONSTRUCTION WHEN THE FRONT-OF-HOUSE, A CONCRETE PAVEMENT IS REQUIRED.
2. SLURPS ON ACCESSIBLE ROUTES MAY NOT EXCEED 1/8" UNLESS EXTENDED AS A RAMP. ALL RAMP SURF WITH SLOPE OF 1:10 OR GREATER SHALL BE CONCRETE. ALL RAMP SURF WITH SLOPE OF 1:10 OR GREATER SHALL BE CONCRETE. REFER TO ARCHITECTURAL PLANS FOR ALL HANDRAIL AND STAIR DETAIL.
3. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50.
4. ALL DRIVEWAYS AND PARKING AREAS TO BE CURB & GUTTER WITH ADA COMPLIANT PAVING UNLESS OTHERWISE NOTED.
5. ALL CURB RETAINERS WILL BE 3/4" THICK OF CURB ROAD UNLESS OTHERWISE NOTED.
6. ALL DRIVEWAYS ARE TO BE FIVE (5) FEET WIDE.
7. HANDRAILS MUST BE 34" TO 38" HIGH AND 1 1/2" DIA. UNLESS OTHERWISE NOTED. ALL HANDRAILS MUST BE 1 1/2" DIA. UNLESS OTHERWISE NOTED. ALL HANDRAILS MUST BE 1 1/2" DIA. UNLESS OTHERWISE NOTED. ALL HANDRAILS MUST BE 1 1/2" DIA. UNLESS OTHERWISE NOTED.

### CONSTRUCTION NOTES

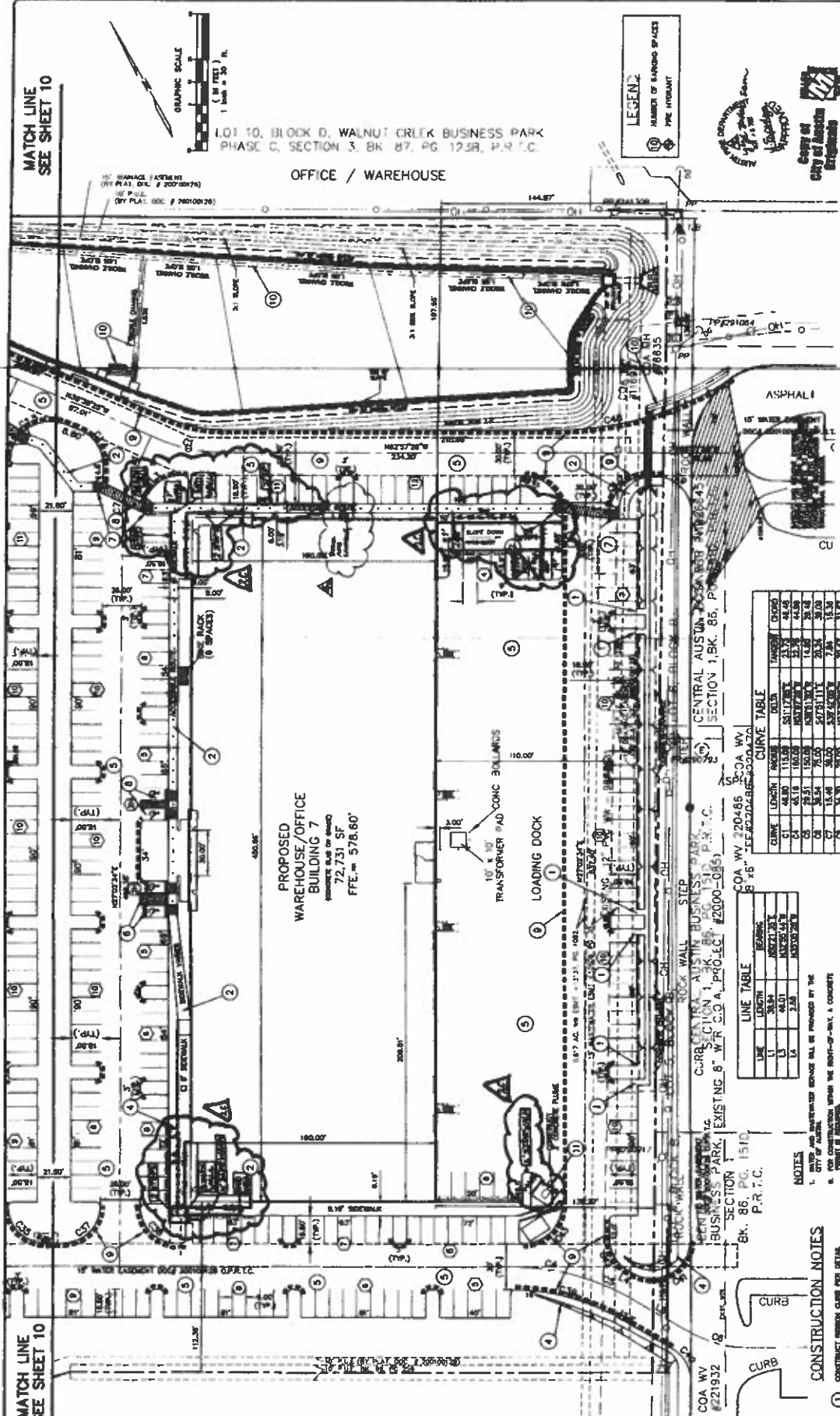
1. CONTRACT NUMBER QUOTE PER DETAIL
2. CONTRACT SERIALS QUOTE PER DETAIL
3. CONTRACT GROUNDWATER TYPE 1 PER DETAIL
4. INSTALL UTILITY/UNDERGROUND IF NECESSARY ON ONE PER DETAIL
5. CONTRACT GROUNDWATER TYPE 2 PER DETAIL
6. CONTRACT GROUNDWATER TYPE 3 PER DETAIL
7. INSTALL MUDPAC ACCESSIBLE PUMP PER DETAIL
8. INSTALL MUDPAC ACCESSIBLE PUMP PER DETAIL
9. PART 7E LINE, NO PUMPING ON CLAMP (see note 10)
10. INSTALL TRANSIT TRUCK, CHAMBER, PER DETAIL
11. INSTALL TRANSIT TRUCK, CHAMBER, PER DETAIL

### III CAUTION III

THE ENGINEER ASSURES NO ACCURACY OF THE LOCATION OF UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND AVOIDING ALL EXISTING UTILITIES BY CALLING "ONE CALL" LOCATOR SERVICE AT (800) 344-8377 (IN TEXAS OR (202) 242-4948 (TEXAS ONE CALL) AT LEAST 48 HOURS BEFORE CONSTRUCTION.

100-90-65





CURVE	LENGTH	INCHES	FEET	THICKNESS	CHARGE
C1	4.0	101.6	3.81	1.27	44.48
C2	4.0	101.6	3.81	1.27	44.48
C3	4.0	101.6	3.81	1.27	44.48
C4	29.5	750.3	10.83	1.27	26.48
C5	35.5	900.0	12.95	1.27	30.00
C6	13.0	330.0	5.08	1.27	11.35
C7	20.0	508.0	7.62	1.27	17.75
C8	20.0	508.0	7.62	1.27	17.75
C9	20.0	508.0	7.62	1.27	17.75
C10	34.0	863.6	11.17	1.27	29.48
C11	34.0	863.6	11.17	1.27	29.48
C12	34.0	863.6	11.17	1.27	29.48
C13	34.0	863.6	11.17	1.27	29.48
C14	28.0	711.2	9.14	1.27	24.11
C15	28.0	711.2	9.14	1.27	24.11
C16	44.5	1130.3	14.60	1.27	28.13
C17	44.5	1130.3	14.60	1.27	28.13
C18	37.0	939.7	12.19	1.27	24.48
C19	37.0	939.7	12.19	1.27	24.48
C20	37.0	939.7	12.19	1.27	24.48
C21	37.0	939.7	12.19	1.27	24.48
C22	46.7	1195.9	15.14	1.27	28.11
C23	46.7	1195.9	15.14	1.27	28.11
C24	31.2	792.5	10.67	1.27	20.40
C25	31.2	792.5	10.67	1.27	20.40
C26	31.2	792.5	10.67	1.27	20.40
C27	31.2	792.5	10.67	1.27	20.40
C28	34.0	863.6	11.17	1.27	22.98
C29	34.0	863.6	11.17	1.27	22.98
C30	14.1	358.0	4.57	1.27	14.02
C31	14.1	358.0	4.57	1.27	14.02
C32	14.1	358.0	4.57	1.27	14.02
C33	115.0	2926.8	30.48	1.27	17.75

LINE TABLE		BEARING
30.94		N00721 33 T
48.01		N02755 44 W
2.50		N02755 44 W

**DIES** WATER AND BURNED AFTER BEING IN THE  
CITY OF ALABAMA

- [illegible]

CONSTRUCTION NOTES

1. CONSTRUCT BRUSH CLUB PER DETAIL
2. CONSTRUCT SIDEWALK PER DETAIL
3. CONSTRUCT DRIVEWAY, TYPE 1 PER DETAIL
4. INSTALL DRIVEWAY PAVED/POURED & KERMANIZED ON 8" TO 10" DEEP SILL PER DETAIL
5. CONSTRUCT DRIVEWAY PAVED/POURED & KERMANIZED ON 8" TO 10" DEEP SILL PER DETAIL
6. INSTALL HANDICAP ACCESSIBLE PARKING PER DETAIL
7. INSTALL HANDICAP ACCESSIBLE RAMP PER DETAIL
8. PARTIAL HANDICAP ACCESSIBLE ROUTE ON PARKING PER DETAIL
9. PAINT "FIRE LINE, NO PARKING" ON CLUB (=====)
10. INSTALL CONC. TRENCH CHANNEL PER DETAIL
11. INSTALL TRASH COMPACTOR PER DETAIL

### III. CAUTION III

**III. WARNING III**

THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND MARKING ALL EXISTING UTILITIES BY CALLING THE "CITY CALL" LOCATOR SERVICE AT (800) 344-8377 (505) 246-6646 (TEXAS ONE CALL) AT LEAST 48 HOURS BEFORE CONSTRUCTION.

[illegible]