

C12  
1

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

**CASE NUMBER:** SP-00-2032C(XT4) **ZAP COMMISSION DATE:** October 19, 2010

**ADDRESS:** 9100 E. US Hwy 290

**AREA:** 19.81 acres

**PROJECT NAME:** Tuscany Business Park I

**APPLICANT:** McShane Corporation (Daniel McShane)  
1717 W 6<sup>th</sup> Street, Ste. 470  
Austin, Texas 78703  
(512) 328-7111

**AGENT:** Cunningham-Allen (Jana Rice)  
3103 Bee Caves Road, Ste. 202  
Austin, Texas 78746  
(512) 327-2946

**PROPOSED DEVELOPMENT** The proposed development includes three buildings and associated improvements for office/showroom and business/trade school. Two buildings, the detention pond, utilities and associated parking have been built in 3 of 5 phases.

**EXISTING ZONING:** LI-CO (Limited Industrial Services). The conditional overlay restricted the several uses, compliance with the Traffic Impact Analysis with the zoning case, and no vehicular access from the property to Sansom Road and Springdale Road. The applicant is complying with these conditions.

**NEIGHBORHOOD ORGANIZATIONS:**

Austin Independent School District  
Austin Monorail Project  
Austin Parks Foundation  
Del Valle Community Coalition  
Harris Branch residential Property Owners Association  
Home Builders Association of Greater Austin  
Homeless Neighborhood Association  
LBJ Neighborhood Association  
League of Bicycling Voters  
North Growth Corridor Alliance  
Real Estate Council of Austin  
Sierra Club, Austin Regional Group  
Super Duper Neighborhood Objectors and Appealers Organization  
Walnut Place Neighborhood Association

CR  
2**AREA STUDY:** N/A**WATERSHED:** Walnut Creek (Suburban)**APPLICABLE WATERSHED ORDINANCE:** Current/ Comprehensive Watershed Ordinance**CAPITOL VIEW:** Not in View Corridor**T.I.A.:** Association with zoning case, C14-00-21210

**SUMMARY STAFF RECOMMENDATION:** Recommended by staff. The applicant is requesting a three-year extension to the previously approved site plan (from June 22, 2010 to June 22, 2013). The current site plan is not subject to project duration.

**ZONING AND PLATTING COMMISSION ACTION:**

July 20, 2004: Approved a 3 year extension from June 22, 2004 to June 22, 2007 (XT2)

8-0 by consent

February 19, 2008: Approved a 3 year extension from June 22, 2007 to June 22, 2010 (XT3)

5-0 by consent

**CASE MANAGER:** Sue Welch  
[Sue.Welch@ci.austin.tx.us](mailto:Sue.Welch@ci.austin.tx.us)

Telephone: 974-3294

**PREVIOUS APPROVALS:** The site plan was administratively approved on June 22, 2000 for three years. A one-year Administrative Extension was granted in 2003, extending the expiration date until June 22, 2004. On July 20, 2004 the Zoning and Platting Commission (ZAP) granted a three-year extension to June 22, 2007. On February 19, 2008, ZAP granted an additional three-year extension to June 22, 2010.

**PROJECT INFORMATION:** 19.81 acres**EXIST. ZONING:** LI-CO**MAX. BLDG. COVERAGE :** 75%**MAX. IMPERV. CVRG.:** 80%**ALLOWED F.A.R.:** 1:1**HEIGHT:** 60 ft.**REQUIRED PARKING:** 317**PROPOSED ACCESS:** Driveway access to Tuscany and Hwy. 290**PROP. BUILDING CVR:** 171,388 sq.ft (20%)**PROP. IMP. CVRG.:** 649,425 sq. ft. ( 75%)**PROPOSED F.A.R.:** .20:1**PROP. HEIGHT:** 32' (1 story – all buildings)**PROVIDED PARKING:** 991 spaces**A COMPARISON OF THE APPROVED PROJECT WITH CURRENT REGULATIONS:**

**COMPREHENSIVE WATERSHEDS ORDINANCE:** The detention facility complies with current code. The site plan substantially complies with the requirements that apply to a new application for site plan approval.

**SUMMARY COMMENTS ON SITE PLAN:**

**LAND USE:** Site is currently zoned LI-CO. In the zoning conditional overlay, the property is subject to the approved TIA, vehicle access is prohibited to Sansom Road and Springdale, and several uses were prohibited. The applicant is complying with these requirements. The proposed

development includes three buildings and associated improvements for office/warehouse and business/trade school, in five phases. The applicant has constructed three phases of the development along with the associated detention, parking and utility infrastructure. Phase I included Building 1, associated parking and detention pond was constructed within the first three years of the site plan. Since that time, there have been two major revisions and phasing added due to market changes. Phase II was a parking lot constructed in 2004. Phase IV (Building 2) was completed in 2008. Phase III was changed from two buildings to one (with a revision), and has not be built yet. Phase V will be an additional parking lot, adjacent to Tuscany Way. The impervious coverage has decreased from the original approval of 79% to 75%. The applicant agreed to comply with alternative compliance for the Commercial Design Standards with extension #3 for the remaining building. This site is in the Desired Development Zone. The current site plan is not subject to project duration.

**ENVIRONMENTAL:** There are no Critical Environmental Features on this site. All environmental comments have been cleared.

**TRANSPORTATION:** All transportation comments have been cleared. The site plan is complying with the requirements of the traffic impact analysis submitted with the zoning case. No access will be taken from Sansom and Springdale Drive per zoning restrictions, although sidewalks will be required. Texas Department of Transportation has approved the driveway location.

#### **SURROUNDING CONDITIONS:**

##### **Zoning/ Land Use**

North: I-RR, Warehousing distribution, body shop

South: GR-CO, Service Station, Fast Food Restaurant (2 pad sites)


West Tuscany Way, then LI (warehouse, service station)

East: Sansom and Springdale Roads, then DR (warehouse) and County

<u>STREET:</u>	<u>R.O.W.</u>	<u>SURFACING</u>	<u>CLASSIFICATION</u>
Highway 290	varies	2@48'	Major Arterial Hwy.
Tuscany Way	80'	70'	Industrial Collector
Sansom Road	varies	30'	County
Springdale Road	varies	41'	Arterial/County



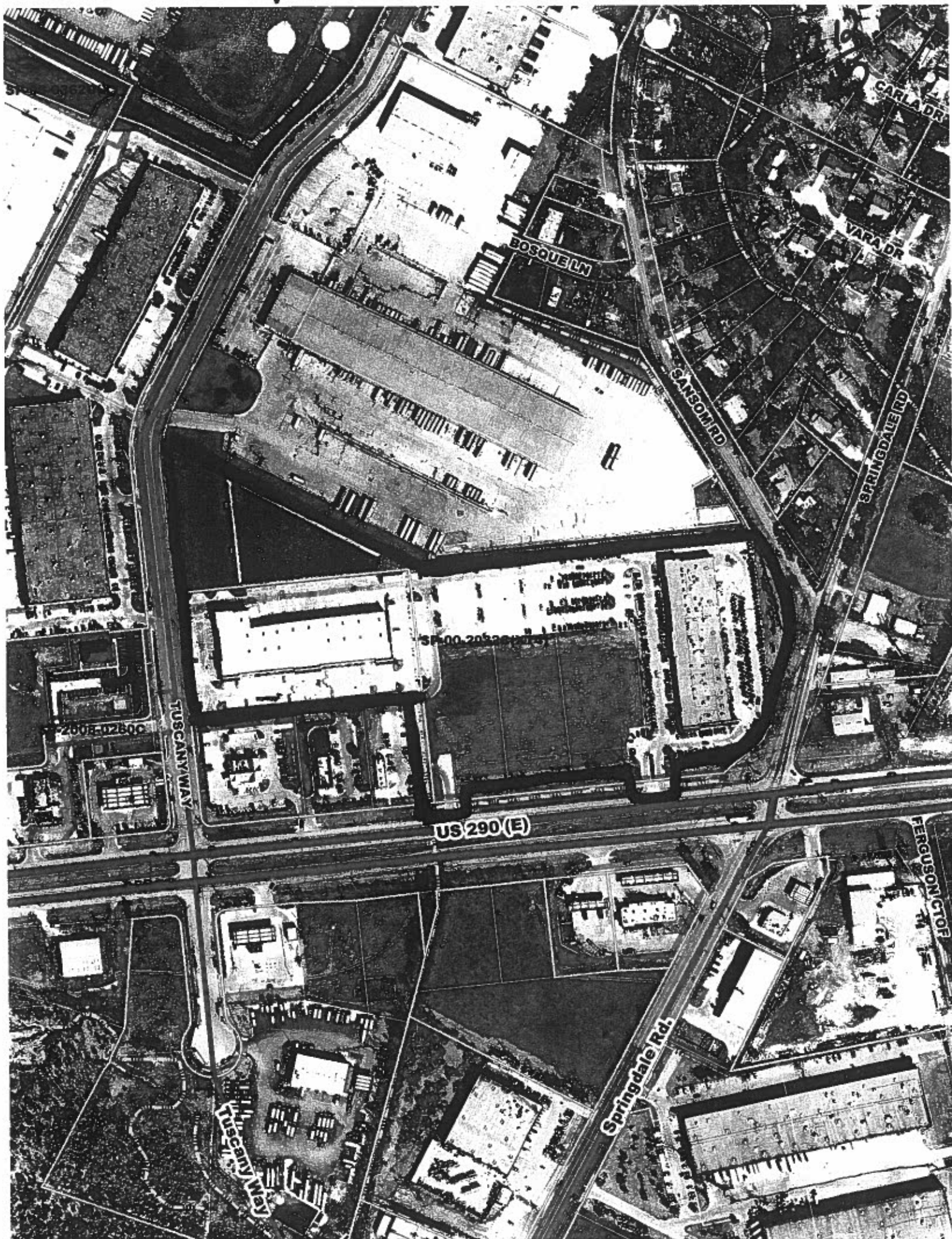
# SITE PLAN

 SUBJECT TRACT  
 ZONING BOUNDARY

CASE#: SP-00-2032C (XT4)  
 ADDRESS: 9100 E. US Hwy 290  
 GRID:  
 MANAGER: SUE WELCH

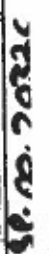
OPERATOR:

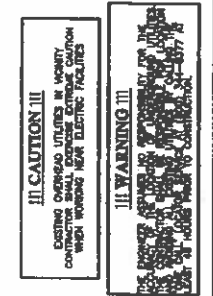
This map has been produced by site plan review for the sole purpose of geographic reference.  
 No warranty is made by the City of Austin regarding specific accuracy or completeness.







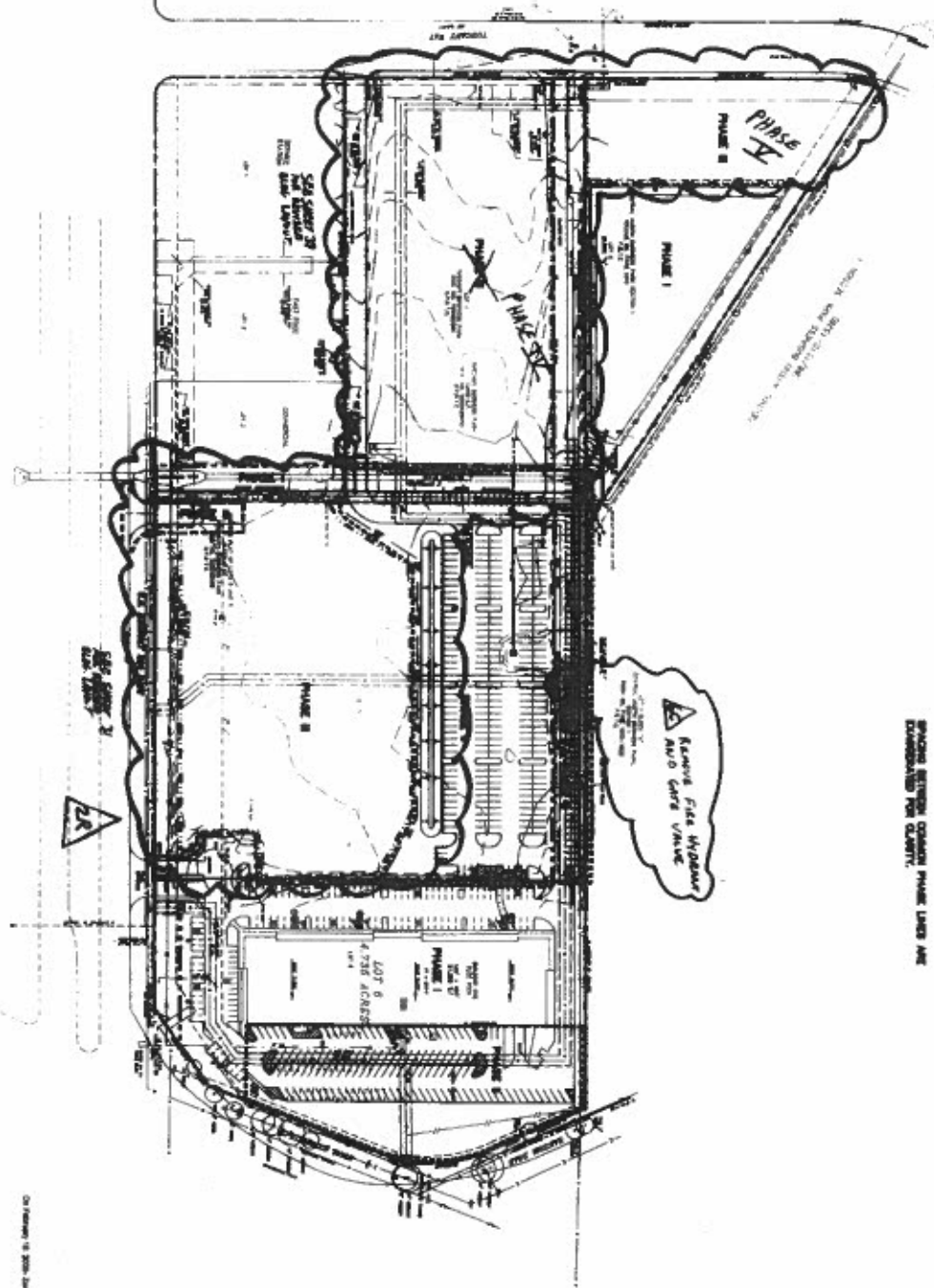




10. SLOPES ON ACCESSIBLE ROUTE MAY NOT EXCEED 1:10 UNLESS DESIGNED AS A RAMP. 12% IS MAX.
11. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP SHALL BE 30 INCHES (7.62 M). 1:12 SHALL BE MAINTAINED FOR ALL EXISTING RAMP (SLOPE 1:12 OR FLATTER) UNLESS THE RAMP IS TO BE REPLACED OR RECONSTRUCTED.
12. SLOPES SHALL BE MAINTAINED AS CLOSE TO THE FLAT, MIN. AND MAX. PERMISSIBLE (SEE 3.3.1)
13. UNDESIRABLE GRADES AND SLOPES WILL HAVE TO BE CORRECTED/RECONSTRUCTED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGNING AND CONSTRUCTING PROPOSED BALLOTTING THRESHOLD RAMP ENTRANCE.
14. ALL DESIGN FEATURES ARE STANDARD.
15. ALL DESIGN FEATURES ARE STANDARD.
16. ALL DESIGN FEATURES ARE STANDARD.
17. ALL DESIGN FEATURES ARE STANDARD.
18. ALL DESIGN FEATURES ARE STANDARD.
19. ALL DESIGN FEATURES ARE STANDARD.
20. ALL DESIGN FEATURES ARE STANDARD.
21. ALL DESIGN FEATURES ARE STANDARD.
22. ALL DESIGN FEATURES ARE STANDARD.
23. ALL DESIGN FEATURES ARE STANDARD.
24. ALL DESIGN FEATURES ARE STANDARD.
25. ALL DESIGN FEATURES ARE STANDARD.
26. ALL DESIGN FEATURES ARE STANDARD.
27. ALL DESIGN FEATURES ARE STANDARD.
28. ALL DESIGN FEATURES ARE STANDARD.
29. ALL DESIGN FEATURES ARE STANDARD.
30. ALL DESIGN FEATURES ARE STANDARD.
31. ALL DESIGN FEATURES ARE STANDARD.
32. ALL DESIGN FEATURES ARE STANDARD.
33. ALL DESIGN FEATURES ARE STANDARD.
34. ALL DESIGN FEATURES ARE STANDARD.
35. ALL DESIGN FEATURES ARE STANDARD.
36. ALL DESIGN FEATURES ARE STANDARD.
37. ALL DESIGN FEATURES ARE STANDARD.
38. ALL DESIGN FEATURES ARE STANDARD.
39. ALL DESIGN FEATURES ARE STANDARD.
40. ALL DESIGN FEATURES ARE STANDARD.
41. ALL DESIGN FEATURES ARE STANDARD.
42. ALL DESIGN FEATURES ARE STANDARD.
43. ALL DESIGN FEATURES ARE STANDARD.
44. ALL DESIGN FEATURES ARE STANDARD.
45. ALL DESIGN FEATURES ARE STANDARD.
46. ALL DESIGN FEATURES ARE STANDARD.
47. ALL DESIGN FEATURES ARE STANDARD.
48. ALL DESIGN FEATURES ARE STANDARD.
49. ALL DESIGN FEATURES ARE STANDARD.
50. ALL DESIGN FEATURES ARE STANDARD.
51. ALL DESIGN FEATURES ARE STANDARD.
52. ALL DESIGN FEATURES ARE STANDARD.
53. ALL DESIGN FEATURES ARE STANDARD.
54. ALL DESIGN FEATURES ARE STANDARD.
55. ALL DESIGN FEATURES ARE STANDARD.
56. ALL DESIGN FEATURES ARE STANDARD.
57. ALL DESIGN FEATURES ARE STANDARD.
58. ALL DESIGN FEATURES ARE STANDARD.
59. ALL DESIGN FEATURES ARE STANDARD.
60. ALL DESIGN FEATURES ARE STANDARD.
61. ALL DESIGN FEATURES ARE STANDARD.
62. ALL DESIGN FEATURES ARE STANDARD.
63. ALL DESIGN FEATURES ARE STANDARD.
64. ALL DESIGN FEATURES ARE STANDARD.
65. ALL DESIGN FEATURES ARE STANDARD.
66. ALL DESIGN FEATURES ARE STANDARD.
67. ALL DESIGN FEATURES ARE STANDARD.
68. ALL DESIGN FEATURES ARE STANDARD.
69. ALL DESIGN FEATURES ARE STANDARD.
70. ALL DESIGN FEATURES ARE STANDARD.
71. ALL DESIGN FEATURES ARE STANDARD.
72. ALL DESIGN FEATURES ARE STANDARD.
73. ALL DESIGN FEATURES ARE STANDARD.
74. ALL DESIGN FEATURES ARE STANDARD.
75. ALL DESIGN FEATURES ARE STANDARD.
76. ALL DESIGN FEATURES ARE STANDARD.
77. ALL DESIGN FEATURES ARE STANDARD.
78. ALL DESIGN FEATURES ARE STANDARD.
79. ALL DESIGN FEATURES ARE STANDARD.
80. ALL DESIGN FEATURES ARE STANDARD.
81. ALL DESIGN FEATURES ARE STANDARD.
82. ALL DESIGN FEATURES ARE STANDARD.
83. ALL DESIGN FEATURES ARE STANDARD.
84. ALL DESIGN FEATURES ARE STANDARD.
85. ALL DESIGN FEATURES ARE STANDARD.
86. ALL DESIGN FEATURES ARE STANDARD.
87. ALL DESIGN FEATURES ARE STANDARD.
88. ALL DESIGN FEATURES ARE STANDARD.
89. ALL DESIGN FEATURES ARE STANDARD.
90. ALL DESIGN FEATURES ARE STANDARD.
91. ALL DESIGN FEATURES ARE STANDARD.
92. ALL DESIGN FEATURES ARE STANDARD.
93. ALL DESIGN FEATURES ARE STANDARD.
94. ALL DESIGN FEATURES ARE STANDARD.
95. ALL DESIGN FEATURES ARE STANDARD.
96. ALL DESIGN FEATURES ARE STANDARD.
97. ALL DESIGN FEATURES ARE STANDARD.
98. ALL DESIGN FEATURES ARE STANDARD.
99. ALL DESIGN FEATURES ARE STANDARD.
100. ALL DESIGN FEATURES ARE STANDARD.



C12  
9



LEGEND

---	EXISTING
---	NEW
---	ASPH
---	CONCR

On January 15, 2008, the following information was received from the City of Tucson:

New Sheet

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHKD
1	10/10/07	ISSUED FOR PERMIT	...	...
2	10/10/07	...	...	...
3	10/10/07	...	...	...
4	10/10/07	...	...	...
5	10/10/07	...	...	...

SP-00-2032C

30 OF 36

SHEET 14

DATE: 10/10/07

BY: ...

CHKD: ...

TUSCANY BUSINESS PARK  
RIATA SITE PLAN EXTENSION  
9100 U.S. HWY. 290 EAST  
TEMPORARY PARKING LOT ADDITION  
PHASING PLAN



**CA**  
Cunningham Allen  
Engineers - Surveyors

3055 Ben Oliver Road, Suite 202  
Austin, Texas 78748-8819  
Tel: (512) 327-2844  
Fax: (512) 327-2873



**TUSCANY BUSINESS PARK**  
 SITE PLAN REVISION #2  
 9100 U.S. HWY. 290 EAST  
 SITE PLAN CALCULATIONS AND DETAILS

C12/10

**32 OF 41**  
 SHEET  
 SITE PLAN RELEASE  
 9100 U.S. HWY. 290 EAST  
 TUSCANY BUSINESS PARK  
 10/1/2000

1. BUILDING FOOTPRINTS  
 2. PARKING AREAS  
 3. LANDSCAPING  
 4. UTILITY LOCATIONS

**NOTES:**

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DISTANCES ARE MEASURED FROM THE CENTERLINE OF THE ADJACENT RIGHT-OF-WAY.
3. ALL UTILITIES ARE TO BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
4. ALL UTILITIES ARE TO BE MARKED WITH RED SPRAY PAINT.
5. ALL UTILITIES ARE TO BE MARKED WITH RED SPRAY PAINT.
6. ALL UTILITIES ARE TO BE MARKED WITH RED SPRAY PAINT.
7. ALL UTILITIES ARE TO BE MARKED WITH RED SPRAY PAINT.
8. ALL UTILITIES ARE TO BE MARKED WITH RED SPRAY PAINT.
9. ALL UTILITIES ARE TO BE MARKED WITH RED SPRAY PAINT.
10. ALL UTILITIES ARE TO BE MARKED WITH RED SPRAY PAINT.

**HANDICAPPED PARKING SIGN DETAIL**  
 3' WIDE CURB CUT  
 5' WIDE CURB CUT  
 3' WIDE CURB CUT

**NOTES:**

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DISTANCES ARE MEASURED FROM THE CENTERLINE OF THE ADJACENT RIGHT-OF-WAY.
3. ALL UTILITIES ARE TO BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
4. ALL UTILITIES ARE TO BE MARKED WITH RED SPRAY PAINT.
5. ALL UTILITIES ARE TO BE MARKED WITH RED SPRAY PAINT.
6. ALL UTILITIES ARE TO BE MARKED WITH RED SPRAY PAINT.
7. ALL UTILITIES ARE TO BE MARKED WITH RED SPRAY PAINT.
8. ALL UTILITIES ARE TO BE MARKED WITH RED SPRAY PAINT.
9. ALL UTILITIES ARE TO BE MARKED WITH RED SPRAY PAINT.
10. ALL UTILITIES ARE TO BE MARKED WITH RED SPRAY PAINT.

**VAN ACCESSIBLE SIGN DETAIL**  
 3' WIDE CURB CUT  
 5' WIDE CURB CUT  
 3' WIDE CURB CUT

**NOTES:**

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DISTANCES ARE MEASURED FROM THE CENTERLINE OF THE ADJACENT RIGHT-OF-WAY.
3. ALL UTILITIES ARE TO BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
4. ALL UTILITIES ARE TO BE MARKED WITH RED SPRAY PAINT.
5. ALL UTILITIES ARE TO BE MARKED WITH RED SPRAY PAINT.
6. ALL UTILITIES ARE TO BE MARKED WITH RED SPRAY PAINT.
7. ALL UTILITIES ARE TO BE MARKED WITH RED SPRAY PAINT.
8. ALL UTILITIES ARE TO BE MARKED WITH RED SPRAY PAINT.
9. ALL UTILITIES ARE TO BE MARKED WITH RED SPRAY PAINT.
10. ALL UTILITIES ARE TO BE MARKED WITH RED SPRAY PAINT.

**WARNING III**  
 CAUTION OVERHEAD UTILITIES IN VICINITY OF WORKING NEAR ELECTRIC FACILITIES

**NOTES:**

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DISTANCES ARE MEASURED FROM THE CENTERLINE OF THE ADJACENT RIGHT-OF-WAY.
3. ALL UTILITIES ARE TO BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
4. ALL UTILITIES ARE TO BE MARKED WITH RED SPRAY PAINT.
5. ALL UTILITIES ARE TO BE MARKED WITH RED SPRAY PAINT.
6. ALL UTILITIES ARE TO BE MARKED WITH RED SPRAY PAINT.
7. ALL UTILITIES ARE TO BE MARKED WITH RED SPRAY PAINT.
8. ALL UTILITIES ARE TO BE MARKED WITH RED SPRAY PAINT.
9. ALL UTILITIES ARE TO BE MARKED WITH RED SPRAY PAINT.
10. ALL UTILITIES ARE TO BE MARKED WITH RED SPRAY PAINT.

TUSCANY BUSINESS PARK I									
Lot 4, 5, 6, 7, 8									
LOT	AREA	PERCENTAGE	PERCENTAGE	PERCENTAGE	PERCENTAGE	PERCENTAGE	PERCENTAGE	PERCENTAGE	PERCENTAGE
LOT 4	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
LOT 5	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
LOT 6	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
LOT 7	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
LOT 8	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
TOTAL	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00

TUSCANY BUSINESS PARK I									
Lot 4, 5, 6, 7, 8									
LOT	AREA	PERCENTAGE	PERCENTAGE	PERCENTAGE	PERCENTAGE	PERCENTAGE	PERCENTAGE	PERCENTAGE	PERCENTAGE
LOT 4	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
LOT 5	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
LOT 6	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
LOT 7	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
LOT 8	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
TOTAL	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00

TUSCANY BUSINESS PARK I									
Lot 4, 5, 6, 7, 8									
LOT	AREA	PERCENTAGE	PERCENTAGE	PERCENTAGE	PERCENTAGE	PERCENTAGE	PERCENTAGE	PERCENTAGE	PERCENTAGE
LOT 4	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
LOT 5	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
LOT 6	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
LOT 7	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
LOT 8	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
TOTAL	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00

SP-00-2032C