

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

CH  
1

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

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

**ADDRESS:** 8024 Exchange Drive

**APPLICANT:** LR-JV Tuscan 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

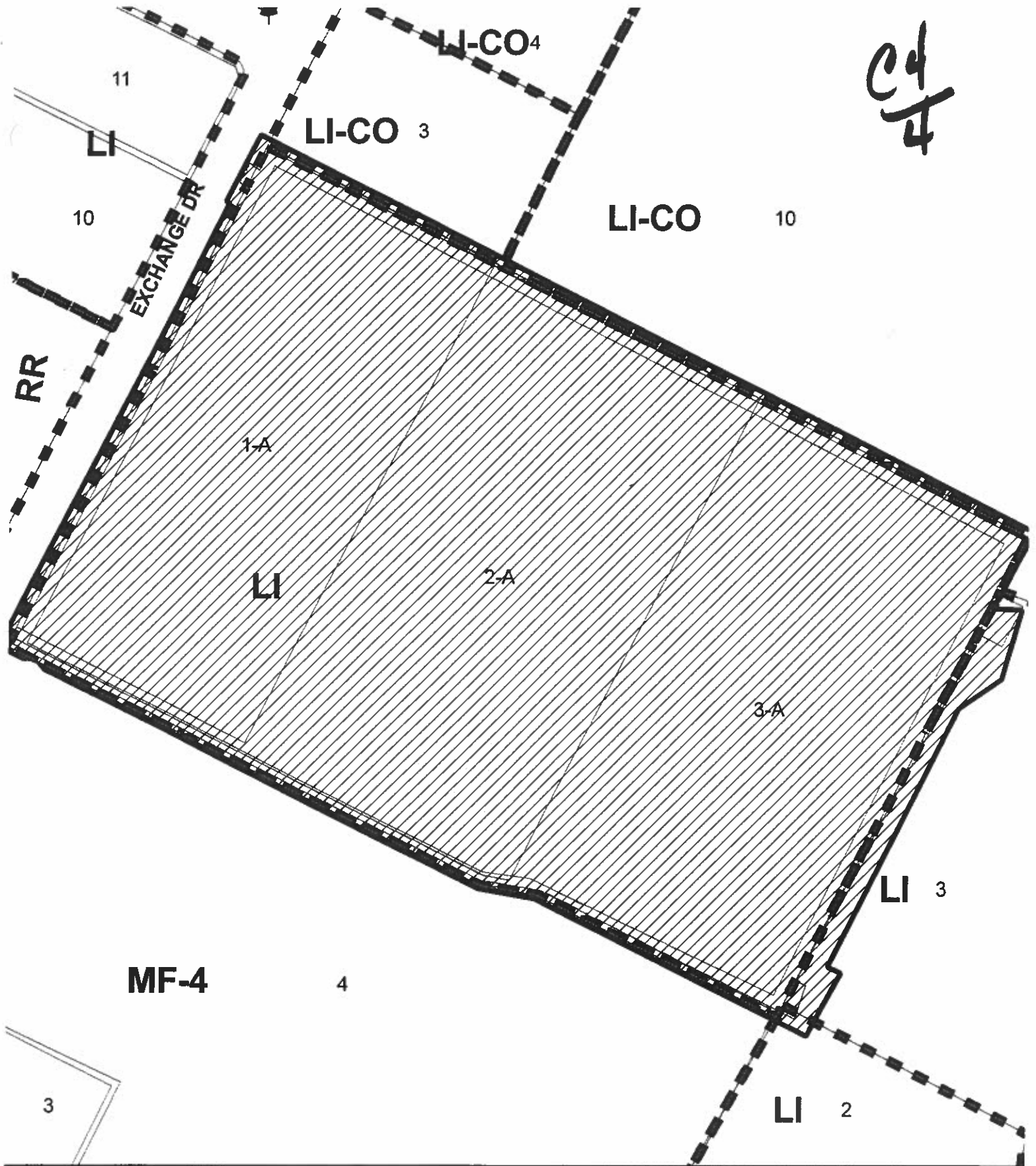
#### NEIGHBORHOOD ORGNIZATIONS:



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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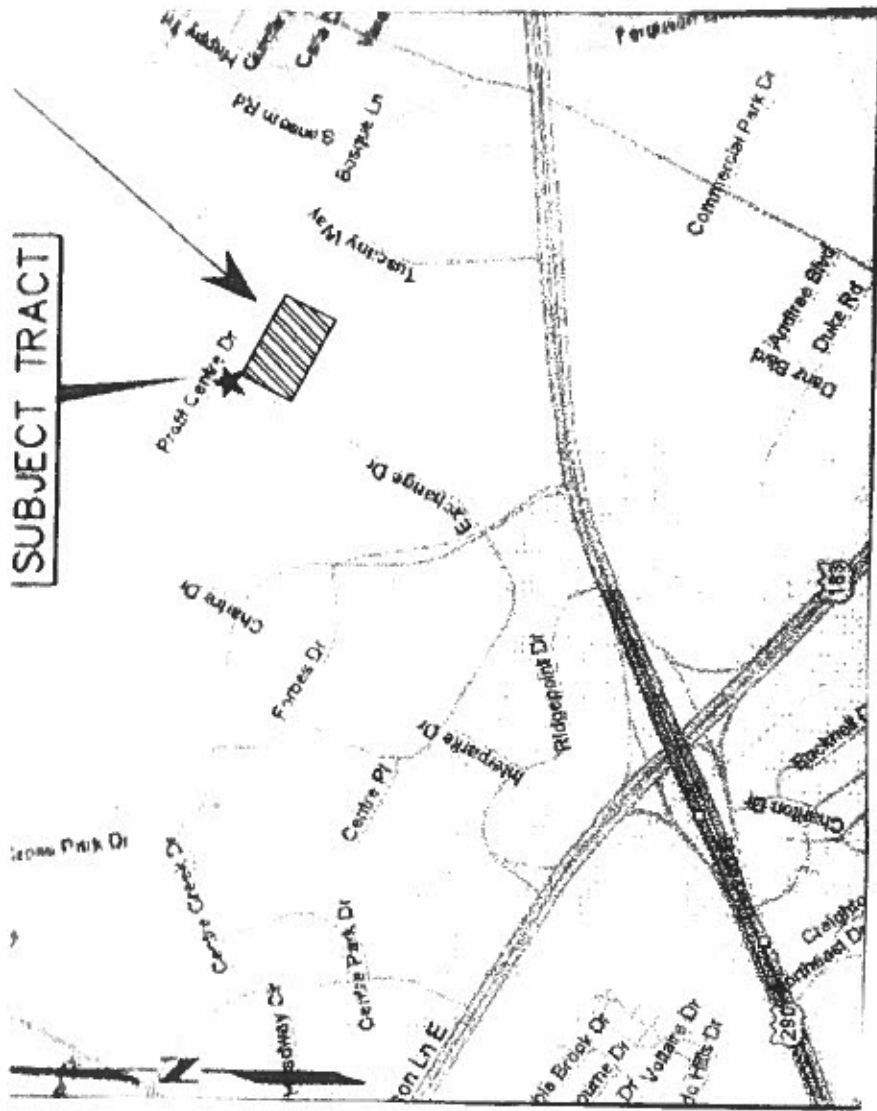


-  SUBJECT TRACT
-  ZONING BOUNDARY

OPERATOR: C.Casillas

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

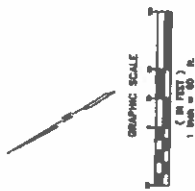




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**TUSCANY CENTER AT WALNUT CREEK  
BUILDINGS 7, 8 & 9  
8024 EXCHANGE DRIVE  
TEMPORARY EROSION-SEDIMENTATION  
CONTROL AND TREE PROTECTION PLAN**



**LEGEND**

- TP TREE PROTECTION
- SF SLOPE FENCE
- MP MILE PROTECTION
- ET EXISTING TREE
- CT CONSTRUCTION TREE (TO BE REMOVED)
- LA LIMIT OF CONSTRUCTION AREA = 32.13 AC
- SA SLOPE AREA
- CS CONSTRUCTION STAGING AREA
- ED EXISTING DRIVE

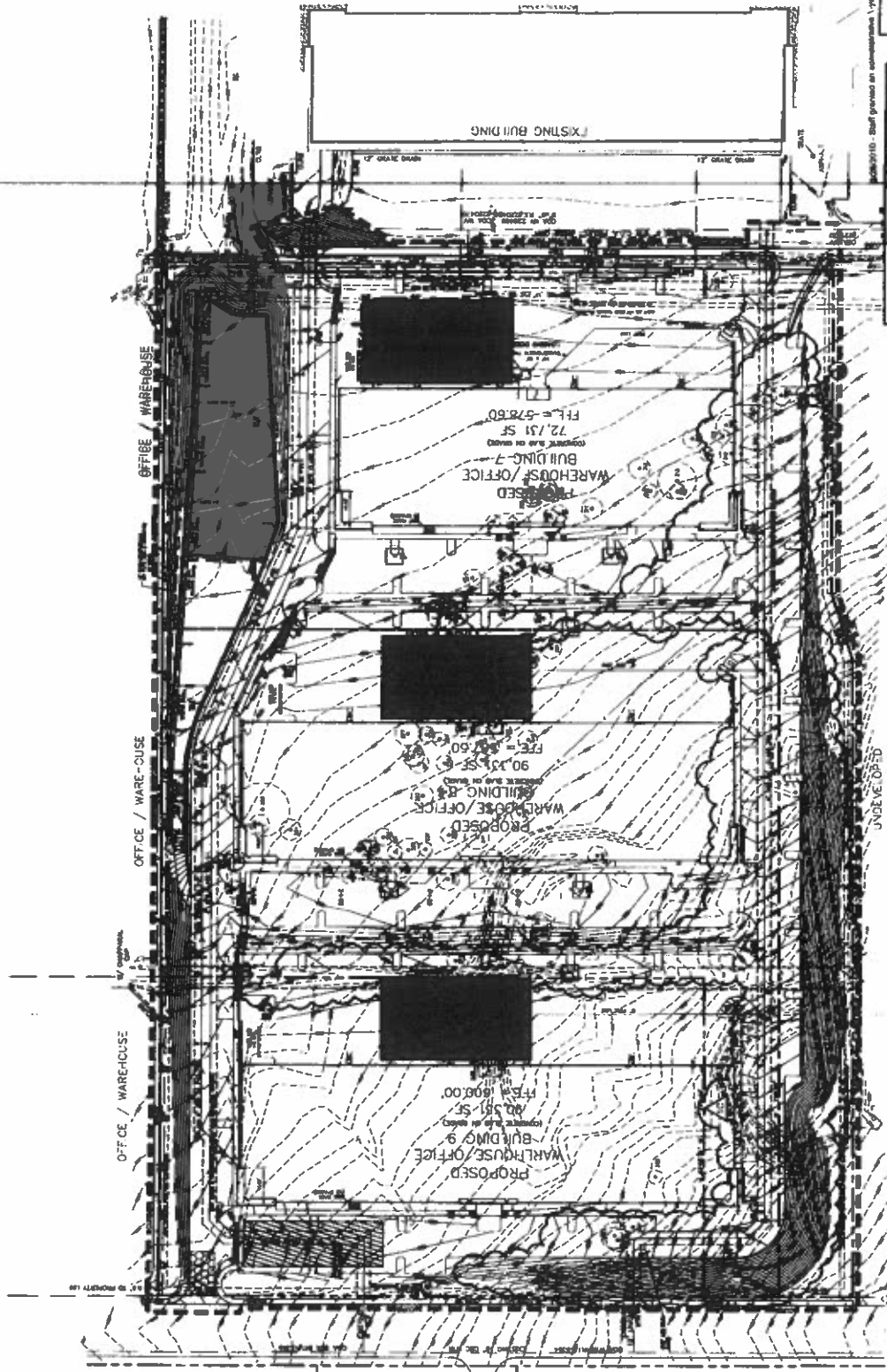
**NOTES:**

- ALL DATE AND CURB RATES ARE TO HAVE.
- ENVIRONMENTAL MONITORING HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS WITH THE CITY OF AUSTIN RULES.
- SLT FENCE TIME AND ESTIMATION SHALL COMPLY WITH THE CITY OF AUSTIN RULES.

**City of Austin**  
Engineering

**III. CAUTION III**  
EXISTING OVERHEAD UTILITIES IN VICINITY OF CONSTRUCTION SHALL EXPOSE EXTREME CAUTION WHICH WORKING NEAR ELECTRIC UTILITIES.

**III. WARNING III**  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.

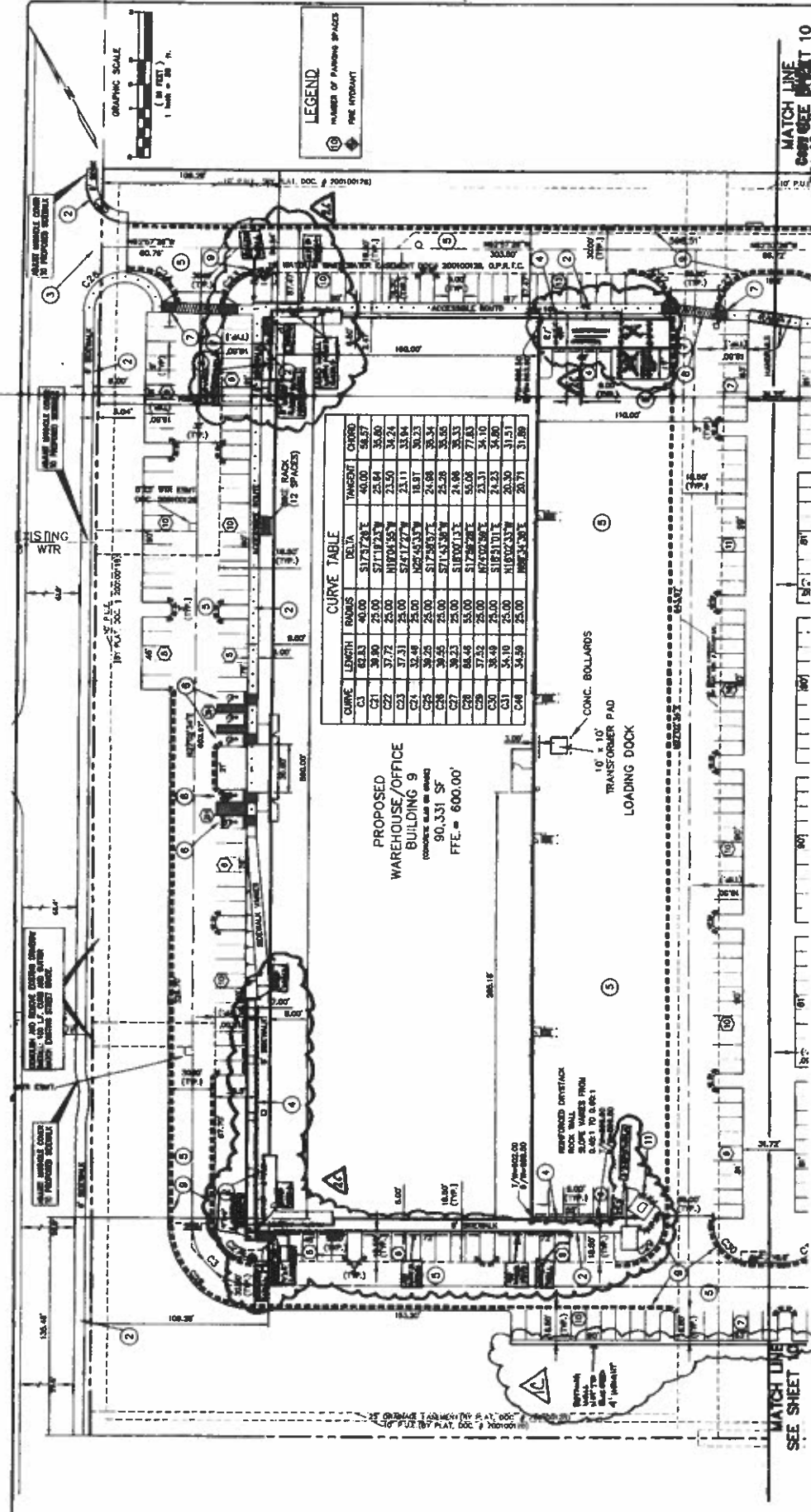


**PLAT**

ALL RIGHTS, EASEMENTS, AND INTERESTS IN THE LAND SHOWN ON THIS PLAT HAVE BEEN EXAMINED AND FOUND TO BE CORRECTLY SHOWN. THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SHOWN THEREON. THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SHOWN THEREON.



**TUSCANY CENTER AT WALNUT CREEK**  
 BUILDINGS 7, 8 & 9  
 SITE AND DIMENSION CONTROL PLAN  
 1 OF 3



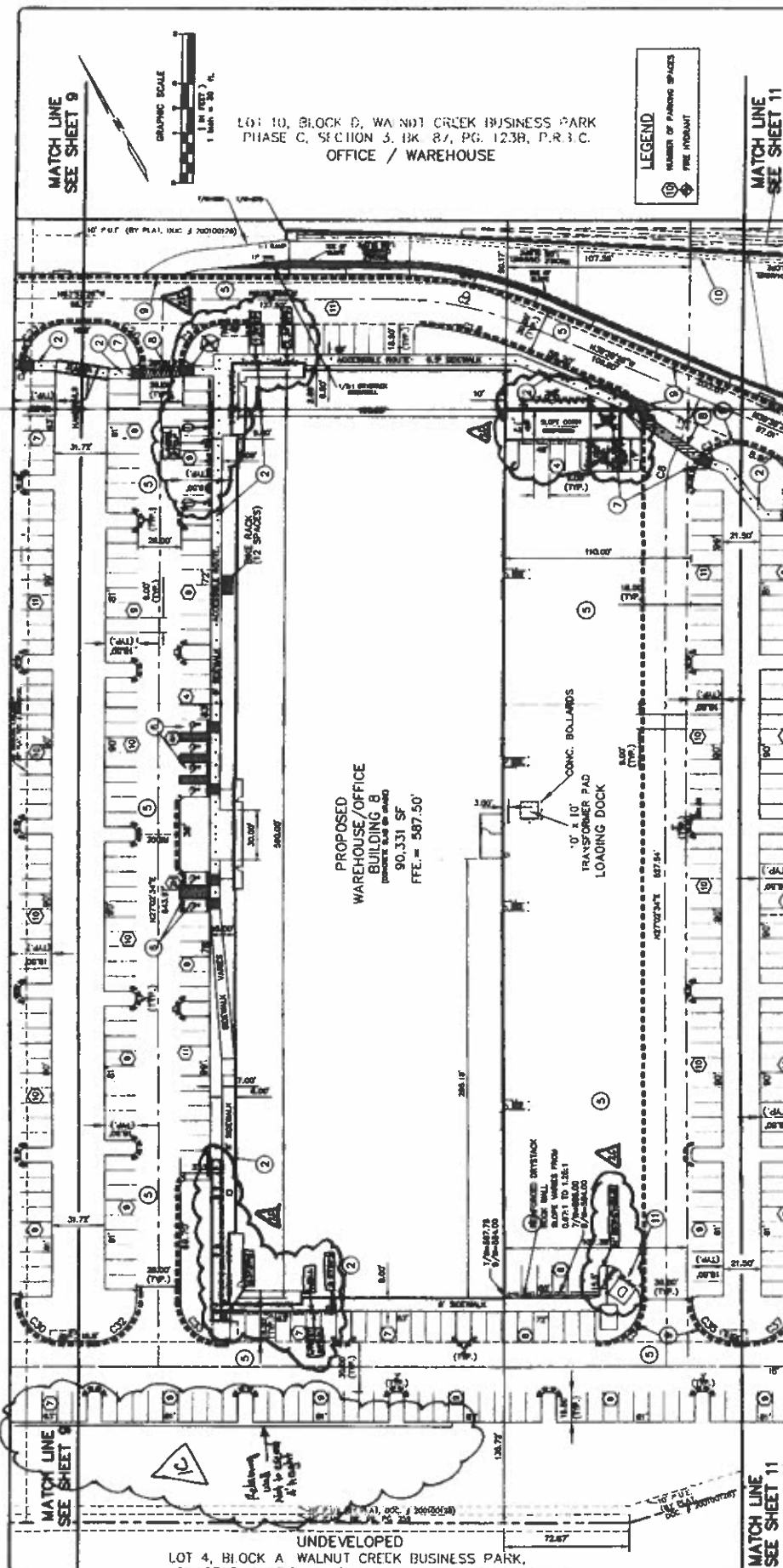
**CURVE TABLE**

CURVE	LENGTH	RAIUS	DELTA	TANGENT	CHORD
C1	62.83	40.00	51.757281	40.00	58.57
C2	39.90	25.00	57.102337	25.00	35.60
C3	37.72	25.00	57.041557	23.50	34.24
C4	37.31	25.00	57.017777	23.11	33.84
C5	32.48	25.00	52.653377	18.87	30.23
C6	30.25	25.00	51.748371	16.88	28.34
C7	30.25	25.00	51.748371	16.88	28.34
C8	30.25	25.00	51.748371	16.88	28.34
C9	37.72	25.00	57.041557	23.50	34.24
C10	38.49	25.00	57.020367	23.31	34.10
C11	34.10	25.00	51.802337	20.30	31.51
C12	34.29	25.00	51.843307	20.71	31.89

**PERMANENT CURET CALCULATIONS**

LOT #	BL. FT.	BL. AREA	APPROX. COVERED	PERMANENT CURET
1	125.84	15,844	17,083	81.8
2	125.17	15,681	16,928	80.8
3	125.17	15,681	16,928	80.8
4	125.17	15,681	16,928	80.8
5	125.17	15,681	16,928	80.8
6	125.17	15,681	16,928	80.8
7	125.17	15,681	16,928	80.8
8	125.17	15,681	16,928	80.8
9	125.17	15,681	16,928	80.8
10	125.17	15,681	16,928	80.8
11	125.17	15,681	16,928	80.8
12	125.17	15,681	16,928	80.8
13	125.17	15,681	16,928	80.8
14	125.17	15,681	16,928	80.8
15	125.17	15,681	16,928	80.8
16	125.17	15,681	16,928	80.8
17	125.17	15,681	16,928	80.8
18	125.17	15,681	16,928	80.8
19	125.17	15,681	16,928	80.8
20	125.17	15,681	16,928	80.8
21	125.17	15,681	16,928	80.8
22	125.17	15,681	16,928	80.8
23	125.17	15,681	16,928	80.8
24	125.17	15,681	16,928	80.8
25	125.17	15,681	16,928	80.8
26	125.17	15,681	16,928	80.8
27	125.17	15,681	16,928	80.8
28	125.17	15,681	16,928	80.8
29	125.17	15,681	16,928	80.8
30	125.17	15,681	16,928	80.8
31	125.17	15,681	16,928	80.8
32	125.17	15,681	16,928	80.8
33	125.17	15,681	16,928	80.8
34	125.17	15,681	16,928	80.8
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46	125.17	15,681	16,928	80.8
47	125.17	15,681	16,928	80.8
48	125.17	15,681	16,928	80.8
49	125.17	15,681	16,928	80.8
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96	125.17	15,681	16,928	80.8
97	125.17	15,681	16,928	80.8
98	125.17	15,681	16,928	80.8
99	125.17	15,681	16,928	80.8
100	125.17	15,681	16,928	80.8

TOWN	BL. FT.	BL. COVERED		FAR	
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10.15	10.15	10.15	10.15	10.15	10.15
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10.15	10.15	10.15	10.15	10.15	10.15
10.15	10.15	10.15	10.15	10.15	10.15
10.15	10.15	10.15	10.15	10.15	10.15
10.15	10.15	10.15	10.15	10.15	10.15
10.15	10.15	10.			



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	3.02
C5	16.38	37.63	55.00	38.63
C6	17.23	25.00	102.17	33.74
C7	21.35	25.00	102.17	33.74
C8	64.39	200.00	167.34	23.40
C9	34.27	25.00	44.73	64.11
C10	30.27	25.00	72.00	35.38
C11	30.27	25.00	72.00	35.38
C12	30.27	25.00	72.00	35.38
C13	30.27	25.00	72.00	35.38
C14	30.27	25.00	72.00	35.38
C15	30.27	25.00	72.00	35.38
C16	30.27	25.00	72.00	35.38
C17	30.27	25.00	72.00	35.38
C18	30.27	25.00	72.00	35.38
C19	30.27	25.00	72.00	35.38
C20	30.27	25.00	72.00	35.38
C21	30.27	25.00	72.00	35.38
C22	30.27	25.00	72.00	35.38
C23	30.27	25.00	72.00	35.38
C24	30.27	25.00	72.00	35.38
C25	30.27	25.00	72.00	35.38
C26	30.27	25.00	72.00	35.38
C27	30.27	25.00	72.00	35.38
C28	30.27	25.00	72.00	35.38
C29	30.27	25.00	72.00	35.38
C30	30.27	25.00	72.00	35.38
C31	30.27	25.00	72.00	35.38
C32	30.27	25.00	72.00	35.38
C33	30.27	25.00	72.00	35.38
C34	30.27	25.00	72.00	35.38
C35	30.27	25.00	72.00	35.38
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C37	30.27	25.00	72.00	35.38
C38	30.27	25.00	72.00	35.38
C39	30.27	25.00	72.00	35.38
C40	30.27	25.00	72.00	35.38
C41	30.27	25.00	72.00	35.38
C42	30.27	25.00	72.00	35.38
C43	30.27	25.00	72.00	35.38
C44	30.27	25.00	72.00	35.38
C45	30.27	25.00	72.00	35.38
C46	30.27	25.00	72.00	35.38
C47	30.27	25.00	72.00	35.38
C48	30.27	25.00	72.00	35.38
C49	30.27	25.00	72.00	35.38
C50	30.27	25.00	72.00	35.38
C51	30.27	25.00	72.00	35.38
C52	30.27	25.00	72.00	35.38
C53	30.27	25.00	72.00	35.38
C54	30.27	25.00	72.00	35.38
C55	30.27	25.00	72.00	35.38
C56	30.27	25.00	72.00	35.38
C57	30.27	25.00	72.00	35.38
C58	30.27	25.00	72.00	35.38
C59	30.27	25.00	72.00	35.38
C60	30.27	25.00	72.00	35.38
C61	30.27	25.00	72.00	35.38
C62	30.27	25.00	72.00	35.38
C63	30.27	25.00	72.00	35.38
C64	30.27	25.00	72.00	35.38
C65	30.27	25.00	72.00	35.38
C66	30.27	25.00	72.00	35.38
C67	30.27	25.00	72.00	35.38
C68	30.27	25.00	72.00	35.38
C69	30.27	25.00	72.00	35.38
C70	30.27	25.00	72.00	35.38
C71	30.27	25.00	72.00	35.38
C72	30.27	25.00	72.00	35.38
C73	30.27	25.00	72.00	35.38
C74	30.27	25.00	72.00	35.38
C75	30.27	25.00	72.00	35.38
C76	30.27	25.00	72.00	35.38
C77	30.27	25.00	72.00	35.38
C78	30.27	25.00	72.00	35.38
C79	30.27	25.00	72.00	35.38
C80	30.27	25.00	72.00	35.38
C81	30.27	25.00	72.00	35.38
C82	30.27	25.00	72.00	35.38
C83	30.27	25.00	72.00	35.38
C84	30.27	25.00	72.00	35.38
C85	30.27	25.00	72.00	35.38
C86	30.27	25.00	72.00	35.38
C87	30.27	25.00	72.00	35.38
C88	30.27	25.00	72.00	35.38
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C92	30.27	25.00	72.00	35.38
C93	30.27	25.00	72.00	35.38
C94	30.27	25.00	72.00	35.38
C95	30.27	25.00	72.00	35.38
C96	30.27	25.00	72.00	35.38
C97	30.27	25.00	72.00	35.38
C98	30.27	25.00	72.00	35.38
C99	30.27	25.00	72.00	35.38
C100	30.27	25.00	72.00	35.38

## NOTES

1. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A CONCRETE POINT IS REQUIRED.
2. RUMPS ON ACCESSIBLE ROUTES MAY NOT EXCEED 1/32 UNLESS EXPOSED AS A RAMP. ALL RUMPS WITH A SLOPE OF 1:10 OR GREATER SHALL BE REPAIRED TO A FLAT SURFACE. RUMPS ON ALL MAJOR, STATE, AND FEDERAL HIGHWAYS SHALL BE REPAIRED TO AN ANTI-SPALLING PLASTER FOR ALL HANDRAIL, STRAP AND 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 ANTI-SPALLING UNLESS OTHERWISE NOTED.
5. ALL CURB RETAINS WILL BE 3/4 FOOT OF CURB RAMP, UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS ARE TO BE FACE OF CURB.
7. MATERIALS DIFFERENTIALS AT ALL JOINTS IN THE CONCRETE CURB SHALL BE REPAIRED TO A FLAT SURFACE. THE JOINTS IN CURB ARE REPAIRED, IF A STRONGJOINT CURB AND SLOTTED JOINTS ARE USED. ALL JOINTS SHALL BE REPAIRED TO A FLAT SURFACE. ALL JOINTS SHALL BE REPAIRED TO A FLAT SURFACE. ALL JOINTS SHALL BE REPAIRED TO A FLAT SURFACE.

## CONSTRUCTION NOTES

1. CONTRACT NUMBER QUOTE PER DETAIL
2. CONTRACT SERIALS QUOTE PER DETAIL
3. CONTRACT GENEVA, TYPE 1, PER DETAIL
4. METAL ENTITIES QUOTE IF INDICATED ON DETAIL FOR EACH TYPE OF METAL
5. METAL ENTITIES QUOTE PER DETAIL FOR EACH TYPE OF METAL
6. METAL ENTITIES QUOTE PER DETAIL FOR EACH TYPE OF METAL
7. METAL ENTITIES QUOTE PER DETAIL FOR EACH TYPE OF METAL
8. METAL ENTITIES QUOTE PER DETAIL FOR EACH TYPE OF METAL
9. METAL ENTITIES QUOTE PER DETAIL FOR EACH TYPE OF METAL
10. METAL ENTITIES QUOTE PER DETAIL FOR EACH TYPE OF METAL
11. METAL ENTITIES QUOTE PER DETAIL FOR EACH TYPE OF METAL

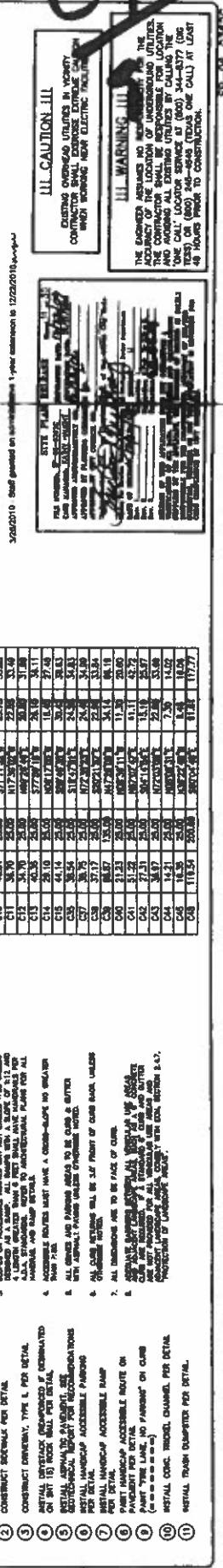
### III CAUTION III

**III. WARNING AND DISCLAIMER**

THE DOWNSIDE ASSURES NO ACCURACY OF THE LOCATION OF THE CONTRACTOR SHALL BE AND ACCORDING ALL EXISTING UTILITIES BY CALLING "ONE CALL" LOCATOR SERVICE AT (800) 344-3377 (LONG BEACH PRESS) OR (800) 243-4348 (TEXAS ONE CALL) AT LEAST 14 DAYS BEFORE THE CONTRACTOR BEGINS ANY WORK.

48 HOURS PRIOR TO CONSTRUCTION.





WE	LOGM	FEADING
1	38.94	180721357
3	48.01	182855447
4	2.50	1835101207

- ## CONSTRUCTION NOTES
- CONSTRUCT EMBANK CLASS PER DETAIL
  - CONSTRUCT SLOPEWAY PER DETAIL
  - CONSTRUCT DITCHWAY, TYPE 1, PER DETAIL
  - EMBEDDED DITCHWAY (RECOMMENDED IF DITCHWAY ON SHT 10) ROCK WALL PER DETAIL
  - INSTALL RETAINING WALL PER DETAIL, SEE DETAIL APPENDIX FOR ADEQUATE, SEE DETAIL APPENDIX FOR RECOMMENDATIONS PER DETAIL
  - INSTALL HANDICAP ACCESSIBLE RAMP PER DETAIL
  - INSTALL HANDICAP ACCESSIBLE RAMP PER DETAIL
  - INSTALL HANDICAP ACCESSIBLE RAMP PER DETAIL
  - INSTALL CONC. INSULATED CHANNEL PER DETAIL
  - INSTALL TRASH DUMPLEY PER DETAIL