

**SUBDIVISION REVIEW SHEET**

C4/1

**CASE NO.:** C8-2012-0018.0A

**P.C. DATE:** August 21, 2012

**SUBDIVISION NAME:** Riata Corporate Park, Section II, Resubdivision of Lot 1, Block A and a 10.91 Acre Portion of Lot 1, Research Park

**AREA:** 16.859 acres

**LOTS:** 1

**APPLICANT:** Riata Austin Holdings, LP  
(John S. Grassi)

**AGENT:** Hanrahan Pritchard Engineering  
(Ron Pritchard)

**ADDRESS OF SUBDIVISION:** 12331 Riata Trace Parkway

**GRIDS:** J35 / J36

**COUNTY:** Travis

**WATERSHED:** Walnut Creek

**JURISDICTION:** Full Purpose

**EXISTING ZONING:** 1P / LI

**EXISTING LAND USE:** Office

**PROPOSED LAND USE:** Office

**ADMINISTRATIVE WAIVERS:** None

**SIDEWALKS:** Sidewalks will be provided on both sides of all internal streets and the subdivision side of all boundary streets.

**DEPARTMENT COMMENTS:** The request is for the approval of the Riata Corporate Park, Section II, Resubdivision of Lot 1, Block A and a 10.91 Acre Portion of Lot 1, Research Park. The applicant proposes to resubdivide the existing 5.95 acre lot into a 16.859 acre lot to reflect the purchase of the north portion of Research Park Lot 1.

The applicant has worked with the neighborhood associations and interested parties to provide a 50 foot residential buffer area along the lot line abutting single family zoned properties. The attached plat shows the 50 foot residential buffer area along the east lot line.

The City of Austin will provide electric services, and water and wastewater. The developer will be responsible for all cost associated with required improvements.

**STAFF RECOMMENDATION:** The staff recommends approval of the resubdivision, the plat meets all applicable State and City of Austin Land Development Code requirements.

**PLANNING COMMISSION ACTION:**

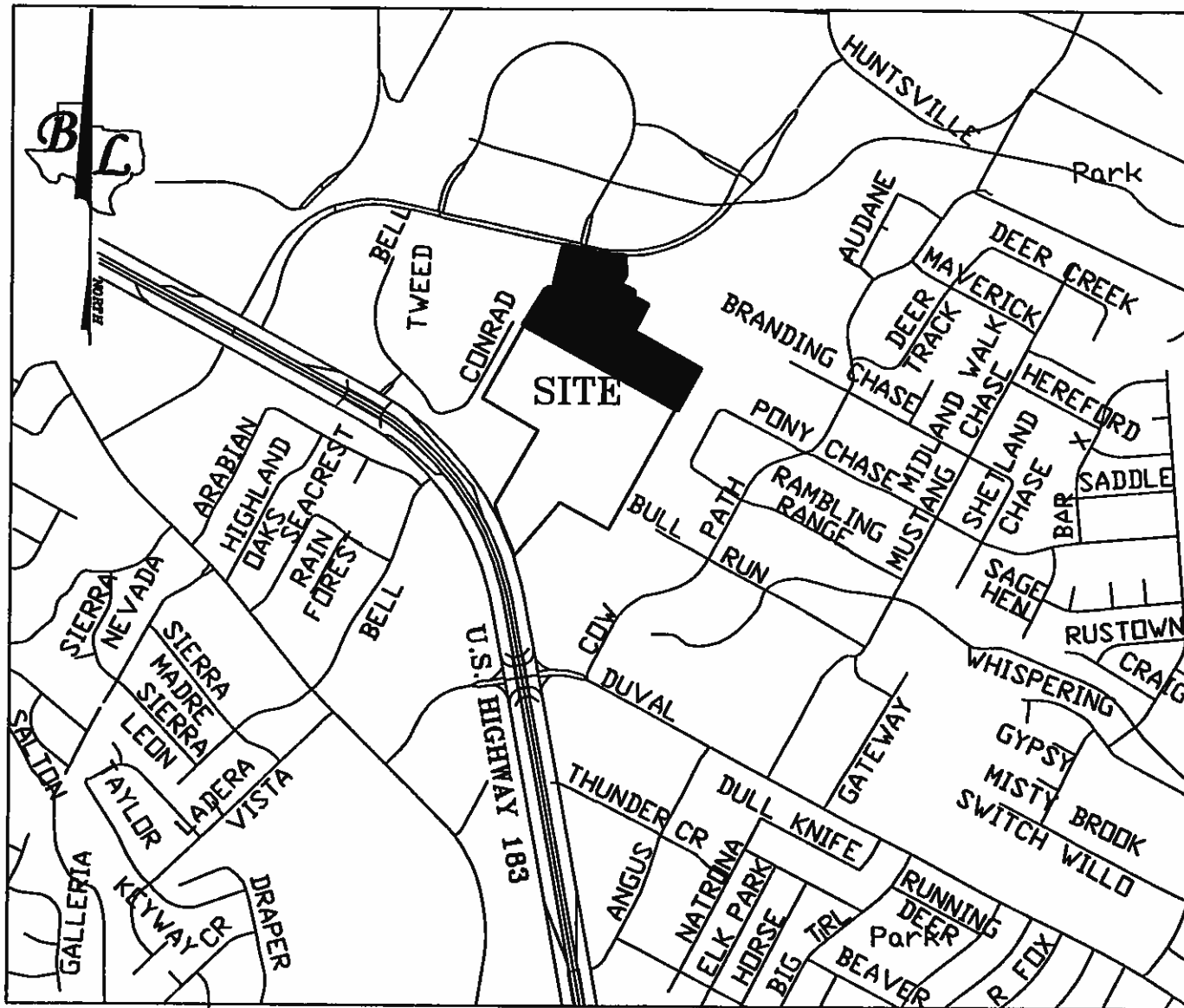
**CASE MANAGER:** Cesar Zavala  
**E-mail:** [Cesar.Zavala@austintexas.gov](mailto:Cesar.Zavala@austintexas.gov)

**PHONE:** 974-3404



C6/3

RESUBDIVISION OF LOT 1, BLOCK A, RIATA  
CORPORATE PARK, SECTION II AND A 10.91  
ACRE PORTION OF LOT 1, RESEARCH PARK



VICINITY MAP  
(NOT TO SCALE)

CL/H

Date: August 13, 2012

To: Zoning and Platting Commission  
Betty Baker, Chair  
Sandra Baldridge  
Patricia Seeger  
Cynthia Banks  
Sean Compton  
Jason Meeker  
Gabriel Rojas

From: Stacey Peterson, President – Angus Valley Area Neighborhood Assn.  
Leonard Schlueter, President – Summit Oaks Neighborhood Assn.

Re: Case #C8-2012-0018.0A  
Resubdivision 12331 Riata Trace Parkway

This comment is being submitted on behalf of the Angus Valley Area Neighborhood Association and the Summit Oaks Neighborhood Association. We do not object to the resubdivision of the referenced tract. A site plan has already been submitted and is under administrative review as managed by Donna Galati in Planning and Development. We have been in contact with Ms. Galati and with representatives of Hanrahan Pritchard Engineering. Hanrahan Pritchard has been agreeable to addressing concerns of adjacent residential properties. We applaud their cooperation regarding the items listed below.

To ensure compatibility with adjacent single-family properties relative to any future development, we request that the Commissioners approve a requirement for site plan development to include:

- o a minimum 50-foot wide, No-Disturb, Vegetative buffer all along the West side of the subject tract that shares a common corner property line with residential Lot 10 - Summit Oaks;
- o a 50-foot wide, No-Disturb, Vegetative buffer all along the East side of the subject tract that is adjacent to residential lots on Cactus Bend (Lots 6 and 7 – Angus Valley);
- o continued extensive review related to water quality and watershed protection on the East side of the subject tract.
- o 8-foot chain link fence with 3-strand barbed wire along the South property line running between Summit Oaks and Angus Valley;
- o vegetative and masonry screening for lighting, vehicular headlights, and exhaust emissions to be located on the perimeter of actual parking lot;
- o appropriate protection for critical environmental features.

If there are any questions or additional documentation is needed, please contact us as noted below. Thank you for your attention and consideration.

Stacey Peterson, President  
Angus Valley Area Neighborhood Association  
12300 Audane Dr.  
Austin, TX 78727  
512-250-9570  
[Staceypeterson@juno.com](mailto:Staceypeterson@juno.com)

Leonard Schlueter, President  
Summit Oaks Neighborhood Association  
12107 Conrad Rd.  
Austin, TX 78727  
512-258-6290  
[austxbear@aol.com](mailto:austxbear@aol.com)

## PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

Commission is required to approve the subdivision by State law if no variances are required, and if it meets all requirements. A board or commission's decision on a subdivision may only be appealed if it involves an environmental variance. A variance may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision. A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

For additional information on the City of Austin's land development process, visit our web site: [www.austintexas.gov/development](http://www.austintexas.gov/development).

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: C8-2012-0018.0A

Contact: Cesar Zavala, 512-974-3404

Elsa Garza, 512-974-2308

Public Hearing: August 21, 2012, Zoning and Planning Commission

*Christopher S. Chenault*  
Your Name (please print)

☐ I am in favor  
☐ I object

*11410 Cactus Bend, Austin, TX 78727*  
Your address(es) affected by this application

*Christopher Chenault* *8/19/12*  
Signature Date

Daytime Telephone: *512 791 2225*

Comments: *I have spoken to Mr. Ho and*

*Ben Bittell about my concerns regarding*  
*drainage from the proposed parking*  
*area. We've agreed with the engineers*  
*negotiation to this point.*

If you use this form to comment, it may be returned to:

City of Austin - Planning & Development Review Dept. /4<sup>th</sup> Floor

Cesar Zavala

P. O. Box 1088

Austin, TX 78767-8810

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Contact: Cesar Zavala, 512-974-3404

Elsa Garza, 512-974-2308

Public Hearing: August 21, 2012, Zoning and Planning Commission

board subject  
Your Name (please print)

☐ I am in favor  
☐ I object

12107 Concord Rd  
Your address(es) affected by this application

[Signature]  
Signature

8-10-12  
Date

Daytime Telephone: 512-458-6290

Comments:

We appreciate the help  
from the engineers to  
make changes.

Thank you

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Cesar Zavala

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Contact: Cesar Zavala, 512-974-3404

Elsa Garza, 512-974-2308

Public Hearing: August 21, 2012, Zoning and Planning Commission

Don L. & Judith K. Fox

Your Name (please print)

☐ I am in favor  
☐ I object

12203 Conrad Road Austin TX 78737

Your address(es) affected by this application

Don L. Fox Judith K. Fox 8-11-2012

Signature

Date

Daytime Telephone: 661 269 5623

Comments: We are concerned these issues be addressed in this subdivision of Riata property - 1) edge of parking lot for other development be 60+ feet away from our corner (Summit Oaks BIK E lot rd) 2) a 6 foot vegetative screen & masonry wall to effectively screen headlights & exhaust 3) lighting placed so it is not directed toward our neighborhood 4) effective measures to prevent water run-off onto residential properties. We understand the Applicant has worked well with our neighborhood committee to incorporate many of the items above in the plans. We appreciate their efforts, efforts, efforts.

If you use this form to comment, it may be returned to:

City of Austin - Planning & Development Review Dept. 14<sup>th</sup> Floor  
Cesar Zavala  
P. O. Box 1088  
Austin, TX 78767-8810

Thanks.

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Elsa Garza, 512-974-2308

Public Hearing: August 21, 2012, Zoning and Platting Commission

Riata Office Park

Douglas + Marie Moore

Your Name (please print)

☐ I am in favor  
☐ I object

12202 Conrad Rd - Lot 1, BKE

Your address(es) affected by this application

Summit Oaks

*Douglas Moore*

8-13-12

*Marie Moore* Signature

Date

Daytime Telephone: 512-258-5633

Comments: We do not object. Request  
Continued cooperation from  
applicant in re: Site plan that  
is already under way.

- 50+-ft No Disturb setback buffer  
from common corner of Lot 10

- 8-ft chainlink fence w/2 wires atop <sup>Summit</sup> Oaks  
along south boundary line

- Vegetative + Solid Screening  
for lights and noise

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City of Austin - Planning & Development Review Dept. /4<sup>th</sup> Floor

Cesar Zavala

P. O. Box 1088

Austin, TX 78767-8810

4th FL





C6/9

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Elsa Garza, 512-974-2308  
Public Hearing: August 21, 2012, Zoning and Platting Commission

Laura Burkhardt

Your Name (please print)

☐ I am in favor  
☒ I object

12014 W. Cow Path Austin, TX 78727  
Your address(es) affected by this application

Laura Burkhardt

Signature

8/11/12  
Date

Daytime Telephone: 512-480-0451

Comments: As residents of Anger Valley, we greatly appreciate Hannahan-Pritchard Engineering's cooperation in working with our Neighborhood Association to incorporate the setbacks, buffers, fencing and lighting limitations. These accommodations are critical to maintain the neighborhood quality. Thank you. Laura Burkhardt

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Austin, TX 78767-8810

Dept /  
Floor

