#### SUBDIVISION REVIEW SHEET

CM

**CASE NO.:** C8-2012-0017.0A **P.C. DATE:** August 21, 2012

SUBDIVISION NAME: Research Park, Resubdivision of a 35.207 acre Portion of Lot 1

**AREA**: 35.207 acres **LOTS**: 1

**APPLICANT:** 3M Real Estate **AGENT:** Hanrahan Pritchard Engineering

(Jed D. Larking) (Ron Pritchard)

ADDRESS OF SUBDIVISION: 11781 Research Park Blvd.

**GRIDS:** J35 **COUNTY:** Travis

<u>WATERSHED</u>: Walnut Creek <u>JURISDICTION</u>: Full Purpose

**EXISTING ZONING:** LI

EXISTING LAND USE: Industrial PROPOSED LAND USE: Industrial

**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 Research Park, Resubdivision of a 35.207 acre Portion of Lot 1. The applicant proposes to resubdivide the existing 46.113 acre lot into a 35.207 acre lot to reflect the sale of the north portion of the property to the Riata Corporate Park.

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

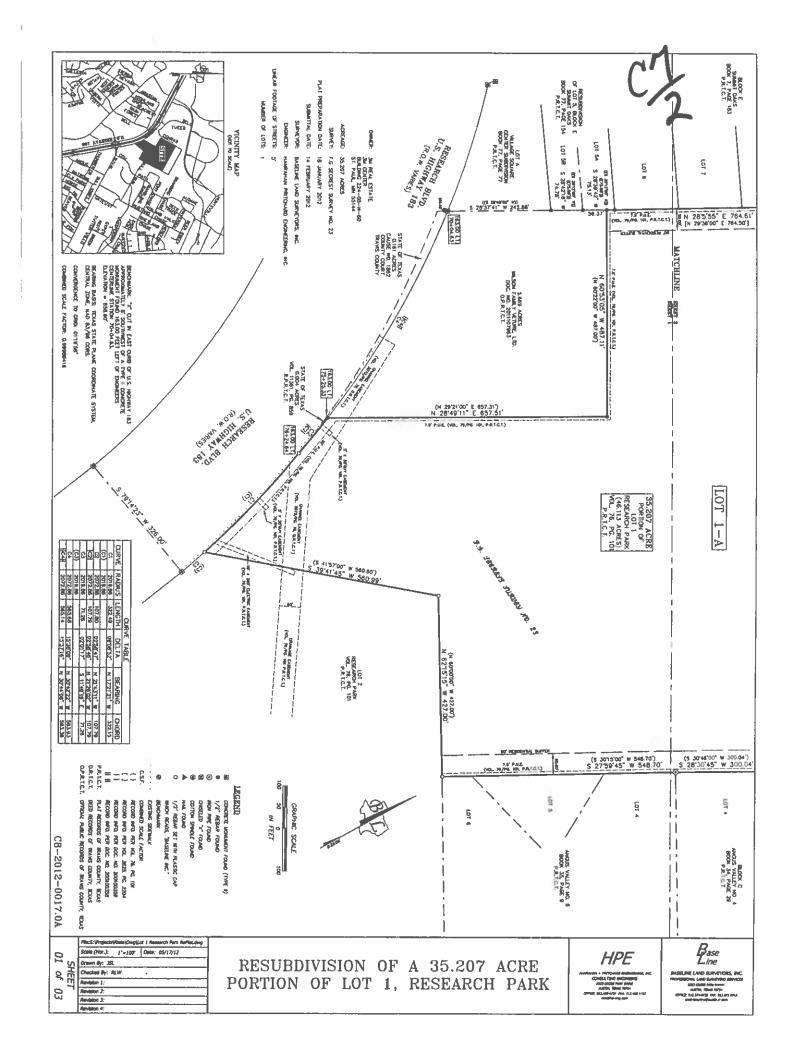
The City of Austin will provide electric services, and water and wastewater. The developer will be responsible for all cost associated with required improvements.

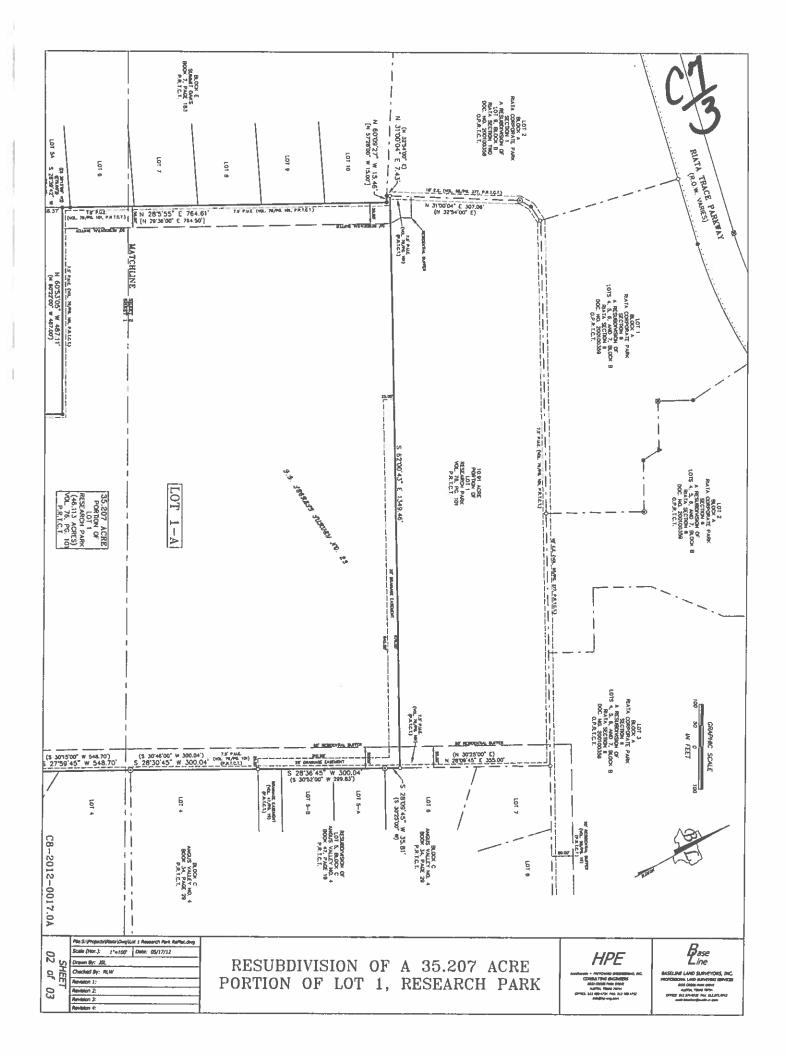
**STAFF RECOMMENDATION:** The staff recommends approval of the resubdivision, the plat meets all applicable State and City of Austin Land Development Code requirements.

#### **PLANNING COMMISSION ACTION:**

CASE MANAGER: Cesar Zavala PHONE: 974-3404

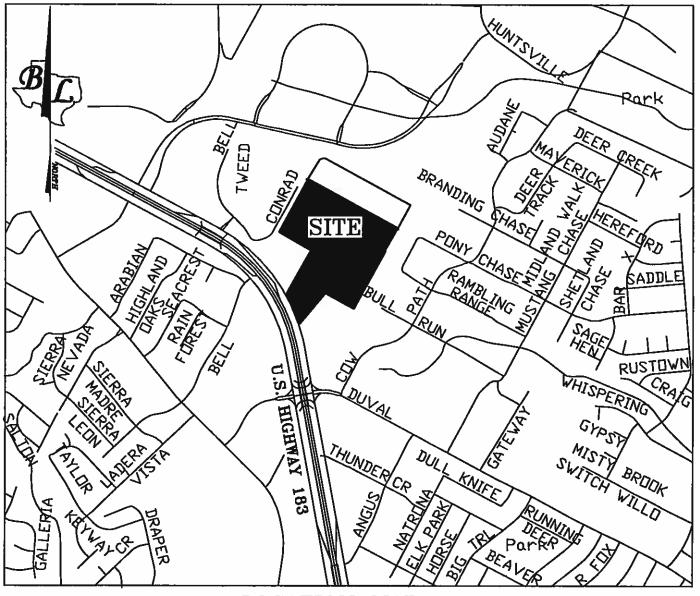
E-mail: Cesar.Zavala@austintexas.gov





#### CM

#### RESUBDIVISION OF A 35.207 ACRE PORTION OF LOT 1, RESEARCH PARK



LOCATION MAP (NOT TO SCALE)





Date: Austin 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 Association

Leonard Schlueter, President - Summit Oaks Neighborhood Association

Re: Case #C8-2012-0017.0A

Resubdivision 11781 Research Blvd.

We do not object to the resubdivision of the referenced tract. To ensure adequate compatibility with adjacent single-family properties relative to any future development, we request that the Commissioners place a requirement for site plan development to include:

- \* a 50-foot wide, No-Disturb, Vegetative buffer all along the West side of the subject tract that is adjacent to residential lots on Conrad Road (Lots 6,7,8,9,10-Summit Oaks);
- \* a 50-foot wide, No-Disturb, Vegetative buffer all along the East side of the subject tract that is adjacent to residential lots on Bull Run (Lots 4,5,6 Angus Valley) and Cactus Bend Lots 4, 5-B, 5-A, 6, Angus Valley);
- \* extensive review related to water quality and watershed protection on the East side of the subject tract.

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

Leonard Schlueter, President
Summit Oaks Neighborhood Association
12107 Conrad Rd.
Austin, TX 78727
512-258-6290
austxbear@aol.com



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Austin, TX 78767-8810

Cesar Zavala

P. O. Box 1088

City of Austin - Planning & Development Review Dept. 14th Floor

If you use this form to comment, it may be returned to:	Comments:  Ale request that the Communication place a requirement for a 50-Jt side non-disturbly  ved by some thefor all along the East side  of the 3 M tract that is adjusent to reidential  boots in Angra Velley	Signature  Daytime Telephone: 5/2-258- 3668	Case Number: C8-2012-0017.0A  Contact: Cesar Zavala, 512-974-3404  Elsa Garza, 512-974-2308  Public Hearing: August 21, 2012, Zoning and Platting Commission  Progress print  Your Name (please print)  Shelt Fory Chase Mush, Tx 75727  Your address(es) affected by this application

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comments: I request that this property be required to have a 50-foot side non-distant vegetative buffer all along the fast side of the 3M tract adjacent to residential lots in Angus valley I also request that their brokes sent a max height instation of a stones so as not to block sunsets in our neighborhood.	Case Number: C8-2012-0017.0A  Contact: Cesar Zavala, 512-974-3404  Elsa Garza, 512-974-2308  Public Hearing: August 21, 2012, Zoning and Platting Commission  Hary Chy Cel  Your Name (please print)  S404 Pony Chase Austin, TX 7872  Your address(ex) affected by this application  January Chase Austin, TX 7872  Paytime Telephone:  Date  Date

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Contact: Cesar Zavala, 512-974-3404  Elsa Garza, 512-974-2308  Public Hearing: August 21, 2012, Zoning and Platting Commission	Your Name (please print)		Daytime Telephone: 518-859-6296	Comments: Please place A Regulas ment	bulken 111 Non the West sid, of	AN TOUS OF ON	1200 000		
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screens should be included to prevent headlights and
out door lighting that could be a nuisance to us Buffers
preventing water run of toward our neighborhood and
en Considered. Any plans for development should address
side of the 3-M tract that is adjacent to residential lots
50 foot wide, No Disturb regetative buffer all along the wast
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present that adjoins the back ferce of our accounts, we would
Comments: In considering this explication for resubdivision or
Daytime Telephone: 6612695623
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D 7 7-00 11-2012
12203 Conrad Road Austin TX 78727
Your Name (please print)
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Public Hearing: August 21, 2012, Zoning and Platting Commission
Elsa Garza, 517-974-2308
Contact: Cesar Zavsia, 512-974-3404
Case Number: C8-2012-0017.0A
listed on the notice.
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
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



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Case Number: C8-2012-0017.0A Contact: Cesar Zavala, 512-974-3404

Elsa Garza, 512-974-2308

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

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Your Name (please print)



Your address(es) affected by this application 12002 CMCTUS BEND AUSTIN X 78727-6502

Signature 8-14-12

Date

Daytime Telephone: 512-258-W 584

Comments: MOULD LIKE

NON-DISTURB. COMMISSION TO Vece e Tu Towne REQUIRE A SOFT BUFFER

MOJACENT BeTween 120 Homes 3 M PROPERTY ? ANGUS VUCLOY AND The

/ 2 Developmeni 740 event 7 ANK

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P. O. Box 1088 City of Austin - Planning & Development Review Dept. /4th Floor Austin, TX 78767-8810 If you use this form to comment, it may be returned to: Cesar Zavala

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Austin, TX 78767-8810

Cesar Zavala P. O. Box 1088

Daytime Telephone: 512-250-9545	Signature  Daytime Telephone: 512-250-95  Comments: 3M Resudivision  At a resident/homeowne  Sulidivision I am reguesti	Signature  Signature  Signature  Signature  Daytime Telephone: 5/2-250-95  Comments: 3M Result 15:00  As a resident/home owne  Sulidivaion I am request  conomissioners place & rep  West side of the 3M track  to residential lats on Con  icidus hood is concerned at
	As a resident/home owner in SummillOaks	Comments: 3 M Rosudission As a resident/homeowner in SummillOake Substitution I am requesting that the commissioners place a requesting that the West side of the 3 M tract that is adjacent to residential lots on Course road. Our regular hood is concerned about social prival.

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# PUBLIC HEARING INFORMATION

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Comments: Your Name Dlease print! scheduled date of the public hearing; the Case Number; and the contact person comments should include the name of the board or commission, or Council; the Daytime Telephone: listed on the notice. contact person listed on the notice) before or at a public hearing. Your Written comments must be submitted to the board or commission (or the Your address(es) affected by this application raia Public Hearing: August 21, 2012, Zoning and Platting Commission Contact: Cesar Zavala, 512-974-3404 Case Number: C8-2012-0017.0A nom-disturb legatate Elsa Garza, 512-974-2308 Delughort > 512-507-3325 Signature should 005 haac Puth 00 X I object I am in favor

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Fubic Hearing: August 21, 2012, Zoning and Platting Commission  Shirley Uzzell  Your Name (please print)    12200 Lawrad Rd  Your address(es) affected by this application  Shirles United Rd  Your address(es) affected by this application  Signature  Comments: Roquest a pa-258-2390  Comments: Roquest a pa-258-2390  residential lost swallowed Rd.  Thank Yauk Jau  Thouk Jau  Thousand Rd.	Case Number: C8-2012-0017.0A  Contact: Cesar Zavala, 512-974-3404  Elsa Garza, 512-974-2308  Public Hearing: August 21 2012 Zaning and Platting Commission
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Case Number: C8-2012-0017.0A  Contact: Cesar Zavala, 512-974-3404  Elsa Garza, 512-974-2308  Public Hearing: August 21, 2012, Zoning and Platting Commission	ing Commission
Nate + Nancy Holt Your Name (please prim)	□9I am in favor
5401 Bull Run Circle	
Your address(es) affected by this application	
Signature	Date
Daytime Telephone: (512) 258 - 0360	
Comments:	
As homeowners on Bull Run Circle, we are	le, we are
requesting that the Commissioners place a	rs place a
requirement for a 50-ft. non-disturb	disturb.
Vegetative buffer all along the East side on	East side on
the 3M tract that is adjacent to residential lot	sidential lot
3	

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Case Number: C8-2012-0017.0A Contact: Cesar Zavala, 512-974-3404 Elsa Garza, 512-974-2308 Public Hearing: August 21, 2012, Zoning and Platting Commission
Douglas & Marie Moore I am in favor Your Name (please print)
12202 Contact Rd Lot 1, BIKF Voum address(as) affected by this application Summit Oaks
Tour datress(es) dijected by tiff off
Janglor Mos 8-13-12
Mary Male Signature Date
Daytime Telephone: 512-258-5633
Comments: We do not object to resubdivision
Request that site plan development be required to include:
Es Chire etative No-Disturb butter
adjacent to all residental
properties adjoining
Oaks/Conrad Rd
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
Austin, Ale 1010.

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Contact: Cesar Zavala, 512-974-3404 Elsa Garza, 512-974-2308 Public Hearing: August 21, 2012, Zoning and Platting Commission  August 21, 2012, Zoning and Platting Commission  August 21, 2012, Zoning and Platting Commission  I am in favor  Prour Name (please print)    2014   W. Cow Pa-M Austin,   V + V + V + V + V + V + V + V + V + V		
Elsa Garza, 512-974-2308  Public Hearing: August 21, 2012, Zoning and Platting Commission    Auch Burk   Art	Case Number: C8-2012-0017.0A	ł
Public Hearing: August 21, 2012, Zoning and Platting Commission    AUCA DUNK ACT	Contact: Cesar Zavala, 512-974-3404	
Your Name (please print)  12014 W. Cow Path Austin, V + 8727  Your address(es) affected by this application  Signature  Date	Elsa Garza, 512-974-2308	ľ
Your Name (please print)  12014 W. Cow Path Austin, V + 8727  Your address(es) affected by this application  Signature  Date	Public Hearing: August 21, 2012, Zoning and Platting Commission	
Your Name (please print)    2014 W. Cow Path Austin,   X + 7727  Your address(es) affected by this application    Signature   Date   Da	Auga Burklasak	i
2014 W. Cow Path Austin, 18 + 7727  Your address(es) affected by this application  Signature  Date  Daytime Telephone: 512-480-045/  Comments: We feel very through that the  Commission place a requirement for  a 50 ft non-distant, what down truffer  along the Cart state of the 3M tract that  we had solved to residential both in our  replacement of to how the parking  lot will affect argue of how the parking  the resident to how the parking  the resident along the surroundant  also concerned of the how the parking  the resident along the surroundant  and the resident sur	Vous Marco (James Alaman favor)	
Signature  Date  D	C T object	
Signature  Date  D	12014 W. Cow Yath Austin TV 19727	ı
Signature  Date  D	Your address(es) affected by this application	
Comments: We feel very though that the Commissioner place a requirement for a 50 ft non-disturb, blast dur truffer along the Cast side of the 3M tract that is adjected to residential both in our very took from also concerned and to how the parting lot will affect draining when significant draining to problem. Thank you use this form to comment, it may be returned to Jame & Children of Austin - Planning & Development Review Dept. 14th Floor Burker esar Zavala.  O. Box 1088	Jama Burkhart 9/11/12.	
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