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/ 1

## SUBDIVISION REVIEW SHEET

**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  
(Jed D. Larking)

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

**ADDRESS OF SUBDIVISION:** 11781 Research Park Blvd.

**GRIDS:** J35

**COUNTY:** Travis

**WATERSHED:** Walnut Creek

**JURISDICTION:** 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.

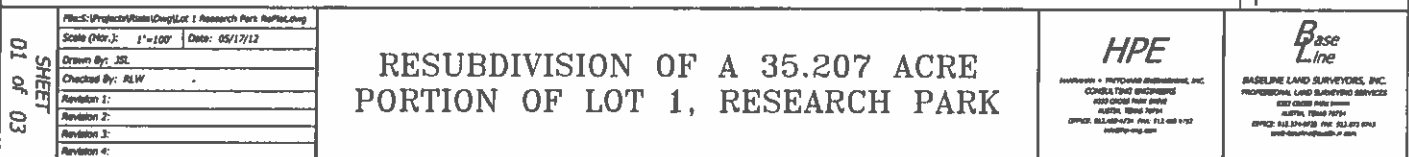
**STAFF RECOMMENDATION:** The staff recommends approval of the resubdivision, the plat meets all applicable State and City of Austin Land Development Code requirements.

**PLANNING COMMISSION ACTION:**

**CASE MANAGER:** Cesar Zavala

**PHONE:** 974-3404

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





CH/A

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



LOCATION MAP  
(NOT TO SCALE)

SCANNED

C7  
5

Date: Austin 13, 2012

To: Zoning and Platting Commission  
Betty Baker, Chair  
Sandra Baldrige  
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](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)

CH 6

# PUBLIC HEARING INFORMATION

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- 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
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- is the record owner of property within 500 feet of the subject property or proposed development; or
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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).

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Case Number: C8-2012-0917.0A

Contact: Cesar Zavala, 512-974-3404

Elsa Garza, 512-974-2308

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

*Angie & Ted Clark*  
Your Name (please print)

☒ I am in favor  
☐ I object

*5404 Fay Chase* *Austin, TX 78727*  
Your address(es) affected by this application

Signature

Date

Daytime Telephone: *512-258-5668*

Comments:

*We request that the Commission please  
a requirement for a 50-ft side non-dominant  
vegetation buffer along the East side  
of the 300' tract that is adjacent to residential  
lots in Angus Valley*

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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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

*Harry Lundell*

Your Name (please print)

☐ I am in favor  
☐ I object

5404 Pony Chase Austin, TX 78722

Your address(es) affected by this application

*Harry Lundell*

Signature

Date

Daytime Telephone:

Comments: *I request that this property be required to have a 50-foot side non-disturb vegetative buffer all along the east side of the 3M tract adjacent to residential lots in Angles valley. I also request that this property have a max. height limitation of 20' stones so as not to block sunsets in our neighborhood.*

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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

Christopher S. Chervak (+)

Your Name (please print)

☐ I am in favor  
☐ I object

11410 Eactus Bend, Austin, TX 78727

Your address(es) affected by this application

Christopher S. Chervak

Signature

8/13/12

Date

Daytime Telephone: 512 791 2225

Comments:

There is already a flooding problem in our area, with heavy rains, with the drainage treatment that exists. It is imperative that we increased water flows across from any development of the 3M property. A 50 foot green belt may be of help and is very important to the neighborhood.

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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



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Case Number: CR-2012-0017.0A

Contact: Cesar Zavala, 512-974-3404

Elsa Garza, 512-974-2308

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

Your Name (please print) George Dill

☐ I am in favor  
☐ I object

Your address(es) affected by this application 12001 Lactos Bend Austin, TX 78727

Mrs. George D. Dill

Signature

Date

Daytime Telephone: \_\_\_\_\_

Comments: Please place a measurement on the northwestern of 3M property for a 50 ft set back, buffer, non-attach, along the east property line to protect the neighborhood from commercial development

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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

board Schlacter

Your Name (please print)

18102 Conrad Rd

Your address(es) affected by this application

of record Schlacter

Signature

8-10-12

Date

Daytime Telephone: 512-252-6296

Comments: Please place a Requirement  
of a 50 ft No. Dietrich Degrade  
buffer all along the West side of  
the 3m Tract This is adjacent to  
the Residential lots on Conrad Rd.

Thank you

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

<input type="checkbox"/> I am in favor
<input type="checkbox"/> I object

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Case Number: CB-2012-0017.0A

Contact: Cesar Zavala, 512-974-3404

Elisa 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 78727

Your address(es) affected by this application

Don & Judith K. Fox 8-11-2012

Signature

Date

Daytime Telephone: 661-269-5623

Comments: In considering this application for re-subdivision of property that adjoins the back fence of our property, we would like for the Conway residence to place a requirement for a 50 foot wide, No Disturb vegetative buffer all along the west side of the 3-M tract that is adjacent to residential lots on Conrad Rd. Any plans for development should address preventing water run-off toward our neighborhood and outdoor lighting that could be a nuisance to us. Buffers & screens should be included to prevent headlights and car exhaust directed into our property.

THANKS.

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

2/12

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Contact: Cesar Zavala, 512-974-3404  
Elsa Garza, 512-974-2308  
Public Hearing: August 21, 2012, Zoning and Platting Commission

JOHN B RAYNETT  
Your Name (please print)

12002 CMCTUS BEWD, AUSTIN, TX 78722-6502  
Your address(es) affected by this application

 Signature  
Date 8-14-12

Daytime Telephone: 512-258-3789

Comments: I WOULD LIKE THE COMMISSION TO REQUIRE A 50 FT, NON-DISTURB, VEGETATIVE BUFFER BETWEEN THE 3M PROPERTY AND THE ADJACENT HOMES IN ANGUS VALLEY IN THE EVENT OF ANY FUTURE DEVELOPMENT

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  
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Contact: Cesar Zavala, 512-974-3404

Elsa Garza, 512-974-2308

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

Curtis P. Giese

Your Name (please print)

☐ I am in favor  
☒ I object

5406 Bull Run Circle Austin, TX 78727

Your address(es) affected by this application

Curt P Giese

8-12-12

Signature

Date

Daytime Telephone: 512-331-7687

Comments: Please require a 50 ft.

non-disturb, vegetative buffer along  
the East side of the 3M tract that  
is adjacent to residential  
lots in Angus Valley.

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

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Cesar Zavala

P. O. Box 1088

Austin, TX 78767-8810

C7/14

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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

Michael & Madeline Garza

Your Name (please print)

5408 Perry Chase

Your address(es) affected by this application

Lot 10, 5408 Perry Chase

Signature

Date

Daytime Telephone: 512.569.8581 on 512.217.3142

Comments:

A 58' vegetative buffer between the homes in Angelo Valley & this land is critical, especially since it's eventual use is not known. Please consider acquiring it.

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

5/12

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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

Mark & Fran Patterson

Your Name (please print)

12011 Bell Ave - Austin, TX 787127

Your address(es) affected by this application

Fran Patterson

Signature

Date

Daytime Telephone: 512-250-9545

Comments: 3M Resubdivision

As a resident/home owner in Summit Oaks subdivision I am requesting that the commissioners please & requirement for a 50' wide, no disturb, vegetative buffer along the west side of the 3M tract that is adjacent to residential lots on Comed road. Our neighborhood is concerned about noise, privacy & water runoff. We ask for "good neighbor" collaboration for our neighborhood. Fran Patterson

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

☐ I am in favor  
☐ I object

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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

ROJAN Tidwell's Sapphire A. Tidwell  
Your Name (please print)

☐ I am in favor  
☐ I object

5407 Pough Chase Austin, Tx. 78727

Your address(es) affected by this application

Theresa Williams Dayline & Midway

8-13-2012

Signature WK-dm Date

Daytime Telephone: 512 251-9279 hm 512 258 2110

Comments: Request a 50-ft. non-disturb,

vegetative buffer all along the east side

of the 3m tract that is adjacent to

residential lots in Angus Valley

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



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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

Craig Daugherty

Your Name (please print)

☐ I am in favor  
☒ I object

12000 W. Cam Path

Your address(es) affected by this application

Craig Daugherty

Signature

8/12/12

Date

Daytime Telephone: 512-507-3325

Comments: There should be a required 50' non-disturb vegetative buffer between any development on the property and the Angus Valley neighborhood.

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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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

Your Name (please print)

Shirley Wzzell

Your address(es) affected by this application

12200 Conrad Rd

☐ I am in favor  
☐ I object

Shirley Wzzell

Signature

8-11-12

Date

Daytime Telephone: 512-258-2390

Comments:

Request a no-disturb buffer  
of 50' on west side proposed  
resub tract adjacent to the  
residential lots on Conrad Rd.

I thank you

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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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

Nate + Nancy Holt  
Your Name (please print)

☒ I am in favor  
☐ I object

5401 Bull Run Circle

Your address(es) affected by this application

Nate Holt Nancy Holt

8-13-2012

Signature

Date

Daytime Telephone: (512) 258-0360

Comments:

As homeowners on Bull Run Circle, we are  
requesting that the Commissioners place a  
requirement for a 50-ft. non-disturb.  
vegetative buffer all along the East side of  
the 3M tract that is adjacent to residential lots  
in Angus Valley.

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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Case Number: C8-2012-0017.0A

Contact: Cesar Zavala, 512-974-3404

Elsa Garza, 512-974-2308

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

Charles Ford  
Your Name (please print)

☐ I am in favor  
☐ I object

12103 Laurel Rd 12101 1/2 Laurel Rd  
Your address(es) affected by this application

Charles Ford 8.10.12  
Signature Date

Daytime Telephone: 512.4107.21089

Comments: don request that you  
place a requirement for a 100 ft  
no-disturb vegetative buffer  
along the west side of the 3m tract  
that is adjacent to the residential  
lots on Laurel 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

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C7  
21

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

3M

Douglas & Marie Moore

Your Name (please print)

☐ I am in favor  
☐ I object

12202 Conrad Rd Lot 1, BIK F  
Your address(es) affected by this application Summit Oaks

Marie Moore 8-13-12  
Signature Date

Daytime Telephone: 512-258-5633

Comments: We do not object to resubdivision.  
Request that site plan development  
be required to include:  
- 50-ft vegetative No-Disturb buffer  
adjacent to all residential  
properties adjoining  
(Lots 6-7-8-9-10) in Summit  
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

C1  
22

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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

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: We feel very strongly that the  
Commissioner place a requirement for  
a 50 ft, non-disturb, vegetative buffer  
along the East side of the 3M tract that  
is adjacent to residential lots in our  
neighborhood, Angus Valley. We are  
also concerned as to how this parking  
lot will affect drainage issues and  
the neighborhood already has significant  
drainage problems. Thank you. Laura & Chris

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Cesar Zavala

P. O. Box 1088

Austin, TX 78767-8810