

# Angus Valley Area Neighborhood Association

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**October 13, 2021**

The Honorable Steve Adler  
Mayor of Austin Texas  
P.O. Box 1088  
Austin, TX 78767

Via Electronic Delivery

Re: Support for Rezoning Case C14-2020-0146

**Dear Mayor Adler:**

I am writing on behalf of the Angus Valley Area Neighborhood Association (AVANA) to support rezoning of the 5.6-acre parcel of the 3M property located at 11705 Research Blvd. in Austin, Texas. Our neighborhood adjoins the larger 3M campus; and in exchange for our support, the applicant has committed to the following which will mitigate the impact of the eventual development for the adjacent AVANA property owners.

1. **Adjoining Fence.** Upon commencement of construction on the Non-Zoning Property Parcel 1 and Non-Zoning Property Parcel 2, the Owner shall commence installation of an eight foot (8') tall, cedar material fence with overlapping pickets, located at the adjoining property line(s), on the Non-Zoning Parcel 1 and Non-Zoning Property Parcel 2 side of the existing eight foot (8') chain link fence that shall remain undisturbed, with the nice side of the fence facing the Angus Valley properties. Owner shall be responsible for maintenance of such fence.
2. **Public Utility Easement Relocation.** The Owner shall dedicate an additional five feet (5') of public utility easement on the Non-Zoning Property Parcel 1 and the Non-Zoning Property Parcel 2 such that the existing public utility easement on the Non-Zoning Property Parcel 1 and the Non-Zoning Property Parcel 2 is a total of twelve- and one-half feet (12.5'), subject to approval of third-party franchise utility providers, including Austin Energy.
3. **Residential Buffer.** The applicant shall maintain a residential buffer of fifty feet (50') from the residential properties on the Non-Zoning Property Parcel 1 as defined in the Plat recorded in Document Number 201200165. Such Residential Buffer Zone shown on the plat for Lot 1-A of the Resubdivision of a 35.207 Acre Portion of Lot 1, Research Park (Document 201200165 PRTCT) is defined as a fifty foot (50') wide vegetation buffer strip where native trees, shrubbery, and grasses shall be preserved. The Owner agrees to this interpretation of the residential buffer and shall maintain it in its natural state, undisturbed and free of encroachments including but not limited to any permanent or temporary structure, roadway, pedestrian trail, or picnic area unless otherwise required by the City of Austin during the site development permit process. Should utilities be installed in the easement areas, the area disturbed shall be promptly replanted with native trees, shrubbery and grasses and allowed to regrow in its natural state in accordance with applicable requirements and approvals of such utility providers.

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A restrictive covenant will be drafted by Drenner Group, PC, and Trammel Crow Company for review and approval by AVANA to incorporate items 1, 2, and 3 above. The approved restrictive covenant will be filed with the Recording Division of the Clerk of Travis County, Texas. In addition, the three items above (fence, easement, buffer including definition) will be included on site plan SP-2021-0109C, currently under review by the City of Austin, on any future site development plans (permits), and on future plat notes.

In exchange for this agreement, the AVANA no longer opposes the rezoning in Case C14-2020-0146 and supports the applicant's proposed amendments for the rezoning request regarding restrictions in the Conditional Overlay listed in Part 2 of Ordinance 900118-B as part of case C14-89-0009:

- Remove Items 1: height restriction of 40',
- Retain Items 2 and 3: prohibited uses,
- Remove Item 4: restriction on site plan and building permit issuances based on missing traffic impact analysis (TIA) conducted in 1989, and
- Remove Item 5: conditions on issuance of building permit.

**Sincere regards,**

**Stacey Peterson, President**

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cc: MacKenzie Kelly, Council Member, District 6  
Thomas McGregor, Chief of Staff, District 6  
Ashley Fisher, Senior Policy Advisor, Office of the Mayor  
Kurt Cadena-Mitchell, Policy Advisor, District 10  
Sherri Sirwaitis, Case Manager, Housing and Planning Department  
Renee Johns, Senior Planner, Development Services Department  
Amanda Swor, Drenner Group, PC  
Brad Maples, Trammel Crow Company