

C10  
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**SUBDIVISION REVIEW SHEET**

**CASE NO.:** C8J-2010-0141

**Z.A.P. DATE:** August 16, 2011  
PP to 9.06.2011 by ZAP

**SUBDIVISION NAME:** Green Crossing Preliminary Plan

**AREA:** 93.90 acres

**LOT(S):** 216

**OWNER/APPLICANT:** Ernest Maschmeyer

**AGENT:** Doucet & Assoc.(Carey  
Breseler)

**ADDRESS OF SUBDIVISION:** 13204 Von Quintus Road

**GRIDS:** N/A

**COUNTY:** Travis

**WATERSHED:** Maha and Dry Creek East

**JURISDICTION:** 5-Mile ETJ

**EXISTING ZONING:** N/A

**MUD:** N/A

**PROPOSED LAND USES:** Single-Family (Small Lot), Multi-Family, Retail, Commercial and Open Space.

**ADMINISTRATIVE WAIVERS:** None

**VARIANCES:** None

**SIDEWALKS:** Sidewalks will be provided.

**DEPARTMENT COMMENTS:** The request is for approval of a Preliminary Plan – Green Crossing composed of 216 total lots – which includes 209 single-family, 2 multi-family, 2 commercial and 3 open space. Water and wastewater will be provided by the City of Austin. The nearest school Popham Elementary is approximately 3.8 miles to the north and a fire station is approximately 3 miles to the north of the proposed development.

**ISSUES:**

The staff has received a call in opposition from a resident in the area and has received letters of opposition from several adjacent property owners. (See attached) Public notice was sent as per LDC requirements.

**County Issues:**

This property is located in the 5-Mile ETJ of Austin. There are no land use controls that can be imposed by the city or the county.

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**STAFF RECOMMENDATION:** The staff recommends approval of the proposed preliminary plan as it meets all applicable State, County, and Title 30, City of Austin LDC requirements.

**ZONING AND PLATTING COMMISSION ACTION:**

**CASE MANAGER:** Joe Arriaga  
Email address: [joe.arriaga@co.travis.tx.us](mailto:joe.arriaga@co.travis.tx.us)

**PHONE:** 854-7562

# TRAVIS COUNTY FIRE MARSHAL'S OFFICE

5555 Airport, Suite 400, Austin, Texas 78751  
(512) 854-4621, Fax (512) 854-6471



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April 29, 2010

Cary Bresler  
Green Crossing Preliminary Plan  
7401B Hwy 71 W, Suite 160  
Austin, Texas 78735

**RE: Preliminary Plat Review for Green Crossing**

Dear Cary Bresler

I have reviewed the Preliminary Plat submitted for Green Crossing. This project is located at 13204 Von Quintus Rd. Based upon the plat submitted it appears this project will be capable of complying with requirements of the Travis County Fire Code. This not a full review of the project, a Site Permit will be required. Submit a copy of detail plans into the Fire Marshal's Office with the permit application.

Please contact me if I can be of further assistance.

A handwritten signature in black ink, appearing to read "Janie Brock".

Janie Brock  
Deputy Fire Marshal  
Travis County Fire Marshal's Office  
Office: (512) 854-4642

## TNR 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.

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  - 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.

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.

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

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Case Number: C8J-2010-0141

Contact: Joe Arriaga, (512) 854-7562 or Elsa Garza, (512) 974-2308  
Public Hearing: Zoning & Platting Commission, August 16, 2011

Lois Masschmeyer  
Your Name (please print)

I am in favor  
 I object

13204 Von Quintus 78719  
Your address(es) affected by this application

Austin TX Lois Marchmyer 8-2-11  
Signature

Daytime Telephone: 512 243 1208  
Date

Comments:

If you use this form to comment, it may be returned to:  
Travis County, Transportation and Natural Resources  
Joe Arriaga, Senior Planner  
411 West 13<sup>th</sup> Street, 8<sup>th</sup> Floor  
P. O. Box 1748  
Austin, TX 78767-1748

CIO  
/H

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Public Hearing: Zoning & Platting Commission, August 16, 2011

ERLAND BARK LUND  
Your Name (please print)

I am in favor  
 Object

12915 Von Quintin Rd Austin Tex 78719  
Your address(es) affected by this application

Erland Barklund  
Signature

Date

Daytime Telephone: 512-243-1889

Comments: No. More Farm Land needs to be taken out of production by Sub Division, All Roads in The Area are already full of Chev Holes,

If you use this form to comment, it may be returned to:  
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Joe Arriaga, Senior Planner  
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Austin, TX 78767-1748

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Contact: Joe Arriaga, (512) 854-7562 or Elsa Garza, (512) 974-2308  
Public Hearing: Zoning & Platting Commission, August 16, 2011

Donald E. Burklund

Your Name (please print)

12915 Von Quintus Rd, Austin, TX 78719

Your address(es) affected by this application

Donald E. Burklund

Signature

8-1-11

Date

Daytime Telephone: 512-461-0650

Comments: This project would be an

environmental disaster in this

flood prone area where all water

runs to nearby creeks and ponds.

The entire area is prone to flooding. All neighboring properties would be affected no matter how drainage was planned.

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P. O. Box 1748  
Austin, TX 78767-1748

C/O  
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Case Number: C8J-2010-0141

Contact: Joe Arriaga, (512) 854-7562 or Elza Garza, (512) 974-2308

Public Hearing: Zoning & Platting Commission, August 16, 2011

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PLATTING

Eugene C. Burklund  
10319 Burklund Farms Rd.  
Del Valle, TX 78617  
(512) 619-3415

I object

We are intensely opposed to this proposed subdivision. The Maha Creek watershed runs through both the proposed site and our adjacent property and empties into Maha Creek, which is located on our property. There is a concern for the environmental impact that sewage and wastewater could have on our land and property values. Our land is our livelihood and a sewage or wastewater spill could be catastrophic. In addition, this subdivision will bring an increased volume of traffic to a small 2 lane country road that is already in less than ideal condition due to the constraints of the county's road budget. The increased volume of cars will also bring an increased "road grime" that will, ultimately, be washed into Maha Creek. In addition, we are concerned about an increase in crime, the upkeep of the neighborhood including homes, privacy fences, and yards, foreclosures that will bring an exponential increase in the number of section 8 tenants who have no investment in the property, and declining surrounding property values.

Farming, by its nature, generates conditions, including dust, noise and slow moving traffic due to movement of farm equipment, which will be far from ideal for the residents of a subdivision. We are concerned that the residents will be less than understanding of these conditions and the importance of them to our occupations.

  
Eugene C. Burklund

AUG 10 2011

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Contact: Joe Arriaga, (512) 854-7562 or Elsa Garza, (512) 974-2308  
Public Hearing: Zoning & Platting Commission, August 16, 2011

Nancy Burk Klund  
Your Name (please print)

10319 Burkland Farms Road  
Your address(es) affected by this application

Nancy Burk Klund  
Signature

Daytime Telephone: 512-243-1125

Date

8-5-11

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

Comments: This family farm has been owned and farmed by us for 71 years. No sewer lines available. It am not in favor of a sewer treatment plant because Marshall Creek runs through our farm. The roads will not accommodate this subdivision. Too much farm land is being taken out of production.

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Public Hearing: Zoning & Platting Commission, August 16, 2011

*Eugene Buskland*  
Your Name (please print) *78217*  
*10319 Buskland Farms Rd Del Valle Tx*

I am in favor  
 I am object

Your address(es) affected by this application  
*Eugene Buskland* *8-4-11*

Daytime Telephone: \_\_\_\_\_  
Signature \_\_\_\_\_  
Date \_\_\_\_\_

Comments: *All information on next page*

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*C10*  
*9*

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Public Hearing: Zoning & Platting Commission, August 16, 2011

I am in favor  
 I object

ERNEST MASCHMEYER  
Your Name (please print)

13204 Von Quintus Road Austin, TX 78719  
Your address(es) affected by this application

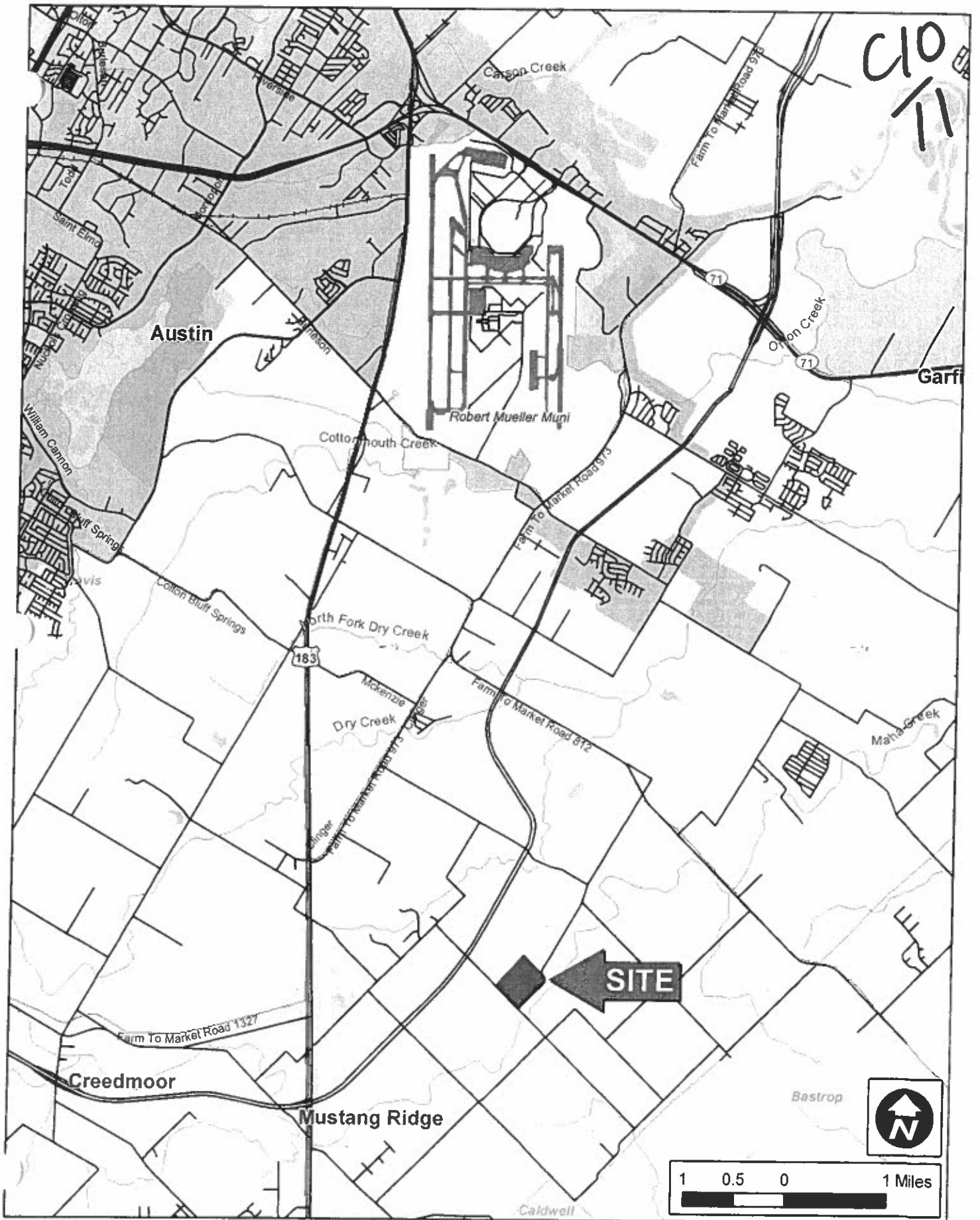
Ernest Maschmeyer 8-2-2011  
Signature Date

Daytime Telephone: 512-243-1208

Comments: Due to the fact that I have had an offer to buy the farm and that I have reached the age of 85 and am physically unable to work the land anymore I wish to sell as a residential subdivision.

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411 West 13<sup>th</sup> Street, 8<sup>th</sup> Floor  
P. O. Box 1748  
Austin, TX 78767-1748

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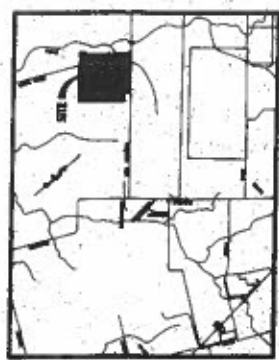
**Green Crossing Preliminary Plan - C8J-2010-0141**

TSFAS LAND TITLE SURVEY OF 94.867 ACRES  
 OUT OF THE JACOB BETTS SURVEY NO. 1  
 ABSTRACT NO. 59 IN TRAVIS COUNTY, TEXAS  
 AND BEING A PORTION OF LOT 15 OF  
 EGGLESTON, COLDBROOK AND SEEBING  
 SUBDIVISION OF RECORD IN  
 VOLUME 1, PAGE 76, P.A.C.T.  
 City of Austin, State of Texas

DATE	1
SCALE	1" = 40'
DRAWN BY	
CHECKED BY	

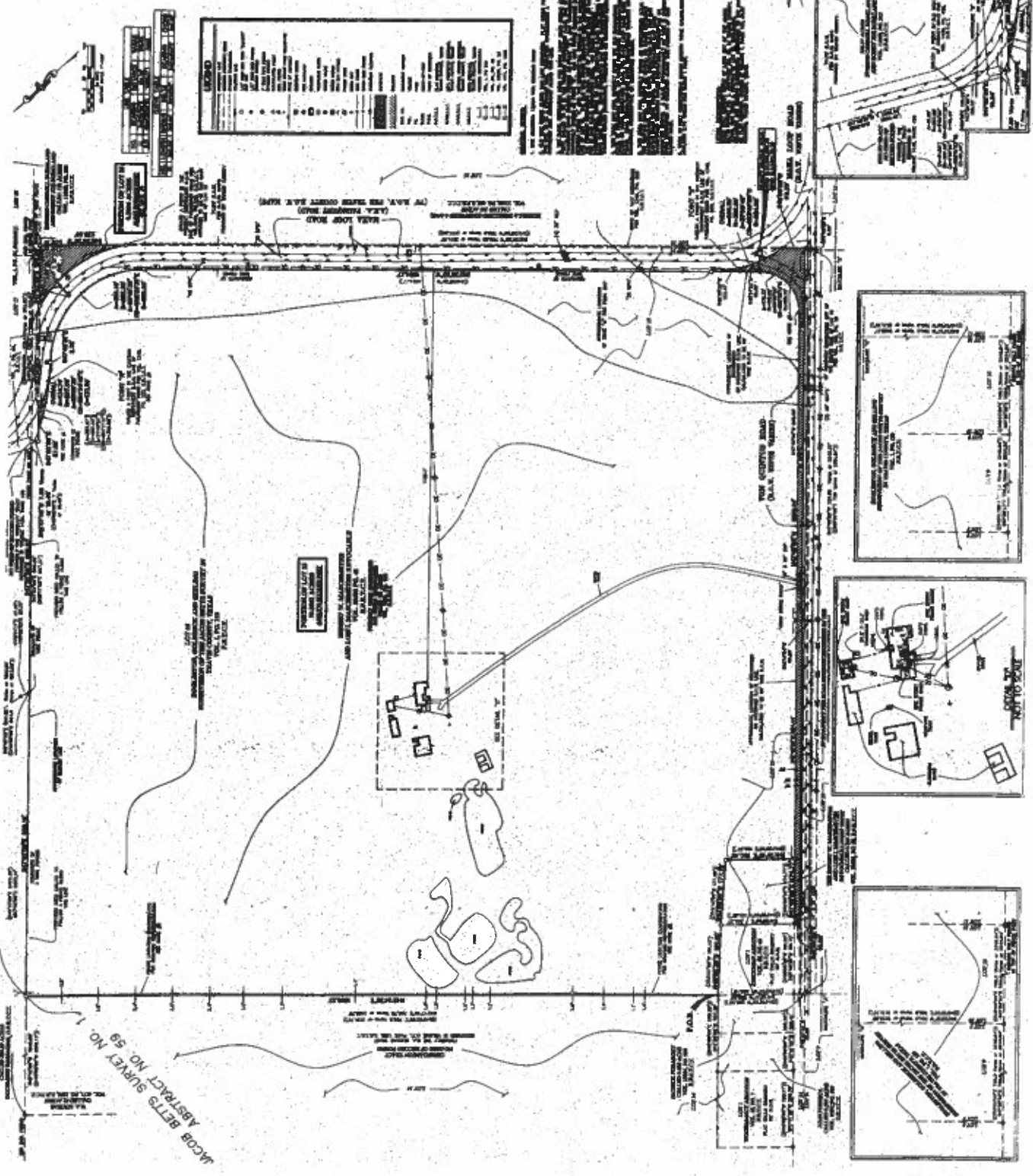
CS7-390-091

*12/10 C/O*

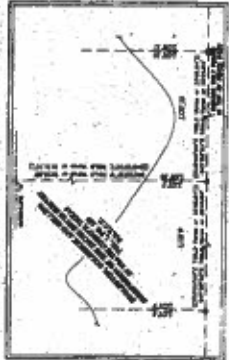
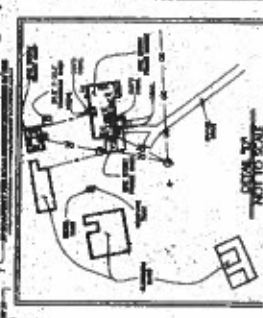
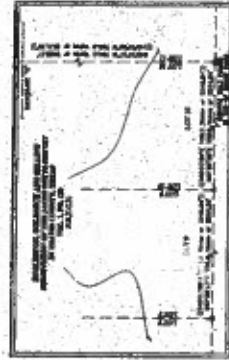


**LEGEND**

- Proposed Right-of-Way
- Proposed Road
- Proposed Sidewalk
- Proposed Utility
- Proposed Building Footprint
- Proposed Driveway
- Proposed Fencing
- Proposed Landscaping
- Proposed Stormwater Management
- Proposed Erosion Control
- Proposed Retention Wall
- Proposed Access Point
- Proposed Signage
- Proposed Lighting
- Proposed Security
- Proposed Maintenance
- Proposed Safety
- Proposed Environmental
- Proposed Historical
- Proposed Cultural
- Proposed Archaeological
- Proposed Paleontological
- Proposed Historical Archaeology
- Proposed Cultural Resources
- Proposed Archaeological Resources
- Proposed Paleontological Resources
- Proposed Historical Resources
- Proposed Cultural Resources
- Proposed Archaeological Resources
- Proposed Paleontological Resources



JACOB BETTS SURVEY NO. 1  
 ABSTRACT NO. 59



NO.	DESCRIPTION	AMOUNT
1	Proposed Right-of-Way	100.00
2	Proposed Road	50.00
3	Proposed Sidewalk	25.00
4	Proposed Utility	15.00
5	Proposed Building Footprint	10.00
6	Proposed Driveway	5.00
7	Proposed Fencing	2.00
8	Proposed Landscaping	1.00
9	Proposed Stormwater Management	0.50
10	Proposed Erosion Control	0.50
11	Proposed Retention Wall	0.50
12	Proposed Access Point	0.50
13	Proposed Signage	0.50
14	Proposed Lighting	0.50
15	Proposed Security	0.50
16	Proposed Maintenance	0.50
17	Proposed Safety	0.50
18	Proposed Environmental	0.50
19	Proposed Historical	0.50
20	Proposed Cultural	0.50
21	Proposed Archaeological	0.50
22	Proposed Paleontological	0.50
23	Proposed Historical Archaeology	0.50
24	Proposed Cultural Resources	0.50
25	Proposed Archaeological Resources	0.50
26	Proposed Paleontological Resources	0.50
27	Proposed Historical Resources	0.50
28	Proposed Cultural Resources	0.50
29	Proposed Archaeological Resources	0.50
30	Proposed Paleontological Resources	0.50

# GREEN CROSSING SMALL SUBDIVISION PRELIMINARY PLANS

13204 VON QUININS RD.  
AUSTIN, TEXAS

Project No.	733-007
Sheet No.	2
Scale	AS SHOWN
Date	11/11/11
Author	JK
Checker	JK
Engineer	JK

OF 2  
SHEET  
733-007

## PRELIMINARY PLAN

DBP  
Dover & Associates, Inc.  
7601 BERRY ST., SUITE 100  
AUSTIN, TX 78753  
Phone: (512) 583-2400 Fax: (512) 583-2401  
www.doverandassociates.com

**NOTICE TO CONTRACTOR**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF AUSTIN, TEXAS, AND THE STATE OF TEXAS, INCLUDING BUT NOT LIMITED TO PERMITS FOR CONSTRUCTION, WATER, SEWER, AND FLOOD CONTROL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF AUSTIN, TEXAS, AND THE STATE OF TEXAS, INCLUDING BUT NOT LIMITED TO PERMITS FOR CONSTRUCTION, WATER, SEWER, AND FLOOD CONTROL.

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**PROPERTY INFORMATION**

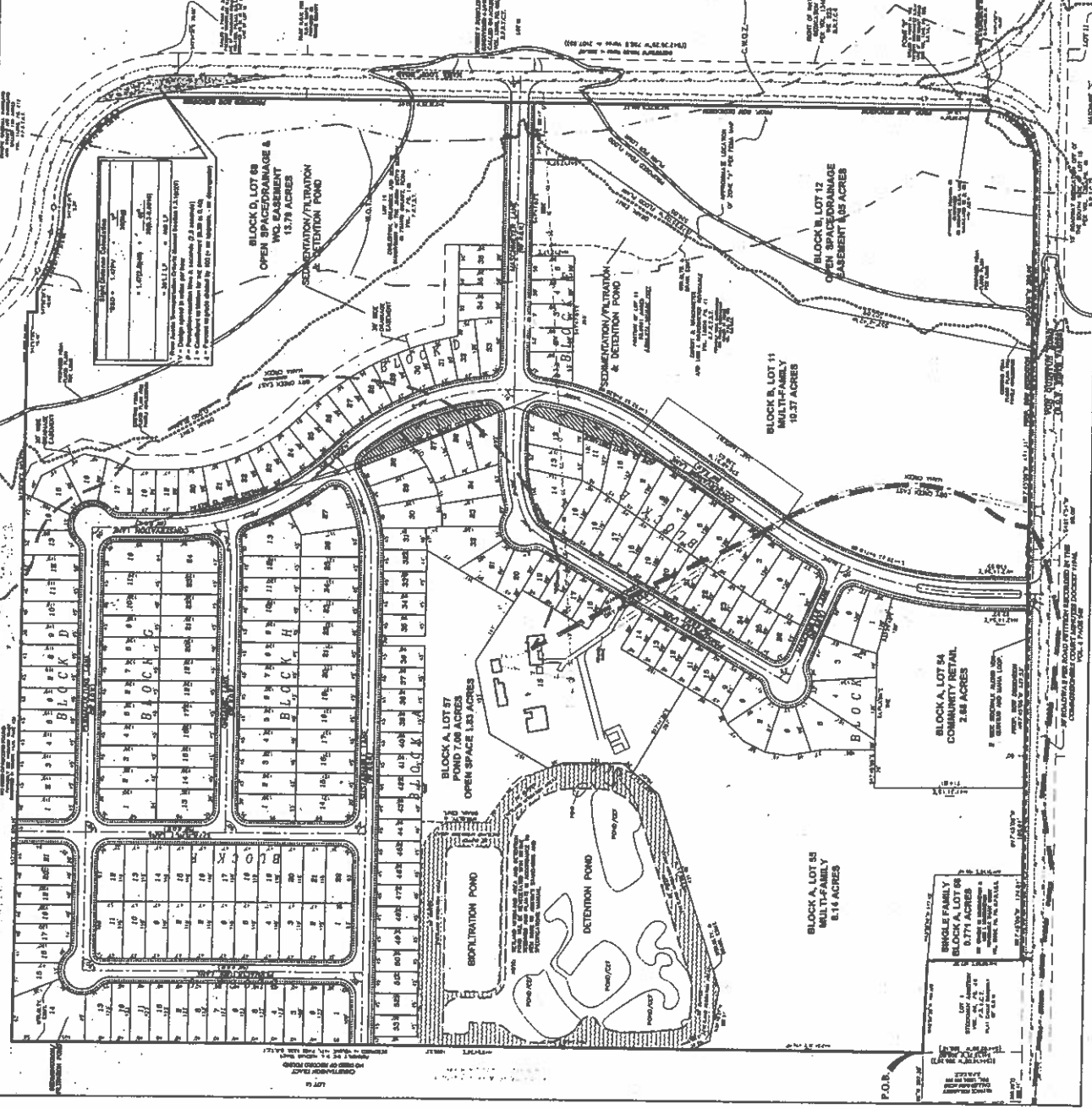
Project Name	GREEN CROSSING SMALL SUBDIVISION
Project No.	733-007
Sheet No.	2
Scale	AS SHOWN
Date	11/11/11
Author	JK
Checker	JK
Engineer	JK

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*[Handwritten signature]*



**NOTICE TO CONTRACTOR**

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