

SUBDIVISION REVIEW SHEET

C9
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CASE NO.: C8J-2010-0141

Z.A.P. DATE: 9.20, 2011

8.16.2011 PP by ZAP

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.

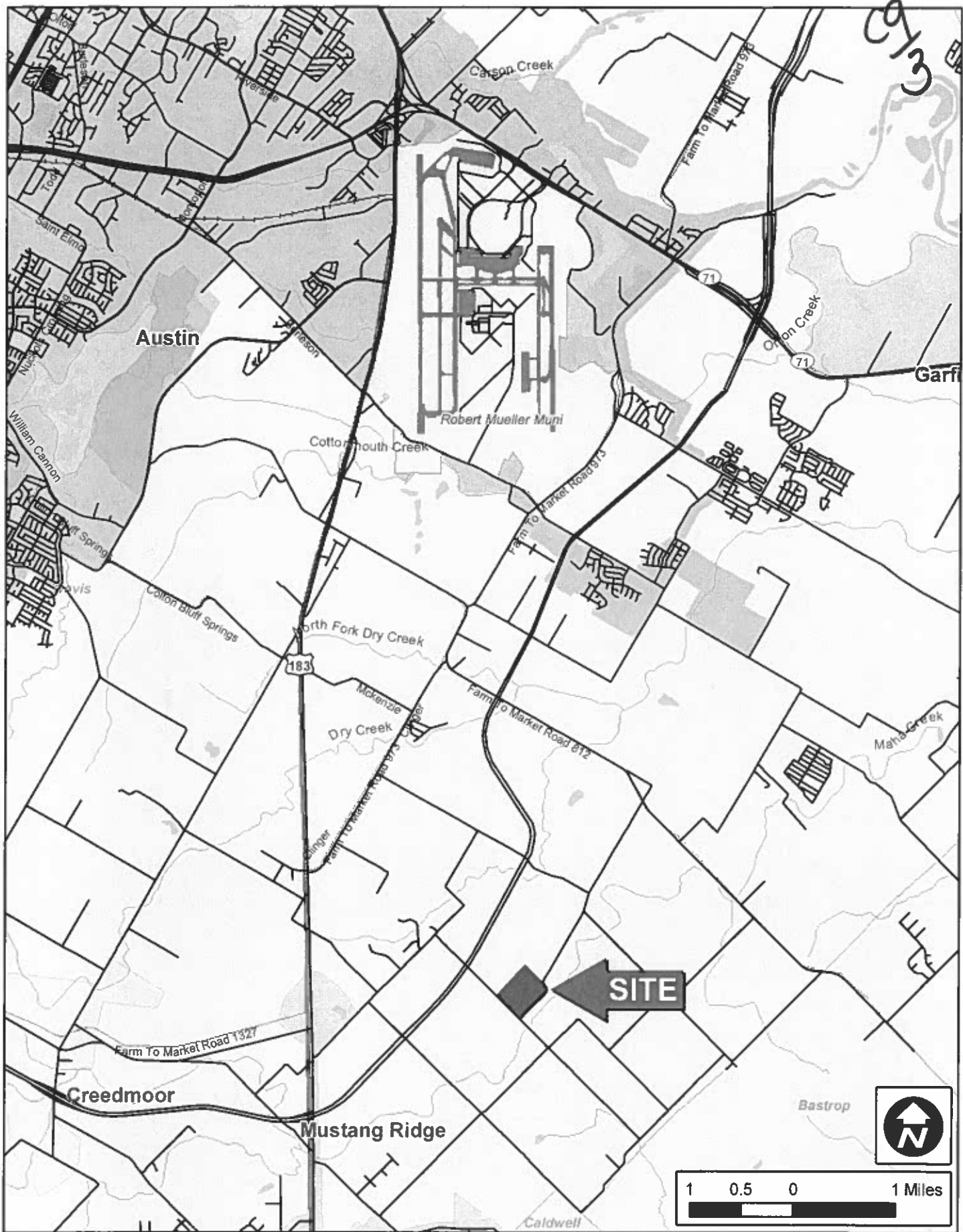
DEPARTMENT COMMENTS: The request is for approval of a Preliminary Plan – Green Crossing composed of 216 total lots – which includes 209 single-family, 2 multi-family, 2 commercial and 3 open space. Water and wastewater will be provided by the City of Austin. The nearest school Popham Elementary is approximately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



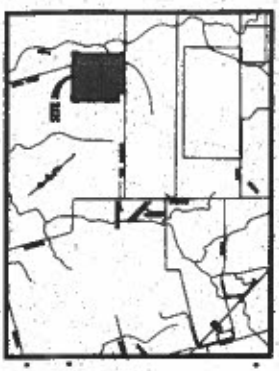
Green Crossing Preliminary Plan - C8J-2010-0141

TSEB, LAND TITLE SURVEY OF 34827 ACRES
OUT OF THE JACOB BETTS SURVEY NO. 1
ABSTRACT NO. 59 IN TRAVIS COUNTY, TEXAS
AND BEING A PORTION OF LOT 15 OF
ECCLESTON, COADRECK AND SEILING
SUBDIVISION OF RECORD IN
VOLUME 1, PAGE 710, PACT.
City of South, South County, Texas

DA Deane & Associates, Inc.
1000 West 11th Street, Suite 100
Austin, Texas 78703
Phone: 512-476-1111
Fax: 512-476-1112

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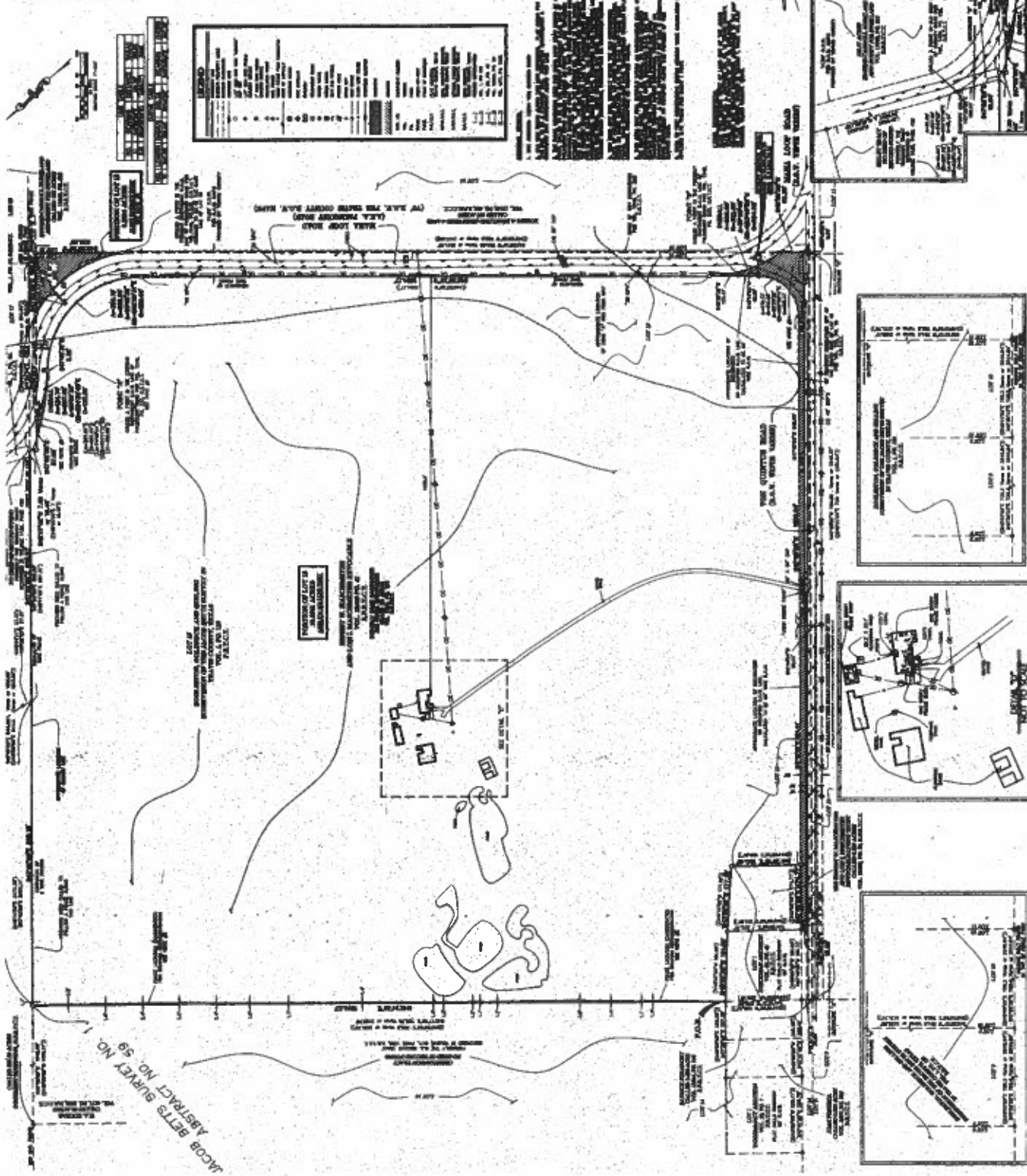
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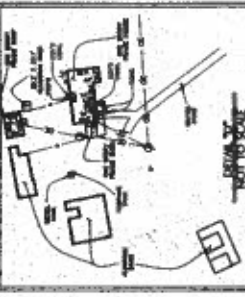
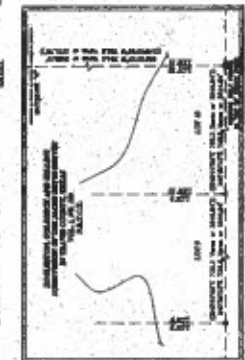
SECTION 15

SECTION 15, T8S, R10E, S44W, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 15 OF ECCLESTON, COADRECK AND SEILING SUBDIVISION OF RECORD IN VOLUME 1, PAGE 710, PACT. BEING A PORTION OF THE TSEB, LAND TITLE SURVEY OF 34827 ACRES OUT OF THE JACOB BETTS SURVEY NO. 1 ABSTRACT NO. 59 IN TRAVIS COUNTY, TEXAS.

SECTION 15, T8S, R10E, S44W, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 15 OF ECCLESTON, COADRECK AND SEILING SUBDIVISION OF RECORD IN VOLUME 1, PAGE 710, PACT. BEING A PORTION OF THE TSEB, LAND TITLE SURVEY OF 34827 ACRES OUT OF THE JACOB BETTS SURVEY NO. 1 ABSTRACT NO. 59 IN TRAVIS COUNTY, TEXAS.



NO.	DESCRIPTION	ACRES
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JACOB BETTS SURVEY NO. 1
ABSTRACT NO. 59



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MEMORANDUM

To: Zoning and Platting Commissioners
From: Jackie Chuter, Senior Planner
Planning and Development Review Department
Date: September 8, 2011
Subject: Green Crossing Preliminary Plan, C8J-2010-0141

I am writing in response to a question from the Commission regarding annexation of the property within the proposed Green Crossing preliminary plan, case C8J-2010-0141. It is not possible for the City of Austin to annex the property for full purposes at this time. State law requires that all property annexed for full purposes be contiguous to the existing full purpose city limit. The property in question is more than four miles from the city limit.

The City could annex the property for limited purposes if the property owner consents to non-contiguous limited purpose annexation. The property owner must also waive the City's statutory requirement to annex the property for full purposes and provide full municipal services within three years. Limited purpose jurisdiction allows the City to regulate land use and development on the property. Any land uses already occurring on the property or shown on the preliminary plan would be grandfathered.

Please contact me at 974-2613 with any further questions.

JC

cc: Joe Arriaga, Senior Planner
Travis County Transportation & Natural Resources

TRAVIS COUNTY FIRE MARSHAL'S OFFICE

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



CA/TA

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 Brooks", is written over the typed name.

Janie Brooks
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.

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.

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.

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.

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: C8J-2010-0141

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

Lois Maschmeyer
Your Name (please print)

I am in favor
 I object

13204 Von Quintus 48719
Your address(es) affected by this application

Austin TX Lois Maschmeyer 8-2-11
Signature Date

Daytime Telephone: 512 243 1208

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 13th Street, 8th Floor
P. O. Box 1748
Austin, TX 78767-1748

8/19/11

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

ERLAND BURK LUND

Your Name (please print)

I am in favor
 Object

12915 76w Quinter Rd Austin Tex 78719
Your address(es) affected by this application

Erland Burk Lund

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:
Travis County, Transportation and Natural Resources
Joe Arriaga, Senior Planner
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P. O. Box 1748
Austin, TX 78767-1748

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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

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 diked.

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Joe Arriaga, Senior Planner

411 West 13th Street, 8th Floor

P. O. Box 1748

Austin, TX 78767-1748

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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

C9
11


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 08 2011

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

I am in favor
 I object

Nancy Burklyund
Your Name (please print)

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

Nancy Burklyund
Signature

Daytime Telephone: 512-243-1125
Date: 8-5-11

Comments: This family farm has been owned and farmed by us for 71 years. No sewer lines available. A on plot in favor of a sewer treatment plant because Lyndal 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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Contact: Joe Arriaga, (512) 854-7562 or Elsa Garza, (512) 974-2308
Public Hearing: Zoning & Platting Commission, August 16, 2011

I am in favor
 I am object

Eugene Bucklund
Your Name (please print)
10319 Bucklund Farms Rd Del Valle Tx

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

Signature _____ *Date* _____
Daytime Telephone: _____

Comments: *All Information on next page*

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13/9

OPEN PUBLIC HEARING INFORMATION

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 Contact: Joe Arriaga, (512) 854-7562 or Elsa Garza, (512) 974-2308
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ERNEST MASCHMEYER

Your Name (please print)

I am in favor
 I object

13204 YON QUINTUS ROAD AUSTIN, TX 78219
 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 needed the age of 85 and am physically unable to work the land anymore I wish to add as a residential subdivision.

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 Austin, TX 78767-1748