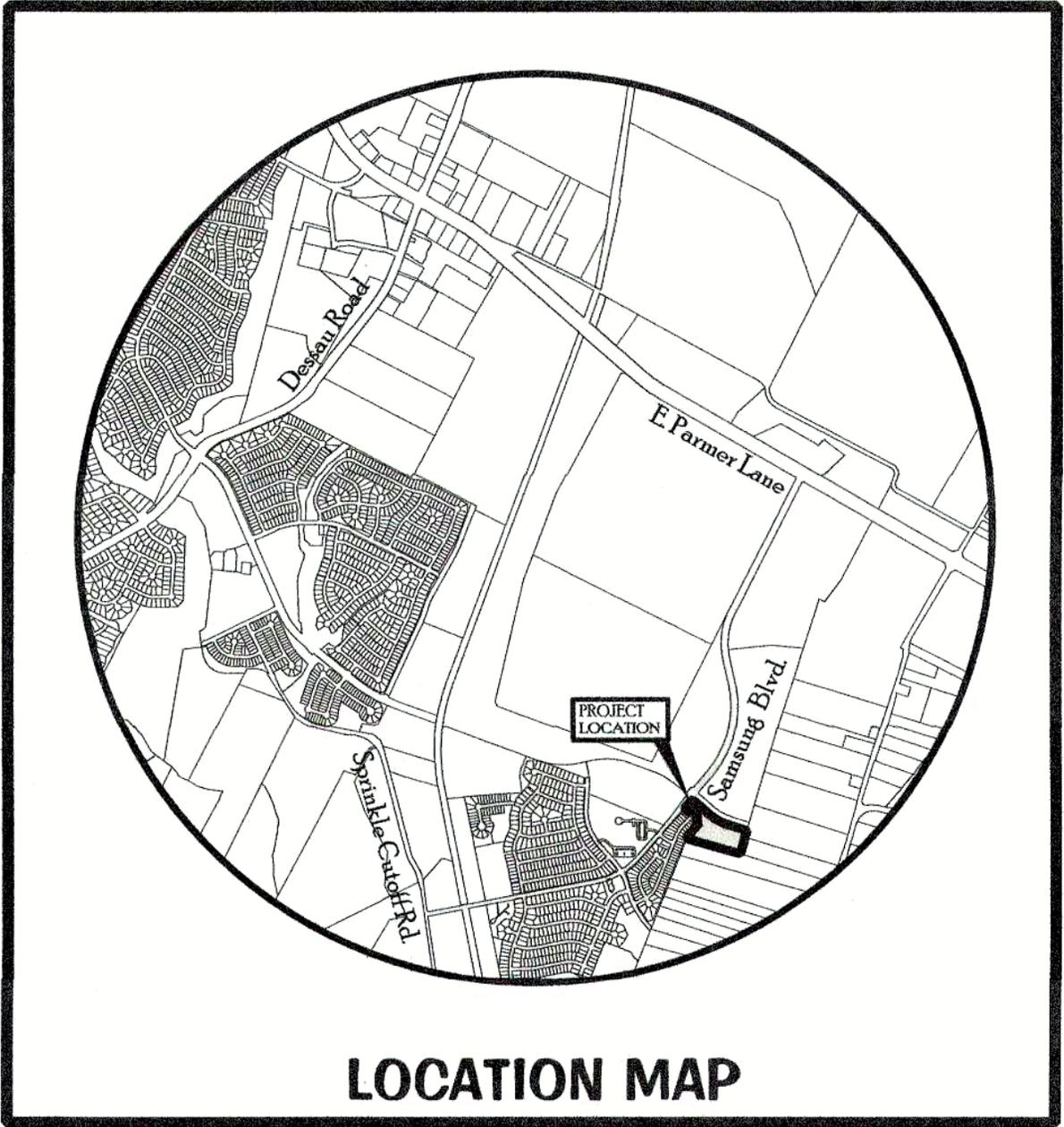


SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2016-0247**Z.A.P. DATE:** April 21, 2020**SUBDIVISION NAME:** Pioneer Crossing East Section 19 Preliminary Plan**AREA:** 7.15 acres**LOTS:** 32**APPLICANT:** Continental Homes of Texas, LP
(Kevin Pape)**AGENT:** LJA Engineering, Inc.
(Walter Hoysa, P.E.)**ADDRESS OF SUBDIVISION:** 200-751 E. Braker Lane & Samsung Blvd.**WATERSHED:** Walnut Creek**COUNTY:** Travis**EXISTING ZONING:** P.U.D**JURISDICTION:** Full Purpose**PROPOSED LAND USE:** Residential**VARIANCE:** none**STAFF RECOMMENDATION:** Staff recommends approval of the subdivision, the plan meets all applicable State and City of Austin Land Development Code requirements.**DEPARTMENT COMMENTS:** The request is for the approval of the Pioneer Crossing East Section 19 Preliminary Plan composed of 32 lots on 7.15 acres. The applicant proposes to subdivide the property for residential uses. The developer will be responsible for all cost associated with required improvements.**CASE MANAGER:** Cesar Zavala**PHONE:** 512-974-3404**E-mail:** cesar.zavala@austintexas.gov



LOCATION MAP

Zavala, Cesar

From: Paul Nixon <pcnix@yahoo.com>
Sent: Sunday, April 12, 2020 11:22 PM
To: Zavala, Cesar; Garza, Elsa
Subject: Case Number C8-2016-0247

*** External Email - Exercise Caution ***

Hello. I would like to file my comments in opposition to the development on Case Number C8-2016-0247, the Pioneer Crossing Section 19 Preliminary Plan.

This development concerns me very much because it is right behind my backyard, which has a severe slope down to the level of ground where this development will be built. The land underneath the current homes on Church Canyon (including my own) has extremest soft soil. My house was built in 2006 and the foundation has already shifted and is causing cracks in my foundation, in the walls and ceiling, and on the tile throughout my house. I'm very concerned that the breaking up of the land and soil behind my house for this development will cause further erosion of the land underneath my house, causing further slippage, and further issues with the foundation of my home. This is not just happening to my home, but I know of several homes on my street alone that have had to have expensive foundation repair. Unless Continental Homes of Texas plans to shore up the soil erosion to prevent further movement of soil happening from the current homeowners on Church Canyon Drive, I fear that further soil displacement behind d me will cause further damage to my home. I have attached photos of the cracks in my kitchen and bathroom at the back of the house to demonstrate what is happening already, which the homebuilder (Meritage Homes) refuses to take responsibility

B-10

Revised

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for.



Thank you. Please feel free to contact me if you have any questions.

Paul Nixon
11521 Church Canyon Dr
Phone: 512-565-4160

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