

C15
1

SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2010-0141

Z.A.P. DATE: August 16, 2011

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 and fire station is approximately 2 miles to the north of the proposed development.

ISSUES:

The staff has not received any calls or inquiries from any adjacent property owners or neighborhood association representatives. 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.

CLB
2

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

PHONE: 854-7562

4510
510
H

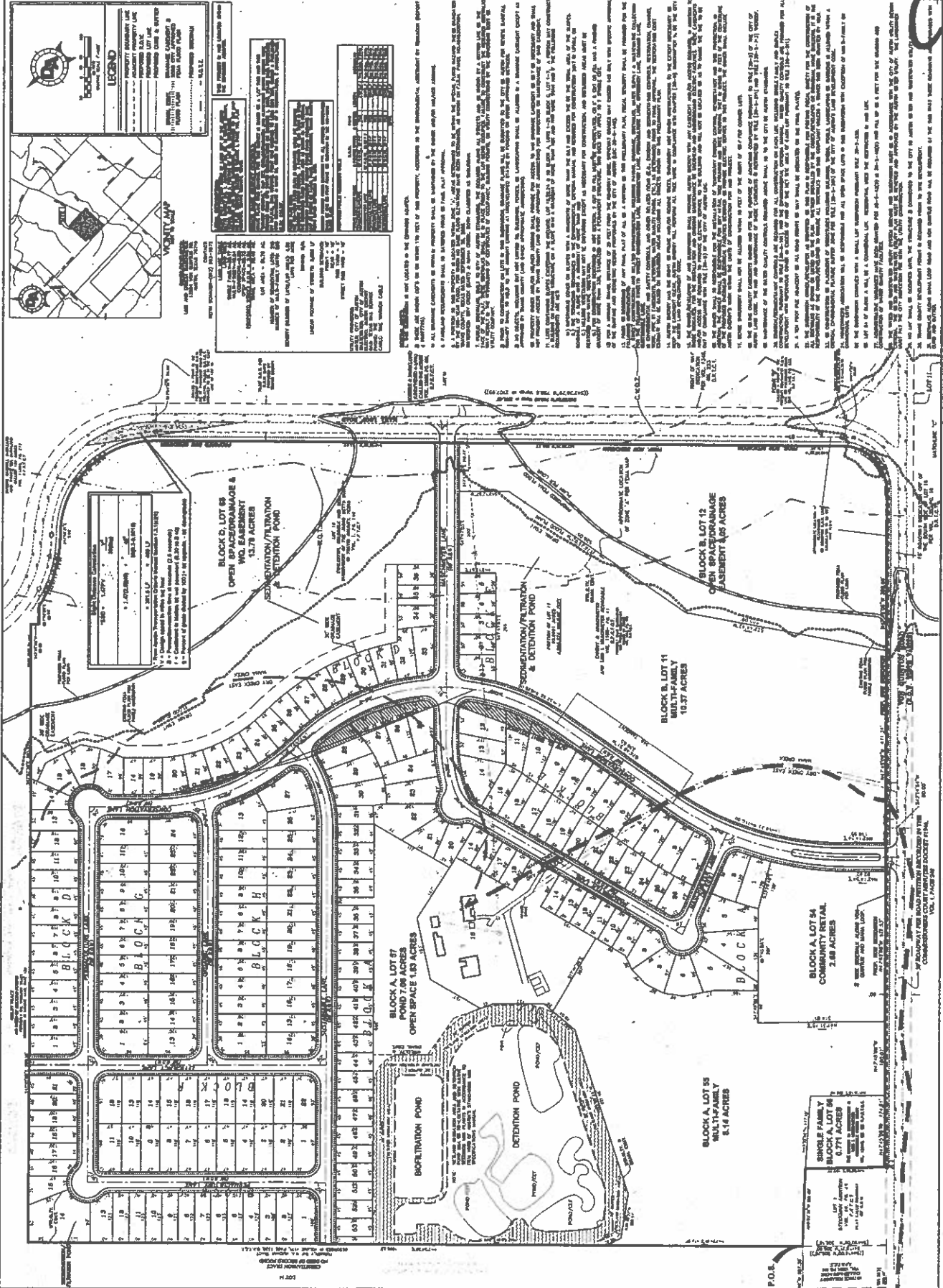
PROJECT NO. 25000
SHEET 2
OF 2

DATE	10/1/00
BY	AS
CHECKED	BY
APPROVED	BY

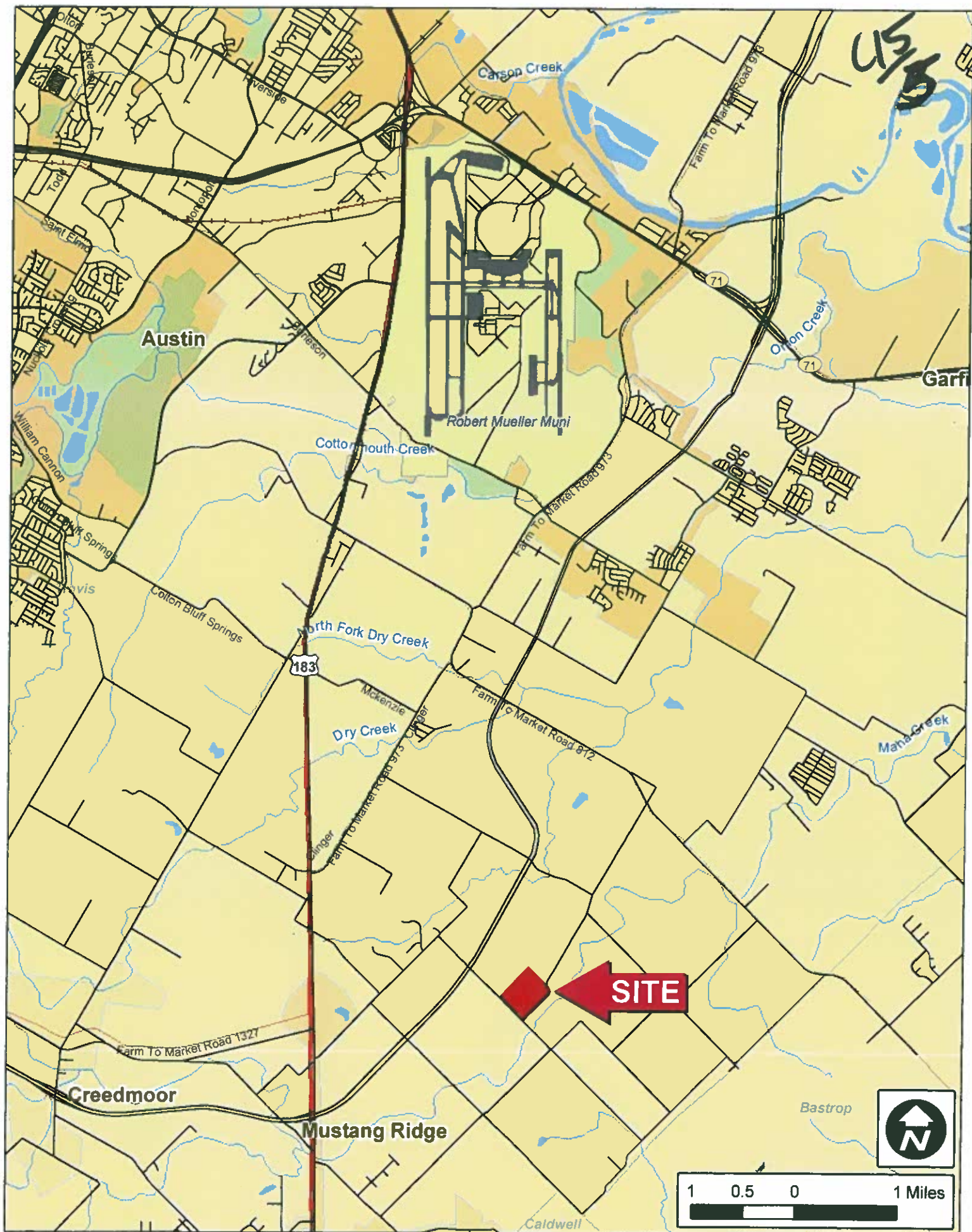
GREEN CROSSING
SMALL SUBDIVISION
PRELIMINARY PLANS
13204 VON QUINTELL RD.
AUSTIN, TEXAS

PRELIMINARY PLAN

DBP ENGINEERING, INC.
7001 B HWY 71, Suite 140
Austin, TX 78735
Phone: (512) 583-3400 Fax: (512) 583-3401
www.douglasdbp.com



THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE PROPERTY OF DBP ENGINEERING, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DBP ENGINEERING, INC.



Green Crossing Preliminary Plan - C8J-2010-0141

5/9 NR 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 who 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

Donald E. Burklund

Your Name (please print)

☐ I am in favor
☒ I object

18915 Von Armin 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 more how drainage was paved.

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

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

ERNEST MASCHMEYER
Your Name (please print) ☒ I am in favor ☐ I object

13204 YON QUINTAS ROAD AUSTIN, TX
Your address(es) affected by this application 78719

Ernest Maschmeyer 8-3-2011
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 sell as a residential subdivision.

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

2008 INR

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

Nancy Burkland
 Your Name (please print)

☐ I am in favor
☒ I object

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

Nancy Burkland
 Signature

8-5-11
 Date

Daytime Telephone: 512-343-1125

Comments: this family farm has been owned and farmed by us for 71 years. no sewer line available. It is not in yard or a sewer treatment plant because the road will not accommodate this subdivision. so much farm land is being taken out of production.

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

C15/9

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

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