

C9
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SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2013-0011

Z.A.P. DATE: July 2, 2013

SUBDIVISION NAME: Sunshine RV Park-Preliminary Plan

AREA: 26.92 Acres

LOT(S): 12 Total Lots

OWNER/APPLICANT: JD Equity, LP
(Alan Graham)

AGENT: Bury & Partners Inc.
(Kristi English)

ADDRESS OF SUBDIVISION: 9301 Hog Eye Road

GRIDS: Q-23

COUNTY: Travis

WATERSHED: Elm Creek

JURISDICTION: 2-Mile ETJ

EXISTING ZONING: N/A

MUD: N/A

PROPOSED LAND USE: Single-Family Residential and Commercial-(RV Park with Camp Sites), ROW and Detention.

ADMINISTRATIVE WAIVERS: N/A

VARIANCES: None

SIDEWALKS: Sidewalks will be provided on both sides of all internal and boundary streets.

DEPARTMENT COMMENTS: The request is for approval of a preliminary plan located in the county and in the City of Austin's 2 Mile ETJ. The proposed subdivision includes 11 single-family lots and 1 commercial lot. The commercial lot will be for an RV Park with Camp Sites. The plan is composed of 12 total lots on 26.92 acres. The applicant has secured a service extension from the City of Austin to provide water and wastewater to the proposed development.

COUNTY COMMENTS

This property is located in the 2-Mile, ETJ (Extra-Territorial Jurisdiction) of the City of Austin. Section 212.003 of Texas Local Government prohibits the city and the county from regulating land uses, lot size, density, height and building coverage in the ETJ to name a few. There are no land use controls that can be imposed by the city or the county. In the county, there are 2 uses: Single-Family and Other. "Other" can mean commercial, retail, multi-family, office and industrial, any use that is not single-family residential. There are no zoning laws in the county. The closes school is Oak Meadows Elementary School as a crow flies approximately 1 mile to the southwest of this property on Decker Lane. Public transportation is not available in the county. As part of review process, the local school district was sent a copy of the proposed preliminary plan for input, review and comment and as of today, the staff has not received any

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comments from the school district. The closet fire station is located on Loyola Lane near Wentworth Drive.

NON-RESIDENTIAL NOTICE:

As per Title 30 public notification requirements, a notice was sent to all City of Austin utility account holders with 500 feet of the proposed development, registered environmental and homeowner's associations. In addition, the applicant was required to also send a notice to all registered neighborhood and homeowner's associations within 1000 feet of the proposed development, local emergency services district and Travis County Fire Marshal. The notice described the development including the proposed land use. (See attached copy of the notice).

ISSUES:

Staff has received phone calls and e-mails from adjacent property owners and from neighborhood associations who are in opposition to this application.

STAFF RECOMMENDATION: The preliminary plan meets all applicable state, county, and City of Austin Title 30 – Land Development Code requirements and staff recommends approval.

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Jose Luis Arriaga
Email address: joe.arriaga@co.travis.tx.us

PHONE: 854-7562

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NOTICE OF NON-RESIDENTIAL DEVELOPMENT

Project name: Sunshine RV Park Site Plan Mailing date: March 25, 2013
Project location: 9301 Hog Eye Road

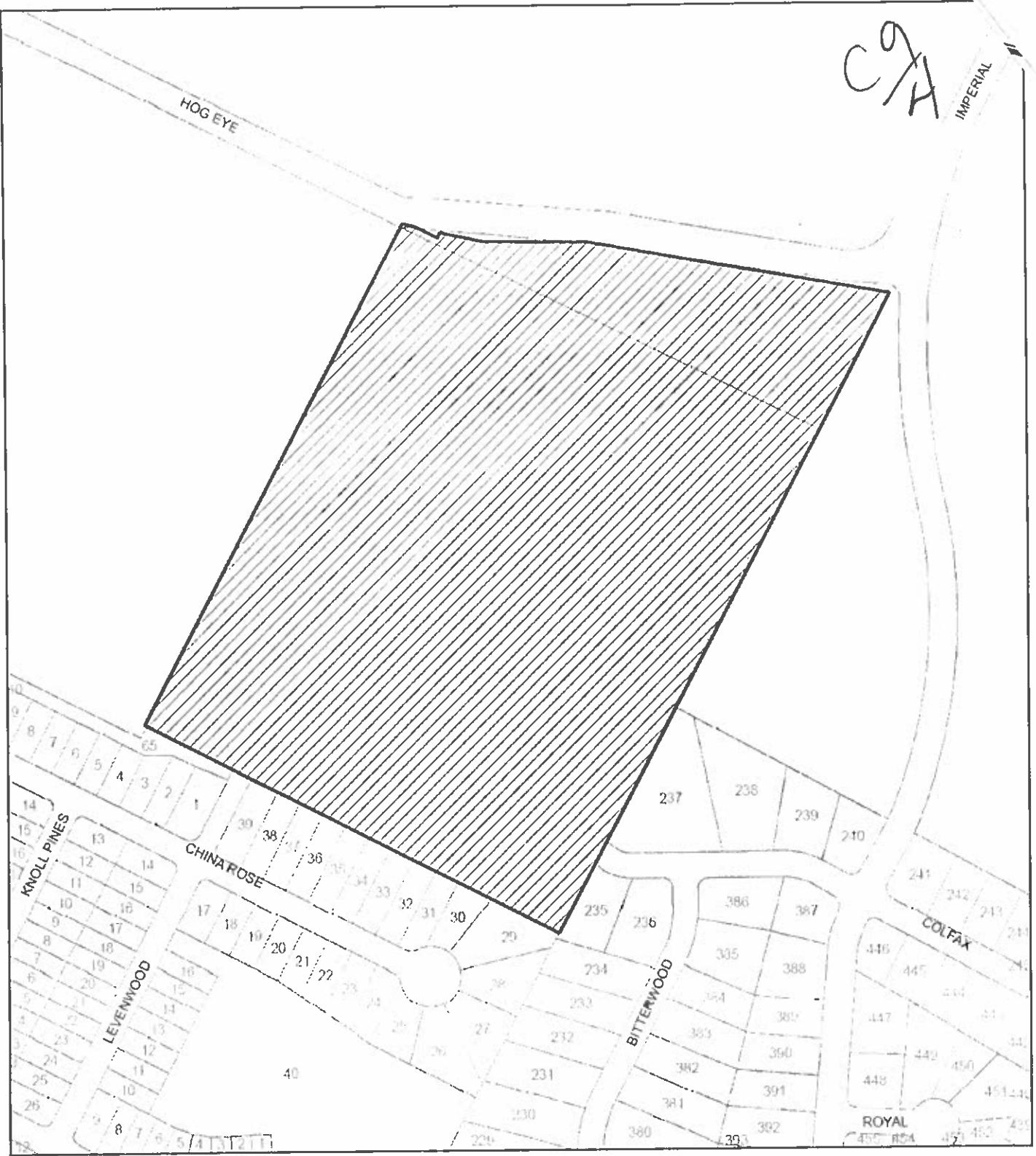
Please be advised that your neighborhood association is within 1000 feet of a proposed development containing a non-residential land use. The development contains a/an RV Park that will be used for RV & camp sites. Please see the attached site location map for clarification. This development will have a single point of access off of Hog Eye Road and will be a gated development.



Travis County Transportation and Natural Resources Department is reviewing this development application to ensure that it is in compliance with applicable regulations. Travis County's development code can be found on the internet at: <http://www.co.travis.tx.us/tnr/subdivision/default.asp>. Travis County does not enforce deed restrictions and does not have the authority to regulate land use. In the event that the applicant meets all applicable code requirements, the development permit will be administratively approved.

Owner's name: Ronald Lee Boatright, Jr. & Paul F. Grenard
Owner's phone number: (512) 929-5500 & (713) 398-4606
Agent's name: Bury+Partners, Inc. (Attn: Kristi English)
Agent's phone number: (512) 328-0011
Travis County Case Manager: Joe Arriaga
Case Manager's phone number: (512) 854-7562
Case Manager's email address: Joe.Arriaga@co.travis.tx.us

For more information please contact the project's owner, agent or the case manager. For copies of the project please make an Open Records Request by calling 854-7683.

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IMPERIAL



-  Subject Tract
-  Base Map

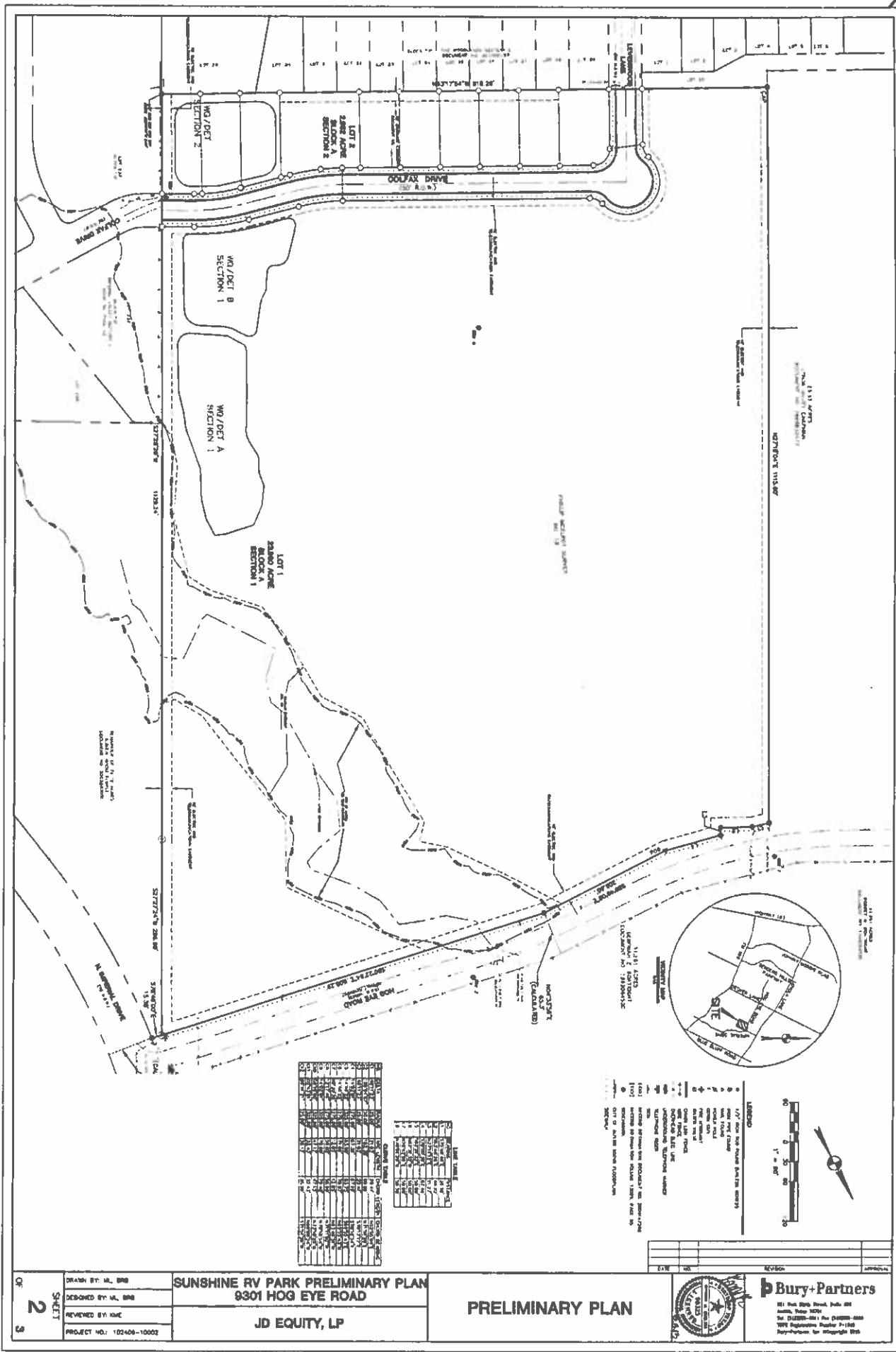
CASE#: C8J-2013-0011
ADDRESS: 9301 Hog Eye Road



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

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Neighborhood Association
Lane

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7012 3460 0002 2010 0484

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Imperial Valley Neighborhood Assoc - Kenneth Koyan
Street, Apt. No.,
or PO Box No. 9704 Monarch Lane
City, State, ZIP+4 Austin, TX 78724

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See Reverse for Instructions

Bury + Partners
221 West Sixth Street, Suite 600
Austin, Texas 78701

CA
/X

City Coalition
st
Dorothy

CERTIFIED MAIL™

Bury+Partners
221 West Sixth Street, Suite 600
Austin, Texas 78701



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Del Valle Community Coalition - Susanna Woody
Street, Apt. No.,
or PO Box No. 7433 Monte Zuma Street
City, State, ZIP+4 Austin, TX 78744
PS Form 3800, August 2006 See Reverse for Instructions

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p Bury + Partners
 221 West Sixth Street, Suite 600
 Austin, Texas 78701

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 7032 3460 0002 2010 0743

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Sent to: **Jravis County Fire Marshal**
 Street, Apt. No.: **5555 Airport Blvd, Ste 400**
 City, State, ZIP+4: **Austin, TX 78751**

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Total Postage & Fees	\$ 6.11	03/20/2013

Sent to
 Travis County Fire Marshal
 Street, Apt. No., or PO Box No. 5555 Airport Blvd, Ste 420
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Total Postage & Fees	\$ 6.11	03/20/2013

Sent to
 Upper Del Valley Neighborhood Assoc - Kennel
 Street, Apt. No., or PO Box No. 9704 Monarch Lane
 City, State, ZIP+4 Austin, TX 78724

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Sales Receipt			
Product	Sale Unit	Qty	Final Price
Description			

AUSTIN TX 78744 \$0.46

Zone-1 First-Class

letter

0.50 oz.

Expected Delivery: Thu 03/21/13

Return Rcpt (Green \$2.55

Card) \$3.10

000 Certified Label #: 7012346000220100880

Issue PVI: \$6.11

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AUSTIN TX 78724 \$0.46

Zone-1 First-Class

letter

0.50 oz.

Expected Delivery: Thu 03/21/13

Return Rcpt (Green \$2.55

Card) \$3.10

000 Certified Label #: 7012346000220100484

Issue PVI: \$6.11

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AUSTIN TX 78751 \$0.46

Zone-1 First-Class

letter

0.50 oz.

Expected Delivery: Thu 03/21/13

Return Rcpt (Green \$2.55

Card) \$3.10

000 Certified Label #: 7012346000220100743

Issue PVI: \$6.11

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Total: \$18.33

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Paid by: \$18.33

Cash \$18.33

000 For tracking or inquiries go to

USPS.com or call 1-800-222-1811.

call



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To: Betty Baker
Chair for the Zoning and Plating Commission
301 W 2nd Street
Austin TX 78701

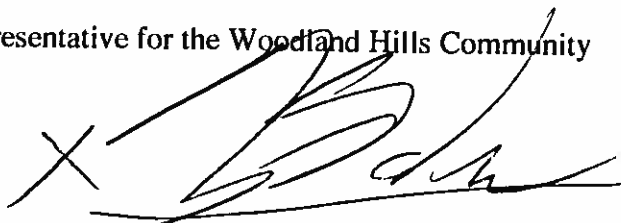
RECIEVED
JUN 24 2013
Planning & Development review
C9/12

Betty, I am Tony Federico the Resident HOA Representative for the Woodland Hills Community in East Austin TX. The reason I am writing you is because Mobile Loaves & Fishes has submitted an application for development the "Sunshine RV Park" Case number C8J-2013-0011.1A. Are Community here at Woodland Hills which is in the Austin City Limits have extreme concerns about this proposed development and feel this is a huge danger to are Community here and Oppose this.

The primary reason for this proposed development is not to have an Single-Family Residential Commercial RV Park that would benefit our Community here at Woodland Hills and the surrounding area, but to provide a Homeless shelter eventually using 225 used RV's that have no air conditioning or heating. This proposed development is adjacent to are Community here at Woodland Hills and Residents here at Woodland Hills are aware of a Public hearing coming up soon with the Zoning and Plating Commission on July 2nd 2013. Betty, if this Homeless RV Park is allowed to be developed this will be absolutely crushing to are Community here at Woodland Hills are everyday lively hood will be changed over night and we do not want this here. This is a huge danger to are Families and Children and we oppose this and know that this is in fact an ETJ violation. This would allow a Homeless shelter to be put directly adjacent to an established Residential Community for 6 plus years now also Homes are still being built here. We know that the application submitted has no mention what so ever of an Homeless RV Park, we know here that Mobile Loaves & Fishes has intentionally submitted there application in the guise of and RV Park to take advantage of the technicality of being in the County not the City Limits. After they get the RV Park approved they then plan to interject a Homeless Community, ETJ clearly specifies that the City can Exercise ETJ note "The ETJ enables the City to extend regulations to adjacent land where development can affect quality of life with in the City". During the Public hearing I will be there and will ask you along with the Zoning & Plating Commission to exercise ETJ and deny this application being that this is an direct conflict of an existing Residential Community that is completely with in the Austin City Limits. I have written Lloyd Doggett a letter as well informing him of this and asking for his help in getting this opposed. Are Community here at Woodland Hills is with in District 35. We here at Woodland Hills also soon plan to contact an Attorney, we do not know all the technical legal details but know in general this is deceptive and we have in fact have already been in touch with the Media expressing our legal rights and concerns for the safety of our Community here at Woodland Hills.

Betty, we here at Woodland Hills have no flexibility as to what we can do if this gets approved in the guise of an RV Park, we can not move our Community. Mobile Loaves & Fishes do have flexibility and if they wish to do this it should **NOT** be interjected adjacent to an established Residential Community with in the Austin TX. City Limits anywhere regardless of weather or not it is in the County. The Correct decision is for them to go outside the 2 mile ETJ zone and then re propose there development. They also should not be allowed to proposed this under the guise of an Single-Family Residential Commercial RV park, even though what they propose is in the County it needs to clearly be disclosed that the primary development is a Homeless shelter, not an a RV Park or any other reference either. A Homeless shelter here is not of sound mind and should be allowed here.

Tony Federico HOA Resident HOA Representative for the Woodland Hills Community
5825 Nelson Oaks
Austin TX 78724
512 467 4661 / tonyfe171@yahoo.com



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EXTRATERRITORIAL JURISDICTION (ETJ) - WHAT IS IT?

The ETJ is the unincorporated land within five miles of Austin's boundary that is not within the city limits or ETJ of another city. It is the territory where Austin alone is authorized to annex land.

The ETJ enables the City to extend regulations to adjacent land where development can affect quality of life within the city. ETJ regulations also help to ensure that subdivisions that may be annexed by Austin in the future meet minimum standards for road access, lot size, and other factors.

No City taxes are collected in the ETJ. Services such as public safety, road maintenance, and parks are provided by the County or special districts. Residents in Austin's ETJ may vote on City referenda which impact ETJ residents.

Land subdivision in the Austin ETJ in Travis County is regulated jointly by the City of Austin and Travis County in accordance with Title 30 of the Austin City Code. Land subdivision in the Austin ETJ in Hays and Williamson Counties is regulated exclusively by the City of Austin. For more information about land development, call the Development Assistance Center at (512) 974-6370.

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