C24

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2011-0026.0A

P.C. DATE: November 8, 2011

SUBDIVISION NAME: Resubdivision of Lot 14, Simms Subdivision

AREA: 0.505 acres

LOTS: 3

OWNER/APPLICANT: Gerald R. Wagner, II

AGENT: Mike McHone Real Estate (Mike McHone)

ADDRESS OF SUBDIVISION: 2110 Fort View Road

GRIDS: G-19

COUNTY: Travis

WATERSHED: Williamson Creek

JURISDICTION: Full Purpose

EXISTING ZONING: SF-3

PROPOSED LAND USE: Single Family Residence

NEIGHBORHOOD PLAN: South Lamar Neighborhood Plan Area (Underway)

SIDEWALKS: Sidewalks will be provided on Fort View Road prior to lots being occupied.

DEPARTMENT COMMENTS: The request is for approval of a resubdivision namely, Resubdivision of Lot 14, Simms Subdivision. The proposed resubdivision consists of 3, single family residence, lots on 0.505 acres.

The plat has been approved to participate in Regional Stormwater Mangement Program (RSMP) as of 6/17/2011.

STAFF RECOMMENDATION: The staff recommends approval of the resubdivision plat. This plat meets all City of Austin Land Development and State Local Government Code requirements.

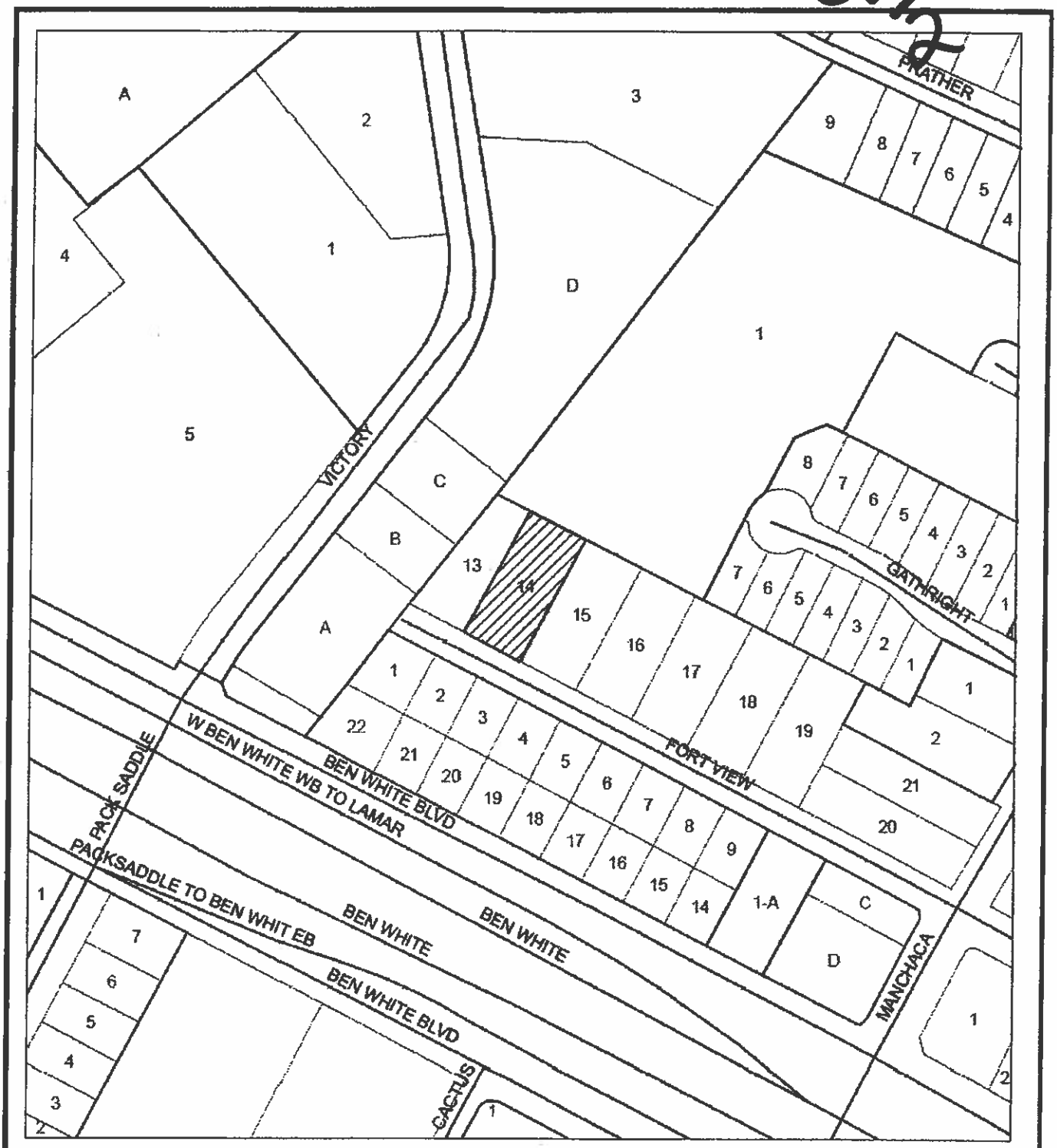
PLANNING COMMISSION ACTION:

CASE MANAGER: Sylvia Limon

PHONE: 974-2767

Email address: sylvia.limon@ci.austin.tx.us

C24-2



Resubdivision of Lot 14 Sims Subdivision

N

Subject Tract

Base Map

C8-2011-0026.0A
2110 Fortview Rd

CITY OF AUSTIN
FOUNDED 1839

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.

RESUBDIVISION OF LOT 14
SIMS SUBD.

C24
3

Legend

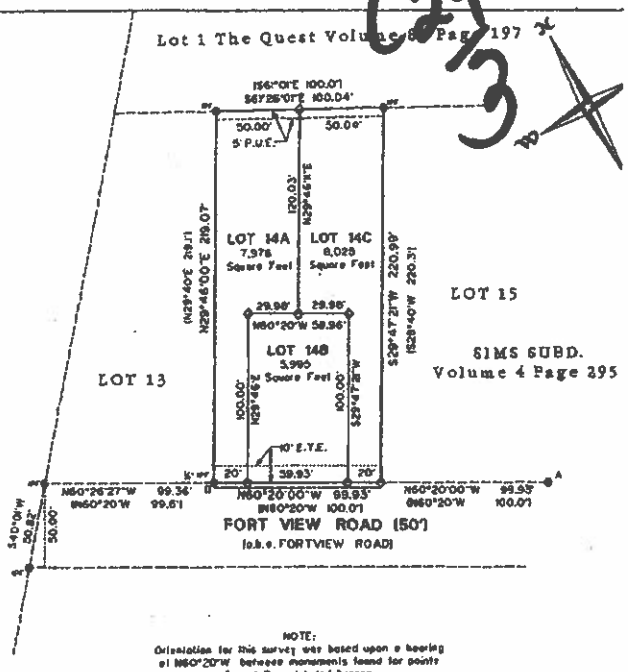
- ½" Iron Pipe Found
- ½" Iron Rod Found
- Chiseled "X" Mark in Concrete Found
- ½" Iron Rod Set with plastic cap imprinted with "Hall Carson, Inc."
- PK Nail Found
- Proposed Concrete Sidewalk

E.T.E. = Electric and Telecommunications Easement (Record Bearing and Distance)

SCALE: 1" = 50'

graphic scale: 0, 50, 100, 150

LOT SUMMARY	
Total Number of Lots = 3	
Lot 14A = 7,976 Square Feet	
Lot 14B = 5,995 Square Feet	
Lot 14C = 8,025 Square Feet	
Total Area = 21,996 Square Feet = 0.505 Acre	
Lot 14A	Residential Use
Lot 14B	Residential Use
Lot 14C	Residential Use



NOTE:
Orientation for this survey was based upon a bearing of N60°20'W between monuments found for points A and B as labeled hereon.

THE STATE OF TEXAS
THE COUNTY OF TRAVIS
KNOW ALL MEN BY THESE PRESENTS

That I, Gerald R. Wagner, II, owner of all of Lot 14, Sims Subd. a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 4 Page 295 of the Plat Records of Travis County, Texas, as conveyed to me by General Warranty Deed recorded in Document No 2011018499 of the Official Public Records of Travis County, Texas, said subdivision having been approved for resubdivision pursuant to the public notification and hearing provision of Chapter 217.014, of the Local Government Code, do hereby resubdivide said Lot 14 in accordance with the attached map or plat shown hereon pursuant to Chapter 212 of the Texas Local Government Code, to be known as

RESUBDIVISION OF LOT 14 SIMS SUBD.

and do hereby dedicate to the Public the use of all streets and easements shown hereon, subject to any easements and/or restrictions heretofore granted, and not released.

WITNESS MY HAND this the _____ day of _____, A.D. 20 _____

Gerald R Wagner, II
P.O. Box 9742
Austin, Texas 78766

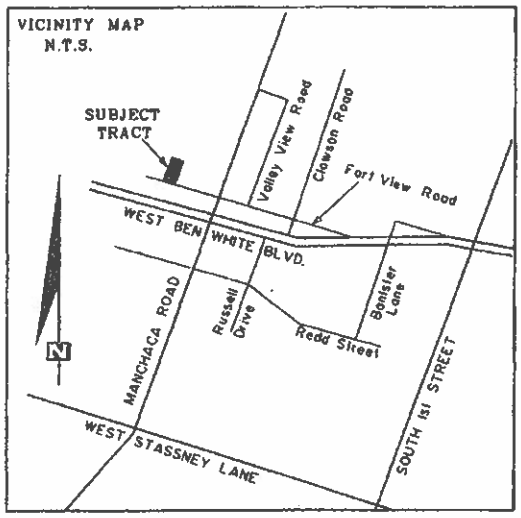
THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the _____ day of _____, A.D., 20____, did personally appear Gerald R. Wagner, II, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC _____

Printed Name _____

Commission Expires _____



THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, Dana DeBeauvoir, Clerk of Travis County, Texas, do hereby certify that the foregoing instrument of writing and its Certificate of Authentication was filed for record in my office on the _____ day of _____, 2011, A.D., at _____ o'clock _____M. and duly recorded on the _____ day of _____, A.D., at _____ o'clock _____M. in the Official Public Records of said County and State in Document No._____

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY this the _____ day of _____, 2011, A.D.

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY._____
Deputy

This subdivision is located in the Full Purpose Jurisdiction of the City of Austin this the _____ day of _____, 2011

ACCEPTED and AUTHORIZED for record by the Director, Planning and Development Review Department, City of Austin, County of Travis, this the _____ day of _____, 2011, A.D.

Greg Guernsey, Director, Planning and Development Review Department

ACCEPTED and AUTHORIZED by the Planning Commission of the City of Austin, Texas, this the _____ day of _____, 2011.

Dave Sullivan, Chairperson

Joy Reddy, Secretary

NOTE:
THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN

30002

CASE NUMBER C8-2011-00[illegible]

PUBLIC HEARING INFORMATION

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Case Number: C8-2011-0026.0A
Contact: Sylvia Limon, (512) 974-2767
Cindy Casillas, (512) 974-3437
Public Hearing: Planning Commission, November 8, 2011

CURTIS W. SUTHERLAND
Your Name (please print)

☑ I am in favor
☐ I object

2104 W. BEN WHITE BLVD
Your address(es) affected by this application

C W Sutherland
Signature

10/24/11
Date

Daytime Telephone: 512 422 7300

Comments:

If you use this form to comment, it may be returned to:
City of Austin – Planning & Development Review Dept. /4th Fl
Sylvia Limon
P. O. Box 1088
Austin, TX 78767-8810

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C24/3

MEMORANDUM
November 1, 2011

FROM:
William Kregg Elsass, AIA, DBIA
2102 Fort View Road
Austin, TX 78704
(512) 796-2520

TO:
City of Austin – Planning & Development Review Department / 4th Floor
Sylvia Limon
PO Box 1088
Austin, TX 78767-8810

RE:
OPPOSITION to the PROPOSED RESUBDIVISION of 2110 FORT VIEW ROAD
CASE # C8-2011-0026.0A

As a property owner and resident of Fort View Road since the fall of 2000, I am writing in **opposition** to resubdividing the above mentioned property. Further, I am including with this memo additional objections of the resubdivision by 3 long-time residents of the street. This includes Mrs. Lila Bales, a great-grandmother living at 2105, Mrs. Sharon Johnson, a grandmother living at 2012 and Mrs. Margarita O. Mendez, who is retired living with her husband at 2010.

I am aware that all of the residents living on the north side of Fort View, and several on the south, are **opposed to this resubdivision**. They will be speaking on their behalf in opposition at the hearing.

This street is somewhat unique in south Austin. We are surrounded by commercial development to our east and west, by apartments and duplexes on the north and Ben White Blv'd. to the south. All of the residents I have spoken to see these things as elements that we like about our street. We are literally in the middle of everything but the unique aspect about the large lot sizes (lots 13 through 19) is that our properties provide a relief from all of the surrounding impervious cover and provides a unique sanctuary for urban wildlife and much

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needed natural vegetation. If one views this area on a Google map, it is clear there are numerous specimen live oak and pecan trees and that a large "green-belt" can be seen running east-west behind the residences.

Why would the City permit yet another one of these unique Austin areas to succumb to more unnecessary development? The residents of our street care deeply about the quality of where we live and given that the street is a dead-end **without** cul-de-sac, it is simply not set up for more forced development. Allowing this resubdivision will simply be the beginning of the end of this unique street.

On any given day, there a several cars parked on the narrow residential street. There are no sidewalks on either side of the street yet there is a lot of pedestrian foot traffic, presumably allowing an east-west connection between Manchaca and commercial outlets to the west. It only seems logical that if this resubdivision is permitted, there will be more traffic, more congestion, more cars on the street and inevitably more noise. Given the proximity we have to noisy Ben White Blv'd., frankly, we have enough already of all of these things. They do not need to be exacerbated.

By creating 3 lots where currently there is one, and with current property zoning (SF3) that permits duplexes to be built on each, there could be up to 6 residences on this site – where there is currently just one. Along with the structures there will be additional impervious cover for drives and parking and it is not difficult to imagine a site that is currently predominantly natural and an asset to our bio-diversity converted to a major detriment to the overall environment. Further, assuming the above scenario and an average of 2 cars per household, or up to 12 cars, it is assured some of these vehicles will end up on the street, increasing safety hazards for pedestrians and street occupants.

This proposed development is an unnecessary destruction of something good in Austin. Please do not let it happen.

The old notion of urban planning that all zones need to be properly placed and not be diverse has proven time and again not good. The fact that this general area already has everything from commerce to multi-family to duplexes to single family dwelling units proves this to be so. But enough is enough and there is no need to further pile more people into this area, especially to the detriment of natural vegetation that is so important today. Allowing this development to occur will be akin to plugging up this natural area with asphalt, concrete and roofs.

C24/7

Our position is clear: we are extremely opposed to this proposed resubdivision. If, however, a compromise must be met, we feel allowing the property to be broken into 2 parcels would be more reasonable. Further, whatever happens regarding the resubdivsion, at bare minimum, the City should layer over the divided property a **limit** to the number of dwellings per property to just one. **In no cases should there be a scenario that allows development of 6 dwellings on this property.** That would essentially be allowing a mini-apartment complex to be sited between two single family dwelling units. By all standards that would be poor planning and it is within your ability to prevent it.

Please support the long-standing occupants of our street as we do our best to maintain this unique area within south Austin.

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Case Number: C8-2011-0026.0A
Contact: Sylvia Limon, (512) 974-2767
Cindy Casillas, (512) 974-3437
Public Hearing: Planning Commission, November 8, 2011

William Kreig Elsass
Your Name (please print)

☐ I am in favor
☒ I object

2102 Fort View Road
Your address(es) affected by this application

Signature

Nov. 1, 2011
Date

Daytime Telephone: 512 796 2520

Comments: Please see Attached Memo Date Nov. 1, 2011

If you use this form to comment, it may be returned to:
City of Austin – Planning & Development Review Dept. /4th Fl
Sylvia Limon
P. O. Box 1088
Austin, TX 78767-8810

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Contact: Sylvia Limon, (512) 974-2767
Cindy Casillas, (512) 974-3437
Public Hearing: Planning Commission, November 8, 2011

Lila Bales

Your Name (please print)

☐ **I am in favor**
☒ **I object**

2105 Fortview Rd

Your address(es) affected by this application

Mrs. Lila Bales — Oct 31, 20

Signature — *Date*

Daytime Telephone: 4476243

Comments:

If you use this form to comment, it may be returned to:
City of Austin – Planning & Development Review Dept. /4th Fl
Sylvia Limon
P. O. Box 1088
Austin, TX 78767-8810

C14

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Case Number: C8-2011-0026.0A
Contact: Sylvia Limon, (512) 974-2767
Cindy Casillas, (512) 974-3437
Public Hearing: Planning Commission, November 8, 2011

Sharon Johnson
Your Name (please print)

☐ I am in favor
☒ I object

2012 Fort View Rd
Your address(es) affected by this application

Sharon Johnson
Signature

10-31-2011
Date

Daytime Telephone: 442-0647

Comments:

If you use this form to comment, it may be returned to:
City of Austin – Planning & Development Review Dept. /4th Fl
Sylvia Limon
P. O. Box 1088
Austin, TX 78767-8810

01/23

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Contact: Sylvia Limon, (512) 974-2767
Cindy Casillas, (512) 974-3437
Public Hearing: Planning Commission, November 8, 2011

Margarita O. Mendez
Your Name (please print)

☐ I am in favor
☑ Object

2010 Fortview Rd
Your address(es) affected by this application

Margarita O. Mendez
Signature

10-31-11
Date

Daytime Telephone: 512 447-1194

Comments: _____

If you use this form to comment, it may be returned to:
City of Austin – Planning & Development Review Dept. /4th Fl
Sylvia Limon
P. O. Box 1088
Austin, TX 78767-8810

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11/8

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Contact: Sylvia Limon, (512) 974-2767
Cindy Casillas, (512) 974-3437
Public Hearing: Planning Commission, November 8, 2011

Daria Smith
Your Name (please print)

☐ I am in favor
☒ I object

2106 Fortview Rd Austin, TX 78704
Your address(es) affected by this application

Dan Smith
Signature

11/1/11
Date

Daytime Telephone: 512-587-9859

Comments:

If you use this form to comment, it may be returned to:
City of Austin – Planning & Development Review Dept. /4th Fl
Sylvia Limon
P. O. Box 1088
Austin, TX 78767-8810

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- 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.

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: C8-2011-0026.0A
Contact: Sylvia Limon, (512) 974-2767
Cindy Casillas, (512) 974-3437
Public Hearing: Planning Commission, November 8, 2011

Jeff Stafford
Your Name (please print)

☐ I am in favor
☒ I object

2103 Fortview Road, Austin, TX 78704
Your address(es) affected by this application

Signature

10/27/11
Date

Daytime Telephone: 508-493-1455

Comments: I do not think our street needs more rental units to bring our property values down. I live in the house I own @ 2103 Fortview. We already have one triplex, a tire repair shop, + a pharmacy bringing down our values. Not to mention backing up to Ben White. No more negative changes should be made to the street including turning one plot of land into three so someone can make a quick buck at our expense.

If you use this form to comment, it may be returned to:
City of Austin – Planning & Development Review Dept. /4th Fl
Sylvia Limon
P. O. Box 1088
Austin, TX 78767-8810

CASE C8-2011-0026.0A