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### SUBDIVISION REVIEW SHEET

**CASE NO.:** C8-2013-0113.0A

**P.C. DATE:** January 14, 2014

**SUBDIVISION NAME:** Resubdivision of Portions of Lot 12 and 13, Hillview Oaks

**AREA:** 0.322 acres

**LOTS:** 2

**APPLICANT:** Sandy Garcia

**AGENT:** Hector Avila

**ADDRESS OF SUBDIVISION:** 2000 Exposition Ave.

**GRIDS:** G-26

**COUNTY:** Travis

**WATERSHED:** Johnson Creek

**JURISDICTION:** Full Purpose

**EXISTING ZONING:** SF-3-NP

**PROPOSED LAND USE:** Residential

**NEIGHBORHOOD PLAN:** Old West Austin

**SIDEWALKS:** Sidewalks will be provided along Exposition Ave.

**DEPARTMENT COMMENTS:** The request is for approval of a resubdivision namely, Resubdivision of Portions of Lot 12 and 13, Hillview Oaks. The proposed resubdivision will plat part of 2 previously platted lots into 2 lots consisting of 0.322 acres.

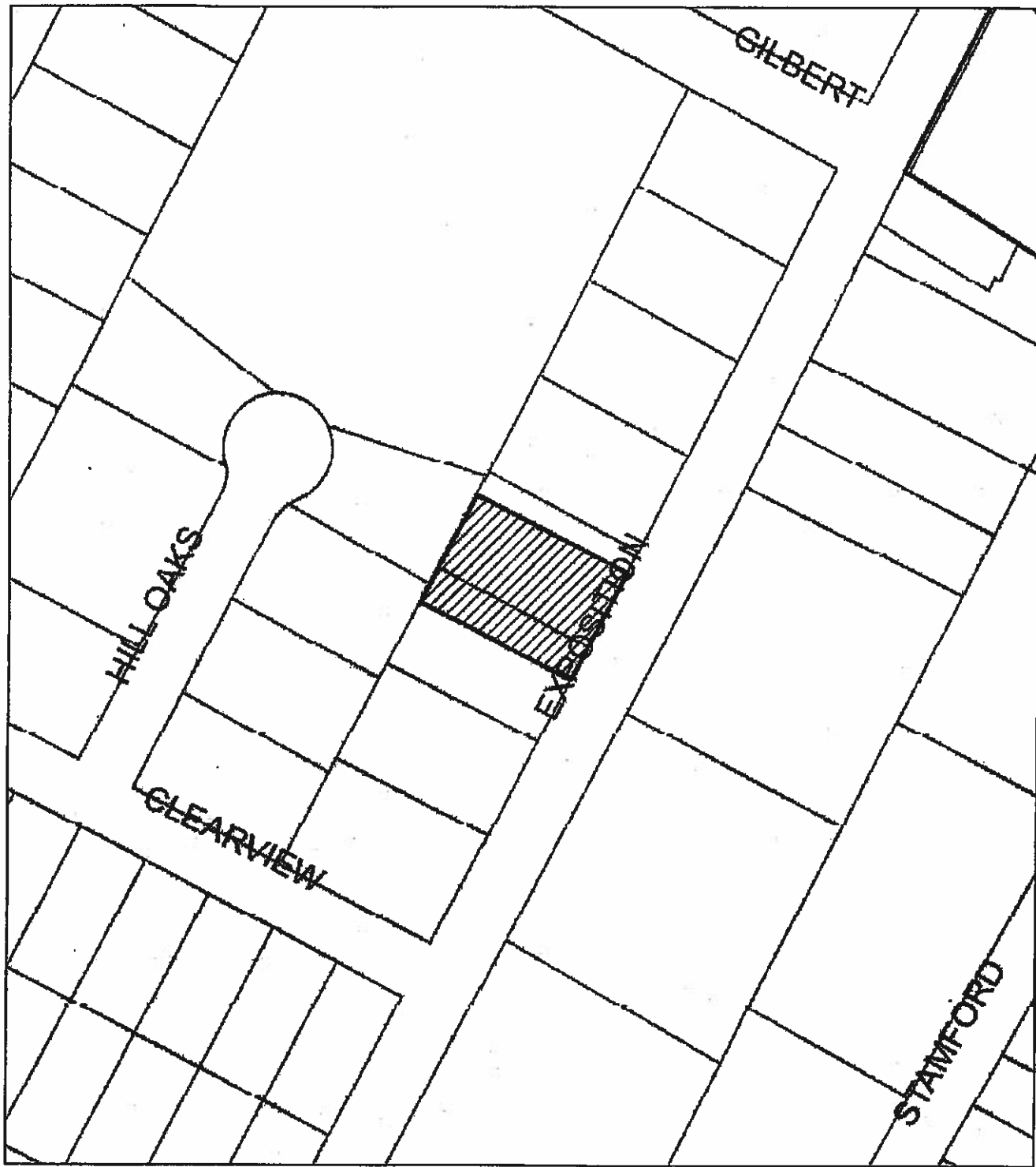
**STAFF RECOMMENDATION:** Staff recommends approval of the resubdivision. This plat meets all applicable City of Austin Land Development and State Local Government requirements.

**PLANNING COMMISSION ACTION:**

**CASE MANAGER:** Sylvia Limon

**PHONE:** 512-974-2767

**E-mail:** [Sylvia.limon@austintexas.gov](mailto:Sylvia.limon@austintexas.gov)



Subject Tract



Base Map

CASE#: C8-2013-0113.0A

LOCATION: 2000 Exposition Blvd

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 PORTION OF LOT 12 AND LOT 13 HILLVIEW OAKS

SCALE: 1" = 50'



## Legend

- Iron Rod Found
- IPF Iron Pipe Found
- Iron Rod Set with plastic cap imprinted with "Hall Carson, Inc."
- 4 600 Not Found
- Iron Rod Found in Concrete
- 8 Chopped "X" Mark
- (Unrecorded Bearing and Distance) proposed Concrete Sidewalk
- ELE = Electric and Telecommunications Easement

## LOT SUMMARY

Total Number of Lots = 2  
 Lot 12A = 7,004 Square Feet  
 Lot 13A = 7,004 Square Feet  
 Total Area = 14,008 Square Feet = 0.322 Acre  
 Lot 12A Residential Use  
 Lot 13A Residential Use



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

That I, Sandy Garcia, owner of portions of Lots 12 and 13, Hillview Oaks, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 4 Page 137 of the Plat Records of Travis County, Texas, as conveyed to me by Wraparound Warranty Deed recorded in Document No. 2013054851 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 212.014, of the Local Government Code, do hereby resubdivide said portions of Lot 12 and Lot 13 in accordance with the attached map or plat shown herein pursuant to Chapter 212 of the Texas Local Government Code, to be known as

## RESUBDIVISION OF PORTIONS OF LOT 12 AND LOT 13 HILLVIEW OAKS

subject to any easements and/or restrictions heretofore granted, and not released.

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

Sandy Garcia  
 1623 Welch Road  
 Austin, Texas 78703

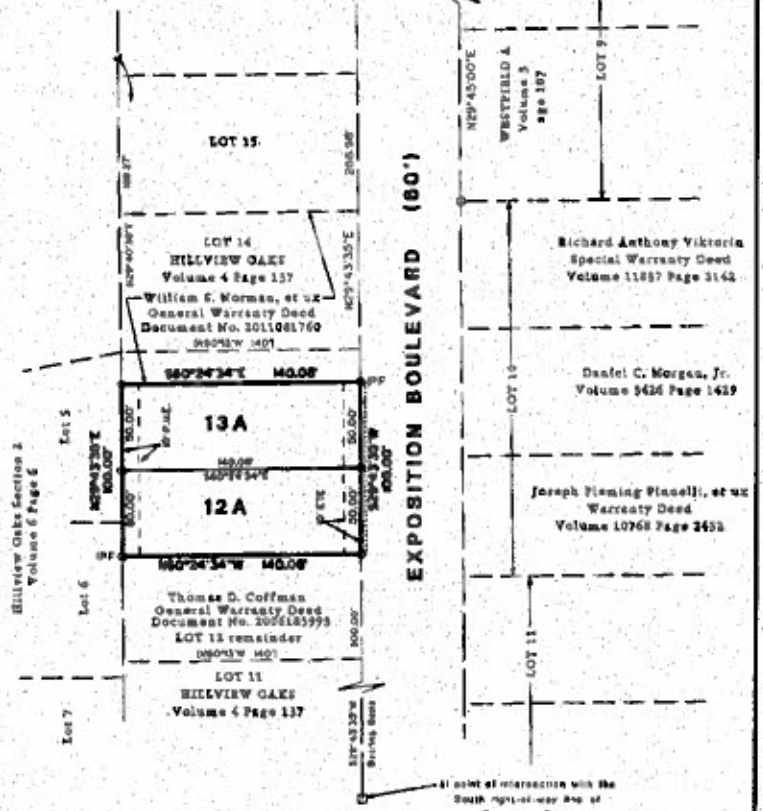
THE STATE OF TEXAS  
 THE COUNTY OF TRAVIS

I, the undersigned authority, on this the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_, did personally appear Sandy Garcia, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and she acknowledged before me that she executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC \_\_\_\_\_

Printed Name \_\_\_\_\_

Commission Expires \_\_\_\_\_



This subdivision is located within the Full Purpose Jurisdiction of the City of Austin on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

ACCEPTED AND AUTHORIZED for record by the Director, Planning and Development Review Department, City of Austin, County of Travis, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D.

Drag Quenney, Director, Planning and Development Review Department.

ACCEPTED AND AUTHORIZED for record by the Planning Commission of the City of Austin, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D.

Dave Anderson, Chairman Jean Stevens, Secretary

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 this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D., at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and duly recorded on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D., at \_\_\_\_\_ o'clock \_\_\_\_\_ M. Plat Records of said County and State in Document No. \_\_\_\_\_

Official Public Records of Travis County, Texas.  
 WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D.

DANA DEBEAUVOR, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY \_\_\_\_\_  
 Deputy

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.

## 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. 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.

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.

For additional information on the City of Austin's land development process, visit our web site: [www.ci.austin.tx.us/development](http://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: C8-201-3-0113.0A

Contact: Sylvia Limon, 512-974-2767

Elsa Garza, 512-974-2308

Public Hearing: Planning Commission, Jan 14, 2014

Your Name (please print)

Leah Alexander

Your address(es) affected by this application

2807 Clearview Dr.

Austin 78703

Signature

Date

Daytime Telephone:

512.694.6947

12-18-13

Increasing the density of lots and dwellings along Exposition reduces the available on-site parking space for those lots, and since on-street parking is already prohibited on Exposition itself, residents there inevitably park overflow vehicles around the corner in front of the residences on Clearview. Clearview is too narrow to accommodate parking for residents living along Exposition, and it has no sidewalks. This results in a hazardous, unfair and unnecessary traffic constriction for motorists, cyclists and pedestrians traversing Clearview at its intersection with Exposition.

Unless Exposition is simultaneously widened to accommodate on-street parking for its residents and their guests, this request to subdivide lots on Exposition to increase residential density and on-street parking should be DENIED for public safety reasons.

Sylvia Limon

P.O. Box 1088

Austin, TX 78767-8810

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Case Number: C8-2013-0113.0A

Contact: Sylvia Limon, 512-974-2767

Elsa Garza, 512-974-2308

Public Hearing: Planning Commission, Jan 14, 2014

Ann & Billy Stawbery

Your Name (please print)

2101 Exposition Blvd 78203

Your address(es) affected by this application

Ann Stawbery

12/19/13

Daytime Telephone:

713-927-6026 or 512 892-1810

Signature

Date

Comments:

This proposal would split a subdivided lot in the middle of single family houses. Will decrease property value of existing houses surrounding it. I'd strongly object to subdividing the lot.

If you use this form to comment, it may be returned to:

City of Austin - Planning & Development Review Dept. /4<sup>th</sup> Fl

Sylvia Limon

P. O. Box 1088

Austin, TX 78767-8810

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Contact: Sylvia Limon, 512-974-2767

Elsa Garza, 512-974-2308

Public Hearing: Planning Commission, Jan 14, 2014

STEPHEN A. NORWOOD

Your Name (please print)

☐ I am in favor  
☒ I object

1905 Hill Oaks Court Austin, TX 78703

Your address(es) affected by this application

*Stephen A. Norwood*

Signature

Date

Daytime Telephone: 512-284-9967

Comments: We strongly oppose this subdivision. The neighborhood is a single family home parcel. The proposed project will impact drainage for surrounding properties, will adversely affect traffic on Exposition by adding another delivery truck will cause parking problems on Exposition. I also question whether the proposed subdivision will create 2 lots large enough to accommodate homes similar in size & appearance to those in the neighborhood.

If you use this form to comment, it may be returned to:

City of Austin - Planning & Development Review Dept. /4<sup>th</sup> Fl

Sylvia Limon

P. O. Box 1088

Austin, TX 78767-8810

**Limon, Sylvia**

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**From:** Garza, Elsa  
**Sent:** Wednesday, January 08, 2014 10:08 AM  
**To:** Eric LeBlanc  
**Cc:** Limon, Sylvia  
**Subject:** RE: Case Number C8-2013-0113.0A

Good Morning Mr. LeBlanc,

I have forward your email to the case manager - Sylvia Limon.

Sylvia please read email below.

Thank you,  
*Elsa H. Garza*  
Planner 1  
City of Austin  
Planning & Development  
Review Department  
PH: 512-974-2308  
FAX: 512-974-3010

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**From:** Eric LeBlanc [mailto:[Eric.LeBlanc@Microsoft.com](mailto:Eric.LeBlanc@Microsoft.com)]  
**Sent:** Tuesday, January 07, 2014 8:21 PM  
**To:** Garza, Elsa  
**Subject:** Case Number C8-2013-0113.0A

Elsa,

I live at 2102 Exposition, Austin Texas 78703. I oppose the subdivision of the existing lot at 2000 Exposition. How can I formally voice my opposition to this Case?

Sincerely,

Eric LeBlanc

Eric LeBlanc | Government Solutions | 10900 Stonelake Blvd, Bldg II, Ste 225, Austin, TX. 78759 | Microsoft Corporation | (o) 512.795.5346 (c) 972.333.3435

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