

SUBDIVISION REVIEW SHEET

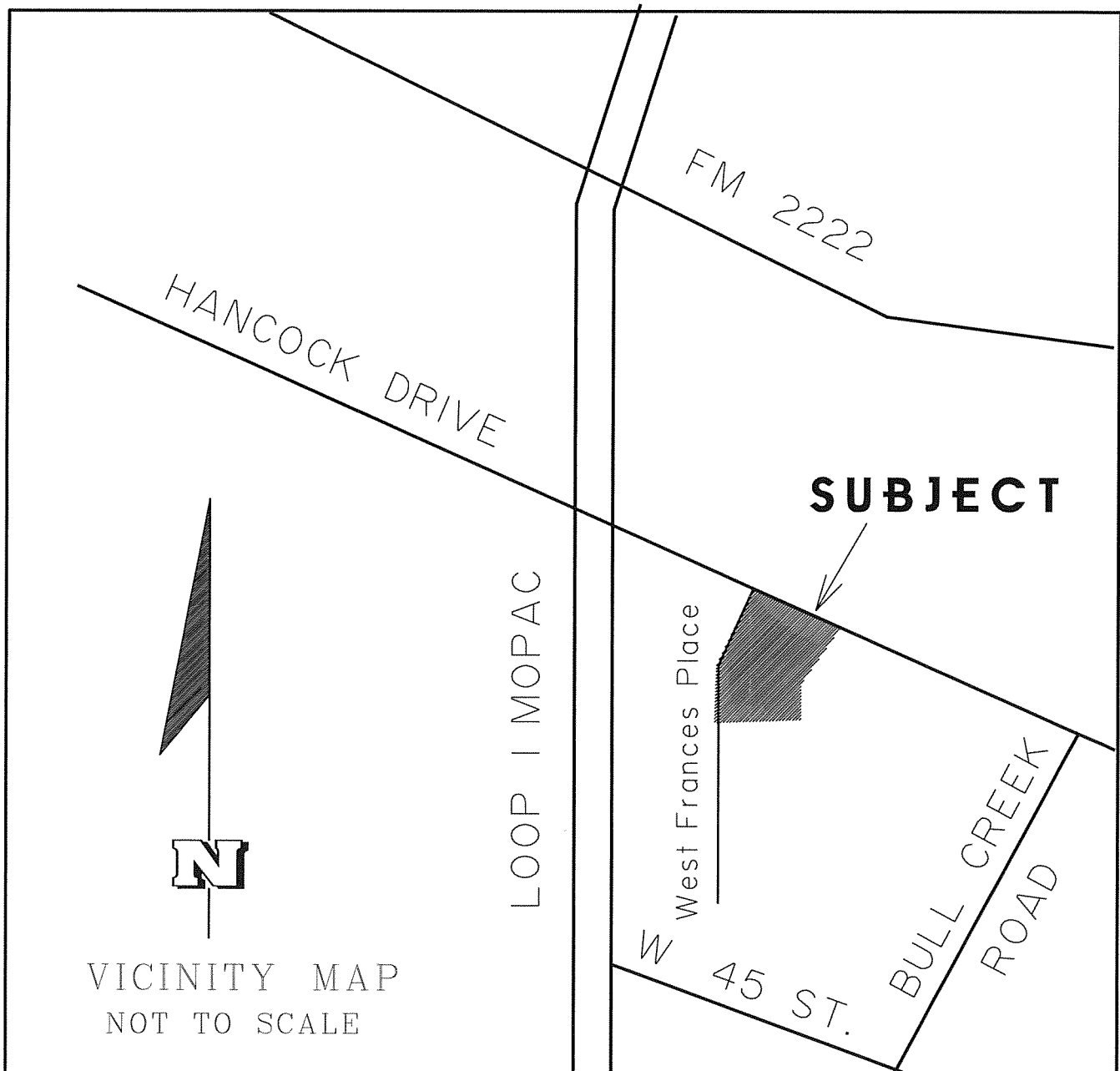
CASE NO.: C8-2016-0148.0A**Z.A.P. DATE:** April 4, 2017**SUBDIVISION NAME:** Highland Village Section 2, Resubdivision of Lots 1 and 2, Block I**AREA:** .483**LOT(S):** 3**OWNER/APPLICANT:** Najib Wehbe**AGENT:** Hector Avila**ADDRESS OF SUBDIVISION:** 5019 and 5021 West Frances Place**GRIDS:** MH27**COUNTY:** Travis**WATERSHED:** Shoal Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-2**DISTRICT:** 10**PROPOSED LAND USE:** single-family**ADMINISTRATIVE WAIVERS:** None**VARIANCES:** None**SIDEWALKS:** Sidewalks will be provided on both sides of all internal streets and the subdivision side of boundary streets.

DEPARTMENT COMMENTS: The request is for approval of the Highland Village Section 2 Phase 1, resubdivision of Lots 1 and 2, Block I. The proposed plat is composed of 3 lots on .483 acres. The applicant proposes to resubdivide two existing legal lots into 3 lots for single-family residential use. Two lots are proposed to continue to take access to West Frances Place and the newly resubdivided lot will take access to Hancock Drive. All utilities are available from the City of Austin. The developer will be responsible for all costs associated with any required improvements.

Staff notes that there is significant opposition from the adjacent neighborhoods, however, the plat has been reviewed and found to meet all City of Austin requirements.

STAFF RECOMMENDATION: The staff recommends approval of the plat. This plat meets all applicable State and City of Austin LDC requirements.

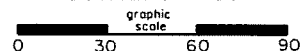
ZONING AND PLATTING ACTION:**CITY STAFF:** Don Perryman**PHONE:** 512-974-2786**e-mail:** don.perryman@austintexas.gov



RESUBDIVISION OF LOT 1 AND LOT 2 BLOCK 1 HIGHLAND VILLAGE SECTION TWO PART ONE

PLAT PREPARATION DATE: June 20, 2016
APPLICATION SUBMITTAL DATE:

SCALE: 1" = 30'



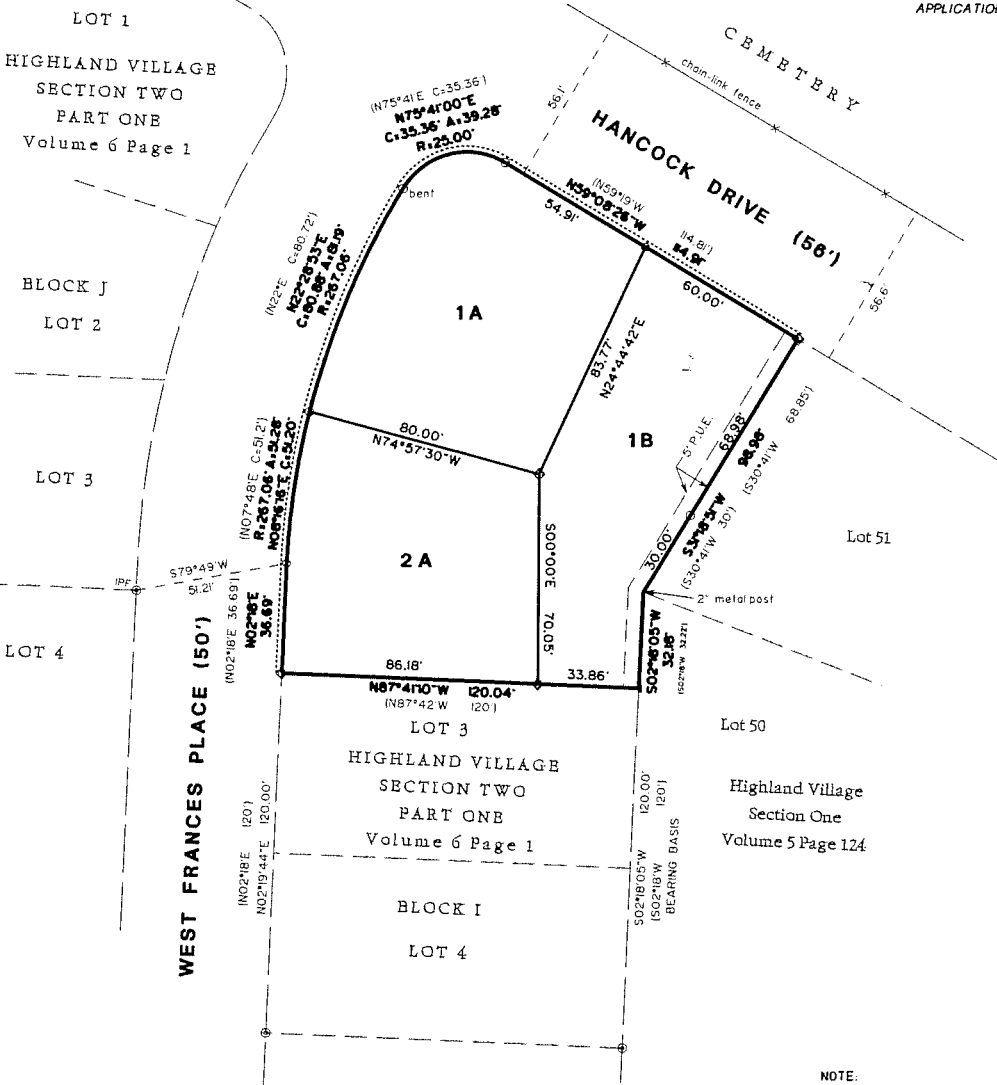
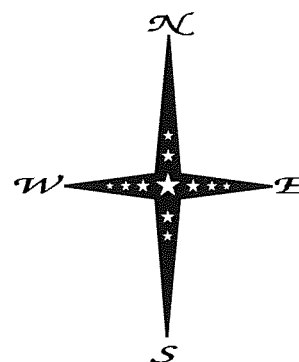
Legend

- ⊗ 1/2" Iron Rod Found
- IPF 1/2" Iron Pipe Found
- ⊕ 1/2" Iron Rod Set with plastic cap imprinted with "Holt Carson, Inc."
- ⬤ PK Nail Set
- ⊗ Incised X Set in Concrete

..... Sidewalk
(Record Bearing and Distance)
ETE = Electric and Telecommunications Easement

LOT SUMMARY

Number of Lots = 3
LOT 1A = 7,678 Square Feet
LOT 1B = 6,768 Square Feet
LOT 2A = 6,620 Square Feet
TOTAL AREA = 21,066 Square Feet



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.

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS

That I, Najib Wehbe, owner of all of Lot 1 and Lot 2, Block 1, Highland Village Section Two Part One, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 6 Page 1 of the Plat Records of Travis County, Texas, as conveyed to me by General Warranty Deeds recorded in Document No. 2014129799 and Document No. _____ 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 lots in accordance with the attached map or plat shown hereon to be known as

RESUBDIVISION OF LOT 1 AND LOT 2 BLOCK 1 HIGHLAND VILLAGE SECTION TWO PART ONE

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 _____

Najib Wehbe
5902 Mountain Villa Drive
Austin, Texas 78731

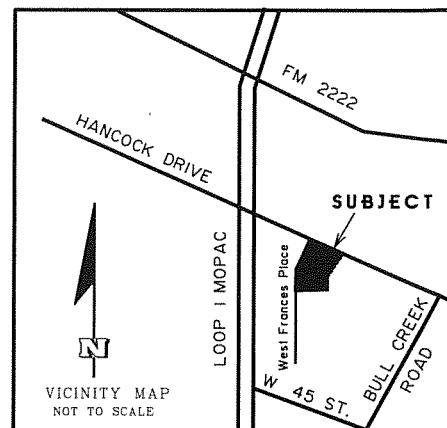
THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the _____ day of _____, A.D., 2016, did personally appear Najib Wehbe, 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 Allandale Neighborhood Association
P.O. Box 10886 • Austin, TX 78766

Don Perryman
City of Austin Senior Planner
City of Austin Development Services Department
One Texas Center, 4th Floor
505 Barton Springs Rd.

Re: 5021 West Frances Place, Case Number: C8-2016-0148.0A

Dear Mr. Perryman:

As an Executive Committee Member and the Zoning Committee Chairperson for the Allandale Neighborhood Association (ANA), I am responding to the notice received from the City of Austin Planning and Development Review Department that the Zoning and Platting Commission will hold a public hearing on the proposed subdivision at 5021 West Frances Place, case number C8-2016-0148.0A, on March 7, 2017.

First of all, thank you for prompt responses to my questions and providing requested documents related to this re-subdivision case. After reviewing the original deeds for the property provided by the owner, I did determine that the re-subdivision violates the restriction for the lots which states, "No lot with a frontage at the building set back line shall be less than 60 feet" The maximum width of the new lot is 60 feet along Hancock Dr. and then tapers to approximately to 34 feet. Therefore, any improvements added that face Hancock cannot comply with this deed restrictions. As you explained to me in previous discussions, the City will not deny approval based on lack of compliance with deed restrictions. However, ANA will request that the owner follow the appropriate legal process for amending the deed allowing this re-subdivision and future development on this new lot.

Secondly, the City's Transportation Department initially prohibited the owner from constructing a driveway from Hancock Dr. associated with this re-subdivision because the Transportation Criteria Manual does not allow access to single family residences from minor arterials and according to City Transportation Staff, "The future right-of-way improvements will affect the operations of North Loop and the residential frontage creates concerns for future vehicular maneuverability along the arterial." It is our understanding that City staff after initially requiring

driveway access from West Frances Place, have changed their position and are now permitting driveway access from Hancock Dr. once the owner has an approved joint use access agreement for a shared driveway. We do not agree with this arrangement as it does not comply with the Transportation Criteria Manual and the increased use of a single shared driveway will correspondingly increase safety risks to bike riders along Hancock Dr., a primary route for Highland Park Elementary students.

Furthermore, the re-subdivision of these two lots will create a property that is not compatible with the character of surrounding neighborhoods. Allowing the re-subdivision of properties when there is clearly not adequate space for a driveway and that creates the necessity for a shared use agreement with adjoining properties is not compatible with neighborhoods within Allandale.

Please contact me at (512) 567-3536, if you have any questions concerning this letter.

Sincerely,

A handwritten signature in black ink, appearing to read "Todd Shaw", with a long horizontal flourish extending to the right.

Todd Shaw
Allandale Neighborhood Association
Zoning Committee Chairperson

Pamela Blaine Hughes

February 11, 2017

City of Austin – Development Services Department, 4th Floor
Don Perryman
PO Box 1088
Austin, Texas 78767

Case Number: C8-2016-0148.0A
Public Hearing: Zoning and Platting, March 7, 2017

Dear Mr. Perryman,

I am writing to **object** to the proposed re-subdivision plans presented for: 5021 W. Frances Place.

In early conversations with the property owner, I considered supporting this proposal. I live across the street from this property, and would like to see improvements made to the two run-down, vacant houses that are currently there.

However as I learn more about it, and have had conversations with builders, and other members of the neighborhood association, I have changed my feelings. I do not think it is in the best interest of the neighborhood and our property values to allow owners to reconfigure their property in this way.

If the property owner had proposed development plans, and we had a concrete idea of what the new development would look, I might feel differently. However I think the re-platting proposed for the single purpose of one individual trying to get more money out of an investment property does not serve this neighborhood and community as a whole. I also have concern that approving this plan would set a precedent for other investors and developers to try to do the same in other areas.

I think the subdividing plans are very unconventional at best, and I respectfully oppose.

Thank you for your consideration of this matter.

Pamela Blaine
5016 W. Frances Place
Austin, Texas 78731
512-413-9600

PUBLIC HEARING INFORMATION

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- 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:
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For additional information on the City of Austin's land development process, visit our web site: <http://www.austintexas.gov/development>.

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Case Number: C8-2016-0148.0A

Contact: Don Perryman, 512-974-2786 or Elsa Garza, 512-974-2308
Public Hearing: Zoning and Platting Commission, Mar 7, 2017

Chris Holmes
Your Name (please print)

5016 West Frances Place

Your address(es) affected by this application

[Signature]
Signature

Signature

Date

Daytime Telephone: *512-417-3475*

Comments: *The application does not provide any detail about the plans for the property and the new layout seems way to cramped since there is heavy traffic on Hancock and now Bird lanes. Just this week there was a car accident where there was a car drove across its lane and into a parked car and*

hous

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

City of Austin - Development Services Department / 4th Fl

Don Perryman

P. O. Box 1088

Austin, TX 78767-8810

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Item C-07

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Case Number: C8-2016-0148.0A

Contact: Don Perryman, 512-974-2786 or Elsa Garza, 512-974-2308
Public Hearing: Zoning and Platting Commission, Mar 7, 2017

DAVID CARREAS

Your Name (please print)

5016 West Park Drive

Your address(es) affected by this application

David Carreas

Signature

2/13/2017

Date

Daytime Telephone: 512. 454. 5046

Comments: *We oppose the proposed re-subdivision of the existing subdivision of 2 lots into 3. Allowing additional occupants in central Austin impacts the environment and traffic as well as straining already thin city services.*

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

City of Austin - Development Services Department / 4th Fl
Don Perryman
P. O. Box 1088
Austin, TX 78767-8810

☐ I am in favor
☒ I object

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Case Number: C8-2016-0148.0A

Contact: Don Perryman, 512-974-2786 or Elsa Garza, 512-974-2308
Public Hearing: Zoning and Platting Commission, Mar 7, 2017

Your Name (please print)

ROBERT THOMAS

☐ I am in favor
☒ I object

Your address(es) affected by this application

5014 WESTERLED TR

Signature

Date

Daytime Telephone: 512 844 5926

2.9.17

Comments: THIS IS THE 2ND NOTICE

I RECEIVED REGARDING THIS PROPERTY. I'M TOTALLY AGAINST THIS & IT HAS NO PLACE IN OUR COMMUNITY OTHER THAN TO PUT MONEY IN SELLERS AND BUYERS POCKETS (IE. REVELE BREXER)

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

City of Austin - Development Services Department / 4th Fl

Don Perryman

P. O. Box 1088

Austin, TX 78767-8810

Item C-07

9 of 21

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Case Number: C8-2016-0148.0A

Contact: Don Perryman, 512-974-2786 or Elsa Garza, 512-974-2308
Public Hearing: Zoning and Platting Commission, Mar 7, 2017

Landen Sims

Your Name (please print)

5010 W Park Dr

Your address(es) affected by this application

Landen Sims

Signature

Date

Daytime Telephone: 512-323-9148

Comments: These lots are small enough already.

This would not benefit a well-established neighborhood such as ours. The owner doesn't seem to have a real interest in the neighborhood.

☐ I am in favor
☒ I object

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

City of Austin - Development Services Department / 4th Fl
Don Perryman
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C8-2016-0148.0A

Contact: Don Perryman, 512-974-2786 or Elsa Garza, 512-974-2308

Public Hearing: Feb 14, 2017, Planning Commission

Bonnie Jean Coleman

Your Name (please print)

5001 W. FRANCES PL.

Your address(es) affected by this application

Donna J. Loh 2/4/17

Signature

Date

Daytime Telephone: (512) 331-6293

Comments:

I would like to see the
street be widened to
allow for this neighborhood
to be able to handle
the traffic.

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

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Don Perryman

P. O. Box 1088

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Case Number: C8-2016-0148.0A

Contact: Don Perryman, 512-974-2786 or Elsa Garza, 512-974-2308
Public Hearing: Feb 14, 2017, Planning Commission

VANESSA WILBURN
 Your Name (please print) ☐ I am in favor
☒ I object

5017 WEST FRANKS PL 78731
 Your address(es) affected by this application

[Signature] Jan 30 2017
 Signature Date

Daytime Telephone: 512.973.1049

Comments: THE AMOUNT OF BUILDINGS & OCCUPANTS
ARE NOT COMPATIBLE WITH NEIGHBORHOOD
ALREADY TOO MANY CARS ARE A PROBLEM
WITH CHILDREN WALKING TO SCHOOL.
LOT DENSITY WILL BE WHOLLY DIFFERENT
THAN COMPATIBLE NEIGHBORHOOD

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Contact: Don Perryman, 512-974-2786 or Elsa Garza, 512-974-2308
Public Hearing: Feb 14, 2017, Planning Commission

Chris Davis
Your Name (please print)

☐ I am in favor
☒ I object

5017 W Frances Place 78731
Your address(es) affected by this application

Chris Davis
Signature

Jan 29, 2017
Date

Daytime Telephone: 512-286-5876

Comments: Not enough room on lots after appropriate 3rd street parking while children are trying to get to school.

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P. O. Box 1088
Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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Case Number: C8-2016-0148.0A

Contact: Don Perryman, 512-974-2786 or Elsa Garza, 512-974-2308
Public Hearing: Feb 14, 2017, Planning Commission

Your Name (please print)

Brian Tucker

☐ I am in favor
☒ I object

Your address(es) affected by this application

5013 Westhelf Drive

Signature

Date

Daytime Telephone:

512 535-2683

1/22/17

Comments: I am against this b/c all lots in this

area are currently 1 acre or less similar in size

and are consistent w/ single family homes

The applicant trying to set a third residence into

a lot that shall only have 2, in my opinion

will change the look / feel / size of the neighborhood

this area. For me, it seems the only reason for this

change is profit. It does not benefit the community.

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

City of Austin - Development Services Department / 4th Fl

Don Perryman

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C8-2016-0148.0A

Contact: Don Perryman, 512-974-2786 or Elsa Garza, 512-974-2308
Public Hearing: Zoning and Platting Commission, Mar 7, 2017

Renekah Auster

Your Name (please print)

☐ I am in favor
☒ I object

5013 Westfield Dr Austin TX 78731

Your address(es) affected by this application

Renekah Auster

Signature

Date

Daytime Telephone: (409) 241-3761

Comments: I don't want the dynamic of our neighborhood to be changed. No other lots in the vicinity are multi-home.

Is this plan just S021 or is it S014 + S021??

816 per the application S021 is one plot + should

NOT have 3 homes

Almost, it not all other plots have I have per plot of the. Why does this person need more?

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Case Number: C8-2016-0148.0A

Contact: Don Perryman, 512-974-2786 or Elsa Garza, 512-974-2308

Public Hearing: Feb 14, 2017, Planning Commission

Landon Sims

Your Name (please print)

☐ I am in favor
☒ I object

Your address(es) affected by this application

5010 W Park Dr

Signature

Date

Daytime Telephone: 512-323-9148

Comments:

Allowing this would detract from
our neighborhood and set a bad
precedent.

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

City of Austin – Development Services Department / 4th Fl

Don Perryman

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C8-2016-0148.0A

Contact: Don Perryman, 512-974-2786 or Elsa Garza, 512-974-2308
Public Hearing: Feb 14, 2017, Planning Commission

MITCHELL SUTHERLIN

Your Name (please print)

☐ I am in favor
☒ I object

5013 WEST PARK, AUSTIN, TX 78731

Your address(es) affected by this application

MSD

Signature

Date

Daytime Telephone: (512) 453-5693

01/23/17

Comments:

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Don Perryman

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C8-2016-0148.0A

Contact: Don Perryman, 512-974-2786 or Elsa Garza, 512-974-2308
Public Hearing: Feb 14, 2017, Planning Commission

Your Name (please print)

ROBERT TILLY

☐ I am in favor
☒ I object

Your address(es) affected by this application

5014 WESTHELD DR



Signature

1-21-17

Date

Daytime Telephone: 512 844 5926

Comments: THIS IS RIDICULOUS AND

I WILL NOT BE IN FAVOR OF
SUCH A RESUB OF THESE
LOTS AND STAFF A PRESIDENT
IN THE COUNCIL. ALSO
VIOLATES THE RESTRICTIONS
EVEN THE COA NOT RESUBS
FOR. VOTE NO!

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Contact: Don Perryman, 512-974-2786 or Elsa Garza, 512-974-2308
Public Hearing: Feb 14, 2017, Planning Commission

Your Name (please print)

James Beach 512-974-2308

☐ I am in favor
☒ I object

Your address(es) affected by this application

5014 W. Frances Pl.

Signature

Date

Daytime Telephone: 512-476-5003

Comments: I spoke with Mr. Gule about this project. Adding a 200 sq. ft. house in the backyard would create more consistency on Hancock & W. Frances. W. Frances has a 1' divisible lane due to cars parked on the street and Hancock is a main due to new bike lanes. This type of over curbing doesn't fit in our district the developer. Please don't let developers ruin our neighborhood. If you use this form to comment, it may be returned to: City of Austin - Development Services Department / 4th Fl

Don Perryman
P. O. Box 1088
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I live in my house since 1986.

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Case Number: C8-2016-0148.0A

Contact: Don Perryman, 512-974-2786 or Elsa Garza, 512-974-2308
Public Hearing: Zoning and Platting Commission, Mar 7, 2017

Your Name (please print)

Chris Davis

☐ I am in favor
☒ I object

Your address(es) affected by this application

5017 W. FRANKS PL 78731

Signature

Date

Daytime Telephone:

Comments:

The recent traffic study shows too high traffic on this street. We are already need road bumps, not even counting the multiple residences proposed across

Also short term rental across street increases transitory transportation

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Public Hearing: Zoning and Platting Commission, Mar 7, 2017

VANESSA WILBURN

Your Name (please print)

☐ I am in favor
☒ I object

5018 W. FRANKS PL 78731

Your address(es) affected by this application

AS

Signature

2/14/2017

Date

Daytime Telephone: _____

Comments: NEW TRAFFIC STUDY SHOWS

TOO MANY TRIPS FOR RESI-

DENTIAL STREET ADJACENT MORE

DENSITY MAKES THIS WORSE.

ALSO ADDED DENSITY WITH NEW

SHORT TERM RENTAL @

5018 W. FRANKS

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