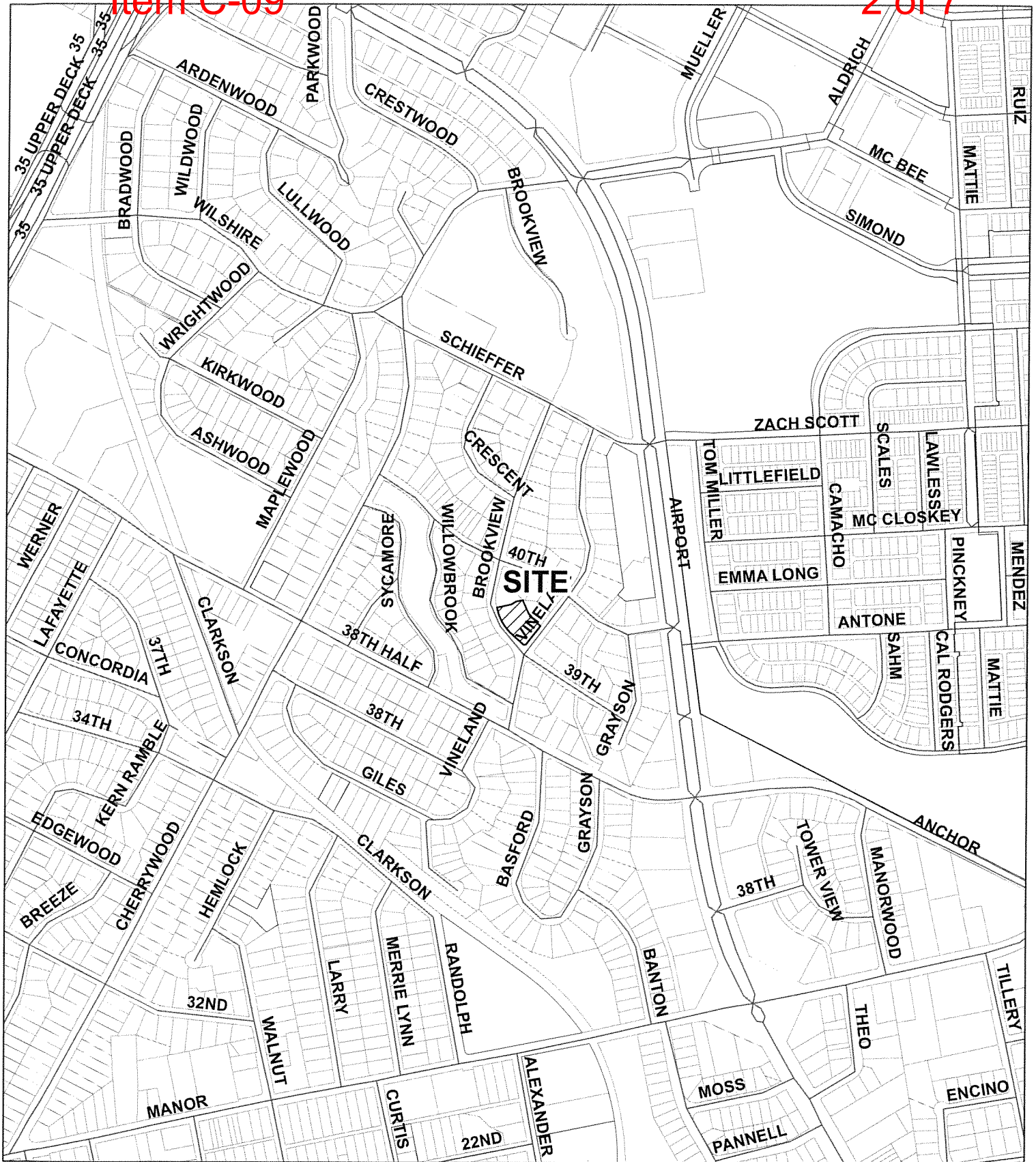


**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2016-0141.0A**P.C. DATE:** April 25, 2017**SUBDIVISION NAME:** Resubdivision of Lot 7, Block B, Schieffer Place, Section 5**AREA:** 0.634 acres**LOTS:** 3**APPLICANT:** BDB Ventures, LLC  
(Shawn Breedlove)**AGENT:** BDB Ventures, LLC  
(Dale Thornton)**ADDRESS OF SUBDIVISION:** 3901 Brookview Rd.**JURISDICTION:** Full Purpose**COUNTY:** Travis**WATERSHED:** Upper Boggy Creek**EXISTING ZONING:** SF-3**NEIGHBORHOOD PLAN:** Upper Boggy Creek**PROPOSED LAND USE:** Residential

**DEPARTMENT COMMENTS:** The request is for the approval of the Resubdivision of Lot 7, Block B, Schieffer Place, Section 5 composed of three lots on 0.634 acres. The applicant proposes to resubdivide an existing lot into a three lot subdivision for residential use.

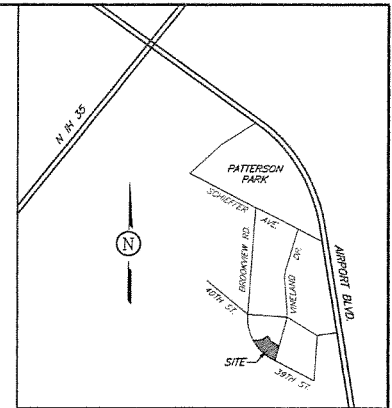
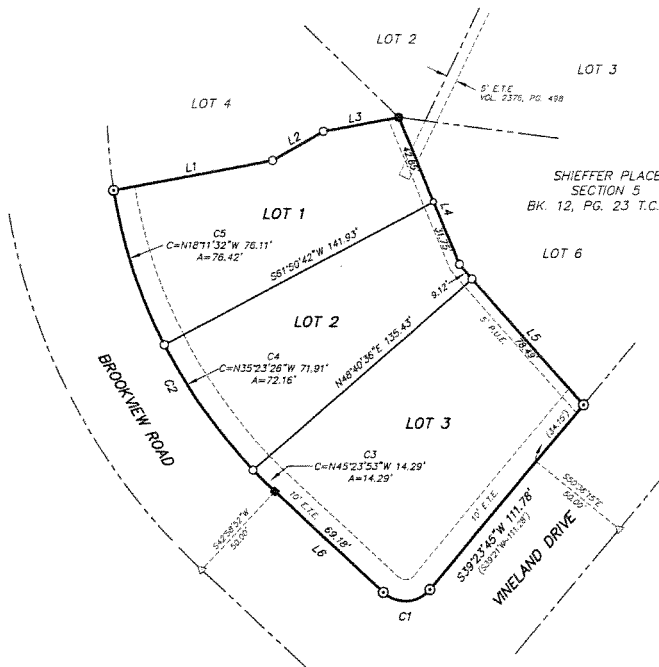
**STAFF RECOMMENDATION:** The staff recommends approval of the subdivision, the plat meets all applicable State and City of Austin Land Development Code requirements.

**PLANNING COMMISSION ACTION:****CASE MANAGER:** Cesar Zavala**PHONE:** 512-974-3404**E-mail:** Cesar.Zavala@austintexas.gov



CASE#: C8-2016-0141.0A  
 ADDRESS: 3901 BROOKVIEW RD.  
 PROJECT: RESUBDIVISION OF LOT 7, BLOCK B,  
 SCHIEFFER PLACE, SECTION 5  
 CASE MANAGER: CESAR ZAVALA

# RESUBDIVISION OF LOT 7, BLOCK B SCHIEFFER PLACE, SECTION 5



VICINITY MAP  
No Scale

BASIS OF BEARINGS: CHORD BEARING OF C-2  
ALONG BROOKVIEW ROAD, N28°12'W PER BOOK  
12, PAGE 23, TRAVIS COUNTY PLAT RECORDS.

## LAND USE SUMMARY:

TOTAL SUBDIVISION AREA - 0.634 ACRE (27,606 S.F.)

TOTAL SINGLE FAMILY LOTS - 3

## LOT AREAS

LOT 1 - 8,196 S.F. (0.188 AC)  
LOT 2 - 7,796 S.F. (0.179 AC)  
LOT 3 - 11,614 S.F. (0.267 AC)

LINE TABLE - MEASURED		
LINE	BEARING	DISTANCE
L-1	N79°15'00"E	75.19
(L-1)	N79°15'00"E	75.19
L-2	N60°05'57"E	27.35
(L-2)	N60°12'E	27.26
L-3	N79°20'00"E	35.48
(L-3)	N79°20'E	35.48
L-4	S22°35'00"E	74.60
(L-4)	S22°35'E	74.60
L-5	S41°19'24"E	87.61
(L-5)	S41°08'E	87.23
L-6	N47°01'08"W	69.18
(L-6)	N47°03'W	69.04

CURVE TABLE				
CURVE	CENTRAL ANGLE	RADIUS	ARC	CHORD
C-1	93°25'36"	15.00	24.46	21.84
(C-1)	93°36'	15.00	24.50	21.87
C-2	37°42'20"	247.50	162.88	159.95
(C-2)	---	247.50	162.86	162.00
C-3	03°18'33"	247.50	14.29	14.29
C-4	16°42'22"	247.50	72.16	71.91
C-5	17°41'26"	247.50	76.42	76.11

STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

That BDB Ventures, LLC, a Texas limited liability company, acting by and through Shawn Breedlove, Partner, being owner of 0.634 acre of land, being Lot 7, Block B, Schieffer Place, Section 5, a subdivision recorded in Book 12, Page 23 of the plat records of Travis County, Texas, as conveyed to BDB Ventures, LLC by deed recorded in Document Number 2016113058 of the Official Public Records of Travis County, Texas, said subdivision having been approved for resubdivision pursuant to the public notification and hearing provisions of Chapter 212.014 of the local government code, do hereby resubdivide the said 0.634 acre tract of land in accordance with the plat as shown hereon to be known as Resubdivision of Lot 7, Block B, Schieffer Place Section 5, and do hereby dedicate to the public the use of streets and easements shown hereon, subject to any easements or restrictions heretofore granted and not released

WITNESS MY HAND this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Shawn Breedlove, Member  
BDB Ventures, LLC  
3939 Bee Cave Road, Suite C-100  
Westlake Hills, Texas 78746

STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, on this day personally appeared Shawn Breedlove, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Notary Public in and for Travis County, Texas  
My Commission Expires: \_\_\_\_\_

- LEGEND**
- CONCRETE MONUMENT FOUND
  - 1/2" STEEL PIN FOUND UNLESS NOTED
  - AB ● 1/2" STEEL PIN FOUND WITH ALUMINUM AB SURVEY CAP
  - 1/2" STEEL PIN SET W/CAP (LENZ & ASSOC.)
  - PIPE FOUND
  - ▲ 60d NAIL FOUND
  - △ COMPUTED POINT
  - P.U.E. PUBLIC UTILITY EASEMENT
  - D.E. DRAINAGE EASEMENT
  - E.T.E. ELECTRIC AND TELECOM EASEMENT
  - W.W.E. WASTEWATER EASEMENT
  - G.W.E. GUY WIRE EASEMENT
  - J.U.A.E. JOINT USE ACCESS EASEMENT
  - B.L. BUILDING SETBACK LINE
  - T.C.P.R. TRAVIS COUNTY PLAT RECORDS
  - T.C.D.R. TRAVIS COUNTY DEED RECORDS
  - PROPOSED SIDEWALK
  - (BRG/DIST) RECORD CALL DOC. 2013011174
  - [BRG/DIST] RECORD CALL ADJOINING PLAT

SHEET 1 OF 2

**LENZ & ASSOCIATES, INC.**

COMPLETE PROFESSIONAL LAND SURVEYING SERVICES  
FIRM No. 100290-00



(512) 443-1174  
4303 RUSSELL DRIVE  
AUSTIN, TEXAS 78704

SURVEY #: 2016-0199A F.B.

APPLICATION SUBMITTAL DATE: JULY 12, 2016

C8-2016-0141.OA

**Zavala, Cesar**

---

**From:** David Boston ~~XXXXXXXXXX~~  
**Sent:** Thursday, April 13, 2017 1:57 PM  
**To:** Zavala, Cesar  
**Cc:** Harden, Joi  
**Subject:** Subject: Case Number C8-2016-0141-0A 3901 Brookview Rd

RE: 3901 Brookview

April 13, 2017

Dear Mr. Zavala:

I'm writing on behalf of The Schieffer-Willowbrook Neighborhood Association and a group of Interested parties who are very concerned about this case. We would like to request a postponement and rescheduling of the planning commission hearing for which we received notice yesterday.

The SWMA voted against the re-subdivision of this property and the demolition of the Historic house. We also have a valid petition with approximately 20%+ of the adjacent neighbors opposed to the demolition and sub division of this property. I will be out of town next week and we would like time to get more signatures on the petition and to better organize and inform our neighbors.

Sincerely,

David Boston  
Chair: Scieffer-Willowbrook Neighborhood association  
Austin, Tx 78722



**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: <http://www.austintexas.gov/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: C8-2016-0141.0A**

**Contact: Cesar Zavala, 512-974-3404 or**

**Ramon Rezvanipour, 512-974-3124**

**Public Hearing: April 25, 2017, Planning Commission**

Ed Robertson

Your Name (please print)

☐ I am in favor  
☒ I object

4006 Vineland

Your address(es) affected by this application

Ed Robertson

Signature

April 14, 2017  
Date

Daytime Telephone: 956-408-9190

Comments: Increased traffic  
+ population stress

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

**City of Austin – Development Services Department / 4<sup>th</sup> Floor**

**Cesar Zavala**

**P. O. Box 1088**

**Austin, TX 78767-8810**

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**Public Hearing: April 25, 2017, Planning Commission**

Brian Graham-Moore

Your Name (please print)

1817 E 40th

☐ I am in favor  
☒ I object

Your address(es) affected by this application

Brian Graham-Moore 4-11-17

Signature

Date

Daytime Telephone: 512 585 5180

Comments: Subdivision is out of character  
to neighborhood. The increase  
in density will be more parking  
on street with increase in  
crime.

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

**City of Austin – Development Services Department / 4<sup>th</sup> Floor**

**Cesar Zavala**

**P. O. Box 1088**

**Austin, TX 78767-8810**

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**Ramon Rezvanipour, 512-974-3124**

**Public Hearing: April 25, 2017, Planning Commission**

Robin Graham-Moore

Your Name (please print)

☐ I am in favor  
☒ I object

1817 East 40th Street, Austin, TX 78722

Your address(es) affected by this application

Robin E. Graham-Moore

Signature

4/12/17  
Date

Daytime Telephone: 512-585-0854

Comments: We are losing the character of  
the neighborhood by the increased  
traffic, lack of architectural character,  
and erosion of ties to our history.

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

**City of Austin – Development Services Department / 4<sup>th</sup> Floor**

**Cesar Zavala**

**P. O. Box 1088**

**Austin, TX 78767-8810**