

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2016-0141.0A**P.C. DATE:** June 27, 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-NP**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:

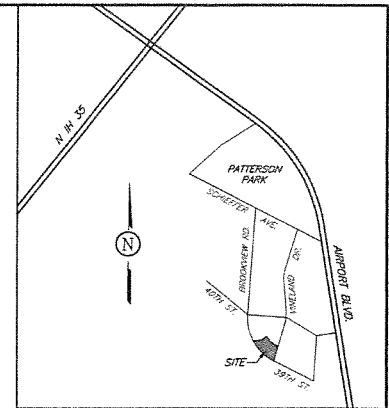
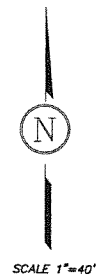
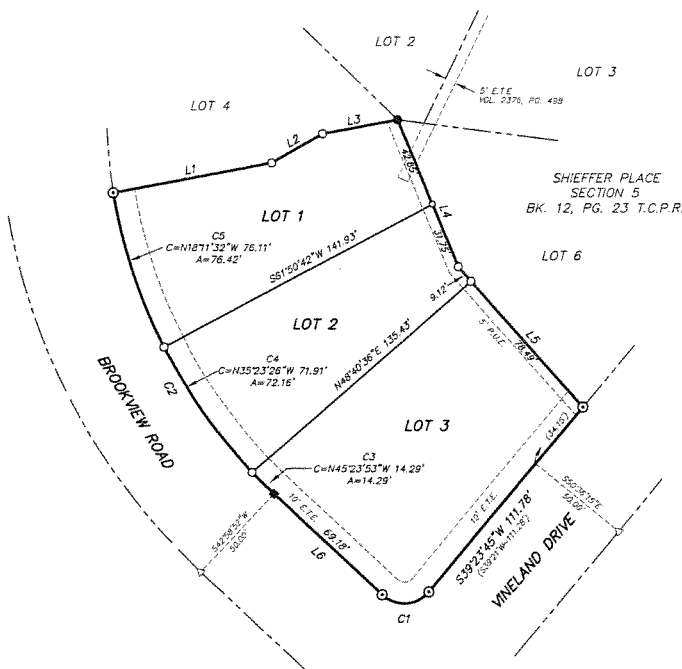
CASE MANAGER: Cesar Zavala
E-mail: Cesar.Zavala@austintexas.gov

PHONE: 512-974-3404



This map has been produced by site plan review for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

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	BEARING	DISTANCE
L-1	N78°15'00"E	75.19
(L-1)	N78°15'E	75.19
L-2	N60°05'57"E	27.35
(L-2)	N60°12'E	27.26
L-3	N78°20'00"E	35.48
(L-3)	N78°20'E	35.48
L-4	S22°36'00"E	74.60
(L-4)	S22°36'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	CENTRAL ANGLE	RADIUS	ARC	CHORD	BEARING
C-1	93°25'38"	15.00	24.46	21.84	S86°15'21"W
(C-1)	93°36"	15.00	24.50	21.87	S86°09'W
C-2	37°42'20"	247.50	162.88	159.95	N28°12'00"W
(C-2)	---	247.50	162.86	162.00	N28°12'W
C-3	03°18'33"	247.50	14.29	14.29	N45°23'53"W
C-4	16°42'22"	247.50	72.16	71.91	N35°23'26"W
C-5	17°41'26"	247.50	76.42	76.11	N16°11'32"W

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 2016113056 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
 - ▲ 60# 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

PUBLIC HEARING INFORMATION

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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:

Comments: Increased traffic
+ population shen

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

City of Austin – Development Services Department / 4th 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

Brian Graham-Moore

Your Name (please print)

1817 E 40th

Your address(es) affected by this application

Brian Graham-Moore

Signature

☐ I am in favor
☒ I object

Date

4-11-17

Daytime Telephone: ~~512-974-3404~~ ~~512-974-3124~~ ~~512-974-3124~~

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

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Austin, TX 78767-8810

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Contact: Cesar Zavala, 512-974-3404 or

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: [REDACTED]

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 / 4th Floor

Cesar Zavala

P. O. Box 1088

Austin, TX 78767-8810

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Contact: Cesar Zavala, 512-974-3404 or

Ramon Rezvanipour, 512-974-3124

Public Hearing: April 25, 2017, Planning Commission

LuAnn BORDEN

Your Name (please print)

3906 GRAYSON

Your address(es) affected by this application

[Signature]

4/10/17

Signature

Date

Daytime Telephone: *[Redacted]*

Comments:

This will destroy the integrity of the neighborhood.

They will have to remove heritage trees, there are several on the property

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

City of Austin – Development Services Department / 4th Floor

Cesar Zavala

P. O. Box 1088

Austin, TX 78767-8810

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Contact: Cesar Zavala, 512-974-3404 or

Ramon Rezvanipour, 512-974-3124

Public Hearing: April 25, 2017, Planning Commission

Gary Wilson

Your Name (please print)

☐ I am in favor
☒ I object

3906 Grayson Lane 78722

Your address(es) affected by this application

Signature

Date

Daytime Telephone: [REDACTED]

Comments: I object to the subdivision of this property. Indeed, I know of NO neighboring property owners, excepting BDB Ventures LLC, approving this development. This neighborhood is not a condominium development neighborhood. The saving of the heritage oaks alone, should negate this development. There is no benefit to the neighborhood in creating an excremental monstrosity at its entrance. Thank You.

Gary Wilson

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

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Cesar Zavala

P. O. Box 1088

Austin, TX 78767-8810

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Public Hearing: April 25, 2017, Planning Commission

Sam Yeates, Deborah Campbell
Your Name (please print)

☐ I am in favor
☒ I object

4002 Crescent Dr
Your address(es) affected by this application

Dan D. Cull Sam Yeates *04/13/17*
Signature Date

Daytime Telephone: ~~512-974-3404~~

Comments: *This plan does not fit in with the neighborhood and large trees would be lost!*

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Public Hearing: April 25, 2017, Planning Commission

LISA GOVIN

Your Name (please print)

3813 BROOKVIEW RD. AUSTIN

Your address(es) affected by this application

[Signature]

Signature

4/18/2017

Date

Daytime Telephone: ~~512-974-3404~~

Comments:

I ADAMANTLY OPPOSE THE
PROPOSED RESUBDIVISION OF
3901 BROOKVIEW RD. BECAUSE SO
WOULD SPOIL THE "SPIRIT AND
SOUL OF THE EXISTING NEIGHBOR-
HOOD". (I QUOTE OUR MAYOR
STEVE ADLER). NOW I SAY
MORE?

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Contact: Cesar Zavala, 512-974-3404 or

Ramon Rezvanipour, 512-974-3124

Public Hearing: April 25, 2017, Planning Commission

Eleanor Bilotta

Your Name (please print)

3801 ~~Brookview~~ Brookview Rd.

Your address(es) affected by this application

Eleanor Bilotta

Signature

4/19/17

Date

Daytime Telephone:

Comments:

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

City of Austin – Development Services Department / 4th Floor

Cesar Zavala

P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor
☒ I object

PUBLIC HEARING INFORMATION

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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.

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 - 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.

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Contact: Cesar Zavala, 512-974-3404 or

Ramon Rezvanipour, 512-974-3124

Public Hearing: April 25, 2017, Planning Commission

Allison Meier

Your Name (please print)

☐ I am in favor
☒ I object

3814 Brookview Rd

Your address(es) affected by this application

Allison Meier

Signature

4/18/17

Date

Daytime Telephone: [REDACTED]

Comments: AGAINST the proposed development for it would ruin the neighborhood.

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City of Austin – Development Services Department / 4th Floor

Cesar Zavala

P. O. Box 1088

Austin, TX 78767-8810

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Contact: Cesar Zavala, 512-974-3404 or

Ramon Rezvanipour, 512-974-3124

Public Hearing: April 25, 2017, Planning Commission

IAN CLARKE

Your Name (please print)

☐ I am in favor
☒ I object

3814 BROOKVIEW ROAD 78722

Your address(es) affected by this application

[Signature]

Signature

4/18/17

Date

Daytime Telephone: [Redacted]

Comments: _____

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City of Austin – Development Services Department / 4th Floor

Cesar Zavala

P. O. Box 1088

Austin, TX 78767-8810

Zavala, Cesar

From: [REDACTED]
Sent: Monday, May 15, 2017 1:32 PM
To: Oliver, Stephen - BC; Kazi, Faye - BC; Anderson, Greg - BC; McGraw, Karen - BC; Nuckols, Tom - BC; bc-angela.pineyrodehoyos@austintexas.gov; Shieh, James - BC; Thompson, Jeffrey - BC; Vela, Jose - BC; White, Trinity - BC; Zaragoza, Nuria - BC; Schissler, James - BC; Seeger, Patricia - BC; Zavala, Cesar; Tovo, Kathie
Subject: Follow-up Information from Neighborhood Regarding 3901 Brookview, C-8-2016-0141.0A on Agenda for May 23
Attachments: Brookview--HLC Presentation from SW-4.24.pdf; Petitions Through 10-9-16.pdf; 3901_DeedRestrictions.pdf

TO: Members of Planning Commission (Commissioners Stephen Oliver, Faye Kazi, Greg Anderson, Karen McGraw, Tom Nuckols, Angela De Hoyos Hart, James Schissler, Patricia Seeger, James Shieh, Jeffrey Thompson, Jose Vela III, Trinity White, and Nuria Zaragoza); **Council Member Kathie Tovo; City of Austin Development Services Cesar Zavala**

FROM: Gay Goforth, along with David Boston, Kristi Shaw, Susan Patterson, Sherri Whitmarsh, Stephen Dock, Jules Kniolek, Larry Hill

SUBJECT: Follow-up Information About Re-Subdivision Request for 3901 Brookview Road, C-8-2016-0141.0A

We are neighbors in the Schieffer-Willowbrook Neighborhood who oppose a re-subdivision request for 3901 Brookview Road.

This case is scheduled for the May 23 meeting of the Planning Commission.

Via this e-mail, prior to the meeting, we would like to present to you information that opposes the re-subdivision request.

Attached to this e-mail are:

- (1) A copy of the valid deed restriction dating from 1961 that prohibits re-subdivision of this corner lot
- (2) A Power Point/PDF file that shows criteria related to Architecture, Historical Associations, Community Value, and Landscape Features, presented to the Historic Landmark Commission
- (3) Copies of petitions opposing demolition of the house and re-subdivision, representing 70% of the neighbors within 500 feet of the property

Please note:

- (1) The owners who built the current home at 3901 Brookview (Gwendolyn and Morris Stevens) were two of the four signatories of the Feb 4, 1961 deed restrictions. Clearly their intentions were that the property NOT be subdivided.
- (2) Schieffer-Willowbrook Neighborhood is an area of solidly-intact homes and properties. This

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re-subdivision request, for a property that is a central focus of the neighborhood, will negatively change the character of an intact, 1950s/60s neighborhood that is worthy of being protected in its current form.

We look forward to the May 23 meeting. Thank you. Gay Goforth and above residents

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Ramon Rezvanipour, 512-974-3124

Public Hearing: April 25, 2017, Planning Commission

ROB CASTOR

Your Name (please print)

☐ I am in favor
☒ I object

3902 BROOKVIEW ROAD

Your address(es) affected by this application



Signature

18 April 2017

Date

Daytime Telephone: **2-2-2**

Comments: **IT IS MY UNDERSTANDING THAT DEED RESTRICTIONS PROHIBIT THE SUBDIVISION OF THIS LOT.**

IF THE LOT IS SUBDIVIDED, AN INCREASE IN IMPERVIOUS COVER HAS ALREADY BEEN NOTED BY THE CITY AS POTENTIALLY CAUSING DAMAGING RUNOFF. (SEE DA-2016-1044)

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City of Austin – Development Services Department / 4th Floor

Cesar Zavala

P. O. Box 1088

Austin, TX 78767-8810