

**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2016-0141.0A**P.C. DATE:** July 11, 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:**

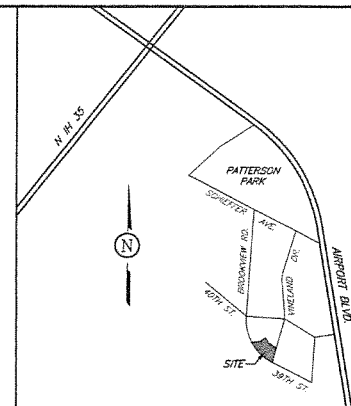
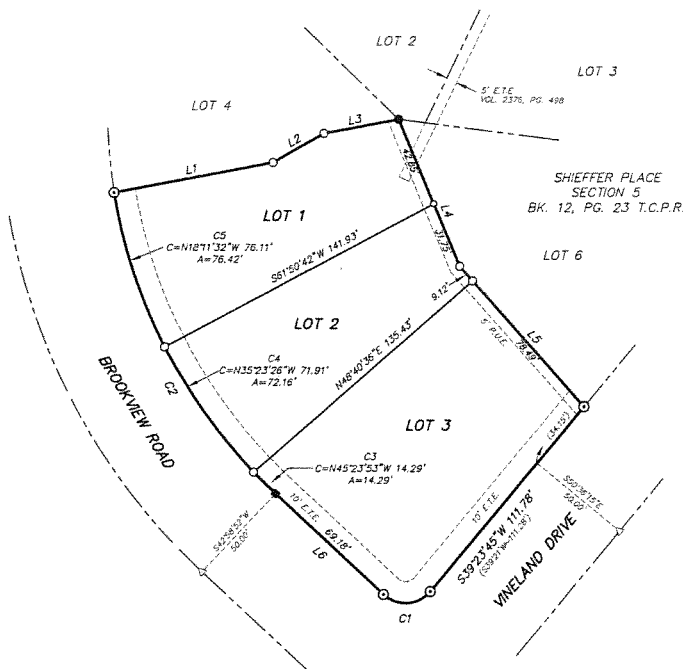
**CASE MANAGER:** Cesar Zavala  
**E-mail:** Cesar.Zavala@austintexas.gov

**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 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	68.18
(L-6)	N47°03'W	69.04

CURVE TABLE				
CURVE	CENTRAL ANGLE	RADIUS	ARC	CHORD
C-1	93°25'39"	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	162.88	162.03
C-3	03°18'33"	247.50	14.29	14.29
C-4	16°42'28"	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 herein 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 herein, 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

## 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)

*4006 Vine Land*  
Your address(es) affected by this application

*Ed Robertson*  
Signature

*April 14, 2017*  
Date

Daytime Telephone:  -  - 

Comments: *Increased traffic*  
*& population when*

☐ I am in favor  
☒ I object

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

Brian Graham-Moore

Your Name (please print)

1817 E 40th

Your address(es) affected by this application

Brian Graham-Moore 4-11-17

Signature

Date

Daytime Telephone:

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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Contact: Cesar Zavala, 512-974-3404 or

Ramon Rezvanipour, 512-974-3124

Public Hearing: April 25, 2017, Planning Commission

Robin Grahm-Moore

Your Name (please print)

1817 East 40th Street Austin, TX 78722

Your address(es) affected by this application

Robin E. Graham-Moore

Signature

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.

☐ I am in favor  
☒ I object

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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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Contact: Cesar Zavala, 512-974-3404 or

Ramon Rezvanipour, 512-974-3124

Public Hearing: April 25, 2017, Planning Commission

*Lufkin Bore Delcon*

Your Name (please print)

*3906 E RAY DR*

Your address(es) affected by this application

*3906 E RAY DR*

*4/16/17*

Signature

Daytime Telephone:

Date

Comments:

*This will destroy the integrity of the neighborhood. They will have to remove mature 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 / 4<sup>th</sup> 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] 4/15/17  
Signature Date

Daytime Telephone: [Redacted]

Comments: I object to the resolution 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 savings taken on large oaks alone should negate this development. There is no benefit to the neighborhood in creating an excessive amount of its entrance. Thank you.

Gary Wilson

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

*Sam Yates, Deborah Campbell*  
Your Name (please print)

*4002 Crescent Dr*

Your address(es) affected by this application

*4002 Crescent Dr* *Sanchara* *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!*

☐ I am in favor  
☒ I object

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Austin, TX 78767-8810

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USA CIVIL
Your Name (please print)
3013 BROADVIEW RD. AUSTIN
I am in favor of this object

Your address(es) affected by this application

Dr. Cy
Signature
4/18/2017
Date

Daytime Telephone:
[Redacted]

Comments: I AM A DUTY OPPOSE THE PROPOSED RESUBDIVISION OF 3901 BROADVIEW RD. BECAUSE SO MUCH OF THE EXISTING NEIGHBORHOOD OF THE EXISTING NEIGHBORHOOD. (I QUOTE OUR MAYOR STEVE AVALON) UNLESS I SAY MORE?

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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**

Your Name (please print)

Eleanor Bilotta  
3801 ~~Brookview~~ Brookview Rd.

☐ I am in favor  
☒ object

Your address(es) affected by this application

Eleanor Bilotta  
Signature  
4/19/17  
Date

Daytime Telephone:



Comments:

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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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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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- 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
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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: C8-2016-0141.0A**

**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)*

3814 Brookview Rd

*Your address(es) affected by this application*

Albion Meis

4/18/17

*Signature*

Date \_\_\_\_\_

Daytime Telephone:

Comments: AGAINST the proposed

development for it would ruin the neighborhood.

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**Cesar Zavala**

**P.O. Box 1088**

**Austin, TX 78767-8810**

**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

IAN CLARKE  
Your Name (please print) ☐ I am in favor ☒ I object

3814 BROOKVIEW ROAD 78722  
Your address(es) affected by this application

Signature  Date 4/18/17

Daytime Telephone: 

Comments: \_\_\_\_\_

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

**Zavala, Cesar**

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**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



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: 

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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Cesar Zavala

P. O. Box 1088

Austin, TX 78767-8810