SUBDIVISION REVIEW SHEET

CASE NO.: C8-2017-0124.1A **P.C. DATE:** January 8, 2019

SUBDIVISION NAME: Lightfield Subdivision Final Plat

AREA: 5.0 acres **LOT(S):** 19

OWNER/APPLICANT: Dalor Limited Partnership **AGENT:** Southwest Engineers (Miguel Gonzales)

ADDRESS OF SUBDIVISION: 4902 Lott Avenue

GRIDS: MM23 **COUNTY:** Travis

WATERSHED: Fort Branch **JURISDICTION:** Full-Purpose

EXISTING ZONING: SF-3-NP **MUD:** N/A

NEIGHBORHOOD PLAN: MLK-183

PROPOSED LAND USE: Single Family

ADMINISTRATIVE WAIVERS: None.

VARIANCES: On October 27, 2018 the Planning commission granted a variance request for this subdivision to not extend Lightfield Ave. into the proposed subdivision.

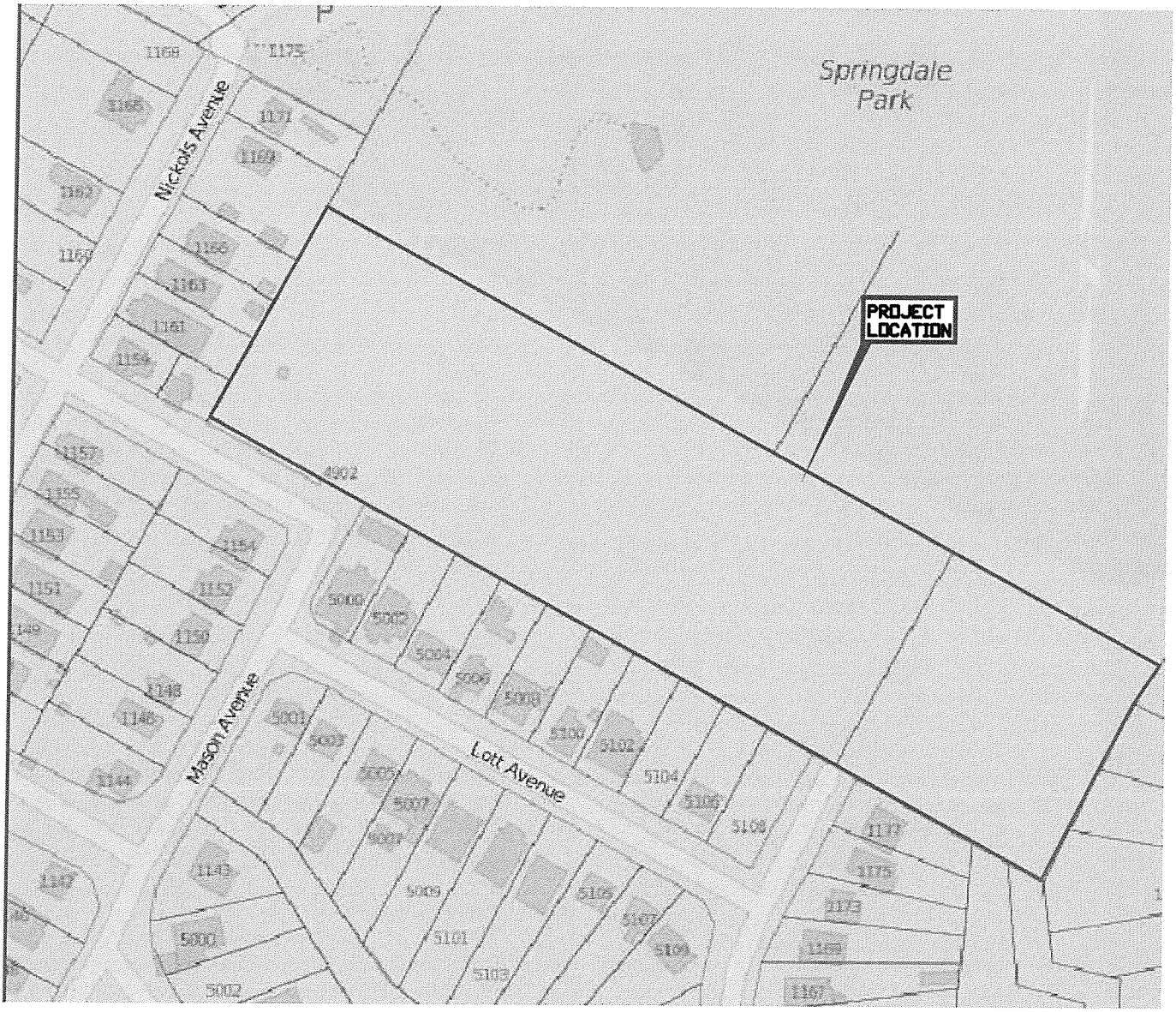
SIDEWALKS: Sidewalks will be provided on both sides of all internal streets..

DEPARTMENT COMMENTS: The request is for approval of the Lightfield Final Plat. The proposed plat is composed of 19 lots on 5 acres for single-family or duplex use. The plat includes the extension of Mason Avenue connecting to the proposed Lightfield Lane. The City of Austin will provide all utilities. The developer is responsible for all costs associated with any required improvements.

STAFF RECOMMENDATION: The staff recommends approval of the plat subject to the Commission's approval of the preliminary plan, also on tonight's agenda. This plat otherwise meets all applicable State and City of Austin LDC requirements.

PLANNING COMMISSION ACTION:

CITY STAFF: Don Perryman **PHONE:** 512-974-2786
E-mail: don.perryman@austintexas.gov



Southwest Engineers Inc.
Civil
Environmental
Planning
TBPE No.: 1909
www.swengineers.com
142 Cimarron Park Lp
Buda, Texas 78610
(512) 312-4336

LOCATION MAP

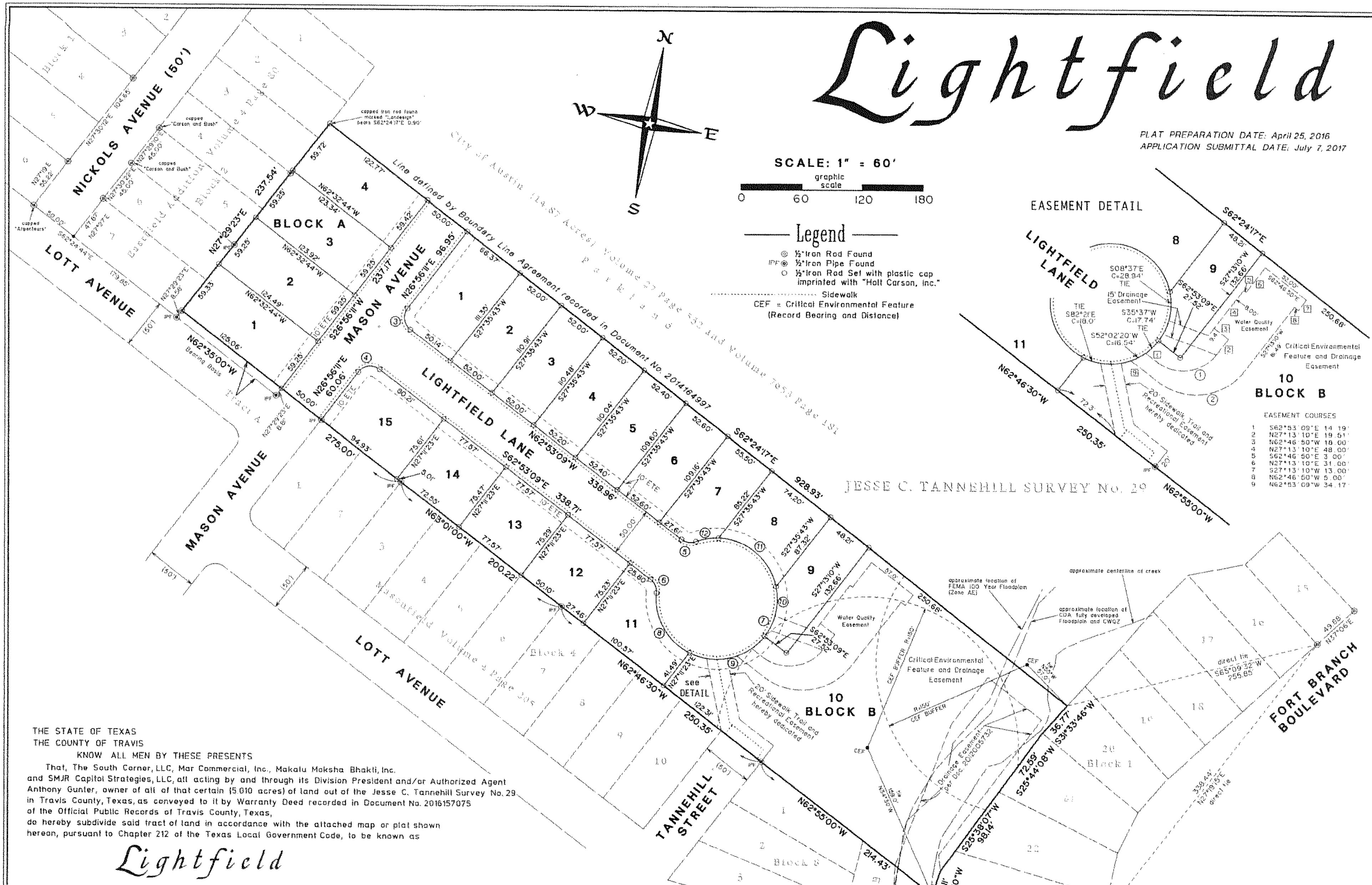
4908 Lott Avenue
Lightfield
MX3 Homes

Date:	04/26/2016
File:	Exhibit
Scale:	N.T.S.
Tech:	MI
Project No.:	0556-025-16

O:\CompanyData\Clients\0556-MX3 Homes\0556-025-16 4908 Lott Ave\Exhibits\Location Map Exhibit.dwg Tue, Apr 26, 2016, 4:30pm

Lightfield

PLAT PREPARATION DATE: April 25, 2016
APPLICATION SUBMITTAL DATE: July 7, 2017



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

That, The South Corner, LLC, Mar Commercial, Inc., Makalu Maksha Bhakti, Inc. and SMJR Capitol Strategies, LLC, all acting by and through its Division President and/or Authorized Agent Anthony Gunter, owner of all of that certain (5.010 acres) of land out of the Jesse C. Tannehill Survey No. 29 in Travis County, Texas, as conveyed to it by Warranty Deed recorded in Document No. 2016157075 of the Official Public Records of Travis County, Texas, do hereby subdivide said tract of land in accordance with the attached map or plat shown hereon, pursuant to Chapter 212 of the Texas Local Government Code, to be known as

Lightfield

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 ________

Anthony Gunter Division President or Authorized Agent for
The South Corner, LLC
Mar Commercial, Inc.
Makalu Maksha Bhakti, Inc.
SMJR Capitol Strategies, LLC

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the _________ day of _____________, A.D., 20___, did personally appear Anthony Gunter, 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 ____________________

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