SUBDIVISION REVIEW SHEET
(VARIANCE ONLY)

CASE NO.: C8-2017-0124

P.C. DATE: October 27, 2018

SUBDIVISION NAME: Lightfield Preliminary Plan

AREA: 5.0 acres

LOT(S): 25

OWNER/APPLICANT: MX3 Homes (Sal Martinez)

AGENT: Southwest Engineers (Gabe Hovdey)

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

DISTRICT: 1

PROPOSED LAND USE: Single Family

ADMINISTRATIVE WAIVERS: N/A

VARIANCES: The applicant is requesting a variance from LDC Section 25-4-151 which requires streets in a new subdivision to be in line with existing streets on adjoining property. The variance is to not extend Lott Ave. into the proposed subdivisions. RECOMMENDED. (See attached memorandum from transportation review).

SIDEWALKS: Sidewalks will be provided on both sides of all internal streets and the subdivision side of boundary streets.

DEPARTMENT COMMENTS: The proposed plan is composed of 25 lots on 5 acres. At this time, the request is for approval of the above referenced variance only. Once all remaining review comments are cleared by the applicant, the plan will be brought back to the Commission for consideration. .

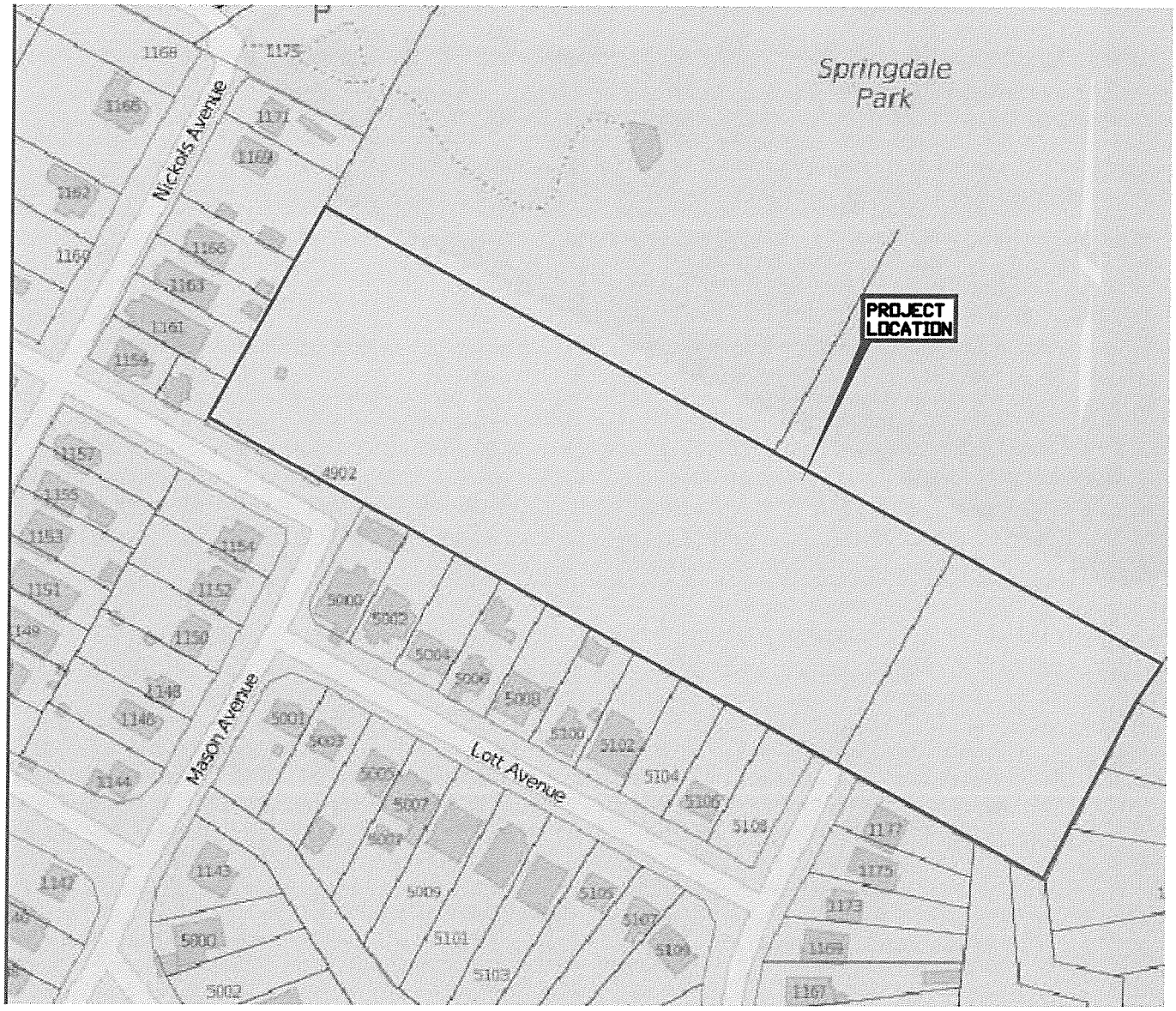
STAFF RECOMMENDATION: The staff recommends approval of the above referenced variance request.

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

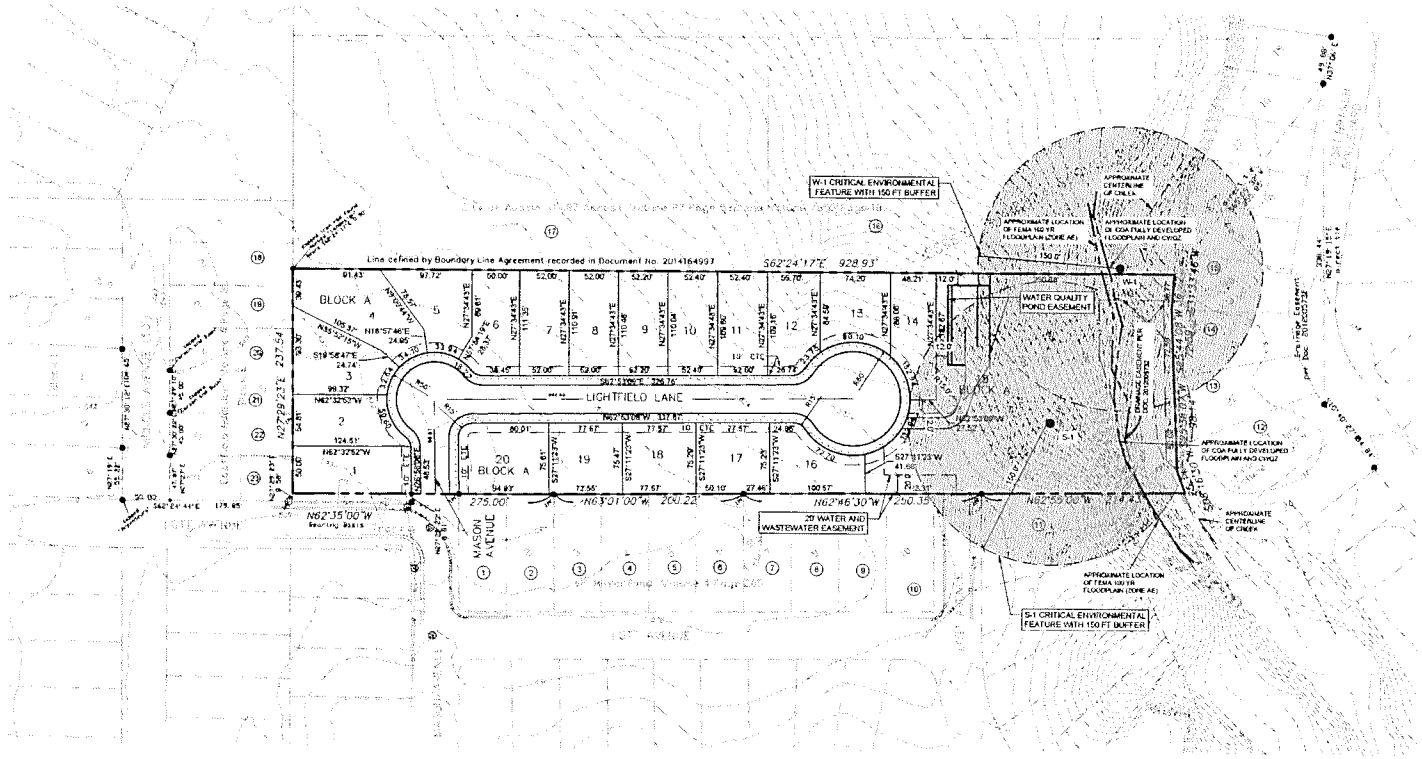
4908 Lott Avenue
Lightfield
MX3 Homes

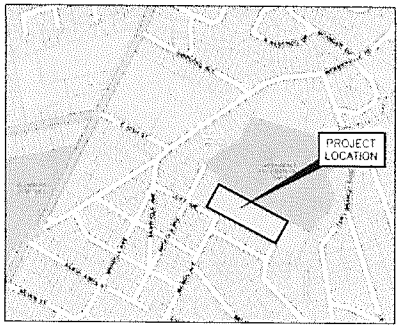
Date:	04/26/2016
File:	Exhibit
Scale:	N.T.S.
Tech:	MI
Project No.:	0556-025-16

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

Item C-21

PRELIMINARY PLAN FOR
LIGHTFIELD





VICINITY MAP
N.T.S.
C.O.A. GRID NO. M23
(MAPSCO PAGE 586B)

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

LEGEND
- PROPERTY LINE
- PROPERTY LINE (ADJACENT)
- EXISTING EASEMENT
- EXISTING ELECTRICAL
- EXISTING UNDERGROUND ELEC.
- EXISTING OVERHEAD ELEC.
- EXISTING GAS
- EXISTING CONTOURE
- PROPOSED CONTOURS
- PROPOSED CURB & GUTTER
- PROPOSED SIDEWALK

(##) ADJACENT OWNER INFORMATION (SEE SHEET 2 OF 2 FOR CORRESPONDING NUMBERS)

CEF Number	CEF Description (type, dimensions)	CEF Location (Centroid of feature projected in State Plane NAD 1983 decimal degrees)		Total area of CEF and standard setback (150 ft.) located within project boundaries (sq.ft.)	Total area of CEF and/or standard CEF setback (150 ft.) proposed to be included (sq. ft.)	Total area of CEF setback provided as mitigation (sq. ft.)
		Latitude	Longitude			
S-1	SEEP, 150 FT.	30.2758	-97.6820	55,026	0	55,026
W-1	WETLAND, 150 FT.	30.2761	-97.6813	24,605	0	24,605
			TOTAL	79,631	0	79,631

NOTE: APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION, AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEER.

PRELIMINARY SUBDIVISION APPROVAL _____ SHEET ___ OF ___
FILE NUMBER _____ APPLICATION DATE _____
APPROVED BY COMMISSION ON _____ UNDER SECTION _____
OF CHAPTER _____ OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81, LDC) _____ CASE MANAGER _____
PROJECT EXPIRATION DATE (ORD.#970905-A) _____
DWPZ ___ DDZ ___
Development Services Department
FINAL PLAT TO LOC HIS PRELIMINARY FILE # _____ APPROVED ON ____
PRELIMINARY EXTENDED ON _____ UNTIL _____
Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction or a building permit is not required, must also be approved prior to the Project Expiration Date.

TEXAS ONE CALL SYSTEM
1-800-245-4545
UNDER PENALTY OF LAW, THE CONTRACTOR IS REQUIRED TO CONTACT THE TEXAS ONE CALL SYSTEM AT LEAST 48 HOURS NOT ONE STARTING EXCAVATION.

NOTE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARES THEM. IN APPROVING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

CAUTION - ELECTRICITY PRESENT

THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS THAT ENTER OR WORK ON THIS PROJECT ARE RESPONSIBLE FOR LOCATING USING ONE-CALL OR THE ELECTRIC UTILITIES THEMSELVES, ALL OVERHEAD AND UNDERGROUND ELECTRICAL OF ANY NATURE AND FOR SAFEGUARDING ALL PERSONNEL ON THIS PROJECT, INCLUDING ANY OFF-SITE WORK AREAS SHOWN ON THE PLAN, FROM ANY INTERFERENCE WITH THE ELECTRIC LINES OR FROM DAMAGING, DIGGING UP OR UNCOVERING THE ELECTRIC LINES. GETTING A LADDER IN HARMS WAY OF ANY OTHER ACTIVITY OF ANY NATURE THAT COULD HARM ANY INDIVIDUAL IN ANY MANNER. THIS RESPONSIBILITY HEREBY REMOVES THE ENGINEER AND THE OWNER FROM ANY LIABILITY OF ANY NATURE.

NO.	REVISION	DATE

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MIGUEL GONZALES, JR., P.E. # 92481 ON 07/07/17. THE DATE INDICATED, ANY ALTERATIONS OF THIS SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

07/07/17

SOUTHWEST ENGINEERS
Civil | Environmental | Land Development
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307 St. Lawrence St.
Gonzales, TX 78629
P: 830.672.7546
F: 830.672.2034
BUDA
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Buda, TX 78610
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TBPE NO. F-1909
WWW.SWENGINEERS.COM
SWE@SWENGINEERS.COM

WARNING
IF THIS BAR DOES NOT MEASURE 1" THE DRAWING IS NOT TO SCALE

DRAWN BY AG DATE 06/19/17
CHECKED BY GH DATE 06/19/17

PRELIMINARY PLAN

LIGHTFIELD PRELIMINARY PLAN AND FINAL PLAT
4908 LOTT AVENUE
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

PROJECT NO. 0556-025-16
DRAWING NO. _____
SHEET 1 OF 2

C8-2017-0124

MEMORANDUM

TO:	Don Perryman, Case Manager Members of the Planning Commission
FROM:	Natalia Rodriguez, CNU-A, Land Use Review Division, DSD
DATE:	February 20, 2018
SUBJECT:	Variance Request Lightfield Subdivision Case Number – C8-2017-0124
Recommendation:	To approve the variance

The applicant for the above referenced subdivision is requesting a variance to Title 25 of the Land Development Code (LDC) Section 25-4-151, which requires streets of a new subdivision to be in line with existing streets on adjoining property. The variance is for the connection to Lott Avenue.

The proposed subdivision is located within the City of Austin's full purpose jurisdiction in east Austin, between Springdale Road and US 183. The site consists of 19 lots on five acres.

Staff recommends approval of the variance for the following reasons:

- Lott Avenue is an existing collector street which provides access to the single-family residential units to the south.
- Traffic circulation would not be compromised if Lott Avenue was not extended because there are other ingress and egress points throughout this subdivision and adjacent subdivisions to right-of-way.
- After discussions with staff, Lott Avenue extension is not supported due to environmental and topographic constraints adjacent to the existing right-of-way. In accordance with the Comprehensive Master Plan, Imagine Austin, staff has agreed to support the proposed single-family residential development within the Urban Core with recommended conditions.

Support for variance contingent upon the following recommended conditions:

- The site shall dedicate a minimum 20-foot sidewalk, trail, and recreational easement from Lott Avenue to the proposed Lightfield Lane right-of-way cul-de-sac.
- A minimum 10-foot ADA accessible pedestrian and bicycle path shall be constructed, in accordance with City of Austin standards, within the 20-foot sidewalk, trail, and recreational easement at the time of the subdivision construction application.
- The proposed Mason Avenue 50-foot right-of-way shall be extended to the north property line to provide a connection to Springdale Park for pedestrian and bicycle access. The Mason Avenue ROW connection shall be constructed to City of Austin standards and provide collapsible bollards.
- This pedestrian and bicycle path connection from Lott Avenue to Lightfield Lane, and the Mason Avenue right-of-way connection to Springdale Park allows for public and accessible pedestrian and bicycle travel from the adjacent single-family residential units to the adjacent parkland.

If you have any further questions or required additional information, please contact me at 974-3099.

Natalia Rodriguez

Natalia Rodriguez, CNU-A
Land Use Review Division/ Transportation Review
Development Services Department