

**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.

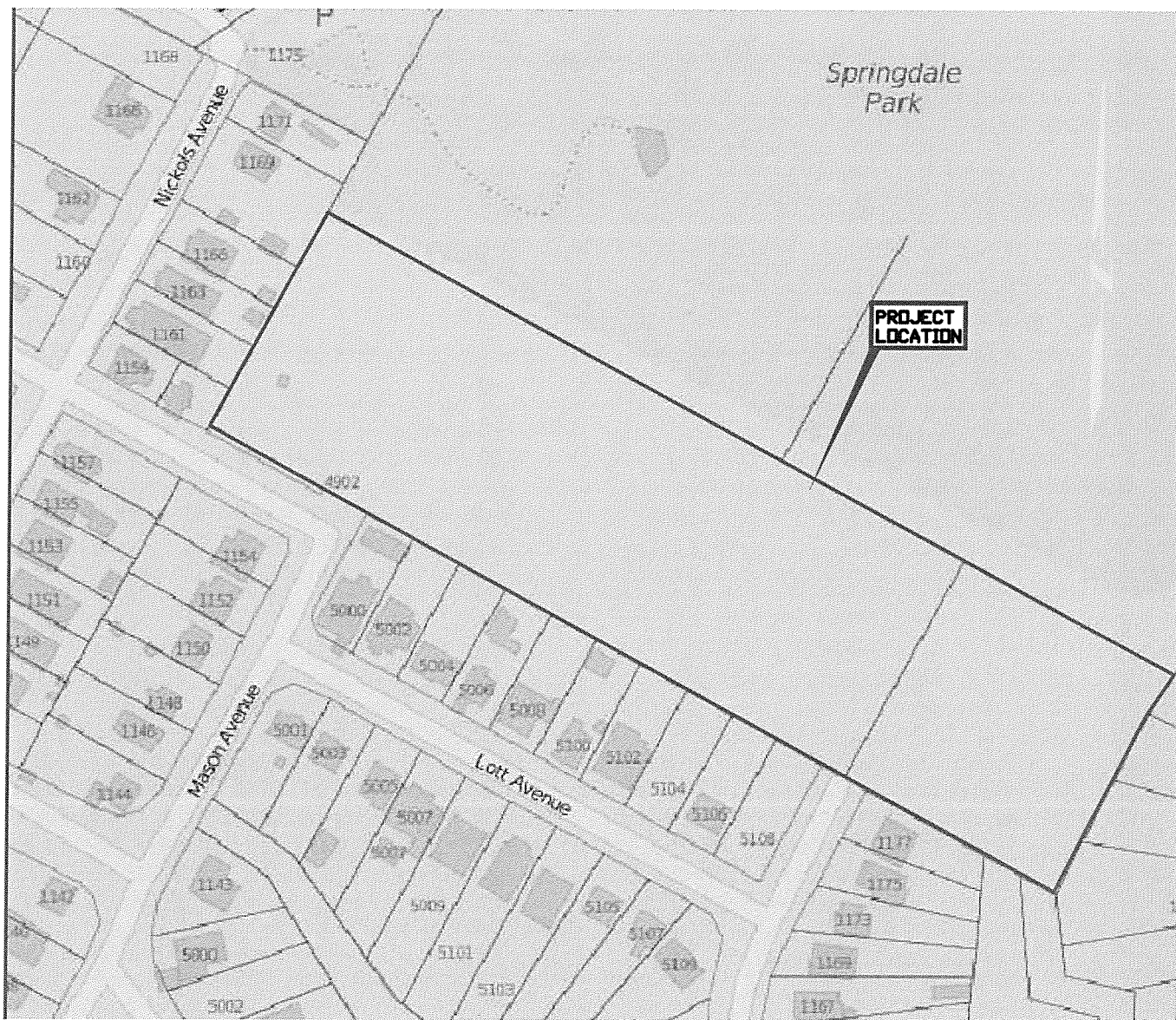
STAFF RECOMMENDATION: The staff recommends approval of the above referenced variance request.

PLANNING COMMISSION ACTION:

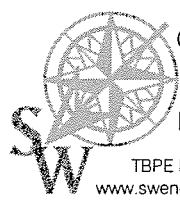
CITY STAFF: Don Perryman

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Southwest Engineers Inc.



Civil
Environmental
Planning

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Buda, Texas 78610
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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



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