

## SUBDIVISION REVIEW SHEET

**CASE NO.:** C8-2017-0124

**P.C. DATE:** January 8, 2019

**SUBDIVISION NAME:** Lightfield Preliminary Plan

**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 Preliminary Plan. The proposed plat is composed of 19 lots on 5 acres for single-family or duplex use. The plan 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 plan. This plan meets all applicable State and City of Austin LDC requirements.

**PLANNING COMMISSION ACTION:**

**CITY STAFF:** Don Perryman

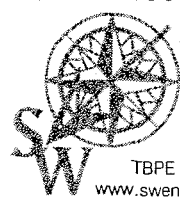
**PHONE:** 512-974-2786

**E-mail:** [don.perryman@austintexas.gov](mailto:don.perryman@austintexas.gov)



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

# Southwest Engineers Inc.



Civil  
Environmental  
Planning

142 Cimarron Park Lp  
Buda, Texas 78610  
(512) 312-4336

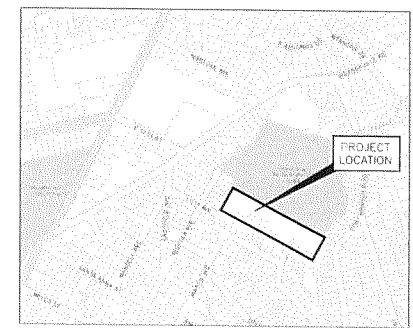
TBPE No.: 1909  
www.swengineers.com

# 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

# PRELIMINARY PLAN FOR LIGHTFIELD

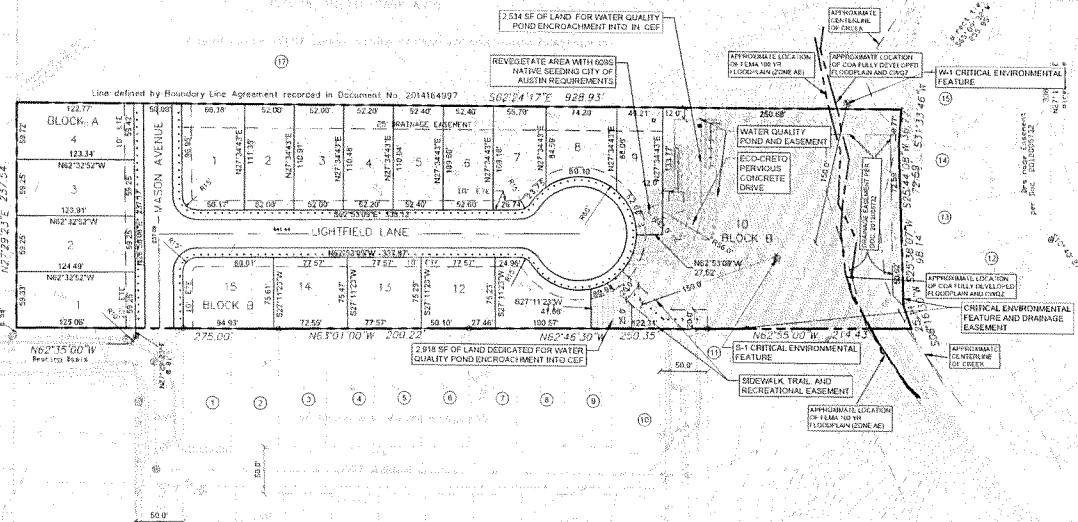


VICINITY MAP  
N.T.S.  
S.O.G. GRID NO. W23  
(MAPPED PAGE 3003)



TABLE	SIZE (SQ.FT.)
1	7,937
2	2,933
3	1,329
4	723
5	399
6	229
7	139
8	79
9	49
10	29
11	19
12	9
13	5
14	3
15	2
16	1
17	1
18	1
19	1
20	1

LEGEND	
(---)	PROPERTY LINE
(---)	PROPERTY LINE (ADIACENT)
(---)	EXISTING EASEMENT
(---)	EXISTING ELECTRICAL
(---)	EXISTING UNDERGROUND ELEC.
(---)	EXISTING OVERLAND ELEC.
(---)	EXISTING GAP
(---)	EXISTING CONTOURS
(---)	PROPOSED CONTOURS
(---)	PROPOSED CURB & GUTTER
(---)	PROPOSED SIDEWALK
(---)	PROPOSED DRIVE
(---)	AREA ENCROACHMENT INTO CEF
(---)	AREA DEDICATED FOR WATER QUALITY ENCROACHMENT INTO CEF
(---)	ECOCRETO AREA
(---)	CRITICAL ENVIRONMENTAL FEATURE
(---)	REVEGETATE AREA 60S-NATIVE SEEDING



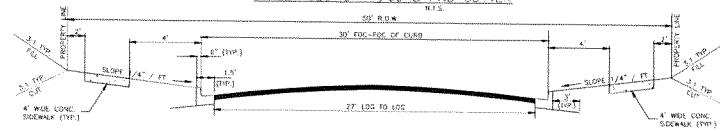
NOTE:  
SF = SINGLE FAMILY  
CEF = CRITICAL ENVIRONMENTAL FEATURE, ENVIROMENT AND WATER QUALITY  
(SEE SHEET 3 OF 3 FOR CORRESPONDING NUMBERS)

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 SUBMITTED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF MEMBER SUBMITTED WORK. THE CITY ENGINEER'S REVIEW OF THIS APPLICATION IS FOR CODE COMPLIANCE BY CITY ENGINEER.

STREET STANDARDS CHART			
STREET NAME	ROW WIDTH	PAVEMENT WIDTH CROSS SECTION	SIDEWALKS LOG
LIGHTFIELD LANE	50'	27' LOG TO LOG	4.0' 1.0'

MASON AVENUE 50' R.O.W.  
LIGHTFIELD LANE 50' R.O.W.  
STREET SECTION W/CURB AND GUTTER  
50' R.O.W. N.T.S.



CEF Number	CEF Description (type, dimensions)	CEF Location (Centroid of feature projected in State Plane NAD 1983 decimal degrees)		Total area of CEF and ERM-approved CEF setback (SQ. FT.) prior to mitigation (sq. ft.)	Total area of CEF and CEF setback (100% proposed to be preserved (sq. ft.))	Total area of CEF and CEF setback proposed to be mitigated (sq. ft.)
		Latitude	Longitude			
S-1	SEEP, 150 FT.	30.2758	-97.6820	35,197	2216	32,981
W-1	WETLAND, 150 FT.	30.2761	-97.6813	24,627	318	24,309
<b>TOTAL</b>				<b>59,824</b>	<b>2,534</b>	<b>57,290</b>

NOTE: TWO ADMINISTRATIVE VARIANCES HAVE BEEN GRANTED TO MODIFY THE STANDARD 150 FT. CRITICAL ENVIRONMENTAL BUFFER FOR SPRINGS AND WETLAND CRITICAL ENVIRONMENTAL FEATURES TO COINCIDE WITH LOT 10. VARIANCE IS 1.463 ACRES IN SIZE, AND TO ALLOW CONSTRUCTION OF WATER QUALITY POND OUTER PORTION OF CEF BUFFER FOR SPRING AND WETLAND WITHIN LOT 10 BUT NOT WITHIN 60 FT.

NO.	REVISION	DATE	THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MIQUEL GONZALES JR., P.E. # 8088 ON 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.

**Southwest Engineers**  
10331218  
201 Sherman Park Loop, Ste. 8, Suite 72-1600  
F. 314.341.4310

HEADQUARTERS  
307 West Lavaca Street, Georgetown, TX, 78626  
P. 512.944.7500 F. 512.944.2634

CENTRAL TEXAS  
201 Sherman Park Loop, Ste. 8, Suite 72-1600  
F. 314.341.4310

WARNING:  
IF THIS BAR DOES NOT MEASURE 4" THE DRAWING IS NOT TO SCALE

DRAWN BY: AG DATE: 08/01/18  
CHECKED BY: CHVAG DATE: 08/14/18

PRELIMINARY PLAN  
**LIGHTFIELD PRELIMINARY PLAN AND FINAL PLAT**  
4808 LOTT AVENUE  
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

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

CB-2017-0124

D:\Computer\Projects\0556-025-16\_4808 Lott Ave\Drawn, P. Progress\0556-025-16\_Preliminary Plan.dwg - Layout - PRELIMINARY PLAN.dwg - Tue, 08/14/2018, 11:58:10 AM, By: CHVAG