

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2022-0147.0A

COMMISSION DATE: August 16, 2022

SUBDIVISION NAME: Maxwell Subdivision

ADDRESS: 2114 Maxwell Lane

APPLICANT: Real Holdings, LLC (Lynn Yuan)

AGENT: LOC Consultants (Sergio Lozano, P.E.)

ZONING: SF-3 (single family)

NEIGHBORHOOD PLAN: Montopolis

AREA: 0.59 acres (25, 686.09 sf)

LOTS: 5

COUNTY: Travis

DISTRICT: 3

WATERSHED: Carson Creek

JURISDICTION: Full Purpose

SIDEWALKS: Sidewalks will be constructed along streets.

VARIANCE: None

DEPARTMENT COMMENTS:

The request is for the approval of Maxwell Subdivision comprised of 5 lots on 0.59 acres (25, 686.09 sf).

The plat does not comply with the criteria for approval in LDC 25-4-84(B) and staff recommends disapproval for the reasons listed in the attached comment report. An application that has been disapproved with reasons may be updated to address those reasons until the application expires. If the applicant submits an update to address the reasons for disapproval, that update will be presented to the Land Use Commission within fifteen days of submittal.

STAFF RECOMMENDATION:

Staff recommends disapproval of the final plat for reasons listed in Exhibit C in the support material.

CASE MANAGER: Cesar Zavala

PHONE: 512-974-3404

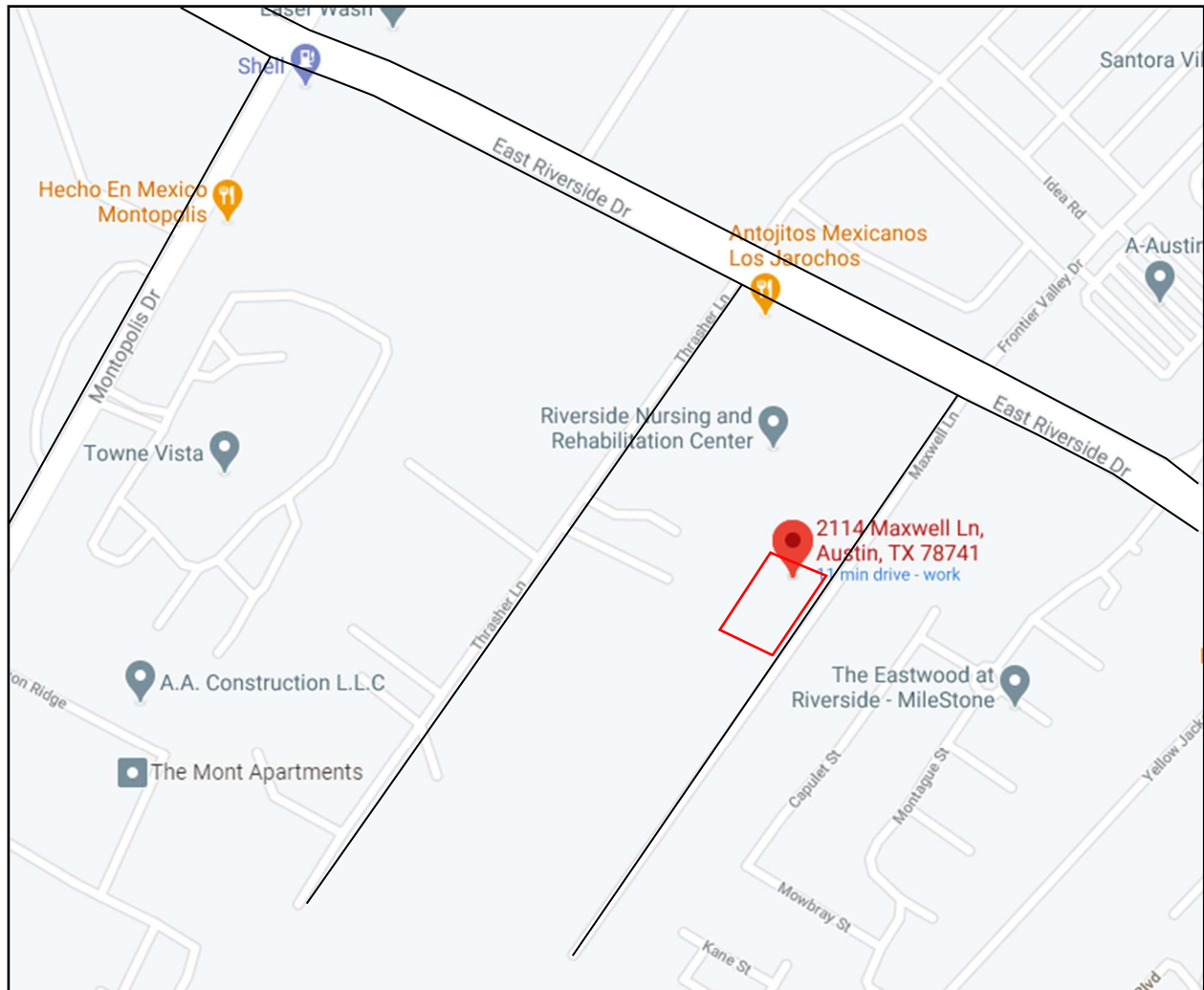
E-mail: cesar.zavala@austintexas.gov

ATTACHMENTS

Exhibit A: Vicinity map

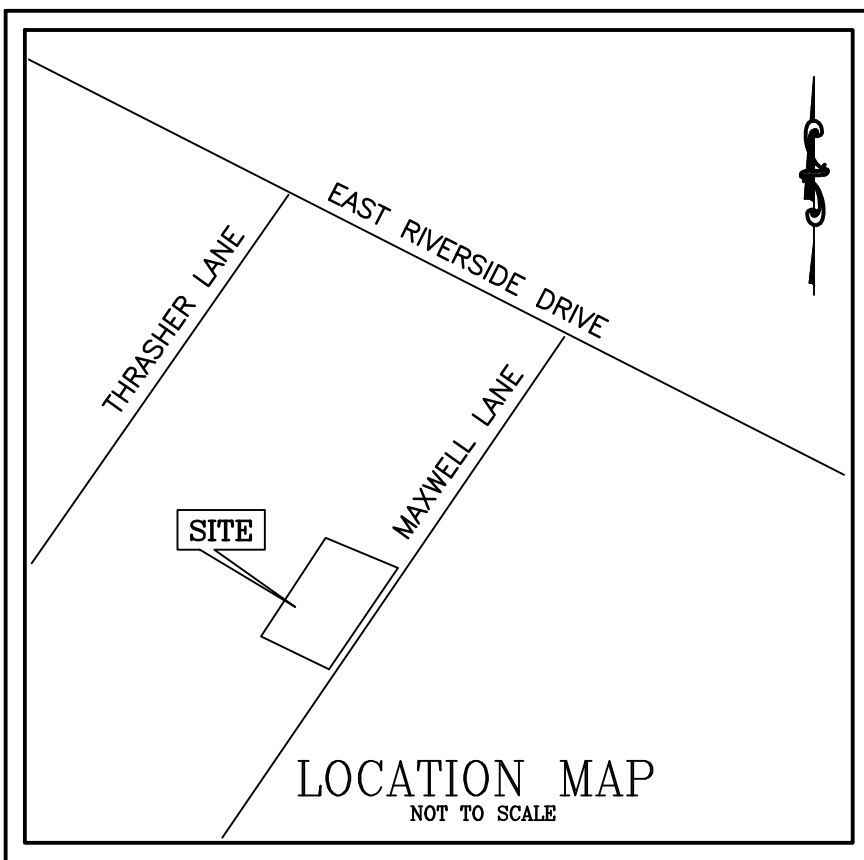
Exhibit B: Proposed final plat

Exhibit C: Comment Report



LOCATION MAP
MAXWELL SUBDIVISION
2114 MAXWELL LANE

FINAL PLAT
MAXWELL SUBDIVISION



TRAVIS COUNTY CONSUMER PROTECTION NOTICE TO
HOME BUYERS:

IF YOU ARE BUYING A LOT IN THIS SUBDIVISION, YOU SHOULD DETERMINE WHETHER THE SUBDIVISION AND THE LAND AROUND IT ARE INSIDE OR OUTSIDE THE CITY LIMITS.

THIS CAN AFFECT THE ENJOYMENT AND VALUE OF YOUR HOME. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS.

THE SUBDIVISION'S RESTRICTIVE COVENANTS MAY CREATE PRIVATELY ENFORCEABLE RESTRICTIONS AGAINST INCOMPATIBLE LAND USES WITHIN THE SUBDIVISION, WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS.

DEPENDING ON STATE LAW AND OTHER FACTORS, HOWEVER, OUTSIDE THE CITY LIMITS NEITHER PRIVATE NOR GOVERNMENTAL RESTRICTIONS MAY BE AVAILABLE TO (1) RESTRICT EITHER THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE SUBDIVISION, OR (2) PROHIBIT LAND USES NEAR THE SUBDIVISION THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.

FINAL PLAT
MAXWELL SUBDIVISION

STATE OF TEXAS}}
COUNTY OF TRAVIS}}

KNOW ALL MEN BY THESE PRESENTS:

THAT I, LYNN YUAN, PRESIDENT OF REAL HOLDINGS LLC, OWNER OF ALL THAT CERTAIN PARCEL OR TRACT OF LAND BEING 0.59 ACRES OUT OF THE SANTIAGO DEL VALLE TEN LEAGUE GRANT, DESCRIBED IN A DEED OF RECORD IN DOCUMENT NO. 2020226336 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS DO HEREBY SUBDIVIDE SAID TRACT IN ACCORDANCE WITH THE ATTACHED PLAT, TO BE KNOWN AS:

MAXWELL SUBDIVISION

SAID SUBDIVISION HAVING BEEN APPROVED FOR SUBDIVISION PURSUANT TO CHAPTER 232 OF THE LOCAL GOVERNMENT CODE, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE 14th DAY OF May, 2021 A.D.

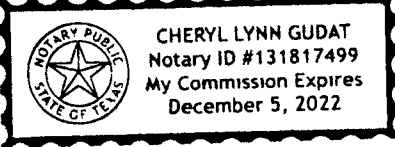
LYNN YUAN, PRESIDENT
REAL HOLDINGS LLC
11770 JOLLEYVILLE ROAD
AUSTIN, TEXAS 78759

STATE OF TEXAS}}
COUNTY OF TRAVIS}}

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LYNN YUAN, PRESIDENT OF REAL HOLDINGS LLC, A TEXAS COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HE/SHE ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL THIS THE 14th DAY OF May, 2021 A.D.

Cheryl Lynn Gudat
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



COMMISSIONERS COURT:

IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACTS OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

THE OWNERS OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION STREETS AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNERS MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNERS' OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT

ON THE ____ DAY OF _____, 2007, A.D., THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY,

THE ____ DAY OF _____, 2007, A.D.

DEPUTY

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE

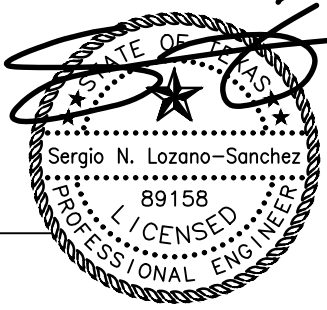
ON THE ____ DAY OF _____, 20____, A.D. AT ____ O'CLOCK ____M., DULY RECORDED ON THE ____ DAY OF _____, 20____, A.D. AT ____ O'CLOCK ____M., OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS ____ DAY OF _____, 20____, A.D.
DANA DEBEAUVOR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

ENGINEER'S CERTIFICATION:

THIS IS TO CERTIFY THAT I AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS, AND THAT ALL INFORMATION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF AND THAT SAID PLAT COMPLIES WITH TRAVIS COUNTY CHAPTER 462 SUBDIVISION REGULATIONS, AS AMENDED, AND ALL OTHER APPLICABLE CODES AND ORDINANCES.



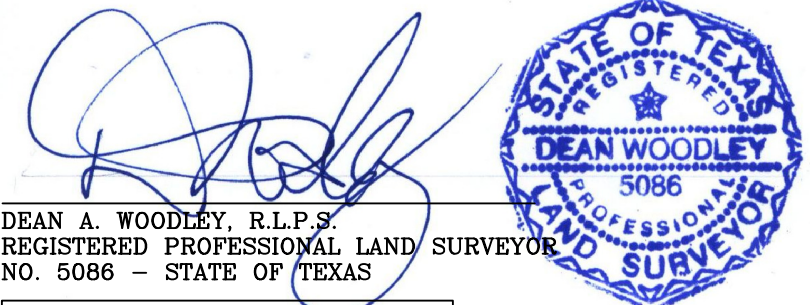
05/11/2021

DATE

SERGIO LOZANO SANCHEZ, P.E.
REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS
LOC CONSULTANTS P-4756
2211 SOUTH IH35, SUITE 107
AUSTIN TX 78741

SURVEYOR'S CERTIFICATION:

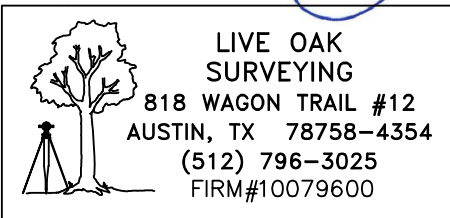
I, DEAN A. WOODLEY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE PLAT COMPLIES WITH TRAVIS COUNTY CHAPTER 462 SUBDIVISION REGULATIONS, AS AMENDED, IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION.



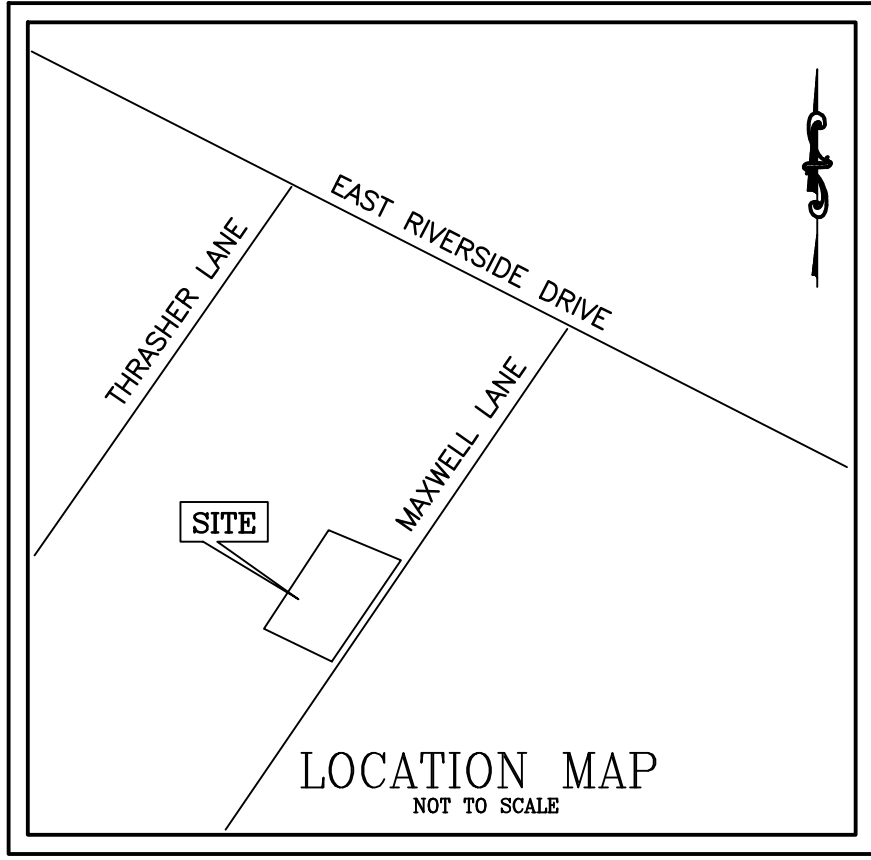
5-11-2021

DATE

DEAN A. WOODLEY, R.L.P.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5086 - STATE OF TEXAS



FINAL PLAT
MAXWELL SUBDIVISION

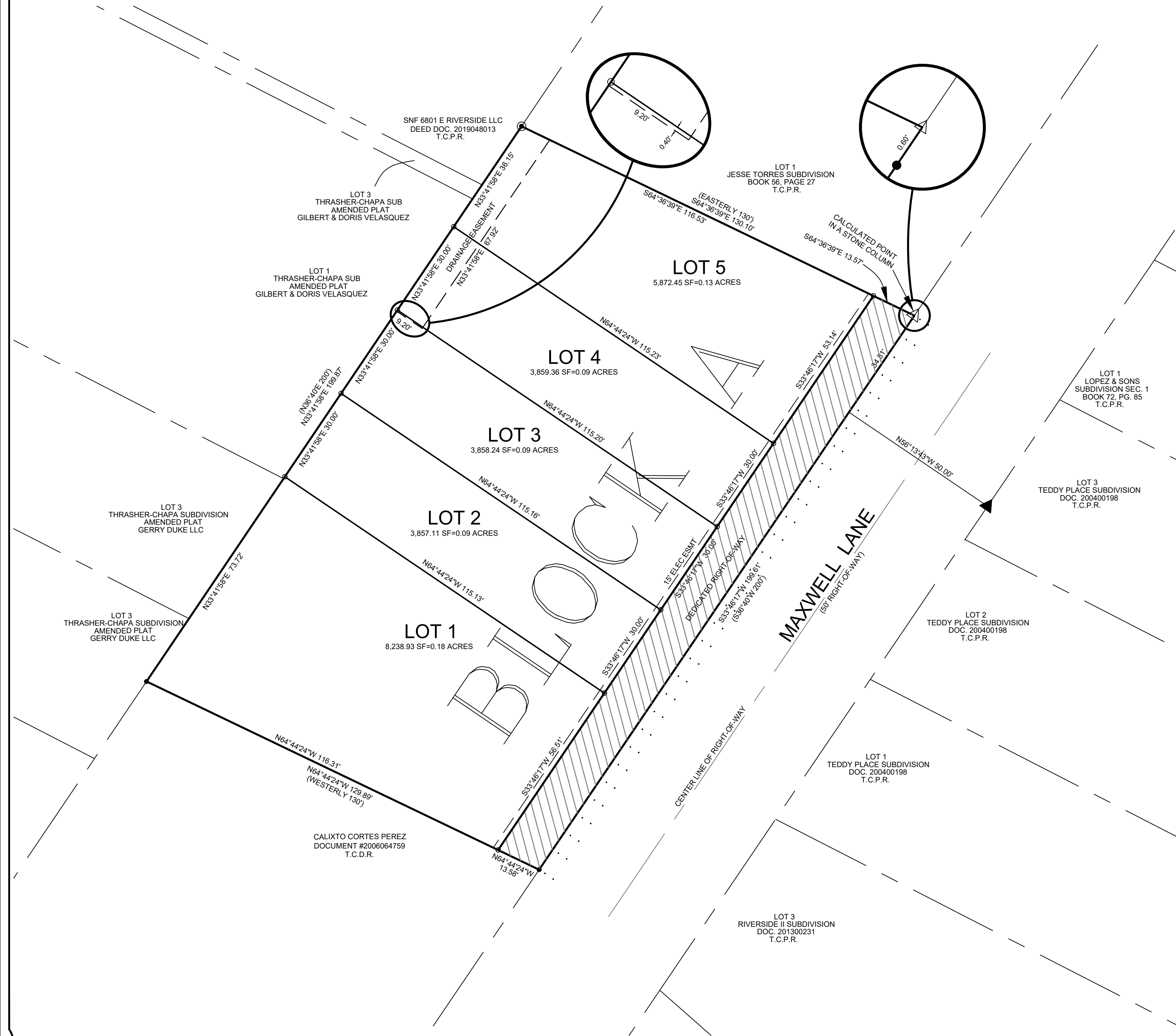


LOT SUMMARY TABLE			
#	LOT SIZE	LAND USE	LOT TYPE
1	8238.93 SF	RESIDENTIAL	COTTAGE
2	3857.11 SF	RESIDENTIAL	
3	3858.24 SF	RESIDENTIAL	
4	3859.36 SF	RESIDENTIAL	
5	5872.45 SF	RESIDENTIAL	
25,686.09 SF = 0.59 ACRES			TOTAL

LEGEND:

- 1/2" IRON ROD FOUND
- ⊙ 1/2" IRON PIPE FOUND
- △ CALCULATED POINT
- () RECORDED INFORMATION
- T.C.D.R. TRAVIS COUNTY DEED RECORDS
- T.C.P.R. TRAVIS COUNTY PLAT RECORDS
- ▲ 60D NAIL FOUND
- 1/2" IRON ROD SET WITH ALUMINUM CAP STAMPED "DEAN WOODLEY RPLS 5086"
- PROPERTY LINE
- - - - PROPOSED LOT LINE
- - - - BUILDING SETBACK/EASEMENT

20' 15' 10' 5' 0' 10' 20'
SCALE: 1"=20'



LOCconsultants
FIRM No. 4756

2211 South IH35 Ste. 107
Austin, Texas 78741
(512)524-0677

PERMIT C8-2022-0000.00
SHEET 1 OF 2

FINAL PLAT
MAXWELL SUBDIVISION

STATE OF TEXAS}}
COUNTY OF TRAVIS}}

KNOW ALL MEN BY THESE PRESENTS:

THAT LYNN YUAN, PRESIDENT OF REAL HOLDINGS LLC BEING THE OWNER OF ALL THAT CERTAIN 0.59 ACRE TRACT OF LAND OUT OF THE SANTIAGO DEL VALLE TEN LEAGUE GRANT SITUATED IN TRAVIS COUNTY, TEXAS, AS CONVEYED BY DEED AS RECORDED IN DOCUMENT NO. 2020228336 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 0.59 ACRES 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:

MAXWELL SUBDIVISION

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE _____ DAY OF _____, 20____ A.D.

LYNN YUAN, PRESIDENT
REAL HOLDINGS LLC
11770 JOLLEYVILLE ROAD
AUSTIN, TEXAS 78759

STATE OF TEXAS}}
COUNTY OF TRAVIS}}

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LYNN YUAN, PRESIDENT OF REAL HOLDINGS LLC, A TEXAS COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HE/SHE ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL THIS THE _____ DAY OF _____, 20____ A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

LAND USE COMMISSION:

ACCEPTED AND AUTHORIZED FOR RECORD BY THE LAND USE COMMISSION OF THE CITY OF AUSTIN, TEXAS, ON THIS, THE ____ DAY OF _____, 20____ A.D.

CHAIR

SECRETARY

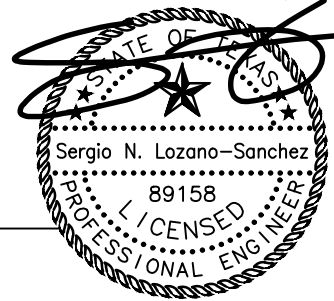
APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE ____ DAY OF _____, 20____ A.D.

JUAN ENRIQUEZ FOR:
DENISE LUCAS, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

ENGINEER'S CERTIFICATION:

I, SERGIO N. LOZANO-SANCHEZ, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

SERGIO N. LOZANO-SANCHEZ, P.E.
REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS
LOC CONSULTANTS P-4756
2211 SOUTH IH35, SUITE 107
AUSTIN TX 78741



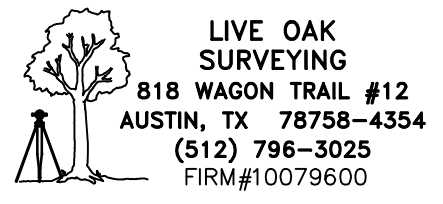
05/11/2021
DATE

SURVEYOR'S CERTIFICATION:

I, DEAN A. WOODLEY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY DIRECTION AND SUPERVISION.

DEAN A. WOODLEY, R.L.P.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5086 - STATE OF TEXAS

DATE



LOCconsultants
FIRM No. 4756

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PERMIT C8-2022-0000.00
SHEET 2 OF 2