

C9
1

SUBDIVISION REVIEW SHEET

CASE NO: C8-04-0043.04.1A.SH

PC DATE: July 27, 2010

SUBDIVISION NAME: Mueller Section 7A Subdivision

AREA: 4.032 Acres

LOTS: (1)

APPLICANT: City of Austin
(Pam Hefner)

AGENT: Bury & Partners
(David Miller)

ADDRESS OF SUBDIVISION: 3600 Manor Road

GRIDS: K25, L24, L25

COUNTY: Travis

WATERSHED: Boggy/Tannehill Branch

JURISDICTION: Full Purpose

EXISTING ZONING: PUD

PROPOSED LAND USE: PUD-MF, ROW

ADMINISTRATIVE WAIVERS: None

VARIANCES: None

SIDEWALKS

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

NEIGHBORHOOD PLAN:

RMMA

DEPARTMENT COMMENTS:

The request is for approval of the Mueller Section 7A Subdivision final plat out of a preliminary plan. The subdivision will be composed of (1) lot on 2.627 acres for multi-family use and associated right-of-way for Tom Miller St., McCurdy Street and Vaughn Street. The City of Austin will provide water service and wastewater service as well as electric service. Parkland dedication has been satisfied in accordance with the PUD zoning ordinance. The developer will be responsible for all costs associated with any required improvements.

STAFF RECOMMENDATION:

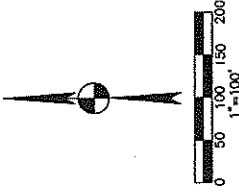
The staff recommends approval of this final plat. The plat meets all applicable State and City of Austin LDC requirements. .

PLANNING COMMISSION ACTION:

CASE MANAGER: Don Perryman
e-mail: don.perryman@ci.austin.tx.us

PHONE: 974-2786

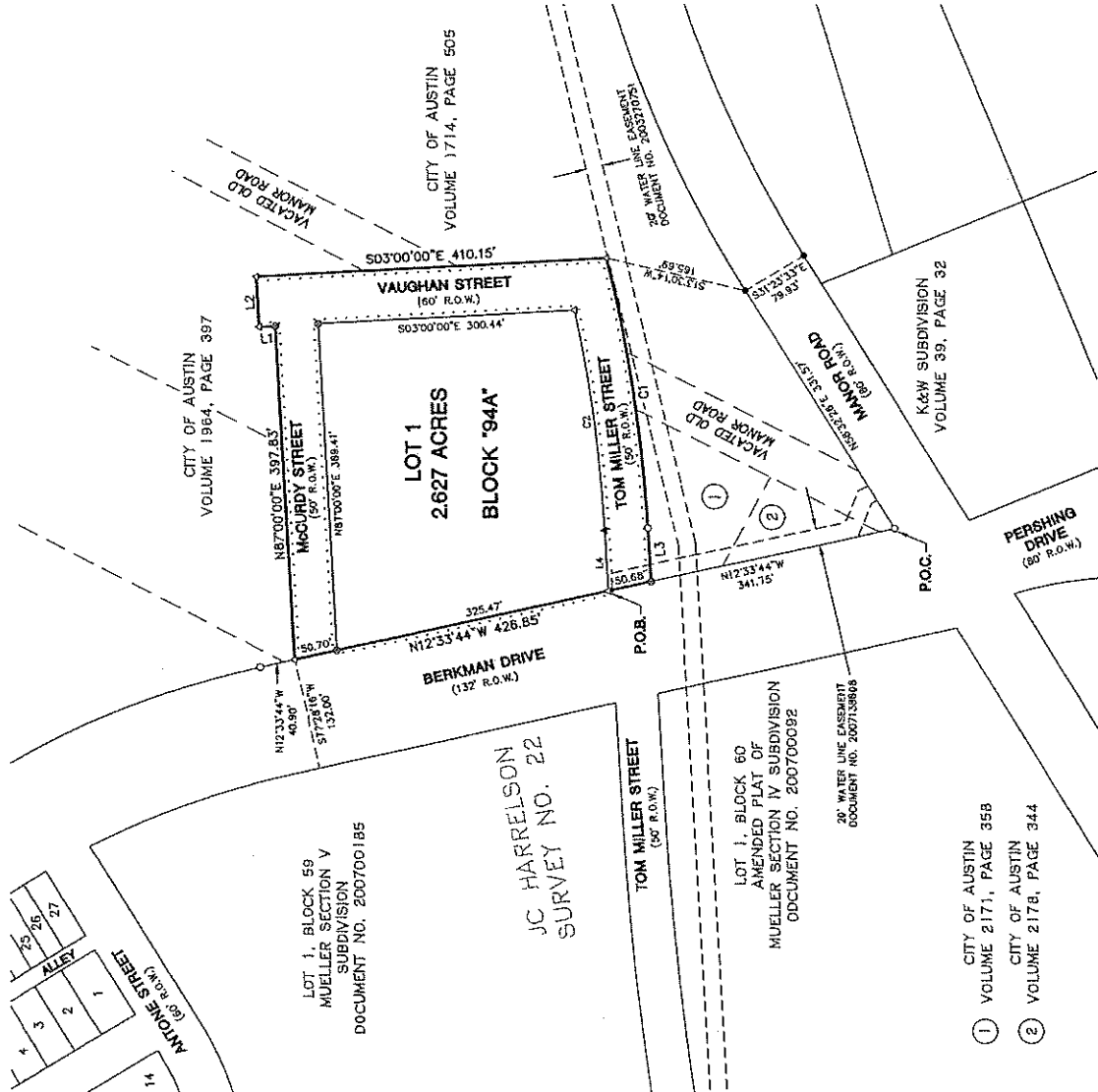
MUELLER SECTION VIIA SUBDIVISION



- LEGEND**
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
 - 1/2" IRON ROD SET w/ YELLOW CAP STAMPED "BURY & PARTNERS"
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - SIDEWALK
 - ⊗ "X" SET
 - △ PK NAIL SET
 - ▲ PK NAIL FOUND

LINE	BEARING	LENGTH
L1	N87°00'00"E	397.83
L2	S03°00'00"E	410.15
L3	N12°33'44"W	426.85
L4	S03°00'00"E	300.44

NO.	DELTA	RADIUS	ARC LENGTH	CURVED BEARING	CHORD BEARING
C1	10°11'37"	1725.60	324.59	58°45'02"W	58°45'02"W
C2	83°37'25"	1725.60	284.36	263.61	58°45'02"W



MUELLER SECTION VIIA
SUBDIVISION

A 1 LOT SUBDIVISION
CONSISTING OF 4.032 ACRES

DATE: APRIL 2010
PREPARED BY:

Bury+Partners
ENGINEERING SOLUTIONS

221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512) 522-0035
TEPE Registration Number F-1048
Bury+Partners, Inc. 5549 Regal 310

Drawn by: KWA Approved by: ACD Project No.: 1400-19.20 File: K:\1400\391\1400391.dwg

C8-04-0043.04.1A.SH

