SUBDIVISION REVIEW SHEET

CASE NO: C8-2010-0027.2A.SH **PC DATE:** August 10, 2010

SUBDIVISION NAME: MUELLER SECTION V, BLOCK 31, RESUBDIVISION

AREA: .556 Acres **LOTS**: (4)

APPLICANT: Catellus Austin, LLC

AGENT: Bury & Partners, Inc.

(Carl Paulson) (David Miller)

ADDRESS OF SUBDIVISION: 3600 Manor Road

GRIDS: L24, L25 COUNTY: Travis

WATERSHED: Tannehill Branch

JURISDICTION: Full Purpose

EXISTING ZONING: PUD

PROPOSED LAND USE: Single Family (Mueller Yard Home)

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 resubdivision application to resubdivide two existing lots into four lots for residential use. The total resubdivision is composed of (4) lots on .556 acres. City of Austin will provide water and wastewater service as well as electric service. No additional right-of-way is needed. Parkland dedication requirements have been met 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 the resubdivision plan. The plat meets all applicable State and City of Austin LDC requirements.

PLANNING COMMISSION ACTION:

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

SITE LOCATION MA 221 West Sixth Street, Suite Sustin, Texas 7870; Tel. (512)328-0011 Fax (512)328-0325 Sury+Pariners, inc. Ocopyright 2010

PROJECT No.: 1400-40

SCALE: N.T.S.

FILE: G: \1400\40\Exhibit\140040EXH01

-- 5g AMENDED PLAT OF MATELLER SECTION IV SUBDIVISION DOCUMENT NO. 200700092 = MULTINOM BOD MICH CAP SET 12 BL 12 16 17 16 CITY OF AUSTIN VOLUME 428, PAGE 244 × -RESUBDIVISION OF LOTS MATTIE STREET (NO ROR) 100000T 15 Broax) ü STMOND AVENUE 27 7 5 ä 20 COCHEVEN SINEEL 19 18 17 18 BLOCK 31 SECTION V SUBDIVISION ENT NO. 200700185 20 CAMACHO STREET (40 ROW) 8,0CK 2* 8:DCX 35 25 24 23 7 18 19 20 55 <u>=</u> 1 AND 2. ¥ 22 ت 장 ಸ ಜ = BLOCK 36 = ಕ ő BLOCK 31 MUELLER EASEMENT MOTES: 1 A FINE (3) FOOT BY FINE (3) FOOT PUBLIC UTLITY EASTLIGHT IS TO BE LOCATED AT ONE UNION ENGINEERS JAME (E) THE STATES OF SHARPES OF SHARP IN HELDER IN DESCRIPTION CASES SAFETY OF LINES. ENCHALLY COMPOSE TO BE EXAMPLES BOTOM CORNO ELABADOR AS: (A)
TOLLATO BY COCCAMPY

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THOMAS COUNTY, TEAM. EASEMENT DETAIL AND NOTES: RESUBDIVISION OF LOTS 1
AND 2, BLOCK 31 MUELLER
SECTION V SUBDIVISION Bury-Pariners

ENGINEERS

ENGINEE A 4 LOT SUBDINSION
CONSISTING OF 0.556 ACRES
DATE: JUNE 2010
PREPARED BY: