

C.27
/

SUBDIVISION REVIEW SHEET

CASE NO: C8-04-0043.05.1A.SH

PC DATE: October 25, 2011

SUBDIVISION NAME: MUELLER-SECTION VI FINAL PLAT

AREA: 24.684 Acres

LOTS: (202)

APPLICANT: COA Redevelopment Services Office
(Pam Hefner)

AGENT: Bury & Partners, Inc..
(David Miller)

ADDRESS OF SUBDIVISION: 3600 Manor Road

GRIDS: L24, L25

COUNTY: Travis

WATERSHED: Boggy/Tannehill Branch

JURISDICTION: Full Purpose

EXISTING ZONING: PUD

PROPOSED LAND USE: PUD

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 final out of an approved preliminary plan. The proposed mixed use subdivision is composed of 202 lots on 24.684 acres. The land use breakdown is as follows: four (4) multi-family lots containing six (6)-unit Mueller Homes, 125 single-family lots contain Row homes, and 72 single-family lots containing yard homes and associated right-of-way. The City of Austin will provide water service and wastewater service as well as electric service. Parkland dedication requirements have been satisfied by previous land dedication. The developer will be responsible for all costs associated with any required improvements.

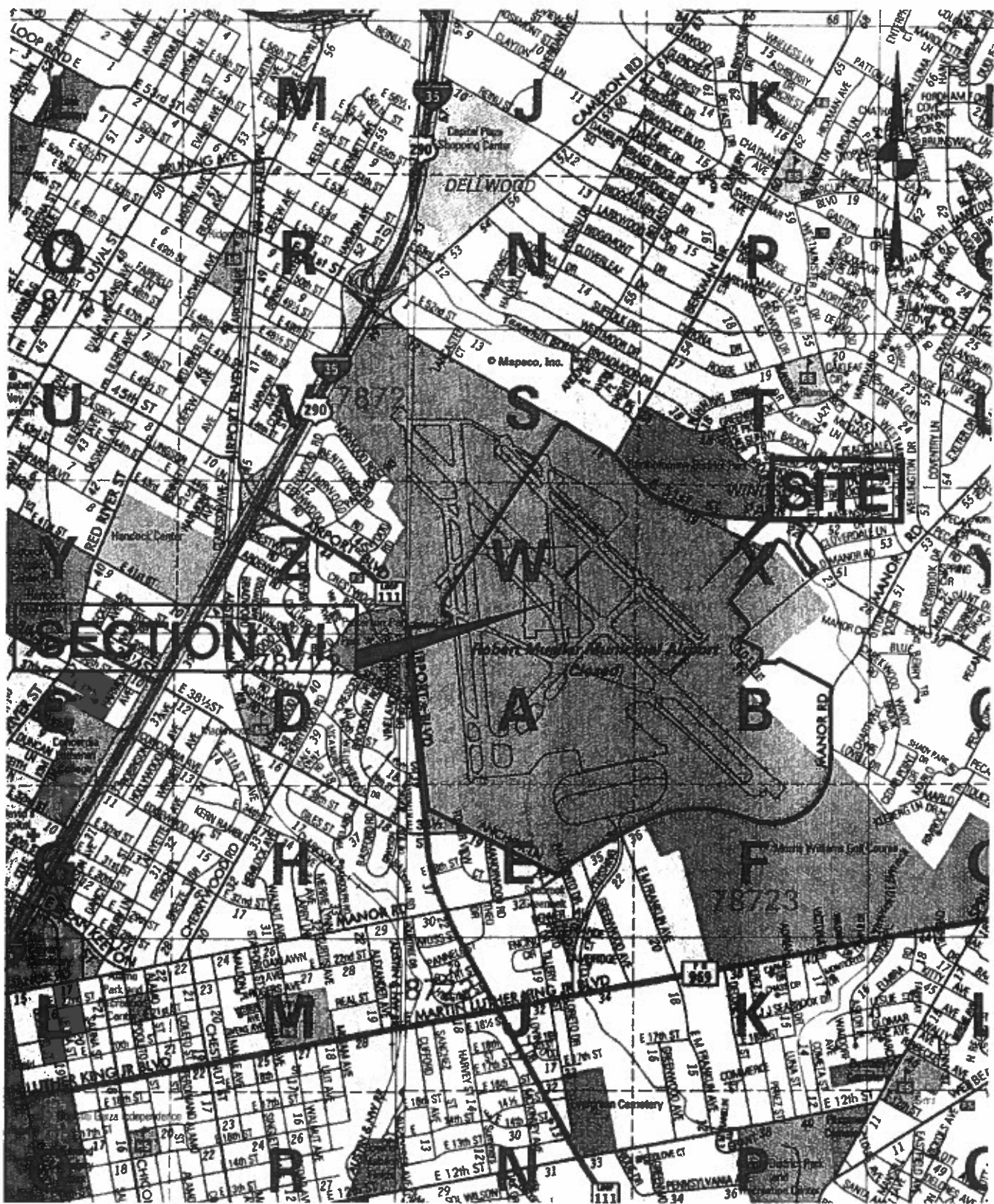
STAFF RECOMMENDATION:

The staff recommends approval of the final plat out of an approved preliminary. The plat meets all applicable State and City of Austin LDC requirements.

PLANNING COMMISSION ACTION:

CASE MANAGER: Don Perryman
e-mail: don.perryman@austintexas.gov

PHONE: 974-2786



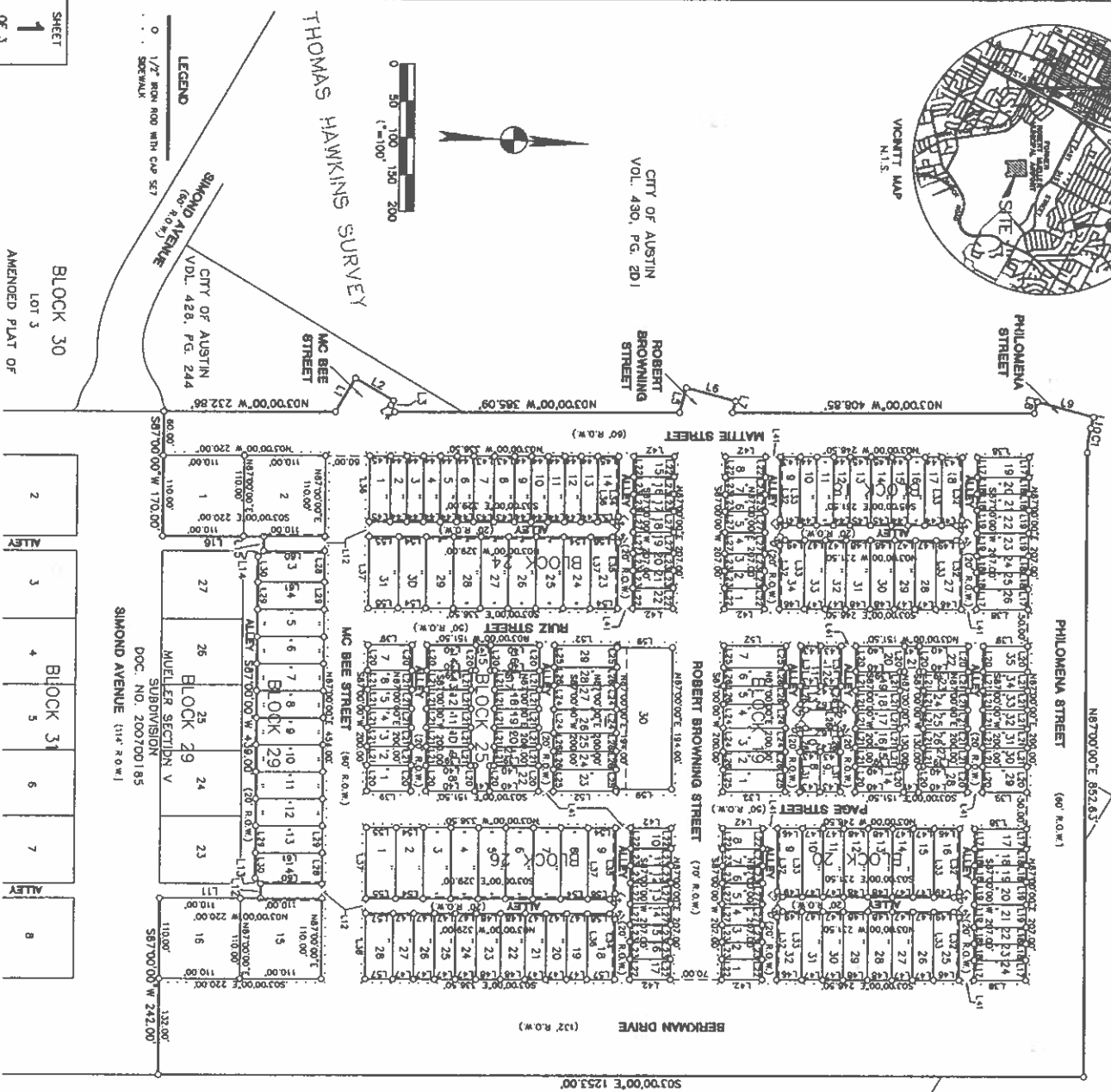
SITE LOCATION MAP

b Bury+Partners
 ENGINEERING SOLUTIONS
 221 West Sixth Street, Suite 600
 Austin, Texas 78701
 Tel. (512)328-0011 Fax (512)328-0325
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MUELLER SECTION VI SUBDIVISION



TABLE

LINE	BEARING	DISTANCE	ACRES	BEARING	DISTANCE
1	N 87° 00' 00" E	120.00	1.36	S 88° 20' 00" E	120.00
2	N 87° 00' 00" E	120.00	1.36	S 88° 20' 00" E	120.00
3	N 87° 00' 00" E	120.00	1.36	S 88° 20' 00" E	120.00
4	N 87° 00' 00" E	120.00	1.36	S 88° 20' 00" E	120.00
5	N 87° 00' 00" E	120.00	1.36	S 88° 20' 00" E	120.00
6	N 87° 00' 00" E	120.00	1.36	S 88° 20' 00" E	120.00
7	N 87° 00' 00" E	120.00	1.36	S 88° 20' 00" E	120.00
8	N 87° 00' 00" E	120.00	1.36	S 88° 20' 00" E	120.00
9	N 87° 00' 00" E	120.00	1.36	S 88° 20' 00" E	120.00
10	N 87° 00' 00" E	120.00	1.36	S 88° 20' 00" E	120.00
11	N 87° 00' 00" E	120.00	1.36	S 88° 20' 00" E	120.00
12	N 87° 00' 00" E	120.00	1.36	S 88° 20' 00" E	120.00
13	N 87° 00' 00" E	120.00	1.36	S 88° 20' 00" E	120.00
14	N 87° 00' 00" E	120.00	1.36	S 88° 20' 00" E	120.00
15	N 87° 00' 00" E	120.00	1.36	S 88° 20' 00" E	120.00
16	N 87° 00' 00" E	120.00	1.36	S 88° 20' 00" E	120.00
17	N 87° 00' 00" E	120.00	1.36	S 88° 20' 00" E	120.00
18	N 87° 00' 00" E	120.00	1.36	S 88° 20' 00" E	120.00
19	N 87° 00' 00" E	120.00	1.36	S 88° 20' 00" E	120.00
20	N 87° 00' 00" E	120.00	1.36	S 88° 20' 00" E	120.00
21	N 87° 00' 00" E	120.00	1.36	S 88° 20' 00" E	120.00
22	N 87° 00' 00" E	120.00	1.36	S 88° 20' 00" E	120.00
23	N 87° 00' 00" E	120.00	1.36	S 88° 20' 00" E	120.00
24	N 87° 00' 00" E	120.00	1.36	S 88° 20' 00" E	120.00
25	N 87° 00' 00" E	120.00	1.36	S 88° 20' 00" E	120.00
26	N 87° 00' 00" E	120.00	1.36	S 88° 20' 00" E	120.00
27	N 87° 00' 00" E	120.00	1.36	S 88° 20' 00" E	120.00
28	N 87° 00' 00" E	120.00	1.36	S 88° 20' 00" E	120.00
29	N 87° 00' 00" E	120.00	1.36	S 88° 20' 00" E	120.00
30	N 87° 00' 00" E	120.00	1.36	S 88° 20' 00" E	120.00

CITY OF AUSTIN
VOL. 428,
PG. 245

JOSEPH BURELSON SURVEY

CITY OF AUSTIN
VOL. 428,
PG. 242

AREA TABLE

70/242	ACRES
Block 19	1,650 ACRES
Block 20	1,578 ACRES
Block 21	1,580 ACRES
Block 22	1,580 ACRES
Block 23	1,580 ACRES
Block 24	1,580 ACRES
Block 25	1,580 ACRES
Block 26	1,580 ACRES
Block 27	1,580 ACRES
Block 28	1,580 ACRES
Block 29	1,580 ACRES
Block 30	1,580 ACRES
TOTAL	24,884 ACRES

LINE TABLE

LINE	BEARING	DISTANCE	ACRES
1	N 87° 00' 00" E	120.00	1.36
2	N 87° 00' 00" E	120.00	1.36
3	N 87° 00' 00" E	120.00	1.36
4	N 87° 00' 00" E	120.00	1.36
5	N 87° 00' 00" E	120.00	1.36
6	N 87° 00' 00" E	120.00	1.36
7	N 87° 00' 00" E	120.00	1.36
8	N 87° 00' 00" E	120.00	1.36
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10	N 87° 00' 00" E	120.00	1.36
11	N 87° 00' 00" E	120.00	1.36
12	N 87° 00' 00" E	120.00	1.36
13	N 87° 00' 00" E	120.00	1.36
14	N 87° 00' 00" E	120.00	1.36
15	N 87° 00' 00" E	120.00	1.36
16	N 87° 00' 00" E	120.00	1.36
17	N 87° 00' 00" E	120.00	1.36
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27	N 87° 00' 00" E	120.00	1.36
28	N 87° 00' 00" E	120.00	1.36
29	N 87° 00' 00" E	120.00	1.36
30	N 87° 00' 00" E	120.00	1.36

MUELLER SECTION VI
SUBDIVISION
A 206 LOT SUBDIVISION
CONSISTING OF 24,684 ACRES
DATE: JULY 2011
PREPARED BY:

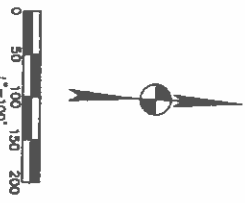
Bury+Partners
ENGINEERING SOLUTIONS
221 East Sixth Street, Suite 600 Austin, Texas 78701
Tel: (512)228-0011 Fax: (512)228-0255
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CG-04-0043051A

SHEET 1 OF 3
BLOCK 30
LOT 3
AMENDED PLAT OF

LEGEND
0 1/2" FROM ROAD WITH C&P 5:7
SCALE

THOMAS HAWKINS SURVEY



CITY OF AUSTIN
VOL. 430, PG. 201

PHILOMENA STREET
N 87° 00' 00" E 657.63'
N 87° 00' 00" E 657.63'
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ROBERT BROWNING STREET
N 87° 00' 00" E 194.00'
N 87° 00' 00" E 194.00'
N 87° 00' 00" E 194.00'
N 87° 00' 00" E 194.00'

MATTIE STREET
N 87° 00' 00" E 207.00'
N 87° 00' 00" E 207.00'
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RINZ STREET
N 87° 00' 00" E 207.00'
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BERTRAM DRIVE
N 132° 00' 00" E 1253.00'
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MC BEE STREET
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