

**SUBDIVISION REVIEW SHEET**

C271

**CASE NO.:** C8-04-0043.06.1A.SH

**P.C. DATE:** January 22, 2013

**SUBDIVISION NAME:** Mueller Section II-C Phase 1 Final Plat

**AREA:** 5.513 acres

**LOT(S):** 5

**OWNER/APPLICANT:** COA- Redevelopment Srvs  
(Pam Hefner)

**AGENT:** Bury & Partners  
(Jonathan Fleming)

**ADDRESS OF SUBDIVISION:** 3600 Manor Road

**GRIDS:** L25

**COUNTY:** Travis

**WATERSHED:** Tannehill Branch/ Boggy Creek

**JURISDICTION:** Full-Purpose

**EXISTING ZONING:** N/A

**MUD:** N/A

**NEIGHBORHOOD PLAN:** RMMA

**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 boundary streets.

**DEPARTMENT COMMENTS:** The request is for approval of the Mueller Section II-C Phase 1 Final Plat. The proposed plat is composed of 5 lots and associated right-of-way on 5.513 acres for proposed Town Center uses as described in the PUD zoning ordinance. All utilities will be provided by the City of Austin. The developer will be responsible for all costs associated with any required improvements. Parkland dedication requirements have been satisfied under terms of the PUD zoning ordinance.

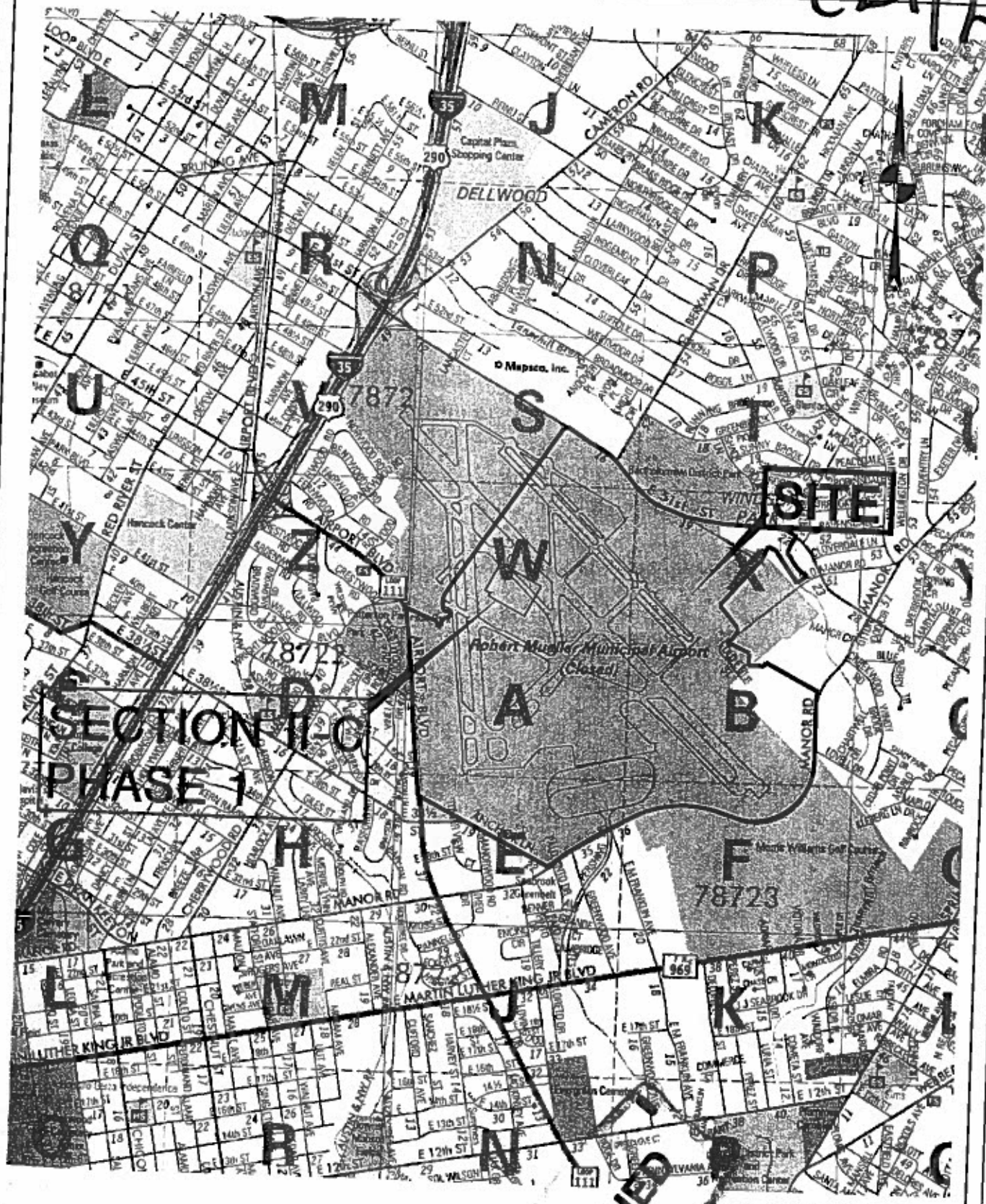
**STAFF RECOMMENDATION:** The staff recommends approval of the plat. This plat meets all applicable State and City of Austin LDC requirements.

**PLANNING COMMISSION ACTION:**

**CITY STAFF:** Don Perryman  
**e-mail:** don.perryman@austintexas.gov

**PHONE:** 974-2786

C2712



SECTION II-C  
PHASE 1

SITE

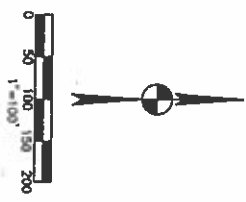
SITE LOCATION MAP

SCANNED

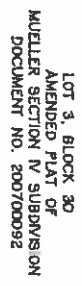
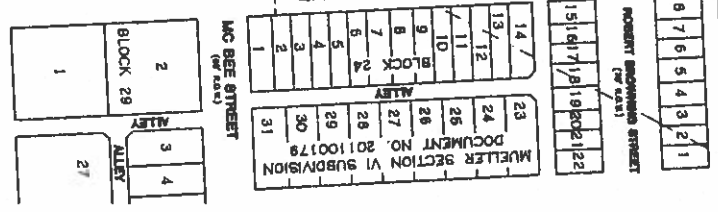
**Bury+Partners**  
ENGINEERING SOLUTIONS  
221 West Sixth Street, Suite 800  
Austin, Texas 78701  
Tel. (512)328-0011 Fax (512)328-0325  
Bury+Partners, Inc. ©Copyright 2007

C27/3

DETAIL: NOT TO SCALE



- 1/2" IRON ROD WITH CAP SET
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- • • SIDEWALK



| No. | BEARING     | DEPTH |
|-----|-------------|-------|
| 1   | 2.00 (30.0) | 31.01 |
| 2   | 2.00 (30.0) | 30.50 |
| 3   | 2.00 (30.0) | 30.00 |
| 4   | 2.00 (30.0) | 29.50 |
| 5   | 2.00 (30.0) | 29.00 |
| 6   | 2.00 (30.0) | 28.50 |
| 7   | 2.00 (30.0) | 28.00 |
| 8   | 2.00 (30.0) | 27.50 |
| 9   | 2.00 (30.0) | 27.00 |
| 10  | 2.00 (30.0) | 26.50 |
| 11  | 2.00 (30.0) | 26.00 |
| 12  | 2.00 (30.0) | 25.50 |
| 13  | 2.00 (30.0) | 25.00 |
| 14  | 2.00 (30.0) | 24.50 |
| 15  | 2.00 (30.0) | 24.00 |
| 16  | 2.00 (30.0) | 23.50 |
| 17  | 2.00 (30.0) | 23.00 |
| 18  | 2.00 (30.0) | 22.50 |
| 19  | 2.00 (30.0) | 22.00 |
| 20  | 2.00 (30.0) | 21.50 |
| 21  | 2.00 (30.0) | 21.00 |
| 22  | 2.00 (30.0) | 20.50 |
| 23  | 2.00 (30.0) | 20.00 |
| 24  | 2.00 (30.0) | 19.50 |
| 25  | 2.00 (30.0) | 19.00 |
| 26  | 2.00 (30.0) | 18.50 |
| 27  | 2.00 (30.0) | 18.00 |
| 28  | 2.00 (30.0) | 17.50 |
| 29  | 2.00 (30.0) | 17.00 |
| 30  | 2.00 (30.0) | 16.50 |
| 31  | 2.00 (30.0) | 16.00 |
| 32  | 2.00 (30.0) | 15.50 |
| 33  | 2.00 (30.0) | 15.00 |
| 34  | 2.00 (30.0) | 14.50 |
| 35  | 2.00 (30.0) | 14.00 |
| 36  | 2.00 (30.0) | 13.50 |
| 37  | 2.00 (30.0) | 13.00 |
| 38  | 2.00 (30.0) | 12.50 |
| 39  | 2.00 (30.0) | 12.00 |
| 40  | 2.00 (30.0) | 11.50 |
| 41  | 2.00 (30.0) | 11.00 |
| 42  | 2.00 (30.0) | 10.50 |
| 43  | 2.00 (30.0) | 10.00 |
| 44  | 2.00 (30.0) | 9.50  |
| 45  | 2.00 (30.0) | 9.00  |
| 46  | 2.00 (30.0) | 8.50  |
| 47  | 2.00 (30.0) | 8.00  |
| 48  | 2.00 (30.0) | 7.50  |
| 49  | 2.00 (30.0) | 7.00  |
| 50  | 2.00 (30.0) | 6.50  |
| 51  | 2.00 (30.0) | 6.00  |
| 52  | 2.00 (30.0) | 5.50  |
| 53  | 2.00 (30.0) | 5.00  |
| 54  | 2.00 (30.0) | 4.50  |
| 55  | 2.00 (30.0) | 4.00  |
| 56  | 2.00 (30.0) | 3.50  |
| 57  | 2.00 (30.0) | 3.00  |
| 58  | 2.00 (30.0) | 2.50  |
| 59  | 2.00 (30.0) | 2.00  |
| 60  | 2.00 (30.0) | 1.50  |
| 61  | 2.00 (30.0) | 1.00  |
| 62  | 2.00 (30.0) | 0.50  |
| 63  | 2.00 (30.0) | 0.00  |
| 64  | 2.00 (30.0) | 0.00  |
| 65  | 2.00 (30.0) | 0.00  |
| 66  | 2.00 (30.0) | 0.00  |
| 67  | 2.00 (30.0) | 0.00  |
| 68  | 2.00 (30.0) | 0.00  |
| 69  | 2.00 (30.0) | 0.00  |
| 70  | 2.00 (30.0) | 0.00  |
| 71  | 2.00 (30.0) | 0.00  |
| 72  | 2.00 (30.0) | 0.00  |
| 73  | 2.00 (30.0) | 0.00  |
| 74  | 2.00 (30.0) | 0.00  |
| 75  | 2.00 (30.0) | 0.00  |
| 76  | 2.00 (30.0) | 0.00  |
| 77  | 2.00 (30.0) | 0.00  |
| 78  | 2.00 (30.0) | 0.00  |
| 79  | 2.00 (30.0) | 0.00  |
| 80  | 2.00 (30.0) | 0.00  |
| 81  | 2.00 (30.0) | 0.00  |
| 82  | 2.00 (30.0) | 0.00  |
| 83  | 2.00 (30.0) | 0.00  |
| 84  | 2.00 (30.0) | 0.00  |
| 85  | 2.00 (30.0) | 0.00  |
| 86  | 2.00 (30.0) | 0.00  |
| 87  | 2.00 (30.0) | 0.00  |
| 88  | 2.00 (30.0) | 0.00  |
| 89  | 2.00 (30.0) | 0.00  |
| 90  | 2.00 (30.0) | 0.00  |
| 91  | 2.00 (30.0) | 0.00  |
| 92  | 2.00 (30.0) | 0.00  |
| 93  | 2.00 (30.0) | 0.00  |
| 94  | 2.00 (30.0) | 0.00  |
| 95  | 2.00 (30.0) | 0.00  |
| 96  | 2.00 (30.0) | 0.00  |
| 97  | 2.00 (30.0) | 0.00  |
| 98  | 2.00 (30.0) | 0.00  |
| 99  | 2.00 (30.0) | 0.00  |
| 100 | 2.00 (30.0) | 0.00  |

| AREA SUMMARY           |             |
|------------------------|-------------|
| LOT 1                  | 0.808 ACRE  |
| LOT 2                  | 1.503 ACRE  |
| LOT 3                  | 0.126 ACRE  |
| LOT 4                  | 1.770 ACRE  |
| LOT 5                  | 0.126 ACRE  |
| ROBERT BROWNING STREET | 0.806 ACRE  |
| ALDRICH STREET         | 0.573 ACRE  |
| TOTAL AREA             | 5.973 ACRES |

**MUELLER SECTION  
2C-1 SUBDIVISION  
A 5 LOT SUBDIVISION  
CONSISTING OF 3.513 ACRES  
DATE: SEPTEMBER 2012  
PREPARED BY:**

C8-04-0043.06.1A.5H