

C12
1

SUBDIVISION REVIEW SHEET

CASE NO.: C8-04-0043.06.2A.SH

P.C. DATE: April 9, 2013

SUBDIVISION NAME: Mueller Section I-C Phase I Final Plat

AREA: 5.228 acres

LOT(S): 64

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 64 lots and associated right-of-way on 5.228 acres. The proposed uses include 12 single-family yard home lots, 45 single-family lots containing row homes, 6 single-family lots containing garden court lots and 1 open space lot for a courtyard 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.

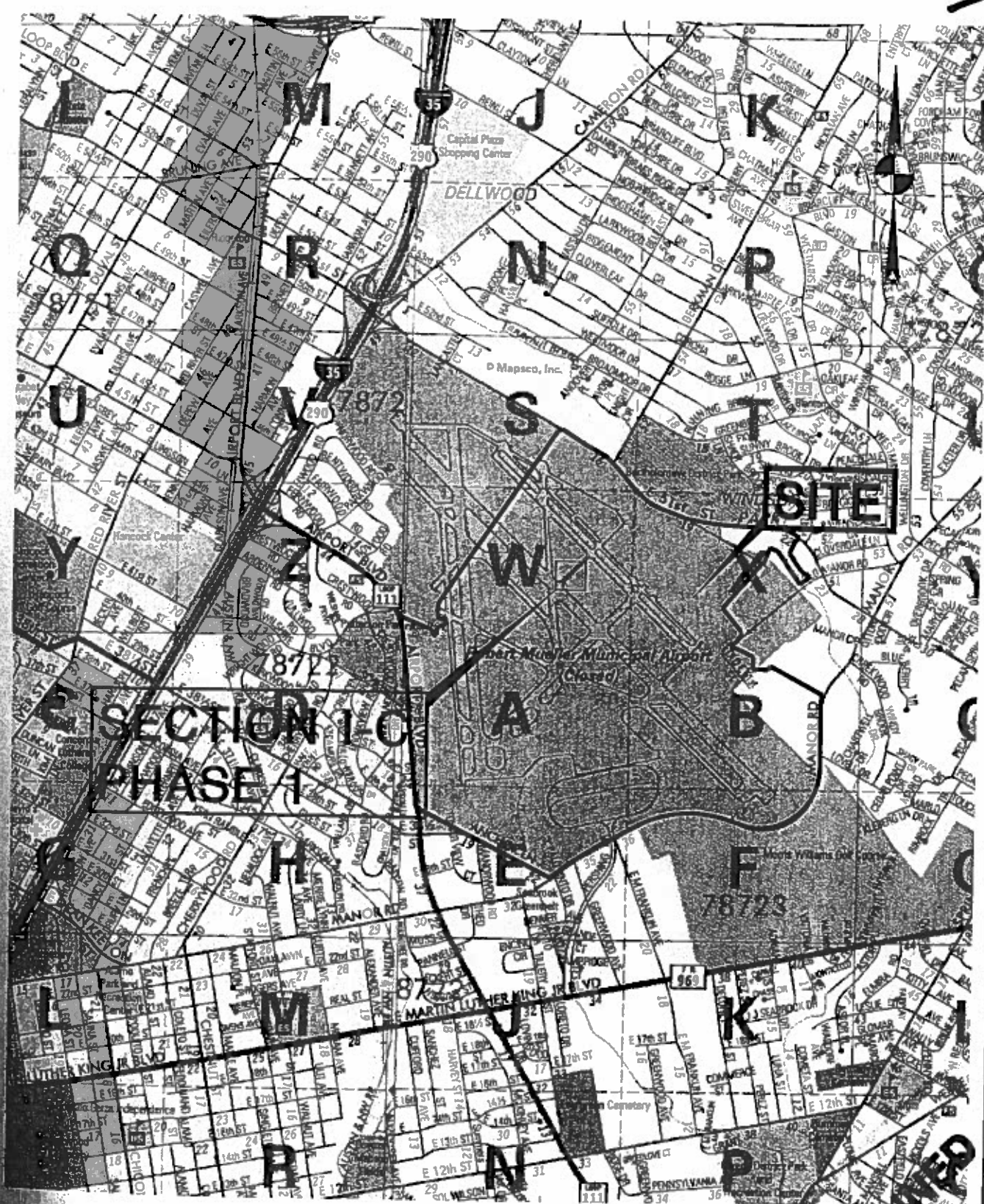
STAFF RECOMMENDATION: The staff recommends approval of the plat. This plat meets all applicable State and City of Austin LDC requirements.

PLANNING COMMISSION ACTION:

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

PHONE: 974-2786

C12
1/2



SITE LOCATION MAP

Bury+Partners
ENGINEERING SOLUTIONS
221 West Sixth Street, Suite 800
Austin, Texas 78701
Tel. (512)326-0011 Fax (512)326-0325
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VICINITY MAP
N.T.S.

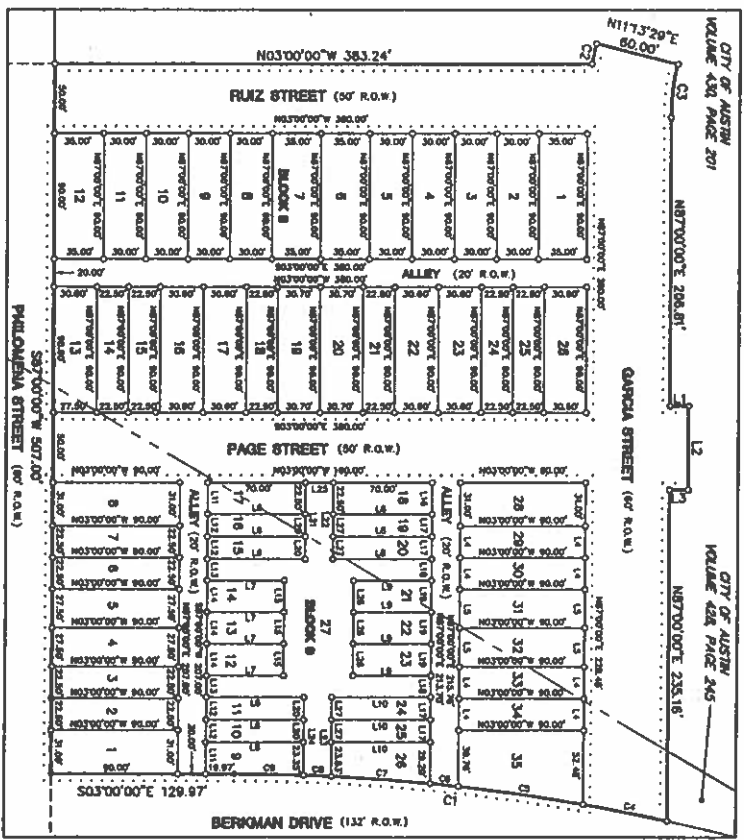
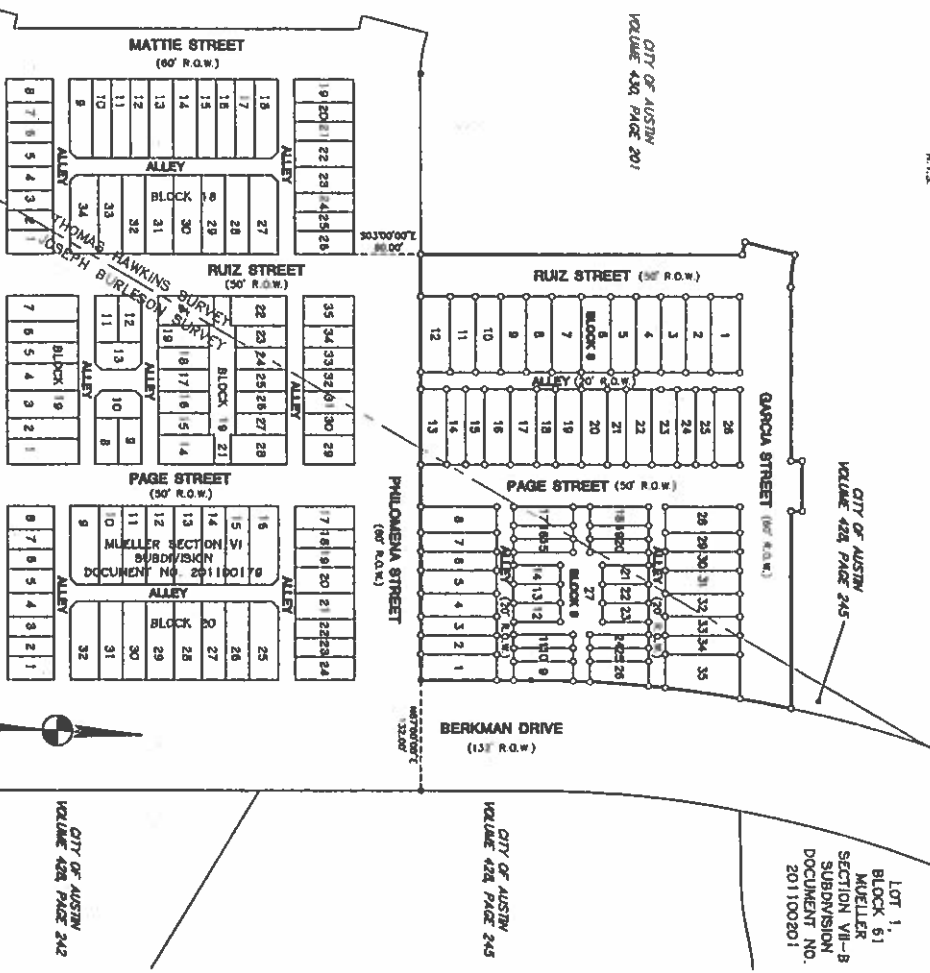
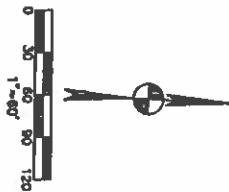
BLACK & BLOCK 9	1.57 ACRES
ALLEY ROW	0.368 ACRES
PAUL STREET	0.437 ACRES
PAUL STREET	0.436 ACRES
CAROL STREET	0.764 ACRES
TOTAL AREA	5.229 ACRES

CANNING TABLE					
NO.	DETA	PLANS	ARC LENGTH	CORRO LENGTH	CORRO BEARING
C1	1/2 x 1/2	1464.00	317.50	511.00	50.00
C2	1/2 x 1/2	1464.00	317.50	509.75	50.00
C3	1/4 x 1/2	1464.00	18.85	13.85	50.00
C4	1/2 x 1/2	1464.00	61.37	181.35	50.00
C5	1/2 x 1/2	1464.00	90.87	180.85	50.00
C6	1/2 x 1/2	1464.00	20.11	20.11	50.00
C7	1/2 x 1/2	1464.00	70.18	70.18	50.00
C8	1/2 x 1/2	1464.00	20.02	20.02	50.00
C9	1/2 x 1/2	1464.00	30.04	30.04	50.00
C10	1/2 x 1/2	1464.00	30.04	30.04	50.00

LINE TABLE	
NO.	TEST NAME
1	400.000000
2	400.000000
3	400.000000
4	400.000000
5	400.000000
6	400.000000
7	400.000000
8	400.000000
9	400.000000
10	400.000000
11	400.000000
12	400.000000
13	400.000000
14	400.000000

LINE TABLE	
NO.	DISTANCE
1.1	22.50
1.2	22.50
1.3	16.00
1.4	16.33
1.5	22.50
1.6	16.00
1.7	16.00
1.8	16.00
1.9	16.00
2.0	16.00
2.1	16.00
2.2	16.00
2.3	16.00
2.4	16.00
2.5	16.00
2.6	16.00
2.7	16.00

O 1/2" FROM ROD WITH CAP SET
 @ 1/2" FROM ROD WITH CAP FOLLOWING
 SPECIAL



Bury+Partners

A 61 LOT SUBDIVISION
CONSISTING OF 5.229 ACRES
DATE: SEPTEMBER 2012
PREPARED BY:

C8-04-0043.06.2A.5H

Sheet
1
of 3