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/

SUBDIVISION REVIEW SHEET

CASE NO.: C8-04-0043.06.3A.SH

P.C. DATE: August 13, 2013

SUBDIVISION NAME: Mueller Section VII-C Phase 1 Final Plat

AREA: 74.652

LOT(S): 285

OWNER/APPLICANT: City of Austin
(Pam Hefner)

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

ADDRESS OF SUBDIVISION: 3600 Manor Road

GRIDS: ML24

COUNTY: Travis

WATERSHED: Tannehill Branch/Boggy Creek

JURISDICTION: Full-Purpose

EXISTING ZONING: PUD-NP

MUD: N/A

NEIGHBORHOOD PLAN: RMMA

PROPOSED LAND USE: mixed residential, multi-family, right-of-way, open space

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 VII-C Phase 1 Final Plat. The proposed plat is composed of 286 lots on 74.652 acres. The Section VII-C Phase 1 is a portion out of the approved Mueller Section II preliminary plan. The application is in compliance with the Mueller PUD zoning ordinance as being Mixed Residential (MR) and Open Space (OS) areas. Within the boundaries of the subdivision, the land use has been distributed as follows: (6) single-family lots containing Shop Homes; (136) single-family lots containing Row Homes; (93) single-family lots containing Yard Homes; (40) single-family lots containing Garden Court Homes; (1) 9.5 acre multi-family lot; (6) open space lots designated as common courtyard areas; (1) 3.6 acre open space lot designated as a neighborhood park; (1) 4.1 acre open space lot slated for a City park and hike and bike trail; (1) open space lot designated as a pocket park; (1) 26.5 acre open space lot for the proposed regional Southwest Greenway pond facility, and 15.5 acres designated for new right-of-way.

All utilities will be provided by the City of Austin. Parkland dedication requirements have been satisfied by the dedication of parkland with the PUD. The developer will be responsible for all costs associated with any required improvements.

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

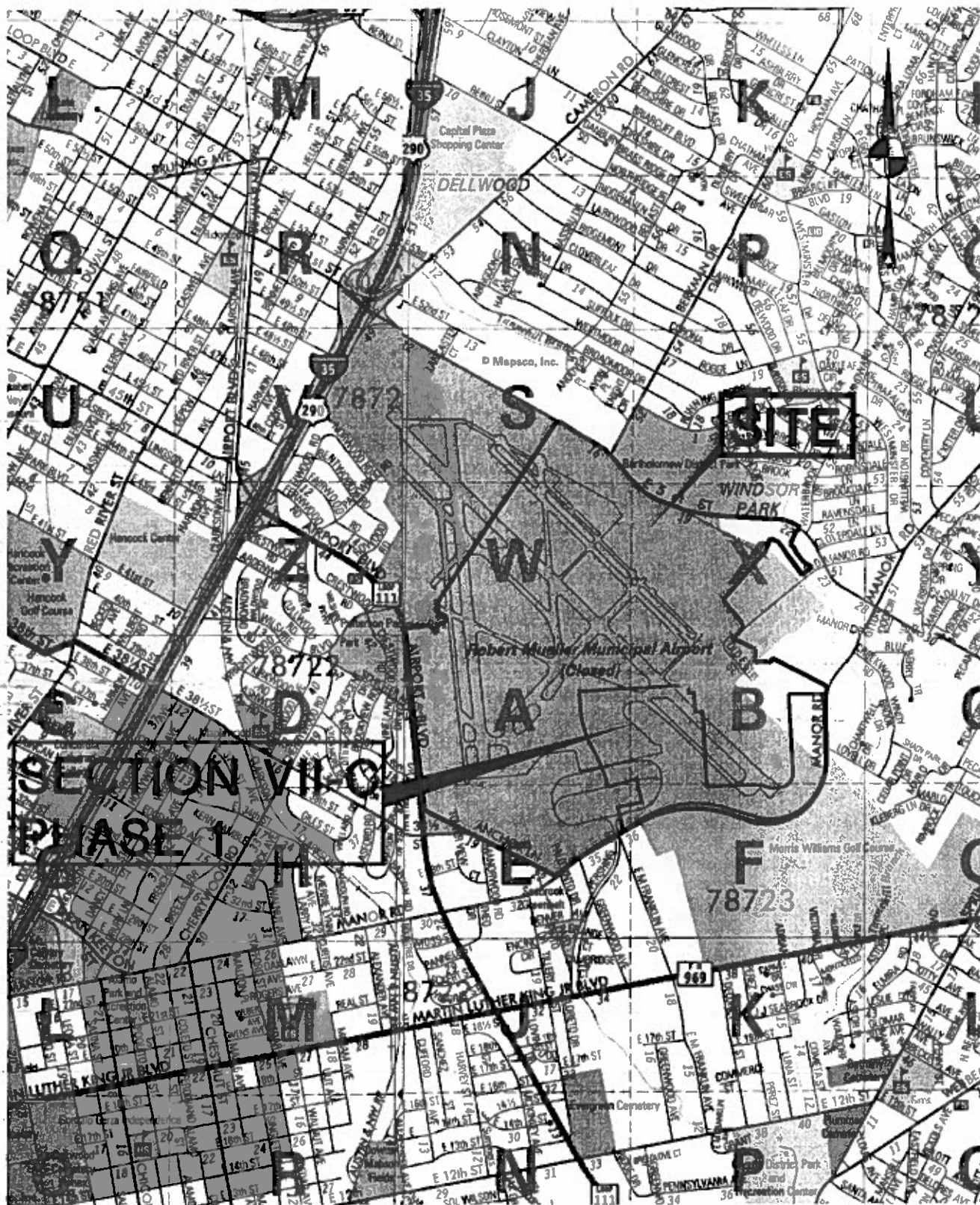
PLANNING COMMISSION ACTION:

CITY STAFF: Don Perryman

PHONE: 512-974-2786

e-mail: don.perryman@austintexas.gov

033/3



SITE LOCATION MAP

Bury+Partners
 ENGINEERING SOLUTIONS
 221 West Sixth Street, Suite 600
 Austin, Texas 78701
 Tel. (512)328-0011 Fax (512)328-0325
 Bury+Partners, Inc. ©Copyright 2007

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MUELLER SECTION VII-C SUBDIVISION

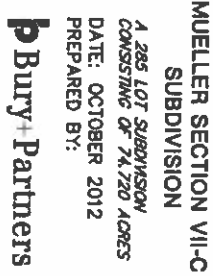
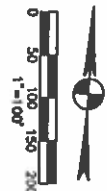


SHEET
1
BLOCK
36
ZACH SCOTT STREET
MUELLER SECTION V
SUBDIVISION NO. 200700185
BLOCK 43
MCCLUSKEY STREET
MUELLER SECTION V
SUBDIVISION NO. 200700185
BLOCK 50
ANTONIO STREET

AREA AND LOT SUMMARY

LOT	ACRES	BLK	ACRES	TOTAL
LOT 1	2.488	59	2.488	2.488
LOT 2	2.488	59	2.488	2.488
LOT 3	2.488	59	2.488	2.488
LOT 4	2.488	59	2.488	2.488
LOT 5	2.488	59	2.488	2.488
LOT 6	2.488	59	2.488	2.488
LOT 7	2.488	59	2.488	2.488
LOT 8	2.488	59	2.488	2.488
LOT 9	2.488	59	2.488	2.488
LOT 10	2.488	59	2.488	2.488
LOT 11	2.488	59	2.488	2.488
LOT 12	2.488	59	2.488	2.488
LOT 13	2.488	59	2.488	2.488
LOT 14	2.488	59	2.488	2.488
LOT 15	2.488	59	2.488	2.488
LOT 16	2.488	59	2.488	2.488
LOT 17	2.488	59	2.488	2.488
LOT 18	2.488	59	2.488	2.488
LOT 19	2.488	59	2.488	2.488
LOT 20	2.488	59	2.488	2.488
LOT 21	2.488	59	2.488	2.488
LOT 22	2.488	59	2.488	2.488
LOT 23	2.488	59	2.488	2.488
LOT 24	2.488	59	2.488	2.488
LOT 25	2.488	59	2.488	2.488
LOT 26	2.488	59	2.488	2.488
LOT 27	2.488	59	2.488	2.488
LOT 28	2.488	59	2.488	2.488
LOT 29	2.488	59	2.488	2.488
LOT 30	2.488	59	2.488	2.488
LOT 31	2.488	59	2.488	2.488
LOT 32	2.488	59	2.488	2.488
LOT 33	2.488	59	2.488	2.488
LOT 34	2.488	59	2.488	2.488
LOT 35	2.488	59	2.488	2.488
LOT 36	2.488	59	2.488	2.488
LOT 37	2.488	59	2.488	2.488
LOT 38	2.488	59	2.488	2.488
LOT 39	2.488	59	2.488	2.488
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LOT 199	2.488	59	2.488	2.488
LOT 200	2.488	59	2.488	2.488

PREPARED BY:
DATE: OCTOBER 2012
CONSISTING OF: 74.720 ACRES
MUELLER SECTION VII-C SUBDIVISION
AMENDED PLAT OF
MUELLER SECTION IV SUBDIVISION
DOCUMENT NO. 200700092
LOT 1, BLOCK 80
CREST HAVEN ADDITION
VOL. 502, PG. 425
K&W SUBDIVISION
VOLUME 39, PAGE 32

MUELLER SECTION VII-C SUBDIVISION

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MUELLER SECTION VII-C SUBDIVISION



MEADOWCREEK ON MANOR
VOL. 32, PG. 43

ABUNDANT LIFE
COVENANT MINISTRIES
2.352 ACRES
VOL. 13,350, PG. 1535

JOHN T. JONES
SUBDIVISION
VOL. 58, PG. 74

LOVELL DRIVE
DODD & GILLEN
SUBDIVISION
VOL. 28, PG. 23

MANOR ROAD
(60' R.O.W.)

CITY OF AUSTIN
VOL. 1814, PG. 174

N89°38'54"E 489.03'

S07°21'12"E 903.24'

LOT 1
OPEN SPACE
BLOCK 108

N03°00'00"W 1100.80'

CITY OF AUSTIN
VOLUME 1539, PAGE 103

CITY OF AUSTIN
VOLUME 1714, PAGE 164

CITY OF AUSTIN
VOLUME 1898, PAGE 382

HENRY WARNELL SURVEY

CITY OF AUSTIN
VOLUME 1814, PAGE 174

N75°45'00"W 48.75'

PRIMAVERIA
EASEMENT
(13,873 ACRES)

CITY OF AUSTIN
VOLUME 1714, PAGE 156

CITY OF AUSTIN
VOLUME 1714, PAGE 187

CITY OF AUSTIN
VOLUME 1700, PAGE 297

AUSTIN
PAGE 171

VACATED KLEBERG LANE

MUELLER SECTION VII-C
SUBDIVISION
A 286 LOT SUBDIVISION
CONSISTING OF 74,720 ACRES
DATE: OCTOBER 2012
PREPARED BY:

Bury+Partners

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Austin, Texas 78701
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SHEET
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