

SUBDIVISION REVIEW SHEET

C43
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CASE NO.: C8-04-0043.07.1A.SH

P.C. DATE: October 28, 2014

SUBDIVISION NAME: Muller Section IX Final Plat

AREA: 37.995

LOT(S): 302

OWNER/APPLICANT: City of Austin
(Pam Hefner)

AGENT: Bury & Partners
(Joe Farias)

ADDRESS OF SUBDIVISION: 3600 Manor Road

GRIDS: ML24

COUNTY: Travis

WATERSHED: Tannehill Branch

JURISDICTION: Full-Purpose

EXISTING ZONING: PUD

MUD: N/A

NEIGHBORHOOD PLAN: RMMA

PROPOSED LAND USE: Commercial Multi-Family

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 Muller Section IX Final Plat. The proposed plat, out of an approved preliminary plan, is composed of 302 lots on 37.995 acres. The proposed land use distribution is as follows: 18 single-family lots containing Mueller Homes; 178 single-family lots containing Row Homes; 109 single-family lots containing Yard Homes and 6 open space lots designated as common courtyard areas. In addition, there is a 1.29 acre open space lot and associated new right-of-way to serve the lots. City of Austin utilities are available. Parkland dedication requirements have been satisfied by dedication of land within the PUD. The developer will be responsible for all costs associated with any required improvements.

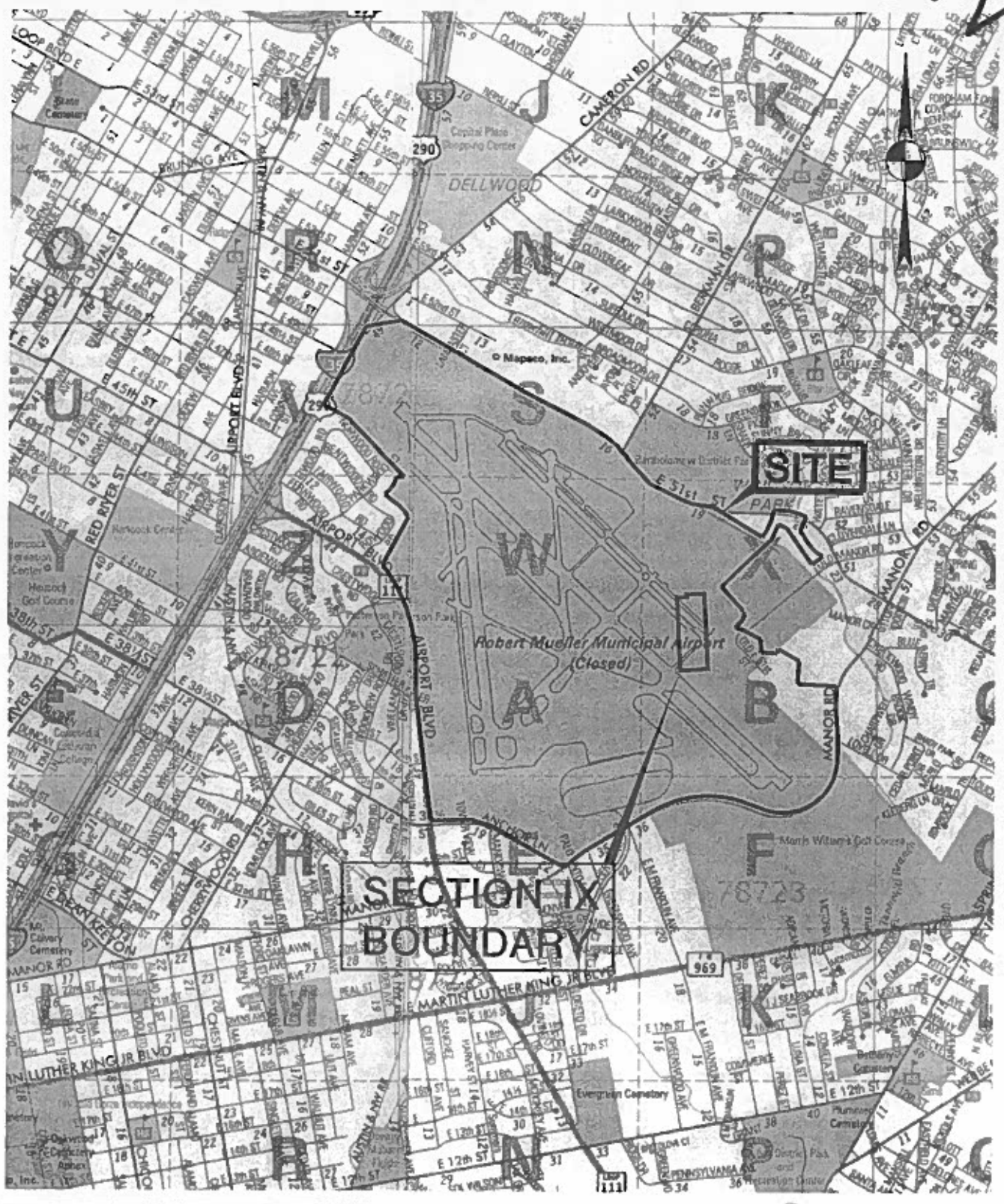
STAFF RECOMMENDATION: The staff recommends approval of the plat. This plat meets all applicable State and City of Austin LDC requirements.

PLANNING COMMISSION ACTION:

CITY STAFF: Don Perryman
e-mail: don.perryman@ci.austin.tx.us

PHONE: 974-2786

013/2



BURY

221 West Sixth Street, Suite 600
 Austin, Texas 78701
 Tel: (512) 328-0011 Fax: (512) 328-0325
 TBPE # F 1048 TBPLS # F 10107500
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SITE LOCATION MAP

SCANNED

DATE 02/04/14	SCALE N T S	DRAWN BY HAM	FILE 110269/10046/PRELIMINARY PLAN/EXH	PROJECT No 110269-10046
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C43/37

MUELLER SECTION IX SUBDIVISION

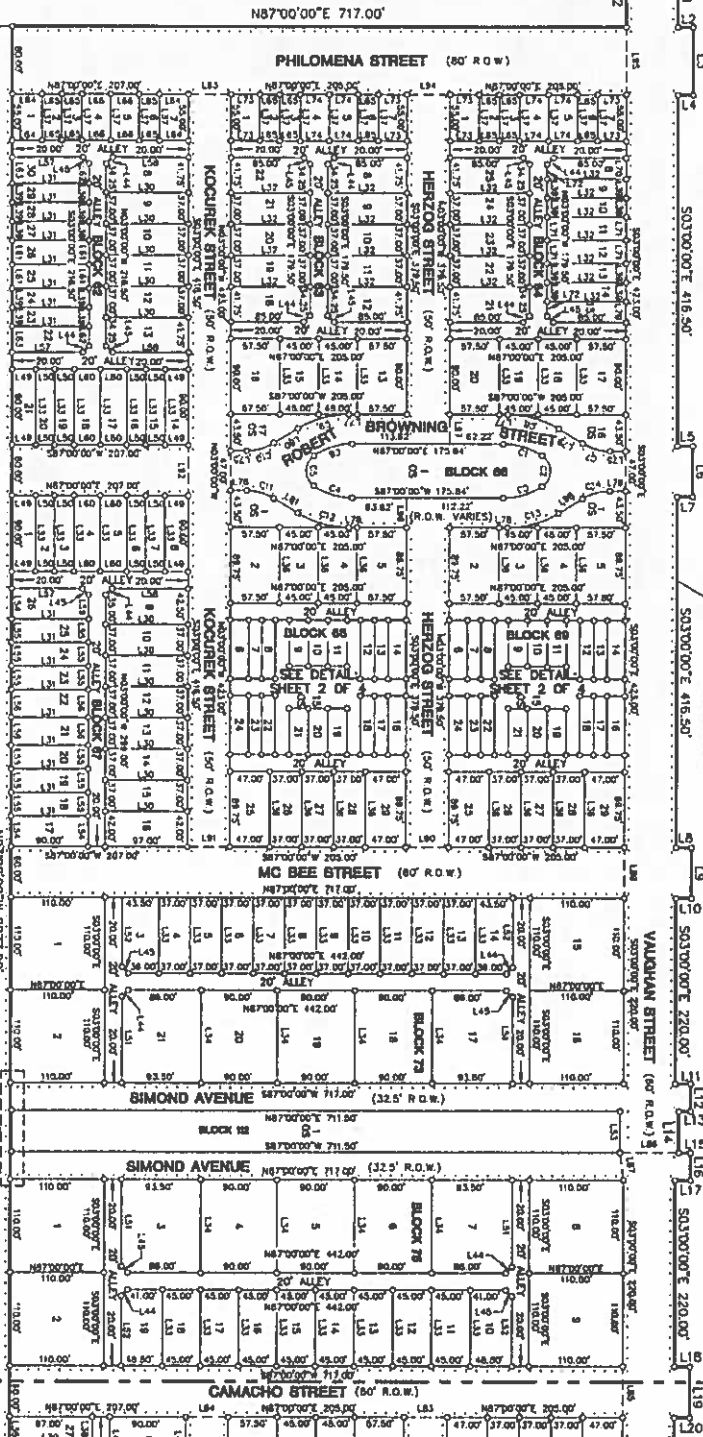
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JOSEPH AURESON
SURVEY

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LDY 1, BLOCK 61
AMENDED PLAT OF BLOCK 61,
MUELLER SECTION VII-B SUBDIVISION
DOCUMENT NO. 201200155

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SHEET
1
OF 5

LINE TABLE

NO.	BEARING	DISTANCE
1	S89°20'00"W	74.07
2	S89°20'00"W	118.00
3	S89°20'00"W	118.00
4	S89°20'00"W	118.00
5	S89°20'00"W	118.00
6	S89°20'00"W	118.00
7	S89°20'00"W	118.00
8	S89°20'00"W	118.00
9	S89°20'00"W	118.00
10	S89°20'00"W	118.00
11	S89°20'00"W	118.00
12	S89°20'00"W	118.00
13	S89°20'00"W	118.00
14	S89°20'00"W	118.00
15	S89°20'00"W	118.00
16	S89°20'00"W	118.00
17	S89°20'00"W	118.00
18	S89°20'00"W	118.00
19	S89°20'00"W	118.00
20	S89°20'00"W	118.00

LINE TABLE

NO.	BEARING	DISTANCE
21	S89°20'00"W	118.00
22	S89°20'00"W	118.00
23	S89°20'00"W	118.00
24	S89°20'00"W	118.00
25	S89°20'00"W	118.00
26	S89°20'00"W	118.00
27	S89°20'00"W	118.00
28	S89°20'00"W	118.00
29	S89°20'00"W	118.00
30	S89°20'00"W	118.00
31	S89°20'00"W	118.00
32	S89°20'00"W	118.00
33	S89°20'00"W	118.00
34	S89°20'00"W	118.00
35	S89°20'00"W	118.00
36	S89°20'00"W	118.00
37	S89°20'00"W	118.00
38	S89°20'00"W	118.00
39	S89°20'00"W	118.00
40	S89°20'00"W	118.00
41	S89°20'00"W	118.00

LINE TABLE

NO.	BEARING	DISTANCE
42	S89°20'00"W	118.00
43	S89°20'00"W	118.00
44	S89°20'00"W	118.00
45	S89°20'00"W	118.00
46	S89°20'00"W	118.00
47	S89°20'00"W	118.00
48	S89°20'00"W	118.00
49	S89°20'00"W	118.00
50	S89°20'00"W	118.00
51	S89°20'00"W	118.00
52	S89°20'00"W	118.00
53	S89°20'00"W	118.00
54	S89°20'00"W	118.00
55	S89°20'00"W	118.00
56	S89°20'00"W	118.00
57	S89°20'00"W	118.00
58	S89°20'00"W	118.00
59	S89°20'00"W	118.00
60	S89°20'00"W	118.00
61	S89°20'00"W	118.00

LINE TABLE

NO.	BEARING	DISTANCE
62	S89°20'00"W	118.00
63	S89°20'00"W	118.00
64	S89°20'00"W	118.00
65	S89°20'00"W	118.00
66	S89°20'00"W	118.00
67	S89°20'00"W	118.00
68	S89°20'00"W	118.00
69	S89°20'00"W	118.00
70	S89°20'00"W	118.00
71	S89°20'00"W	118.00
72	S89°20'00"W	118.00
73	S89°20'00"W	118.00
74	S89°20'00"W	118.00
75	S89°20'00"W	118.00
76	S89°20'00"W	118.00
77	S89°20'00"W	118.00
78	S89°20'00"W	118.00
79	S89°20'00"W	118.00
80	S89°20'00"W	118.00
81	S89°20'00"W	118.00
82	S89°20'00"W	118.00

LINE TABLE

NO.	BEARING	DISTANCE
83	S89°20'00"W	118.00
84	S89°20'00"W	118.00
85	S89°20'00"W	118.00
86	S89°20'00"W	118.00
87	S89°20'00"W	118.00
88	S89°20'00"W	118.00
89	S89°20'00"W	118.00
90	S89°20'00"W	118.00
91	S89°20'00"W	118.00
92	S89°20'00"W	118.00
93	S89°20'00"W	118.00
94	S89°20'00"W	118.00
95	S89°20'00"W	118.00
96	S89°20'00"W	118.00
97	S89°20'00"W	118.00
98	S89°20'00"W	118.00
99	S89°20'00"W	118.00
100	S89°20'00"W	118.00

LINE TABLE

NO.	BEARING	DISTANCE
101	S89°20'00"W	118.00
102	S89°20'00"W	118.00
103	S89°20'00"W	118.00
104	S89°20'00"W	118.00
105	S89°20'00"W	118.00
106	S89°20'00"W	118.00
107	S89°20'00"W	118.00
108	S89°20'00"W	118.00
109	S89°20'00"W	118.00
110	S89°20'00"W	118.00
111	S89°20'00"W	118.00
112	S89°20'00"W	118.00
113	S89°20'00"W	118.00
114	S89°20'00"W	118.00
115	S89°20'00"W	118.00
116	S89°20'00"W	118.00
117	S89°20'00"W	118.00
118	S89°20'00"W	118.00
119	S89°20'00"W	118.00
120	S89°20'00"W	118.00

CURVE TABLE

NO.	DATA	ARC	CHORD	CHORD BEARING
1	118.00	118.00	118.00	118.00
2	118.00	118.00	118.00	118.00
3	118.00	118.00	118.00	118.00
4	118.00	118.00	118.00	118.00
5	118.00	118.00	118.00	118.00
6	118.00	118.00	118.00	118.00
7	118.00	118.00	118.00	118.00
8	118.00	118.00	118.00	118.00
9	118.00	118.00	118.00	118.00
10	118.00	118.00	118.00	118.00
11	118.00	118.00	118.00	118.00
12	118.00	118.00	118.00	118.00
13	118.00	118.00	118.00	118.00
14	118.00	118.00	118.00	118.00
15	118.00	118.00	118.00	118.00
16	118.00	118.00	118.00	118.00
17	118.00	118.00	118.00	118.00
18	118.00	118.00	118.00	118.00
19	118.00	118.00	118.00	118.00
20	118.00	118.00	118.00	118.00

MATCH LINE
SEE SHEET 2 OF 4

**MUELLER SECTION IX
SUBDIVISION**

A 302 LOT SUBDIVISION
CONSISTING OF 37.229 ACRES

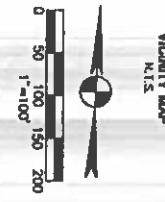
DATE: FEBRUARY 2014
PREPARED BY:

BURY

221 West Street, Suite 800
Austin, Texas 78701
Tel: (512) 233-0111 Fax: (512) 233-0252
Toll Free: 1-800-784-4367
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AREAS AND LOT SUMMARY

BLOCK	ACRES	LOTS
BLOCK 62	1.878 ACRES	30 LOTS
BLOCK 63	1.788 ACRES	31 LOTS
BLOCK 64	0.072 ACRES	1 LOT
BLOCK 65	1.788 ACRES	31 LOTS
BLOCK 66	0.072 ACRES	1 LOT
BLOCK 67	0.082 ACRES	1 LOT
BLOCK 68	1.978 ACRES	32 LOTS
BLOCK 69	1.944 ACRES	32 LOTS
BLOCK 70	0.314 ACRES	5 LOTS
BLOCK 71	1.861 ACRES	31 LOTS
BLOCK 72	3.857 ACRES	63 LOTS
BLOCK 73	2.043 ACRES	33 LOTS
BLOCK 74	1.844 ACRES	30 LOTS
BLOCK 75	0.460 ACRES	8 LOTS
BLOCK 76	2.024 ACRES	33 LOTS
BLOCK 77	0.080 ACRES	1 LOT
BLOCK 78	11.323 ACRES	N/A
BLOCK 79	23.482 ACRES	290 LOTS
BLOCK 80	2.414 ACRES	12 LOTS
BLOCK 81	37.229 ACRES	302 LOTS

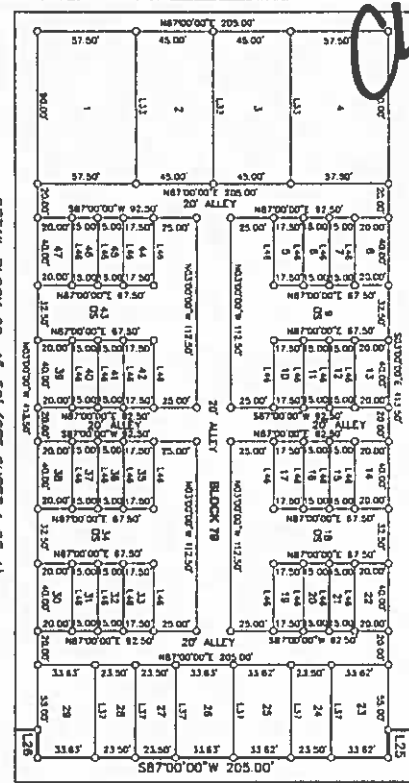


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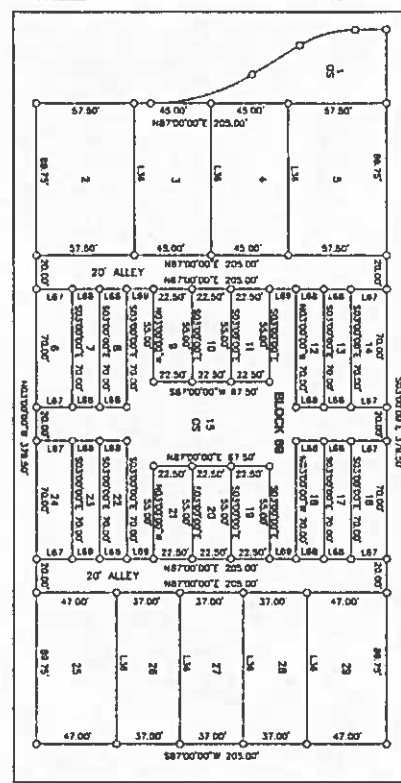
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DETAIL BLOCK 79: 1"=50' (SEE THIS SHEET)

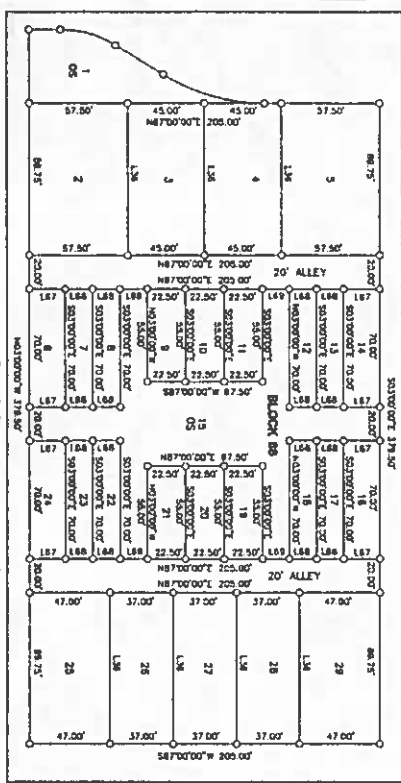
MUELLER SECTION IX SUBDIVISION



DETAIL BLOCK 69: 1"=50' (SEE SHEET 1 OF 4)

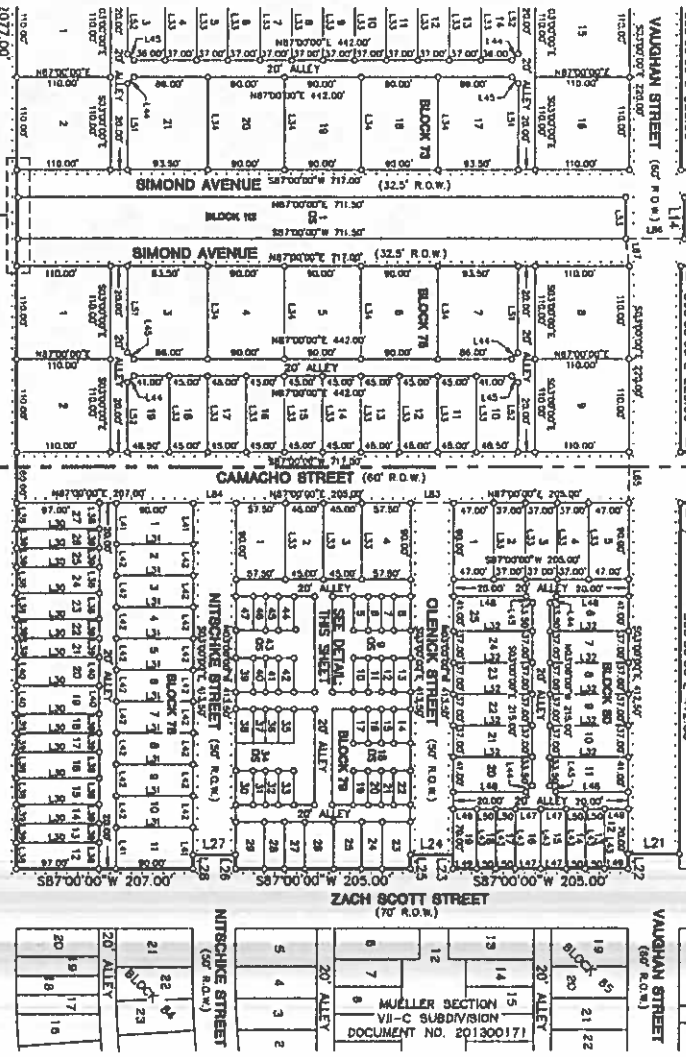


DETAIL BLOCK 68: 1"=50' (SEE SHEET 1 OF 4)



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MATCH LINE:
SEE SHEET 1 OF 4

LEGEND

- 0 1/2" FROM ROAD WITH OPEN SPACE
- 1" FROM ROAD WITH OPEN SPACE
- 2" FROM ROAD WITH OPEN SPACE

BURY

MUELLER SECTION IX
SUBDIVISION
A 302 LOT SUBDIVISION
CONSISTING OF 37,229 ACRES
DATE: FEBRUARY 2014
PREPARED BY:

SHEET 2 OF 5
RENDERING MADE IN RETIREMENT TO THE TEXAS CORPORATE SYSTEMS BOARD OF CHAIRMAN MEMBERSHIP BOARD
Drawn by: [Name] Approved by: [Name]
C8-04-0043.07.A.S.H.