

**SUBDIVISION REVIEW SHEET**

C12  
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**CASE NO.:** C8-04-0043.07.3A.SH

**P.C. DATE:** August 25, 2015

**SUBDIVISION NAME:** Mueller Section 7E Subdivision

**AREA:** .8785

**LOT(S):** 16

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

**AGENT:** Bury-Aus, Inc. (Joe Farias, P.E.)

**ADDRESS OF SUBDIVISION:** 3600 Manor Rd.

**GRIDS:** ML24

**COUNTY:** Travis

**WATERSHED:** Colorado River

**JURISDICTION:** Full-Purpose

**EXISTING ZONING:** PUD

**MUD:** N/A

**NEIGHBORHOOD PLAN:** RMMA

**PROPOSED LAND USE:** Commercial Multi Family

**ADMINISTRATIVE WAIVERS:**

**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 7E Subdivision. The proposed final plat, out of an approved preliminary plan, is composed of 16 lots on .8785 acres for residential use. All City of Austin utilities are available. 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.

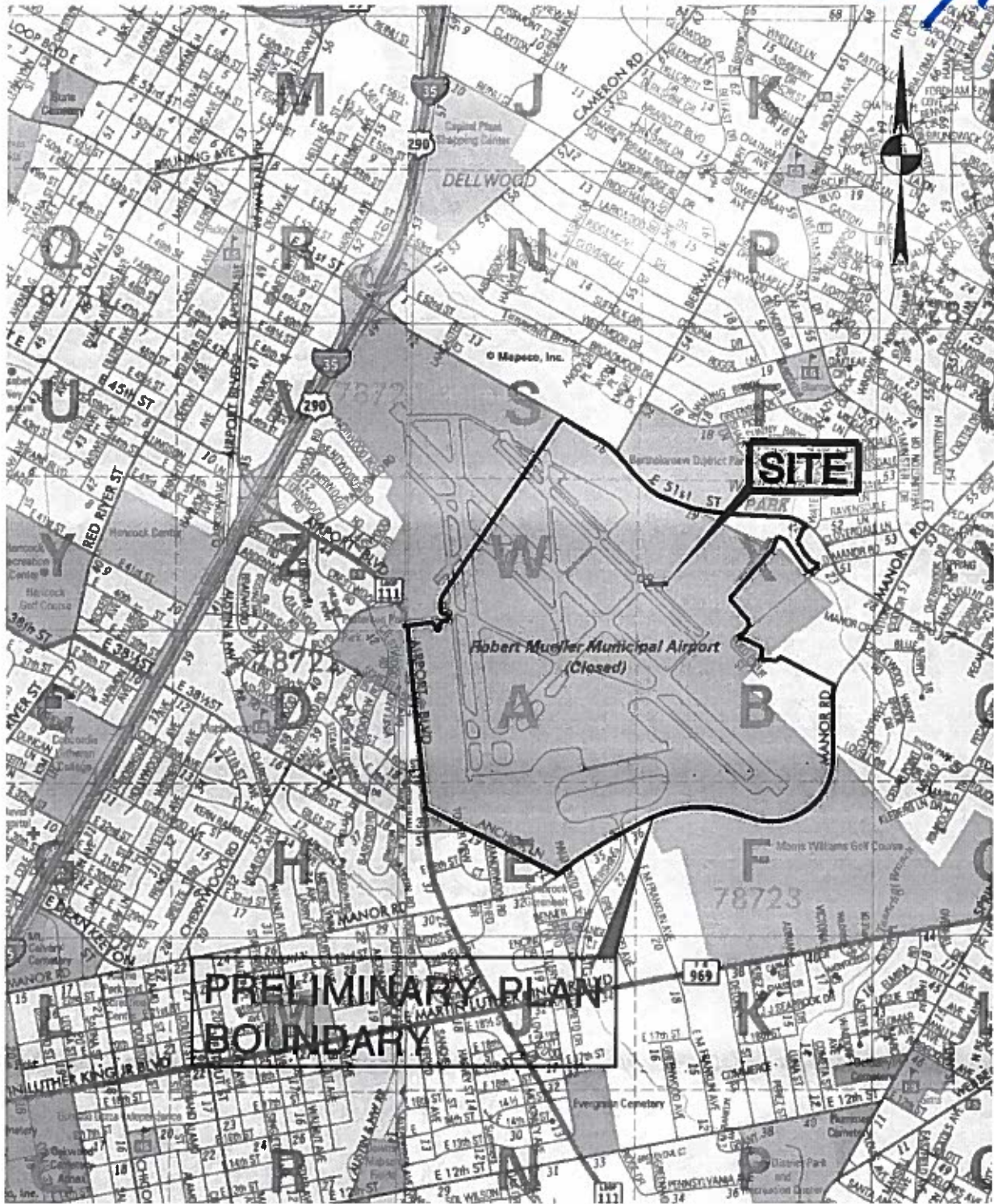
**PLANNING COMMISSION ACTION:**

**CITY STAFF:** Don Perryman

**PHONE:** 512-750-6530

**E-MAIL:** don.perryman@austintexas.gov

CR 1/2



# 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

DATE: 02/17/14

SCALE: N.T.S.

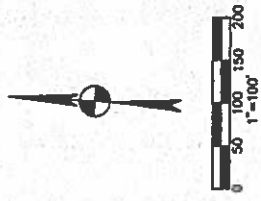
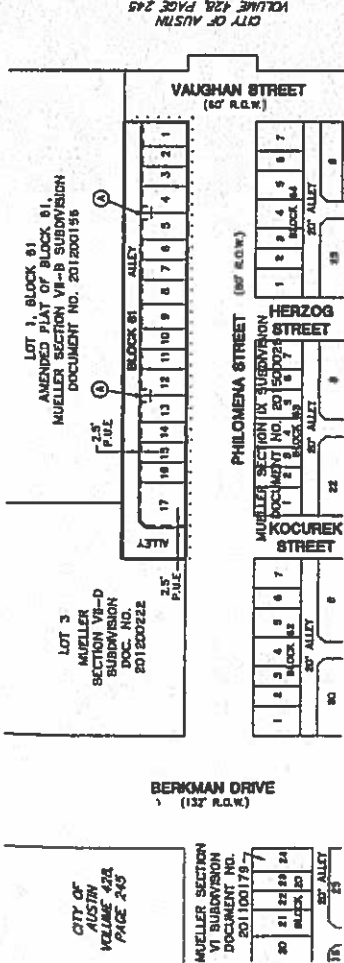
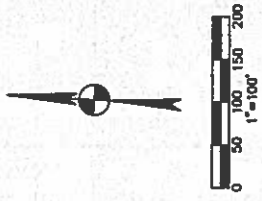
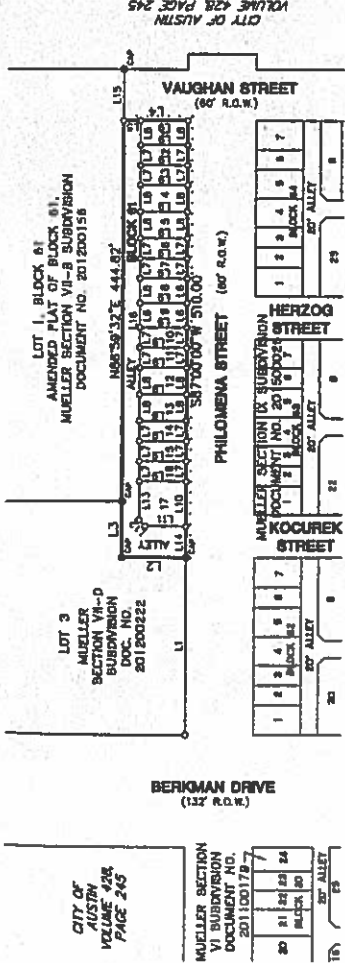
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PROJECT No: 110269-10088



# MUELLER SECTION VII E SUBDIVISION



NO.	BEARING	DISTANCE
L1	S87°00'00"W	207.00'
L2	N43°00'00"W	75.01'
L3	S89°00'00"E	85.18'
L4	S37°00'00"E	76.07'
L5	S37°00'00"E	20.07'
L6	S87°00'00"W	28.50'
L7	S87°00'00"W	23.00'
L8	S87°00'00"W	31.00'
L9	S70°00'00"E	68.00'
L10	N43°00'00"W	93.50'
L11	N43°00'00"W	47.85'
L12	N42°00'00"E	10.12'
L13	S87°00'00"E	45.35'
L14	S87°00'00"E	38.50'
L15	N88°59'30"E	60.00'
L16	S87°00'00"W	468.35'

MUELLER SECTION VII E  
SUBDIVISION  
4.17 LOT SUBDIVISION  
CONSISTING OF 0.878 ACRES  
DATE: FEBRUARY 2015  
PREPARED BY:

**BURY**  
211 West Sixth Street, Suite 800  
Austin, Texas 78701  
Tel: (512) 328-0011 Fax: (512) 328-0012  
TYPE # F-1948 TRIPLE # F-1007920  
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AREA AND LOT SUMMARY	
BLOCK 81	- 0.987 ACRES - 17 LOTS
P.A.W.	- 0.281 ACRES - N/A
TOTAL LOTS	- 0.987 ACRES - 17 LOTS
TOTAL	0.878 ACRES 17 LOTS

**LEGEND**

- 1/2" IRON ROD WITH "BURY" CAP SET
- 1/2" IRON ROD WITH "OS" CAP FOUND
- OS OPEN SPACE
- P.U.E. PUBLIC UTILITY EASEMENT
- SIDEWALK

**EASEMENT NOTES AND DETAILS:**

- A 2.5' PUBLIC UTILITY EASEMENT IS TO BE LOCATED ALONG ALL ALLEY RIGHT-OF-WAY LINES.
- AN EASEMENT CONFORMING TO THE EXAMPLE BELOW SHALL BE LOCATED AT THE LOT CORNERS DESIGNATED (A).

