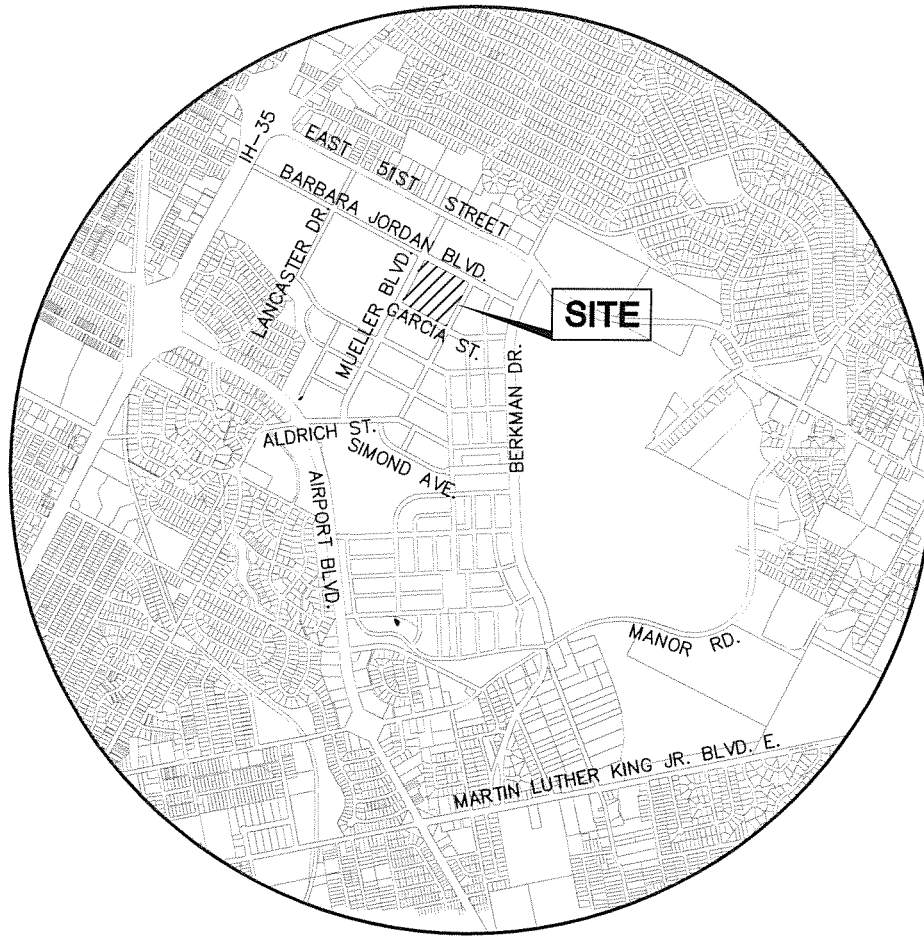


SUBDIVISION REVIEW SHEET**CASE NO.:** C8-04-0043.10.2A.SH**PC DATE:** September 25, 2018**SUBDIVISION NAME:** Mueller Section 1B-2 Subdivision**AREA:** 9.02**LOT(S):** 2**OWNER/APPLICANT:** (Pamela Hefner)**AGENT:** Stantec Consulting Services (Hillary Paris)**ADDRESS OF SUBDIVISION:** 1527 – ½ Barbara Jordan Blvd.**DISTRICT NUMBER:** 9**GRIDS:** ML25**COUNTY:** Travis**WATERSHED:** Boggy Creek**JURISDICTION:** Full-Purpose**EXISTING ZONING:** PUD**MUD:** N/A**NEIGHBORHOOD PLAN:** RMMA**PROPOSED LAND USE:** Mixed Use**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 1B-2 Subdivision. The proposed plat is composed of 2 lots on 9.02 acres for mixed-use residential in compliance with the Mueller PUD ordinance and the approved preliminary plan. Water, wastewater and electric utility service will be provided by the City of Austin. 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:** 512-974-2786**E-mail:** don.perryman@austintexas.gov



SITE LOCATION MAP

N.T.S.



1905 Aldrich Street, Suite 300
 Austin, Texas 78723
 Tel. (512) 328-0011 Fax (512) 328-0325
 TBPE # F-6324 TBPLS # F-10194230
 Copyright © 2018

MUELLER SECTION IB-2
 AUSTIN, TEXAS

CATELLUS AUSTIN, LLC

SITE LOCATION MAP

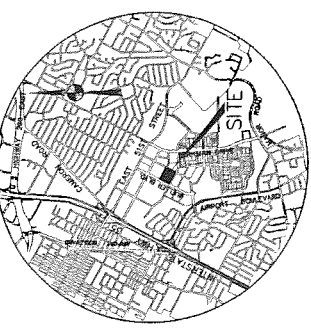
DATE: 06/05/2018

SCALE: NTS

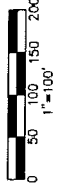
DRAWN BY: HMP

FILE

PROJECT No. 222010927



VICINITY MAP
N.T.S.



BEARING BASIS
 THE TEXAS COORDINATE SYSTEM HAD 83(3), CENTRAL ZONE UTILIZING CITY OF AUSTIN PROVIDED GPS CONTROL MONUMENTS RMGT-RMD.

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD W/ STANTEC CAP SET
- SIDEWALK
- ▲ PK NAIL FOUND
- ⊗ "x" ROUSE "x" CUT FOUND

MUELLER SECTION 1B-2 SUBDIVISION

LOT 1A, BLOCK "A", RESUBDIVISION
 OF LOT 1, BLOCK "A",
 MUELLER SECTION 1, PHASE A SUBDIVISION
 DOCUMENT NO. 200600002

LOT 1, BLOCK "C",
 MUELLER SECTION 1,
 PHASE A SUBDIVISION
 DOCUMENT NO. 200400079

MUELLER BOULEVARD
 (116' R.O.W.)

BARBARA JORDAN BOULEVARD
 (93' R.O.W.)

ALDRICH STREET
 (70' R.O.W.)

GARCIA STREET
 (60' R.O.W.)

PAGE STREET
 (60' R.O.W.)

LOT 2, BLOCK "5",
 MUELLER SECTION 1B-1
 DOCUMENT NO. 201600289

LOT 1, BLOCK "5",
 MUELLER SECTION 1B-1
 DOCUMENT NO. 201600289

LOT 3, BLOCK "5",
 MUELLER SECTION 1B-1
 DOCUMENT NO. 201600289

PHILOMENA STREET
 (60' R.O.W.)

REMAINDER OF
 16.782 ACRES
 MUELLER AUSTIN
 TOWN CENTER, LLC
 DOCUMENT
 NO. 2013027256

LOT 1 OPEN SPACE, BLOCK "7",
 MUELLER SECTION 2C-2 SUBDIVISION
 DOCUMENT NO. 201500048

LOT 1, BLOCK "17",
 MUELLER SECTION
 2C-2 SUBDIVISION
 DOCUMENT
 NO. 201500048

BLOCK 3
 LOT 1
 4.945 ACRES

0.058 ACRE
 DECLARATION OF LOCATION
 OF ELECTRIC FACILITIES
 DOC. NO. 2017149518

0.018 ACRE
 DECLARATION OF LOCATION
 OF ELECTRIC FACILITIES
 DOC. NO. 2017149519

BLOCK 3
 LOT 2
 4.069 ACRES

LOT 2A, BLOCK "1",
 AMENDED PLAT OF
 BLOCK 1, MUELLER SECTION
 VII-B SUBDIVISION
 DOCUMENT NO. 201200205

LOT 3, BLOCK "1",
 MUELLER SECTION
 2C-2 SUBDIVISION
 DOCUMENT NO. 201500048

**MUELLER SECTION 1B-2
 SUBDIVISION**

4.2 LOT SUBDIVISION
 CONSISTING OF 9.014 ACRES
 DATE: JUNE 2018
 PREPARED BY:

LINE NO.	BEARING	DISTANCE
L1	S27°31'08"W	60.00'
L2	N62°31'08"W	115.93'
L3	N27°31'10"E	93.00'
L4	S82°33'22"E	69.92'
L5	S82°30'41"E	69.66'

RIDGETOP GARDENS
 VOLUME 2, PAGE 50



Stantec
 1905 Aldrich Street, Suite 300
 Austin, Texas 78723
 Tel. (512) 329-0011 Fax. (512) 328-0325
 TBPE # F-6324 TBPLS # 10194230
 Copyright © 2018