

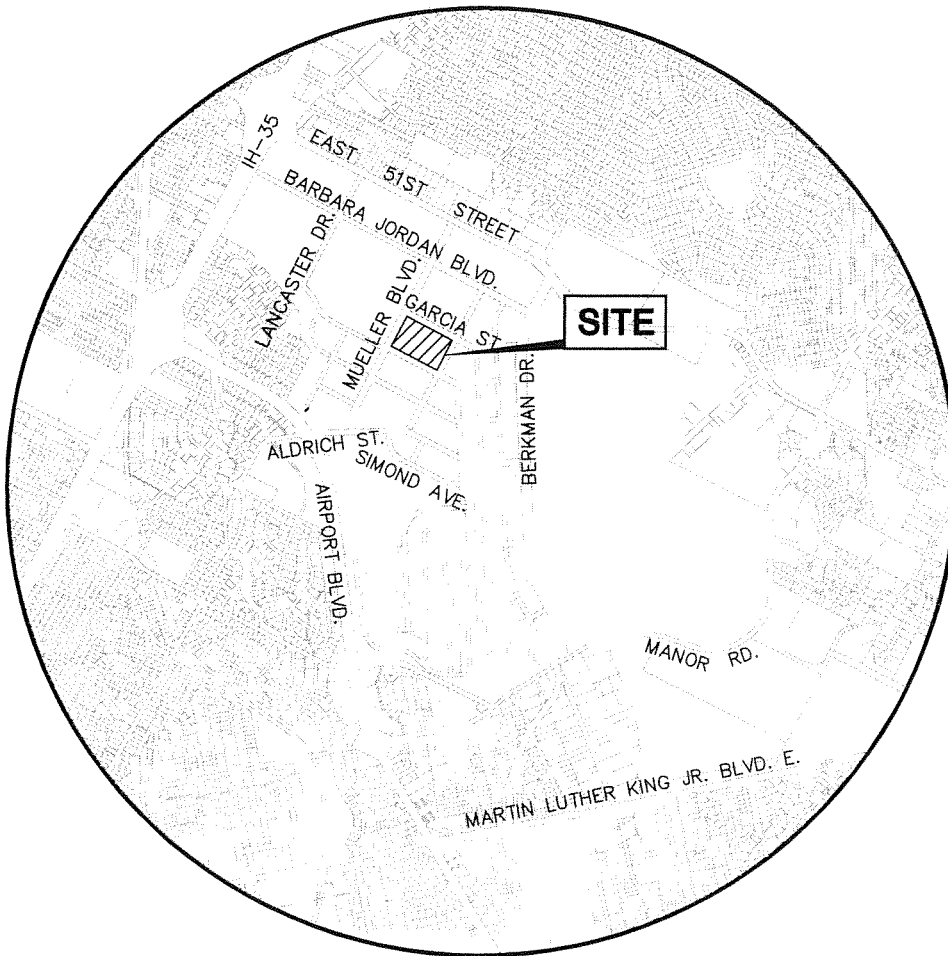
SUBDIVISION REVIEW SHEET**CASE NO.:** C8-04-0043.08.2A.SH**P.C. DATE:** October 25, 2016**SUBDIVISION NAME:** Mueller Section 1B-1**AREA:** 7.50**LOT(S):** 3**OWNER/APPLICANT:** (Pam Hefner)**AGENT:** Bury Inc.
(Jose M. Farias, P.E.)**ADDRESS OF SUBDIVISION:** 3600 Manor Road**GRIDS:** ML24**COUNTY:** Travis**WATERSHED:** Tannehill Branch**JURISDICTION:** Full-Purpose**EXISTING ZONING:** PUD**MUD:** N/A**NEIGHBORHOOD PLAN:** RMMA**DISTRICT:** 9**PROPOSED LAND USE:** PUD, ROW**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-1. The proposed plat is composed of 3 lots and associated right-of-way on 7.50 acres. The proposed use is mixed residential in accordance with the PUD zoning. The developer is also final platting the continuation of Garcia Street from Aldrich Street to Mueller Blvd. The City of Austin will provide all utilities. 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.

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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MUELLER SECTION IB-1
AUSTIN, TEXAS

CATELLUS AUSTIN, LLC

SITE LOCATION MAP

DATE: 01/28/2016

SCALE: NTS

DRAWN BY: HMP

FILE:

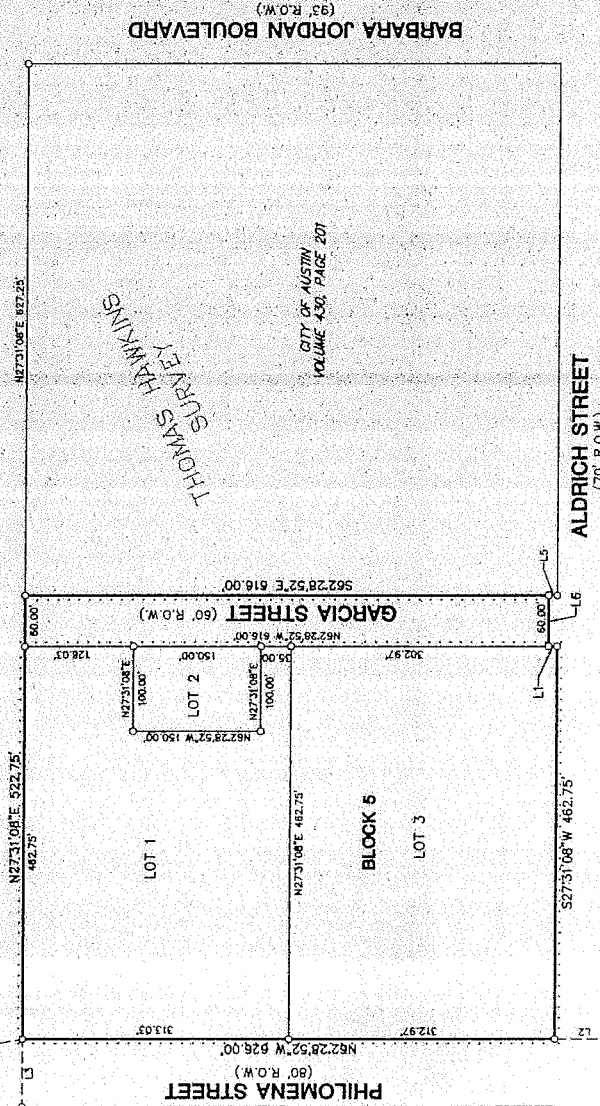
PROJECT No. 110269-10096

PLAT OF MUELLER SECTION 1B-1 SUBDIVISION

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

LOT 2, BLOCK "B",
MUELLER SECTION III SUBDIVISION
DOCUMENT NO. 200500279

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



CITY OF AUSTIN
VOLUME 430, PAGE 201

ROBERT BROWNING STREET
(60' R.O.W.)

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

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

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

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

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

LOT 1, BLOCK "4A",
MUELLER SECTION 2C-2 SUBDIVISION
DOCUMENT NO. 201500048

AREA AND LOT SUMMARY	
LOT 1	- 2.981 ACRES
LOT 2	- 0.344 ACRES
LOT 3	- 3.325 ACRES
R.O.W.	- 0.849 ACRES
TOTAL	- 7.499 ACRES

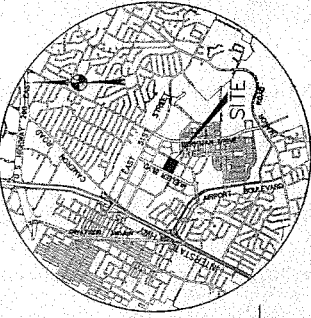
SHEET
1
OF 2

PLAT OF MUELLER
SECTION 1B-1 SUBDIVISION
A 3 LOT SUBDIVISION
CONSISTING OF 7.499 ACRES
FEBRUARY, 2016
PREPARED BY:



221 West Sixth Street, Suite 800
Austin, Texas 78701
Tel: (512) 328-0011 Fax: (512) 328-0025
TDD: (512) 328-0011
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Drawn by: KVM Approved by: JTB Project No: 222010363



VICINITY MAP
N.T.S.



LEGEND
○ 1/2" IRON ROD WITH "BURY" CAP SET
● 1/2" IRON ROD FOUND (UNLESS NOTED)
..... SIDEWALK

LOT 2A, BLOCK "1",
AMENDED PLAT OF
MUELLER SECTION 1,
VII-B SUBDIVISION
DOCUMENT NO. 201200206

BEARING BASIS:
IS REFERENCED TO THE TEXAS COORDINATE
SYSTEM (NAD 83) AND THE SURVEYING
CITY OF AUSTIN PROMONG GPS CONTROL
MONUMENTS RA01-RM10.

LINE TABLE	
NO.	BEARING
L1	S62°28'52"E
L2	S62°28'52"E
L3	S27°31'08"W
L4	N27°31'08"E
L5	S62°28'52"E
L6	S27°31'08"W

VOLUME 3, PAGE 50