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

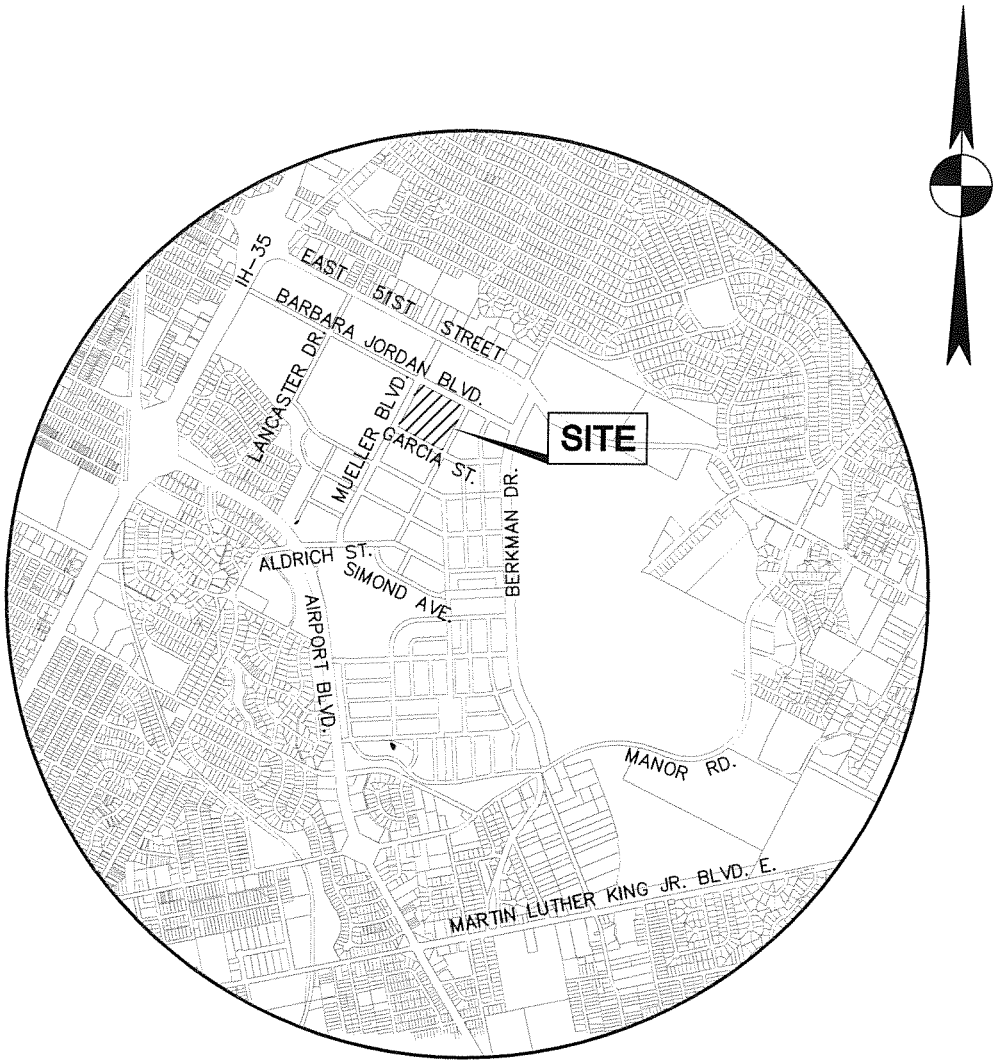
SIDEWALKS: Sidewalks will be provided on both sides of all internal streets and the subdivision side of boundary streets.

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.

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

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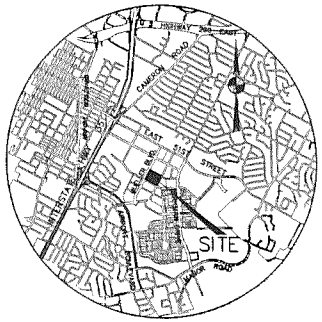
MUELLER SECTION 1B-2 SUBDIVISION

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

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



VICINITY MAP
N.T.S.

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

N27°31'08"E 627.25'

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

THOMAS HAWKINS SURVEY

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

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

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

343.44'

N62°28'50"W 626.00'

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

S27°31'08"W 627.25'

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

282.56'

BLOCK 3
LOT 1
4.945 ACRES

BLOCK 3
LOT 2
4.069 ACRES

343.44'

S62°28'50"E 626.00'

282.56'

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

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

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

L1 L2 L3 L4 L5

S27°31'08"W 627.25'

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

"X" FOUND

"X" FOUND

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

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

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

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

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

RIDGETOP GARDENS
VOLUME 3, PAGE 50

0 50 100 150 200
1"=100'

BEARING BASIS:
IS REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD 83(93), CENTRAL ZONE, UTILIZING CITY OF AUSTIN PROVIDED GPS CONTROL MONUMENTS RM01-RM10.

LEGEND

- ● 1/2" IRON ROD FOUND
- ○ 1/2" IRON ROD W/ "STANTEC CAP SET
- SIDEWALK
- ▲PK PK NAIL FOUND
- ⊗"X" FOUND "X" CUT FOUND

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S27°31'08"W	60.00'
L2	N62°31'08"W	115.85'
L3	N27°31'10"E	93.00'
L4	S62°33'22"E	69.92'
L5	S62°30'41"E	69.86'

MUELLER SECTION 1B-2 SUBDIVISION

A 2 LOT SUBDIVISION CONSISTING OF 9.014 ACRES

DATE: JUNE 2018
PREPARED BY:

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1905 Aldrich Street, Suite 300
Austin, Texas 78723
Tel. (512) 328-0011 Fax (512) 328-0325
TBPE # F-6324 TBPLS # 10194230
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SHEET
1
OF 2

Drawn by: NBM Approved by: JTB Project No. 222010927 File: V:\2220\ACTIVE\222010927\222010927PL5.dwg

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