SUBDIVISION REVIEW SHEET

CASE NO.: C8-2019-0074.0A **PC DATE:** August 27, 2019

SUBDIVISION NAME: Resubdivision Lot 1, Block 94B Mueller Section 7C

AREA: 6.42 acres **LOT(S):** 4

OWNER/APPLICANT: City of Austin (Christine Freundl)

AGENT: Stantec (David Miller)

ADDRESS OF SUBDIVISION: 3952 Berkman

GRIDS: J27 **COUNTY:** Travis

WATERSHED: Tannehill Branch **JURISDICTION:** Full-Purpose

EXISTING ZONING: PUD **MUD:** N/A

NEIGHBORHOOD PLAN: RMMA

PROPOSED LAND USE: PUD

ADMINISTRATIVE WAIVERS: None

VARIANCES: None

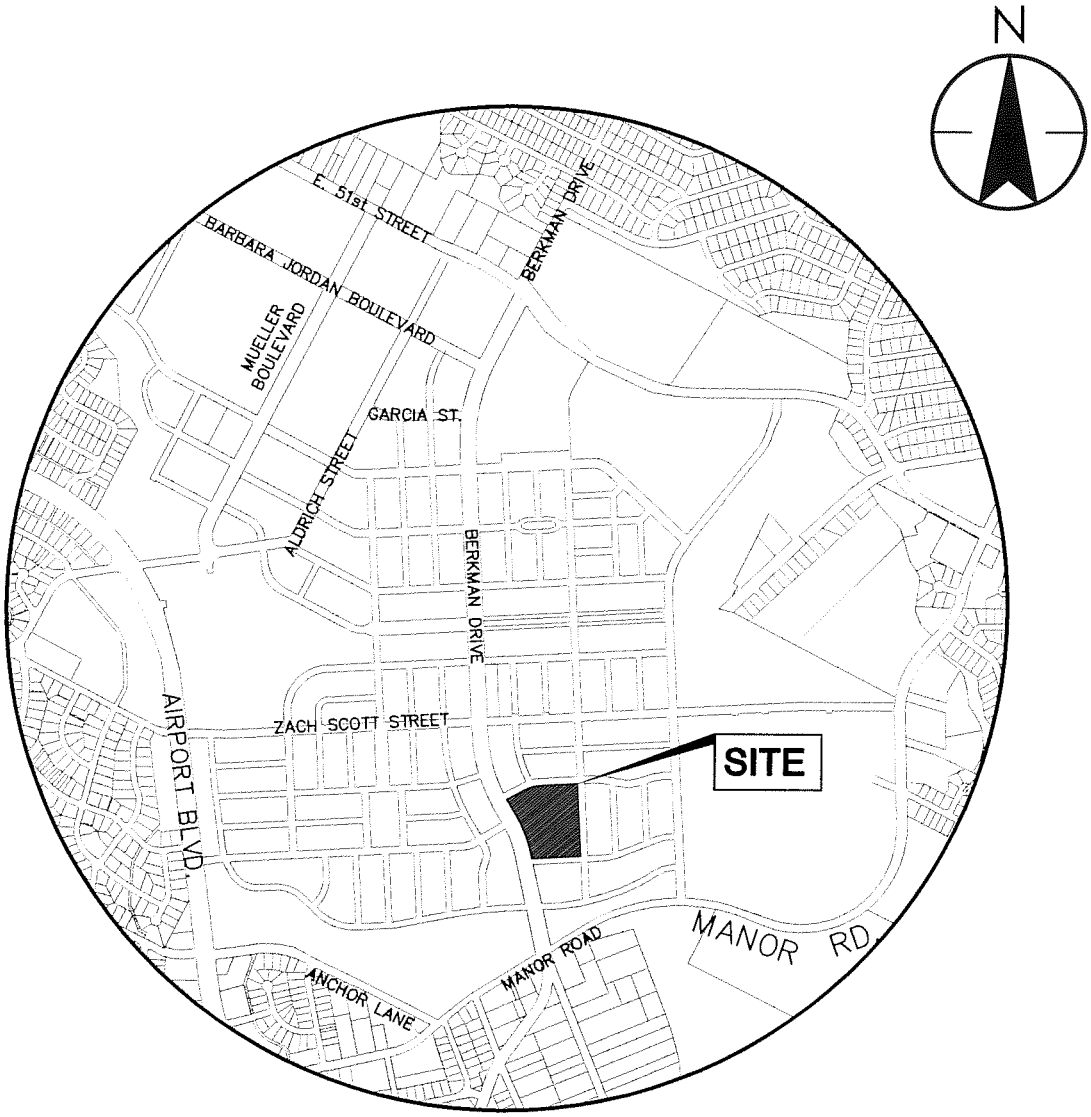
SIDEWALKS: Sidewalks will be provided on both sides of all internal streets.

DEPARTMENT COMMENTS: The request is for approval of the Resubdivision of Lot 1, block 94B Mueller Section 7C. The applicant proposes to resubdivide 1 lot into 4 lots on 6.42 aces. This site contains the location of the original air traffic control tower from the old airport that will be incorporated into the subdivision as a historic landmark. All utilities will be provided by the City of Austin. The developer is responsible for all costs associated with any required improvements.

STAFF RECOMMENDATION: 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

V:\2220\ACTIVE\222099000\MUELLER TOWN LOT PLAT\CAD\EXHIBITS\EXH01 SITE LOCATION MAP.DWG
5/2/2019 10:13 AM

SCALE: NTS

5/2/2019
DRAWN BY: MAM

Stantec

1905 Aldrich Street, Suite 300
Austin, TX 78723
TBPE # F-6324 TBPLS # 10194230
www.stantec.com

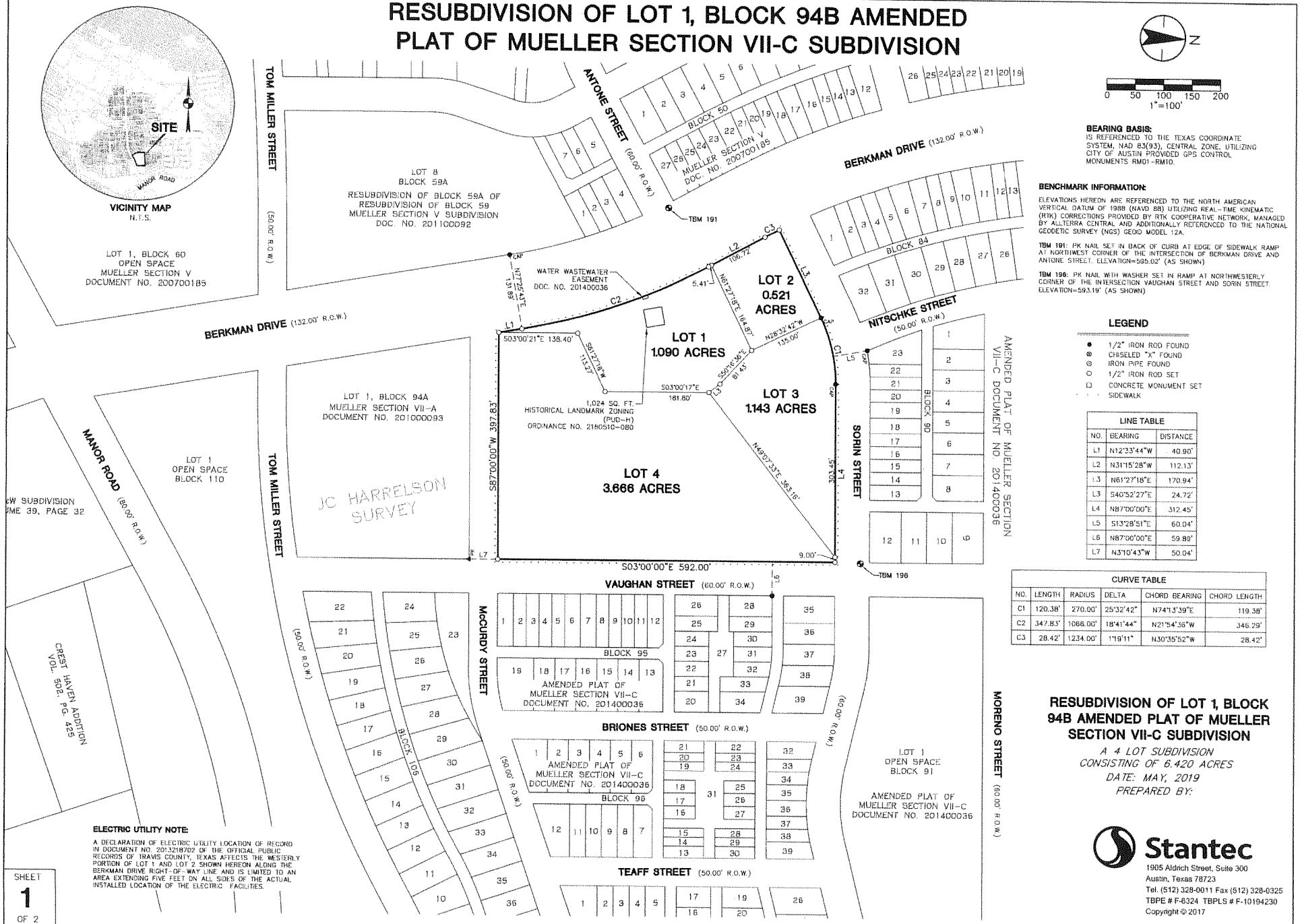
Client/Project
SITE LOCATION MAP

CATELLUS AUSTIN, LLC

Figure No.
222011506

Title
MUELLER VII-C BLK 94B RESUBDIVISION
AUSTIN, TEXAS

RESUBDIVISION OF LOT 1, BLOCK 94B AMENDED PLAT OF MUELLER SECTION VII-C SUBDIVISION



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.

BENCHMARK INFORMATION:

ELEVATIONS HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS PROVIDED BY RTK COOPERATIVE NETWORK, MANAGED BY ALLTERRA CENTRAL AND ADDITIONALLY REFERENCED TO THE NATIONAL GEODETIC SURVEY (NGS) GEOID MODEL 12A.

TBM 191: PK NAIL SET IN BACK OF CURB AT EDGE OF SIDEWALK RAMP AT NORTHWEST CORNER OF THE INTERSECTION OF BERKMAN DRIVE AND ANTONE STREET. ELEVATION=595.02' (AS SHOWN)

TBM 196: PK NAIL WITH WASHER SET IN RAMP AT NORTHWESTERLY CORNER OF THE INTERSECTION VAUGHAN STREET AND SORIN STREET. ELEVATION=593.19' (AS SHOWN)

LEGEND

- 1/2" IRON ROD FOUND
- CHISELED "X" FOUND
- IRON PIPE FOUND
- 1/2" IRON ROD SET
- CONCRETE MONUMENT SET
- SIDEWALK

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N12°33'44"W	40.90'
L2	N31°15'28"W	112.13'
L3	N61°27'18"E	170.94'
L3	S40°52'27"E	24.72'
L4	N87°00'00"E	312.45'
L5	S13°28'51"E	60.04'
L6	N87°00'00"E	59.88'
L7	N3°10'43"W	50.04'

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	120.38'	270.00'	25°32'42"	N74°13'39"E	119.38'
C2	347.83'	1066.00'	18°41'44"	N21°54'36"W	346.29'
C3	28.42'	1234.00'	1°19'11"	N30°35'52"W	28.42'

ELECTRIC UTILITY NOTE:

A DECLARATION OF ELECTRIC UTILITY LOCATION OF RECORD IN DOCUMENT NO. 2013218702 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AFFECTS THE WESTERLY PORTION OF LOT 1 AND LOT 2 SHOWN HEREON ALONG THE BERKMAN DRIVE RIGHT-OF-WAY LINE AND IS LIMITED TO AN AREA EXTENDING FIVE FEET ON ALL SIDES OF THE ACTUAL INSTALLED LOCATION OF THE ELECTRIC FACILITIES.

SHEET
1
OF 2

RESUBDIVISION OF LOT 1, BLOCK 94B AMENDED PLAT OF MUELLER SECTION VII-C SUBDIVISION

A 4 LOT SUBDIVISION
CONSISTING OF 6.420 ACRES
DATE: MAY, 2019
PREPARED BY:

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

Copyright © 2017

Drawn by: ABB Approved by: JTB Project no. 222001844 File: V:\2220\active\222001844\survey\drawings\222001844V02 PLT.dwg

C8-2019-0074.0A.SH