

C7
/

SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2009-0078

Z.A.P. DATE: 6-1-10,
continued by ZAP from 5-18-10

SUBDIVISION NAME: Wolf Tract Preliminary Plan

AREA: 204.71 acres

LOT(S): 734

OWNER/APPLICANT: Ed Wolf

AGENT: Lakeside Engineers
(Chris Ruiz)

ADDRESS OF SUBDIVISION: 17004 Blake Manor Road

GRIDS: T-26, T-27

COUNTY: Travis

WATERSHED: Gilleland and Wilbarger

JURISDICTION: 2-Mile
ETJ

EXISTING ZONING: N/A

MUD: N/A

PROPOSED LAND USE: Single Family Residential, Open Space, DE, Parks, CEF

ADMINISTRATIVE WAIVERS: Waivers to block length and single access granted after Fire Marshall review and approval on April 27, 2010.

VARIANCES:

SIDEWALKS: Sidewalks will be provided within the development and on the South side of Los Caballos Ave.

DEPARTMENT COMMENTS: The request is for approval of the Wolf Tract Subdivision consisting of 734 lots on 204.71 acres. Water to be provided by Manville Water supply and wastewater will be provided by Austin Water Utility per approved SER 2879.

Questions were raised at the previous meeting regarding the sizing of the collector streets within the project, the collector streets in relation to the approved, adjacent Eastwood Preliminary Plan and the desire to have collectors coming up from Whisper Valley.

The current Wolf Tract Preliminary Plan as it stands meets all code requirements and Transportation Staff verified that the collector streets within the project are sufficient for the single family residential neighborhood and can only be developed per the phasing agreement that coordinates with development of the approved, adjacent Eastwood Preliminary Plan. As the Eastwood plan was already approved in July of 2009, the road sizes and levels of connectivity were set and transportation staff does not advise having different sizes of streets align. Collectors from Whisper Valley may face the same issues

C7/2

if they align with an already approved plan that does not have street stubs sized as collectors.

With Whisper Valley, Indian Hills, Eastwood and the Wolf Tract all participating in the regional phasing plan along with Travis County, TXDOT, the City of Austin and the City of Manor, my understanding is the goal is to have the arterials strengthened to be able to handle the capacity of these developments using their internal streets to get traffic out to the arterials and onward as they build out over the next few decades.

This plan is recommended for approval.

STAFF RECOMMENDATION: The staff recommends approval of this preliminary plan. This plan meets all applicable County, State and City of Austin LDC requirements.

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Sarah Sumner

Email address: sarah.sumner@co.travis.tx.us

PHONE: 854-7687

C7/3

Wolf Tract Subdivision Location Map

