

C8/1

**SUBDIVISION REVIEW SHEET**

**CASE NO.:** C8J-2009-0078

**Z.A.P. DATE:** 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.

**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:**

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# Wolf Tract Subdivision Location Map

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