SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2017-0235.0A

Z.A.P. DATE: 3-20-18

SUBDIVISION NAME: Bella Fortuna Phase 1 Final Plat

AREA:

33.17

LOT(S): 133

OWNER/APPLICANT: TCEC EAT QEAA LLC, A Texas Llimited Liability Company

AGENT: DOUCET & ASSOCIATES, INC. (DAVOOD SALEK, P.E.)

ADDRESS OF SUBDIVISION: BRADSHAW RD

GRIDS:

COUNTY:

WATERSHED: Onion Creek

JURISDICTION: 2 mile ETJ

EXISTING ZONING:

NEIGHBORHOOD PLAN:

PROPOSED LAND USE: SF

ADMINISTRATIVE WAIVERS: None

VARIANCES: None

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

<u>DEPARTMENT COMMENTS</u>: The request is for approval of the Bella Fortuna Phase 1 Final Plat. The proposed plat is composed of 133 lots on 33.17 acres.

STAFF RECOMMENDATION: The staff recommends disapproval of the plat. This plat does not meet all applicable State and City of Austin LDC requirements.

ZONING AND PLATTING ACTION:

Coupland

Wells Branch

(E) (9)

Jollyville

Θ

Elgin

NORTH LAMAR

(8)

The HIIIs

Briarcliff

Cypress Mill

(R) ...

(R)

Mark Bradshaw Attorney

(F)

Pedemales Falls State Park

(373)

3/13/2018

(7) Spicewood

(ER) Round Mountain

Bradshaw Road, Austin, TX - Google Maps

(275) SOUTHEAST

South Sunset Valley (230)

Cedar Valley

(R)

Dripping Springs

Henly

(₹)

(<u>R</u>)

(H)

(gg)

(4)

og (B)

Driftwood

Pilot Knob

Onion Creek RV & Boat Storage

Mustang Ridge

Mountain City Google

Creedmoor

Onion Creek RV & Boat Storage

3.2 *** * (4)

RV Storage Facility · 10815 Bradshaw Rd



