

CITY OF AUSTIN – TRAVIS COUNTY – SINGLE SUBDIVISION OFFICE  
SUBDIVISION APPLICATION – MASTER COMMENT REPORT



CASE NUMBER: C8J-2017-0235.2A  
REVISION #: 00  
CASE MANAGER: Sarah Sumner  
UPDATE: U1  
PHONE #: 512-854-7687

PROJECT NAME: Bella Fortuna Phase 2  
LOCATION: Pleasant Valley

SUBMITTAL DATE: September 28, 2020  
REPORT DUE DATE: October 12, 2020  
FINAL REPORT DATE: October 6, 2020



**STAFF REPORT:**

This report includes all staff comments received to date concerning your most recent subdivision application submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated submittal.

The subdivision application will be approved when all requirements from each review discipline have been addressed. However, until this happens, your application is considered disapproved. Additional comments may be generated as a result of information or design changes provided in your update.

If you have any questions, problems, concerns, or if you require additional information about this report, please do not hesitate to contact your case manager at the phone number listed above or by writing to the City of Austin, Development Services Department, P.O. Box 1088, Austin, Texas 78767.

**UPDATE DEADLINE (LDC 30-2-56; 30-2-82):**

It is the responsibility of the applicant or their agent to update this subdivision application. **The final update to clear all comments must be submitted by the update deadline, which is November 16, 2020.** Otherwise, the application will automatically be denied. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

**EXTENSION OF UPDATE DEADLINE (LDC 30-1-119):**

You may request an extension to the update deadline by submitting a written justification to your case manager on or before the update deadline. Extensions may be granted for good cause at the Director's discretion.

**All reviewers have approved your review. Please contact your case manager at the number listed above to make arrangements for final signoff and permit issuance.**

**Environmental Review - Mike McDougal - 512-974-6380**

EV 01 Update #1      Comment cleared.

EV 02 Update #1      The ESC fiscal estimate has been approved. Comment cleared. Posting of ESC fiscal surety is required. [LDC 30-5, Subchapter A, Article 5; ECM Appendix S-1]

**Water Quality Review - Jay Baker - 512-974-2636**

WQ 1 – 2 CLEARED

**Wetlands Biologist Review - Ana Gonzalez - 512-974-2929**

WETL 1. **Update 0** This project does not comply with Critical Environmental Feature protection requirements (LDC 30-5-282; ECM 1.10]. Additional information: CEF buffers shown as 150 ft setback need to be removed; Lot 37, per the approved preliminary, needs to be labeled as CEF buffer.

**Update 1** Comment cleared

**Travis Co. Transportation Review - Manny Durate - 512-854-7581**

Comments cleared

**Travis Co. Drainage Engineering Review - Manny Durate - 512-854-7581**

Comments cleared

**END OF REPORT**