

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2019-0112**P.C. DATE:** April 14, 2020**SUBDIVISION NAME:** Twilight Gardens Preliminary Plan**AREA:** 17.92 acres**LOT(S):** 20**OWNER/APPLICANT:** Twilight Estates, LLC.
(Andrey Derevianko)**AGENT:** Perales Land Development
(Jerry Perales, P.E.)**ADDRESS OF SUBDIVISION:** 8316 Twilight Terrace Dr.**WATERSHED:** Williamson Creek**COUNTY:** Travis**EXISTING ZONING:** SF-1-CO-NP**JURISDICTION:** Full**NEIGHBORHOOD PLAN:** West Oak Hill**PROPOSED LAND USE:** Residential**VARIANCES:** none

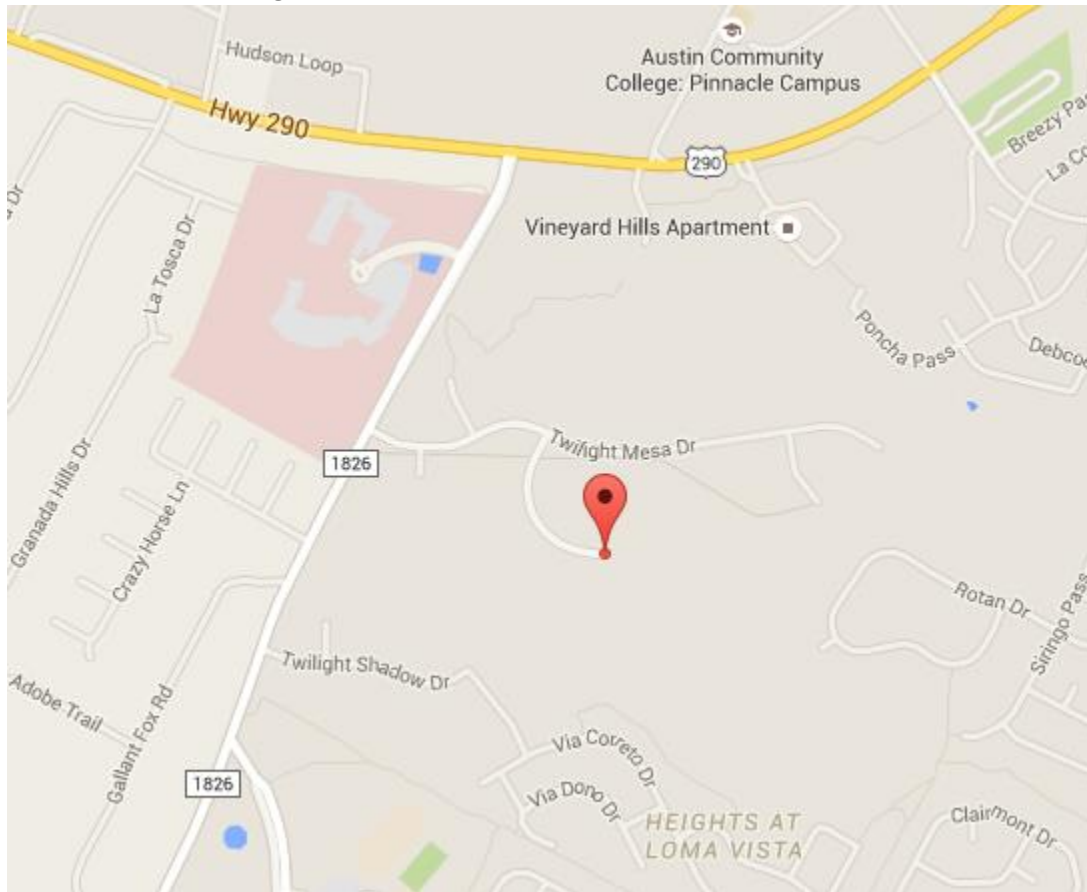
DEPARTMENT COMMENTS: The request is for the approval of the Twilight Gardens Preliminary Plan composed of 20 lots on 17.92 acres. The applicant is proposing to subdivide the property into a 20 lot subdivision for residential use.

STAFF RECOMMENDATION: Staff recommends approval of the case, the plan meets applicable State and City of Austin LDC requirements.

CASE MANAGER: Cesar Zavala
Email address: cesar.zavala@austintexas.gov

PHONE: 512-974-3404

Location: 8316 Twilight Terrace Austin, Texas 78737



VICINITY MAP
N.T.S.

NOTES:

- BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
- ALL ACTIVITIES WITHIN THE CEF BUFFER MUST COMPLY WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.

[illegible]

ZONING: SF-1-CO-NP

LAND USE Single Family Residential

TOTAL SITE AREA	=	17.92 AC	/	7,83,679 SF	=	100.0%
NET SITE AREA	=	9.48 AC	/	4,12,796 SF	=	52.7%
ALLOWABLE IMPERVIOUS COVER IN WQIZ	=	0.00 AC	/	0 SF	=	0.0%
ALLOWABLE IMPERVIOUS COVER IN UPLAND ZONE	=	2.37 AC	/	1,03,199 SF	=	25.0%
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IMPERVIOUS COVER OF RIGHT OF WAY	=	0.22 AC	/	9,583 SF	=	2.3%
IMPERVIOUS COVER OF SUBDIVISION IMPROVEMENTS	=	0.06 AC	/	2,449 SF	=	0.6%
TOTAL ASSUMED BUILDING COVERAGE	=	1.95 AC	/	85,000 SF	=	20.6%
TOTAL IMPERVIOUS COVER OF ROW AND SUBDIVISION IMPROVEMENTS	=	0.28 AC	/	12,032 SF	=	2.9%
IMPERVIOUS COVER IN UPLAND ZONE	=	2.20 AC	/	87,032 SF	=	21.1%
TOTAL ASSUMED IMPERVIOUS COVER	=	2.23 AC	/	97,032 SF	=	23.5%

Lot Size Summary Table

Lots > 3 Acres =	1
Lots > 1 Acres and ≤ 3 Acres =	5
Lots > 15,000 SF and ≤ 1 Acres =	15
Lots > 10,000 SF and ≤ 15,000 SF =	0
Sublots > 10,000 SF and ≤ 10,000 SF =	0
TOTAL TOTAL NUMBER OF LOTS =	16
Drainage Facility Lot =	2
ROW =	1
Parkland Dedication =	1
TOTAL NUMBER OF LOTS =	20

Lot Impervious Cover Summary Table	
Lots > 3 Acres =	10000
Lots > 1 Acre and ≤ 3 Acres =	0
Lots > 15,000 SF and ≤ 1 Acres =	75000
Lots > 10,000 SF and ≤ 15,000 SF =	0
≤ 10,000 SF =	0
	85000

*According to LDC 35-9-64

10000 SF Assumed IC
7000 SF Assumed IC
5000 SF Assumed IC
3500 SF Assumed IC
2500 SF Assumed IC

Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction
L208	93.18'	S05°21'35"W	L266	4.90'	N62°50'43"W
L218	41.90'	S63°28'06"E	L287	400.18'	N28°18'33"E
L219	56.57'	S45°00'00"E	L268	30.86'	N86°57'17"W
L220	44.72'	S63°28'06"E			
L221	73.11'	S40°37'13"E			
L222	27.92'	S24°50'23"E			
L223	200.65'	S49°25'42"E			
L250	41.71'	S63°28'06"E			
L251	56.57'	S45°00'00"E			
L252	44.92'	S63°28'06"E			
L253	74.81'	S40°37'13"E			
L254	27.53'	S24°50'23"E			
L255	198.17'	S49°25'42"E			
L259	239.91'	S80°19'24"E			
L260	361.02'	S28°18'36"W			
L261	81.71'	N62°50'43"W			
L262	215.92'	N36°16'13"W			
L263	207.33'	N66°17'29"W			
L264	32.06'	S79°56'58"W			
L265	99.60'	N86°10'36"W			

FOR CITY USE ONLY:

PRELIMINARY SUBDIVISION APPROVAL Sheet ____ of ____

FILE NUMBER: _____ APPLICATION DATE: _____

APPROVED BY: _____ PLANNING COMMISSION ON: _____

UNDER SECTION _____ OF CHAPTER _____ OF THE CITY OF AUSTIN CODE

EXPIRATION DATE (25-4-62.LDC) _____ CASE MANAGER _____

PROJECT EXPIRATION DATE (ORD.#970905-A) _____ DWPZ _____ DDZ _____

Director, Development Services Department

FINAL PLAT TO LOCK-IN PRELIMINARY FILE # _____ APPROVED ON _____

PRELIMINARY EXPIRED ON _____ UNTIL _____

WILIGHT GARDENS
TERRACE DRIVE, AUSTIN, Texas 78737
PRELIMINARY PLAN

DATE: 2/7/20
DRAWN BY: MJ
DESIGNER: MJ
REVIEWER: JRP

SHEET
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