

**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2019-0112**P.C. DATE:** April 28, 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

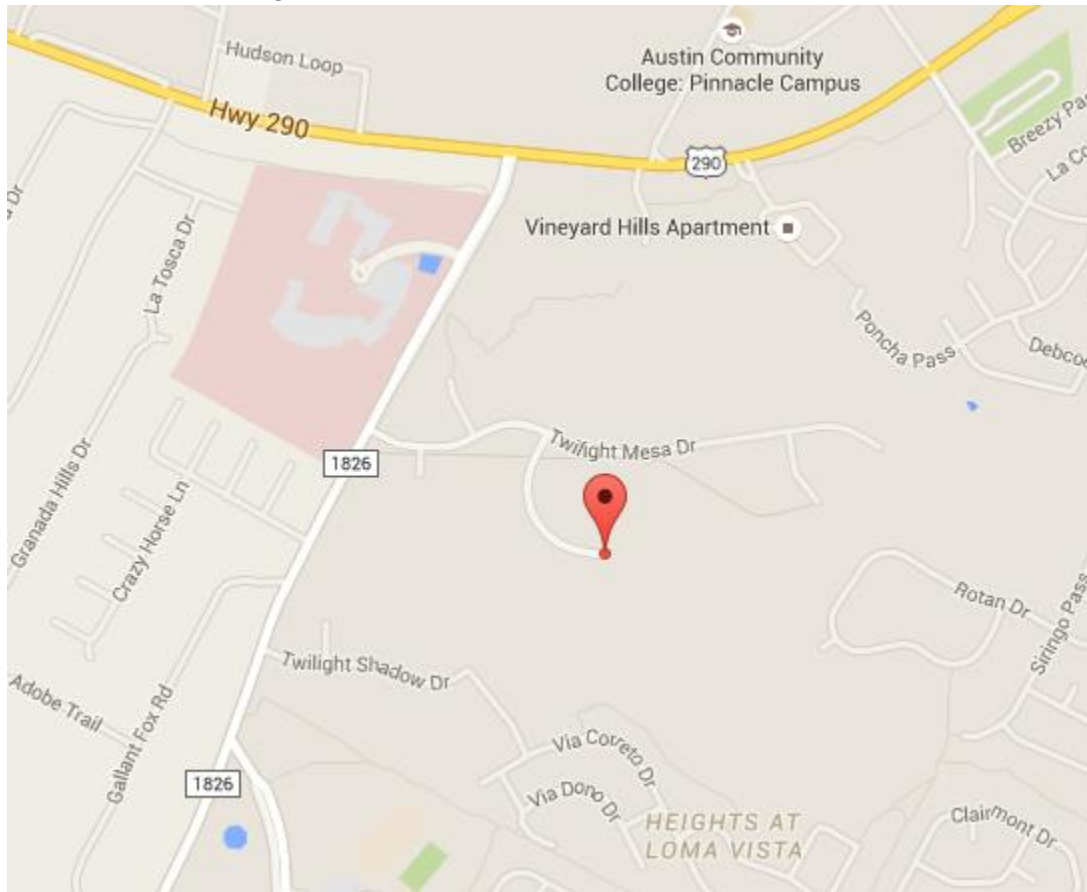
**DEPARTMENT COMMENTS:** The request is for the approval of the Twilight Gardens Preliminary Plan composed of 20 lots on 17.92 acres. The applicant is proposing to subdivide the property into a 20 lot subdivision for residential use.

**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](mailto:cesar.zavala@austintexas.gov)

**PHONE:** 512-974-3404

**Location:** 8316 Twilight Terrace Austin, Texas 78737





1. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
2. 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.
3. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY AUSTIN WATER. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
4. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
5. THE PROPOSED WATER AND WASTEWATER ALIGNMENTS, SIZES, AND EASEMENTS SHOWN ON THE PRELIMINARY PLAN EXHIBIT HAVE NOT BEEN APPROVED BY AUSTIN WATER. PROPOSED LOT STATION LOCATIONS, LOT ASSIGNMENTS, AND FORCE MAIN ROUTING HAVE NOT BEEN APPROVED BY AUSTIN WATER. FINAL EASEMENTS MUST BE APPROVED BY AUSTIN WATER AS TO FORM, TYPE, AND WIDTH.
6. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
7. A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE CITY OF AUSTIN. THE CITY OF AUSTIN HAS A FLOOD INSURANCE ADMINISTRATION FIRM PLAN # 448503050PH, DATED 02-26-2008 FOR AUSTIN, TRAVIS COUNTY, TEXAS AND THE 100 YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT(S) SHOWN HEREON.
8. SLOPES IN EXCESS OF 15% EXIST ON LOTS 3, 18 AND 19. CONSTRUCTION ON SLOPES IS LIMITED PER THE LAND DEVELOPMENT CODE.
9. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN OR TRAVIS COUNTY.
10. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
11. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
12. APPROVAL OF THIS PRELIMINARY PLAN SHALL NOT CONSTITUTE APPROVAL OF ANY DEVIATION FROM THE CITY'S LAND DEVELOPMENT REGULATIONS IN THE FINAL PLAT. CONSTRUCTION PLANS OR SITE PLAN STATE, UNLESS SUCH DEVIATIONS HAVE BEEN SPECIFICALLY REVIEWED IN WRITING AND SUBSEQUENTLY APPROVED IN WRITING BY THE CITY. SUCH APPROVALS DO NOT RELIEVE THE ENGINEER OF THE OBLIGATION TO MODIFY THE DESIGN OF THE PROJECT IF IT DOES NOT MEET ALL OTHER CITY LAND DEVELOPMENT REGULATIONS OR IF IT IS SUBSEQUENTLY DETERMINED THAT THE DESIGN WOULD ADVERSELY IMPACT THE PUBLIC'S SAFETY, HEALTH, WELFARE OR PROPERTY.
13. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE LAND DEVELOPMENT CODE.
14. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: (STARLIGHT DRIVE, STARRY SKY CT.) THESE SIDEWALKS SHALL BE IN ACCORDANCE TO THE CITY OF AUSTIN OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
15. STREETS WILL BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS AND WILL BE DEDICATED AS PUBLIC R.O.W. WITH THE FINAL PLAT.
16. THIS SITE IS LOCATED OVER THE EDWARDS'AQUIFER CONTRIBUTING ZONE ACCORDING TO THE CITY OF AUSTIN'S DETERMINATION
17. TREE AND TOPOGRAPHIC SURVEY PERFORMED BY KFW SURVEYING ON 11-02-2016
18. LOTS 1, 12, AND 13 SHALL NOT BE USED FOR RESIDENTIAL DEVELOPMENT.

**NO DUE SUMMARY:**  
SS ACRES: 17.92 ACRES  
**NOTING:**  
CO-NP  
SUBDIVISION IS IN THE BARTON SPRINGS ZONE AND SUBJECT TO  
CODE REQUIREMENTS FOR THE BARTON SPRINGS ZONE  
**COODPLAIN INFORMATION:**  
ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR TRAVIS  
COUNTY, TEXAS, MAP NO. 48463C0506H, EFFECTIVE DATE SEPTEMBER 26, 2008  
THE PROJECT SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN  
**WATER SERVICE INFORMATION:**  
THE PROJECT IS LOCATED IN THE WILLIAMSON CREEK WATERSHED AREA  
CLASSIFIED AS BARTON SPRINGS ZONE BY THE CITY OF AUSTIN. THE  
WATERSHED IS MAINTAINED IN CONFORMANCE WITH THE  
CONDITIONS OF THE CITY OF AUSTIN WATERSHED DEVELOPMENT  
AGREEMENT. WATER QUALITY ORDINANCE IS CHAPTER 25-8 OF THE  
TELECOM CODE. THIS SITE IS LOCATED IN THE CONTRIBUTING  
UPPER AQUIFER AS DEFINED BY THE TCEQ

**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-) \_\_\_\_\_ DWPZ \_\_\_\_\_ DDZ \_\_\_\_\_

\_\_\_\_\_  
Director, Development Services Department

FINAL PLAT TO LOCK-IN PRELIMINARY FILE # \_\_\_\_\_ APPROVED ON \_\_\_\_\_

PRELIMINARY EXTENDED ON \_\_\_\_\_ UNTIL \_\_\_\_\_

|               |               |
|---------------|---------------|
| DATE: 2/7/20  | 8316 TWILIGHT |
| DRAWN BY: MJ  |               |
| DESIGNER: MJ  |               |
| REVIEWER: JRP |               |