

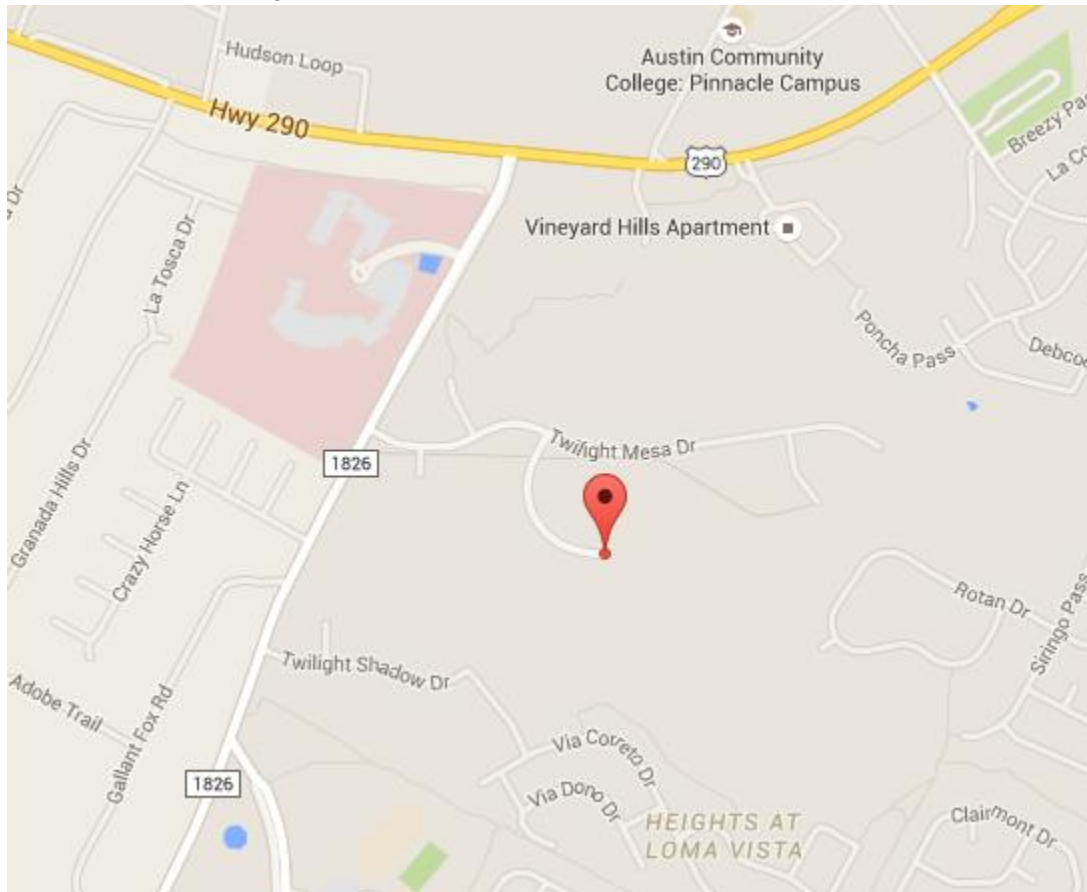
SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2019-0112**P.C. DATE:** May 12, 2020**SUBDIVISION NAME:** Twilight Gardens Preliminary Plan**AREA:** 17.92 acres**LOT(S):** 20**OWNER/APPLICANT:** Twilight Estates, LLC.
(Andrey Derevianko)**AGENT:** Perales Land Development
(Jerry Perales, P.E.)**ADDRESS OF SUBDIVISION:** 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**PHONE:** 512-974-3404Email address: cesar.zavala@austintexas.gov

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][illegible]

Line Table				Line Table			
Line #	Length	Direction		Line #	Length	Direction	
N28°18'36"E	L145	68.84'	N27°38'04"E	L165	1011.77'	N28°18'36"E	
N28°18'36"E	L146	70.90'	N27°38'04"E	L166	343.03'	S28°18'37"W	
N28°18'36"E	L147	71.09'	N27°38'04"E	L167	33.41'	S87°36'01"E	
N28°18'36"E	L148	71.29'	N27°38'04"E	L168	67.60'	N80°59'20"E	
N28°18'36"E	L149	71.49'	N27°38'04"E	L169	118.25'	N70°19'41"E	
N28°18'36"E	L150	71.70'	N27°38'04"E	L174	25.03'	S58°39'58"E	
N28°18'36"E	L151	14.85'	N27°38'04"E	L175	224.07'	S53°47'55"E	
S61°41'24"E	L152	36.83'	S61°39'22"E	L176	169.15'	S4°49'54"E	
N58°42'22"W	L153	305.99'	S61°39'22"E	L177	57.13'	S81°12'15"E	
S61°39'22"E	L154	305.15'	S61°39'22"E	L178	104.95'	S46°45'32"E	
N27°38'04"E	L155	304.30'	S61°39'22"E	L235	157.93'	S28°18'37"W	
N27°38'04"E	L156	0.00'	S61°39'22"E	L236	23.36'	S62°28'00"E	
N27°38'04"E	L157	303.46'	S61°39'22"E	L237	104.83'	S56°42'35"E	
N27°38'04"E	L158	307.66'	S61°39'22"E	L238	65.92'	S31°03'41"E	
N27°38'04"E	L159	8.17'	N27°38'04"E	L239	89.86'	S30°04'16"E	
N27°38'04"E	L160	280.76'	N58°42'22"W	L240	53.24'	S62°07'29"E	
S61°41'24"E	L161	286.83'	N58°42'22"W	L241	80.77'	S54°45'24"E	
S61°41'24"E	L162	50.10'	N58°42'22"W	L242	122.22'	S57°05'45"E	
S61°41'24"E	L163	21.21'	N58°42'22"W	L243	45.24'	S56°54'41"E	
S61°41'24"E	L164	4.98'	N27°38'04"E	L244	51.75'	S58°39'58"E	

Lot Size Summary Table			
Lots > 3 Acres =	1		
Lots > 1 Acre and ≤ 3 Acres =	0		
Lots > 15,000 SF and ≤ 1 Acre =	15		
Lots > 10,000 SF and ≤ 15,000 SF =	0		
Lots > 10,000 SF and ≤ 10,000 SF =	0		
SUBTOTAL NUMBER OF LOTS =	16		

L245	193.43'	S28°18'36"W	Drainage Facility Lot = 2 ROW = 1
L246	638.17'	N62°50'43"E	Parkland Dedication = 0
L247	483.08'	N28°18'37"E	TOTAL NUMBER OF LOTS = 20

ADJACENT TO TCM, FIGURE 1-22			Lot Impervious Cover Summary Table		L260 56'1.02' 328'18'36"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' N88°10'36"W	
STREET CLASSIFICATION	CURB BASIS	SIDEWALK	Lots > 3 Acres = 10000 Lots > 1 Acre and ≤ 3 Acres = 0 Lots > 15,000 SF and ≤ 1 Acre = 75000 Lots > 10,000 SF and ≤ 15,000 SF = 0 ≤ 10,000 SF = 0	10000 SF Assumed IC 7000 SF Assumed IC 5000 SF Assumed IC 3500 SF Assumed IC 2500 SF Assumed IC		
ASMP LEVEL 1	10'	5' PAVED SIDEWALK				
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RAVIS COUNTY, 6, 2008, A PORTION PLAIN.	FOR CITY USE ONLY: <div style="border: 1px solid black; padding: 10px; margin-top: 10px;"> <div style="text-align: right; font-weight: bold; margin-bottom: 10px;"> PRELIMINARY SUBDIVISION APPROVAL Sheet ____ of ____ </div> <div style="display: flex; justify-content: space-between;"> FILE NUMBER: _____ APPLICATION DATE: _____ </div> <div> APPROVED BY PLANNING COMMISSION ON: _____ </div> </div>
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8316 TWILIGHT

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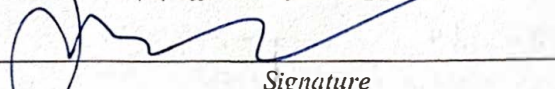
Public Hearing: April 14, 2020, Planning Commission

Clint & Jana Edwards

Your Name (please print)

8304 Hot Springs Ct., Austin TX 78749

Your address(es) affected by this application



Signature

Daytime Telephone: 512-827-1737

☐ I am in favor
☒ I object

4/24/2020
Date

Comments: We strongly oppose approval of this subdivision as it
violates long-standing deed restrictions limiting subdivision to a
minimum of 1-acre lots with only 1 residence per lot. Said residence
shall be a minimum of 1,300 square feet.
Subdivision access is a 50-ft. road emptying traffic between driveways
into a cul-de-sac, leading to an unstriped road without shoulders.
The dangers of building in this wildlife/urban interface remain
dangerously unmitigated.

If you use this form to comment, it may be returned to:
City of Austin – Development Services Department, 4th Floor
Cesar Zavala
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C8-2019-0112

Contact: Cesar Zavala, 512-974-3404 or

Ramon Rezvanipour, (512) 974-3124

Public Hearing: April 14, 2020, Planning Commission

Tommy Nowotny

Your Name (please print)

☐ I am in favor
☒ I object

8017 Tommy Nowotny Drive Austin, TX 78737

Your address(es) affected by this application

4/24/2020

Signature

Date

Daytime Telephone: **(512) 964-0007**

Comments: **This platting b violates the deed restrictions on the**

**property and withe the applied for density will
have a direct effect on the amount of traffice in the neighborhood.**

**With no building in the CWQZ there will be maybe 6 of 7 lots
available in the whole of the platted subdivision.**

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P. O. Box 1088

Austin, TX 78767-8810

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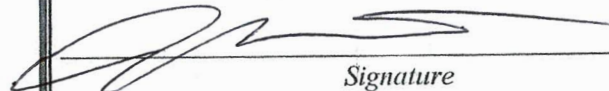
JAMES NOWOTNY

Your Name (please print)

☐ I am in favor
☒ I object

8016 TOMMY NOWOTNY DR

Your address(es) affected by this application



Signature

4-23-2020

Date

Daytime Telephone: 512 845-2230

Comments: I BUILT MY FAMILIES HOME

WITH THE UNDERSTANDING THAT THE
SURROUNDING AREAS WOULD NOT BE MORE
DENSE THAN 1 HOUSE PER ACRE. ALSO
SOME FLOODPLAIN QUESTIONS. IT APPEARS
THAT MORE THAN A THIRD OF THIS PROPERTY
IS IN THE FLOODPLAIN.

If you use this form to comment, it may be returned to:
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P. O. Box 1088
Austin, TX 78767-8810

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Public Hearing: April 14, 2020, Planning Commission

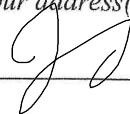
Jay Valanju

☐ I am in favor
☒ I object

Your Name (please print)

6624 Hot Springs Dr, Austin TX 78749

Your address(es) affected by this application



Signature

4/24/2020

Date

Daytime Telephone: 512-413-2588

Comments: We strongly oppose approval of this subdivision as it

violates long-standing deed restrictions limiting subdivision to a
minimum of 1-acre lots with only 1 residence per lot. Said residence
shall be a minimum of 1,300 square feet.

Subdivision access is a 50-ft. road emptying traffic between driveways
into a cul-de-sac, leading to an unstriped road without shoulders.

The dangers of building in this wildlife/urban interface remain
dangerously unmitigated.

If you use this form to comment, it may be returned to:
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Case Number: C8-2019-0112

Contact: Cesar Zavala, 512-974-3404 or

Ramon Rezvanipour, (512) 974-3124

Public Hearing: April 14, 2020, Planning Commission

JOHN W WARD III

Your Name (please print)

☐ I am in favor
☒ I object

6737 HOT SPRINGS DR, AUSTIN TX 78749

Your address(es) affected by this application

John Wesley Ward III

Signature

4/24/20

Date

Daytime Telephone: 512-934-0441

Comments: We strongly oppose approval of this subdivision as it
violates long-standing deed restrictions limiting subdivision to a
minimum of 1-acre lots with only 1 residence per lot. Said residence
shall be a minimum of 1,300 square feet.
Subdivision access is a 50-ft. road emptying traffic between driveways
into a cul-de-sac, leading to an unstriped road without shoulders.
The dangers of building in this wildlife/urban interface remain
dangerously unmitigated.

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Public Hearing: April 14, 2020, Planning Commission

Jonl Ward

Your Name (please print)

6737 Hotsprings Dr

Your address(es) affected by this application

Jonl Ward

Signature

☐ I am in favor
☒ I object

4-24-2020

Date

Daytime Telephone: (312) 934-0442

Comments: We strongly oppose approval of this subdivision as it

violates long-standing deed restrictions limiting subdivision to a

minimum of 1-acre lots with only 1 residence per lot. Said residence

shall be a minimum of 1,300 square feet.

Subdivision access is a 50-ft. road emptying traffic between driveways

into a cul-de-sac, leading to an unstriped road without shoulders.

The dangers of building in this wildlife/urban interface remain

dangerously unmitigated. Also concerned of
flooding caused by existing houses down

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Public Hearing: April 14, 2020, Planning Commission

Terrie Marquette

Your Name (please print)

☐ I am in favor
☒ I object

8305 Hot Springs Ct Austin TX 78749

Your address(es) affected by this application

Terrie Marquette

Signature

4-24-2020

Date

Daytime Telephone: 512 925-8476

Comments: We strongly oppose approval of this subdivision as it

violates long-standing deed restrictions limiting subdivision to a

minimum of 1-acre lots with only 1 residence per lot. Said residence

shall be a minimum of 1,300 square feet.

Subdivision access is a 50-ft. road emptying traffic between driveways

into a cul-de-sac, leading to an unstriped road without shoulders.

The dangers of building in this wildlife/urban interface remain

dangerously unmitigated.

If you use this form to comment, it may be returned to:

City of Austin – Development Services Department, 4th Floor

Cesar Zavala

P. O. Box 1088

Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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Case Number: C8-2019-0112

Contact: Cesar Zavala, 512-974-3404 or

Ramon Rezvanipour, (512) 974-3124

Public Hearing: April 14, 2020, Planning Commission

Danny Marquette

Your Name (please print)

☐ I am in favor
☒ I object

8305 Hot Springs Ct. Austin, TX 78749

Your address(es) affected by this application

Danny Marquette

Signature

4/24/2020
Date

Daytime Telephone: 512-288-6532

Comments: We strongly oppose approval of this subdivision as it
violates long-standing deed restrictions limiting subdivision to a
minimum of 1-acre lots with only 1 residence per lot. Said residence
shall be a minimum of 1,300 square feet.
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P. O. Box 1088
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Case Number: C8-2019-0112

Contact: Cesar Zavala, 512-974-3404 or

Ramon Rezvanipour, (512) 974-3124

Public Hearing: April 14, 2020, Planning Commission

Michelle Felger
Your Name (please print)

☐ I am in favor
☒ I object

6726 Rotan
Your address(es) affected by this application

M Felger
Signature

4.25.2020
Date

Daytime Telephone: 512-457-4361

Comments: We strongly oppose approval of this subdivision as it

violates long-standing deed restrictions limiting subdivision to a

minimum of 1-acre lots with only 1 residence per lot. Said residence

shall be a minimum of 1,300 square feet.

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Cesar Zavala

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C8-2019-0112

Contact: Cesar Zavala, 512-974-3404 or

Ramon Rezvanipour, (512) 974-3124

Public Hearing: April 14, 2020, Planning Commission

HELENE PHILLIPS

Your Name (please print)

☐ I am in favor
☒ I object

6608 HOT SPRINGS DR.

Your address(es) affected by this application

Helene Phillips

Signature

4-24-2020

Date

Daytime Telephone: 512.699.5343

Comments: We strongly oppose approval of this subdivision as it

violates long-standing deed restrictions limiting subdivision to a

minimum of 1-acre lots with only 1 residence per lot. Said residence

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P. O. Box 1088

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Case Number: C8-2019-0112

Contact: Cesar Zavala, 512-974-3404 or

Ramon Rezvanipour, (512) 974-3124

Public Hearing: April 14, 2020, Planning Commission

Sara Valanju

Your Name (please print)

☐ I am in favor
☒ I object

6624 Hot Springs Dr, Austin, TX 78749

Your address(es) affected by this application

S. Valanju

4/24/2020

Signature

Date

Daytime Telephone: 512-351-2682

Comments: We strongly oppose approval of this subdivision as it

violates long-standing deed restrictions limiting subdivision to a

minimum of 1-acre lots with only 1 residence per lot. Said residence

shall be a minimum of 1,300 square feet.

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Case Number: C8-2019-0112

Contact: Cesar Zavala, 512-974-3404 or

Ramon Rezvanipour, (512) 974-3124

Public Hearing: April 14, 2020, Planning Commission

Mike White

Your Name (please print)

8308 Hot Springs Ct 78749

Your address(es) affected by this application

Mike White

Signature

☐ I am in favor
☒ I object

4-23-20

Date

Daytime Telephone:

512-797-6578

Comments: We strongly oppose approval of this subdivision as it

violates long-standing deed restrictions limiting subdivision to a

minimum of 1-acre lots with only 1 residence per lot. Said residence

shall be a minimum of 1,300 square feet.

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Case Number: C8-2019-0112

Contact: Cesar Zavala, 512-974-3404 or

Ramon Rezvanipour, (512) 974-3124

Public Hearing: April 14, 2020, Planning Commission

REBECA WHITE

Your Name (please print)

☐ I am in favor
☒ I object

8308 HOT SPRINGS CT Austin

Your address(es) affected by this application

Rebecca White

Signature

4/23/20

Date

Daytime Telephone: 512 773-0806

Comments: We strongly oppose approval of this subdivision as it

violates long-standing deed restrictions limiting subdivision to a

minimum of 1-acre lots with only 1 residence per lot. Said residence

shall be a minimum of 1,300 square feet.

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Case Number: C8-2019-0112

Contact: Cesar Zavala, 512-974-3404 or

Ramon Rezvanipour, (512) 974-3124

Public Hearing: April 14, 2020, Planning Commission

Ellen Rathje

☐ I am in favor
☒ I object

Your Name (please print)

6708 Rotan Dr, Austin, TX

Your address(es) affected by this application

Ellen M Rathje

Signature

04/23/2020

Date

Daytime Telephone: 512-293-4565

Comments: We strongly oppose approval of this subdivision as it

violates long-standing deed restrictions limiting subdivision to a

minimum of 1-acre lots with only 1 residence per lot. Said residence

shall be a minimum of 1,300 square feet.

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Case Number: C8-2019-0112

Contact: Cesar Zavala, 512-974-3404 or

Ramon Rezvanipour, (512) 974-3124

Public Hearing: April 14, 2020, Planning Commission

William and Jane Schwartz

Your Name (please print)

☐ I am in favor
☒ object

8312 Twilight Terrace Dr. Austin TX 78737

Your address(es) affected by this application

William Schwartz

Signature

4/24/20
Date

Daytime Telephone: 512-829-7212

Comments: - proposed lot size violates
deed restrictions which stipulate
minimum one acre lots
- access road proposed is nearly
2X the width of existing
neighborhood city road.

If you use this form to comment, it may be returned to:
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P. O. Box 1088
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Case Number: C8-2019-0112

Contact: Cesar Zavala, 512-974-3404 or

Ramon Rezvanipour, (512) 974-3124

Public Hearing: April 14, 2020, Planning Commission

Amy Hunt

Your Name (please print)

☐ I am in favor
☒ I object

6720 Rotan Dr. 78749

Your address(es) affected by this application

Amy Z Hunt

Signature

4-24-2020

Date

Daytime Telephone: 512-971-5631

Comments: There are safety issues with the access to this neighborhood. Does not comply with lot size deed restrictions. Adds to creek sediment load and creates drainage issues for homes at lower elevation.

If you use this form to comment, it may be returned to:
City of Austin – Development Services Department, 4th Floor
Cesar Zavala
P. O. Box 1088
Austin, TX 78767-8810

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- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site:

<http://www.austintexas.gov/development>.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: C8-2019-0112

Contact: Cesar Zavala, 512-974-3404 or

Ramon Rezvanipour, (512) 974-3124

Public Hearing: April 14, 2020, Planning Commission

David Wizelman

☐ I am in favor
☒ I object

Your Name (please print)

6714 Rotan Dr, Austin, TX 78749

Your address(es) affected by this application

David Wizelman

4/23/2020

Signature

Date

Daytime Telephone: 512-750-3440

Comments: We strongly oppose approval of this subdivision as it

violates long-standing deed restrictions limiting subdivision to a
minimum of 1-acre lots with only 1 residence per lot. Said residence
shall be a minimum of 1,300 square feet.

Subdivision access is a 50-ft. road emptying traffic between driveways
into a cul-de-sac, leading to an unstriped road without shoulders.

The dangers of building in this wildlife/urban interface remain
dangerously unmitigated.

If you use this form to comment, it may be returned to:
City of Austin – Development Services Department, 4th Floor
Cesar Zavala
P. O. Box 1088
Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

Commission is required to approve the subdivision by State law if no variances are required, and if it meets all requirements. A board or commission's decision on a subdivision may only be appealed if it involves an environmental variance. A variance may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing;

and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
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Case Number: C8-2019-0112

Contact: Cesar Zavala, 512-974-3404 or

Ramon Rezvanipour, (512) 974-3124

Public Hearing: April 14, 2020, Planning Commission

Michael Nowotny

Your Name (please print)

☐ I am in favor
☒ I object

8014 TOMMY NOWOTNY DR

Your address(es) affected by this application

Michael Nowotny

4/24/2020

Signature

Date

Daytime Telephone: **512.657.9396**

Comments: **Objecting due to deed restrictions on the property
being developed**

If you use this form to comment, it may be returned to:
City of Austin – Development Services Department, 4th Floor
Cesar Zavala
P. O. Box 1088
Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
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Case Number: C8-2019-0112

Contact: Cesar Zavala, 512-974-3404 or

Ramon Rezvanipour, (512) 974-3124

Public Hearing: April 14, 2020, Planning Commission

Thomas R. Johnson

Your Name (please print)

☐ I am in favor
☒ I object

6725 Hot Springs Dr, Austin, TX. 78749

Your address(es) affected by this application

Thomas R. Johnson
Signature

4/14/20
Date

Daytime Telephone: _____

Comments: We strongly oppose approval of this subdivision as it

violates long-standing deed restrictions limiting subdivision to a
minimum of 1-acre lots with only 1 residence per lot. Said residence
shall be a minimum of 1,300 square feet.

Subdivision access is a 50-ft. road emptying traffic between driveways
into a cul-de-sac, leading to an unstriped road without shoulders.

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