

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2019-0112.1A

COMMISSION DATE: December 21, 2021

SUBDIVISION NAME: Twilight Gardens

ADDRESS: 8316 Twilight Terrace Dr.

APPLICANT: Twilight Estates LLC

AGENT: Jerome Perales (Perales Land Development LLC)

ZONING: SF-1-CO-NP (single family residence) **NEIGHBORHOOD PLAN:** West Oak Hill

AREA: 17.92 acre (780,595 sf)

LOTS: 19

COUNTY: Travis

DISTRICT: 8

WATERSHED: Williamson Creek

JURISDICTION: Full Purpose

VARIANCES: none

DEPARTMENT COMMENTS:

The request is for the approval of the Twilight Gardens subdivision comprised of 19 lots on 17.92 acres (780,595 sf).

Staff recommends approval of the plat, subject to the conditions listed in the attached comment report. After the conditions are met, the plat will comply with LDC 25-4-84(B). The conditions include completing water quality requirements, parkland requirements, completing easement, updating plan notes, cost estimate, and posting fiscal. These are administrative actions that require no discretionary review. An application that has been approved with conditions may be updated to address those conditions until the application expires and the plan does not need to be heard before the Commission again.

STAFF RECOMMENDATION:

Staff recommends approval of the plat, subject to the conditions listed in the comment report dated December 16, 2021, and attached as Exhibit C.

CASE MANAGER: Cesar Zavala

PHONE: 512-974-3404

E-mail: cesar.zavala@austintexas.gov

ATTACHMENTS

Exhibit A: Vicinity map

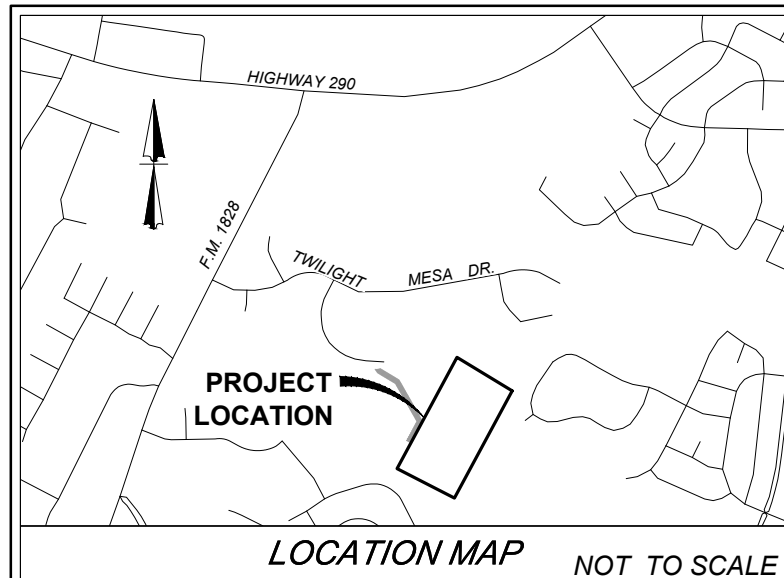
Exhibit B: Proposed plat

Exhibit C: Comment report dated December 16, 2021

Location Map

8316 Twilight Terrace Dr, Austin, TX 78737





3421 Paesanos Pkwy, Suite 101, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPLS Firm #: 10122300

LEGEND

- F.I.R. = FOUND 1/2" IRON ROD
= SET 1/2" IRON ROD WITH BLUE CAP
OS.I.R. = STAMPED "KFW SURVEYING"
R.O.W. = RIGHT-OF-WAY
EHZ = EROSION HAZARD ZONE

LOT SIZE SUMMARY TABLE

TOTAL SITE AREA = 17.92 AC	
LOTS > 3 ACRES = 1	
LOTS > 1 ACRES AND ≤ 3 ACRES = 0	
LOTS > 15,000 SF AND ≤ 1 ACRES = 15	
LOTS > 10,000 SF AND ≤ 15,000 SF = 0	
≤ 10,000 SF = 0	
SUBTOTAL NUMBER OF LOTS = 16	
DRAINAGE FACILITY LOT = 2	
PARKLAND DEDICATION = 1	
ROW = 1	
TOTAL NUMBER OF LOTS = 20	

SURVEYOR NOTES:

- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS CENTRAL ZONE 4203, NORTH AMERICAN DATUM (NAD) OF 1983.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.000064792
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID12A).
- ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR TRAVIS COUNTY, TEXAS, MAP NO. 48453C0560J, EFFECTIVE DATED JANUARY 22, 2020, NO DELINEATION OF THE 100-YEAR FLOODPLAIN HAS BEEN DETERMINED. ALL PROPOSED RESIDENTIAL LOTS APPEAR TO BE OUTSIDE THE 100-YEAR FLOODPLAIN. LOT 12 (PARKLAND DEDICATED TO THE CITY OF AUSTIN) IS POTENTIALLY LOCATED IN THE 100-YEAR FLOODPLAIN, KINCHEON BRANCH OF WILLIAMSON CREEK TRAVERSES THROUGH THIS LOT.
- SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A BLUE CAP STAMPED "KFW SURVEYING" UNLESS OTHERWISE NOTED.

ENGINEERS CERTIFICATION:

I, JERRY PERALES, P.E. AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED POTIONS OF TITLE 25/TITLE 30 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

JEROME PERALES, P.E. 94676
PERALES LAND DEVELOPMENT, LLC
FIRM REGISTRATION F-20933
8705 SHOAL CREEK, BLVD. SUITE 213
(512) 297-5019

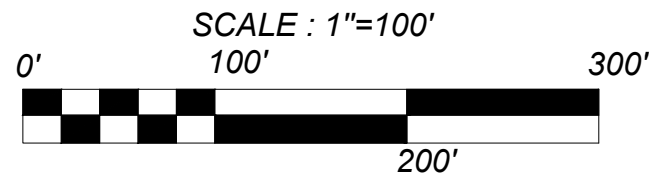
STATE OF TEXAS
COUNTY OF BEXAR

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TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

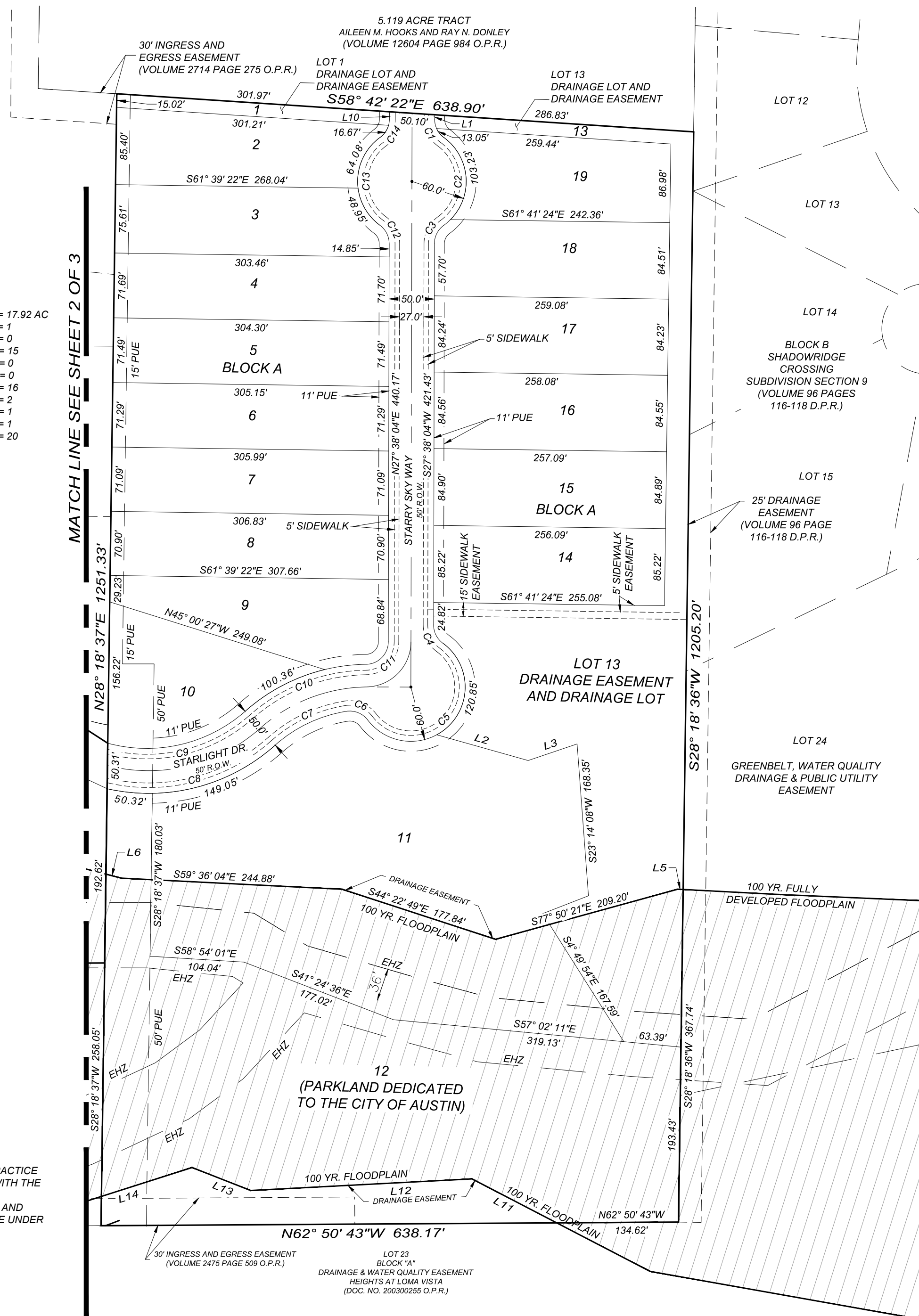
TWILIGHT GARDENS
PLAT OF A 17.991 ACRE TRACT OF LAND COMPRISED OF A
10.002 ACRE TRACT OF LAND AND A 7.989 ACRE TRACT OF LAND

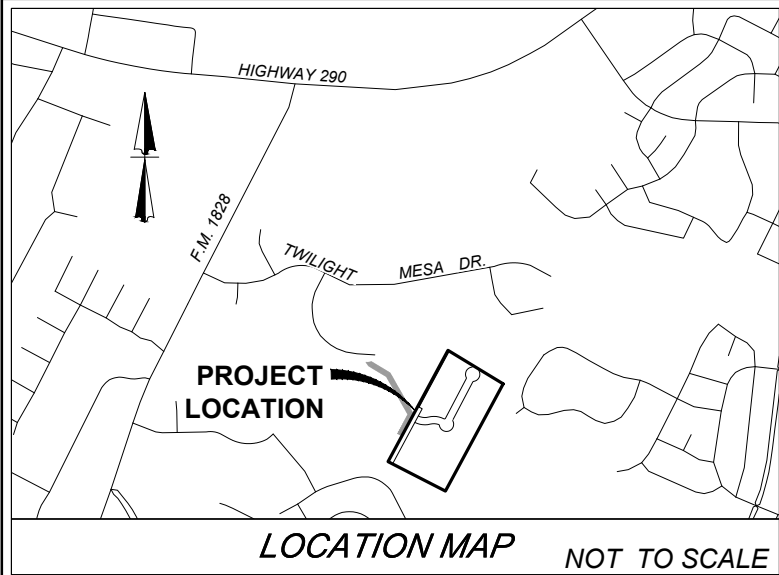
OWNER/DEVELOPER:
ESSEN-PARMER LLC.
R. CRAIG SMITH
5153 BLUE BONNET BLVD.
BATON ROUGE, LA 70809
PHONE: (225)-769-2950



AREA BEING PLATTED

A 17.991 ACRE TRACT OF LAND OUT OF THE JESSE WILLIAMS SURVEY NO. 62, ABSTRACT 788 AND BEING COMPRISED OF A 10.002 ACRE TRACT OF LAND AND A 7.989 ACRE TRACT OF LAND CONVEYED TO SEVEN HOMES LLC OF RECORD IN DOCUMENT 2015025092 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.





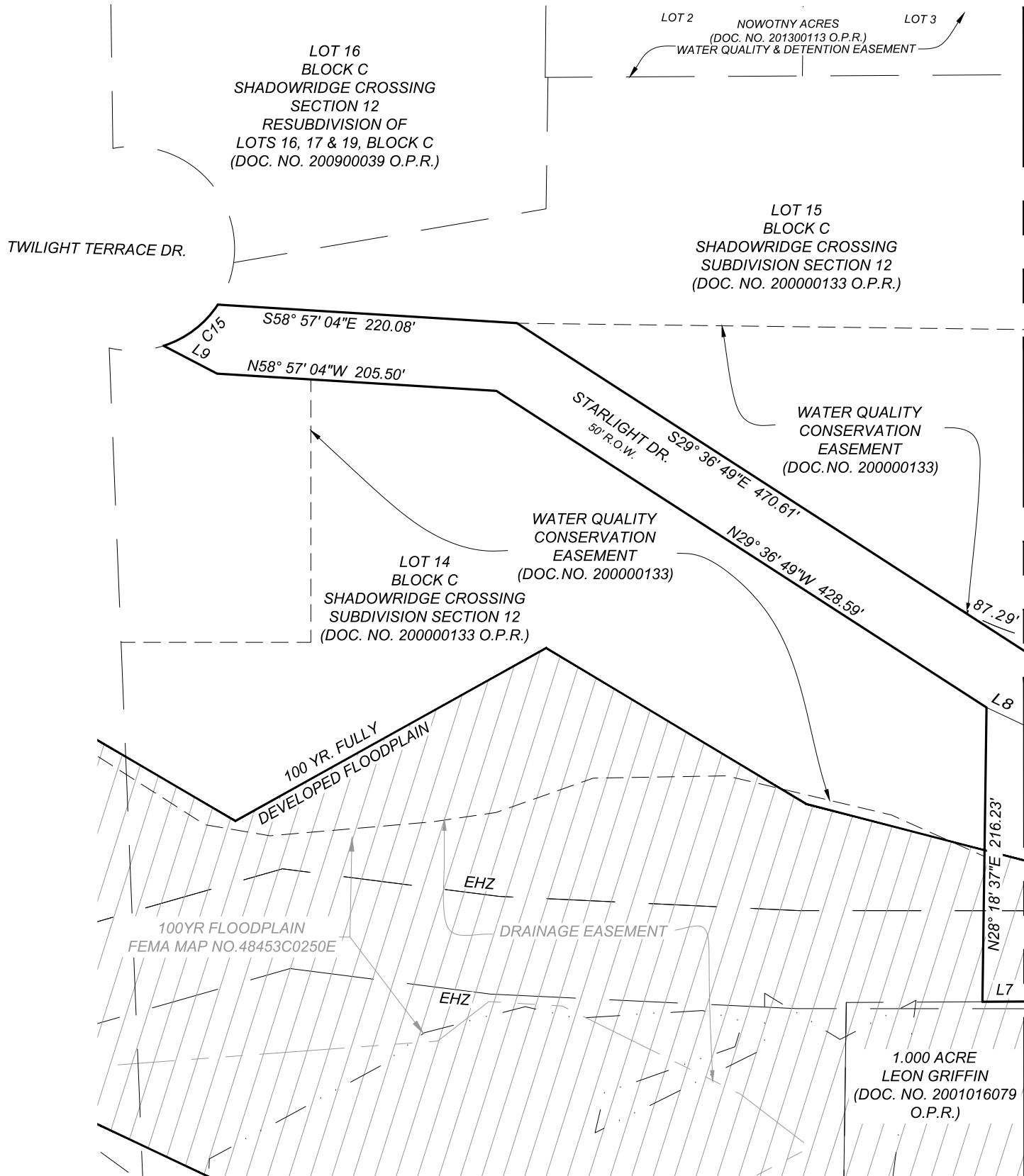
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NOTES:

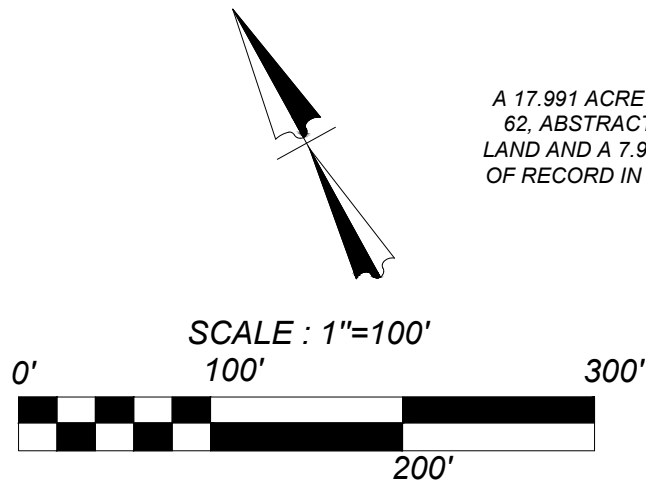
1. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO CONSTRUCTION.
2. NO LOT WILL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.
3. ALL SIDEWALKS, DRAINAGE, WATER AND WASTEWATER USES TO BE CONSTRUCTED AND INSTALLED TO THE CITY OF AUSTIN STANDARDS.
4. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
5. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN 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.
6. THE ELECTRIC UTILITY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. THE UTILITY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, ARTICLE I OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
7. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE THE CITY OF AUSTIN ELECTRIC UTILITY DEPARTMENT WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING, AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
8. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION FOR ELECTRIC UTILITY WORK REQUIRED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THIS ELECTRIC UTILITY WORK SHALL ALSO BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
9. 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: STARRY SKY COURT AND STARLIGHT DRIVE. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTION BY THE GOVERNING BODY OR UTILITY COMPANY.
10. PARKLAND DEDICATION IS REQUIRED PER ORDINANCE 20070621-027, OR AS AMENDED, PRIOR TO APPROVAL OF ANY SITE PLAN IN THIS SUBDIVISION.
11. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS, PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY AUSTIN, DATED JANUARY 19, 1999. THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED IN VOL. 13352, PG. 0714, IN THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.
12. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
13. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
14. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION ON LOTS 3-4, BLOCK A REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
15. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN OR TRAVIS COUNTY.

TWILIGHT GARDENS
PLAT OF A 17.991 ACRE TRACT OF LAND COMPRISED OF A
10.002 ACRE TRACT OF LAND AND A 7.989 ACRE TRACT OF LAND



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	4.98'	S27°38'04"W
L2	104.95'	S46°45'32"E
L3	57.13'	S81°12'15"E
L4	54.25'	N83°43'31"W
L5	5.76'	S59°27'29"E
L6	17.33'	N47°55'47"W
L7	50.01'	N62°48'21"W
L8	54.88'	N37°19'56"W
L9	44.29'	N34°58'34"W
L10	8.17'	N27°38'04"E
L11	105.36'	S35°00'50"E
L12	245.15'	S65°28'47"E
L13	69.37'	S41°01'01"E
L14	105.20'	S80°09'35"E

CURVE TABLE					
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	23.55'	25.00'	53°58'05"	S00°39'01"W	22.69'
C2	113.03'	60.00'	107°56'10"	S27°38'04"W	97.04'
C3	23.55'	25.00'	53°58'05"	S54°37'07"W	22.69'
C4	23.55'	25.00'	53°58'05"	S00°39'01"W	22.69'
C5	205.78'	60.00'	196°30'20"	S71°55'10"W	118.76'
C6	27.01'	25.00'	61°53'22"	N40°46'30"W	25.71'
C7	87.91'	155.00'	32°29'53"	N87°58'11"W	86.74'
C8	199.37'	209.21'	54°36'08"	N77°01'43"W	191.91'
C9	162.32'	164.46'	56°33'00"	S75°32'26"E	155.81'
C10	146.48'	205.00'	40°56'24"	S83°44'53"E	143.38'
C11	38.87'	25.00'	89°05'15"	N72°10'41"E	35.07'
C12	23.55'	25.00'	53°58'05"	N00°39'01"E	22.69'
C13	113.03'	60.00'	107°56'10"	N27°38'04"E	97.04'
C14	23.55'	25.00'	53°58'05"	N54°37'07"E	22.69'
C15	50.97'	74.92'	38°58'45"	N80°18'15"E	49.99'



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16. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.

17. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SITE IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THE SITE DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

18. ADJOINERS SHOWN HEREON ARE PER TRAVIS COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

19. ZONING: SF-1-CO-NP
LAND USE SINGLE FAMILY RESIDENTIAL

TOTAL SITE AREA	=	17.92 AC	/	7,83,679 SF	=	100%
NET SITE AREA	=	9.48 AC	/	4,12,796 SF	=	52.7%
ALLOWABLE IMPERVIOUS COVER IN WQTZ	=	0.00 AC	/	0 SF	=	0.0%
ALLOWABLE IMPERVIOUS COVER IN UPLAND ZONE	=	2.37 AC	/	1,03,199 SF	=	25.0%
ALLOWABLE IMPERVIOUS COVER	=	2.37 AC	/	1,03,199 SF	=	25.0%
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	=	2.00 AC	/	87,032 SF	=	21.1%
TOTAL ASSUMED IMPERVIOUS COVER	=	2.23 AC	/	97,032 SF	=	23.5%

20. STREETS WILL BE CONSTRUCTED TO THE CITY OF AUSTIN STANDARDS.

21. THE CRITICAL ROOT ZONE OF ALL PROTECTED SIZE TREES TO REMAIN THAT ARE AFFECTED BY THE PAVING IN THE ROW SHALL HAVE NO CUTS OR FILL GREATER THAN 4". ALL DIGGING WILL BE DONE BY HAND AND AIR SPADE.

22. THIS SITE IS SUBJECT TO THE CITY OF AUSTIN'S VOID AND WATER FLOW MITIGATION RULE.

23. WATERWAY SETBACKS AS DEFINED BY THE LAND DEVELOPMENT CODE MAY BE LOCATED ON THIS PROPERTY. DEVELOPMENT IS LIMITED WITHIN WATERWAY SETBACKS.

24. THE MAXIMUM PORTION OF ANY COMMERCIAL, MULTI-FAMILY, OR SINGLE FAMILY/DUPLEX LOT THAT MAY BE ESTABLISHED AS TURF OR LANDSCAPED AREA IS 15 PERCENT. HOWEVER, NO LOT SHALL BE RESTRICTED TO LESS THAN 2000 SQUARE FEET OF TURF OR LANDSCAPED AREA. UNDISTURBED NATURAL AREAS OR AREAS RESTORED TO NATURAL CONDITIONS SHALL BE CONSIDERED LANDSCAPED AREAS OR TURF.

25. EACH LOT WITHIN THIS SUBDIVISION SHALL HAVE SEPARATE SEWER TAPS, SEPARATE WATER METERS, AND THEIR RESPECTIVE PRIVATE WATER AND SEWER SERVICE LINES SHALL BE POSITIONED OR LOCATED IN A MANNER THAT WILL NOT CROSS LOT LINES.

26. LOT 1, BLOCK A, LOT 12, BLOCK A, AND LOT 13, BLOCK A WILL BE MAINTAINED BY THE OWNER OR HIS/HER ASSIGNS. NO RESIDENTIAL DEVELOPMENT SHALL BE ALLOWED ON THESE LOTS, IF CONVEYED TO A PUBLIC ENTITY OR NEIGHBORHOOD ORGANIZATION, RECREATION FACILITIES AND REST AREAS MAY BE CONSTRUCTED.

27. CWQZ AND WQTZ WILL BE RESTORED PER AN APPROVED RESTORATION PLAN. TO BE REVIEWED DURING THE PERMITTING OF THE CONSTRUCTION PLAN. APPROVAL OF THE RESTORATION PLAN IS REQUIRED PRIOR TO CONSTRUCTION OF ANY LOTS. EXECUTION OF THE RESTORATION PLAN SHALL TAKE PLACE IN CONJUNCTION WITH THE CONSTRUCTION PLANS. SEQUENCE OF CONSTRUCTION WILL BE REVIEWED DURING THE CONSTRUCTION PLANS REVIEW.

28. LOT 1, BLOCK A, LOT 12, BLOCK A, AND LOT 13, BLOCK A AND R.O.W. CAN CONTAIN NO RESIDENTIAL USES. LOT1, BLOCK A, AND LOT 13, BLOCK A ARE DRAINAGE LOTS AND LOT 12, BLOCK A IS PARKLAND DEDICATION. THE CITY OF AUSTIN WILL PROVIDE MAINTENANCE FOR THE R.O.W. AND THESE LOTS.

ENGINEERS CERTIFICATION:

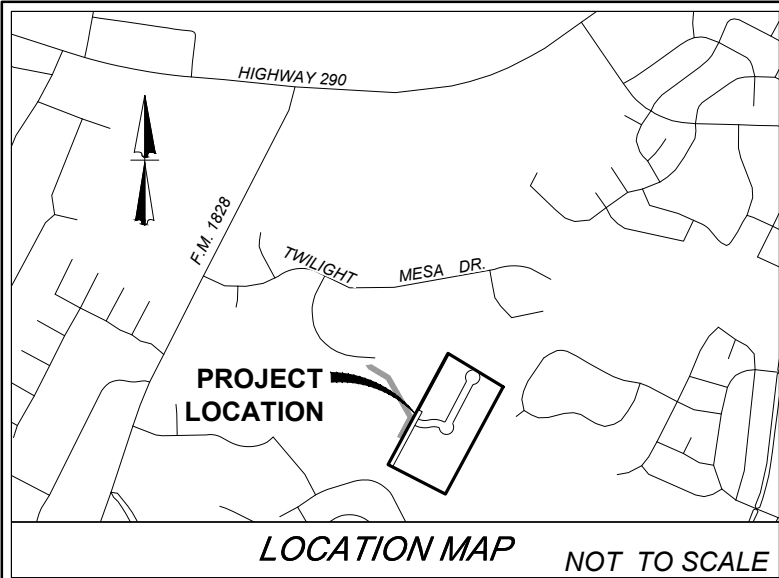
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ACCEPTED AND AUTHORIZED FOR RECORD BY THE LAND USE COMMISSION OF THE CITY OF AUSTIN, TEXAS, ON THIS, THE ____ DAY OF ____ 20 ____.

NOTARY PUBLIC, STATE OF TEXAS

SECRETARY

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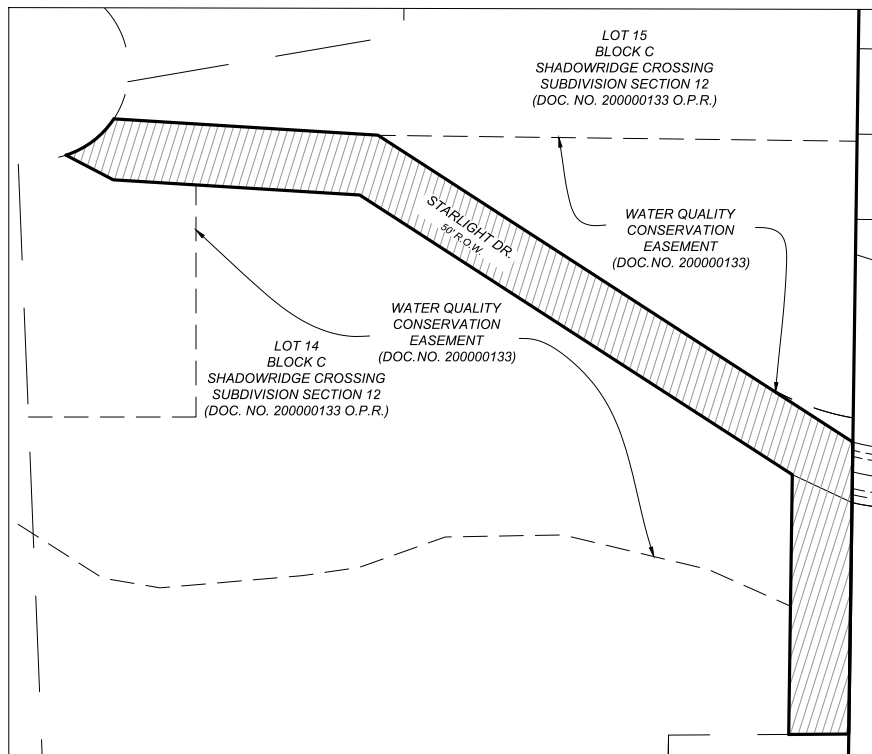
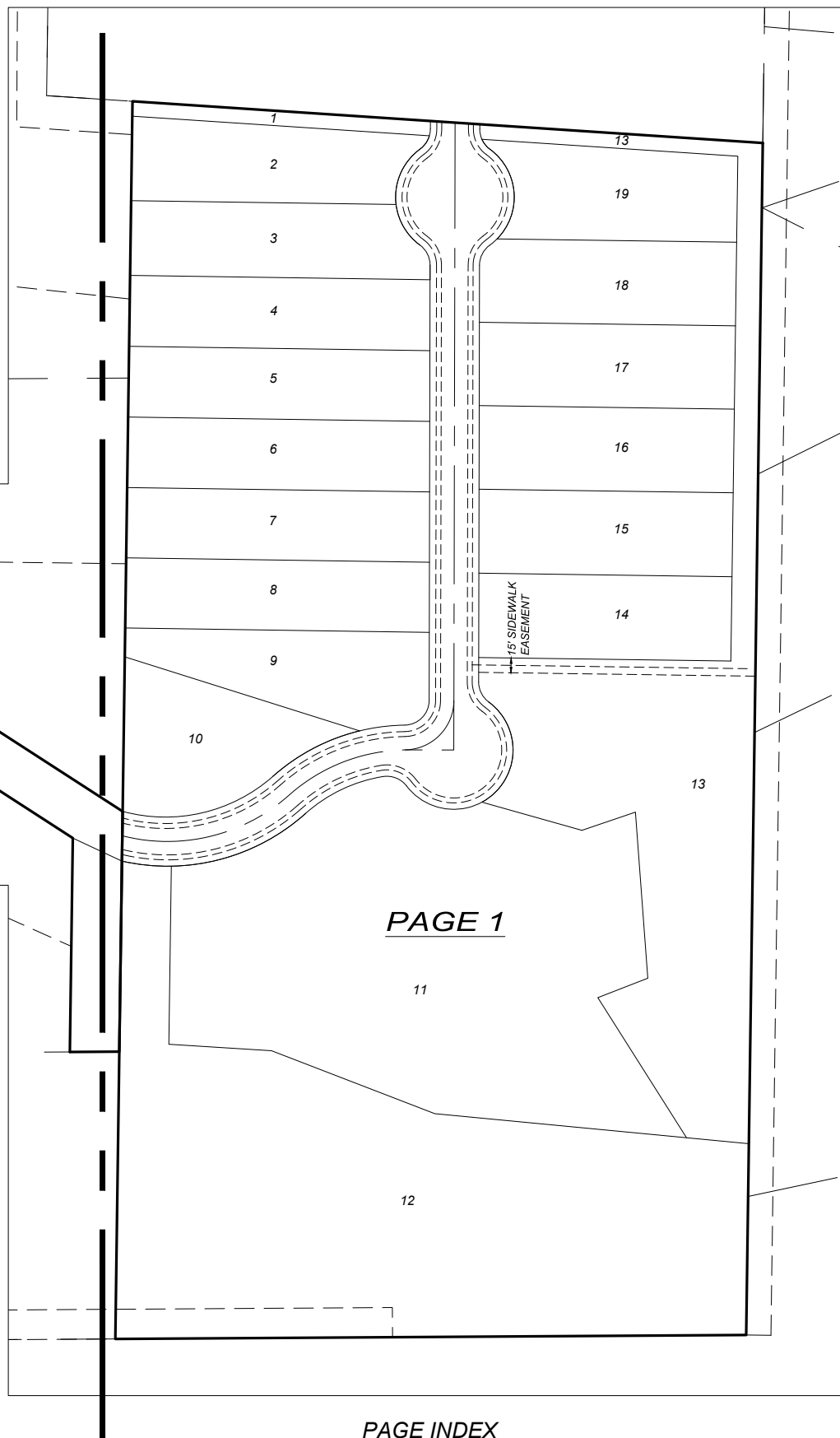
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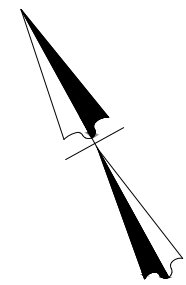
PAGE 2



AREA BEING REPLATTED

THE 1.046 ACRE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS A 1.046 ACRE RIGHT-OF-WAY FROM THE SHADOWRIDGE CROSSING SECTION 12 OF RECORD IN DOCUMENT NO. 200000133 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

OWNER/DEVELOPER:
ESSEN-PARMER LLC.
R. CRAIG SMITH
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NOT TO SCALE

PLAT NOTES APPLY TO ALL PAGES
OF THIS MULTIPLE PAGE PLAT

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STATE OF TEXAS
COUNTY OF TRAVIS

THAT TWILIGHT ESTATE, LLC BEING OWNER OF THAT CERTAIN 10.002 ACRE TRACT OF LAND AND A 7.989 ACRE TRACT OF LAND OUT OF THE JESSE WILLIAMS SURVEY NO. 62, ABSTRACT NO. 788 SITUATED IN TRAVIS COUNTY, TEXAS, AS CONVEYED BY DEED AS RECORDED IN DOCUMENT NO. 2017065873 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 17.991 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT, TO BE KNOWN AS

TWILIGHT GARDENS

AND DO HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE STREETS AND EASEMENT SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

OWNER: _____

DULY AUTHORIZED AGENT _____

STATE OF TEXAS
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL IN MY OFFICE
THIS ____ DAY OF ____ A.D. ____.

NOTARY PUBLIC, STATE OF TEXAS

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE CITY LIMITS OF THE CITY OF AUSTIN ON THIS THE ____ DAY OF ____, 20__, A.D.

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE ____ DAY OF ____, 20__, A.D.

CESAR ZAVALA FOR:
DENISE LUCAS, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DE BEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF ____, 20__, A.D. AT ____ O'CLOCK ____ PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER ____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS ____ DAY OF ____, 20__, A.D..

DANA DE BEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

**CITY OF AUSTIN –DEVELOPMENT SERVICES DEPARTMENT
SUBDIVISION APPLICATION – MASTER COMMENT REPORT**



CASE NUMBER: C8-2019-0112.1A
 REVISION #: 00 UPDATE: U1
 CASE MANAGER: Cesar Zavala PHONE #: 512-974-3404

PROJECT NAME: Twilight Gardens
 LOCATION: 8316 TWILIGHT TERRACE DR

SUBMITTAL DATE: December 6, 2021
 REPORT DUE DATE: December 16, 2021
 FINAL REPORT DATE: December 16, 2021

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. If you have any questions, concerns or if you require additional information about this report, please contact your case manager at the phone number listed above or by using the contact information listed for each reviewer in this report.

Any change to the plan/plat shall not cause noncompliance with any applicable code or criteria. In addition, any change to the plat may trigger new comments.

UPDATE DEADLINE INFORMATION (LDC 25-4-56; 25-4-82):

All comments must be addressed by filing an updated submittal prior to the update deadline of **December 31, 2021**. Otherwise, the application will expire. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

Extension of Review Period, Extension of Update Deadline and Tolling of Application Period do not apply to applications for preliminary plan, plat or subdivision construction plans (LDC 25-1-88; 25-1-89; 25-1-90).

UPDATE SUBMITTAL INSTRUCTIONS (LDC 25-1-83):

1. Applicants must make an appointment with Intake Staff (512-974-1770 or LURIntake@austintexas.gov) in order to submit an update.
2. Your update must include the following items:
 - a. This report
 - b. The revised plat/plan in pdf format
 - c. A letter that addresses each comment in the master comment report
3. Updates must be submitted on an approved submittal date, between the hours of 8:30 am and 4:00 pm. Refer to the submittal calendar for a list of approved submittal dates.

IMPORTANT NOTICE: the City of Austin Mayor and Travis County Judge COVID orders that suspended deadlines are set to end on December 31, 2021. Unless the Covid orders are extended, applications or determinations will begin expiring again on or after January 1, 2022. Please review the coversheet of the most recent staff report to find the expiration date. FYI: Preliminary Plan and Final Plat applications expire after 90 days and Subdivision Construction Plans expire after 1 year unless the application has been approved.

List of reviewer with outstanding comments is on the following page.

REVIEWERS:

Planner 1 : Cindy Edmond
Water Quality : David Marquez
Environmental : Pamela Abee-Taulli
PARD / Planning & Design : Justin Stewart

Drainage Engineering : David Marquez
911 Addressing : Jorge Perdomo
Flood Plain : Zach Kretsch
Subdivision : Cesar Zavala

AW Utility Development Services - Bradley Barron - 512-972-0078

AW1. Comments released.

911 Addressing Review - Jorge Perdomo - 512-974-1620

AD1: This plat review is Rejected;

AD2: STARLIGHT DR is not available for your project

NOTE: Please submit street name review with alternative names

§25-4-155

Drainage Engineering Review - David Marquez - 512-974-3389

DE1 Comment cleared

DE2 Comment cleared

DE3 Submit fiscal estimate for pond cost as the cost will be the total cost of the ponds (per fiscal policy) plus the percent required by ECM 1.2.2.1E. **U1- Comment pending. I only saw the fiscal estimate for E/S in section 9 of the engineering report and not the described fiscal in this comment.**

DE4 Comment cleared

DE5 Comment cleared

DE6 Comment cleared

Environmental Review - Pamela Abee-Taulli - 512-974-1879

EV 1-4 Cleared

ESC FISCAL SURETY [LDC 25-1, Article 5; ECM Appendix S-1]

EV 5 Provide a **conceptual erosion & sedimentation control plan** along with the fiscal estimate for erosion/sedimentation controls and revegetation based on ECM Appendix S-1. A conceptual ESC plan is necessary to assess the accuracy of the ESC fiscal estimate. ESC fiscal surety must be posted with the City of Austin prior to Plat approval. Additional fiscal posting might be required at the time of subdivision construction plan ESC review.

- Sites with a limit of construction greater than one acre must include a \$3000 per acre LOC clean-up fee in the fiscal estimate. [LDC 25-8, Subchapter A, Article 5; ECM Appendix S-1]
- The **revegetation line-item quantity must equal the entire LOC** area less any existing impervious cover proposed to remain and less proposed public streets and sidewalks. This is

necessary in the event that construction ceases after vegetation has been removed from within the LOC. [LDC 25-8, Subchapter A, Article 5; ECM Appendix S-1]

U1 Comment pending. Provide a draft (conceptual) ESC plan. Also, the Hydromulch seeding (revegetation) quantity must equal the entire LOC area less any existing impervious cover proposed to remain and less proposed public streets and sidewalks. This is necessary in the event that construction ceases after vegetation has been removed from within the LOC.

Flood Plain Review - Zach Kretsch - 512-974-3363

DATE REVIEWED: 12/13/2021
UPDATE # U1

General notes: This final plat has had a project assessment for the floodplain and has been reviewed and approved by Katina Bohrer. It does not appear that the floodplain has been contained to a drainage easement on page 2 of the final plat. I reached out to confirm this with Previ Aguirre but I have not heard back yet. Please see the comments below.

FP1: The applicant is required to contain the limits of the FEMA and City of Austin Regulatory floodplain within a drainage easement per LDC 25-7-152 and/or LDC 30-4-152. Please provide documentation demonstrating this or provide requisite easement. Comment to remain open until easement has been recorded.

PARD / Planning & Design Review - Justin Stewart - 512-974-9475

Update: 1

PR 1: Parkland dedication will be required per City Code §25-1-601, as amended, prior to approval of this final plat. Thank you for showing the parkland along the creek. Thank you for extending the parkland to the ROW so the public can access the public land. Please change note #9 to read: Parkland dedication has been satisfied by the dedication of Lot 12 (XX acres) to the City of Austin as parkland/greenbelt.

PR2: After this addition, please provide this review a table showing how much land is unencumbered, 100yr fld pln, 25 yr floodplain, within existing or proposed easements so this reviewer can calculate remaining fees under City Code §25-1-601. Please show the 25 yr floodplain on the plat, and send this reviewer a figure supporting your acreage calculations.

PR3: Please confirm total number of units. Thank you for confirming there are 32 units. You will need to post fiscal for this land and it will be returned upon dedication.

Subdivision Review - Cesar Zavala - 512-974-3404

SR 1. Comment Cleared.

SR 2. Comment Cleared.

SR 3. F.Y.I - The plat must be printed on mylar that is no less than 18x24. 25-1-83 or 30-1-113

SR 4. – SR 7. Comments Cleared.

SR 8. Update the plat sheet set to only show one owner's preamble, notary for the owner, City of Austin and commission approval block, and Travis County annotation block. This information is not needed on each sheet.

Update 1: Move the owner's preamble, notary for the owner, City of Austin and commission approval block, and Travis County annotation block to the first sheet. Also, for plats the engineer's block and surveyor block is only needed on one sheet.

SR 9. – SR 12. Comments Cleared.

SR 13. Add the Land Use Commission approval block. 25-1-83 or 30-1-113:

Accepted and authorized for record by the Land Use Commission of the City of Austin, Texas, on this, the _____ day of _____ 20__.

Chair

Secretary

Update 1: Update the commission approval block on Sheet 3 to show as listed above. If possible, place the commission approval block on Sheet 1.

SR 14. Comment Cleared.

SR 15. Show signatures of owner(s), notary public(s) with appropriate seals and dates. Print names under signatures with addresses. 25-1-83 or 30-1-113

Update 1: Print the name of the owner or individual representing the company below the owner's signature line.

SR 16. Comment Cleared.

SR 17. **Update 1:** Provide a lot summary table near the legend. Indicate the acreage of the overall subdivision, the size of each lot (in square footage), and the number and total of each land use (open space, drainage, parkland, etc.) The lot table should show the number of standard lots, drainage, and open space or park lots. Also
Also, clarify if Lot 10 and Lot 11 will be a residential lot or will have a difference use. 25-1-83 or 30-1-113

SR 18. Revise the engineer's certification 25-1-83 or 30-1-113

"I, (name of engineer), am authorized under the laws of the State of Texas to practice the profession of engineering and hereby certify that this plat is feasible from an engineering standpoint and complies with the engineering related portions of (Title 25/Title 30) of the City of Austin Land Development Code, and is true and correct to the best of my knowledge."

Update 1: Update the block to only list Title 25.

SR 19. Revise the surveyor's certification. 25-1-83 or 30-1-113

"I, (name of surveyor), am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that this plat complies with the surveying related portions of (Title 25/Title 30) of the City of Austin Land Development Code, and is true and correct to the best of my knowledge, and was prepared from an actual on the ground survey of the property made under my direction and supervision."

Update 1: Update the block to only list Title 25.

SR 20. Add the following plat note 25-1-83 or 30-1-113

"Lot XX, Block YY will be maintained by the owner or his/her assigns. No residential development shall be allowed on this lot. If conveyed to a public entity or neighborhood organization, recreation facilities and rest areas may be constructed".

Update 1: Plat Notes 26 and 28 are duplicate notes. Update or remove one of the notes to have a note that has the correct information.

SR 21. Comment Cleared

SR 22. If fiscal is required, replace Note #12 with the following note. The subdivision construction agreement (SCA) will be prepared by the fiscal officer. 25-1-83, 25-4-38, 25-4-84 or 30-1-113, 30-2-38, 30-2-84

"This subdivision plat was approved and recorded before the construction and acceptance of streets and other subdivision improvements. Pursuant to the terms of a Subdivision Construction Agreement between the subdivider and the City of Austin, Dated _____, 20__, the subdivider is responsible for the construction of all streets and facilities needed to serve the lots within the subdivision. This responsibility may be assigned in accordance with the terms of that agreement. For the Construction Agreement pertaining to this subdivision, see the separate instrument recorded in Doc#. _____, in the Official Public Records of _____ County, Texas."

Update 1: Update Note 11, to show as above. The provide note on the plat is listing a recorded construction agreement.

SR 23. Add a note listing any lot that will not have residential uses, such as open space lots or landscape lots, list the organization that will maintain these lots. Include that no residential uses are allowed on these lots.

Update 1: Comment pending response for comment SR 20.

SR 24. Comment Cleared.

Water Quality Review - David Marquez - 512-974-3389

WQ1 Comment cleared

WQ2 Submit a slat tool to demonstrate the proposed pond size and infiltration allotted area is large enough for when the site plan comes in. Keep in mind setback requirements for irrigation area. **U1- Comment pending. I didn't see the SLAT tool included.**

WQ3 submit a desktop study of the irrigation area to ensure the sizing of the infiltration area is large enough for the allotted space dedicated in the drainage easement for drainage and water quality. Feel free to reach out if you have any questions or want guidance. **U1- Comment pending. WQ2 and 3 are just to ensure the area is large enough and will not need to be redesigned. I see the area but just want to make sure the infiltration rate of the area will not need a large area. If you want to discuss feel free to reach out.**

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

WETL 1. **Update 0** Proposed plat does not meet approved preliminary by not including plat note regarding required CWQZ restoration.

Update 1 note shown. Comment cleared

End of report