# 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  
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