

# Twin Creek Road Neighbors: Notice of Proposed Cebolla Creek Subdivision

**Location:** South of Live Oak Cemetery & .36 miles west of Old San Antonio Road (within City of Austin 2 mi ETJ)

**Traffic:** Potentially 1900 plus cars could be exiting from two outlets 30 feet wide onto Twin Creek Road which is 22 feet wide, 2 lanes, no shoulders and numerous curves. Area roads will be impacted additionally in the near future with the build-out of Estancia on OSR.

**Drainage:** Plans for drainage, water quality or detention have not been provided yet. **Property borders Onion Creek.**

**Floodplain:** With lack of information submitted, the impact on the floodplain of Onion Creek is unclear.

**Trees:** There are numerous 19" plus diameter trees (some exceeding 36" dia) on site. These trees would be protected by law under the Heritage Tree Ordinance if the project was within the city limits; however, the county does not have jurisdiction over trees on private property which means many **Heritage Trees will be destroyed.**

**Density:** The planned density of this development (199 lots on 33 acres with lot size of approximately 6,000 sf) is not conducive to this rural area. Adjacent existing subdivisions consist of large lots (1/2 ac to 2 acres). Visual provided on opposite side.

**Permit Process:** The developer has submitted a preliminary plan to the City of Austin and Travis County and the involved departments have issued their "Comments". Developer will need to address all comments prior to the project going before the City of Austin Land Use Commission and the Travis County Commissioner's Court.

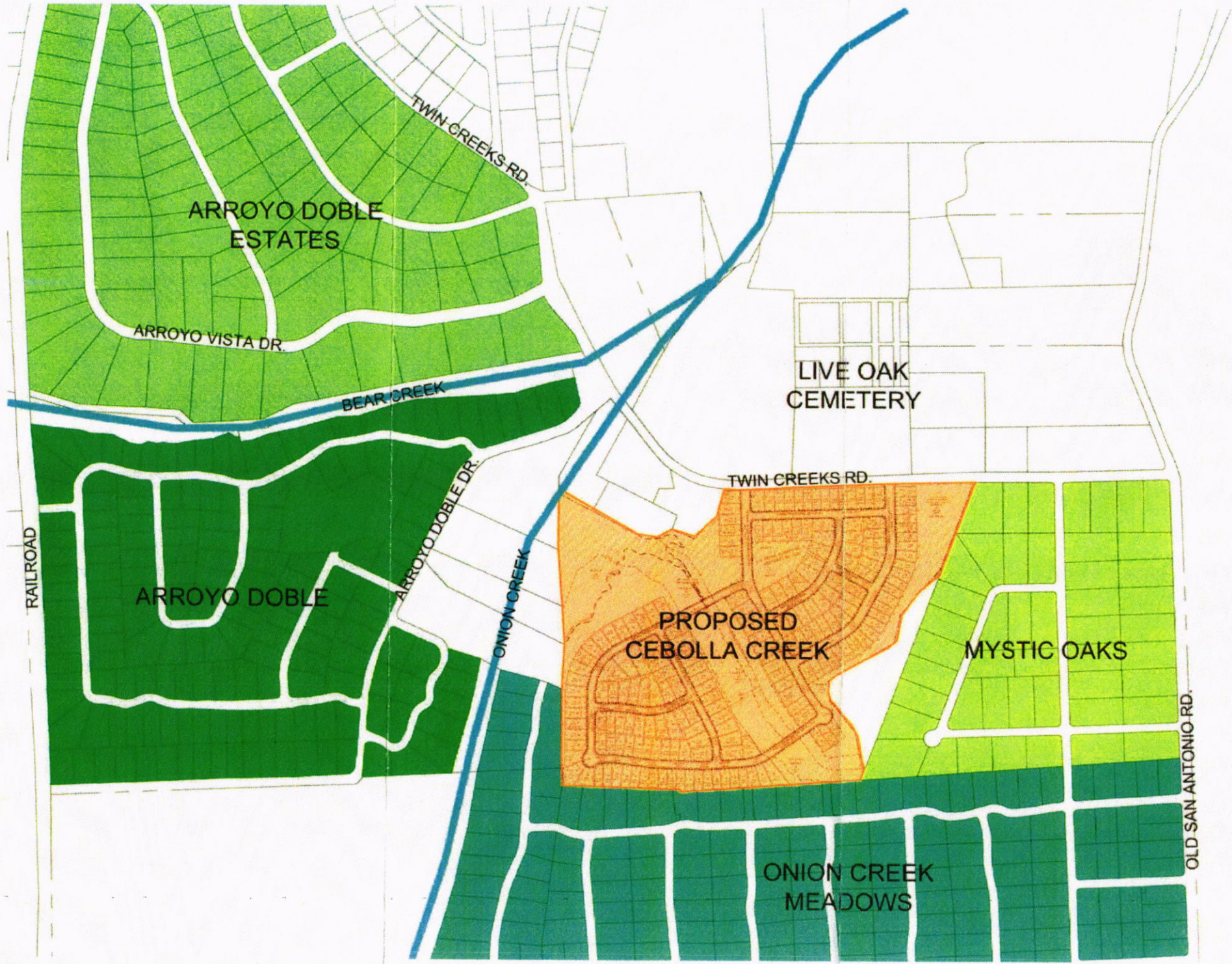


**Neighbors' involvement:** is crucial in the management of reasonable development practices in our area. If you received the "Preliminary Notice" from the City of Austin, please contact Cindy Casillas by phone 512-974-3437 and request to be added to the "Interested Party" list for case number C8J-2014-0131 or by email: [cindy.casillas@austintexas.gov](mailto:cindy.casillas@austintexas.gov), or mail: 505 Barton Springs Road, 4<sup>th</sup> Floor One Texas Center, Austin, TX. As an Interested Party you will receive updates from the City

Whether you live within the 500' boundary area or will be impacted by this development, we would like to have your contact information to notify you of any updates including any action proposed by the community.

Email: [jkanion@swbell.net](mailto:jkanion@swbell.net)

Mail: PO Box 907, Manchaca, TX 78652



ARROYO DOBLE  
ESTATES

ARROYO VISTA DR.

TWIN CREEKS RD.

BEAR CREEK

LIVE OAK  
CEMETERY

TWIN CREEKS RD.

ARROYO DOBLE

ARROYO DOBLE DR.

ONION CREEK

PROPOSED  
CEBOLLA CREEK

MYSTIC OAKS

ONION CREEK  
MEADOWS

RAILROAD

OLD SAN ANTONIO RD.