

**ZONING AND PLATTING COMMISSION SITE PLAN
EXTENSION REVIEW SHEET**

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CASE NUMBER: SP-2007-0393C(XT2) **ZAP COMMISSION DATE:** December 6, 2011

PROJECT NAME: Ravenscroft North Townhomes (Extension #2)

ADDRESS: 1630 Melibee

AREA: 8.02 acres

WATERSHED: Slaughter Creek (Suburban, DDZ)

JURISDICTION: Full Purpose

APPLICANT: Silver Oak & Ravenscroft Holdings, LLC
(Garrett Martin)
9111 Jollyville Rd
Austin, TX 78759
(512) 686-4986

AGENT: Thrower Design
(A. Ron Thrower)
P. O. Box 41957
Austin, Texas 78704
(512) 476-4456

EXISTING ZONING: SF-6-CO

PROPOSED DEVELOPMENT: A majority of the proposed development is complete, including infrastructure and nine (9) of twenty-three (23) buildings. The applicant requests a seven (7) month extension to the site plan, from December 6, 2011 to July 5, 2012 in order to complete the remaining buildings. This is the maximum amount of extension time allowed by the Land Development Code for this previously approved site plan.

STAFF RECOMMENDATION: Staff recommends the requested extension to July 5, 2012. This site is subject to Project Duration under 25-1-535 (C. Desired Development Zone) and can only be extended a maximum five years from the initial submittal date, July 5, 2007. Section 25-1 supersedes all other sections, including 25-5-63 (Extension of Released Site Plan by the Land Use Commission).

ZONING AND PLATTING COMMISSION ACTION: N/A

CASE MANAGER: Donna Galati Telephone: 974-2733
Donna.Galati@austintexas.gov

PREVIOUS APPROVALS: The site plan was granted a one year administratively approved extension from December 6, 2010 to December 6, 2011.
The site plan was approved December 6, 2007.

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PROJECT INFORMATION: 8.02 acres

EXIST. ZONING: SF-6-CO

MAX. BLDG. COVERAGE : 55%

MAX. IMPERV. CVRG.: 40%

PROP. BLDG CVRG: 89,079 sq.ft (25.5%)

PROP. IMP. CVRG.: 172,823 sq. ft. (49.47%)

A COMPARISON OF THE APPROVED PROJECT WITH CURRENT REGULATIONS:

WATERSHED ORDINANCE: This project complies with the Comprehensive Watersheds Ordinance for Suburban Watersheds.

SUMMARY COMMENTS ON SITE PLAN:

LAND USE: The site plan complies with all zoning regulations. The conditional overlay limits the property to 698 trips per day. Additionally, the property is limited to a density of 78 dwelling units and 9.72 dwelling units per acre. Parkland fees were paid for this development. The site is in the Desired Development Zone.

ENVIRONMENTAL: All environmental comments have been cleared.

TRANSPORTATION: All transportation comments have been cleared.

SURROUNDING CONDITIONS:

Zoning/ Land Use

North: Ravenscroft Drive, then I-SF-2 (single family)

South: Melibee Trail, then Ravenscroft South Townhomes (related site plan)

East: I-SF-2 (single family)

West: Manchaca Rd., then LO-CO, LR-CO, and GR-CO

<u>STREET:</u>	<u>R.O.W.</u>	<u>SURFACING</u>	<u>CLASSIFICATION</u>
Ravenscroft Drive	92'	60'	Collector
Melibee Trail	60'	42'	Local
Manchaca Road	132'	42'	Arterial

NEIGHBORHOOD ORGANIZATION:

217—Tanglewood Forest Neighborhood Assn.

627—Onion Creek Homeowner's Assoc.

742—Austin Independent School District

943—Save Our Springs Alliance

1037—Homeless Neighborhood Association

1075—League of Bicycling Voters

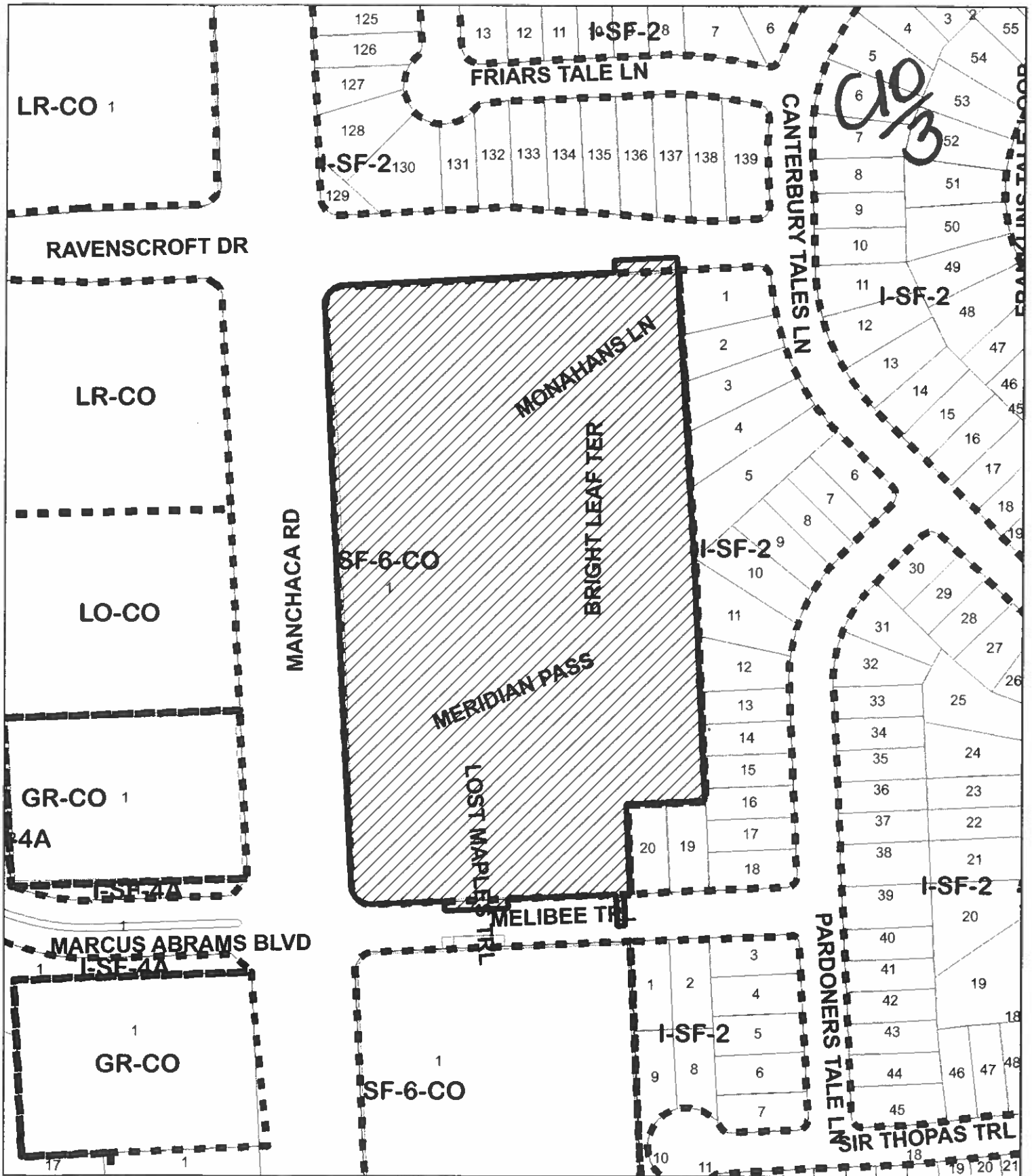
1113—Austin Parks Foundation

1200—Super Duper Neighborhood Objectors and Appealers Organization

1214—Baurle Ranch Homeowner's Association

1224—Austin Monorail Project

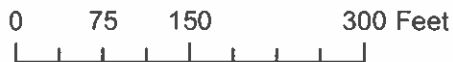
1228—Sierra Club, Austin Regional Group



SITE PLAN



 SUBJECT TRACT
 ZONING BOUNDARY



CASE#: SP-2007-0393C(XT2)
 ADDRESS: 1630 Melibee
 CASE NAME: Ravenscroft North Townhomes
 MANAGER: Donna Galati

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



OPERATOR: Donna Galati

Thrower Design

P.O. Box 41957
Austin, Texas 78704
(512) 476-4456

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November 3, 2011

Mr. Greg Guernsey, Director
Planning & Development Review Department
City of Austin
P. O. Box 1088
Austin, Texas 78767

Re: Ravenscroft North Townhomes (Site Plan Extension)
1630 Melibee Trail
SP-2007-0393C(XT)

Dear Mr. Guernsey,

On behalf of our client, Silver Oak & Ravenscroft Holdings, LLC, we are requesting an extension to the site development permit for Ravenscroft North Townhomes project to July 5, 2012.

The first one-year extension was granted on January 2, 2011 to allow for the new expiration date to be December 6, 2011. The property has since changed ownership and the current owner would like to complete the project. The water and wastewater infrastructure, the internal private streets, and detention / water quality ponds have been constructed and accepted by the City of Austin. A total of 23 residential buildings have been planned for the site and 9 have been constructed leaving 14 remaining to be constructed.

Ravenscroft North Townhomes is clearly an on-going project that is partially built-out and the remaining improvements must be completed in order to finish out the development as originally planned and approved.

Should you have any questions, please do not hesitate to call.

Sincerely,



A. Ron Thrower
Thrower Design

