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

**CASE NUMBER:** SP-2007-0394C(XT2) **ZAP COMMISSION DATE:** December 6, 2011

**PROJECT NAME:** Ravenscroft South Townhomes (Extension #2)

**ADDRESS:** 1631 Melibee

**AREA:** 3.34 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 one (1) of eight (8) 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](mailto: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:** 3.34 acres

**EXIST. ZONING:** SF-6-CO

**MAX. BLDG. COVERAGE :** 55%

**MAX. IMPERV. CVRG.:** 40%

**PROP. BLDG CVRG:** 25,438 sq.ft (17.36%)

**PROP. IMP. CVRG.:** 54,797 sq. ft. (37.42%)

**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 300 trips per day. Additionally, the property is limited to a density of 18 dwelling units and 5.388 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: Melibee Trail, then Ravenscroft North Townhomes (related site plan)

South: I-RR

East: I-SF-2 (single family)

West: Manchaca Rd., then GR-CO

<u>STREET:</u>	<u>R.O.W.</u>	<u>SURFACING</u>	<u>CLASSIFICATION</u>
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

786—Home Builders of Greater Austin

943—Save Our Springs Alliance

1037—Homeless Neighborhood Association

1075—League of Bicycling Voters

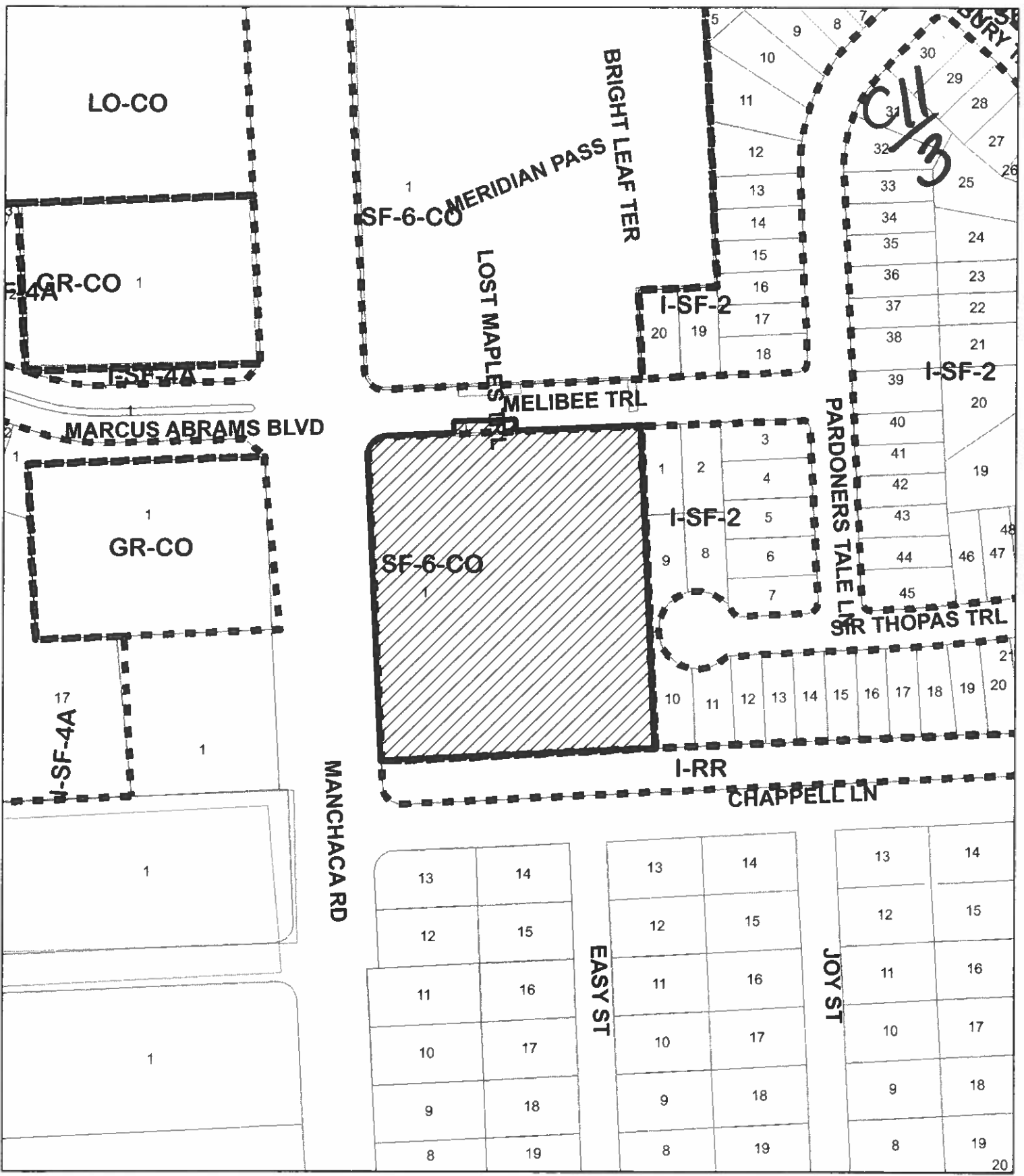
1113—Austin Parks Foundation

1200—Super Duper Neighborhood Objectors and Appealers Organization

1214—Baurle Ranch Homeowner's Association



1224—Austin Monorail Project

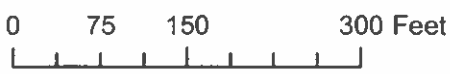
1228—Sierra Club, Austin Regional Group



SITE PLAN



 SUBJECT TRACT  
 ZONING BOUNDARY



CASE#: SP-2007-0394C(XT2)  
 ADDRESS: 1631 Melibee  
 CASE NAME: Ravenscroft SouthTownhomes  
 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.

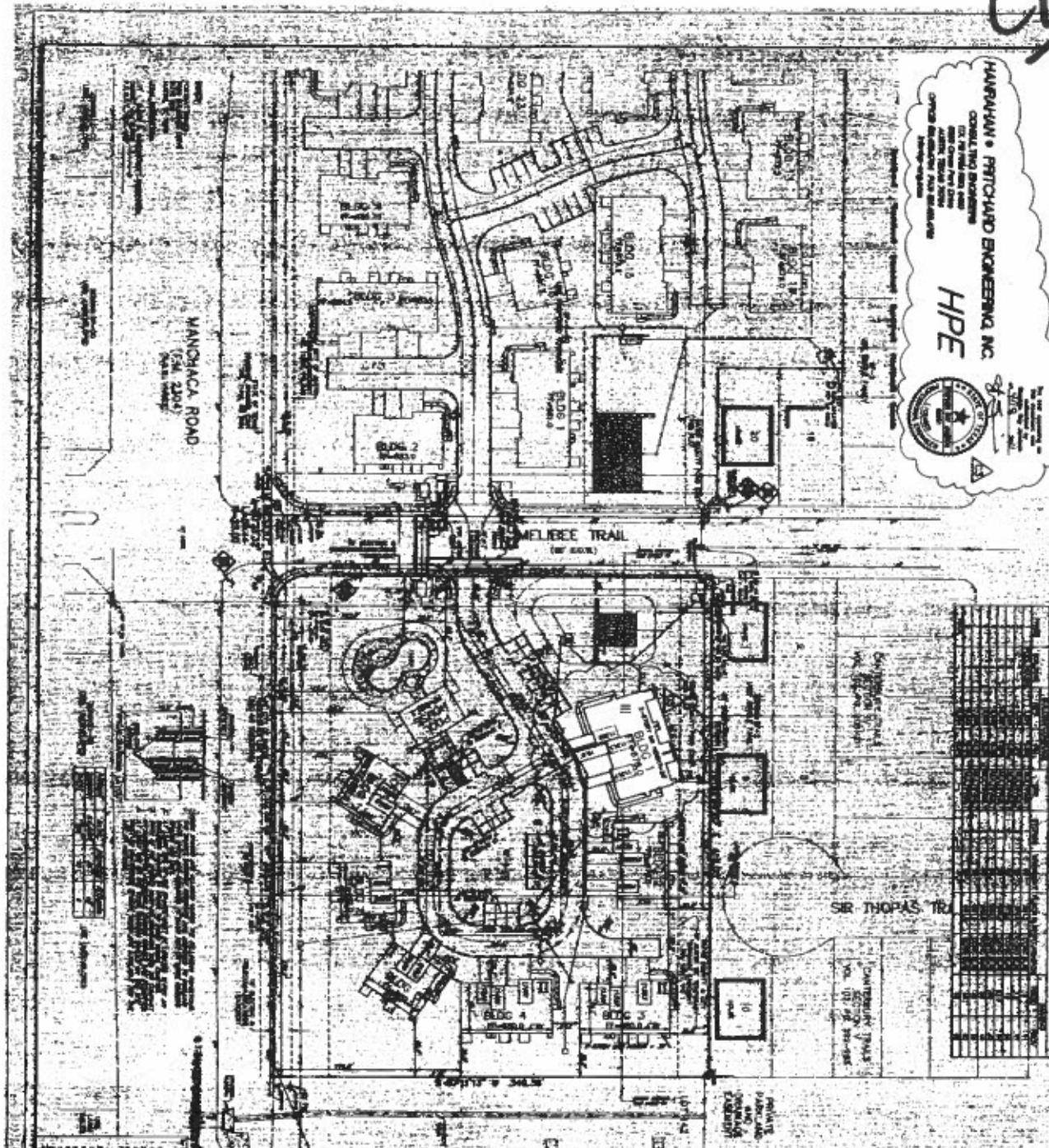
This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

OPERATOR: Donna Galati

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**HANSHAW • PRITCHARD ENGINEERING, INC.**  
 CONSULTING ENGINEERS  
 1000 W. 10th Street  
 Suite 100  
 Tulsa, Oklahoma 74103  
 (918) 438-1111  
 FAX (918) 438-1112

**HPE**



**CHAPPELL LANE (10' wide)**

**SIR THOMAS TR**

**MELIBEE TRAIL (10' wide)**

**MANACHA ROAD (10' wide)**

**BLDG. 1**  
**BLDG. 2**  
**BLDG. 3**  
**BLDG. 4**

**Site Plan**

**Legend**

Symbol	Description
Circle with 'X'	Proposed Building Footprint
Circle with 'P'	Proposed Parking Space
Circle with 'T'	Proposed Tree
Circle with 'S'	Proposed Shrub
Circle with 'L'	Proposed Light Pole
Circle with 'U'	Proposed Utility Pole
Circle with 'V'	Proposed Valve
Circle with 'W'	Proposed Well
Circle with 'D'	Proposed Driveway
Circle with 'E'	Proposed Easement
Circle with 'F'	Proposed Fence
Circle with 'G'	Proposed Gate
Circle with 'H'	Proposed Handicap Access
Circle with 'I'	Proposed Irrigation
Circle with 'J'	Proposed Joint
Circle with 'K'	Proposed Kickout
Circle with 'L'	Proposed Landing
Circle with 'M'	Proposed Manhole
Circle with 'N'	Proposed Note
Circle with 'O'	Proposed Offset
Circle with 'P'	Proposed Pipe
Circle with 'Q'	Proposed Quarter
Circle with 'R'	Proposed Ramp
Circle with 'S'	Proposed Sign
Circle with 'T'	Proposed Trench
Circle with 'U'	Proposed Utility
Circle with 'V'	Proposed Valve
Circle with 'W'	Proposed Well
Circle with 'X'	Proposed Wall
Circle with 'Y'	Proposed Yoke
Circle with 'Z'	Proposed Zone

**Notes:**

- All dimensions are in feet and inches.
- Proposed building footprints are shown in solid black.
- Proposed parking spaces are shown in white with black outlines.
- Proposed trees and shrubs are shown in green.
- Proposed utility poles and valves are shown in black.
- Proposed driveways, easements, fences, gates, irrigation, joints, kickouts, landings, manholes, notes, offsets, pipes, ramps, signs, trenches, wells, yokes, and zones are shown in various symbols and colors.
- Proposed handi-

**Scale:** 1" = 10'

**North Arrow:** (indicated by a line with an arrowhead pointing up)

**DATE:** \_\_\_\_\_

**BY:** \_\_\_\_\_

**CHECKED BY:** \_\_\_\_\_

**APPROVED BY:** \_\_\_\_\_

**PROJECT NO.:** \_\_\_\_\_

**SHEET NO.:** \_\_\_\_\_

**TOTAL SHEETS:** \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_

**CLIENT:** \_\_\_\_\_

**LOCATION:** \_\_\_\_\_

**DATE OF ISSUE:** \_\_\_\_\_

**DATE OF REVISION:** \_\_\_\_\_

**REVISIONS:**

No.	Description	Date

**Legend:**

- Proposed Building Footprint
- Proposed Parking Space
- Proposed Tree
- Proposed Shrub
- Proposed Light Pole
- Proposed Utility Pole
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- Proposed Zone

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**REVISIONS:**

No.	Description	Date

# 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 South Townhomes (Site Plan Extension)  
1631 Melibee Trail  
SP-2007-0394C(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 South Townhomes project to July 5, 2012.

The first one-year extension was granted on January 4, 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 7 residential buildings have been planned for the site and 1 Club house. The Club House has been constructed leaving 7 buildings remaining to be constructed.

Ravenscroft South 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