

ET

CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Monday, July 13, 2015

CASE NUMBER: C15-2015-0104

☐ Y _____ Angela Atwood
☐ Y _____ Michael Benaglio
☐ Y _____ William Burkhardt
☐ Y _____ Vincent Harding
☐ R _____ Melissa Hawthorne
☐ Y _____ Don Leighton-Burwell
☐ Y _____ Melissa Neslund - 2nd the motion
☐ Y _____ James Valadez
☐ Y _____ Michael Von Ohlen - Motion to Deny appeal

APPLICANT: Michael Sullivan

ADDRESS: 2301 LAMAR BLVD

VARIANCE REQUESTED: The appellant has requested the Board of Adjustment to interpret whether staff erred in approving a site plan (SP 2014-0429C.5H) at 2301 South Lamar Boulevard because:

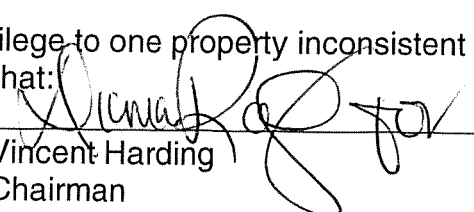
- A. in Section 25-2-6, the land use determined as part of the site plan approval was "Congregate Living" as opposed to "Multi-Family"; and because
- B. in Section 25-2-1067 (C) the approved dumpster placement is questioned as being closer than 20 feet or less from property on which a use permitted in an SF-5 or more restrictive zoning district is located for construction of a new living facility in a "CS-V", General Commercial Services – Vertical Mixed Use Building zoning district.

BOARD'S DECISION: The public hearing was closed on Board Member Michael Von Ohlen motion to Deny Appeal and to Uphold Staff's Interpretation, Board Member Melissa Neslund second on a 8-0-1 vote (Board member Melissa Hawthorne Recused); **DENIED APPEAL AND UPHOLD STAFF'S INTERPRETAION.**

FINDING:

1. There is a reasonable doubt of difference of interpretation as to the specific intent of the regulations or map in that:
2. An appeal of use provisions could clearly permit a use which is in character with the uses enumerated for the various zones and with the objectives of the zone in question because:
3. The interpretation will not grant a special privilege to one property inconsistent with other properties or uses similarly situated in that:

Leane Heldenfels
Executive Liaison



Vincent Harding
Chairman

E12

Leane,

These are Site Plan Pages 7, 41, 43^{*}

One of the Board members asked for a floor plan, which was unavailable. It is Page 41. Page 43 shows the Del Canto Elevation these show how to change the building to service Dumpsters on site.

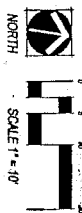
Page 7 shows how the Dumpster Service Area in the Right-of-Way is impacted by Del Canto being narrowed. This info wasn't available 7-13

Thanks

Mike

* Page 7 in pocket already

U
L
—



SHEET
L-105
41 of 45
SP-2014-0429C-SF

AWU HYDRANT

IRRIGATION PLAN



99.5360

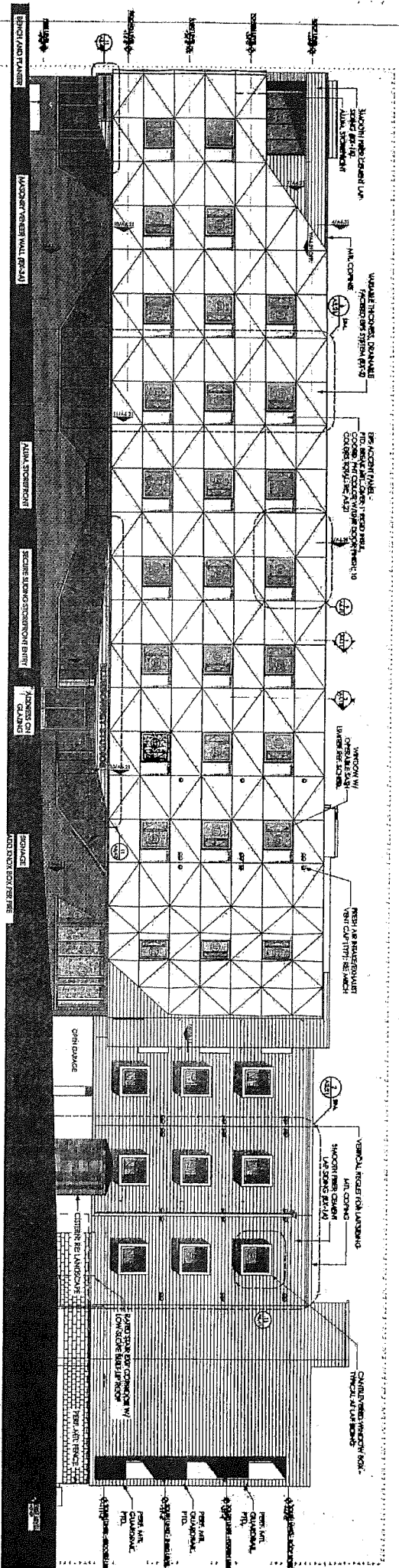
WWW.BIGREDDOG.COM
TEXAS PERM. NO. F-12345

BIG RED DOG

WWW.BIGREDDOG.COM
TEXAS REG. NO. F-15984

[illegible]

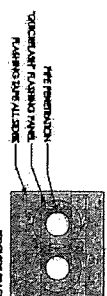
1015



2 NORTH (SOUTH LAMAR) ELEVATION
SCALE: 1/8" = 1'-0"

GENERAL BUILDING MATERIALS	CONSTRUCTION
1. EXTERIOR WALLS	1. EXTERIOR WALLS
2. EXTERIOR WALLS	2. EXTERIOR WALLS
3. EXTERIOR WALLS	3. EXTERIOR WALLS
4. EXTERIOR WALLS	4. EXTERIOR WALLS
5. EXTERIOR WALLS	5. EXTERIOR WALLS
6. EXTERIOR WALLS	6. EXTERIOR WALLS
7. EXTERIOR WALLS	7. EXTERIOR WALLS
8. EXTERIOR WALLS	8. EXTERIOR WALLS
9. EXTERIOR WALLS	9. EXTERIOR WALLS
10. EXTERIOR WALLS	10. EXTERIOR WALLS
11. EXTERIOR WALLS	11. EXTERIOR WALLS
12. EXTERIOR WALLS	12. EXTERIOR WALLS
13. EXTERIOR WALLS	13. EXTERIOR WALLS
14. EXTERIOR WALLS	14. EXTERIOR WALLS
15. EXTERIOR WALLS	15. EXTERIOR WALLS
16. EXTERIOR WALLS	16. EXTERIOR WALLS
17. EXTERIOR WALLS	17. EXTERIOR WALLS
18. EXTERIOR WALLS	18. EXTERIOR WALLS
19. EXTERIOR WALLS	19. EXTERIOR WALLS
20. EXTERIOR WALLS	20. EXTERIOR WALLS
21. EXTERIOR WALLS	21. EXTERIOR WALLS
22. EXTERIOR WALLS	22. EXTERIOR WALLS
23. EXTERIOR WALLS	23. EXTERIOR WALLS
24. EXTERIOR WALLS	24. EXTERIOR WALLS
25. EXTERIOR WALLS	25. EXTERIOR WALLS
26. EXTERIOR WALLS	26. EXTERIOR WALLS
27. EXTERIOR WALLS	27. EXTERIOR WALLS
28. EXTERIOR WALLS	28. EXTERIOR WALLS
29. EXTERIOR WALLS	29. EXTERIOR WALLS
30. EXTERIOR WALLS	30. EXTERIOR WALLS
31. EXTERIOR WALLS	31. EXTERIOR WALLS
32. EXTERIOR WALLS	32. EXTERIOR WALLS
33. EXTERIOR WALLS	33. EXTERIOR WALLS
34. EXTERIOR WALLS	34. EXTERIOR WALLS
35. EXTERIOR WALLS	35. EXTERIOR WALLS
36. EXTERIOR WALLS	36. EXTERIOR WALLS
37. EXTERIOR WALLS	37. EXTERIOR WALLS
38. EXTERIOR WALLS	38. EXTERIOR WALLS
39. EXTERIOR WALLS	39. EXTERIOR WALLS
40. EXTERIOR WALLS	40. EXTERIOR WALLS
41. EXTERIOR WALLS	41. EXTERIOR WALLS
42. EXTERIOR WALLS	42. EXTERIOR WALLS
43. EXTERIOR WALLS	43. EXTERIOR WALLS
44. EXTERIOR WALLS	44. EXTERIOR WALLS
45. EXTERIOR WALLS	45. EXTERIOR WALLS
46. EXTERIOR WALLS	46. EXTERIOR WALLS
47. EXTERIOR WALLS	47. EXTERIOR WALLS
48. EXTERIOR WALLS	48. EXTERIOR WALLS
49. EXTERIOR WALLS	49. EXTERIOR WALLS
50. EXTERIOR WALLS	50. EXTERIOR WALLS
51. EXTERIOR WALLS	51. EXTERIOR WALLS
52. EXTERIOR WALLS	52. EXTERIOR WALLS
53. EXTERIOR WALLS	53. EXTERIOR WALLS
54. EXTERIOR WALLS	54. EXTERIOR WALLS
55. EXTERIOR WALLS	55. EXTERIOR WALLS
56. EXTERIOR WALLS	56. EXTERIOR WALLS
57. EXTERIOR WALLS	57. EXTERIOR WALLS
58. EXTERIOR WALLS	58. EXTERIOR WALLS
59. EXTERIOR WALLS	59. EXTERIOR WALLS
60. EXTERIOR WALLS	60. EXTERIOR WALLS
61. EXTERIOR WALLS	61. EXTERIOR WALLS
62. EXTERIOR WALLS	62. EXTERIOR WALLS
63. EXTERIOR WALLS	63. EXTERIOR WALLS
64. EXTERIOR WALLS	64. EXTERIOR WALLS
65. EXTERIOR WALLS	65. EXTERIOR WALLS
66. EXTERIOR WALLS	66. EXTERIOR WALLS
67. EXTERIOR WALLS	67. EXTERIOR WALLS
68. EXTERIOR WALLS	68. EXTERIOR WALLS
69. EXTERIOR WALLS	69. EXTERIOR WALLS
70. EXTERIOR WALLS	70. EXTERIOR WALLS
71. EXTERIOR WALLS	71. EXTERIOR WALLS
72. EXTERIOR WALLS	72. EXTERIOR WALLS
73. EXTERIOR WALLS	73. EXTERIOR WALLS
74. EXTERIOR WALLS	74. EXTERIOR WALLS
75. EXTERIOR WALLS	75. EXTERIOR WALLS
76. EXTERIOR WALLS	76. EXTERIOR WALLS
77. EXTERIOR WALLS	77. EXTERIOR WALLS
78. EXTERIOR WALLS	78. EXTERIOR WALLS
79. EXTERIOR WALLS	79. EXTERIOR WALLS
80. EXTERIOR WALLS	80. EXTERIOR WALLS
81. EXTERIOR WALLS	81. EXTERIOR WALLS
82. EXTERIOR WALLS	82. EXTERIOR WALLS
83. EXTERIOR WALLS	83. EXTERIOR WALLS
84. EXTERIOR WALLS	84. EXTERIOR WALLS
85. EXTERIOR WALLS	85. EXTERIOR WALLS
86. EXTERIOR WALLS	86. EXTERIOR WALLS
87. EXTERIOR WALLS	87. EXTERIOR WALLS
88. EXTERIOR WALLS	88. EXTERIOR WALLS
89. EXTERIOR WALLS	89. EXTERIOR WALLS
90. EXTERIOR WALLS	90. EXTERIOR WALLS
91. EXTERIOR WALLS	91. EXTERIOR WALLS
92. EXTERIOR WALLS	92. EXTERIOR WALLS
93. EXTERIOR WALLS	93. EXTERIOR WALLS
94. EXTERIOR WALLS	94. EXTERIOR WALLS
95. EXTERIOR WALLS	95. EXTERIOR WALLS
96. EXTERIOR WALLS	96. EXTERIOR WALLS
97. EXTERIOR WALLS	97. EXTERIOR WALLS
98. EXTERIOR WALLS	98. EXTERIOR WALLS
99. EXTERIOR WALLS	99. EXTERIOR WALLS
100. EXTERIOR WALLS	100. EXTERIOR WALLS

ELEVATION VIEW



TYP. PENETRATION FLASHING

REQUIREMENTS FOR SUBCHAPTER E: EXCERPT

1. The building shall comply with the requirements of the International Building Code (IBC) for fire safety, including fire resistance, fire protection, and fire alarm systems.

2. The building shall comply with the requirements of the International Building Code (IBC) for life safety, including means of egress, fire alarm systems, and fire protection systems.

3. The building shall comply with the requirements of the International Building Code (IBC) for accessibility, including accessible routes, accessible entrances, and accessible parking spaces.

4. The building shall comply with the requirements of the International Building Code (IBC) for energy efficiency, including energy conservation measures, energy performance, and energy labeling.

5. The building shall comply with the requirements of the International Building Code (IBC) for environmental quality, including indoor air quality, lighting, and acoustics.

6. The building shall comply with the requirements of the International Building Code (IBC) for safety, including seismic design, wind resistance, and flood resistance.

7. The building shall comply with the requirements of the International Building Code (IBC) for sustainability, including sustainable design, sustainable construction, and sustainable operation.

8. The building shall comply with the requirements of the International Building Code (IBC) for security, including security design, security construction, and security operation.

9. The building shall comply with the requirements of the International Building Code (IBC) for health, including health design, health construction, and health operation.

10. The building shall comply with the requirements of the International Building Code (IBC) for social equity, including social design, social construction, and social operation.

SUBCHAPTER E: EXCERPT

1. The building shall comply with the requirements of the International Building Code (IBC) for fire safety, including fire resistance, fire protection, and fire alarm systems.

2. The building shall comply with the requirements of the International Building Code (IBC) for life safety, including means of egress, fire alarm systems, and fire protection systems.

3. The building shall comply with the requirements of the International Building Code (IBC) for accessibility, including accessible routes, accessible entrances, and accessible parking spaces.

4. The building shall comply with the requirements of the International Building Code (IBC) for energy efficiency, including energy conservation measures, energy performance, and energy labeling.

5. The building shall comply with the requirements of the International Building Code (IBC) for environmental quality, including indoor air quality, lighting, and acoustics.

6. The building shall comply with the requirements of the International Building Code (IBC) for safety, including seismic design, wind resistance, and flood resistance.

7. The building shall comply with the requirements of the International Building Code (IBC) for sustainability, including sustainable design, sustainable construction, and sustainable operation.

8. The building shall comply with the requirements of the International Building Code (IBC) for security, including security design, security construction, and security operation.

9. The building shall comply with the requirements of the International Building Code (IBC) for health, including health design, health construction, and health operation.

10. The building shall comply with the requirements of the International Building Code (IBC) for social equity, including social design, social construction, and social operation.

1 EAST DEL CURTIS ELEVATION

1. The building shall comply with the requirements of the International Building Code (IBC) for fire safety, including fire resistance, fire protection, and fire alarm systems.

2. The building shall comply with the requirements of the International Building Code (IBC) for life safety, including means of egress, fire alarm systems, and fire protection systems.

3. The building shall comply with the requirements of the International Building Code (IBC) for accessibility, including accessible routes, accessible entrances, and accessible parking spaces.

4. The building shall comply with the requirements of the International Building Code (IBC) for energy efficiency, including energy conservation measures, energy performance, and energy labeling.

5. The building shall comply with the requirements of the International Building Code (IBC) for environmental quality, including indoor air quality, lighting, and acoustics.

6. The building shall comply with the requirements of the International Building Code (IBC) for safety, including seismic design, wind resistance, and flood resistance.

7. The building shall comply with the requirements of the International Building Code (IBC) for sustainability, including sustainable design, sustainable construction, and sustainable operation.

8. The building shall comply with the requirements of the International Building Code (IBC) for security, including security design, security construction, and security operation.

9. The building shall comply with the requirements of the International Building Code (IBC) for health, including health design, health construction, and health operation.

10. The building shall comply with the requirements of the International Building Code (IBC) for social equity, including social design, social construction, and social operation.

Copy of
City of Austin
Originals M-11-C-E-F-10-18

C15-2015-0104

7/24/15 3:18 PM

[Print](#)Reconsideration
Documents[Close](#)**RE: Board of Adjustment -- Required Vote Count**

SUE

From: **mike sullivan** (~~msullivan@cityofaustin.com~~)
Sent: Thu 7/23/15 3:42 PM
To: Heldenfels, Leane (lane.heldenfels@austintexas.gov)

Leane,

To rehear and clarify my position on the issue of asking for a 1-month delay:

I arrived about :15 after the meeting started and did not hear Mr King's discussion of the BoA makeup, and majority and super-majority differences of opinion.

If I had the earlier information I would have requested a delay on the basis of Board makeup, and definitions of majority and super majority. Has this issue been resolved yet, and does the BoA have new By-Laws?

Even the Board attorney was uncertain about how the votes should be counted.

Also I didn't understand that the the S Lamar Neighborhood assn has no more role in this issue when it is over a staff misinterpretation of Congregate Living as a CIVIC USE defined in the Zoning Ordinance 25-2-6-(B)(11) as follows:

Next, to the issue of using "CONGREGATE LIVING" as a loophole for unprecedented density and under parking a Multi-Family Affordable Housing Development.

CONGREGATE LIVING use is the use of a site for the provision of 24 hour "supervision and assisted living" for more than 15 residents "not needing regular medical attention".

I find no evidence of legitimate "supervision" and no evidence that Foundation Communities provides "Assisted Living" both of which are required. The only "SUPERVISION" is the security person behind the glass, checking IDs 24/7.

Many apartments and condos provide this sort of service as Security, or Controlled Entry. They do not supervise anyone inside the building, they only supervise outsiders, by refusing them entry.

I have not seen "Assisted Living" defined in city code but perhaps Foundation Communities or City Legal or Zoning can explain how they envision "Assisted Living" being provided, since CONGREGATE LIVING requires it on a 24-hour basis from Foundation Communities.

I will include several definitions of "Assisted Living" from various sources which make it clear that Foundation Communities does not intend to provide the mandatory services to be considered a CONGREGATE LIVING facility.

The next requirement, "more than 15 residents" is not only met but grossly exceeded by a factor of seven.

And all these people must be "NOT NEEDING REGULAR MEDICAL ATTENTION".

This is a particularly offensive, discriminatory, and illegal requirement, made by the City of Austin, that Foundation Communities must meet forever.

Again, I find no clear explanation of what "regular medical attention" means.

But on it's face, CONGREGATE LIVING use requires Foundation Communities to only rent to people "not

needing regular medical attention"

I am confident that this portion of Austin's zoning code violates US Fair Housing and ADA laws by red-lining everyone who needs any kind of "regular medical attention".

El
7

There is no evidence of a commercial kitchen or a common dining area.

The site plan was requested but not available at the 7-13 meeting.

Each apartment has individual food storage and preparation area. Each apartment is occupied by an individual and controlled by a separate of 6 months or longer.

There is no common laundry service provided, only coin operated laundr-o-mat machines for individual use.

There are limited common areas like gym and TV room that most modern Multi-Family developments include.

The question of the dumpsters serviced in the street, or right-of-way, has been misinterpreted as a necessity and granted an administrative variance.

It is a simple design oversight, and a simple building amendment on the Building Permit will provide space for the dumpsters to remain where they are required on site, with the truck entering the adjacent parking facility and having sufficient room over head to dump them in the conventional fashion. I will include the construction details from the Site Plan, which were asked for at the 7-13 meeting but were not available.

I still believe the site plan was approved in error on June 1 after it had expired on May 26.
If the BoA does not have the authority to review this staff misinterpretation who does?

Thanks and emails will follow with the documents and evidence I mentioned above.
MIKE Sullivan

I also question the next requirement that these tenants are "not needing regular medical attention"

1981

Medical Dictionary

assisted living

Medical Definition of ASSISTED LIVING

: a system of housing and limited care that is designed for senior citizens who need some assistance with day-to-day activities but are not sufficiently incapacitated to require care in a nursing home and that usually includes private quarters, meals, personal assistance, housekeeping aid, monitoring of medications, and nurses' visits <an *assisted living* facility>

Browse

Next Word in the Dictionary: assisted hatching
Previous Word in the Dictionary: assisted death
All Words Near: assisted living

Seen & Heard

What made you want to look up *assisted living*? Please tell us where you read or heard it (including the quote, if possible).

1 Comment

Sort by Newest

Add a comment...

**Tammy Evans**

I want to know when a person is no longer appropriate for assisted living and needs a higher level of care

Like Reply Jun 21, 2015 4:14pm

Facebook Comments Plugin

View Seen & Heard Highlights from Around the Site »

Word Games

Take a 3-minute break and test your skills!

Name That Thing



True or False?



Spell It



The New U.S. Currency Laws Are Shocking

Expert breaks his silence on the new U.S. currency laws that are now in effect.

You'll be absolutely shocked!

[Read about it here](#)

Trend Watch



Demagoguery

The Donald's presidential bid stirs emotions ...



10 Charming Words for Nasty People

Put-downs with flair

[Learn More »](#)



literally

When "Literally" isn't, well, literal

How to use a word that (literally) drives some people nuts.



Know what this is?

Test your vocab with our fun, fast game

[Go Play »](#)



Fear of cats?

Ailurophobia, and 9 other unusual fears

[Learn More »](#)

Search Wikipedia

Last edited 8 days ago by an anonymous user

EJ
8

Assisted living

Assisted living in the United States

Within the United States assisted living spectrum, there is no nationally recognized definition of assisted living. Assisted living facilities are regulated and licensed at the US state level. More than two-thirds of the states use the licensure term "assisted living." Other licensure terms used for this philosophy of care include residential care home, assisted care living facilities, and personal care homes. Each state licensing agency has its own definition of the term it uses to describe assisted living. Because the term assisted living has not been defined in some states it is often a marketing term used by a variety of senior living communities, licensed or unlicensed. Assisted Living facilities in the United States had a national median monthly rate of \$3,500.00 in 2014, a 1.45% increase over 2013 and a 4.29% increase over a five-year period from 2009-2014.^{[1][2]}

Types

As widely varied as the state licensing and definitions are, so are the types of physical layouts of buildings in which assisted living services are provided. Assisted living facilities can range in size from a small residential house for one resident up to very large facilities providing services to hundreds of residents. Assisted living falls somewhere between an independent living community and a skilled nursing facility in terms of the level of care provided. Continuing care retirement facilities combine independent living, assisted living, and nursing care in one facility.

People who live in newer assisted living facilities usually have their own private apartment. There is usually no special medical monitoring equipment that one would find in a nursing home, and their nursing staff may not be available at all hours.

However, trained staff are usually on-site around the clock to provide other needed services. Household chores are performed: sheets are changed, laundry is done, and food is cooked and served as part of the base rent and included services. Depending on their disclosure of services, assisted living services may include medication management, bathing assistance, dressing, escorts to meals and activities, toileting, transferring, and insulin injections by an RN. Some homes even have a beauty parlor on site. Grocery service is often available too. Where provided, private apartments generally are self-contained; i.e., they have their own bedroom and bathroom, and may have a separate living area or small kitchen. Registered nurses and licensed practical nurses are available by phone or e-mail 24 hours a day, to ensure proper teaching and/or education of staff is available.

Alternatively, individual living spaces may resemble a dormitory or hotel room consisting of a private or semi-private sleeping area and a shared bathroom. There are usually common areas for socializing, as well as a central kitchen and dining room for preparing and eating meals.

Typical resident

An assisted living resident is defined as a resident who needs assistance with at least one of the activities of daily living.

A typical assisted living facility resident would usually be a senior citizen who does not need the level of care offered by a nursing home but prefers more companionship and needs some assistance in day-to-day living. Age groups will vary with every facility. There is currently a transformation occurring in long-term care. Assisted living communities are accepting higher and higher levels of care and nursing homes are becoming a place for those who are undergoing rehabilitation after a hospital stay or who need extensive assistance. Many assisted living communities now accept individuals who need assistance with all activities of daily living.

The "Overview of Assisted Living Report" from 2010 stated, 54 percent of assisted living residents are 85 years or older; 27 percent are 75–84 years old; 9 percent of residents are between 65 and 74 years; and 11 percent are younger than 65 years old. 74% of assisted living residents are female; 26 percent are male.^[3]

Special needs

The residence may assist in arranging the appropriate medical, health, and dental care services for each resident. The resident generally chooses his or her medical doctor and dental services.

Residents who have periods of temporary incapacity due to illness, injury, or recuperation from surgery often are allowed to remain in the residence or to return from a rehabilitation center, skilled nursing facility or hospital if appropriate services can be provided by the assisted living residence. It is important to remember that assisted living residences are a bridge between living at home and living in a nursing home. Assisted living residences do not typically provide the level of continuous skilled nursing care found in nursing homes and hospitals.

More recently built facilities are designed with an emphasis on ease of use for disabled people. Bathrooms and kitchens are designed with wheelchairs and walkers in mind. Hallways and doors are extra-wide to accommodate wheelchairs. These facilities are by necessity fully compliant with the Americans with Disabilities Act of 1990 (ADA) or similar legislation elsewhere.

The socialization aspects of ALFs are very beneficial to the occupants. Normally the facility has many activities scheduled for the occupants, keeping in mind different disabilities and needs.

Locked units

Many ALFs also serve the needs of people with some form of dementia including Alzheimer's disease and others with mental disabilities, as long as they do not present an imminent danger to themselves or others. These sections are often



Search for Assisted Living by ZIP Code:

Search

What is Assisted Living?

Assisted living is a senior housing option

[Home \(/\)](#) / [What is Assisted Living? \(/resources/what-is-assisted-living-/\)](#)

An assisted living facility is a senior living option for those with minimal needs for assistance with daily living and care. Its purpose is to help adults live independently in a safe environment.

Aging in place is the option that most seniors prefer, but sometimes it is not the safest one to choose. If a person is unable to take care of their daily activity needs ([/resources/services-provided/activities-of-daily-living-adls-/](#)), like dressing, bathing, cooking, shopping, paying bills, and taking medications, it's time to rethink aging in place.

There is a huge movement among seniors that want to live at home and maintain independence but in some cases, aging in place is not a good idea. There are new regulations in place to help people who wish to stay at home, while they age.

State and Federal Regulations

There are no federal standards and regulations for assisted living facilities. Each state defines assisted living and sets the regulations for the entity.

Some federal laws impact assisted living communities, but most oversight occurs at the state level. Most states are moving towards defining their assisted living facilities as such, whereas other states use different terms such as residential care facilities or personal care homes. Two-thirds of states use the term assisted living.

It's important to note that some licensed assisted living facilities may care for other residents besides seniors, such as mentally challenged and those with special needs.

While the term "Assisted Living Facility" covers a wide range of facility types and care types, AssistedLivingFacilities.org is geared toward offering information for seniors.

Services Offered by Assisted Living

Although every state is different, most assisted living facilities offer:

Living accommodations ([Private or Shared Assisted Living Rooms \(/resources/what-is-assisted-living-/types-of-rooms-found-in-assisted-living/\)](#))

Meals

Supervision

Security

Assistance with activities of daily living

Additional services offered by assisted living communities include:

Medication management

More Information

[What is Assisted Living? \(/resources/what-is-assisted-living-/\)](#)

- [Assisted Living FAQs \(/resources/what-is-assisted-living-/assisted-living-faqs/\)](#)

- [Common Myths about Assisted Living \(/resources/what-is-assisted-living-/common-myths-about-assisted-living/\)](#)

- [Types of Rooms Found in Assisted Living \(/resources/what-is-assisted-living-/types-of-rooms-found-in-assisted-living/\)](#)

- [Bathrooms in Assisted Living \(/resources/what-is-assisted-living-/bathrooms-in-assisted-living/\)](#)

- [Amenities \(/resources/what-is-assisted-living-/amenities/\)](#)

- [Assisted Living Regulations \(/resources/what-is-assisted-living-/assisted-living-regulations/\)](#)

- [Assisted Living Photo Gallery \(/resources/what-is-assisted-living-/assisted-living-photo-gallery/\)](#)

Find Assisted Living Facilities

[Home \(/\)](#)

[Free Expert Help \(/free-senior-care-referral-service/\)](#)

[Assisted Living Directory \(/directory/\)](#)

Getting Started

[What is Assisted Living? \(/resources/what-is-assisted-living-/\)](#)

[Who Lives in Assisted Living? \(/resources/who-lives-in-assisted-living-/\) /](#)

[Services Provided \(/resources/services-provided/\)](#)

[Staff and Administration \(/resources/staff-and-administration/\)](#)

[Quiz: What type of care is right for me? \(/resources/quiz-what-type-of-care-is-right-for-me-/\) /](#)

[Talking to a Parent \(/resources/talking-to-a-parent/\)](#)

[Paying for Assisted Living](#)

Assisted Living Costs

[Assisted Living Costs \(/resources/assisted-living-costs/\)](#)

[Ways to Pay for Assisted Living \(/resources/ways-to-pay-for-assisted-living/\)](#)

[Putting Together a Financial Plan \(/resources/putting-together-a-financial-plan/\)](#)

[If You Can't Afford Assisted Living \(/resources/if-you-can-t-afford-assisted-living/\)](#)

[Planning Your Social Security to Better Pay for Retirement \(/resources/planning-your-social-security-to-better-pay-for-retirement/\)](#)

[Prescription Drug Assistance \(/resources/prescription-drug-assistance/\)](#)

Making the Move

[Choosing an Assisted Living Facility \(/resources/choosing-an-assisted-living-facility/\)](#)

[Moving Out of the Family Home \(/resources/moving-out-of-the-family-home/\)](#)

[Moving Into an Assisted Living Community \(/resources/moving-into-an-assisted-living-community/\)](#)

6

12E

- Additional nursing services (by either staff or outsourced)
- Social activities
- Transportation
- More intensive memory care

Types of Assisted Living

The types of senior living and assisted living fall between an independent living community and a nursing home, in terms of levels of care offered. A typical assisted living home might offer 24-hour personal care monitoring and support services like medication administration or bathing, while providing more freedom and privacy than a nursing home.

Depending upon the state location of the assisted living facility, the most common types offered are three types:

Assisted Living Facility Type I & Type II

Small Health Care Facility - Type N

Type I - Assisted living facility

The facility provides a safe and clean living place with three meals a day. A resident may require minimal assistance with activities of daily living (ADLs), including significant assistance with up to two ADL's.

Residents in a Type I facilities:

- Evacuate the facility under his own power (be mobile).
- Have stable health and free from any communicable disease.
- May receive assistance with medications or have medications administered by a nurse.
- May receive home health services through individual contract with home health agency.
- Receives 24-hour general monitoring, 7 days a week.
- May receive general nursing care according to facility policy.
- Participate in developing a service plan

Type II - Assisted living facility

The facility provides full assistance with activities of daily living (ADLs).

Residents in a Type II facilities:

- May require the assist of one person for transfers or to evacuate.
- May receive assistance with medication or have medications administered by a nurse.
- Receive general nursing care from facility staff.
- Be free of communicable diseases that could be transmitted to others through the normal course of activities.
- Receive 24 hour individualized personal and health-related services, 7 days a week.
- May receive home health services through individual contract with a home health agency.
- Participate in developing a service plan

Small Health Care Facility

(limited in the number of residents)

Residents in a Small Health Care facilities:

- Lives in a licensed home occupied by the owner or operator.
- Receives supervised nursing care on a daily basis from a written plan of care.
- Receives assistance with medications or receives medication administration by a nurse.
- Be free of communicable diseases and does not require 24 hour nursing care or inpatient hospital care.
- May be dependent

Living in Assisted Living

[Resident Activities \(/resources/resident-activities/\)](#)

[Resident Health \(/resources/resident-health/\)](#)

[Medication Management and Adherence Education \(/resources/medication-management-and-adherence-education/\)](#)

[Safety \(/resources/safety/\)](#)

[How Tech Advanced are Facilities? \(/resources/how-tech-advanced-are-facilities-/\)](#)

For Staff and Owners

[Opening a New Assisted Living Facility \(/resources/opening-a-new-assisted-living-facility/\)](#)

Statistics & Interviews

[General Facts and Statistics \(/resources/general-facts-and-statistics/\)](#)

[History of Assisted Living \(/resources/history-of-assisted-living/\)](#)

[Trends in the Industry \(/resources/trends-in-the-industry/\)](#)

[Industry Expert Interviews \(/resources/industry-expert-interviews/\)](#)



Retirement Community Cost

SeniorAdvisor.com
12 Facilities Near You. Compare Pictures, Pricing, Options.

Search Assisted Living
Communities

Enter city, state or zip

SEARCH COMMUNITIES

Assisted Living Communities

An *Assisted Living* community assists residents with activities of daily living and basic care support in a homelike or apartment setting. Residents receive three meals a day, recreational and social activities, housekeeping, linen service, apartment maintenance and transportation.

Trained caregivers provide attention and assistance with medication management, bathing, dressing and cooking 24-hours a day. In addition, staff will coordinate services with outside healthcare providers and monitor residents to ensure they are healthy.

Brookdale's *Assisted Living* communities provide solutions for those in need of limited care. Our customized assisted living communities approach focuses on:

- Being a trusted partner
- Listening to your needs
- Understanding the life you want for yourself or your loved one
- Customizing a solution that puts that life within reach

Brookdale's Assisted Living Facilities Approach

Our *Assisted Living* Facilities are available in Brookdale's freestanding senior living communities, and as part of a full continuum of care on a single campus. The Brookdale approach provides services that are tailored to each individual's unique needs, a way of life created to enrich the lives of others – with compassion, respect, excellence and integrity. In this way, we can make daily life easier for our residents, by offering the desired service and care as their needs and preferences dictate. By customizing personal care offerings for the individual, we help to ease assisted living residents through lifestyle transitions that complement their vision for all the places they would still like their lives to go.

Learn more about whether or not assisted living is the right choice for you or your loved one, or contact a Brookdale community near you to learn more.

§ 25-2-6 - CIVIC USES DESCRIBED.

- (A) Civic uses include the performance of utility, educational, recreational, cultural, medical, protective, and governmental functions, and other uses that are strongly vested with public or social importance.
- (B) Civic use classifications are described as follows:
- (1) ADMINISTRATIVE SERVICES use is the use of a site for provision of offices or administrative, clerical, or public contact services, together with incidental storage and maintenance of necessary vehicles. This use includes federal, state, county, and city offices.
 - (2) AVIATION FACILITIES use is the use of a site for provision of landing fields, aircraft parking and service facilities, and related facilities for operation, service, fueling, repair, storage, charter, sales, or rental of aircraft, including activities directly associated with the operation and maintenance of airport facilities.
 - (3) CAMP use is the use of a site for provision of indoor or outdoor activities for children, including sports, arts and crafts, entertainment, recreation, educational activities, swimming, fishing, horseback riding, and incidental food service. If incidental to the camp use, camp facilities may be used to provide meeting, recreation, or social facilities for a private association or group.
 - (4) CEMETERY is the use of land that is dedicated for cemetery purposes for the burial of the dead, including columbariums, crematoriums, mausoleums, and mortuaries.
 - (5) CLUB OR LODGE use is the use of a site for provision of meeting, recreational, or social facilities by a private or nonprofit association, primarily for use by members and guests. This use includes private social clubs and fraternal organizations.
 - (6) COLLEGE AND UNIVERSITY FACILITIES use is the use of a site as an educational institution of higher learning that offers a course of study designed to culminate in the issuance of a degree in accordance with the Texas Education Code.
 - (7) COMMUNICATION SERVICE FACILITIES use is the use of a site for the transmission, transfer, or distribution of telephone service and related activities.
 - (8) COMMUNITY EVENTS use is a use described in Local Government Code Chapter 334 as permitted for an "approved venue project", except for a hotel, zoological park, museum, or aquarium. The use includes the sale of alcoholic beverages.
 - (9) COMMUNITY RECREATION (PRIVATE) use is the use of a site for the provision of an indoor or outdoor recreational facility for use by residents or guests of a residential development, planned unit development, church, private primary or secondary educational facility, club or lodge, or non-profit organization.
 - (10) COMMUNITY RECREATION (PUBLIC) use is the use of a site for the provision of an indoor or outdoor recreational facility for use by the general public, but not for economic gain.
 - (11) ~~CONGREGATE LIVING~~ use is the use of a site for the provision of 24 hour supervision and assisted living for more than 15 residents not needing regular medical attention. *ON ITS FACE THIS IS NOT CONGREGATE LIVING* This use includes personal care homes for the physically impaired, mentally retarded, developmentally disabled, or persons 60 years of age or older, basic child care homes, maternity homes, and emergency shelters for victims of crime, abuse, or neglect.
 - (12) CONVALESCENT SERVICES use is the use of a site for the provision of bed care and in-patient services for persons requiring regular medical attention. This use excludes the provision of surgical or emergency medical services and the provision of care for alcoholism, drug addiction, mental disease, or communicable disease.
 - (13) CONVENTION CENTER use is the use of a site for the provision of space or facilities owned or managed by the City for conventions, meetings, exhibitions, shows, gatherings, presentations, or celebrations, including related incidental facilities for office and administrative use, food and beverage preparation and service, and on-site and off-site parking facilities.
 - (14) COUNSELING SERVICES use is the use of a site for the provision of daytime counseling to neglected or abused children, 15 years of age or younger, or their managing conservators, who are referred by a governmental entity or other counseling service providers.
 - (15) CULTURAL SERVICES use is the use of a site for a library, museum, or similar facility.
 - (16) DAY CARE SERVICES (COMMERCIAL) use is the use of a site for the provision of daytime care for more than 20 persons. This use includes nursery schools, preschools, day care centers for children or adults, and similar uses, and excludes public and private primary or secondary educational facilities.
 - (17) DAY CARE SERVICES (GENERAL) use is the use of a site for the provision of daytime care for more than 6 but not more than 20 persons. This use includes nursery schools, pre-schools, day care centers for children or adults, and similar uses, and excludes public and private primary or secondary educational facilities.
 - (18) DAY CARE SERVICES (LIMITED) use is the use of a site for the provision of daytime care for six persons or less. This use includes nursery schools, preschools, day care centers for children or adults, and similar uses, and excludes public and private primary or secondary educational facilities.
 - (19) DETENTION FACILITIES use is the use of a site for the provision by a public agency of housing and care for legally confined individuals.
 - (20) EMPLOYEE RECREATION use is the use of a site for the provision of an indoor or outdoor recreational facility for use by employees of a business engaged in basic industry, commercial services, manufacturing, administrative activities, or research and development services, that is located on property reserved by the business for future expansion.
 - (21) FAMILY HOME use is the use of a site for the provision of a family-based facility providing 24 hour care in a protected living arrangement with not more than two supervisory personnel and not more than six residents who are suffering from orthopedic, visual, speech, or hearing impairments, Alzheimer's disease, pre-senile dementia, cerebral palsy, epilepsy, muscular dystrophy, multiple sclerosis, cancer, heart disease, diabetes, mental retardation, autism, or emotional illness.
 - (22) GROUP HOME, CLASS I (GENERAL) use is the use of a site for the provision of a family-based facility providing 24 hour care in a protected living arrangement for more than 6 but not more than 15 residents and not more than 3 supervisory personnel. This use includes foster homes, homes for the physically and mentally impaired, homes for the developmentally disabled, congregate living facilities for persons 60 years of age or older, maternity homes, emergency shelters for victims of crime, abuse, or neglect, and residential rehabilitation facilities for alcohol and chemical dependence.
 - (23) GROUP HOME, CLASS I (LIMITED) use is the use of a site for the provision of a family-based facility providing 24 hour care in a protected living arrangement for not more than 6 residents and 2 supervisory personnel. This use includes foster homes, congregate living facilities for persons 60 years of age or older, maternity homes, and homes for persons with physical or mental impairments not listed in the description of family home use. Persons with physical or mental impairments are persons whose impairments substantially limit one or more of the persons' major life activities, who have a record of the impairment, or who are regarded as having the impairment, as defined in the Americans with Disabilities Act.
 - (24) GROUP HOME, CLASS II use is the use of a site for the provision of a family-based facility providing 24 hour care in a protected living arrangement for not more than 15 residents and not more than 3 supervisory personnel. This use includes homes for juvenile delinquents, halfway houses providing residence

9

E1
15

- instead of institutional sentencing, and halfway houses providing residence to those needing correctional and mental institutionalization.
- (25) GUIDANCE SERVICES use is the use of a site for the provision of daytime counseling, guidance, recuperative, or similar services to persons requiring rehabilitation assistance as a result of mental illness, alcoholism, detention, drug addiction, or similar condition.
 - (26) HOSPITAL SERVICES (GENERAL) use is the use of a site for the provision of medical, psychiatric, or surgical services on an in-patient basis, and includes ancillary facilities for out-patient and emergency treatment, diagnostic services, training, research, administration, and services to patients, employees, and visitors.
 - (27) HOSPITAL SERVICES (LIMITED) use is the use of a site for the provision of medical, psychiatric, or surgical services on an out-patient basis, and includes emergency treatment, diagnostic services, training, administration, and services to out-patients, employees, and visitors.
 - (28) LOCAL UTILITY SERVICES use is the use of a site for the provision of services that are necessary to support the development in the area and involve only minor structures including lines and poles.
 - (29) MAINTENANCE AND SERVICE FACILITIES use is the use of a site for the provision of maintenance, repair, vehicular or equipment servicing, material storage, or similar activities, and includes equipment service centers and similar uses having characteristics of commercial services, contracting, or industrial activities.
 - (30) MAJOR UTILITY FACILITIES use is the use of a site for the provision of generating plants, electrical switching facilities or primary substations, refuse collection or disposal facilities, water or wastewater treatment plants, or similar facilities.
 - (31) MILITARY INSTALLATIONS use is the use of a site for the provision of military facilities by the federal or state government.
 - (32) PARKS AND RECREATION SERVICES (GENERAL) use is the use of a site for the provision of parks, playgrounds, recreation facilities, or open spaces available to the general public and under the management or control of a public agency.
 - (33) PARK AND RECREATION SERVICES (SPECIAL) use is the use of a site for the sale of beer or wine in a building that is located in a park or recreation facility under the management or control of a public agency.
 - (34) POSTAL FACILITIES use is the use of a site for the provision of postal services and includes post offices, bulk mail processing, and sorting centers operated by the United States Postal Service.
 - (35) PRIVATE PRIMARY EDUCATIONAL FACILITIES use is the use of a site for a private or parochial school offering instruction at the elementary school level in the branches of learning and study required to be taught in the public schools of the state.
 - (36) PRIVATE SECONDARY EDUCATIONAL FACILITIES use is the use of a site for a private or parochial school offering instruction at the junior and senior high school levels in the branches of learning and study required to be taught in the public schools of the state.
 - (37) PUBLIC PRIMARY EDUCATIONAL FACILITIES use is the use of a site for a public school offering instruction at the elementary school level in the branches of learning and study required to be taught in the public schools of the state.
 - (38) PUBLIC SECONDARY EDUCATIONAL FACILITIES use is the use of a site for a public school offering instruction at the junior and senior high school levels in the branches of learning and study required to be taught in the public schools of the state.
 - (39) QUALIFIED COMMUNITY GARDEN use is a garden that complies with the requirements of Chapter 8-4 (Qualified Community Garden) of the City Code.
 - (40) RAILROAD FACILITIES use is the use of a site for provision of railroad yards, equipment servicing facilities, or terminal facilities.
 - (41) RELIGIOUS ASSEMBLY use is regular organized religious worship or religious education in a permanent or temporary building. The use excludes private primary or secondary educational facilities, community recreational facilities, day care facilities, and parking facilities. A property tax exemption is prima facie evidence of religious assembly use.
 - (42) RESIDENTIAL TREATMENT use is 24 hour supervision, counseling, or treatment for more than 15 residents not needing regular medical attention. This use includes alcohol and chemical dependency rehabilitation facilities, facilities to which persons convicted of alcohol or drug-related offenses are ordered to remain under custodial supervision as a condition of probation or parole, and residential care facilities and halfway houses for the emotionally ill.
 - (43) SAFETY SERVICES use is the use of a site for provision of public safety and emergency services, and includes police and fire protection services and emergency medical and ambulance services.
 - (44) TELECOMMUNICATION TOWER use is the use of a site for provision of a structure built exclusively to support one or more antennae for receiving or transmitting electronic data or telephone communications.
 - (45) TRANSITIONAL HOUSING use is the use of a site for the supervision or detention of more than 15 residents who are making the transition from institutional to community living. This use includes pre-parole detention facilities and halfway houses for juvenile delinquents and adult offenders, and overnight shelters for the homeless.
 - (46) TRANSPORTATION TERMINAL use is the use of a site for the provision of a facility for the loading, unloading, or interchange of passengers, baggage, or incidental freight or package express between modes of transportation, and includes bus terminals, railroad stations, airport terminals, and public transit facilities.

Source: Section 13-2-5; Ord. 990225-70; Ord. 990902-57; Ord. 031211-11.

10

El
16

Division 2. - Industry Specific Pretreatment Requirements.

§ 15-10-71 - COMMERCIAL OR INSTITUTIONAL FOOD PREPARATION.

A person operating a commercial or institutional food preparation business, including a food processor, bakery, restaurant, school, hospital, retirement home, assisted living center, grocery store or other commercial or institutional food preparation operation must construct, operate, and maintain a pretreatment facility approved by the director.

Source: 1992 Code Section 18-2-71; Ord. 031204-14; Ord. 031211-11.

[<<Prev Rule](#)[Next Rule>>](#)

Texas Administrative Code

TITLE 40

SOCIAL SERVICES AND ASSISTANCE

PART 1

DEPARTMENT OF AGING AND DISABILITY SERVICES

CHAPTER 92

LICENSING STANDARDS FOR ASSISTED LIVING FACILITIES

SUBCHAPTER A

INTRODUCTION

RULE §92.3

Types of Assisted Living Facilities

(a) Basis for licensure type. An assisted living facility must be licensed as a Type A, Type B, or Type C facility. A facility's licensure type is based on the capability of the residents to evacuate the facility or the types of services the facility provides, or both, as described in this section.

(b) Type A. In a Type A facility, a resident:

(1) must be physically and mentally capable of evacuating the facility without physical assistance from staff, which may include an individual who is mobile, although non-ambulatory, such as an individual who uses a wheelchair or an electric cart, and has the capacity to transfer and evacuate himself or herself in an emergency;

(2) does not require routine attendance during nighttime sleeping hours; and

(3) must be capable of following directions under emergency conditions.

(4) must be able to demonstrate to DADS that they can meet the evacuation requirements described in §92.62(b) of this chapter.

(c) Type B. In a Type B facility, a resident may:

(1) require staff assistance to evacuate;

(2) require attendance during nighttime sleeping hours;

(3) be incapable of following directions under emergency conditions; and

(4) require assistance in transferring to and from a wheelchair, but must not be permanently bedfast.

(d) Type C. A Type C facility is a four-bed facility that:

(1) has an active contract with DADS to provide adult foster care services as described in Chapter 48, Subchapter K of this title (relating to Minimum Standards for Adult Foster Care); and

(2) must be contracted with DADS to provide adult foster care services before it can be licensed.

Source Note: The provisions of this §92.3 adopted to be effective January 15, 2009, 34 TexReg 240;

Texas Department of Aging and Disability Services
Licensing Standards for Assisted Living Facilities Handbook
Revision: 14-1

18

Subchapter C, Standards for Licensure

§92.41 Standards for Type A and Type B Assisted Living Facilities

(a) **Employees.**

- (1) **Manager.** Each facility must designate, in writing, a manager to have authority over the operation.
 - (A) **Qualifications.** In small facilities, the manager must have proof of graduation from an accredited high school or certification of equivalency of graduation. In large facilities, a manager must have:
 - (i) an associate's degree in nursing, health care management, or a related field;
 - (ii) a bachelor's degree; or
 - (iii) proof of graduation from an accredited high school or certification of equivalency of graduation and at least one year of experience working in management or in health care industry management.
 - (B) **Training in management of assisted living facilities.** After August 1, 2000, a manager must have completed at least one educational course on the management of assisted living facilities, which must include information on the assisted living standards; resident characteristics (including dementia), resident assessment and skills working with residents; basic principles of management; food and nutrition services; federal laws, with an emphasis on the Americans with Disabilities Act's accessibility requirements; community resources; ethics, and financial management.
 - (i) The course must be at least 24 hours in length.
 - (I) Eight hours of training on the assisted living standards must be completed within the first three months of employment.
 - (II) The 24-hour training requirement may not be met through in-services at the facility, but may be met through structured, formalized classes, correspondence courses, training videos, distance learning programs, or off-site training courses. All training must be provided or produced by academic institutions, assisted living corporations, or recognized state or national organizations or associations. Subject matter that deals with the internal affairs of an organization will not qualify for credit.
 - (III) Evidence of training must be on file at the facility and must contain documentation of content, hours, dates, and provider.

- (ii) Managers hired after August 1, 2000, who can show documentation of a previously completed comparable course of study are exempt from the training requirements.
 - (iii) Managers hired after August 1, 2000, must complete the course by the first anniversary of employment as manager.
 - (iv) An assisted living manager who was employed by a licensed assisted living facility on August 1, 2000, is exempt from the training requirement. An assisted living manager who was employed by a licensed assisted living facility as the manager before August 1, 2000, and changes employment to another licensed assisted living facility as the manager, with a break in employment of no longer than 30 days, is also exempt from the training requirement.
- (C) Continuing education. All managers must show evidence of 12 hours of annual continuing education. This requirement will be met during the first year of employment by the 24-hour assisted living management course. The annual continuing education requirement must include at least two of the following areas:
- (i) resident and provider rights and responsibilities, abuse/neglect, and confidentiality;
 - (ii) basic principles of management;
 - (iii) skills for working with residents, families, and other professional service providers;
 - (iv) resident characteristics and needs;
 - (v) community resources;
 - (vi) accounting and budgeting;
 - (vii) basic emergency first aid; or
 - (viii) federal laws, such as Americans with Disabilities Act, Civil Rights Act of 1991, the Rehabilitation Act of 1993, Family and Medical Leave Act of 1993, and the Fair Housing Act.
- (D) Manager's responsibilities. The manager must be on duty 40 hours per week and may manage only one facility, except for managers of small Type A facilities, who may have responsibility for no more than 16 residents in no more than four facilities. The managers of small Type A facilities must be available by telephone or pager when conducting facility business off-site.
- (E) Manager's absence. An employee competent and authorized to act in the absence of the manager must be designated in writing.
- (2) Attendants. Full-time facility attendants must be at least 18 years old or a high-school graduate.
- (A) An attendant must be in the facility at all times when residents are in the facility.
 - (B) Attendants are not precluded from performing other functions as required by the assisted living facility.
- (3) Staffing.

- (A) A facility must develop and implement staffing policies, which require staffing ratios based upon the needs of the residents, as identified in their service plans.
- (B) Prior to admission, a facility must disclose, to prospective residents and their families, the facility's normal 24-hour staffing pattern and post it monthly in accordance with §92.127 of this title (relating to Required Postings).
- (C) A facility must have sufficient staff to:
- (i) maintain order, safety, and cleanliness;
 - (ii) assist with medication regimens;
 - (iii) prepare and service meals that meet the daily nutritional and special dietary needs of each resident, in accordance with each resident's service plan;
 - (iv) assist with laundry;
 - (v) assure that each resident receives the kind and amount of supervision and care required to meet his basic needs; and
 - (vi) ensure safe evacuation of the facility in the event of an emergency.
- (D) A facility must meet the staffing requirements described in this subparagraph.
- (i) Type A facility: Night shift staff in a small facility must be immediately available. In a large facility, the staff must be immediately available and awake.
 - (ii) Type B facility: Night shift staff must be immediately available and awake, regardless of the number of licensed beds.
- (4) Staff training. The facility must document that staff members are competent to provide personal care before assuming responsibilities and have received the following training.
- (A) All staff members must complete four hours of orientation before assuming any job responsibilities. Training must cover, at a minimum, the following topics:
- (i) reporting of abuse and neglect;
 - (ii) confidentiality of resident information;
 - (iii) universal precautions;
 - (iv) conditions about which they should notify the facility manager;
 - (v) residents' rights; and
 - (vi) emergency and evacuation procedures.
- (B) Attendants must complete 16 hours of on-the-job supervision and training within the first 16 hours of employment following orientation. Training must include:
- (i) in Type A and B facilities, providing assistance with the activities of daily living;
 - (ii) resident's health conditions and how they may affect provision of tasks;
 - (iii) safety measures to prevent accidents and injuries;
 - (iv) emergency first aid procedures, such as the Heimlich maneuver and actions to take when a resident falls, suffers a laceration, or experiences a sudden change in physical and/or mental status;
 - (v) managing disruptive behavior;
 - (vi) behavior management, for example, prevention of aggressive behavior and de-escalation techniques, practices to decrease the frequency of the use of restraint,

- and alternatives to restraints; and
- (vii) fall prevention.
- (C) Direct care staff must complete six documented hours of education annually, based on each employee's hire date. Staff must complete one hour of annual training in fall prevention and one hour of training in behavior management, for example, prevention of aggressive behavior and de-escalation techniques, practices to decrease the frequency of the use of restraint, and alternatives to restraints. Training for these subjects must be competency-based. Subject matter must address the unique needs of the facility. Suggested topics include:
- (i) promoting resident dignity, independence, individuality, privacy, and choice;
 - (ii) resident rights and principles of self-determination;
 - (iii) communication techniques for working with residents with hearing, visual, or cognitive impairment;
 - (iv) communicating with families and other persons interested in the resident;
 - (v) common physical, psychological, social, and emotional conditions and how these conditions affect residents' care;
 - (vi) essential facts about common physical and mental disorders, for example, arthritis, cancer, dementia, depression, heart and lung diseases, sensory problems, or stroke;
 - (vii) cardiopulmonary resuscitation;
 - (viii) common medications and side effects, including psychotropic medications, when appropriate;
 - (ix) understanding mental illness;
 - (x) conflict resolution and de-escalation techniques; and
 - (xi) information regarding community resources.
- (D) Facilities that employ licensed nurses, certified nurse aides, or certified medication aides must provide annual in-service training, appropriate to their job responsibilities, from one or more of the following areas:
- (i) communication techniques and skills useful when providing geriatric care (skills for communicating with the hearing impaired, visually impaired and cognitively impaired; therapeutic touch; recognizing communication that indicates psychological abuse);
 - (ii) assessment and interventions related to the common physical and psychological changes of aging for each body system;
 - (iii) geriatric pharmacology, including treatment for pain management, food and drug interactions, and sleep disorders;
 - (iv) common emergencies of geriatric residents and how to prevent them, for example falls, choking on food or medicines, injuries from restraint use; recognizing sudden changes in physical condition, such as stroke, heart attack, acute abdomen, acute glaucoma; and obtaining emergency treatment;
 - (v) common mental disorders with related nursing implications; and
 - (vi) ethical and legal issues regarding advance directives, abuse and neglect, guardianship, and confidentiality.

- (b) Social services. The facility must provide an activity and/or social program at least weekly for the residents.
- (c) Resident assessment. Within 14 days of admission, a resident comprehensive assessment and an individual service plan for providing care, which is based on the comprehensive assessment, must be completed. The comprehensive assessment must be completed by the appropriate staff and documented on a form developed by the facility. When a facility is unable to obtain information required for the comprehensive assessment, the facility should document its attempts to obtain the information.
- (1) The comprehensive assessment must include the following items:
- (A) the location from which the resident was admitted;
 - (B) primary language;
 - (C) sleep-cycle issues;
 - (D) behavioral symptoms;
 - (E) psychosocial issues (i.e., a psychosocial functioning assessment that includes an assessment of mental or psychosocial adjustment difficulty; a screening for signs of depression, such as withdrawal, anger or sad mood; assessment of the resident's level of anxiety; and determining if the resident has a history of psychiatric diagnosis that required in-patient treatment);
 - (F) Alzheimer's/dementia history;
 - (G) activities of daily living patterns (i.e., wakened to toilet all or most nights, bathed in morning/night, shower or bath);
 - (H) involvement patterns and preferred activity pursuits (i.e., daily contact with relatives, friends, usually attended religious services, involved in group activities, preferred activity settings, general activity preferences);
 - (I) cognitive skills for daily decision-making (independent, modified independence, moderately impaired, severely impaired);
 - (J) communication (ability to communicate with others, communication devices);
 - (K) physical functioning (transfer status; ambulation status; toilet use; personal hygiene; ability to dress, feed and groom self);
 - (L) continence status;
 - (M) nutritional status (weight changes, nutritional problems or approaches);
 - (N) oral/dental status;
 - (O) diagnoses;
 - (P) medications (administered, supervised, self-administers);
 - (Q) health conditions and possible medication side effects;
 - (R) special treatments and procedures;
 - (S) hospital admissions within the past six months or since last assessment; and
 - (T) preventive health needs (i.e., blood pressure monitoring, hearing-vision assessment).
- (2) The service plan must be approved and signed by the resident or a person responsible for the resident's health care decisions. The facility must provide care according to the service plan. The service plan must be updated annually and upon a significant change in condition, based upon an assessment of the resident.
- (3) For respite clients, the facility may keep a service plan for six months from the date on which it is developed. During that period, the facility may admit the individual as frequently as needed.

E
23

- (4) Emergency admissions must be assessed and a service plan developed for them.
- (d) Resident policies.
 - (1) Before admitting a resident, facility staff must explain and provide a copy of the disclosure statement to the resident, family, or responsible party. An assisted living facility that provides brain injury rehabilitation services must attach to its disclosure statement a specific statement that licensure as an assisted living facility does not indicate state review, approval, or endorsement of the facility's rehabilitative services. The facility must document receipt of the disclosure statement.
 - (2) The facility must provide residents with a copy of the Resident Bill of Rights.
 - (3) When a resident is admitted, the facility must provide to the resident's immediate family, and document the family's receipt of, the DADS telephone hotline number to report suspected abuse, neglect, or exploitation, as referenced in §92.102 of this chapter (relating to Abuse, Neglect, or Exploitation Reportable to DADS).
 - (4) The facility must have written policies regarding residents accepted, services provided, charges, refunds, responsibilities of facility and residents, privileges of residents, and other rules and regulations.
 - (5) Each facility must make available copies of the resident policies to staff and to residents or residents' responsible parties at time of admission. Documented notification of any changes to the policies must occur before the effective date of the changes.
 - (6) Before or upon admission of a resident, a facility must notify the resident and, if applicable, the resident's legally authorized representative, of DADS rules and the facility's policies related to restraint and seclusion.
- (e) Admission policies.
 - (1) A facility must not admit or retain a resident whose needs cannot be met by the facility or who cannot secure the necessary services from an outside resource. As part of the facility's general supervision and oversight of the physical and mental well-being of its residents, the facility remains responsible for all care provided at the facility. If the individual is appropriate for placement in a facility, then the decision that additional services are necessary and can be secured is the responsibility of facility management with written concurrence of the resident, resident's attending physician, or legal representative. Regardless of the possibility of "aging in place" or securing additional services, the facility must meet all Life Safety Code requirements based on each resident's evacuation capabilities, except as provided in subsection (f) of this section.
 - (2) There must be a written admission agreement between the facility and the resident. The agreement must specify such details as services to be provided and the charges for the services. If the facility provides services and supplies that could be a Medicare benefit, the facility must provide the resident a statement that such services and supplies could be a Medicare benefit.
 - (3) A facility must share a copy of the facility disclosure statement, rate schedule, and individual resident service plan with outside resources that provide any additional services to a resident. Outside resources must provide facilities with a copy of their resident care plans and must document, at the facility, any services provided, on the day provided.
 - (4) Each resident must have a health examination by a physician performed within 30 days before admission or 14 days after admission, unless a transferring hospital or facility has a physical

examination in the medical record.

- (5) The assisted living facility must secure at the time of admission of a resident the following identifying information:

- (A) full name of resident;
- (B) social security number;
- (C) usual residence (where resident lived before admission);
- (D) sex;
- (E) marital status;
- (F) date of birth;
- (G) place of birth;
- (H) usual occupation (during most of working life);
- (I) family, other persons named by the resident, and physician for emergency notification;
- (J) pharmacy preference; and
- (K) Medicaid/Medicare number, if available.

- (f) Inappropriate placement in Type A or Type B facilities.

- (1) DADS or a facility may determine that a resident is inappropriately placed in the facility if a resident experiences a change of condition but continues to meet the facility evacuation criteria.

- (A) If DADS determines the resident is inappropriately placed and the facility is willing to retain the resident, the facility is not required to discharge the resident if, within 10 working days after receiving the Statement of Licensing Violations and Plan of Correction, Form 3724, and the Report of Contact, Form 3614-A, from DADS, the facility submits the following to the DADS regional office:
- (i) Physician's Assessment, Form 1126, indicating that the resident is appropriately placed and describing the resident's medical conditions and related nursing needs, ambulatory and transfer abilities, and mental status;
 - (ii) Resident's Request to Remain in Facility, Form 1125, indicating that:
 - (I) the resident wants to remain at the facility; or
 - (II) if the resident lacks capacity to provide a written statement, the resident's family member or legally authorized representative wants the resident to remain at the facility; and
 - (iii) Facility Request, Form 1124, indicating that the facility agrees that the resident may remain at the facility.
- (B) If the facility initiates the request for an inappropriately placed resident to remain in the facility, the facility must complete and date the forms described in subparagraph (A) of this paragraph and submit them to the DADS regional office within 10 working days after the date the facility determines the resident is inappropriately placed, as indicated on the DADS prescribed forms.

- (2) DADS or a facility may determine that a resident is inappropriately placed in the facility if the

El
24

facility does not meet all requirements referenced in §92.3 of this chapter (relating to Types of Assisted Living Facilities) for the evacuation of a designated resident.

- EJ 25**
- (A) If, during a site visit, DADS determines that a resident is inappropriately placed at the facility and the facility is willing to retain the resident, the facility must request an evacuation waiver as described in subparagraph (C) of this paragraph to the DADS regional office within 10 working days after the date the facility receives the Statement of Licensing Violations and Plan of Correction, Form 372, and the Report of Contact, Form 3614-A. If the facility is not willing to retain the resident, the facility must discharge the resident within 30 days after receiving the Statement of Licensing Violations and Plan of Correction and the Report of Contact.
 - (B) If the facility initiates the request for a resident to remain in the facility, the facility must request an evacuation waiver as described in subparagraph (C) of this paragraph from the DADS regional office within 10 working days after the date the facility determines the resident is inappropriately placed, as indicated on the DADS prescribed forms.
 - (C) To request an evacuation waiver for an inappropriately placed resident, a facility must submit to the DADS regional office:
 - (i) Physician's Assessment, Form 1126, indicating that the resident is appropriately placed and describing the resident's medical conditions and related nursing needs, ambulatory and transfer abilities, and mental status;
 - (ii) Resident's Request to Remain in Facility, Form 1125, indicating that:
 - (I) the resident wants to remain at the facility; or
 - (II) if the resident lacks capacity to provide a written statement, the resident's family member or legally authorized representative wants the resident to remain at the facility;
 - (iii) Facility Request, Form 1124, indicating that the facility agrees that the resident may remain at the facility;
 - (iv) a detailed emergency plan that explains how the facility will meet the evacuation needs of the resident, including:
 - (I) the specific staff positions that will be on duty to assist with evacuation and their shift times;
 - (II) specific staff positions that will be on duty and awake at night; and
 - (III) specific staff training that relates to resident evacuation;
 - (v) a copy of an accurate facility floor plan, to scale, that labels all rooms by use and indicates the specific resident's room;
 - (vi) a copy of the facility's emergency evacuation plan;
 - (vii) a copy of the facility fire drill records for the last 12 months;
 - (viii) a copy of a completed Fire Marshal/State Fire Marshal Notification, Form 1127, signed by the fire authority having jurisdiction (either the local Fire Marshal or State Fire Marshal) as an acknowledgement that the fire authority has been notified that the resident's evacuation capability has changed;
 - (ix) a copy of a completed Fire Suppression Authority Notification, Form 1129, signed by the local fire suppression authority as an acknowledgement that the fire

suppression authority has been notified that the resident's evacuation capability has changed;

- (x) a copy of the resident's most recent comprehensive assessment that addresses areas required by subsection (c) of this section and that was completed within 60 days, based on the date stated on the evacuation waiver form submitted to DADS;
 - (xi) the resident's service plan that addresses all aspects of the resident's care, particularly those areas identified by DADS, including:
 - (I) the resident's medical condition and related nursing needs;
 - (II) hospitalizations within 60 days, based on the date stated on the evacuation waiver form submitted to DADS;
 - (III) any significant change in condition in the last 60 days, based on the date stated on the evacuation waiver form submitted to DADS;
 - (IV) specific staffing needs; and
 - (V) services that are provided by an outside provider;
 - (xii) any other information that relates to the required fire safety features of the facility that will ensure the evacuation capability of any resident; and
 - (xiii) service plans of other residents, if requested by DADS.
- (D) A facility must meet the following criteria to receive a waiver from DADS:
- (i) The emergency plan submitted in accordance with subparagraph (C)(iv) of this paragraph must ensure that:
 - (I) staff is adequately trained;
 - (II) a sufficient number of staff is on all shifts to move all residents to a place of safety;
 - (III) residents will be moved to appropriate locations, given health and safety issues;
 - (IV) all possible locations of fire origin areas and the necessity for full evacuation of the building are addressed;
 - (V) the fire alarm signal is adequate;
 - (VI) there is an effective method for warning residents and staff during a malfunction of the building fire alarm system;
 - (VII) there is a method to effectively communicate the actual location of the fire; and
 - (VIII) the plan satisfies any other safety concerns that could have an effect on the residents' safety in the event of a fire; and
 - (ii) the emergency plan will not have an adverse effect on other residents of the facility who have waivers of evacuation or who have special needs that require staff assistance.
- (E) DADS reviews the documentation submitted under this subsection and notifies the facility in writing of its determination to grant or deny the waiver within 10 working days after the date the request is received in the DADS regional office.
- (F) Upon notification that DADS has granted the evacuation waiver, the facility must

immediately initiate all provisions of the proposed emergency plan. If the facility does not follow the emergency plan, and there are health and safety concerns that are not addressed, DADS may determine that there is an immediate threat to the health or safety of a resident.

- (G) DADS reviews a waiver of evacuation during the facility's annual renewal licensing inspection.
- (3) If a DADS surveyor determines that a resident is inappropriately placed at a facility and the facility either agrees with the determination or fails to obtain the written statements or waiver required in this subsection, the facility must discharge the resident.
 - (A) The resident is allowed 30 days after the date of notice of discharge to move from the facility.
 - (B) A discharge required under this subsection must be made notwithstanding:
 - (i) any other law, including any law relating to the rights of residents and any obligations imposed under the Property Code; and
 - (ii) the terms of any contract.
- (4) If a facility is required to discharge the resident because the facility has not submitted the written statements required by paragraph (1) of this subsection to the DADS regional office, or DADS denies the waiver as described in paragraph (2) of this subsection, DADS may:
 - (A) assess an administrative penalty if DADS determines the facility has intentionally or repeatedly disregarded the waiver process because the resident is still residing in the facility when DADS conducts a future onsite visit; or
 - (B) seek other sanctions, including an emergency suspension or closing order, against the facility under Texas Health and Safety Code Chapter 247, Subchapter C (relating to General Enforcement), if DADS determines there is a significant risk and immediate threat to the health and safety of a resident of the facility.
- (5) The facility's disclosure statement must notify the resident and resident's legally authorized representative of the waiver process described in this section and the facility's policies and procedures for aging in place.
- (6) After the first year of employment and no later than the anniversary date of the facility manager's hire date, the manager must show evidence of annual completion of DADS training on aging in place and retaliation.
- (g) Advance directives.
 - (1) The facility must maintain written policies regarding the implementation of advance directives. The policies must include a clear and precise statement of any procedure the facility is unwilling or unable to provide or withhold in accordance with an advance directive.
 - (2) The facility must provide written notice of these policies to residents at the time they are admitted to receive services from the facility.
 - (A) If, at the time notice is to be provided, the resident is incompetent or otherwise incapacitated and unable to receive the notice, the facility must provide the written

E1
22

notice, in the following order of preference, to:

- (i) the resident's legal guardian;
- (ii) a person responsible for the resident's health care decisions;
- (iii) the resident's spouse;
- (iv) the resident's adult child;
- (v) the resident's parents; or
- (vi) the person admitting the resident.

(B) If the facility is unable, after diligent search, to locate an individual listed under subparagraph (A) of this paragraph, the facility is not required to give notice.

- (3) If a resident who was incompetent or otherwise incapacitated and unable to receive notice regarding the facility's advance directives policies later becomes able to receive the notice, the facility must provide the written notice at the time the resident becomes able to receive the notice.
- (4) Failure to inform the resident of facility policies regarding the implementation of advance directives will result in an administrative penalty of \$500.

- (A) Facilities will receive written notice of the recommendation for an administrative penalty.
- (B) Within 20 days after the date on which written notice is sent to a facility, the facility must give written consent to the penalty or make written request for a hearing to the Texas Health and Human Services Commission.
- (C) Hearings will be held in accordance with the formal hearing procedures at 1 TAC Chapter 357, Subchapter I (relating to Hearings Under the Administrative Procedures Act).

(h) Resident records.

- (1) Records that pertain to residents must be treated as confidential and properly safeguarded from unauthorized use, loss, or destruction.
- (2) Resident records must contain:

- (A) information contained in the facility's standard and customary admission form;
- (B) a record of the resident's assessments;
- (C) the resident's service plan;
- (D) physician's orders, if any;
- (E) any advance directives;
- (F) documentation of a health examination by a physician performed within 30 days before admission or 14 days after admission, unless a transferring hospital or facility has a physical examination in the medical record. Christian Scientists are excluded from this requirement; and
- (G) documentation by health care professionals of any services delivered in accordance with the licensing, certification, or other regulatory standards applicable to the health care professional under law.

(3) Records must be available to residents, their legal representatives, and DADS staff.

- (i) Personnel records. An assisted living facility must keep current and complete personnel records on a facility employee for review by DADS staff including:
- (1) documentation that the facility performed a criminal history check;
 - (2) an annual employee misconduct registry check;
 - (3) an annual nurse aide registry check;
 - (4) documentation of initial tuberculosis screenings referenced in subsection (n) of this section;
 - (5) documentation of the employee's compliance with or exemption from the facility vaccination policy referenced in subsection (r) of this section; and
 - (6) the signed statement from the employee referenced in §92.102 of this chapter acknowledging that the employee may be criminally liable for the failure to report abuse, neglect and exploitation.

EJ
29

(j) Medications.

- (1) Administration. Medications must be administered according to physician's orders.
- (A) Residents who choose not to or cannot self-administer their medications must have their medications administered by a person who:
- (i) holds a current license under state law that authorizes the licensee to administer medication; or
 - (ii) holds a current medication aide permit and acts under the authority of a person who holds a current nursing license under state law that authorizes the licensee to administer medication. A medication aide must function under the direct supervision of a licensed nurse on duty or on call by the facility.
 - (iii) is an employee of the facility to whom the administration of medication has been delegated by a registered nurse, who has trained them to administer medications or verified their training. The delegation of the administration of medication is governed by 22 TAC Chapter 225 (concerning RN Delegation to Unlicensed Personnel and Tasks Not Requiring Delegation in Independent Living Environments for Clients with Stable and Predictable Conditions), which implements the Nursing Practice Act.
- (B) All resident's prescribed medication must be dispensed through a pharmacy or by the resident's treating physician or dentist.
- (C) Physician sample medications may be given to a resident by the facility provided the medication has specific dosage instructions for the individual resident.
- (D) Each resident's medications must be listed on an individual resident's medication profile record. The recorded information obtained from the prescription label must include, but is not limited to, the medication:
- (i) name;
 - (ii) strength;
 - (iii) dosage;
 - (iv) amount received;
 - (v) directions for use;
 - (vi) route of administration;

E1
30

- (vii) prescription number;
- (viii) pharmacy name; and
- (ix) the date each medication was issued by the pharmacy.

(2) Supervision. Supervision of a resident's medication regimen by facility staff may be provided to residents who are incapable of self-administering without assistance to include and limited to:

- (A) reminders to take their medications at the prescribed time;
- (B) opening containers or packages and replacing lids;
- (C) pouring prescribed dosage according to medication profile record;
- (D) returning medications to the proper locked areas;
- (E) obtaining medications from a pharmacy; and
- (F) listing on an individual resident's medication profile record the medication:
 - (i) name;
 - (ii) strength;
 - (iii) dosage;
 - (iv) amount received;
 - (v) directions for use;
 - (vi) route of administration;
 - (vii) prescription number;
 - (viii) pharmacy name; and
 - (ix) the date each medication was issued by the pharmacy.

(3) Self-administration.

- (A) Residents who self-administer their own medications and keep them locked in their room must be counseled at least once a month by facility staff to ascertain if the residents continue to be capable of self-administering their medications/treatments and if security of medications can continue to be maintained. The facility must keep a written record of counseling.
- (B) Residents who choose to keep their medications locked in the central medication storage area may be permitted entrance or access to the area for the purpose of self-administering their own medication/treatment regimen. A facility staff member must remain in or at the storage area the entire time any resident is present.

(4) General.

- (A) Facility staff will immediately report to the resident's physician and responsible party any unusual reactions to medications or treatments.
- (B) When the facility supervises or administers the medications, a written record must be kept when the resident does not receive or take his/her medications/treatments as prescribed. The documentation must include the date and time the dose should have been taken, and the name and strength of medication missed; however, the recording of missed doses of medication does not apply when the resident is away from the assisted living facility.

EL
31

(5) Storage.

- (A) The facility must provide a locked area for all medications. Examples of areas include, but are not limited to:
 - (i) central storage area;
 - (ii) medication cart; and
 - (iii) resident room.
- (B) Each resident's medication must be stored separately from other resident's medications within the storage area.
- (C) A refrigerator must have a designated and locked storage area for medications that require refrigeration, unless it is inside a locked medication room.
- (D) Poisonous substances and medications labeled for "external use only" must be stored separately within the locked medication area.
- (E) If facilities store controlled drugs, facility policies and procedures must address the prevention of the diversion of the controlled drugs.

(6) Disposal.

- (A) Medications no longer being used by the resident for the following reasons are to be kept separate from current medications and are to be disposed of by a registered pharmacist licensed in the State of Texas:
 - (i) medications discontinued by order of the physician;
 - (ii) medications that remain after a resident is deceased; or
 - (iii) medications that have passed the expiration date.
- (B) Needles and hypodermic syringes with needles attached must be disposed as required by 25 TAC §§1.131-1.137 (relating to Definition, Treatment, and Disposition of Special Waste from Health Care-Related Facilities).
- (C) Medications kept in a central storage area are released to discharged residents when a receipt has been signed by the resident or responsible party.

(k) Accident, injury, or acute illness.

- (1) In the event of accident or injury that requires emergency medical, dental or nursing care, or in the event of apparent death, the assisted living facility will:
 - (A) make arrangements for emergency care and/or transfer to an appropriate place for treatment, such as a physician's office, clinic, or hospital;
 - (B) immediately notify the resident's physician and next of kin, responsible party, or agency who placed the resident in the facility; and
 - (C) describe and document the injury, accident, or illness on a separate report. The report must contain a statement of final disposition and be maintained on file.
- (2) The facility must stock and maintain in a single location first aid supplies to treat burns, cuts, and poisoning.

E1
32

- (3) Residents who need the services of professional nursing or medical personnel due to a temporary illness or injury may have those services delivered by persons qualified to deliver the necessary service.
- (l) Resident finances. The assisted living facility must keep a simple financial record on all charges billed to the resident for care and these records must be available to DADS. If the resident entrusts the handling of any personal finances to the assisted living facility, a simple financial record must be maintained to document accountability for receipts and expenditures, and these records must be available to DADS. Receipts for payments from residents or family members must be issued upon request.
- (m) Food and nutrition services.

- (1) A person designated by the facility is responsible for the total food service of the facility.
- (2) At least three meals or their equivalent must be served daily, at regular times, with no more than a 16-hour span between a substantial evening meal and breakfast the following morning. All exceptions must be specifically approved by DADS.
- (3) Menus must be planned one week in advance and must be followed. Variations from the posted menus must be documented. Menus must be prepared to provide a balanced and nutritious diet, such as that recommended by the National Food and Nutrition Board. Food must be palatable and varied. Records of menus as served must be filed and maintained for 30 days after the date of serving.
- (4) Therapeutic diets as ordered by the resident's physician must be provided according to the service plan. Therapeutic diets that cannot customarily be prepared by a layperson must be calculated by a qualified dietician. Therapeutic diets that can customarily be prepared by a person in a family setting may be served by the assisted living facility.
- (5) Supplies of staple foods for a minimum of a four-day period and perishable foods for a minimum of a one-day period must be maintained on the premises.
- (6) Food must be obtained from sources that comply with all laws relating to food and food labeling. If food, subject to spoilage, is removed from its original container, it must be kept sealed, and labeled. Food subject to spoilage must also be dated.
- (7) Plastic containers with tight fitting lids are acceptable for storage of staple foods in the pantry.
- (8) Potentially hazardous food, such as meat and milk products, must be stored at 45 degrees Fahrenheit or below. Hot food must be kept at 140 degrees Fahrenheit or above during preparation and serving. Food that is reheated must be heated to a minimum of 165 degrees Fahrenheit.
- (9) Freezers must be kept at a temperature of 0 degrees Fahrenheit or below and refrigerators must be 41 degrees Fahrenheit or below. Thermometers must be placed in the warmest area of the refrigerator and freezer to assure proper temperature.
- (10) Food must be prepared and served with the least possible manual contact, with suitable utensils, and on surfaces that have been cleaned, rinsed, and sanitized before use to prevent cross-contamination.
- (11) Facilities must prepare food in accordance with established food preparation practices and safety techniques.
- (12) A food service employee, while infected with a communicable disease that can be transmitted by foods, or who is a carrier of organisms that cause such a disease or while afflicted with a boil, an infected wound, or an acute respiratory infection, must not work in the food service area in any capacity in which there is a likelihood of such person contaminating food or food-

(M)

FOOD & NUTRITION SERVICES

- contact surfaces with pathogenic organisms or transmitting disease to other persons.
- (13) Effective hair restraints must be worn to prevent the contamination of food.
 - (14) Tobacco products must not be used in the food preparation and service areas.
 - (15) Kitchen employees must wash their hands before returning to work after using the lavatory.
 - (16) Dishwashing chemicals used in the kitchen may be stored in plastic containers if they are the original containers in which the manufacturer packaged the chemicals.
 - (17) Sanitary dishwashing procedures and techniques must be followed.
 - (18) Facilities that house 17 or more residents must comply with 25 TAC §§229.161-229.171 and §§229.173-229.175 (relating to Texas Food Establishment rules) and local health ordinances or requirements must be observed in the storage, preparation, and distribution of food; in the cleaning of dishes, equipment, and work area; and in the storage and disposal of waste.

(n) Infection control.

- (1) Each facility must establish and maintain an infection control policy and procedure designated to provide a safe, sanitary, and comfortable environment and to help prevent the development and transmission of disease and infection.
- (2) The facility must comply with departmental rules regarding special waste in 25 TAC §§1.131-1.137.
- (3) The name of any resident of a facility with a reportable disease as specified in 25 TAC §§97.1-97.13 (relating to Control of Communicable Diseases) must be reported immediately to the city health officer, county health officer, or health unit director having jurisdiction, and appropriate infection control procedures must be implemented as directed by the local health authority.
- (4) The facility must have written policies for the control of communicable disease in employees and residents, which includes tuberculosis (TB) screening and provision of a safe and sanitary environment for residents and employees.
 - (A) If employees contract a communicable disease that is transmissible to residents through food handling or direct resident care, the employee must be excluded from providing these services as long as a period of communicability is present.
 - (B) The facility must maintain evidence of compliance with local and/or state health codes or ordinances regarding employee and resident health status.
 - (C) The facility must screen all employees for TB within two weeks of employment and annually, according to Centers for Disease Control and Prevention (CDC) screening guidelines. All persons who provide services under an outside resource contract must, upon request of the facility, provide evidence of compliance with this requirement.
 - (D) All residents should be screened upon admission and after exposure to TB, in accordance with the attending physician's recommendations and CDC guidelines.
- (5) Personnel must handle, store, process, and transport linens so as to prevent the spread of infection.
- (6) Universal precautions must be used in the care of all residents.

- (o) Access to residents. The facility must allow an employee of DADS or an employee of a local authority into the facility as necessary to provide services to a resident.
- (p) Restraints. All restraints for purposes of behavioral management, staff convenience, or resident discipline are prohibited. Seclusion is prohibited.

- (1) As provided in §92.125(a)(3) of this chapter (relating to Resident's Bill of Rights and Provider Bill of Rights), a facility may use physical or chemical restraints only:
- (A) if the use is authorized in writing by a physician and specifies:
- (i) the circumstances under which a restraint may be used; and
 - (ii) the duration for which the restraint may be used; or
- (B) if the use is necessary in an emergency to protect the resident or others from injury.
- (2) A behavioral emergency is a situation in which severely aggressive, destructive, violent, or self-injurious behavior exhibited by a resident:
- (A) poses a substantial risk of imminent probable death of, or substantial bodily harm to, the resident or others;
 - (B) has not abated in response to attempted preventive de-escalatory or redirection techniques;
 - (C) could not reasonably have been anticipated; and
 - (D) is not addressed in the resident's service plan.
- (3) Except in a behavioral emergency, a restraint must be administered only by qualified medical personnel.
- (4) A restraint must not be administered under any circumstance if it:
- (A) obstructs the resident's airway, including a procedure that places anything in, on, or over the resident's mouth or nose;
 - (B) impairs the resident's breathing by putting pressure on the resident's torso;
 - (C) interferes with the resident's ability to communicate; or
 - (D) places the resident in a prone or supine position.
- (5) If a facility uses a restraint hold in a circumstance described in paragraph (2) of this subsection, the facility must use an acceptable restraint hold.
- (A) An acceptable restraint hold is a hold in which the individual's limbs are held close to the body to limit or prevent movement and that does not violate the provisions of paragraph (4) of this subsection.
 - (B) After the use of restraint, the facility must:
 - (i) with the resident's consent, make an appointment with the resident's physician no later than the end of the first working day after the use of restraint and document in the resident's record that the appointment was made; or
 - (ii) if the resident refuses to see the physician, document the refusal in the resident's record.
 - (C) As soon as possible but no later than 24 hours after the use of restraint, the facility must notify one of the following persons, if there is such a person, that the resident has been restrained:
 - (i) the resident's legally authorized representative; or

El
34

- (ii) an individual actively involved in the resident's care, unless the release of this information would violate other law.
- (D) If, under the Health Insurance Portability and Accountability Act, the facility is a "covered entity," as defined in 45 Code of Federal Regulations (CFR) §160.103, any notification provided under subparagraph (C)(ii) of this paragraph must be to a person to whom the facility is allowed to release information under 45 CFR §164.510.
- (6) In order to decrease the frequency of the use of restraint, facility staff must be aware of and adhere to the findings of the resident assessment required in subsection (c) of this section for each resident.
- (7) A facility may adopt policies that allow less use of restraint than allowed by the rules of this chapter.
- (8) A facility must not discharge or otherwise retaliate against:
- (A) an employee, resident, or other person because the employee, resident, or other person files a complaint, presents a grievance, or otherwise provides in good faith information relating to the misuse of restraint or seclusion at the facility; or
 - (B) a resident because someone on behalf of the resident files a complaint, presents a grievance, or otherwise provides in good faith information relating to the misuse of restraint or seclusion at the facility.
- (q) Accreditation status. If a license holder uses an on-site accreditation survey by an accreditation commission instead of a licensing survey by DADS, as provided in §92.11(c)(2) and §92.15(j) of this chapter (relating to Criteria for Licensing; and Renewal Procedures and Qualifications), the license holder must provide written notification to DADS within five working days after the license holder receives a notice of change in accreditation status from the accreditation commission. The license holder must include a copy of the notice of change with its written notification to DADS.
- (r) Vaccine Preventable Diseases.

- (1) Effective September 1, 2012, a facility must develop and implement a policy to protect a resident from vaccine preventable diseases in accordance with Texas Health and Safety Code, Chapter 224.
- (2) The policy must:
- (A) require an employee or a contractor providing direct care to a resident to receive vaccines for the vaccine preventable diseases specified by the facility based on the level of risk the employee or contractor presents to residents by the employee's or contractor's routine and direct exposure to residents;
 - (B) specify the vaccines an employee or contractor is required to receive in accordance with paragraph (1) of this subsection;
 - (C) include procedures for the facility to verify that an employee or contractor has complied with the policy;
 - (D) include procedures for the facility to exempt an employee or contractor from the required vaccines for the medical conditions identified as contraindications or precautions by the Centers for Disease Control and Prevention;
 - (E) for an employee or contractor who is exempt from the required vaccines, include procedures the employee or contractor must follow to protect residents from exposure to

disease, such as the use of protective equipment, such as gloves and masks, based on the level of risk the employee or contractor presents to residents by the employee's or contractor's routine and direct exposure to residents;

- (F) prohibit discrimination or retaliatory action against an employee or contractor who is exempt from the required vaccines for the medical conditions identified as contraindications or precautions by the Centers for Disease Control and Prevention, except that required use of protective medical equipment, such as gloves and masks, may not be considered retaliatory action;
- (G) require the facility to maintain a written or electronic record of each employee's or contractor's compliance with or exemption from the policy;
- (H) include disciplinary actions the facility may take against an employee or contractor who fails to comply with the policy.

(3) The policy may:

- (A) include procedures for an employee or contractor to be exempt from the required vaccines based on reasons of conscience, including religious beliefs; and
- (B) prohibit an employee or contractor who is exempt from the required vaccines from having contact with residents during a public health disaster, as defined in Texas Health and Safety Code, §81.003 (relating to Communicable Diseases).

- (s) A DADS employee must not retaliate against an assisted living facility, an employee of an assisted living facility, or a person in control of an assisted living facility for:
 - (1) complaining about the conduct of a DADS employee;
 - (2) disagreeing with a DADS employee about the existence of a violation of this chapter or a rule adopted under this chapter; or
 - (3) asserting a right under state or federal law.

§92.51 Licensure of Facilities for Persons with Alzheimer's Disease

- (a) Any facility which advertises, markets, or otherwise promotes that the facility or a distinct part of the facility provides specialized care for persons with Alzheimer's disease or related disorders must be certified under this subchapter. Use of advertising terms such as "medication reminders or assistance," "meal and activity reminders," "escort service," or "short-term memory loss, confusion, or forgetfulness" will not trigger a requirement for certification as an Alzheimer's facility.
- (b) The facility must be licensed as a Type B facility.
- (c) Application for certification must be made on forms prescribed by DADS and must include:
 - (1) the fee as described in §92.20(b) of this chapter (relating to License Fees)
 - (2) a disclosure statement, using DADS' form, describing the nature of its care or treatment of residents with Alzheimer's disease and related disorders, which includes the pre-admission process, the admission process, discharge and transfer, planning and implementation of care, change in condition issues, staff training and dementia care, the physical environment, and staffing. The disclosure statement must be updated and submitted to DADS as needed to reflect changes in special services for residents with Alzheimer's disease or related disorders.

- (d) The facility must not exceed the maximum number of residents specified on the certificate.
- (e) A certificate must be posted in a prominent location for public view.
- (f) A certificate is valid for two years from the effective date of approval by DADS, except as provided in paragraph (1) of this subsection.
 - (1) For two years beginning September 1, 2008, an Alzheimer's facility with a facility identification number that ends in an odd number (1, 3, 5, 7, or 9) must submit an application to renew its certification as an Alzheimer's facility in accordance with this section. The facility's first renewal certificate issued beginning September 1, 2008, is valid for one year, and subsequent renewal certificates are valid for two years.
 - (2) An Alzheimer's facility with a facility identification number that ends in an even number (0, 2, 4, 6, or 8) must submit an application to renew its certification as an Alzheimer's facility in accordance with this section. The facility's renewal certificates are valid for two years.
- (g) A certificate will be canceled upon change of ownership and if DADS finds that the certified unit or facility is not in compliance with applicable laws and rules. A facility must remove a cancelled certificate from display and advertising, and the certificate must be surrendered to DADS upon request.

§92.53 Standards for Certified Alzheimer's Assisted Living Facilities

- (a) Manager qualifications and training.
 - (1) The manager of the certified Alzheimer facility or the supervisor of the certified Alzheimer unit must be 21 years of age, and have:
 - (A) an associate's degree in nursing, health care management;
 - (B) a bachelor's degree in psychology, gerontology, nursing, or a related field; or
 - (C) proof of graduation from an accredited high school or certification of equivalency of graduation and at least one year of experience working with persons with dementia.
 - (2) The manager or supervisor must complete six hours of annual continuing education regarding dementia care.
- (b) Staff training.
 - (1) All staff members must receive four hours of dementia-specific orientation prior to assuming any job responsibilities. Training must cover, at a minimum, the following topics:
 - (A) basic information about the causes, progression, and management of Alzheimer's disease;
 - (B) managing dysfunctional behavior; and
 - (C) identifying and alleviating safety risks to residents with Alzheimer's disease.
 - (2) Direct care staff must receive 16 hours of on-the-job supervision and training within the first 16 hours of employment following orientation. Training must cover:

EJ
38

- (A) providing assistance with the activities of daily living;
 - (B) emergency and evacuation procedures specific to the dementia population;
 - (C) managing dysfunctional behavior; and
 - (D) behavior management, including prevention of aggressive behavior and de-escalation techniques, or fall prevention, or alternatives to restraints.
- (3) Direct care staff must annually complete 12 hours of in-service education regarding Alzheimer's disease. One hour of annual training must address behavior management, including prevention of aggressive behavior and de-escalation techniques, or fall prevention, or alternatives to restraints. Training for these subjects must be competency-based. Subject matter must address the unique needs of the facility. Additional suggested topics include:
- (A) assessing resident capabilities and developing and implementing service plans;
 - (B) promoting resident dignity, independence, individuality, privacy and choice;
 - (C) planning and facilitating activities appropriate for the dementia resident;
 - (D) communicating with families and other persons interested in the resident;
 - (E) resident rights and principles of self-determination;
 - (F) care of elderly persons with physical, cognitive, behavioral and social disabilities;
 - (G) medical and social needs of the resident;
 - (H) common psychotropics and side effects; and
 - (I) local community resources.
- (c) Staffing. A facility must employ sufficient staff to provide services for and meet the needs of its Alzheimer's residents. In large facilities or units with 17 or more residents, two staff members must be immediately available when residents are present.
- (d) Pre-admission. The facility must establish procedures, such as an application process, interviews, and home visits, to ensure that prospective residents are appropriate and their needs can be met.
- (1) Prior to admitting a resident, facility staff must discuss and explain the disclosure statement with the family or responsible party.
 - (2) The facility must give the required DADS disclosure statement to any individual seeking information about the facility's care or treatment of residents with Alzheimer's disease or a related disorder.
- (e) Assessment. The facility must make a comprehensive assessment of each resident within 14 days of admission and annually. The assessment must include the items listed in §92.41(c)(1)(A)-(T) of this chapter (relating to Standards for Type A and Type B Assisted Living Facilities).
- (f) Service plan. Facility staff, with input from the family, if available, must develop an individualized service plan for each resident, based upon the resident assessment, within 14 days of admission. The service plan must address the individual needs, preferences, and strengths of the resident. The service plan must be designed to help the resident maintain the highest possible level of physical, cognitive, and social functioning. The service plan must be updated annually and upon a significant change in condition, based upon an assessment of the resident.
- (g) Activities. A facility must encourage socialization, cognitive awareness, self-expression, and physical activity in a planned and structured activities program. Activities must be individualized, based upon the resident assessment, and appropriate for each resident's abilities.
- (1) The activity program must contain a balanced mixture of activities addressing cognitive,

E1
39

recreational, and activity of daily living (ADL) needs.

- (A) Cognitive activities include, but are not limited, to arts, crafts, story telling, poetry readings, writing, music, reading, discussion, reminiscences, and reviews of current events.
 - (B) Recreational activities include all socially interactive activities, such as board games and cards, and physical exercise. Care of pets is encouraged.
 - (C) Self-care ADLs include grooming, bathing, dressing, oral care, and eating. Occupational ADLs include cleaning, dusting, cooking, gardening, and yard work. Residents must be allowed to perform self-care ADLs as long as they are able to promote independence and self worth.
- (2) Residents must be encouraged, but never forced, to participate in activities. Residents who choose not to participate in a large group activity must be offered at least one small group or one-on-one activity per day.
- (3) Facilities must have an employee responsible for leading activities.
- (A) Facilities with 16 or fewer residents must designate an employee to plan, supply, implement, and record activities.
 - (B) Facilities with 17 or more residents must employ, at a minimum, an activity director for 20 hours weekly. The activity director must be a qualified professional who:
 - (i) is a qualified therapeutic recreation specialist or an activities professional who is eligible for certification as a therapeutic recreation specialist, therapeutic recreation assistant, or an activities professional by a recognized accrediting body, such as the National Council for Therapeutic Recreation Certification, the National Certification Council for Activity Professionals, or the Consortium for Therapeutic Recreation/Activities Certification, Inc.; or
 - (ii) has two years of experience in a social or recreational program within the last five years, one year of which was full-time in an activities program in a health care setting; or
 - (iii) has completed an activity director training course approved by the National Association for Activity Professionals or the National Therapeutic Recreation Society.
- (4) The activity director or designee must review each resident's medical and social history, preferences, and dislikes, in determining appropriate activities for the resident. Activities must be tailored to the residents' unique requirements and skills.
- (5) The activities program must provide opportunities for group and individual settings. On weekdays, each resident must be offered at least one cognitive activity, two recreational activities and three ADL activities each day. The cognitive and recreational activities (structured activities) must be at least 30 minutes in duration, with a minimum of six and a half hours of structured activity for the entire week. At least an hour and a half of structured activities must be provided during the weekend and must include at least one cognitive activity and one physical activity.
- (6) The activity director or designee must create a monthly activities schedule. Structured activities should occur at the same time and place each week to ensure a consistent routine within the facility.

El
40

- (7) The activity director or designee must annually attend at least six hours of continuing education regarding Alzheimer's disease or related disorders.
 - (8) Special equipment and supplies necessary to accommodate persons with a physical disability or other persons with special needs must be provided as appropriate.
- (h) Physical Plant. Alzheimer's units, if segregated from other parts of the Type B facility with approved security devices, must meet the following requirements within the Alzheimer's unit:
- (1) Resident living area(s) must be in compliance with §92.62(m)(3) of this chapter (relating to General Requirements).
 - (2) Resident dining area(s) must be in compliance with §92.62(m)(4) of this chapter.
 - (3) Resident toilet and bathing facilities must be in compliance with §92.62(m)(2) of this chapter.
 - (4) A monitoring station must be provided within the Alzheimer's unit with a writing surface such as a desk or counter, chair, task illumination, telephone or intercom, and lockable storage for resident records.
 - (5) Access to at least two approved exits remote from each other must be provided in order to meet the Life Safety Code requirements.
 - (6) In large facilities, cross corridor control doors, if used for the security of the residents, must be similar to smoke doors, which are each 34 inches in width and swing in opposite directions. A latch or other fastening device on a door must be provided with a knob, handle, panic bar, or other simple type of releasing device.
 - (7) An outdoor area of at least 800 square feet must be provided in at least one contiguous space. This area must be connected to, be a part of, be controlled by, and be directly accessible from the facility.
 - (A) Such areas must have walls or fencing that do not allow climbing or present a hazard and meet the following requirements. These minimum dimensions do not apply to additional fencing erected along property lines or building setback lines for privacy or to meet requirements of local building authorities.
 - (i) Minimum distance of the enclosure fence from the building is 8 feet if the fence is parallel to the building and there are no window openings;
 - (ii) Minimum distance of the enclosure fence (parallel with building walls) from bedroom windows is 20 feet if the fencing is solid and 15 feet from bedroom windows if the fencing is open; or
 - (iii) For unusual or unique site conditions, areas of enclosure may have alternate configurations with DADS approval.
 - (B) Access to at least two approved exits remote from each other must be provided from the enclosed area in order to meet the Life Safety Code requirements.
 - (C) If the enclosed area involves a required exit from the building, the following additional requirements must be met:
 - (i) A minimum of two gates must be remotely located from each other if only one exit is enclosed. If two or more exits are enclosed by the fencing and entry access can be made at each door, a minimum of one gate is required.
 - (ii) The gate(s) must be located to provide a continuous path of travel from the building exit to a public way, including walkways of concrete, asphalt, or other

approved materials.

- (iii) If gate(s) are locked, the gate nearest the exit from the building must be locked with an electronic lock that operates the same as electronic locks on control doors and/or exit doors and is in compliance with the National Electrical Code for exterior exposure. Additional gates may also have electronic locks or may have keyed locks provided staff carry the keys. All gates may have keyed locks, provided all staff carry the keys, and the outdoor area has an area of refuge which:

- (I) extends beyond a minimum of 30 feet from the building; and
- (II) the area of refuge allows at least 15 square feet per person (resident, staff, visitor) potentially present at the time of a fire.

- (8) Locking devices may be used on the control doors provided the following criteria are met:

- (A) The building must have an approved sprinkler system and an approved fire alarm system to meet the licensing standards.
- (B) The locking device must be electronic and must be released when any one of the following occurs:
 - (i) activation of the fire alarm or sprinkler system;
 - (ii) power failure to the facility; or
 - (iii) activation of a switch or button located at the monitoring station and at the main staff station.

- (C) A key pad or buttons may be located at the control doors for routine use by staff.

- (9) Locking devices may be used on the exit doors provided:

- (A) the locking arrangements meet §5-2.1.6 of the Life Safety Code; or,
- (B) the following criteria are met:
 - (i) The building must have an approved sprinkler system and an approved fire alarm system to meet the licensing standards.
 - (ii) The locking device must be electro-magnetic; that is, no type of throw-bolt is to be used.
 - (iii) The device must release when any one of the following occurs:
 - (I) activation of the fire alarm or sprinkler system;
 - (II) power failure to the facility; or
 - (III) activation of a switch or button located at the monitoring station and at the main staff station.
 - (iv) A key pad or buttons may be located at the control doors for routine use by staff.
 - (v) A manual fire alarm pull must be located within five feet of each exit door with a sign stating, "Pull to release door in an emergency."
 - (vi) Staff must be trained in the methods of releasing the door device.

EJ
42

§92.54 Advertisements, Solicitations, and Promotional Material

An assisted living facility must use its state-issued facility identification number in all advertisements, solicitations, and promotional materials, including yellow pages, brochures, and business cards.

File viewing information.


TEXAS

 Department of Aging
and Disability Services

[QRS Home](#) [QRS Search](#) [QRS Help](#)

 Help Us Improve
Our Website

 E1
43

Search Results...

Using the links in the search results below, you can see information about a particular provider or compare providers of similar services in the same Zip Code, City or County.

Provider Name	Type of Service	Comparisons of similar providers in ...	
		City, ZIP	County
Shady Hollow Assisted Living 11315 Menodora Dr	Assisted Living - Type B Facilities	Austin, 78748	Travis
Shady Hollow II Assisted Living 11303 Aloysia Dr	Assisted Living - Type B Facilities	Austin, 78748	Travis
Silverado Senior Living-Onion Creek 11330 Farrah Lane	Assisted Living - Type B Facilities	Austin, 78748	Travis
South Austin Assisted Living Inc 4601 Chesney Ridge Dr	Assisted Living - Type B Facilities	Austin, 78749	Travis
South Austin Assisted Living, Inc 4816 Chesney Ridge Dr	Assisted Living - Type B Facilities	Austin, 78749	Travis
Texas Residential And Vocational Services 2107 Brunswick	Assisted Living - Type A Facilities	Austin, 78723	Travis
The Pavilion At Great Hills 11819 Pavilion Blvd	Assisted Living - Type A Facilities	Austin, 78759	Travis
Vibrant Retirement Living 8005 Cornerwood Dr	Assisted Living - Type B Facilities	Austin, 78717	Williamson
Vibrant Retirement Living 8005 Cornerwood Dr	Assisted Living - Type A Facilities	Austin, 78717	Williamson
Westminster Manor Assisted Living 4200 Jackson Avenue	Assisted Living - Type B Facilities	Austin, 78731	Travis


TEXAS

 Department of Aging
and Disability Services

[QRS Home](#) [QRS Search](#) [QRS Help](#)

 Help Us Improve
Our Website

 E1
44

Search Results...

Using the links in the search results below, you can see information about a particular provider or compare providers of similar services in the same Zip Code, City or County.

Provider Name	Type of Service	Comparisons of similar providers in ...	
		City, ZIP	County
<u>Longhorn Village</u> 12001 Longhorn Parkway	Assisted Living - Type B Facilities	<u>Austin, 78732</u>	<u>Travis</u>
<u>Marilyn M Campbell Center</u> 11110 Tom Adams Dr	Assisted Living - Type B Facilities	<u>Austin, 78753</u>	<u>Travis</u>
<u>Mary Lee Foundation Rehabilitation Center</u> 1328 Lamar Square Dr	Assisted Living - Type A Facilities	<u>Austin, 78704</u>	<u>Travis</u>
<u>Onion Creek Plantation</u> 7302 Lake Charles Dr	Adult Foster Care Homes	<u>Austin, 78744</u>	<u>Travis</u>
<u>Parsons House Austin</u> 1130 Camino La Costa	Assisted Living - Type A Facilities	<u>Austin, 78752</u>	<u>Travis</u>
<u>Pavilion At Great Hills</u> 11819 Pavilion Blvd	Assisted Living - Type B Facilities	<u>Austin, 78759</u>	<u>Travis</u>
<u>Provident Memory Care Center</u> 11013 Signal Hill Dr	Assisted Living - Type B Facilities	<u>Austin, 78737</u>	<u>Travis</u>
<u>Querencia At Barton Creek</u> 2500 Barton Creek Boulevard	Assisted Living - Type B Facilities	<u>Austin, 78735</u>	<u>Travis</u>
<u>Renaissance - Austin</u> 11279 Taylor Draper Ln	Assisted Living - Type B Facilities	<u>Austin, 78759</u>	<u>Travis</u>
<u>Ridge Oak Living Community</u> 6404 Ridge Oak Rd	Assisted Living - Type A Facilities	<u>Austin, 78749</u>	<u>Travis</u>



TEXAS
Department of Aging
and Disability Services

[QRS Home](#) [QRS Search](#) [QRS Help](#)

Help Us Improve
Our Website

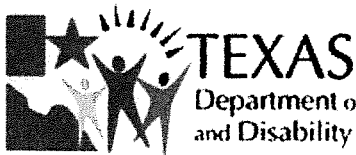


Search Results...

El
45

Using the links in the search results below, you can see information about a particular provider or compare providers of similar services in the same Zip Code, City or County.

Provider Name	Type of Service	City, ZIP	County	Comparisons of similar providers in ...
Colonial Gardens Of Austin A-2 3706 Adelphi Ln	Assisted Living - Type B Facilities	Austin, 78727	Travis	
Elmcroft Of Austin 7017 Manchaca Rd	Assisted Living - Type B Facilities	Austin, 78745	Travis	
Grace House Of Lake Travis East 11825 Bee Cave Rd	Assisted Living - Type B Facilities	Austin, 78738	Travis	
Grace House Of Lake Travis-West 11825 Bee Cave Rd	Assisted Living - Type B Facilities	Austin, 78738	Travis	
Harper House Personal Care Facility, Inc 2201 Greenwood Ave	Assisted Living - Type A Facilities	Austin, 78723	Travis	
Heartland Health Care Center 11406 Rustic Rock Dr	Assisted Living - Type B Facilities	Austin, 78750	Travis	
Home Of Southern Hospitality, LLC 5000 Shoalwood Ave	Assisted Living - Type B Facilities	Austin, 78756	Travis	
Horton's Helping Hands 603 Thelma Dr	Assisted Living - Type A Facilities	Austin, 78745	Travis	
Live Oak Estates 10212 English Oak Dr.	Assisted Living - Type B Facilities	Austin, 78748	Travis	
Longhorn Village 12001 Longhorn Parkway	Assisted Living - Type B Facilities	Austin, 78732	Travis	


TEXAS

 Department of Aging
and Disability Services

[QRS Home](#) [QRS Search](#) [QRS Help](#)

 Help Us Improve
Our Website

 E
46

Search Results...

Using the links in the search results below, you can see information about a particular provider or compare providers of similar services in the same Zip Code, City or County.

Provider Name	Type of Service	Comparisons of similar providers in ...	
		City, ZIP	County
Brookdale Gaines Ranch 4409 Gaines Ranch Loop	Assisted Living - Type A Facilities	Austin, 78735	Travis
Brookdale Lohmans Crossing 1604 Lohmans Crossing	Assisted Living - Type B Facilities	Austin, 78734	Travis
Brookdale North Austin 5310 Duval Rd	Assisted Living - Type B Facilities	Austin, 78727	Travis
Brookdale Northwest Hills 5715 Mesa Dr	Assisted Living - Type B Facilities	Austin, 78731	Travis
Brookdale Parmer Lane 12429 Scofield Farms Dr	Assisted Living - Type A Facilities	Austin, 78758	Travis
Brookdale Parmer Lane 12429 Scofield Farms Dr	Assisted Living - Type B Facilities	Austin, 78758	Travis
Brookdale Spicewood Springs 4401 Spicewood Springs Rd	Assisted Living - Type B Facilities	Austin, 78759	Travis
Brookdale Westlake Hills 1034 Liberty Park Dr	Assisted Living - Type B Facilities	Austin, 78746	Travis
Collinfield 9205 LLC 9205 Collinfield Dr	Assisted Living - Type B Facilities	Austin, 78758	Travis
Colonial Gardens Of Austin A-1 3700 Adelphi Ln	Assisted Living - Type B Facilities	Austin, 78727	Travis


[QRS Home](#) [QRS Search](#) [QRS Help](#)

Help Us Improve
Our Website



Search Results...

Using the links in the search results below, you can see information about a particular provider or compare providers of similar services in the same Zip Code, City or County.

		Comparisons of similar providers in ...	
Provider Name	Type of Service	City, ZIP	County
<u>An Angel's Place</u> 11611 Circle Dr	Assisted Living - Type B Facilities	<u>Austin, 78748</u>	<u>Travis</u>
<u>Anderson Mill Assisted Living LLC</u> 11009 El Salido Pkwy	Assisted Living - Type B Facilities	<u>Austin, 78750</u>	<u>Williamson</u>
<u>Angels Of Sunland</u> 3123 Sunland Dr	Assisted Living - Type B Facilities	<u>Austin, 78748</u>	<u>Travis</u>
<u>Angels Too Assisted Living</u> 8702 Texas Oaks Dr	Assisted Living - Type B Facilities	<u>Austin, 78748</u>	<u>Travis</u>
<u>Arden Courts Of Austin</u> 11630 Four Iron Dr	Assisted Living - Type B Facilities	<u>Austin, 78750</u>	<u>Travis</u>
<u>Ashwood Assisted Living</u> 12151 Hunters Chase Dr	Assisted Living - Type B Facilities	<u>Austin, 78729</u>	<u>Williamson</u>
<u>Austin North Assisted Living</u> 11206 Powder Mill	Assisted Living - Type B Facilities	<u>Austin, 78750</u>	<u>Travis</u>
<u>Austin Senior Care</u> 1414 Cardinal Hill Dr	Assisted Living - Type B Facilities	<u>Austin, 78758</u>	<u>Travis</u>
<u>Barton Hills Assisted Living</u> 1606 Nash Ave	Assisted Living - Type B Facilities	<u>Austin, 78704</u>	<u>Travis</u>
<u>Brookdale Beckett Meadows</u> 7709 Beckett Rd	Assisted Living - Type B Facilities	<u>Austin, 78749</u>	<u>Travis</u>

SHEET
C-002
2 OF 45
SP-2014-0429C.SH

[illegible][illegible][illegible][illegible][illegible][illegible]

AERATION AND SUPPLEMENTAL NUTRIENT REQUIREMENTS FOR TREES WITHIN CONSTRUCTION AREA

[illegible][illegible]

1. A NEW CONCRETE AND FULL-TIME IRRIGATION SYSTEM MUST BE DESIGNED AND INSTALLED SO THAT:

- (A) THERE IS NOT DIRECT DISCUSSION OF THE NON-REPRESENTATION OF THE STATE IN THE STRIPED AREA, BUT THERE IS SOME MENTION OF THE STATE LESS THAN 100 FEET FROM THE STRIPED AREA, AND THE STATE IS NOT PRESENT (OF REASONING)
- (B) THE DISCUSSION OF THE NON-REPRESENTATION OF THE STATE IS NOT PRESENT (OF REASONING)
- (C) THE DISCUSSION OF THE NON-REPRESENTATION OF THE STATE IS NOT PRESENT (OF REASONING)
- (D) THE DISCUSSION OF THE NON-REPRESENTATION OF THE STATE IS NOT PRESENT (OF REASONING)
- (E) THE DISCUSSION OF THE NON-REPRESENTATION OF THE STATE IS NOT PRESENT (OF REASONING)
- (F) THE DISCUSSION OF THE NON-REPRESENTATION OF THE STATE IS NOT PRESENT (OF REASONING)
- (G) THE DISCUSSION OF THE NON-REPRESENTATION OF THE STATE IS NOT PRESENT (OF REASONING)
- (H) THE DISCUSSION OF THE NON-REPRESENTATION OF THE STATE IS NOT PRESENT (OF REASONING)
- (I) THE DISCUSSION OF THE NON-REPRESENTATION OF THE STATE IS NOT PRESENT (OF REASONING)
- (J) THE DISCUSSION OF THE NON-REPRESENTATION OF THE STATE IS NOT PRESENT (OF REASONING)
- (K) THE DISCUSSION OF THE NON-REPRESENTATION OF THE STATE IS NOT PRESENT (OF REASONING)
- (L) THE DISCUSSION OF THE NON-REPRESENTATION OF THE STATE IS NOT PRESENT (OF REASONING)
- (M) THE DISCUSSION OF THE NON-REPRESENTATION OF THE STATE IS NOT PRESENT (OF REASONING)
- (N) THE DISCUSSION OF THE NON-REPRESENTATION OF THE STATE IS NOT PRESENT (OF REASONING)
- (O) THE DISCUSSION OF THE NON-REPRESENTATION OF THE STATE IS NOT PRESENT (OF REASONING)
- (P) THE DISCUSSION OF THE NON-REPRESENTATION OF THE STATE IS NOT PRESENT (OF REASONING)
- (Q) THE DISCUSSION OF THE NON-REPRESENTATION OF THE STATE IS NOT PRESENT (OF REASONING)
- (R) THE DISCUSSION OF THE NON-REPRESENTATION OF THE STATE IS NOT PRESENT (OF REASONING)
- (S) THE DISCUSSION OF THE NON-REPRESENTATION OF THE STATE IS NOT PRESENT (OF REASONING)
- (T) THE DISCUSSION OF THE NON-REPRESENTATION OF THE STATE IS NOT PRESENT (OF REASONING)
- (U) THE DISCUSSION OF THE NON-REPRESENTATION OF THE STATE IS NOT PRESENT (OF REASONING)
- (V) THE DISCUSSION OF THE NON-REPRESENTATION OF THE STATE IS NOT PRESENT (OF REASONING)
- (W) THE DISCUSSION OF THE NON-REPRESENTATION OF THE STATE IS NOT PRESENT (OF REASONING)
- (X) THE DISCUSSION OF THE NON-REPRESENTATION OF THE STATE IS NOT PRESENT (OF REASONING)
- (Y) THE DISCUSSION OF THE NON-REPRESENTATION OF THE STATE IS NOT PRESENT (OF REASONING)
- (Z) THE DISCUSSION OF THE NON-REPRESENTATION OF THE STATE IS NOT PRESENT (OF REASONING)

THIS PLAN SET.

AC	ACRE
APPROX	APPROXIMATELY

[illegible][illegible]

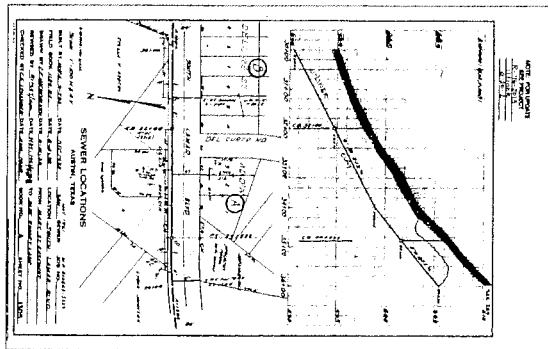
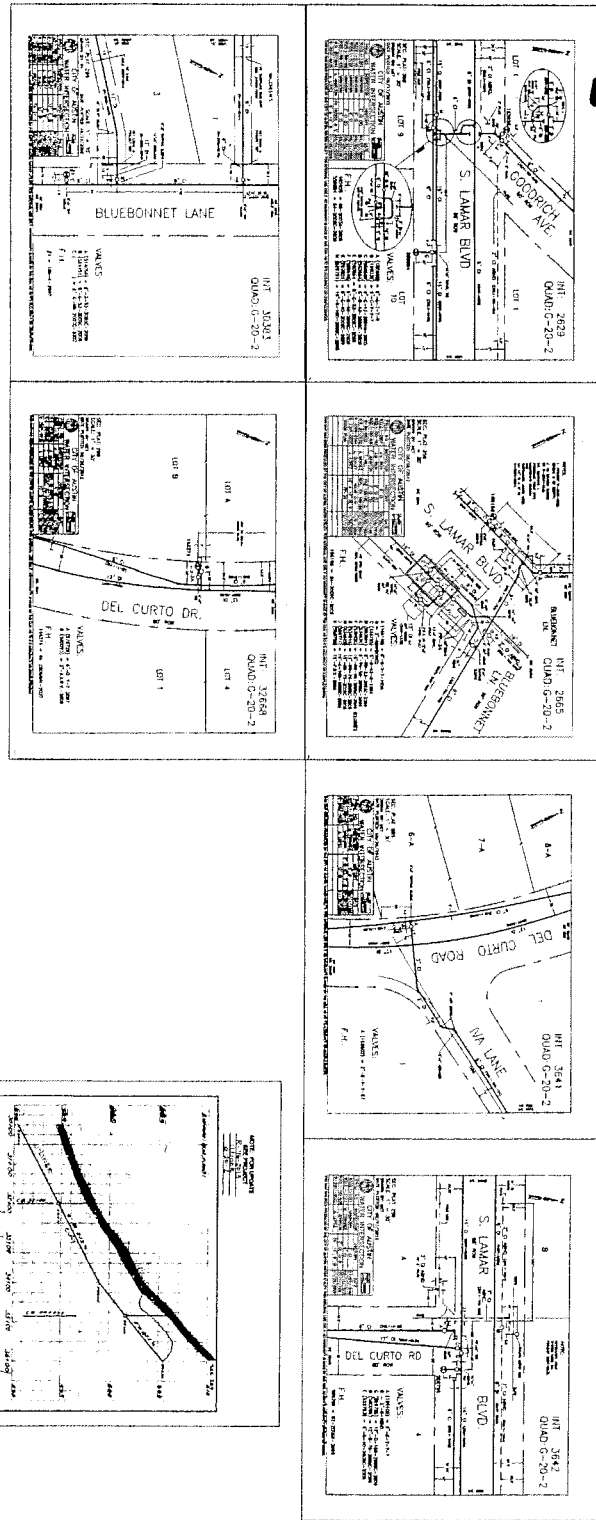
TYPE
LIE
UNDERGROUND ELECTRIC
UNKNOWN
UNDERGROUND TELEPHONE
VERTICAL
VOL
VOLUME
WATER
W

[illegible]

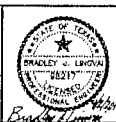
104-004
 C-005

104-004
 C-005
 6/14/2015 12:41 PM

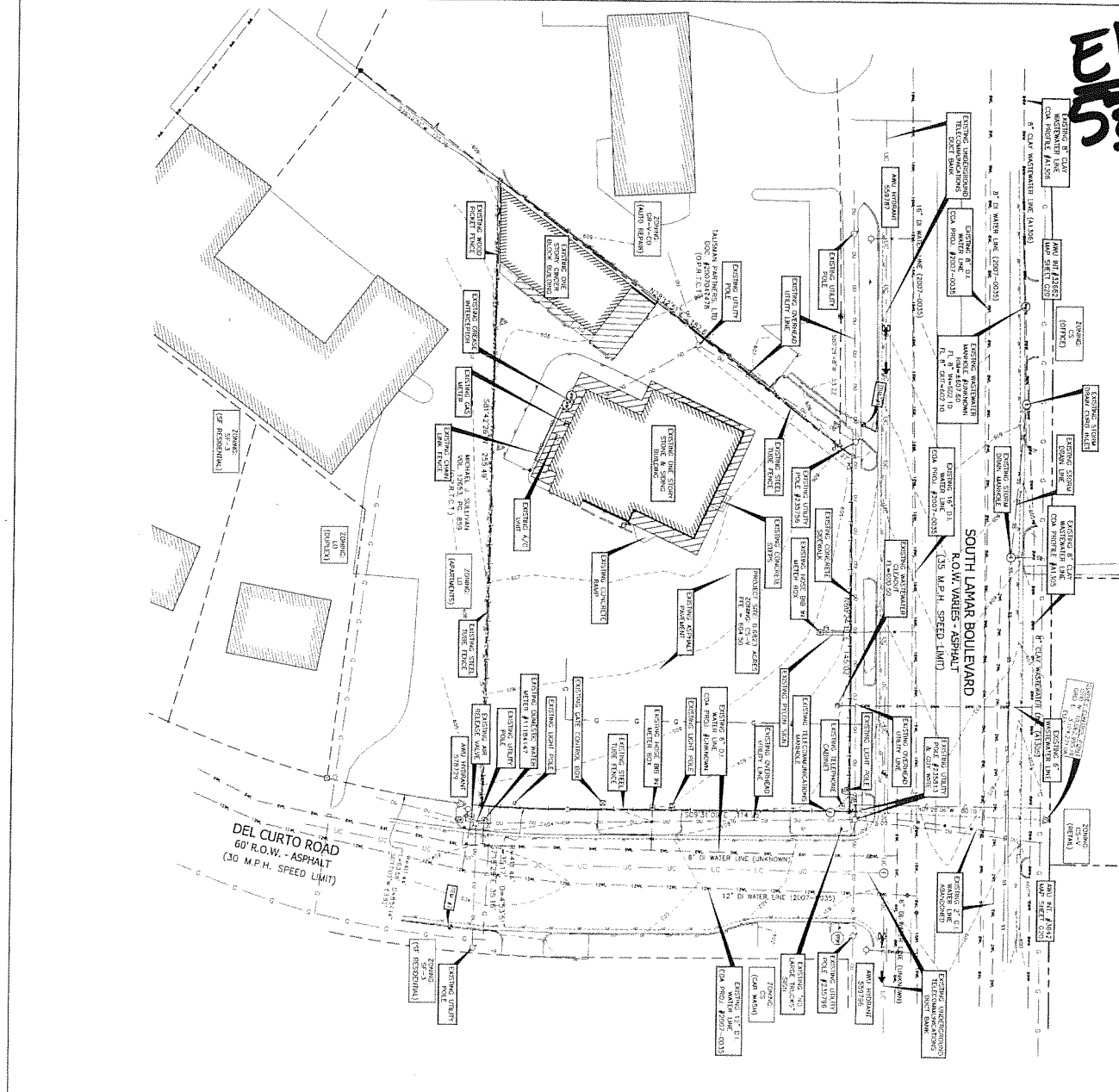
104-004
 C-005
 6/14/2015 12:41 PM



SITE PLAN APPROVAL
 104-004
 C-005
 6/14/2015 12:41 PM

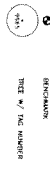
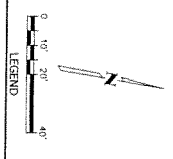


184



NOTES

1. EXISTING CONDITIONS SHOWN ARE BASED UPON THE RECORD DRAWING, FIELD SURVEY, AND THE 2014 AUSTIN LAND SURVEYING, INC. (ALSI) SURVEY.
2. THE SITE PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE CITY OF AUSTIN.
3. THE SITE PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE CITY OF AUSTIN.
4. THE SITE PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE CITY OF AUSTIN.



GENERAL NOTES

1. THE SITE PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE CITY OF AUSTIN.
2. THE SITE PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE CITY OF AUSTIN.
3. THE SITE PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE CITY OF AUSTIN.
4. THE SITE PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE CITY OF AUSTIN.

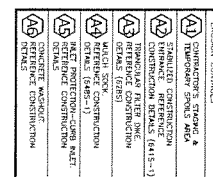
SITE PLAN APPROVAL


DATE: 4/14/2015

BY: [Signature]

PROJECT: BLUEBONNET STUDIOS

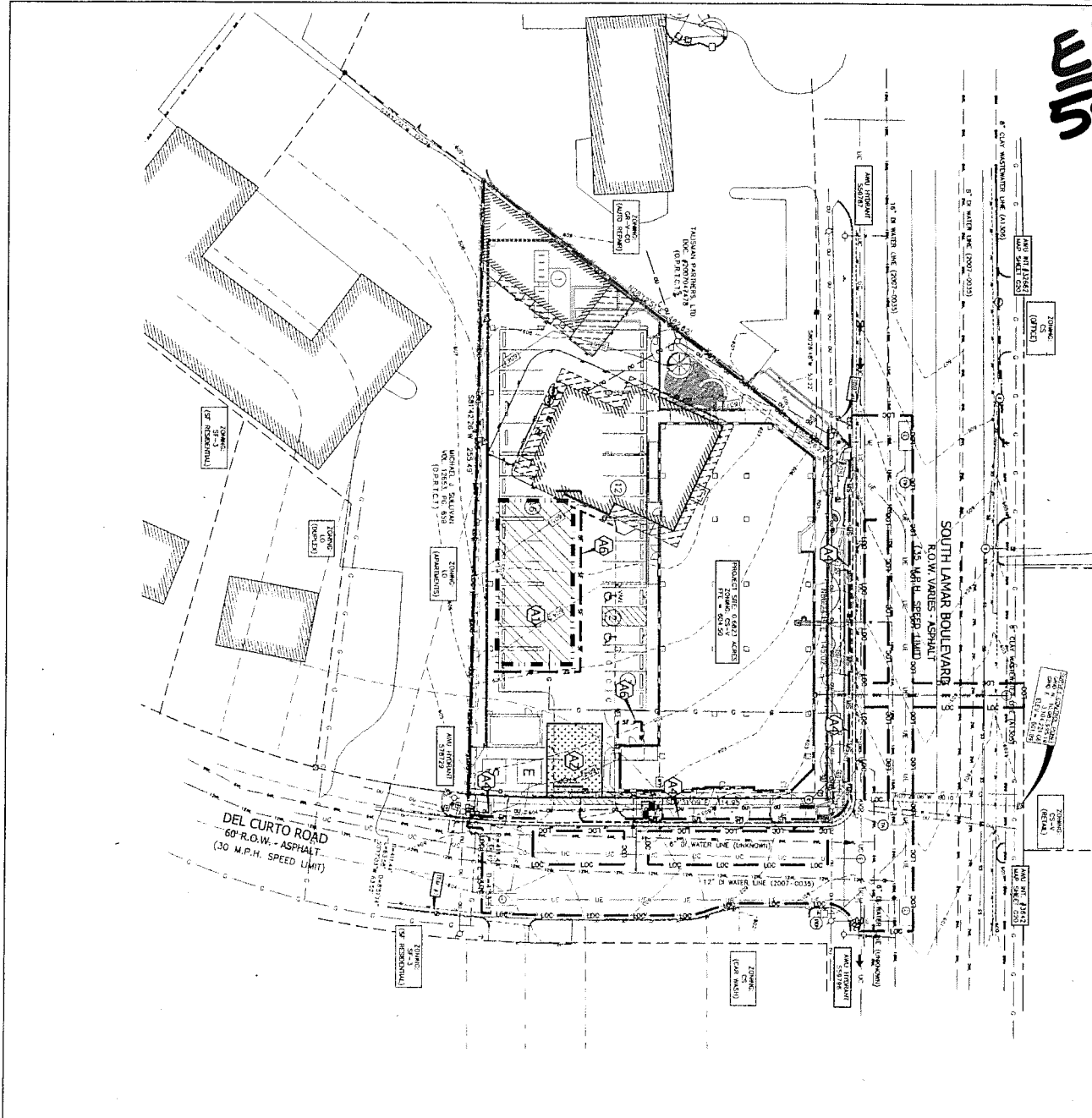
LOCATION: 2301 SOUTH LAMAR BOULEVARD, AUSTIN, TEXAS



_____	50'	_____	EXIST. GRADE ELEVATIONS
_____	10'	_____	PROPOSED GRADE ELEVATIONS
_____	5'	_____	STITCHED GRADE LINES
_____	0'	_____	LIMITS OF CONSTRUCTION / DISTURBANCE
_____	FD	_____	TEMPORARY FILTER DRAIN
_____	WS	_____	MULCH SOIL
_____	ST	_____	TEMPORARY SET FENCE
_____	_____	_____	PLANTS OF TEMPORARY
_____	_____	_____	PLANTING, STORAGE, STORAGE,
_____	_____	_____	AND STORAGE AREA
	_____	_____	STABILIZED CONSTRUCTION DRAINAGE

[illegible]

1755

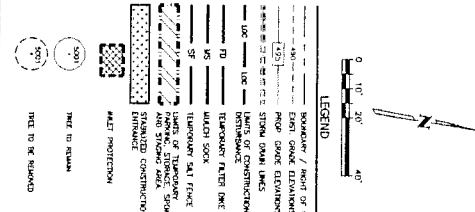


- (A1) CONSTRUCTION STAGING & MATERIAL STORAGE AREA
- (A2) CONSTRUCTION OFFICE
- (A3) CONSTRUCTION MATERIALS STORAGE
- (A4) CONSTRUCTION MATERIALS STORAGE
- (A5) CONSTRUCTION MATERIALS STORAGE
- (A6) CONSTRUCTION MATERIALS STORAGE

EROSION CONTROL MEASURES

THE EROSION CONTROL MEASURES ARE THE PROPERTY OF THE ENGINEER AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.

THE EROSION CONTROL MEASURES ARE TO BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND REMOVED UPON COMPLETION OF THE PROJECT.

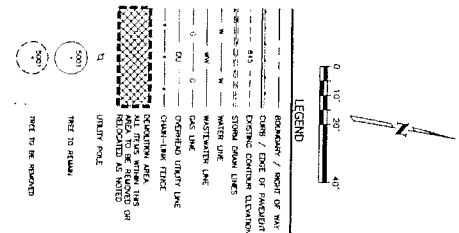
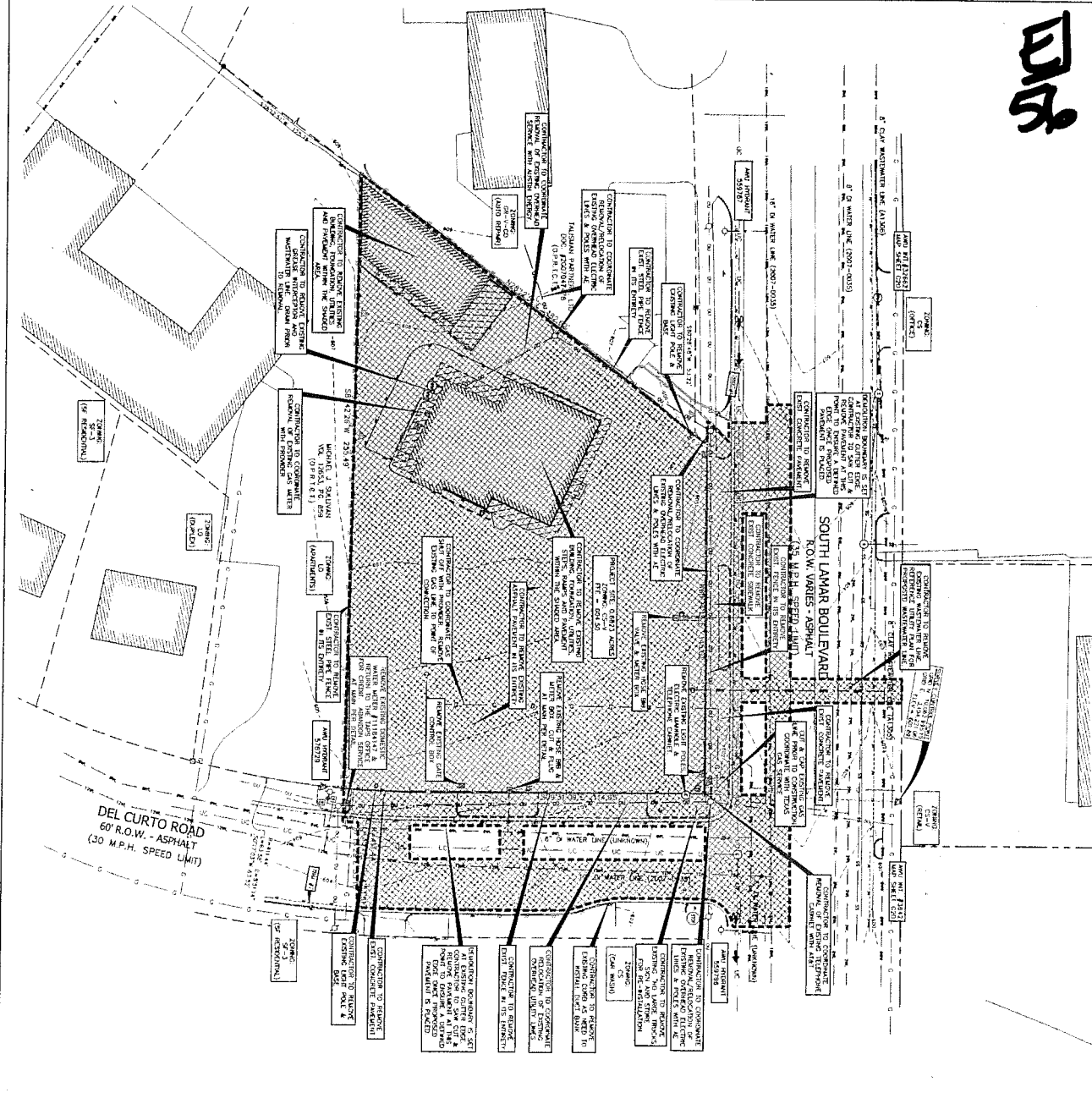


SITE PLAN APPROVAL	
DATE	4/14/2015
BY	1755
FOR	1755
PROJECT	1755
REVISION	1755
DATE	4/14/2015
BY	1755
FOR	1755
PROJECT	1755
REVISION	1755

811

811
Know what's below.
Call before you dig.

104 004 C0101 4/14/2015 12:45 PM



NOTES:

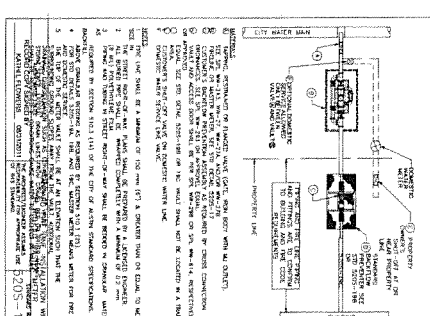
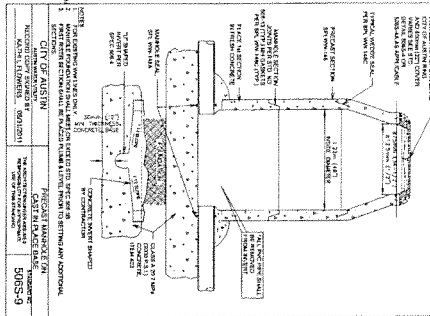
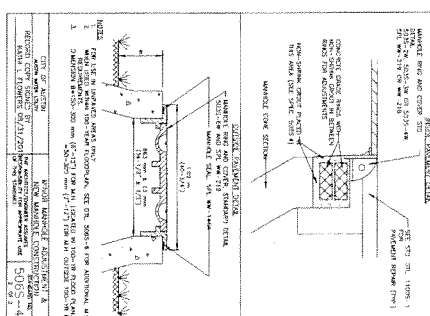
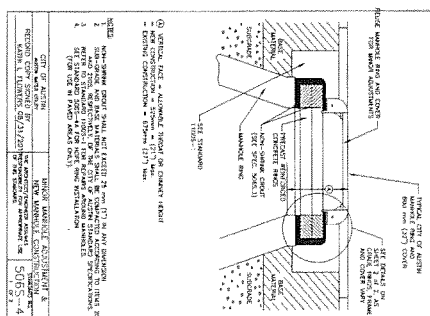
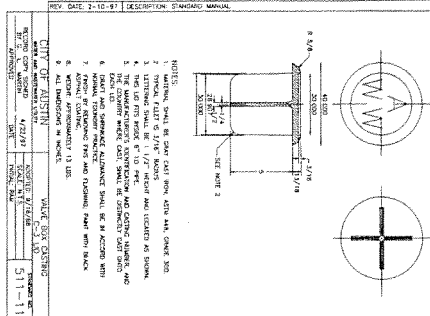
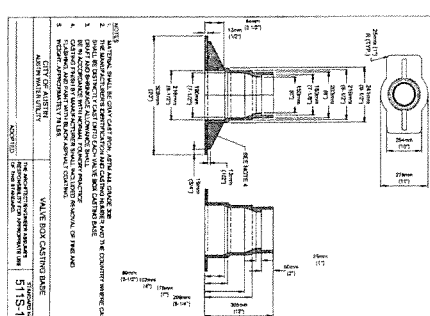
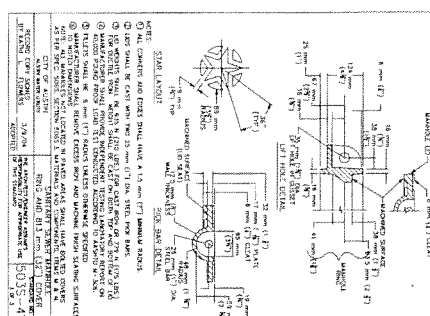
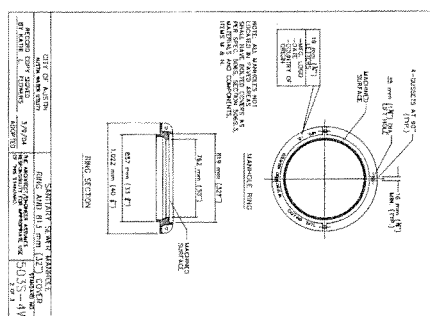
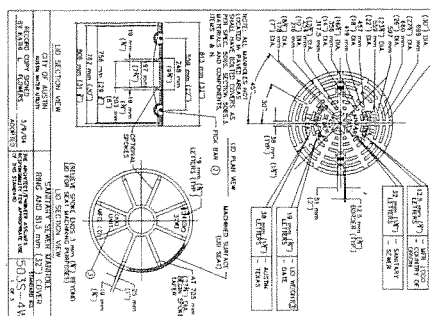
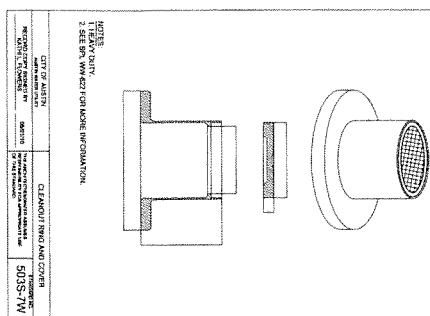
1. THE CONSTRUCTION IS SPECIFICALLY CHARGED THAT THE LOCATION SHOWN ON THESE PLANS IS BASED ON RECORDS OF SURVEY, AND THAT THE CONSTRUCTION IS TO BE LOCATED WITHIN THE BOUNDARY OF THE PROPERTY SHOWN ON THESE PLANS. THE CONSTRUCTION IS TO BE LOCATED WITHIN THE BOUNDARY OF THE PROPERTY SHOWN ON THESE PLANS.
2. THE CONSTRUCTION IS TO BE LOCATED WITHIN THE BOUNDARY OF THE PROPERTY SHOWN ON THESE PLANS. THE CONSTRUCTION IS TO BE LOCATED WITHIN THE BOUNDARY OF THE PROPERTY SHOWN ON THESE PLANS.
3. THE CONSTRUCTION IS TO BE LOCATED WITHIN THE BOUNDARY OF THE PROPERTY SHOWN ON THESE PLANS. THE CONSTRUCTION IS TO BE LOCATED WITHIN THE BOUNDARY OF THE PROPERTY SHOWN ON THESE PLANS.
4. THE CONSTRUCTION IS TO BE LOCATED WITHIN THE BOUNDARY OF THE PROPERTY SHOWN ON THESE PLANS. THE CONSTRUCTION IS TO BE LOCATED WITHIN THE BOUNDARY OF THE PROPERTY SHOWN ON THESE PLANS.
5. THE CONSTRUCTION IS TO BE LOCATED WITHIN THE BOUNDARY OF THE PROPERTY SHOWN ON THESE PLANS. THE CONSTRUCTION IS TO BE LOCATED WITHIN THE BOUNDARY OF THE PROPERTY SHOWN ON THESE PLANS.

NOTES:

1. THE CONSTRUCTION IS SPECIFICALLY CHARGED THAT THE LOCATION SHOWN ON THESE PLANS IS BASED ON RECORDS OF SURVEY, AND THAT THE CONSTRUCTION IS TO BE LOCATED WITHIN THE BOUNDARY OF THE PROPERTY SHOWN ON THESE PLANS. THE CONSTRUCTION IS TO BE LOCATED WITHIN THE BOUNDARY OF THE PROPERTY SHOWN ON THESE PLANS.
2. THE CONSTRUCTION IS TO BE LOCATED WITHIN THE BOUNDARY OF THE PROPERTY SHOWN ON THESE PLANS. THE CONSTRUCTION IS TO BE LOCATED WITHIN THE BOUNDARY OF THE PROPERTY SHOWN ON THESE PLANS.
3. THE CONSTRUCTION IS TO BE LOCATED WITHIN THE BOUNDARY OF THE PROPERTY SHOWN ON THESE PLANS. THE CONSTRUCTION IS TO BE LOCATED WITHIN THE BOUNDARY OF THE PROPERTY SHOWN ON THESE PLANS.
4. THE CONSTRUCTION IS TO BE LOCATED WITHIN THE BOUNDARY OF THE PROPERTY SHOWN ON THESE PLANS. THE CONSTRUCTION IS TO BE LOCATED WITHIN THE BOUNDARY OF THE PROPERTY SHOWN ON THESE PLANS.
5. THE CONSTRUCTION IS TO BE LOCATED WITHIN THE BOUNDARY OF THE PROPERTY SHOWN ON THESE PLANS. THE CONSTRUCTION IS TO BE LOCATED WITHIN THE BOUNDARY OF THE PROPERTY SHOWN ON THESE PLANS.

DATE: 04/14/2015, TIME: 12:45 PM
 PROJECT: 104 004 C0101
 SHEET: 9 OF 45
 CD101
 SP-2014-0428-CH

CRS



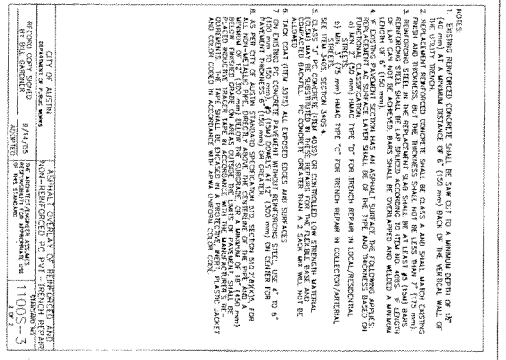
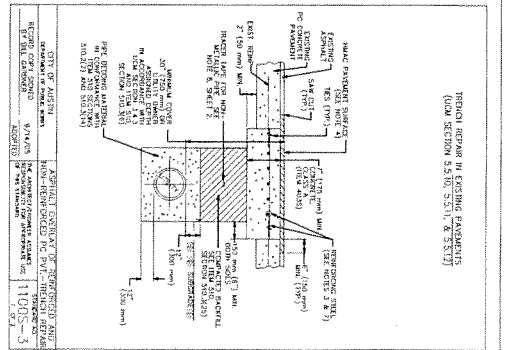
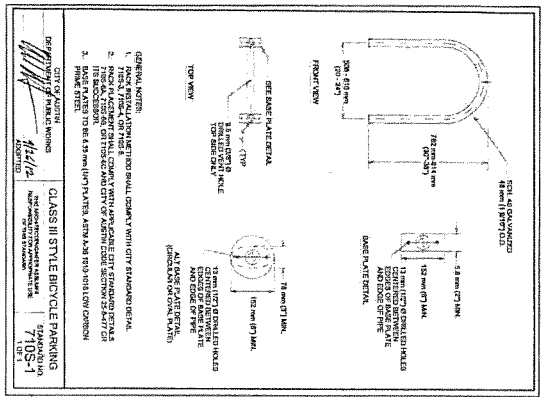
REV. DATE: 2-10-91 DESCRIPTION: STANDARD MANHOLE
CITY OF AUSTIN
PROJECT: 5005-1W
SHEET: 511-11

CITY OF AUSTIN
PROJECT: 5005-1W
SHEET: 511-11

CITY OF AUSTIN
PROJECT: 5005-1W
SHEET: 511-11

CITY OF AUSTIN
PROJECT: 5005-1W
SHEET: 511-11

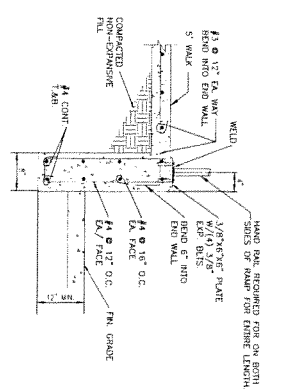
CITY OF AUSTIN
PROJECT: 5005-1W
SHEET: 511-11



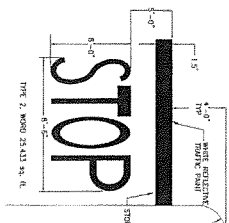
DUMPTER LOCATION SIGN DETAIL



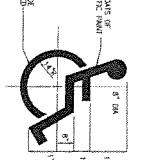
ACCESSIBLE RAMP DETAIL



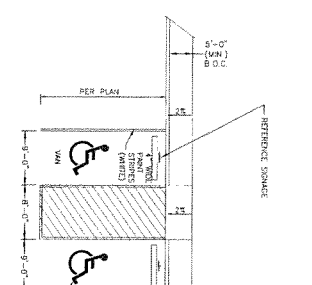
TYPICAL PAVEMENT MARKINGS



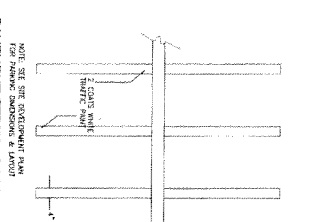
ACCESSIBLE SYMBOL



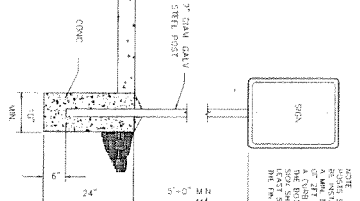
ACCESSIBLE STRIPING



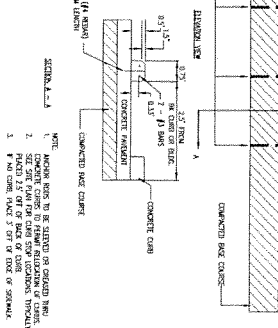
PAVEMENT STRIPING DETAIL



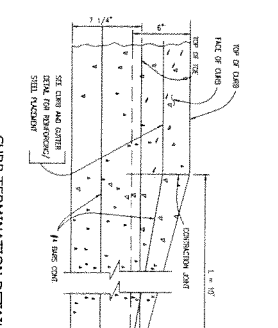
SIGN MOUNTING DETAIL



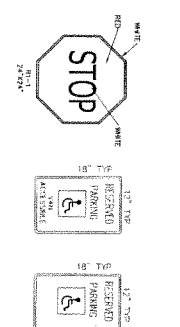
WHEEL STOP DETAIL



CURB TERMINATION DETAIL



SIGN DETAILS



BLUEBONNET STUDIOS
2301 SOUTH LAMAR BOULEVARD
AUSTIN, TRAVIS COUNTY, TEXAS

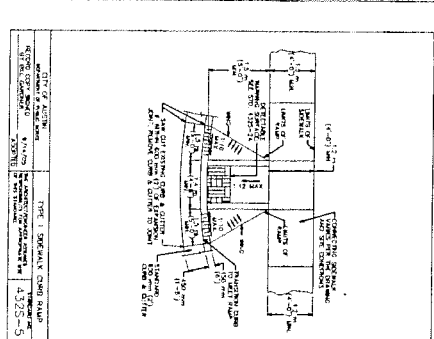
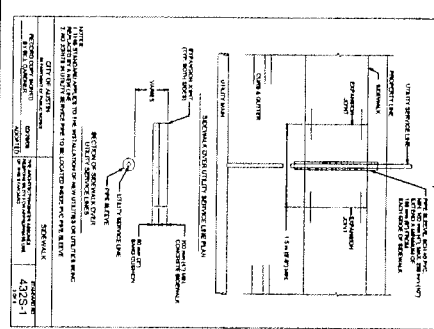
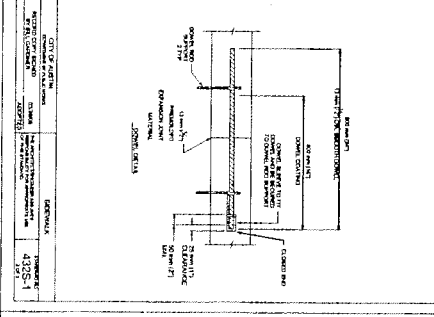
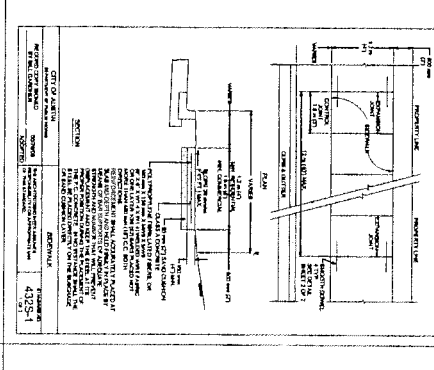
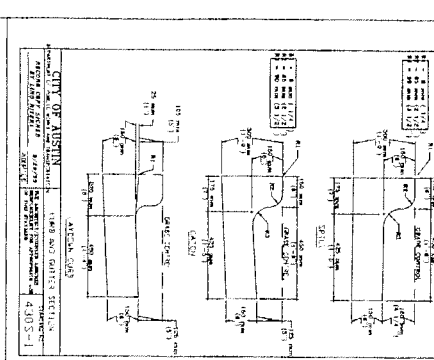
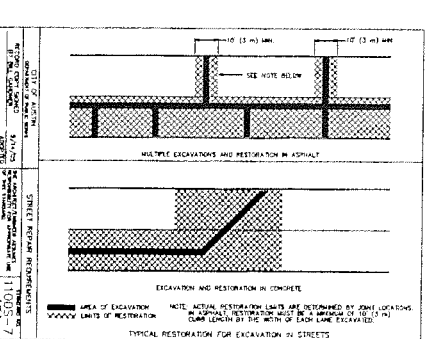
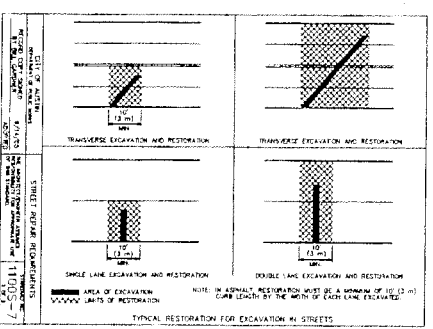
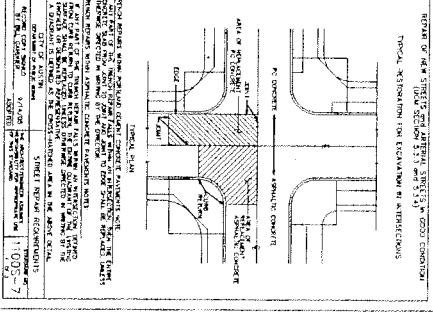
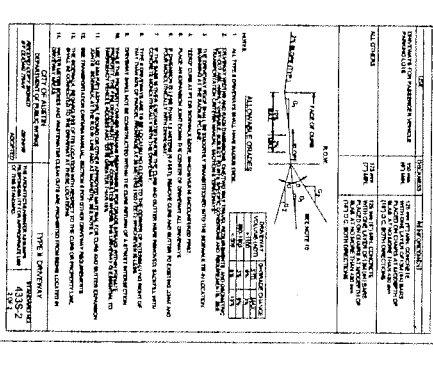
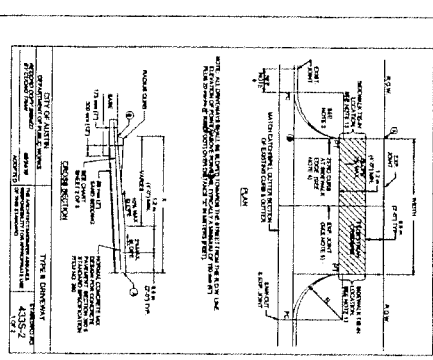
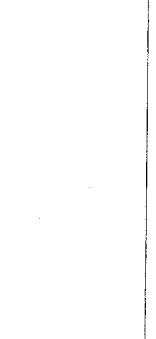
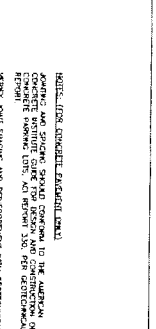
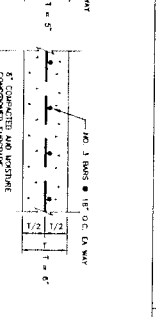
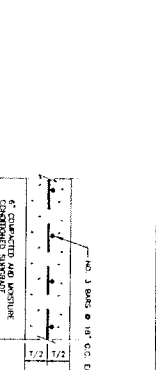
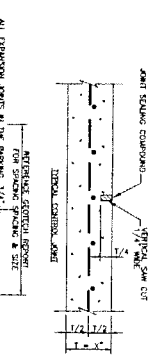
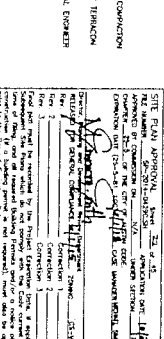
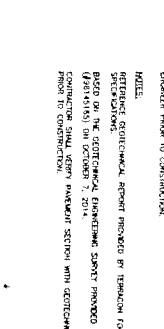
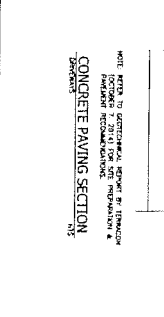
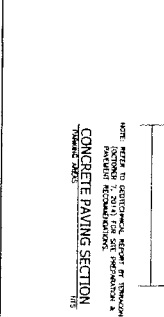
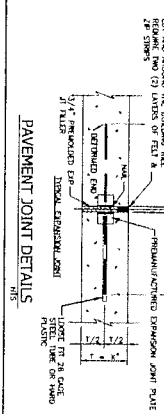
CONSTRUCTION DETAILS

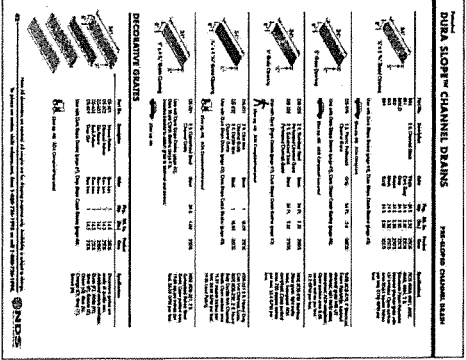
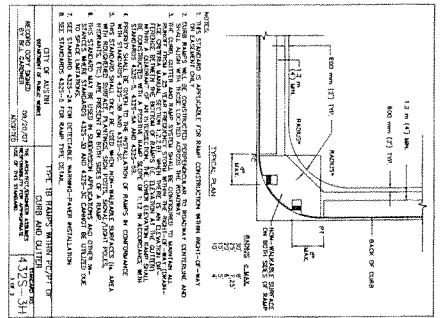
C-505
21 OF 45

SP-2014-0029C-SH

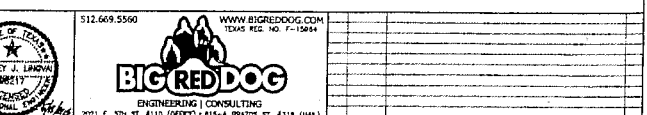
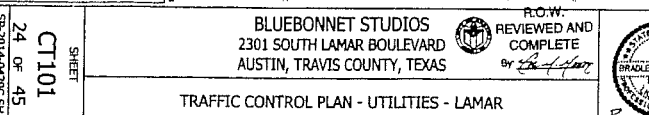


155





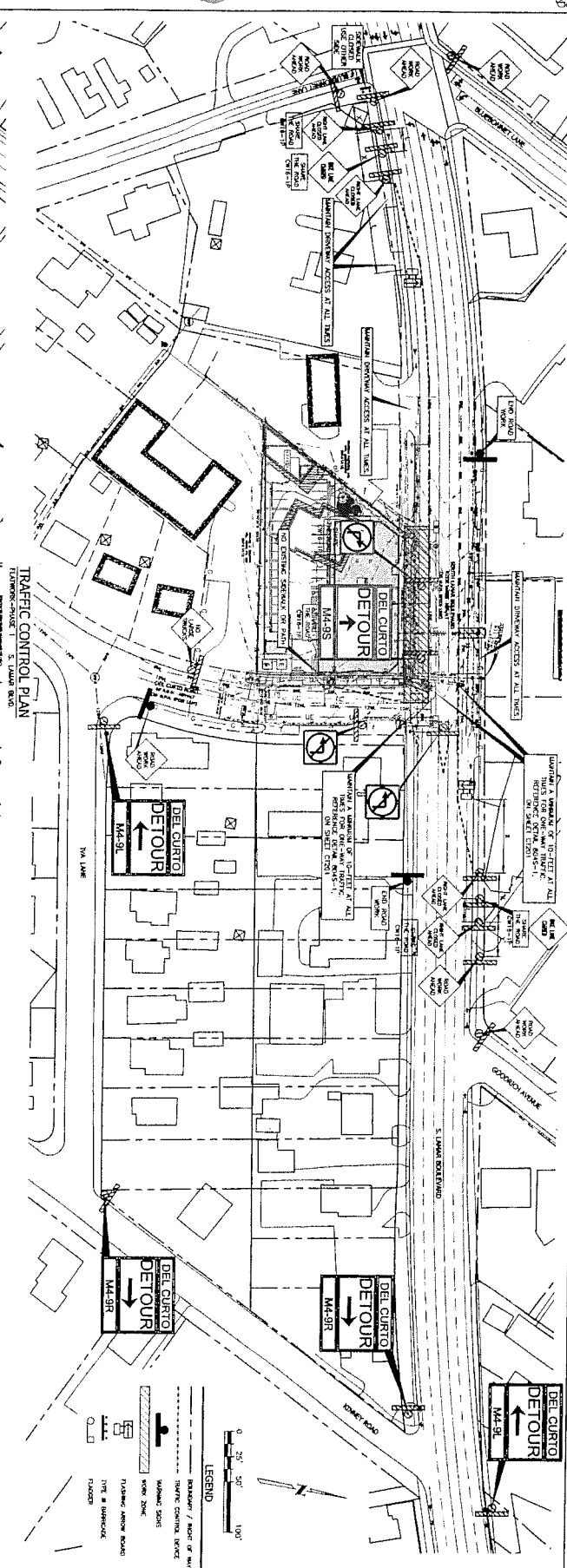
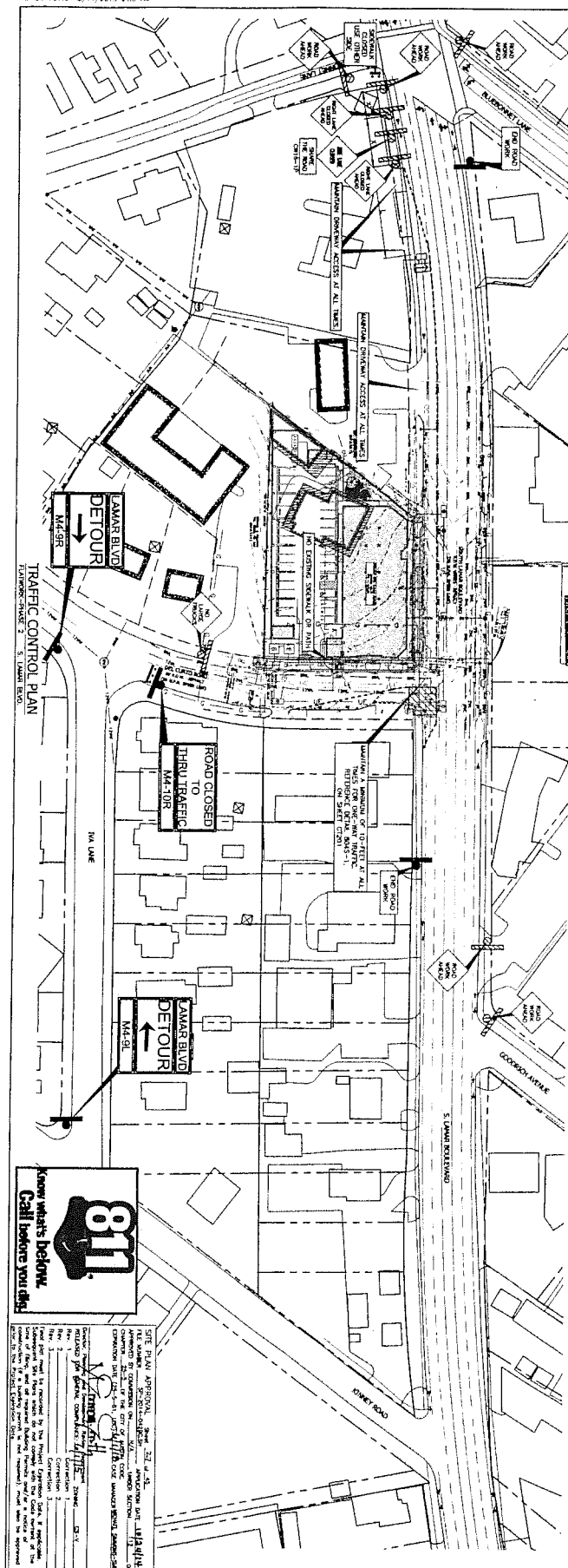
SHEET	
C-507	
23 OF 45	
SP-2014-0429C.SH	



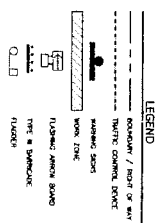
TRAFFIC CONTROL PLAN - UTILITIES - DEL CURTO

43

100% CIP PLAN
 Date: 5/14/2015
 Project: 2301 SOUTH LAMAR BOULEVARD - FLATWORK - LAMAR
 154-004 CT104 5/14/2015 9:00 AM



El
65



LEGEND

10

100



R.O.W.
VIEWED AN
COMPLETE



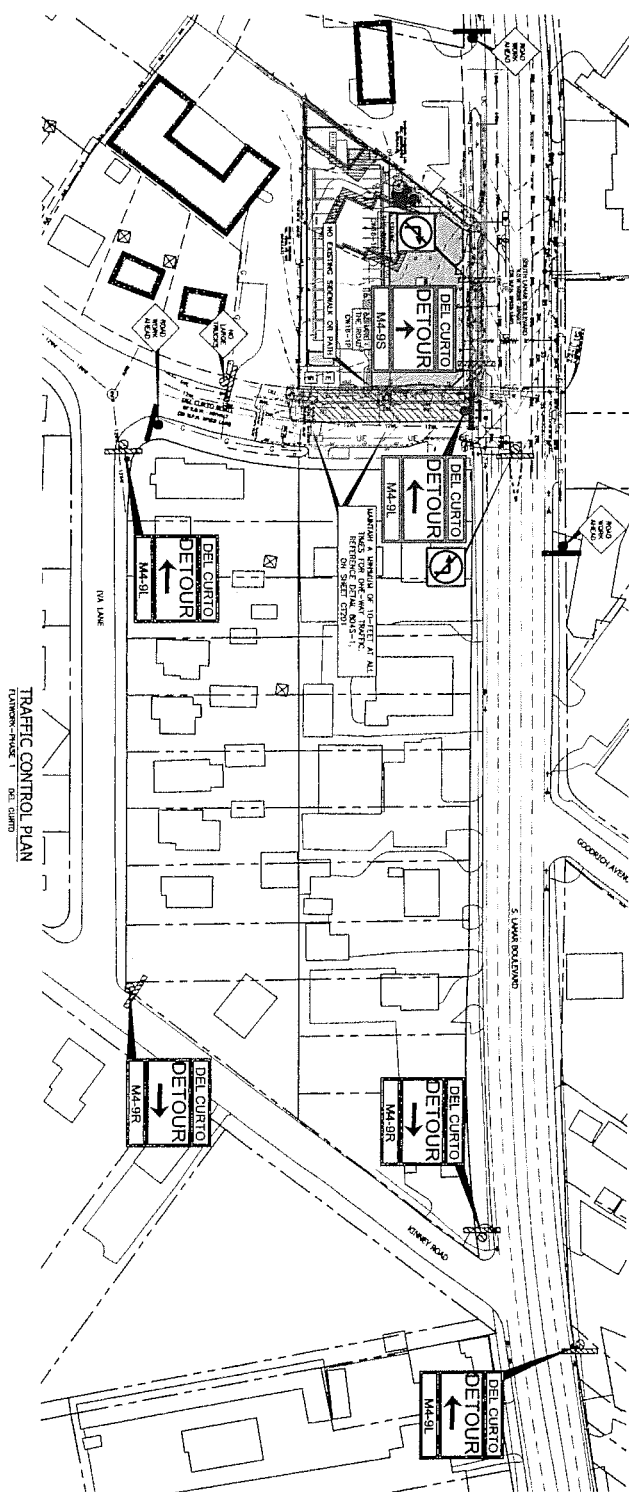
512.669.5560



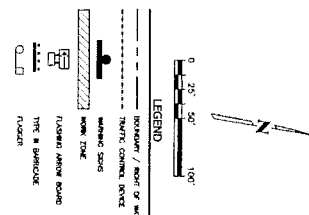
ENGINEERING | CONSULTING
2221 E. 5TH ST. #110 (OFFICE) • 815-A BRAZOS ST. #312 (MAIL)
AUSTIN, TEXAS 78702 (OFFICE), 78701 (MAIL)

CT105
28 of 45
SP-2014-0429CS

TRAFFIC CONTROL PLAN - FLATWORK - LAMAR

TRAFFIC CONTROL PLAN
FLATWORK - PHASE 1 DEL. CUARTO

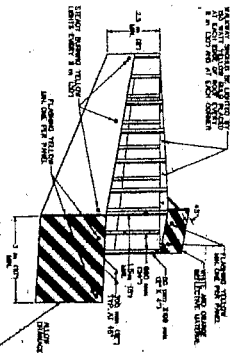
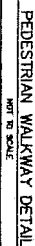
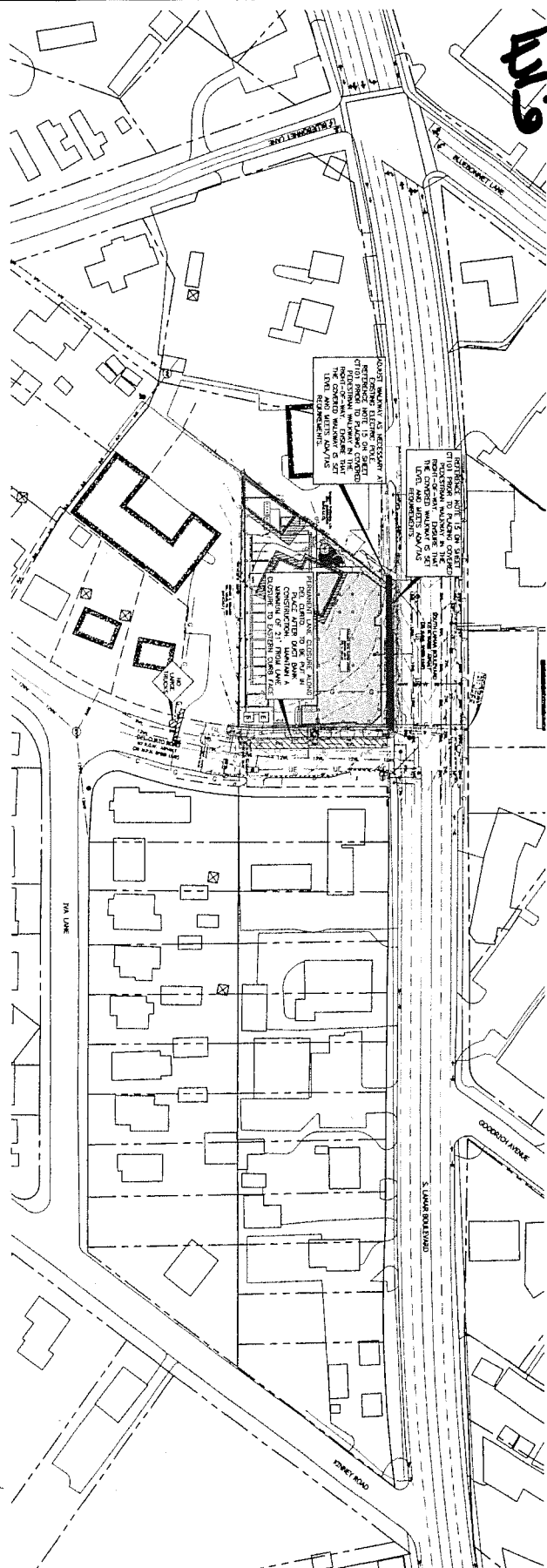
811.
Know what's below.
Call before you dig.



512.669.5560  WWW.BIGREDDOG.COM
TEXAS REG. NO. F-15084

BIG RED DOG
ENGINEERING | CONSULTING

2021 E. 5TH ST. #110 (OFFICE) • 815-A BRAZOS ST. #318 (HQA)
AUSTIN, TEXAS 78703 (OFFICE), 78701 (HQA)



NOT RECORDED IN ORIGINAL. THIS DOCUMENTATION IS EXACT COPY OF ORIGINAL. THIS DOCUMENTATION IS EXACT COPY OF ORIGINAL.

TYPE OF CONTRIBUTION	TIP MATERIAL	NOTE MATERIAL
ADVISORY	NO TIP	NO NOTE
SMALL STUDY	NO TIP	NO NOTE
GENERAL	NO TIP	NO NOTE

PLYWOOD MAY BE TWO (2) LAYERS OF 1/2" OR 5/8" PLYWOOD.

NOT TO SCALE



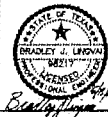
BOUNDARY / RIGHT OF WAY

CONCRETE POSTERIOR WALLS
TO BE REMOVED AT THE
COMPLETION OF EACH PHASE

R.O.W.
REVIEWED AND
COMPLETE
By Lee J. Moore

BLUEBONNET STUDIOS
2301 SOUTH LAMAR BOULEVARD
AUSTIN, TRAVIS COUNTY, TEXAS

TRAFFIC CONTROL PLAN
COVERED PEDESTRIAN WALKWAY - BUILDING CONSTRUCTION



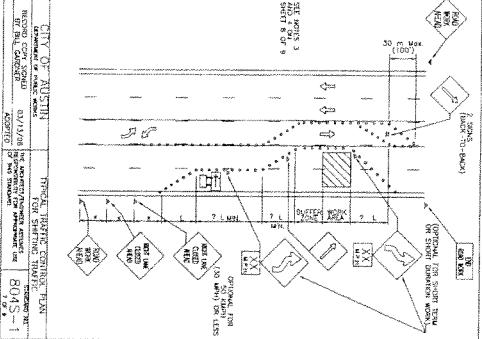
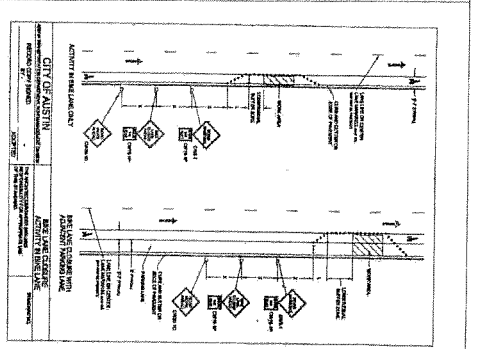
512,669,5560



ENGINEERING | CONSULTING
2021 E. 5TH ST. #110 (OFFICE) • 815-A BRAZOS ST. #310 (LAB.)
ALBUQUERQUE, NM 87102 • (505) 243-1100

SHEET
CT107
30 OF 45
SP-2014-0429CS

SP-2014-04296-5



Abstract
Keywords: *child abuse, child neglect, child maltreatment, child welfare, child protection, child abuse prevention, child abuse investigation, child abuse assessment, child abuse intervention, child abuse treatment, child abuse recovery, child abuse prevention, child abuse investigation, child abuse assessment, child abuse intervention, child abuse treatment, child abuse recovery*

[illegible]

- [illegible]

•POSTED SPEED

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	FLAGGER SETUP FOR VEHICLES ENTERING AND EXITING WORK SITE	STANDARD NO. 8045-Z
RECORD COPY ISSUED BY BILL GARDNER	BE AVAILABLE/DANGER ASSAYS RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD	
03/13/06	ADOPTED	

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS RECORD COPY SEARCHED BY BIL CARDSCH 03/13/06	STREET DETAIL SINGLE DIRECTION THE AGENCY/OWNER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS INFORMATION STANDARD NO. 8045
--	---

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS RECORDED COPY FILED BY JHL GANNON 03/13/06 ACCEPTED	DEVICE SPACING THE AGENT'S/PRODUCER'S ASSAULT MUST BE APPROVED FOR USE OF THIS STANDARD.	11/20/06 8045 3 OF 3
--	---	----------------------------

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS RECORD COPY STORED BY BILL GARDNER 03/13/08 APPROVED	COLLECTOR / RESIDENTIAL STREET FLAGGING OPERATIONS THE ACQUIRED/INHERITED ASSETS RESPONSIBILITY FOR ANY/ISSUE USE OF THIS STANDARD 8045 STANDARD NO.
---	--

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS RECORDED COPY SIGNED BY BILL CANNONER 03/13/06	FLAGGER SETUP FOR 2 LANE ROADWAY THE ARCHITECT/ENGINEER ASSIGNS THE LOCATION OF APPROPRIATE FLAGGER OR OTHER PERSONNEL	STRAIGHT TO 8045-
--	---	----------------------

Atom	Atomic Number	Isotopic Mass	Atomic Weight	Standard Atomic Weight	Relative Atomic Mass
H	1	1.007825	1.00794	1.00794	1.00794
He	2	4.002603	4.00260	4.00260	4.00260
Li	3	7.016003	7.01602	7.01602	7.01602
Be	4	9.012182	9.01218	9.01218	9.01218
B	5	10.012937	10.01294	10.01294	10.01294
C	6	12.000000	12.00000	12.00000	12.00000
N	7	14.003074	14.00307	14.00307	14.00307
O	8	15.994915	15.99491	15.99491	15.99491
F	9	18.998403	18.99840	18.99840	18.99840
Ne	10	19.992436	19.99244	19.99244	19.99244
Na	11	22.989769	22.98977	22.98977	22.98977
Mg	12	24.304689	24.30469	24.30469	24.30469
Al	13	26.981538	26.98154	26.98154	26.98154
Si	14	28.085830	28.08583	28.08583	28.08583
P	15	30.973762	30.97376	30.97376	30.97376
S	16	32.065030	32.06503	32.06503	32.06503
Cl	17	35.453080	35.45308	35.45308	35.45308
Ar	18	39.962383	39.96238	39.96238	39.96238
K	19	39.098310	39.09831	39.09831	39.09831
Ca	20	40.078312	40.07831	40.07831	40.07831
Sc	21	44.955912	44.95591	44.95591	44.95591
Ti	22	47.882792	47.88279	47.88279	47.88279
V	23	50.941501	50.94150	50.94150	50.94150
Cr	24	51.996161	51.99616	51.99616	51.99616
Mn	25	54.938045	54.93804	54.93804	54.93804
Fe	26	55.934936	55.93493	55.93493	55.93493
Co	27	58.933195	58.93319	58.93319	58.93319
Ni	28	58.6934	58.6934	58.6934	58.6934
Cu	29	63.546	63.546	63.546	63.546
Zn	30	65.38	65.38	65.38	65.38
Ga	31	69.723	69.723	69.723	69.723
Ge	32	72.64	72.64	72.64	72.64
As	33	74.9216	74.9216	74.9216	74.9216
Se	34	77.947	77.947	77.947	77.947
Br	35	79.904	79.904	79.904	79.904
Kr	36	83.80	83.80	83.80	83.80
Rb	37	85.4678	85.4678	85.4678	85.4678
Sr	38	87.62	87.62	87.62	87.62
Y	39	88.90584	88.90584	88.90584	88.90584
Zr	40	91.224	91.224	91.224	91.224
Nb	41	92.90638	92.90638	92.90638	92.90638
Mo	42	95.94	95.94	95.94	95.94
Tc	43	98.9062	98.9062	98.9062	98.9062
Ru	44	101.07	101.07	101.07	101.07
Rh	45	102.9055	102.9055	102.9055	102.9055
Pd	46	106.9056	106.9056	106.9056	106.9056
Ag	47	107.8682	107.8682	107.8682	107.8682
Cd	48	112.4118	112.4118	112.4118	112.4118
In	49	114.818	114.818	114.818	114.818
Sn	50	118.710	118.710	118.710	118.710
Pb	82	207.2	207.2	207.2	207.2

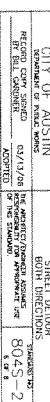
[illegible]

Diagram illustrating a road layout with a roundabout and various signs and dimensions.

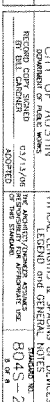
Key features and labels:

- Signs:**
 - ROAD WORK (top left)
 - ONE WAY ROAD (top right)
 - ONE WAY ROAD (middle right)
 - ONE WAY ROAD (bottom right)
 - ONE WAY ROAD (bottom left)
 - ROAD WORK (bottom left)
- Dimensions:**
 - 100 (top left)
 - 100 (top right)
 - 100 (middle right)
 - 100 (bottom right)
 - 100 (bottom left)
 - 100 (bottom left)
- Other Labels:**
 - ROAD WORK (bottom left)
 - ROAD WORK (bottom left)
 - ROAD WORK (bottom left)

[illegible]



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		USE OF HAND SIGNALING DEVICES	SINCE 1985 NO.
RECORD COPY SINCE BY BILL GARDNER	03/13/06	RESERVED FOR FUTURE USE OF THIS SIGNAL	8045--2
ADDITIONAL			1 of 6



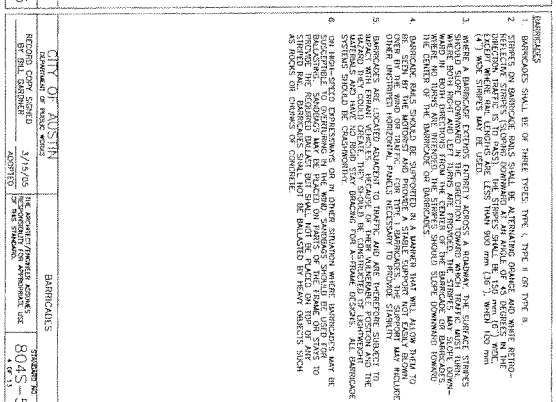
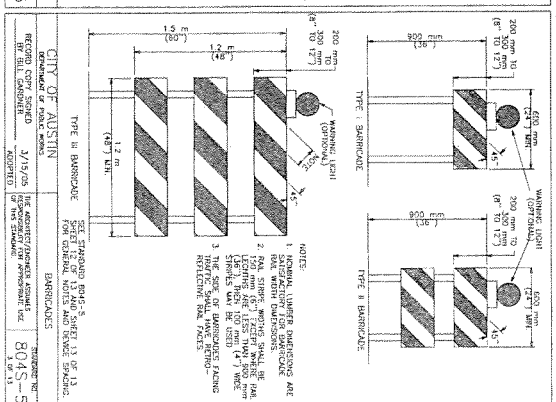
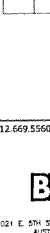
LEGEND

 Channeled devices

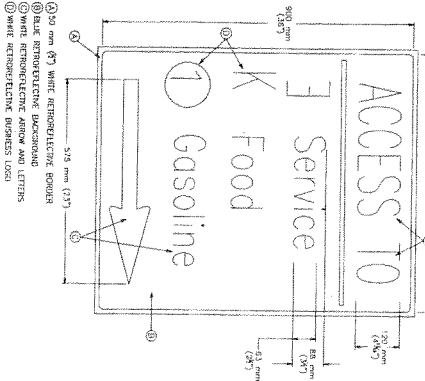
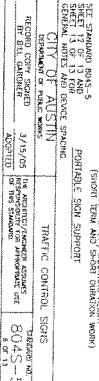
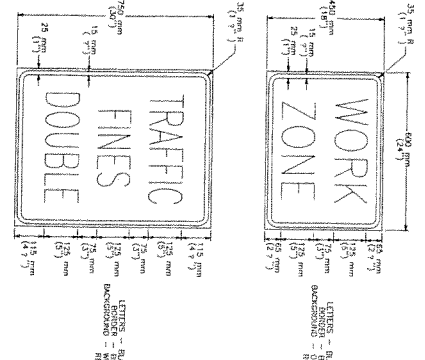
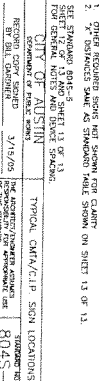
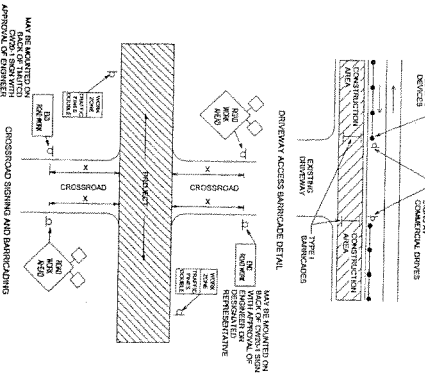
 Trailer mounted
hitching arm
board

 Flagger

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS RECORDED COPY SIGNED BY SAM ANDRONG 01/14/10 ADOPTED	CHANNELIZING DEVICES THE LAND EFFECT PROVISIONS ASSURES THE RESPONSIBILITY FOR ADOPTING THE USE OF THIS STANDARD.	STANDARD NO. 804S-5 1.09.13
---	--	-----------------------------------

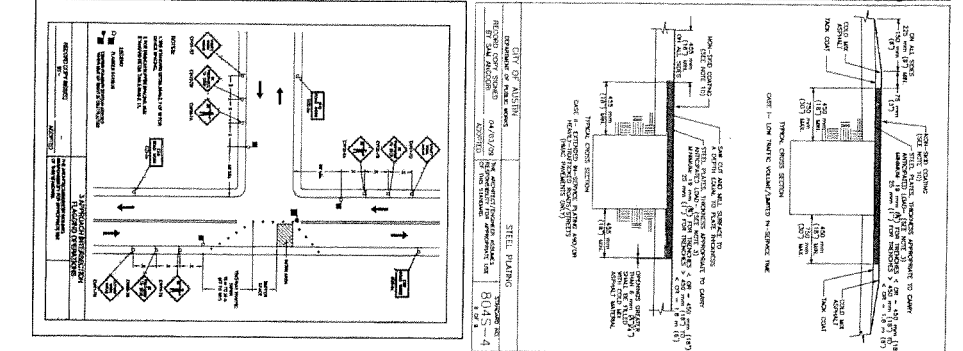
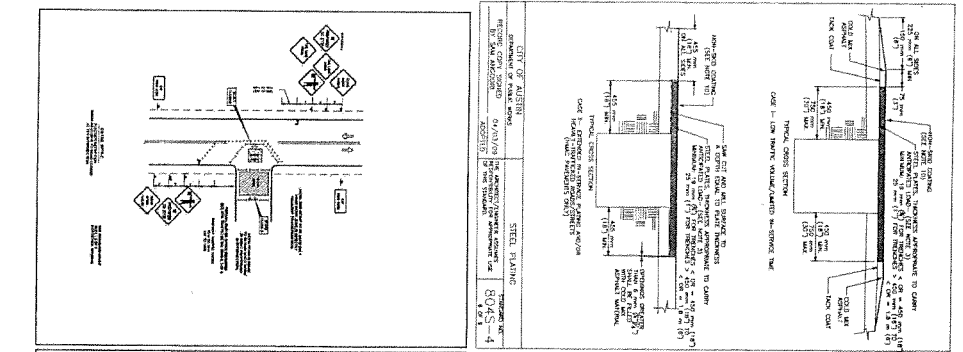
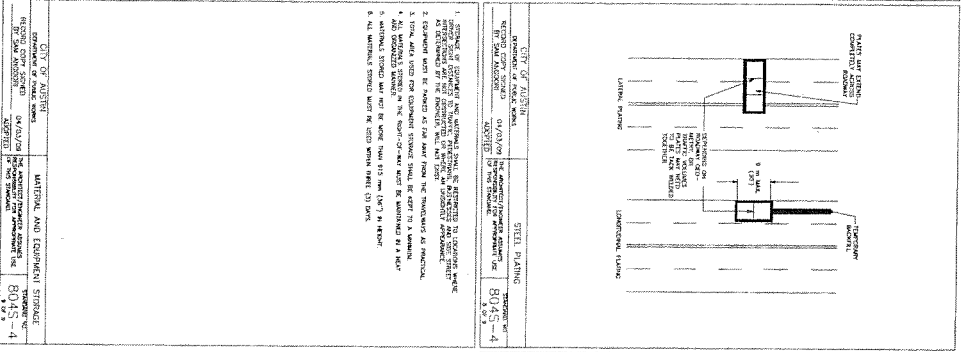
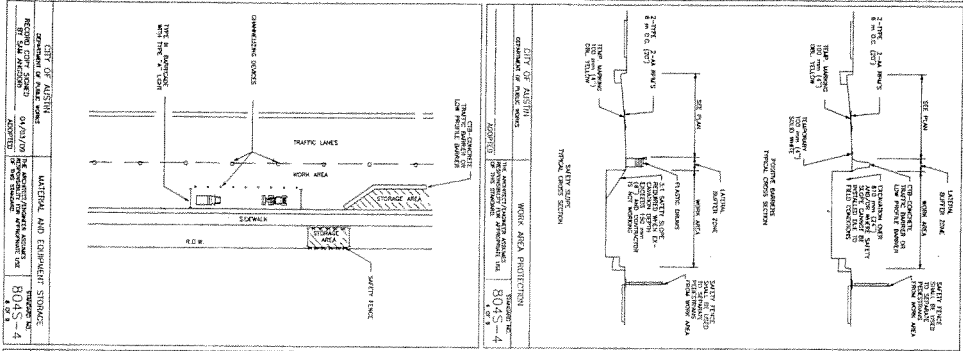
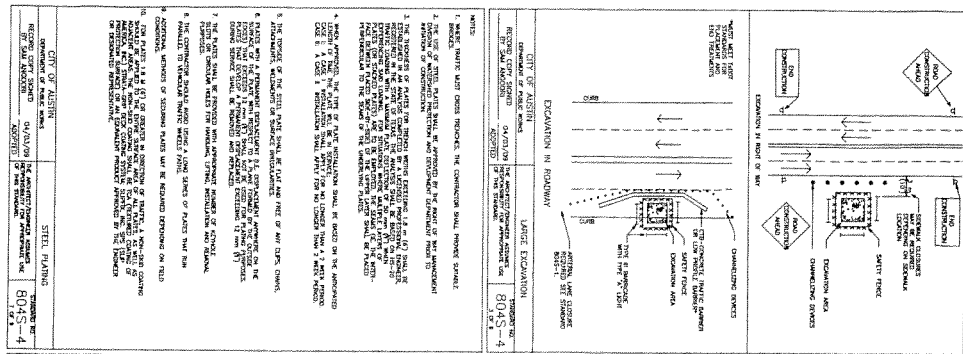


SHEET
CT203
33 OF 45
SP-2014-0429C.SH

[illegible]

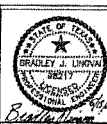
512.669.5560

42



SITE PLAN APPROVAL: 5/14/2015, 8:58 AM
 PROJECT: 104004-CT206
 SHEET: 36 OF 45
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 DATE: 5/14/2015

BLUEBONNET STUDIOS
 2301 SOUTH LAMAR BOULEVARD
 AUSTIN, TRAVIS COUNTY, TEXAS
 TRAFFIC CONTROL DETAILS



512.669.5560



2501 E. 5TH ST. #110 (OFFICE) • 815-A BRADIS ST. #310 (MAIL)
 AUSTIN, TEXAS 78702 (OFFICE) • 78702 (MAIL)

www.bigrddog.com

TEXAS REG. NO. 1-15094

REV

DATE

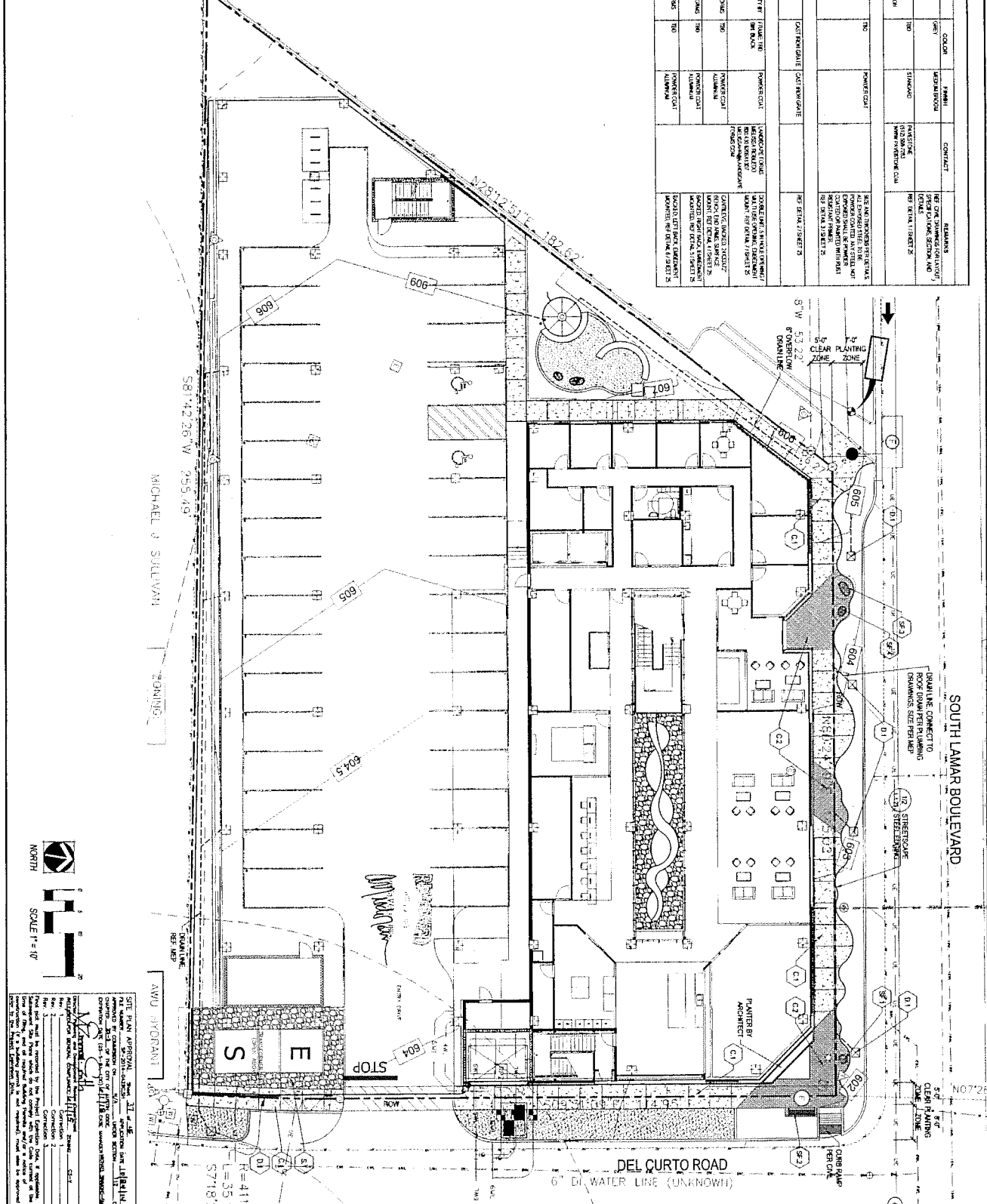
REVISION

E173

MATERIALS LEGEND

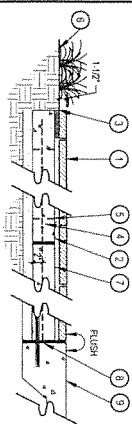
CONCRETE	DESCRIPTION	COLOR	FINISH	CONTRACT	REMARKS
(C1)	STANDARD CONCRETE PAVING	GREY	SMOOTH		SEE CIVIL DRAWING FOR NOTES
(C2)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C3)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C4)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C5)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C6)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C7)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C8)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C9)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C10)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C11)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C12)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C13)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C14)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C15)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C16)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C17)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C18)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C19)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C20)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C21)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C22)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C23)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C24)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C25)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C26)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C27)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C28)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C29)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C30)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C31)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C32)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C33)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C34)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C35)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C36)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C37)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C38)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C39)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C40)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C41)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C42)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C43)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C44)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C45)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C46)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C47)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C48)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C49)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C50)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C51)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C52)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C53)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C54)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C55)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C56)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C57)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C58)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C59)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C60)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C61)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C62)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C63)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C64)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C65)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C66)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C67)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C68)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C69)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C70)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C71)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C72)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C73)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C74)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C75)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C76)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C77)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C78)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C79)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C80)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C81)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C82)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C83)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C84)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C85)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C86)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C87)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C88)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C89)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C90)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C91)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C92)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C93)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C94)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C95)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C96)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C97)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C98)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C99)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING
(C100)	CONCRETE PAVING, EXISTING	VAR	STANDARD		EXISTING

N D L I



10/12

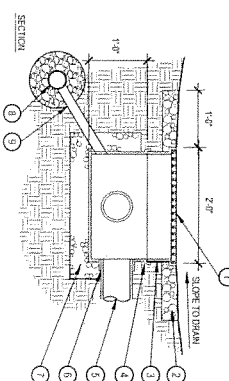
NOTE: PROVIDE 5% S.F. LOCK-UP FOR EACH
TYPE AND MATERIAL OF PAVERS INDICATED ON
PLANS FOR OWNER APPROVAL PRIOR TO
BEGINNING WORK.



1 CONCRETE PAVERS, PEDESTRIAN

SCALE: 1" = 1'-0"

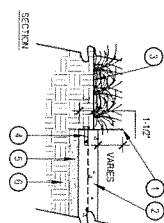
- 1 CONCRETE PAVERS, 8" MAX. MATERIAL, C-2
- 2 PROVIDE FILTER FABRIC CONCRETE SUB-SLAB
- 3 ADJACENT PAVING, OR CURB
- 4 CONCRETE SUB-SLAB (REF. CIVIL)
- 5 1" SAND SETTING BED
- 6 PLANTING
- 7 FRESH GRADE, ADJACENT D.C. LEV
- 8 THROUGH SUB-SLAB AT 3"
- 9 EXPANSION JOINT W/ DOWEL (REF. CIVIL)
- 10 ADJACENT PAVING, OR CURB



2 ROOF DRAIN EMITTER

SCALE: 1" = 1'-0"

- 1 24" x 24" CAST IRON GRADE AS PERMANENT ADJACENT
- 2 12" GRAVEL RING AROUND DRAIN
- 3 2" CONCRETE CATCH BASIN WITH EXTENSION UNITS, DEPTH TO VARY
- 4 1/2" RAINFALL DRAIN PIPE 3" x 3" ADAPTORS, DRAIN PIPE SIZE PER CIVIL ENGINEER
- 5 1/2" RAINFALL DRAIN PIPE
- 6 1/2" RAINFALL DRAIN PIPE
- 7 1/2" RAINFALL DRAIN PIPE
- 8 1/2" RAINFALL DRAIN PIPE
- 9 1/2" RAINFALL DRAIN PIPE
- 10 1/2" RAINFALL DRAIN PIPE

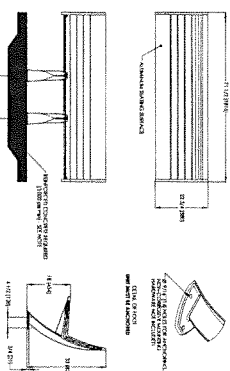


3 RAISED STEEL EDGING

SCALE: 1" = 1'-0"

- 1 STEEL REED EDGING, REF. INTO SOIL, 1" x 1" x 1/2"
- 2 ADJACENT PAVING, REF. PLANS FOR FINISH
- 3 FINISH GRADE, C/P
- 4 3" GALVANIZED
- 5 3" GALVANIZED
- 6 3" GALVANIZED
- 7 3" GALVANIZED
- 8 3" GALVANIZED
- 9 3" GALVANIZED
- 10 3" GALVANIZED

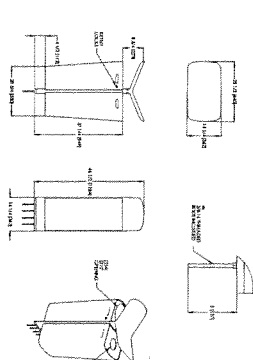
NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	Concrete Pavers, 8" Max. Material, C-2	100	SF	1.50	150.00
2	Provide Filter Fabric Concrete Sub-Slab	100	SF	0.50	50.00
3	Adjacent Paving, Or Curb	100	SF	1.00	100.00
4	Concrete Sub-Slab (Ref. Civil)	100	SF	1.00	100.00
5	1" Sand Setting Bed	100	SF	0.50	50.00
6	Planting	100	SF	1.00	100.00
7	Fresh Grade, Adjacent D.C. Lev	100	SF	1.00	100.00
8	Through Sub-Slab At 3"	100	SF	1.00	100.00
9	Expansion Joint W/ Dowel (Ref. Civil)	100	SF	1.00	100.00
10	Adjacent Paving, Or Curb	100	SF	1.00	100.00



4 AUSTIN BENCH

NTS

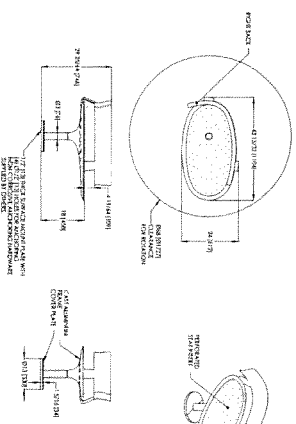
Multiplicity, Inc. 2301 South Lamar Boulevard, Austin, Texas 78741
Phone: (512) 442-1111
Fax: (512) 442-1112
www.multiplicityinc.com



5 SOPHIE BENCH

NTS

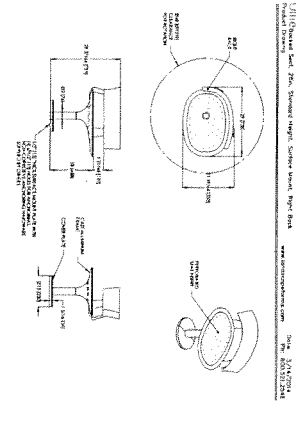
Multiplicity, Inc. 2301 South Lamar Boulevard, Austin, Texas 78741
Phone: (512) 442-1111
Fax: (512) 442-1112
www.multiplicityinc.com



6 OLLIE BENCH

NTS

Multiplicity, Inc. 2301 South Lamar Boulevard, Austin, Texas 78741
Phone: (512) 442-1111
Fax: (512) 442-1112
www.multiplicityinc.com



NDLI

SITE PLAN APPROVAL
I, _____, of _____, County of _____, State of _____, do hereby certify that the above described plans and specifications for the _____ project, located at _____, have been approved by me and that the same conform to the requirements of the _____ Ordinance, Chapter _____, Article _____, Section _____, and that the same are true and correct copies of the original plans and specifications on file in my office.

APPROVED BY: _____
DATE: _____

SEAL: _____

REVISIONS

NO.	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

BLUEBONNET STUDIOS
2301 SOUTH LAMAR BOULEVARD
AUSTIN, TRAVIS COUNTY, TEXAS

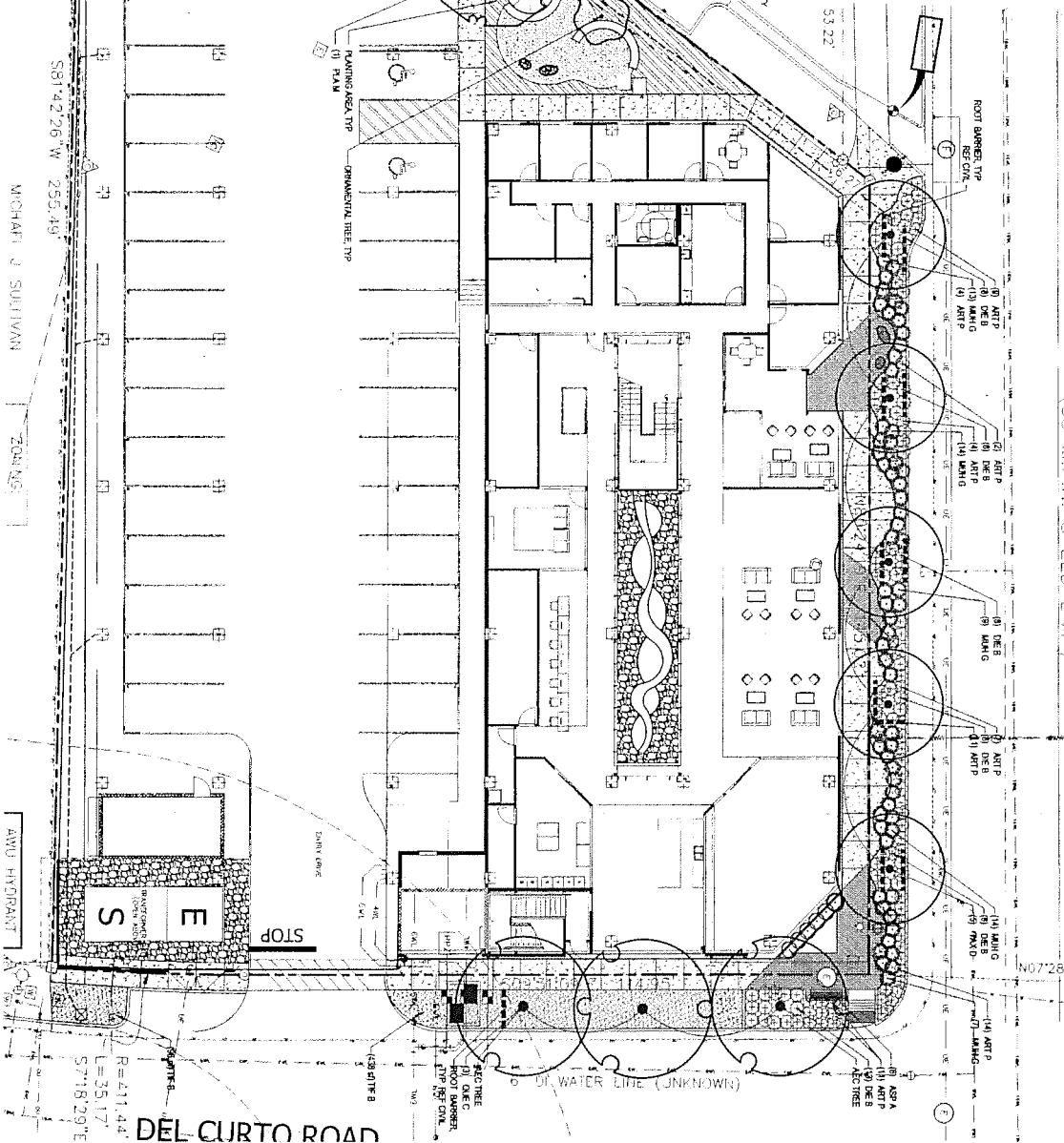
HARDSCAPE DETAILS



BIG RED DOG
ENGINEERING & CONSULTING
2021 E. 5TH ST. #110 (OFFICE) • 815-A BRADY ST. #318 (MAIL)
AUSTIN, TEXAS 78702 (OFFICE) • 78701 (MAIL)

5

4" caliber minimum, 12-14 ft. minimum



SHEET	
L-103	
39 OF 45	
SP-2014-0429C.SH	

SOFTSCAPE PLAN



**CITY OF AUSTIN APPLICATION TO BOARD
OF ADJUSTMENT INTERPRETATIONS
PART I: APPLICANT'S STATEMENT
(Please type)**

STREET ADDRESS: 2301 South Lamar Boulevard LEGAL DESCRIPTION:
Subdivision --

Lot A, Fm Del Curto Resub Lot 1 -2 and Pt 3, 26 - 30 Delcrest Addn

Lot (s) _____ Block _____ Outlot _____ Division _____

ZONING DISTRICT:

I, Michael Sullivan, on behalf of myself
affirm that on JUNE 18TH, 2015, hereby apply for an interpretation hearing before
the Board of

Adjustment.

Planning and Development Review Department interpretation is: 1) The land use for site plan

SP-2014-0429C.SH is "Congregate Living" and 2) The approved dumpster placement may be located closer than
20 feet from property on which a use permitted in an SF-5 or more restrictive zoning district is located.

I feel the correct interpretation is: 1) Multifamily, which is defined as the use of a site for three
or more dwelling units. The definition of congregate living states that 24 hour supervision is
provided for persons not needing regular medical attention. 2) The dumpster location currently
shown on the site plan should be relocated.

NOTE: The board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable findings statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.



1. There is a reasonable doubt of difference of interpretation as to the specific intent of the regulations or map in that: 1) it is not clear that twenty-four (24) hour supervision is provided on site. In addition, it is not clear whether some tenants will require medical oversight. 2) The current dumpster location requires that the dumpster be rolled out into the ROW for pickup of garbage. Approximately 107 people will be living at the Bluebonnet Studios, which will generate a significant amount of garbage. In comparison, approximately 28 people live at the adjacent property, which is required to have an on-site dumpster and not roll it out into the ROW.

2. An appeal of use provisions could clearly permit a use which is in character with the uses enumerated for the various zones and with the objectives of the zone in question because: there are multiple uses allowed within CS-V zoning. An appeal of the use provisions could still allow the proposed use of multi-family with a conditional use permit. More appropriate setbacks for dumpsters and parking provisions could be provided.

3. The interpretation will not grant a special privilege to one property inconsistent with other properties or uses similarly situated in that: Other uses which include over 107 residents are required to provide on-site dumpster locations for pickup of garbage and are not allowed to be located less than 20 feet from adjacent properties.

E
78

Appeal Process

You may appeal this “STOP WORK ORDER”, “REMOVE OR RESTORE”, “REVOCATION” or “SUSPENSION OF PERMIT” in accordance with Land Development Code section 25-1-461 by following these requirements:

§ 25-1-461 APPEAL.

- (A) A person may appeal a stop work order, remove or restore order, revocation, or suspension issued under this division by giving written notice to the accountable official not later than the third day after:
 - (1) the stop work order or remove or restore order is posted; or
 - (2) the person receives notice of the revocation or suspension.
- (B) The notice of appeal must contain:
 - (1) the name and address of the appellant;
 - (2) a statement of facts;
 - (3) the decision being appealed; and
 - (4) the reasons the decision should be set aside.
- (C) The accountable official shall hear the appeal not later than the third working day after the appeal is filed. The appellant, the appellant’s expert, and the department may offer testimony to the accountable official.
- (D) The accountable official shall affirm or reverse the department’s decision not later than the second working day after the hearing. The official shall give written notice of the decision and a statement of the reasons for the decision to the appellant.
- (E) The appellant may appeal the accountable official’s decision to the Land Use Commission or appropriate technical board by giving written notice to the accountable official and the presiding officer of the Land Use Commission or appropriate technical board not later than the third working day after receiving notice of the decision. The notice of appeal must contain the information described in Subsection (B).
- (F) The Land Use Commission or appropriate technical board shall hear the appeal at the next regularly scheduled meeting following receipt of the notice of appeal. An appeal is automatically granted if the Land Use Commission or appropriate technical board does not hear the appeal before the 21st day following receipt of the notice of appeal.
- (G) A stop work order, remove or restore order, suspension, or revocation remains in effect during the pendency of an appeal under this section.

Source: Section 13-1-69; Ord. 990225-70; Ord. 010607-8; Ord. 031211-11.

By signing this document, I attest to having read and understand my rights as granted by the Land Development Code for the process for appealing a stop work order, remove or restore order, revocation, or suspension.

7-10-13 MICHAEL SULLIVAN M. Sullivan
Date: Printed Name: Signature:

NOTICE OF APPEAL INFORMATION

2/17/15

Austin City Code 25-1-461 (see page 2 of 2 for appeal process)



Planning and

Development

Review Department

Address of Property in Question
2301 South Lamar Boulevard

Permit Number
SP-2014-0429C.SH

Appellant Filing Appeal
Michael Sullivan

Relationship to Property
Adjacent Neighbor

Appellant's status as Interested Party
Adjacent property located within 500 feet

Appellant Contact Information			Permit Holder Contact Information		
Name Michael Sullivan			Name FC Bluebonnet Housing, LP		
Street 1613 WEST 9TH 1/2 ST Austin			Street 3036 South 1st Street, #200		
City Austin, TX	State	Zip 78703	City Austin, TX	State	Zip 78704
Telephone 512 - 484 - 0767			Telephone 512-217-0429		
E-Mail LTSULLIVAN@hotmail.com			E-Mail		
Date of Decision Being Appealed: July 13, 2015			Date Appeal is Filed: June 18, 2015		

Decision being appealed: (use additional paper as required)

- 1) The use determination based on Code Sections 25-2-6 and 25-1-197.
- 2) Waiver for dumpster placement.

Reason the appellant believes the decision does not comply with the requirements of the Land Development Code (Title 25)

- 1) Staff misinterpreted congregate living, as multifamily is the more appropriate use based on the application documents, as well as actual use. Multi-family is a conditional use in the CS-V zoning district.
- 2) Staff misinterpreted maneuverability, access and hardship to accomodate trash dumpsters. The trash dumpsters are to be serviced in Del Curto Rd, near where storm water is dumped, flowing to S Lamar or into the neighborhood and taking the dumpsters along. The roll out dumpster was approved, with no demonstrated hardship, simply poor planning.

12/3

INTERESTED PARTY INFORMATION

Interested parties are specifically defined in section 25-1-131 of the City Code. To view the Code on-line, go to this link:
http://www.amlegal.com/austin_tx/.

Besides the applicant or owner listed in an application, a person can become an interested party if they communicate an interest to the City through the Case Manager and if they satisfy at least one of the following criteria: 1) they occupy a primary residence that is within 500 feet of the site of the proposed development; 2) they are the record owner of property within 500 feet of the site of the proposed development; or 3) they are an officer of an environmental or neighborhood organization that has an interest in the site of the proposed development or whose declared boundaries are within 500 feet of the site of the proposed development.

If a person satisfies the criteria to become an interested party, they must communicate an interest by delivering a written statement to the Case Manager. The communication must: 1) generally identify the issues of concern; 2) include the person's name, telephone phone number, and mailing address; 3) be delivered before the earliest date on which action on the application may occur; and 4) if the communication is by telephone, be confirmed in writing not later than seven days after the earliest date on which action on the application may occur.

Returned

12-3-14

Written comments concerning the site plan application may be submitted to the case manager on this form. Comments on a separate form should include the case number and the contact person listed on the notice.

12/3/14 5191

ms6 4-27

Case Number: SP-2014-0429C.SH

Contact: Michael Simmons-Smith, 512-974-1225 or
Elisa Garza, 512-974-2308

I meet the requirements for and request to be an interested party

Michael Sullivan 512-484-0767

Name (please print)

Telephone number

2208 Del Canto Rd 78704

Address(es) affected by this application (Street, City, ZIP Code)

1613 W 97th St 78703

Mailing address (Street, City, ZIP Code)

M. Sullivan

12-3-14

Signature

Date

Comments: TDO Much Density on

Schanna Area Already

ms6 4-27-15

Michelle Casillas 512-974-7623

Mail comment forms to:

City of Austin

Planning and Development Review Department

Attn: Michael Simmons-Smith

P. O. Box 1088

Austin, TX 78767-1088

3 UP THE STREET TREE/FURNITURE
ZONE IS DESIGNATED AS FUTURE
BIKE LANE

100-15-2013
Wm. J. Hall

STREET TREE/FURNITURE ZONE
REFERENCE LANDSCAPE PLANS

1

11	BICYCLE PARKING (12 SPACES). REFERENCE CONSTRUCTION DETAILS.
----	--

12	STREET TREE LOCATION (TYPICAL). REFERENCE LANDSCAPE PLANS.
	CONCRETE RETAINING WALL WITH GUARDRAIL. REFERENCE CONSTRUCTION

13	CONCRETE, REINFORCED. SEE ALSO DETAILS.
14	CROSSWALK STRIPING. REFERENCE CONSTRUCTION DETAILS.

15	COA TYPE 1 CURB RAMP. REF. CONSTRUCTION DETAILS (A325-JH)
----	---

16 3-FOOT OF THE STREET/TREE FURNITURE ZONE IS DESIGNATED AS FUTURE BIKE LANE.

17	STARWELL - INGRESS/EGRESS
----	---------------------------

18	ELECTRICAL ROOM
19	FIRE RISER ROOM

20 ASPHALT PAVEMENT PATCH BETWEEN PROPOSED CURB & GUTTER AND
EXISTING ASPHALT PAVEMENT. REFERENCE CONSTRUCTION DETAILS
(11005-5 & 11005-8A)

21 CONCRETE WHEEL STOP (TYPICAL). REFERENCE CONSTRUCTION DETAILS.

22 TRASH/RECYCLE AREA.

23	STOP BAR. REFERENCE CONSTRUCTION DETAILS.
24	ASPHALT REPAVING & RESTRIPIING FOR UTILITY WORK WITHIN S. LAMAR & S. AUSTIN. REFERENCE CONSTRUCTION DETAILS (R705-1A & 11005-0A)

☐ DEL CURRIO. REFERENCE CONSTRUCTION DETAILS (VARS) TO BE PLACED ON THE SIGN.

☒ DUMPSTER LOCATION SIGNAGE. REFERENCE CONSTRUCTION DETAILS FOR LANGUAGE TO BE PLACED ON THE SIGN.

26	CONCRETE REMAINING WALL / ADA COMPLIANT RAMP WITH HANDRAILS; REFERENCE CONSTRUCTION DETAILS.
27	GRAVEL (RIVER ROCK) - SURROUNDING CONCRETE ELECTRICAL

27	TRANSFORMER PAD
28	AEC TREES - PROVIDED FOR AEC COMPLIANCE ALONG DEL. CURTO.

GENERAL NOTES:
SEEKING TO SECURE FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY

1. A PERMITS REQUIRED FOR CONSTRUCTION WITHIN THE RIGHT OF WAY.
2. ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAP REQUIRED.

3. ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING & PROPERTY LINE UN

4. CONTINUATION SHALL FORM SLOPES AND TYPICAL SLOPES ARE NO GREATER THAN 2X AND RUNNING SLOPE ARE NO GREATER THAN 2X. CONTACT ENGINEER FOR SOLUTION.

5. CONTRACTOR SHALL FINISH AND INSTALL ALL MATERIALS AND APPURTENANCES AS AUSTIN SPECIFICATIONS.

6. EVERY ACCESSIBLE PARKING SPACE MUST BE IDENTIFIED BY A SIGN, CENTERED AT

THE SPACE. [IBC 1110.1, ANSI 502.7]

7. A MINIMUM VERTICAL CLEARANCE OF 11'4" MUST BE PROVIDED AT ACCESSIBLE PASS ROUTES TO SUCH AREAS FROM SITE ENTRANCES. A MINIMUM VERTICAL CLEARANCE

8. SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME MATERIALS

9. EACH COMPACT PARKING SPACE/ANGLE WILL BE SIGNED "SMALL CAR ONLY".

10. COMPLIANCE WITH COMMERCIAL AND MULTI-FAMILY RECYCLING UNDERGROUND IS MORE UNITS AND BUSINESSES AND OFFICE BUILDINGS WITH 100 OR MORE EMPLOY

12 ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH THE CITY OF LOS ANGELES LIGHTING DESIGN AND INSTALLATION SPECIFICATIONS, SECTION 05-52-00, DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURE SHALL BE APPROVED BY THE CITY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS.

13. COMPACT SPACES SHALL BE 7.5 FEET X 15 FEET. IF COLUMNS ARE LOCATED AT 7 SPACES ADJACENT TO THE COLUMNS MUST BE 8 FEET WIDE. NO OTHER VARIATION APPROVAL IN ACCORDANCE WITH SECTION 2.3.4.E.

14. FULL SIZE SPACES MUST BE NO LESS THAN 0.5 FEET WIDE. IF COLUMNS ARE LC FULL SIZE SPACES ADJACENT TO THE COLUMNS MUST BE 9 FEET WIDE.

15. TRASH COLLECTION WILL BE FROM ROLL-OUT TRASH RECEPTACLES AS SHOWN ON ON-SITE OR IN PUBLIC RIGHT-OF-WAY.

16. THERE WILL BE 11 ACCESSIBLE UNITS. NO PUBLIC ACCOMMODATIONS OR AMENT

ALWAYS. A MINIMUM 5-FOOT WIDE AISLE SHALL REMAIN CLEAR.

1. RIVER F. PARKING SHALL NOT OBSTRUCT WALKWAYS. A MINIMUM 5-FOOT WIDE WALKWAY SHALL REMAIN CLEAR.

BLUEBONNET STUDIOS - 2301

INDEX

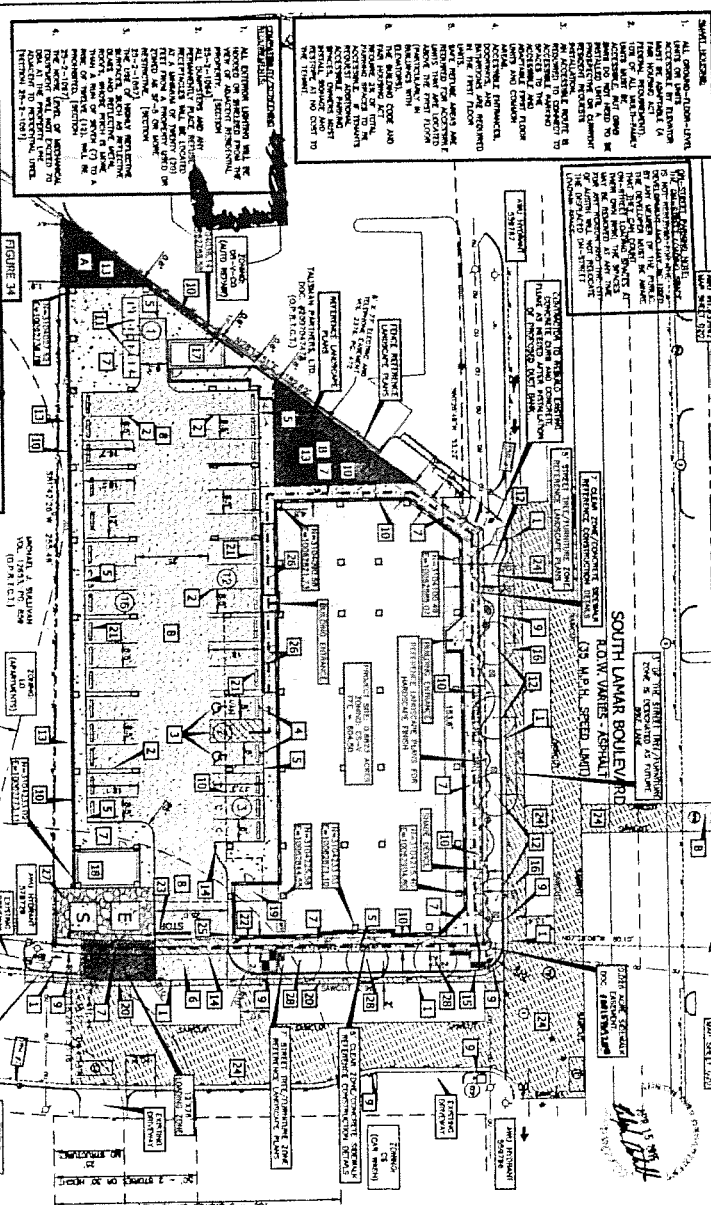
AINYI F P

WILL NOT OBSTRUCT WALKWAYS. A MINIMUM 5-FOOT WIDE AISLE SHALL REMAIN CLEAR

SITE PLAN
FILE NUMBER.

2018

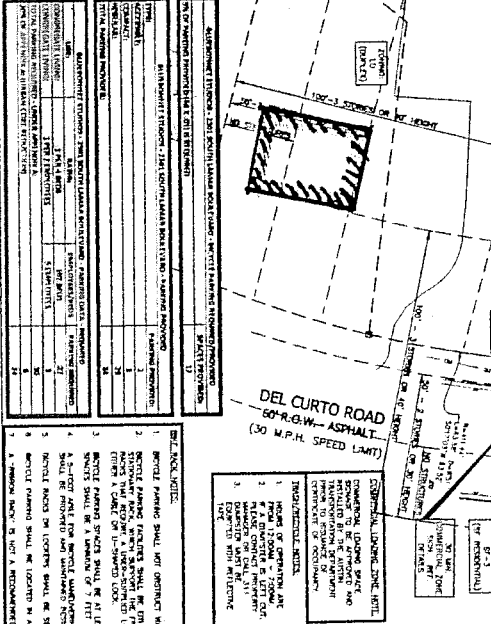
REVISION	DATE	DESCRIPTION
1	10/10/18	ISSUED FOR PERMIT



BUILDING INFORMATION	
PROJECT NAME	BLUEBONNET STUDIOS
OWNER	2301 SOUTH LAMAR BOULEVARD, AUSTIN, TEXAS 78741
ARCHITECT	1234567890
ENGINEER	1234567890
DATE	10/10/18

MATERIALS	
CONCRETE	4000 PSI
STEEL	A36
GLASS	1/2" CLEAR
PAINT	WHITE
ROOFING	ASPH/FLT
LANDSCAPING	SEE DETAIL

FINISHES	
FLOOR	POLISHED CONCRETE
WALL	PLASTER
CEILING	ACoustical
DOOR	STEEL
WINDOW	ALUMINUM



1. ALL EXISTING BUILDINGS SHALL BE DEMOLISHED AND THE SITE SHALL BE GRADENED TO THE FINISH GRADE.	2. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.	3. ALL EXISTING TREES SHALL BE MAINTAINED AND PROTECTED.	4. ALL EXISTING LANDSCAPING SHALL BE MAINTAINED AND PROTECTED.	5. ALL EXISTING PAVING SHALL BE MAINTAINED AND PROTECTED.	6. ALL EXISTING FENCES SHALL BE MAINTAINED AND PROTECTED.	7. ALL EXISTING SIGNAGE SHALL BE MAINTAINED AND PROTECTED.	8. ALL EXISTING LIGHTING SHALL BE MAINTAINED AND PROTECTED.	9. ALL EXISTING SECURITY SHALL BE MAINTAINED AND PROTECTED.	10. ALL EXISTING ACCESS SHALL BE MAINTAINED AND PROTECTED.	11. ALL EXISTING EGRESS SHALL BE MAINTAINED AND PROTECTED.	12. ALL EXISTING VENTILATION SHALL BE MAINTAINED AND PROTECTED.	13. ALL EXISTING MECHANICAL SHALL BE MAINTAINED AND PROTECTED.	14. ALL EXISTING ELECTRICAL SHALL BE MAINTAINED AND PROTECTED.	15. ALL EXISTING COMMUNICATIONS SHALL BE MAINTAINED AND PROTECTED.	16. ALL EXISTING RECORDS SHALL BE MAINTAINED AND PROTECTED.	17. ALL EXISTING ASSESSMENTS SHALL BE MAINTAINED AND PROTECTED.	18. ALL EXISTING INSURANCE SHALL BE MAINTAINED AND PROTECTED.	19. ALL EXISTING TAXES SHALL BE MAINTAINED AND PROTECTED.	20. ALL EXISTING FEES SHALL BE MAINTAINED AND PROTECTED.	21. ALL EXISTING PENALTIES SHALL BE MAINTAINED AND PROTECTED.	22. ALL EXISTING DAMAGES SHALL BE MAINTAINED AND PROTECTED.	23. ALL EXISTING LIABILITIES SHALL BE MAINTAINED AND PROTECTED.	24. ALL EXISTING RISKS SHALL BE MAINTAINED AND PROTECTED.	25. ALL EXISTING OPPORTUNITIES SHALL BE MAINTAINED AND PROTECTED.	26. ALL EXISTING CHALLENGES SHALL BE MAINTAINED AND PROTECTED.	27. ALL EXISTING SOLUTIONS SHALL BE MAINTAINED AND PROTECTED.	28. ALL EXISTING IMPROVEMENTS SHALL BE MAINTAINED AND PROTECTED.	29. ALL EXISTING MAINTENANCE SHALL BE MAINTAINED AND PROTECTED.	30. ALL EXISTING REPAIRS SHALL BE MAINTAINED AND PROTECTED.	31. ALL EXISTING REPLACEMENTS SHALL BE MAINTAINED AND PROTECTED.	32. ALL EXISTING UPGRADES SHALL BE MAINTAINED AND PROTECTED.	33. ALL EXISTING MODIFICATIONS SHALL BE MAINTAINED AND PROTECTED.	34. ALL EXISTING ADJUSTMENTS SHALL BE MAINTAINED AND PROTECTED.	35. ALL EXISTING CORRECTIONS SHALL BE MAINTAINED AND PROTECTED.	36. ALL EXISTING PREVENTIONS SHALL BE MAINTAINED AND PROTECTED.	37. ALL EXISTING MITIGATIONS SHALL BE MAINTAINED AND PROTECTED.	38. ALL EXISTING AVOIDANCES SHALL BE MAINTAINED AND PROTECTED.	39. ALL EXISTING MINIMIZATIONS SHALL BE MAINTAINED AND PROTECTED.	40. ALL EXISTING MAXIMIZATIONS SHALL BE MAINTAINED AND PROTECTED.
---	--	--	--	---	---	--	---	---	--	--	---	--	--	--	---	---	---	---	--	---	---	---	---	---	--	---	--	---	---	--	--	---	---	---	---	---	--	---	---

1. ALL EXISTING BUILDINGS SHALL BE DEMOLISHED AND THE SITE SHALL BE GRADENED TO THE FINISH GRADE.	2. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.	3. ALL EXISTING TREES SHALL BE MAINTAINED AND PROTECTED.	4. ALL EXISTING LANDSCAPING SHALL BE MAINTAINED AND PROTECTED.	5. ALL EXISTING PAVING SHALL BE MAINTAINED AND PROTECTED.	6. ALL EXISTING FENCES SHALL BE MAINTAINED AND PROTECTED.	7. ALL EXISTING SIGNAGE SHALL BE MAINTAINED AND PROTECTED.	8. ALL EXISTING LIGHTING SHALL BE MAINTAINED AND PROTECTED.	9. ALL EXISTING SECURITY SHALL BE MAINTAINED AND PROTECTED.	10. ALL EXISTING ACCESS SHALL BE MAINTAINED AND PROTECTED.	11. ALL EXISTING EGRESS SHALL BE MAINTAINED AND PROTECTED.	12. ALL EXISTING VENTILATION SHALL BE MAINTAINED AND PROTECTED.	13. ALL EXISTING MECHANICAL SHALL BE MAINTAINED AND PROTECTED.	14. ALL EXISTING ELECTRICAL SHALL BE MAINTAINED AND PROTECTED.	15. ALL EXISTING COMMUNICATIONS SHALL BE MAINTAINED AND PROTECTED.	16. ALL EXISTING RECORDS SHALL BE MAINTAINED AND PROTECTED.	17. ALL EXISTING ASSESSMENTS SHALL BE MAINTAINED AND PROTECTED.	18. ALL EXISTING INSURANCE SHALL BE MAINTAINED AND PROTECTED.	19. ALL EXISTING TAXES SHALL BE MAINTAINED AND PROTECTED.	20. ALL EXISTING FEES SHALL BE MAINTAINED AND PROTECTED.	21. ALL EXISTING PENALTIES SHALL BE MAINTAINED AND PROTECTED.	22. ALL EXISTING DAMAGES SHALL BE MAINTAINED AND PROTECTED.	23. ALL EXISTING LIABILITIES SHALL BE MAINTAINED AND PROTECTED.	24. ALL EXISTING RISKS SHALL BE MAINTAINED AND PROTECTED.	25. ALL EXISTING OPPORTUNITIES SHALL BE MAINTAINED AND PROTECTED.	26. ALL EXISTING CHALLENGES SHALL BE MAINTAINED AND PROTECTED.	27. ALL EXISTING SOLUTIONS SHALL BE MAINTAINED AND PROTECTED.	28. ALL EXISTING IMPROVEMENTS SHALL BE MAINTAINED AND PROTECTED.	29. ALL EXISTING MAINTENANCE SHALL BE MAINTAINED AND PROTECTED.	30. ALL EXISTING REPAIRS SHALL BE MAINTAINED AND PROTECTED.	31. ALL EXISTING REPLACEMENTS SHALL BE MAINTAINED AND PROTECTED.	32. ALL EXISTING UPGRADES SHALL BE MAINTAINED AND PROTECTED.	33. ALL EXISTING MODIFICATIONS SHALL BE MAINTAINED AND PROTECTED.	34. ALL EXISTING ADJUSTMENTS SHALL BE MAINTAINED AND PROTECTED.	35. ALL EXISTING CORRECTIONS SHALL BE MAINTAINED AND PROTECTED.	36. ALL EXISTING PREVENTIONS SHALL BE MAINTAINED AND PROTECTED.	37. ALL EXISTING MITIGATIONS SHALL BE MAINTAINED AND PROTECTED.	38. ALL EXISTING AVOIDANCES SHALL BE MAINTAINED AND PROTECTED.	39. ALL EXISTING MINIMIZATIONS SHALL BE MAINTAINED AND PROTECTED.	40. ALL EXISTING MAXIMIZATIONS SHALL BE MAINTAINED AND PROTECTED.
---	--	--	--	---	---	--	---	---	--	--	---	--	--	--	---	---	---	---	--	---	---	---	---	---	--	---	--	---	---	--	--	---	---	---	---	---	--	---	---

ENGINEERING & CONSULTING

STATE OF TEXAS
PROFESSIONAL ENGINEER
1234567890
10/10/18

13/8

BLUEBONNET STUDIOS SITE PLAN EXPIRATION DATES

STAFF INTERPRETATION		CODE REQUIREMENT	
	STAFF'S ACTUAL ADDL TIME TO DATES REVIEW PERIOD	CODE REQD SECTION 25-5-1.14 DATES REVIEW DEADLINES	ADDL TIME THAT SHOULD HAVE BEEN ADDED
Completeness check submittal	10/24/14	10/24/14	
Formal submittal	11/17/14	11/17/14	
Received first round of comments	12/11/14 Two days overdue	12/15/14 28	Zero days overdue
Submitted response	12/23/14	12/23/14	
Received second round of comments	1/16/15 10 days overdue	1/6/15 14	10 days overdue
Submitted response 2	2/19/15	2/19/15	
Received third round of comments	3/30/15 28 days overdue	3/5/15 14	25 days overdue
Approve and released date	6/1/15		

Application expiration: 4/22/15 180 days from submittal # 4/22/15 180 days from submittal

Application expiration: 6/1/15 Including overdue days 5/27/15 Including overdue days



City of Austin

15-2015-0104

Neighborhood Housing and Community Development

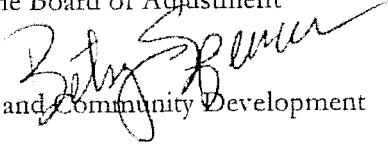
P.O. Box 1088, Austin, TX 78767-1088

(512) 974-3100 • Fax: (512) 974-3112 • www.austintexas.gov/housing

El
84

July 10, 2015

TO: Chair and Members of the Board of Adjustment

FROM: Betsy Spencer, Director 
Neighborhood Housing and Community Development

SUBJECT: Agenda Item G-1 for the July 13, 2015 Meeting.

I am writing to provide information to the Board of Adjustment that pertains to agenda item G-1 for the July 13, 2015 meeting. I realize there are a number of factors you will consider when making a decision on this matter, and I wanted to share with you some facts that I hope will be helpful.

As you know, Bluebonnet Studios will be a 107-unit Single Room Occupancy facility for adults. This particular development will serve some of our most vulnerable citizens: veterans, elderly persons, disabled individuals, and people who, without this development, might otherwise be homeless. Bluebonnet Studios will also offer Permanent Supportive Housing (PSH) with services to help those individuals who are harder to serve.

The City Council passed Resolution Number 20141002-043 (attached) directing the City Manager to set a community target of 400 PSH units to be delivered through coordinated, community-wide efforts in the next four years. Bluebonnet Studios will help fulfill this Council directive by providing 21 PSH units.

In addition, the City Council, in its role as the Board of Directors of the Austin Housing Finance Corporation (AHFC), has supported this project by approving funding in the amount of \$2,794,430 to help finance the development of Bluebonnet Studios. Agreements between AHFC and Foundation Communities have already been executed, and \$2 million of the total amount approved has already been expended.

Finally, there is an issue of timeliness. In addition to the funding provided through the City/AHFC, Foundation Communities received a Low Income Housing Tax Credit award in July 2014 from the State. The tax credit program is governed by the Internal Revenue Service and provides an incentive for the private sector to make a substantial investment in affordable housing. However, the Internal Revenue Code requires that the development be completed and in service by December 31, 2016. If not, it will have serious consequences for the project, for Foundation Communities as an organization, and for the tax credit investor.

I hope this information is helpful, and my staff and I are available to answer any questions you may have.

cc: Marc A. Ott
Bert Lumbreras

Attachment: Resolution No. 2014

E1
85

El
86

RESOLUTION NO. 20141002-043

WHEREAS, the City of Austin has an interest in improving the quality of life of all of its citizens; and

WHEREAS, in March 2011 the City Council adopted the City of Austin Permanent Supportive Housing (PSH) Strategy which identified a need for 1,889 additional units and a near-term plan for at least 350 PSH units by 2014 utilizing proven approaches that prioritized the chronically homeless and frequent users of public systems to achieve the greatest cost avoidance to taxpayers by reducing emergency room care, reducing jail time, and supporting re-entry into the work force; and

WHEREAS, national cost studies and objective evidence of intervention efficacy and metrics of self-sufficiency prepared for the City of Austin by the Corporation for Supportive Housing in September 2010 cited a 50% reduction in incarceration rates, 50% reduction in emergency room visits, an 85% reduction in detoxification services and a 50% increase in earned income by residents of PSH; and

WHEREAS, many of the most effective outcomes of PSH studied utilize the Housing First approach which is generally distinguished by its emphasis on moving people into stable housing first and then working to provide robust wrap-around services that address the medical, mental, or behavioral conditions and other needs of residents; and

WHEREAS, the City of Austin worked with the Ending Community Homelessness Coalition (ECHO) to provide an evaluation and update of the PSH Strategy in August, 2014, and that evaluation highlighted both the success of PSH but also the need to focus more on 'Housing First' approaches; and

11/15/18

WHEREAS, the ECHO PSH evaluation also noted that for Austin there was a 44 percent reduction in the number of people with a jail booking for a new arrest, and more than a 50 percent reduction in bookings in the year following entry into supportive housing. Additionally jail bed days dropped by 68 percent in the two years following PSH entry and the number of Downtown Austin Community Court cases dropped by nearly 80 percent in the year after PSH entry; and

WHEREAS, the ECHO PSH evaluation goes on to note that for individuals who opted to share their healthcare data ER, inpatient, clinic and outpatient utilization and costs decreased in the year after entry into supportive housing; and

WHEREAS, using estimated average cost figures for nights in shelter, bookings, jail beds, emergency room, and inpatient hospital, the reported usage the year before housing for this study group totals \$2M and the first year after PSH, it only totals \$1.1M which is in line with reductions experienced in other communities and the desired outcomes for the Austin PSH Strategy; and

WHEREAS, the report recommends establishing PSH as the primary intervention to end chronic homelessness and to set a new target of 400 PSH units, with a minimum of 200 dedicated to Housing First PSH; and

WHEREAS, the report also recommends modifications to the 2010 PSH Strategy regarding coordinated assessment, more rigorous evaluation, and better data sharing to inform the PSH Leadership Finance Committee and the City in its efforts; **NOW THEREFORE**,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

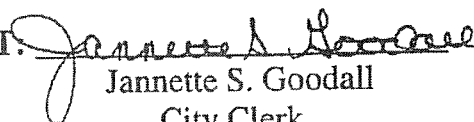
Permanent Supportive Housing will be the primary intervention to end chronic homelessness for the City of Austin.

BE IT FURTHER RESOLVED:

The City Manager is directed to set a community target of 400 PSH units, with a minimum of 200 dedicated to 'Housing First' PSH, to be delivered through coordinated, community-wide efforts in the next four years and to adopt the updates to the PSH strategy recommended in the August 2014 PSH Evaluation Report.

ADOPTED: October 2, 2014

ATTEST:


Jannette S. Goodall
City Clerk

E1
88

HUSCH BLACKWELL

111 Congress Avenue, Suite 1400
Austin, Texas 78701
512.472.5456

Nikelle S. Meade
Partner

512.479.1147 direct
512.226.7208 direct fax
nikelle.meade@huschblackwell.com

July 30, 2015

Chair Vincent Harding and
Members of the Board of Adjustment
City of Austin
c/o Leane Heldenfels
505 Barton Springs Road, 1st Floor
Austin, Texas 78701

Re: Property Owner Objection to Request for Reconsideration by Michael Sullivan -
Bluebonnet Studios, 2301 S. Lamar; **Case No. C15-2015-0104**

Chair Harding and Members of the Board of Adjustment:

Our firm represents Foundation Communities concerning their Bluebonnet Studios project and the appeal against the project that was filed by Michael Sullivan and was heard by the Board on July 13th. Mr. Sullivan has now requested reconsideration of the Board's denial of the appeal, and this letter is to express Foundation Communities' position with regard to the merits of the reconsideration request and whether the Board should change its action on the appeal.

First and foremost, although the Board rules grant an appellant whose appeal is unsuccessful the opportunity to ask the Board to reconsider its decision on the appeal, those rules clearly state that a reconsideration request must meet the following requirements:

1. it shall state how the Board erred;
2. it shall state why the matter should be reconsidered; and
3. it shall support statements 1 and 2 with new or clarified evidence that would affect the Board's action.

The documents filed by Mr. Sullivan fail to meet any of these requirements, so we are hopeful that the Board will rule that the matter should not be considered.

If the Board does decide that reconsideration is warranted, we would like to present several critical flaws in the evidence Mr. Sullivan has provided to support his position that the Board should overturn its prior action on the case. None of the evidence presented by Mr. Sullivan would support overturning the decision the Board made at the July meeting.

El
90

- I. In almost 71 pages of documentation, Mr. Sullivan never states how the Board erred. Instead, he discusses that he missed part of the meeting where a citizen spoke about the quorum issue, he discusses that had he heard the citizen speak he would have asked for a postponement, and he makes numerous statements about how he disagrees with the Board's decision. None of his statements indicate that any error was made.
- II. With regard to Mr. Sullivan's claim that he didn't have enough information to know to ask for a postponement because he arrived at the meeting late, Mr. Sullivan DID ask for a postponement. And, in response, the Board spent several minutes of the meeting hearing his reasons why he thought postponement was needed then voted to move forward with the hearing.
- III. Mr. Sullivan argues that the Board's July action should be overturned because he (not the Board) didn't understand the role of South Lamar Neighborhood Association in the matter. Since Mr. Sullivan's appeal is an appeal of a staff determination, SLNA's involvement in the case is not technically relevant to the matter. That said, even if SLNA's involvement or testimony was a factor the Board was required to consider, whether or not Mr. Sullivan (not the Board) understood SLNA's role in the matter is immaterial and is not a reason the board should overturn its previous decision. A representative of SLNA was present at the July meeting and provided testimony to the Board, and Mr. Sullivan had an opportunity to comment on their support of the project in his rebuttal and he chose not to do so.
- IV. Mr. Sullivan argues that the Board's July action should be overturned because he (not the Board) found no evidence at the prior hearing of "supervision" or "assisted living", and he adds that the facility cannot be assisted living because there are individual clothes washing machines and dryers and that residents will have stoves in their rooms rather than only having a central cooking area. The definition of congregate living (including what constitutes supervision and what constitutes assistance) was presented to the Board by city staff and various witnesses at the hearing, the definition was discussed at length, and Board members discussed and asked questions about these issues with citizens and staff. The very item the Board voted on in July was whether or not the use fits this definition, so it is inaccurate to say that no evidence was presented in this regard. Because Mr. Sullivan disagrees with the Board's decision on these issues does not mean the Board erred.
- V. Mr. Sullivan argues that the Board's July action should be overturned because the only "supervision" there will be at this property is a security person at the front desk. First, this statement is incorrect and is completely inconsistent with the statements made under oath by witnesses at the hearing. Additionally, Mr. Sullivan has no unilateral knowledge or information about how the facility will be operated so has no basis on which to question the testimony presented by the operator at the July hearing. At that hearing, the Board directly asked for statements and information from Foundation Communities about how the facility will be run, including what supervision there would be. The Board

El
91

discussed this issue at length and they took action based upon the testimony. If Mr. Sullivan has some information to contradict this testimony, he failed to submit it.

- VI. Mr. Sullivan argues that the Board's July action should be overturned because he is offended that the definition of Congregate Living states that it does not include services for persons needing regular medical attention. First, Mr. Sullivan is misunderstanding or misstating what this definition means. (*The definition means the residents are not receiving regular medical attention from the facility. It has nothing to do with how frequently they independently seek medical attention from their own doctors.) Second, his offense related to this definition has nothing to do with the case and is not a basis for appeal or evidence that the Board should overturn its prior action.
- VII. Mr. Sullivan argues that the Board's July action should be overturned because the site plan was not available before the 7/13 hearing. This statement is not accurate. The site plan has been on file with the City since October of 2014 and has been on the city's website (including all updates thereto) since at least November of 2014.
- VIII. Regarding the dumpster location, the statements Mr. Sullivan makes in his request for reconsideration are exactly (almost verbatim) the statements he already made about this issue in the hearing, so what he has provided is not new information. He provides copies of the site plan, but those plans were available to staff, Board members, and the public at the hearing so are not new information. Because this same information was already heard and deliberated by the Board, it is not a reason the Board should overturn its prior decision in the case.

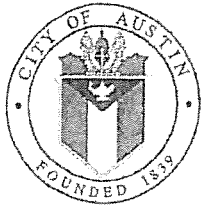
We appreciate the Board's time taken related to this matter, and we hope that the Board will not reconsider its prior action. Although Mr. Sullivan had an opportunity to do so, he failed to present evidence to meet the basic requirements for reconsideration. And, even if the Board did grant reconsideration, Mr. Sullivan has not provided the Board with any relevant evidence that wasn't already presented at the July hearing or that would establish a basis for overturning the prior action.

Sincerely,



Nikelle S. Meade

NSM:tb



City of Austin

Founded by Congress, Republic of Texas, 1839
Planning and Zoning Department
One Texas Center, 505 Barton Springs Road 5th Floor
P.O. Box 1088, Austin, Texas 78767
(512) 974-3207

7/1
92

July 1, 2015

Mr. Michael Sullivan
2208 Del Curto Dr.
Austin, TX 78704

Dear Mr. Sullivan,

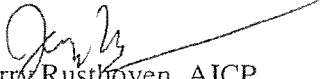
The City of Austin Planning and Zoning Department has reviewed your appeal of the determination that the land use for the Bluebonnet Studios site plan (case number SP-2014-0429C.SH). Staff believes that the use as described would fall under the congregate living definition as described in 25-2-6 (see below). The applicant, Foundation Communities, has relayed to the staff that there will be 24 hour supervision and that there will be more than 15 residents not needing regular medical attention. Based upon Foundation's experience with similar facilities some of the residents will be physically impaired, over 60 years old and some are with developmental disabilities. Many of the residents are coming from a situation of homelessness. These type of residents are the type we would expect to see in a congregate living use.

While the applicants engineer does refer to the use as apartments in the summary letter and the TIA determination form this does not establish the use. The use is determined by the staff during the site plan review. If, after the project is constructed, its use in practice does not conform to the use approved under the site plan, this would be investigated by the Code Department.

With regards to the dumpster, a waiver or variance was not granted to Code section 25-2-1067 (C). This section of the Code requires dumpsters to be located at least 20 feet away from single family zoning or uses. The dumpster is at least 80 feet from a single family use or zoning. An administrative waiver was granted to Sec 9.3.0 #2 & #3 of the Transportation Criteria Manual to allow maneuvering within the right of way to service the dumpster. This waiver was granted due to the small size of the lot and parking facility. This was done after consultation with the Austin Transportation Department. The trash receptacle is to be stored within the building, and rolled out into the driveway only on pick-up days. The facility manager is to return the trash receptacle back on site immediately after pick-up. The waiver was granted with additional conditions for hours of operation and signage. The granting of this waiver is not appealable to the Board of Adjustment.

If you have any questions please call me at 974-3207 or Wendy Rhoades at 974-7719.

Sincerely,


Jerry Rusthoven, AICP
Manager
Current Planning Division

E1
93

Cc: Gregory I. Guernsey, AICP, Director, P&Z Dept.
Leane Heldenfels, BOA Liason, DSD
George Adams, Assistant Director, DSD

25-2-6 CIVIC USES DESCRIBED.

CONGREGATE LIVING use is the use of a site for the provision of 24 hour supervision and assisted living for more than 15 residents not needing regular medical attention. This use includes personal care homes for the physically impaired, mentally retarded, developmentally disabled, or persons 60 years of age or older, basic child care homes, maternity homes, and emergency shelters for victims of crime, abuse, or neglect.

25-2-1067 – Design Regulations

(C) A permanently placed refuse receptacle, including a dumpster, may not be located 20 feet or less from property:

- (1) in an SF-5 or more restrictive zoning district; or
- (2) on which a use permitted in an SF-5 or more restrictive zoning district is located.



City of Austin Planning and Development Review Department
505 Barton Springs Road / P.O. Box 1088 / Austin, Texas 78767-8835

**E1
94**

**STAFF INTERPRETATION
OF CODE**

APPEAL

If you are an applicant and/or property owner or interested party, and you wish to appeal a decision on a site plan application, the following form must be completed and filed with the Director of Planning and Development Review Department, City of Austin, at the address shown above. The deadline to file an appeal is 14 days after the decision of the Land Use Commission (ZAP or PC), or 20 days after an administrative decision by the Director. If you need assistance, please contact the assigned City contact at (512) 974-2680.

CASE NO. SP-2014-0429C.SH

DATE APPEAL FILED 6-18-15

PROJECT NAME Bluebonnet Studios

YOUR NAME MICHAEL SULLIVAN

SIGNATURE M. Sullivan

PROJECT ADDRESS

2301 S. LAMAR 78704

YOUR ADDRESS 2208 Del Carlo 78704

MAIL: 1613 West 9th 1/2 Street 78703

APPLICANT'S NAME WALTER MORGAN BY CLIFF KENDALL

YOUR PHONE NO. (512) 505-8224 WORK

CITY CONTACT Andy Linseisen Asst Director

Rodney Gonzales, Director of Devel. Review

CEL — (512) 484 0767 HOME

INTERESTED PARTY STATUS: Indicate how you qualify as an interested party who may file an appeal by the following criteria: (Check one)

- ☐ I am the record property owner of the subject property
- ☐ I am the applicant or agent representing the applicant
- ☐ I communicated my interest by speaking at the Land Use Commission public hearing on (date)
- ☒ I communicated my interest in writing to the Director or Land Use Commission prior to the decision (attach copy of dated correspondence).

In addition to the above criteria, I qualify as an interested party by one of the following criteria: (Check one)

- ☐ I occupy as my primary residence a dwelling located within 500 feet of the subject site.
- ☒ I am the record owner of property within 500 feet of the subject site.
- ☐ I am an officer of a neighborhood or environmental organization whose declared boundaries are within 500 feet of the subject site.

DECISION TO BE APPEALED*: ~~(Check one)~~ STAFF MISINTERPRETATION LEADING TO

- ☐ Administrative Disapproval/Interpretation of a Site Plan
- ☐ Replacement site plan
- ☐ Land Use Commission Approval/Disapproval of a Site Plan
- ☐ Waiver or Extension
- ☐ Planned Unit Development (PUD) Revision

Date of Decision: _____

Date of Decision: _____

Date of Decision: _____

Date of Decision: _____

Date of Decision: _____

☒ Other: SHEET RUN OFF CONVERTED TO POINT DISCHARGE Date of Decision: _____

*Administrative Approval/Disapproval of a Site Plan may only be appealed by the Applicant.

STATEMENT: Please provide a statement specifying the reason(s) you believe the decision under appeal does not comply with applicable requirements of the Land Development Code:

STAFF MISINTERPRETED CODE TO ALLOW SHEET RUNOFF TO GO OFF PROPERTY AS POINT DISCHARGE.

(Attach additional page if necessary.)

Applicable Code Section: DCM 1.2.2 DCM 1.2.3 25-5 ORDINANCE # 2014 0501-042

135 INTERESTED PARTY INFORMATION

Interested parties are specifically defined in section 25-1-131 of the City Code. To view the Code on-line, go to this link:
http://www.amlegal.com/austin_tx/

Besides the applicant or owner listed in an application, a person can become an interested party if they communicate an interest to the City through the Case Manager and if they satisfy at least one of the following criteria: 1) they occupy a primary residence that is within 500 feet of the site of the proposed development; 2) they are the record owner of property within 500 feet of the site of the proposed development; or 3) they are an officer of an environmental or neighborhood organization that has an interest in the site of the proposed development or whose declared boundaries are within 500 feet of the site of the proposed development.

If a person satisfies the criteria to become an interested party, they must communicate an interest by delivering a written statement to the Case Manager. The communication must: 1) generally identify the issues of concern; 2) include the person's name, telephone phone number, and mailing address; 3) be delivered before the earliest date on which action on the application may occur; and 4) if the communication is by telephone, be confirmed in writing not later than seven days after the earliest date on which action on the application may occur.

Return

12-3-14

Written comments concerning the site plan application may be submitted to the case manager on this form. Comments on a separate form should include the case number and the contact person listed on the notice.

Case Number: SP-2014-0429C.SH
 Contact: Michael Simmons-Smith, 512-974-1225 or
 Elsa Garza, 512-974-2308

☒ I meet the requirements for and request to be an interested party

Name (please print) Michael Sullivan Telephone number 512-4840767

Address(es) affected by this application (Street, City, ZIP Code) 2208 Del Norte Rd 78704

Mailing address (Street, City, ZIP Code) 1613 W 9th St 78703

Signature M. Sullivan Date 12-3-14

Comments: TDO Much Density on Schanna Area Already

msc 4-27-15

Michelle Lissillius 512-474-7623

Mail comment forms to:
 City of Austin
 Planning and Development Review Department
 Attn: Michael Simmons-Smith
 P. O. Box 1088
 Austin, TX 78767-1088



City of Austin Planning and Development Review Department
505 Barton Springs Road / P.O. Box 1088 / Austin, Texas 78767-8835

**E
96**

STAFF INTERPRETATION
OF CODE

APPEAL

If you are an applicant and/or property owner or interested party, and you wish to appeal a decision on a site plan application, the following form must be completed and filed with the Director of Planning and Development Review Department, City of Austin, at the address shown above. The deadline to file an appeal is 14 days after the decision of the Land Use Commission (ZAP or PC), or 20 days after an administrative decision by the Director. If you need assistance, please contact the assigned City contact at (512) 974-2680.

CASE NO. SP-2014-0429C.SH

DATE APPEAL FILED 6-18-15

PROJECT NAME Bluebonnet Studios

YOUR NAME MICHAEL SULLIVAN

SIGNATURE M. Sullivan

PROJECT ADDRESS

2301 S. LAMAR 78704

YOUR ADDRESS 2208 Del Curo 78704

MAIL: 1613 West 9th 1/2 Street 78703

APPLICANT'S NAME WALTER MORGAN BY CLIFF KENDALL

YOUR PHONE NO. (512) 505-8224 WORK

CITY CONTACT Andy Linseisen Asst Director

Rodney Gonzales, Director of Devel. Review

CEL — (512) 484 0767 HOME

INTERESTED PARTY STATUS: Indicate how you qualify as an interested party who may file an appeal by the following criteria: (Check one)

- ☐ I am the record property owner of the subject property
- ☐ I am the applicant or agent representing the applicant
- ☐ I communicated my interest by speaking at the Land Use Commission public hearing on (date)

☒ I communicated my interest in writing to the Director or Land Use Commission prior to the decision (attach copy of dated correspondence).

In addition to the above criteria, I qualify as an interested party by one of the following criteria: (Check one)

- ☐ I occupy as my primary residence a dwelling located within 500 feet of the subject site.
- ☒ I am the record owner of property within 500 feet of the subject site.
- ☐ I am an officer of a neighborhood or environmental organization whose declared boundaries are within 500 feet of the subject site.

DECISION TO BE APPEALED*: ~~(Check one)~~ STAFF MISINTERPRETATION LEADING TO

- ☐ Administrative Disapproval/Interpretation of a Site Plan
- ☐ Replacement site plan
- ☐ Land Use Commission Approval/Disapproval of a Site Plan
- ☐ Waiver or Extension
- ☐ Planned Unit Development (PUD) Revision
- ☒ Other: _____

Date of Decision: _____

Date of Decision: _____

Date of Decision: _____

Date of Decision: _____

Date of Decision: _____

Date of Decision: _____

*Administrative Approval/Disapproval of a Site Plan may only be appealed by the Applicant.

STATEMENT: Please provide a statement specifying the reason(s) you believe the decision under appeal does not comply with applicable requirements of the Land Development Code:

STAFF MISINTERPRETED HARDSHIP TO ACCOMMODATE DUMPSTER ON SITE.
THE DUMPSTERS ARE SERVICED IN DEL CURO, THE SAME PLACE
STORM WATER IS DUMPED, FLOWING INTO THE NEIGHBORHOOD OR TOLAMAR.

(Attach additional page if necessary.)

Applicable Code Section: LDC, 25-2-1067c, TCM 9.3.0.2. ORDINANCE # 20140501-042

36

INTERESTED PARTY INFORMATION

Interested parties are specifically defined in section 25-1-131 of the City Code. To view the Code on-line, go to this link:
http://www.amlegal.com/austin_tx/

Besides the applicant or owner listed in an application, a person can become an interested party if they communicate an interest to the City through the Case Manager and if they satisfy at least one of the following criteria: 1) they occupy a primary residence that is within 500 feet of the site of the proposed development; 2) they are the record owner of property within 500 feet of the site of the proposed development; or 3) they are an officer of an environmental or neighborhood organization that has an interest in the site of the proposed development or whose declared boundaries are within 500 feet of the site of the proposed development.

If a person satisfies the criteria to become an interested party, they must communicate an interest by delivering a written statement to the Case Manager. The communication must: 1) generally identify the issues of concern; 2) include the person's name, telephone phone number, and mailing address; 3) be delivered before the earliest date on which action on the application may occur; and 4) if the communication is by telephone, be confirmed in writing not later than seven days after the earliest date on which action on the application may occur.

Returned

12-3-14

Written comments concerning the site plan application may be submitted to the case manager on this form. Comments on a separate form should include the case number and the contact person listed on the notice.
19114 Cuthbert 512-974-3411 MS6/27

Case Number: SP-2014-0429C.SH

Contact: Michael Simmons-Smith, 512-974-1225 or
Elsa Garza, 512-974-2308

☒ I meet the requirements for and request to be an interested party
Note: All contact information is mandatory.

Name (please print) Michael Sullivan Telephone number 512-4840767

Address(es) affected by this application (Street, City, ZIP Code) 2208 Del Norte Rd 78704

Mailing address (Street, City, ZIP Code) 1613 W 9th St 78703

Signature M. Sullivan Date 12-3-14

Comments: Too Much Density on Schanna Ave. Already

MS6 4-27-15

Michelle Cassillas 512-974-7623

Mail comment forms to:

City of Austin

Planning and Development Review Department

Attn: Michael Simmons-Smith

P. O. Box 1088

Austin, TX 78767-1088



City of Austin Planning and Development Review Department
505 Barton Springs Road / P.O. Box 1088 / Austin, Texas 78767-8835

**El
93**

*STAFF INTERPRETATION
OF CODE*

APPEAL

If you are an applicant and/or property owner or interested party, and you wish to appeal a decision on a site plan application, the following form must be completed and filed with the Director of Planning and Development Review Department, City of Austin, at the address shown above. The deadline to file an appeal is 14 days after the decision of the Land Use Commission (ZAP or PC), or 20 days after an administrative decision by the Director. If you need assistance, please contact the assigned City contact at (512) 974-2680.

CASE NO. SP-2014-0429C.SH

DATE APPEAL FILED 6-18-15

PROJECT NAME Bluebonnet Studios

YOUR NAME MICHAEL SULLIVAN

SIGNATURE M. Sullivan

PROJECT ADDRESS _____

YOUR ADDRESS 2208 Del Curo 78704

2301 S. LAMAR 78704

MAIL: 1613 West 9th 1/2 Street 78703

APPLICANT'S NAME WALTER MOREAU BY CLIFF KENDALL

YOUR PHONE NO. (512) 505-8224 WORK

CITY CONTACT Andy Linseisen Asst Director

CEL — (512) 484 0767 HOME

Rodney Gonzales, Director of Devel. Review

INTERESTED PARTY STATUS: Indicate how you qualify as an interested party who may file an appeal by the following criteria: (Check one)

- ☐ I am the record property owner of the subject property
- ☐ I am the applicant or agent representing the applicant
- ☐ I communicated my interest by speaking at the Land Use Commission public hearing on (date) _____
- ☒ I communicated my interest in writing to the Director or Land Use Commission prior to the decision (attach copy of dated correspondence).

In addition to the above criteria, I qualify as an interested party by one of the following criteria: (Check one)

- ☐ I occupy as my primary residence a dwelling located within 500 feet of the subject site.
- ☒ I am the record owner of property within 500 feet of the subject site.
- ☐ I am an officer of a neighborhood or environmental organization whose declared boundaries are within 500 feet of the subject site.

DECISION TO BE APPEALED*: ~~(Check one)~~ STAFF MISINTERPRETATION LEADING TO

- ☐ Administrative Disapproval/Interpretation of a Site Plan
- ☐ Replacement site plan
- ☐ Land Use Commission Approval/Disapproval of a Site Plan
- ☐ Waiver or Extension
- ☐ Planned Unit Development (PUD) Revision

Date of Decision: _____

Date of Decision: _____

Date of Decision: _____

Date of Decision: _____

Date of Decision: _____

☒ Other: RECLASS OF MULTI-FAMILY TO CONGREGATE LIVING

Date of Decision: UNKNOWN - MAYBE - NEVER

*Administrative Approval/Disapproval of a Site Plan may only be appealed by the Applicant.

STATEMENT: Please provide a statement specifying the reason(s) you believe the decision under appeal does not comply with applicable requirements of the Land Development Code:

THIS IS A MULTIFAMILY APT PROJECT. MOST CONGREGATE LIVING SERVICES ARE NOT OFFERED. THE DIRECTOR HAS NOT MADE A FORMAL DETERMINATION WITH REQUIRED NOTIFICATION. 3 HIGHLIGHTED SHEETS SAY MULTI-FAMILY APTS.

(Attach additional page if necessary.)

Applicable Code Section: 25-1 25-2 25-3

E1
99

CITY OF AUSTIN
TRAFFIC IMPACT ANALYSIS (TIA) DETERMINATION WORKSHEET

APPLICANT MUST FILL IN WORKSHEET PRIOR TO SUBMITTING FOR TIA DETERMINATION

PROJECT NAME: Bluebonnet Studios

LOCATION: 2301 South Lamar Blvd

APPLICANT: BIG RED DOG Engineering | Consulting TELEPHONE NO: (512) 669-5560
(Amber Allen)

APPLICATION STATUS: DEVELOPMENT ASSESSMENT: _____ ZONING: _____ SITE PLAN: ☒

EXISTING:

FOR OFFICE USE ONLY

TRACT NUMBER	TRACT ACRES	BLDG SQ.FT.	ZONING	LAND USE	I.T.E CODE	TRIP RATE	TRIPS PER DAY
Lot A	0.6887	±9850	CS-V	Auto Sales			

PROPOSED

FOR OFFICE USE ONLY

TRACT NUMBER	TRACT ACRES	BLDG SQ.FT.	ZONING	LAND USE	I.T.E CODE	TRIP RATE	TRIPS PER DAY
Lot A	0.6887						

ABUTTING ROADWAYS

FOR OFFICE USE ONLY

STREET NAME	PROPOSED ACCESS?	PAVEMENT WIDTH	CLASSIFICATION
South Lamar Blvd	yes		

FOR OFFICE USE ONLY

- A traffic impact analysis is required. The consultant preparing the study must meet with a Transportation planner to discuss the scope and requirements of the study before beginning the study.
- A traffic impact analysis is NOT required. The traffic generated by the proposal does not exceed the thresholds established in the LDC.
- The traffic impact analysis has been waived for the following reason: _____
- A neighborhood traffic analysis will be performed by the City for this project. The applicant may have to collect existing traffic counts. See a Transportation planner for information.

REVIEWED BY: _____ DATE: _____

DISTRIBUTION: _____ FILE _____ CAP. METRO _____ TXDOT _____ TRANS. REV. _____ TRAVIS CO. _____ ATD _____ TOTAL COPIES: _____

NOTE: A TIA determination must be made prior to submittal of any zoning or site plan application, therefore, this completed and reviewed form MUST ACCOMPANY any subsequent application for the IDENTICAL project. CHANGES to the proposed project will REQUIRE a new TIA determination to be made.



100

184.004

October 23, 2014

Mr. Greg Guernsey
Planning and Development Review Department
505 Barton Springs Road, Suite 400
Austin, Texas 78704

RE: Engineer's Summary Letter
Bluebonnet Studios
2301 South Lamar Blvd.
Austin, Travis County, Texas

Dear Mr. Guernsey,

Please accept this Engineer's summary letter and report along with the accompanying site plan application materials as our formal submittal for the above referenced project, located at 2301 South Lamar Blvd. The project is located entirely within the Full Purpose limits of the City of Austin, in Travis County, Texas.

The proposed project will consist of a 4-story studio apartment building. The southern half of the first level will accommodate the parking area. All proposed improvements will be developed in accordance with the provisions contained in the City of Austin Land Development Code. This project has obtained S.M.A.R.T. Housing Certification under id #65636.

This site is comprised of one existing lot with an existing automobile sales business on the site. The 0.689 acre property is bordered by South Lamar Blvd on the north and Del Curto Road on the east and is zoned CS-V (Commercial Services – Vertical).

No portion of the site is located within the Edwards Aquifer Recharge or Contributing Zone. Additionally, no portion of the subject site is located within the 100-year floodplain according to the FEMA Flood Insurance Map # 48453C0585H (dated September 26, 2008).

The project is located in the West Bouldin Watershed, which is classified as an urban watershed. Stormwater detention is not anticipated to be required on this site as the proposed impervious cover will be less than that existing today. Since the property is less than one acre, Fee in Lieu of Water Quality will be paid for this development.

The wastewater service will be provided from an existing 6" water service crossing S Lamar Blvd to the subject site's north property line. The water service will be provided from an existing 16" water line located in Del Curto Road.



City of Austin

101

P.O. Box 1088, Austin, TX 78767
www.cityofaustin.org/housing

Neighborhood Housing and Community Development Department

January 29, 2014

S.M.A.R.T. Housing Certification

Foundation Communities- Bluebonnet Studios- 2301 South Lamar Blvd.
(id #65636)

TO WHOM IT MAY CONCERN:

Foundation Communities, Inc. (development contact: Jennifer Hicks: 512-610-4025; jennifer.hicks@foundationcomm.org) has submitted a S.M.A.R.T. Housing application for the construction of a [REDACTED] 2301 South Lamar Boulevard. The project will be known as **Bluebonnet Studios**. The project will be subject to a five (5) year affordability period after issuance of certificate of occupancy.

NHCD certifies that the proposed construction meets the S.M.A.R.T. Housing standards at the pre-submittal stage. Since 100% of the units (120 units) will serve households at or below 50% Median Family Income (MFI), the development will be eligible for 100% waiver of the fees listed in Exhibit A of the S.M.A.R.T. Housing Resolution adopted by the City Council. The expected fee waivers include, but are not limited to, the following fees:

Capital Recovery Fees
Building Permit
Concrete Permit
Electrical Permit
Mechanical Permit
Plumbing Permit

Site Plan Review
Misc. Site Plan Fee
Construction Inspection
Subdivision Plan Review
Misc. Subdivision Fee
Zoning Verification

Land Status Determination
Building Plan Review
Parkland Dedication (*by separate ordinance*)

In addition, the development must:

- ♦ Pass a final inspection and obtain a signed Final Approval from the Green Building Program. (Separate from any other inspections required by the City of Austin or Austin Energy. Contact Katherine Murray at 512-482-5351).
- ♦ Pass a final inspection to certify that accessibility standards have been met.

The applicant must demonstrate compliance with the reasonably-priced standard after the completion of the units, or repay the City of Austin in full the fees waived for this S.M.A.R.T. Housing certification.

Please contact me at 512-974-3154 if you need additional information.

Javier V. Delgado
Neighborhood Housing and Community Development

Cc: Laurie Shaw, Capital Metro
Maureen Meredith, PDID
M. Simmons-Smith, PDRD
Kath. Murry, Austin Energy
Robby McArthur, AWU

Bryan Bomer, AIEGB
Gina Copic, NHCD
Chris Yanez, PARD
Heidi Kasper, AIEGB
Danny McNabb, WPDR

Alma Molieri, PDRD
Susan Kincl, NHCD
Stephen Castberry, PDID
A. Linscisen, PDRD
Cande Coward, PDRD



City of Austin Planning and Development Review Department
505 Barton Springs Road / P.O. Box 1088 / Austin, Texas 78767-8835

E/102

STAFF INTERPRETATION
OF CODE

APPEAL

If you are an applicant and/or property owner or interested party, and you wish to appeal a decision on a site plan application, the following form must be completed and filed with the Director of Planning and Development Review Department, City of Austin, at the address shown above. The deadline to file an appeal is 14 days after the decision of the Land Use Commission (ZAP or PC), or 20 days after an administrative decision by the Director. If you need assistance, please contact the assigned City contact at (512) 974-2680.

CASE NO. SP-2014-0429C.5H

DATE APPEAL FILED 6-18-15

PROJECT NAME Bluebonnet Studios

YOUR NAME MICHAEL SULLIVAN

SIGNATURE M. Sullivan

PROJECT ADDRESS

YOUR ADDRESS 2208 Del Carlo 78704

2301 S. LAMAR 78704

MAIL: 1613 West 9th 1/2 Street 78703

APPLICANT'S NAME WALTER MOREAU BY CLIFF KENDALL

YOUR PHONE NO. (512) 505-8224 WORK

CITY CONTACT Andy Linseisen Asst Director

CEL — (512) 484 0767 HOME

Rodney Gonzales, Director of Devel. Review

INTERESTED PARTY STATUS: Indicate how you qualify as an interested party who may file an appeal by the following criteria: (Check one)

- ☐ I am the record property owner of the subject property
- ☐ I am the applicant or agent representing the applicant
- ☐ I communicated my interest by speaking at the Land Use Commission public hearing on (date)

☒ I communicated my interest in writing to the Director or Land Use Commission prior to the decision (attach copy of dated correspondence). Letter in City File.

In addition to the above criteria, I qualify as an interested party by one of the following criteria: (Check one)

- ☐ I occupy as my primary residence a dwelling located within 500 feet of the subject site.
- ☒ I am the record owner of property within 500 feet of the subject site.
- ☐ I am an officer of a neighborhood or environmental organization whose declared boundaries are within 500 feet of the subject site.

DECISION TO BE APPEALED*: ~~(Check one)~~ STAFF MISINTERPRETATION LEADING TO

- ☐ Administrative Disapproval/Interpretation of a Site Plan
- ☐ Replacement site plan
- ☐ Land Use Commission Approval/Disapproval of a Site Plan
- ☐ Waiver or Extension
- ☐ Planned Unit Development (PUD) Revision

Date of Decision: _____

Date of Decision: _____

Date of Decision: _____

Date of Decision: _____

Date of Decision: _____

☒ Other: RELEASE OF EXPIRED SITE PLAN APPLICATION

Date of Decision: 6-1-15

*Administrative Approval/Disapproval of a Site Plan may only be appealed by the Applicant.

STATEMENT: Please provide a statement specifying the reason(s) you believe the decision under appeal does not comply with applicable requirements of the Land Development Code:

STAFF MISINTERPRETED ADDITIONAL TIME TO REVIEW. APPLICATION EXPIRED 5-27-15.
STAFF SHOULD HAVE GRANTED EXTENSION AND ACCEPTED APPEAL ON HAND.
ADDED DAYS ANALYSIS ATTACHED.

(Attach additional page if necessary.)

Applicable Code Section:

25-5-114

25-1-88

1513

BLUEBONNET STUDIOS SITE PLAN EXPIRATION DATES

STAFF INTERPRETATION

	ACTUAL DATES	STAFF'S ADDL TIME TO REVIEW PERIOD
Completeness check submittal	10/24/14	
Formal submittal	11/17/14	
Received first round of comments	12/11/14	Two days overdue
Submitted response	12/23/14	
Received second round of comments	1/16/15	10 days overdue
Submitted response 2	2/19/15	
Received third round of comments	3/30/15	28 days overdue
Approve and released date	6/1/15	

CODE REQUIREMENT

CODE REQD DATES	SECTION 25-5-114 REVIEW DEADLINES	ADDL TIME THAT SHOULD HAVE BEEN ADDED
10/24/14		
11/17/14		
12/15/14	28	Zero days overdue
12/23/14		
1/6/15	14	10 days overdue
2/19/15		
3/5/15	14	25 days overdue

Application expiration:
Application expiration:

4/22/15 180 days from submittal
6/1/15 Including overdue days

4/22/15 180 days from submittal
5/27/15 Including overdue days

INTERESTED PARTY INFORMATION

Interested parties are specifically defined in section 25-1-131 of the City Code. To view the Code on-line, go to this link:
http://www.aamlegal.com/austin_tx/.

Besides the applicant or owner listed in an application, a person can become an interested party if they communicate an interest to the City through the Case Manager and if they satisfy at least one of the following criteria: 1) they occupy a primary residence that is within 500 feet of the site of the proposed development; 2) they are the record owner of property within 500 feet of the site of the proposed development; or 3) they are an officer of an environmental or neighborhood organization that has an interest in the site of the proposed development or whose declared boundaries are within 500 feet of the site of the proposed development.

If a person satisfies the criteria to become an interested party, they must communicate an interest by delivering a written statement to the Case Manager. The communication must: 1) generally identify the issues of concern; 2) include the person's name, telephone phone number, and mailing address; 3) be delivered before the earliest date on which action on the application may occur; and 4) if the communication is by telephone, be confirmed in writing not later than seven days after the earliest date on which action on the application may occur.

Written comments concerning the site plan application may be submitted to the case manager on this form. Comments on a separate form should include the case number and the contact person listed on the notice.

Case Number: SP-2014-0429C.SH

Contact: Michael Simmons-Smith, 512-974-1225 or
Elsa Garza, 512-974-2308

☒ I meet the requirements for and request to be an interested party

Note: All contact information is mandatory.

Name (please print) Michael Sullivan Telephone number 512-4840767

Address(es) affected by this application (Street, City, ZIP Code) 2208 Del Norte Rd 78704

Mailing address (Street, City, ZIP Code) 1613 W 9th St 78703

Signature M. Sullivan Date 12-3-14

Comments: Too Much Density on
Schanna Ave Already

Case 4-27-15

Michelle Lassiter 512-974-7623

Mail comment forms to:

City of Austin

Planning and Development Review Department

Attn: Michael Simmons-Smith

P. O. Box 1088

Austin, TX 78767-1088

Heldenfels, Leane

E1
105

From: Lloyd, Brent
Sent: Tuesday, June 30, 2015 10:51 AM
To: Heldenfels, Leane
Cc: Adams, George; Linseisen, Andrew
Subject: RE: Bluebonnet Studios - Proposed Notice Language

Leane –

Please check with George before posting, as he ultimately has to decide what goes forward.

Additionally, please see edited language below, which helps to limit the issues further.

Brent D. Lloyd
Assistant City Attorney
(512) 974-2974

From: Heldenfels, Leane
Sent: Tuesday, June 30, 2015 10:44 AM
To: Lloyd, Brent
Cc: Adams, George; Linseisen, Andrew
Subject: RE: Bluebonnet Studios - Proposed Notice Language

Got it – I'll load it into our format and will resend just for one more look at it by both of you.
Thanks for your quick help on this, Brent.
Leane

From: Lloyd, Brent
Sent: Tuesday, June 30, 2015 10:41 AM
To: Heldenfels, Leane
Cc: Adams, George; Linseisen, Andrew
Subject: Bluebonnet Studios - Proposed Notice Language

Leane & George –

Here's proposed posting language for the appeal:

Conduct a public hearing and consider an appeal challenging approval of Bluebonnet Studios (SP 2014-0429C.5H), located at 2301 South Lamar, based on alleged errors in classifying development as "Congregate Living," as opposed to "Multi-Family" (City Code Sec. 25-2-6), and in application of compatibility standards (City Code Sec. 25-2-1067) in relation to dumpster placement.

Please let me know if you have questions or concerns.

Thanks,

Brent D. Lloyd
Assistant City Attorney
City of Austin Law Department
P.O. Box 1088

6-18-15

E/106

MR Linseisen,
These are the four APPEALS
OF STAFF INTERPRETATIONS, OR
MISINTERPRETATIONS. Last night
I emailed ABOUT NOT HAVING
the PROPER FORMS. MR Gonzales
is getting ANOTHER set just
like this. There is a SPREADSHEET
with more info ABOUT why & how
the Site Plan APP was EXPIRED 5-27.

Thanks

Mike Sullivan
512-484-0767
LTMSULLIVAN@hotmail.com



City of Austin

P.O. Box 1088, Austin, Texas 78767

RECEIPT

10/13/15

Receipt 6160165
No.:

Payment 06/30/2015
Date:

Invoice 6188012
No.:

Payer Information

Company/Facility Name:

Payment Made By: Michael Sullivan
2208 DEL CURTO ROAD
AUSTIN TX 78704

Phone No.: (512) 484-0767

Payment Method: Cash

Payment Received: \$0.00

Amount Applied: \$0.00

Cash Returned: \$0.00

Comments:

Additional Information

Department Name: Planning and Development Review

Receipt Issued By: Cary Guedea

Receipt Details

FAO Codes	Fee Description	Internal Ref. No.	Address	Permit/Case No.	Amount
1000 6800 9770 4120	BOA/SRB Fee	11378547	2301 S LAMAR BLVD	2015-069386-BA	
1000 6800 9770 4120	BOA/SRB Fee	11378547	2301 S LAMAR BLVD	2015-069386-BA	
8131-6807-1113-4066	Development Services Surcharge	11378547	2301 S LAMAR BLVD	2015-069386-BA	
8131-6807-1113-4066	Development Services Surcharge	11378547	2301 S LAMAR BLVD	2015-069386-BA	
Total					\$0.00

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, **you are not required to attend**. However, if you do attend, you have the opportunity to speak **FOR** or **AGAINST** the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/devservices

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. All comments received will become part of the public record of this case.

Case Number: C15-2015-0104, 2301 S. Lamar Blvd.

Contact: Leane Heldenfels, 512-974-2202, leana.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, July 13th, 2015

GAROL LASSETER

GAROL LASSETER

Your Name (please print)

2205 Delarest Drive, Austin, TX 78704-4801

Your address(es) affected by this application

Garol Lassetter

Signature

07-08, 15

Date

Daytime Telephone: 512/444-1376

Comments: I will NEVER tell anyone to move to Austin! Austin does NOT take care of their citizens! All they want here is to clean up our savings in order to support illegal.

The illegals then steal us out of anything not locked down. We've had them take and take down houses and park benches. And they don't even pay TAXES!!! We need 24 hour police patrol to park and they block fire trucks and EMS and we have a lot of older people here who are moving out. We also have a lot of children who have to go to school but you don't seem to care and make our taxes till we are broke!! But don't worry, you will get your turn in your V. HERE AFTER!! (And thank you for the return)

If you use this form to comment, it may be returned by noon the day of the hearing to (comments received after noon may not be seen by the Board at this hearing):

City of Austin-Development Services Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Scan & Email to: leana.heldenfels@austintexas.gov

2/15

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, **you are not required to attend**. However, if you do attend, you have the opportunity to speak **FOR** or **AGAINST** the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/devservices

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. All comments received will become part of the public record of this case.

Case Number: C15-2015-0104, 2301 S. Lamar Blvd.

Contact: Leane Heldenfels, (512) 974-2202, leane.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, July 13th, 2015

R. E. "BOB" LASSETER

(Formerly) 2205 S. Lamar Blvd., Austin, TX 78744-4801

YOR: ELLIOTT LASSETER, "BOB" LASSETER

☐ I am in favor
☒ I object

Robert E. Lassetter, 2205 S. Lamar Blvd., Austin, TX 78744-4801
Your address(es) affected by this application (4801 moved to Heaven)

Robert E. Lassetter Date *07-08-15*

Signature

Daytime Telephone: *None*

Comments: *I changed my address on the 6th of this month. That she's knowledgeable enough to my wishes that we do NOT want anymore Apts. built in this area. We and our neighbors have been enough already while prior Apts. were being built the low wage help come back at 2 or 3 am, and still all of us, nor are children going to school safe. But we know if you use this form to comment, it may be returned by noon the day of the hearing to (comments received after noon may not be seen by the Board at this hearing):*
no matter what we do, you WILL do as you please and with OUR TAX money!
We don't have a chance with you.

City of Austin-Development Services Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Scan & Email to: leane.heldenfels@austintexas.gov

Open probably won't get this information, to r.



C15-2015-0104

El
110

184.004

October 23, 2014

Mr. Greg Guernsey
Planning and Development Review Department
505 Barton Springs Road, Suite 400
Austin, Texas 78704

RE: Engineer's Summary Letter
Bluebonnet Studios
2301 South Lamar Blvd.
Austin, Travis County, Texas

Dear Mr. Guernsey,

Please accept this Engineer's summary letter and report along with the accompanying site plan application materials as our formal submittal for the above referenced project, located at 2301 South Lamar Blvd. The project is located entirely within the Full Purpose limits of the City of Austin, in Travis County, Texas.

The proposed project will consist of a 4-story studio apartment building. The southern half of the first level will accommodate the parking area. All proposed improvements will be developed in accordance with the provisions contained in the City of Austin Land Development Code. This project has obtained S.M.A.R.T. Housing Certification under id #65636.

This site is comprised of one existing lot with an existing automobile sales business on the site. The 0.689 acre property is bordered by South Lamar Blvd on the north and Del Curto Road on the east and is zoned CS-V (Commercial Services – Vertical).

No portion of the site is located within the Edwards Aquifer Recharge or Contributing Zone. Additionally, no portion of the subject site is located within the 100-year floodplain according to the FEMA Flood Insurance Map # 48453C0585H (dated September 26, 2008).

The project is located in the West Bouldin Watershed, which is classified as an urban watershed. Stormwater detention is not anticipated to be required on this site as the proposed impervious cover will be less than that existing today. Since the property is less than one acre, Fee in Lieu of Water Quality will be paid for this development.

The wastewater service will be provided from an existing 6" water service crossing S Lamar Blvd to the subject site's north property line. The water service will be provided from an existing 16" water line located in Del Curto Road.



City of Austin

P.O. Box 1088, Austin, TX 78767
www.cityofaustin.org/housing

11

Neighborhood Housing and Community Development Department

January 29, 2014

S.M.A.R.T. Housing Certification

Foundation Communities- Bluebonnet Studios- 2301 South Lamar Blvd.
(id #65636)

TO WHOM IT MAY CONCERN:

Foundation Communities, Inc. (development contact: Jennifer Hicks: 512-610-4025; jennifer.hicks@foundcom.org) has submitted a S.M.A.R.T. Housing application for the construction of a 120 unit multi-family development at 2301 South Lamar Boulevard. The project will be known as Bluebonnet Studios. The project will be subject to a five (5) year affordability period after issuance of certificate of occupancy.

NHCD certifies that the proposed construction meets the S.M.A.R.T. Housing standards at the pre-submittal stage. Since 100% of the units (120 units) will serve households at or below 50% Median Family Income (MFI), the development will be eligible for 100% waiver of the fees listed in Exhibit A of the S.M.A.R.T. Housing Resolution adopted by the City Council. The expected fee waivers include, but are not limited to, the following fees:

Capital Recovery Fees
Building Permit
Concrete Permit
Electrical Permit
Mechanical Permit
Plumbing Permit

Site Plan Review
Misc. Site Plan Fee
Construction Inspection
Subdivision Plan Review
Misc. Subdivision Fee
Zoning Verification

Land Status Determination
Building Plan Review
Parkland Dedication (b;
separate ordinance)

In addition, the development must:

- ♦ Pass a final inspection and obtain a signed Final Approval from the Green Building Program (Separate from any other inspections required by the City of Austin or Austin Energy. Contact Katherine Murray at 512-482-5351)
- ♦ Pass a final inspection to certify that accessibility standards have been met.

The applicant must demonstrate compliance with the reasonably-priced standard after the completion of the units, or repay the City of Austin in full the fees waived for this S.M.A.R.T. Housing certification.

Please contact me at 512-974-3154 if you need additional information.

Javier V. Delgado
Neighborhood Housing and Community Development

Cc: Laurie Shaw, Capital Metro
Maureen Meredith, PDRD
M. Simmons Smith, PDRD
Kath. Murry, Austin Energy
Robby McArthur, AWU

Bryan Bomer, AEGB
Gina Copie, NHCD
Chris Yanez, PARC
Heidi Kasper, AEGB
Danny McNabb, WPDR

Alma Mohen, PDRD
Susan Kint, NHCD
Stephen Castleberry, PDRD
A. Linsensen, PDRD
Cande Coward, PDRD

CITY OF AUSTIN
TRAFFIC IMPACT ANALYSIS (TIA) DETERMINATION WORKSHEET

E1
R2

APPLICANT MUST FILL IN WORKSHEET PRIOR TO SUBMITTING FOR TIA DETERMINATION

PROJECT NAME: Bluebonnet Studios

LOCATION: 2301 South Lamar Blvd

APPLICANT: BIG RED DOG Engineering | Consulting TELEPHONE NO: (512) 669-5560

(Amber Allen)

APPLICATION STATUS: DEVELOPMENT ASSESSMENT: _____ ZONING: _____ SITE PLAN: ✓

EXISTING:

FOR OFFICE USE ONLY

TRACT NUMBER	TRACT ACRES	BLDG SQ.FT.	ZONING	LAND USE	I.T.E CODE	TRIP RATE	TRIPS PER DAY
Lot A	0.6887	±9850	CS-V	Auto Sales			

PROPOSED

FOR OFFICE USE ONLY

TRACT NUMBER	TRACT ACRES	BLDG SQ.FT.	ZONING	LAND USE	I.T.E CODE	TRIP RATE	TRIPS PER DAY
Lot A	0.6887	107 BEDS/UNITS	CS-V	Studio Apartments			

ABUTTING ROADWAYS

FOR OFFICE USE ONLY

STREET NAME	PROPOSED ACCESS?	PAVEMENT WIDTH	CLASSIFICATION
South Lamar Blvd	yes		

FOR OFFICE USE ONLY

- A traffic impact analysis is required. The consultant preparing the study must meet with a Transportation planner to discuss the scope and requirements of the study before beginning the study.
- A traffic impact analysis is NOT required. The traffic generated by the proposal does not exceed the thresholds established in the LDC.
- The traffic impact analysis has been waived for the following reason: _____
- A neighborhood traffic analysis will be performed by the City for this project. The applicant may have to collect existing traffic counts. See a Transportation planner for information.

REVIEWED BY: _____ DATE: _____

DISTRIBUTION:

_____ FILE _____ CAP. METRO _____ TXDOT _____ TRANS. REV. _____ TRAVIS CO. _____ ATD TOTAL COPIES: _____

NOTE: A TIA determination must be made prior to submittal of any zoning or site plan application, therefore, this completed and reviewed form MUST ACCOMPANY any subsequent application for the IDENTICAL project. CHANGES to the proposed project will REQUIRE a new TIA determination to be made.



City of Austin

Founded by Congress, Republic of Texas, 1839
Planning and Zoning Department
One Texas Center, 505 Barton Springs Road 5th Floor
P.O. Box 1088, Austin, Texas 78767
(512) 974-3207

C15-2015-0104

E1
113

July 1, 2015

Mr. Michael Sullivan
2208 Del Curto Dr.
Austin, TX 78704

Dear Mr. Sullivan,

The City of Austin Planning and Zoning Department has reviewed your appeal of the determination that the land use for the Bluebonnet Studios site plan (case number SP-2014-0429C.SH). Staff believes that the use as described would fall under the congregate living definition as described in 25-2-6 (see below). The applicant, Foundation Communities, has relayed to the staff that there will be 24 hour supervision and that there will be more than 15 residents not needing regular medical attention. Based upon Foundation's experience with similar facilities some of the residents will be physically impaired, over 60 years old and some are with developmental disabilities. Many of the residents are coming from a situation of homelessness. These type of residents are the type we would expect to see in a congregate living use.

While the applicants engineer does refer to the use as apartments in the summary letter and the TIA determination form this does not establish the use. The use is determined by the staff during the site plan review. If, after the project is constructed, its use in practice does not conform to the use approved under the site plan, this would be investigated by the Code Department.

With regards to the dumpster, a waiver or variance was not granted to Code section 25-2-1067 (C). This section of the Code requires dumpsters to be located at least 20 feet away from single family zoning or uses. The dumpster is at least 80 feet from a single family use or zoning. An administrative waiver was granted to Sec 9.3.0 #2 & #3 of the Transportation Criteria Manual to allow maneuvering within the right of way to service the dumpster. This waiver was granted due to the small size of the lot and parking facility. This was done after consultation with the Austin Transportation Department. The trash receptacle is to be stored within the building, and rolled out into the driveway only on pick-up days. The facility manager is to return the trash receptacle back on site immediately after pick-up. The waiver was granted with additional conditions for hours of operation and signage. The granting of this waiver is not appealable to the Board of Adjustment.

If you have any questions please call me at 974-3207 or Wendy Rhoades at 974-7719.



City of Austin

Founded by Congress, Republic of Texas, 1839
Development Services Department
P.O. Box 1088, Austin, Texas 78767

ET
114

June 26, 2015

Mr. Michael Sullivan
2208 Del Curto Road
Austin, Texas 78704

Re: Response to Appeal Requests - Bluebonnet Studios
2301 South Lamar Boulevard
City of Austin Case No. SP-2014-0429C.SH

Mr. Sullivan,

Thank you for contacting the City of Austin to express your concerns related the to the Bluebonnet Studios project located at 2301 South Lamar Boulevard. After reviewing your correspondence and the notices of appeal delivered to our offices on June 18, 2015, we have determined that your challenge to the City's "use determination" (i.e., congregate care) in connection with Case No. SP-2014-0426C.SH falls within the authority of the City's Board of Adjustment to consider. Accordingly, because the appeal was timely filed and meets the other filing requirements in Chapter 25-1, we will post an appeal of that issue for consideration at an upcoming BOA meeting. Please work with Leanne Heldenfels, the BOA's staff liaison, to finalize your submittal and pay the required fee.

Your remaining three issues, however, are not within the authority of a board or commission to review and cannot be posted for hearing. If you have additional questions, please do not hesitate to contact me or my staff.

Sincerely,

Andrew Linseisen, P.E.,
Managing Engineer,
Division Manager, Land Use Review

cc: Mr. Rodney Gonzales, Acting Director Development Services Department
Mr. George Adams, Assistant Director, Development Services Department
Mr. Carl Wren, P.E., Assistant Director, Development Services Department

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, **you are not required to attend**. However, if you do attend, you have the opportunity to speak **FOR** or **AGAINST** the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/devservices

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. All comments received will become part of the public record of this case.

Case Number: C15-2015-0104, 2301 S. Lamar Blvd.

Contact: Leane Heldenfels, 512-974-2202, leaneheldenfels@austintexas.gov

Public Hearing: Board of Adjustment, July 13th, 2015

BLANE LICKTEIG

Your Name (please print)

2525 S. LAMAR #15

Your address(es) affected by this application

Blane Lickteig

Signature

7/13/15

Date

Daytime Telephone: 703 785 8161

Comments: CONCENTRATED LOW INCOME HOUSING CONTRIBUTES TO CRIME AND A "SYNCRECY OF UNDERDEVELOPMENT" BY MANY RESIDENTS IN THESE DEVELOPMENTS. MOST DON'T MEET THEIR FINANCIAL GOALS AND THEY BECOME AN EYESORE WITHIN A FEW YEARS. THIS TYPE OF HOUSING HAS NO PLACE ON THE MAIN STREET OF A GENTRIFYING AREA - ESPECIALLY FOR THE LONG TERM COMMENTS REQUIRED.

If you use this form to comment, it may be returned by noon the day of the hearing to (comments received after noon may not be seen by the Board at this hearing):

City of Austin-Development Services Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Scan & Email to: leaneheldenfels@austintexas.gov

5/15

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, **you are not required to attend**. However, if you do attend, you have the opportunity to speak **FOR** or **AGAINST** the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/devservices

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. All comments received will become part of the public record of this case.

Case Number: C15-2015-0104, 2301 S. Lamar Blvd.

Contact: Leane Heldenfels, 512-974-2202, leane.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, July 13th, 2015

Sandy Masters

Your Name (please print)

2525 S. Lamar Blvd #203 appeal

Your address(es) affected by this application

S. Masters

Signature

Date

Daytime Telephone: 512 789-9839

Comments:

This is devaluing our property and may increase crime as we already deal with the homeless.

If you use this form to comment, it may be returned by noon the day of the hearing to (comments received after noon may not be seen by the Board at this hearing):

City of Austin-Development Services Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Scan & Email to: leane.heldenfels@austintexas.gov

11/11

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, **you are not required to attend**. However, if you do attend, you have the opportunity to speak **FOR** or **AGAINST** the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
 - appearing and speaking for the record at the public hearing;
- and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
 - is the record owner of property within 500 feet of the subject property or proposed development; or
 - is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/devservices

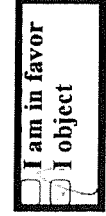
Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. All comments received will become part of the public record of this case.

Case Number: C15-2015-0104, 2301 S. Lamar Blvd.

Contact: Leane Heldenfels, 512-974-2202, leaneheldenfels@austintexas.gov

Public Hearing: Board of Adjustment, July 13th, 2015

Leane Heldenfels
Your Name (please print)



2301 S. Lamar Blvd #502
Your address(es) affected by this application

L. Heldenfels
Signature

7/13/15
Date

Daytime Telephone: 416.9.9104 1423

Comments:

If you use this form to comment, it may be returned by noon the day of the hearing to (comments received after noon may not be seen by the Board at this hearing):

City of Austin-Development Services Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Scan & Email to: leaneheldenfels@austintexas.gov

LEH

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, **you are not required to attend**. However, if you do attend, you have the opportunity to speak **FOR** or **AGAINST** the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/devservices

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. All comments received will become part of the public record of this case.

Case Number: C15-2015-0104, 2301 S. Lamar Blvd.

Contact: Leane Heldenfels, 512-974-2202, leaneheldenfels@austintexas.gov

Public Hearing: Board of Adjustment, July 13th, 2015

KATHERINE MUMAL

Your Name (please print)

2301 S. Lamar #218 Austin, TX 78704

Your address(es) affected by this application

Katherine Mumal

Signature

Daytime Telephone: 512-574-1385

Date

7/13/15

Comments: I am in favor of the appeal.

☒ I am in favor
☐ I object

If you use this form to comment, it may be returned by noon the day of the hearing to (comments received after noon may not be seen by the Board at this hearing):

City of Austin-Development Services Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Scan & Email to: leaneheldenfels@austintexas.gov

218

Heldenfels, Leane

From: Manning Wolfe <~~manning@manningswolfe.com~~>
Sent: Monday, July 13, 2015 10:19 AM
To: Heldenfels, Leane
Subject: Re: Case #:c15-2015-0104

E
119

Leane:

Please be aware that I am not in favor of the project and am in favor of the appeal. The form is a bit confusing.

Thanks,
Manning

Manning Wolfe, PLLC
Author - Attorney
512-658-8686

Manning Wolfe

Join my email list for free offerings: www.manningwolfe.com

This communication may contain information that is legally confidential. If you are not the intended recipient, please note that any distribution or copying of this communication is prohibited. Anyone who receives this message in error should notify the sender immediately by return e-mail and delete it from their computer.

On Jul 10, 2015, at 5:10 PM, Manning Wolfe <~~manning@manningswolfe.com~~> wrote:

Leane,

Please find attached my completed Public Hearing Information form regarding Case #:c15-2015-0104. Please include it in the hearing materials.

Thanks,
Manning

<Case 15-2015-0104.pdf>

Manning Wolfe, PLLC
Author - Attorney
512-658-8686

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, **you are not required to attend**. However, if you do attend, you have the opportunity to speak **FOR** or **AGAINST** the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/devservices

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. All comments received will become part of the public record of this case.

Case Number: C15-2015-0104, 2301 S. Lamar Blvd.

Contact: Leane Heldenfels, 512-974-2202, leana.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, July 13th, 2015

Jennifer Tart

Your Name (please print)

2325 S. LAMAR BLVD. #301

Your address(es) affected by this application

[Signature]

Signature

Daytime Telephone: 910-890-0338

07/12/15

Date

☒ I am in favor
☐ I object

Comments: _____

If you use this form to comment, it may be returned by noon the day of the hearing to (comments received after noon may not be seen by the Board at this hearing):

City of Austin-Development Services Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Scan & Email to: leana.heldenfels@austintexas.gov

2015

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, **you are not required to attend**. However, if you do attend, you have the opportunity to speak **FOR** or **AGAINST** the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/devservices

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. All comments received will become part of the public record of this case.

Case Number: C15-2015-0104, 2301 S. Lamar Blvd.

Contact: Leane Heldenfels, 512-974-2202, leana.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, July 13th, 2015

Nicole Hisle

Your Name (please print)

2525 S. Lamar Blvd #308

Your address(es) affected by this application

Jo Hilde

Signature

Date

Daytime Telephone: *512-789-9839*

Comments:

The proposed development will ~~do~~ no doubt make our property value drop immensely. I believe it will depreciate the values of our nearby homes. I don't like the idea of segregating low-income families into a tenement housing.

If you use this form to comment, it may be returned by noon the day of the hearing to (comments received after noon may not be seen by the Board at this hearing):

City of Austin-Development Services Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Scan & Email to: leana.heldenfels@austintexas.gov

2101

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, **you are not required to attend**. However, if you do attend, you have the opportunity to speak **FOR** or **AGAINST** the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/devservices

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. All comments received will become part of the public record of this case.

Case Number: C15-2015-0104, 2301 S. Lamar Blvd.

Contact: Leane Heldenfels, 512-974-2202, leana.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, July 13th, 2015

Leanne Wolfe
Your Name (please print)

<input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> I am in object
--

2525 S. Lamar Blvd. #209 78704
Your address(es) affected by this application

Leanne Wolfe 7/10/15
Signature Date

Daytime Telephone: 512-658-2626

Comments: This is a taking of property value of a corporation.

If you use this form to comment, it may be returned by noon the day of the hearing to (comments received after noon may not be seen by the Board at this hearing):

City of Austin-Development Services Department/ 1st Floor
Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Scan & Email to: leana.heldenfels@austintexas.gov

12/11

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, **you are not required to attend**. However, if you do attend, you have the opportunity to speak **FOR** or **AGAINST** the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/devservices

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. All comments received will become part of the public record of this case.

Case Number: C15-2015-0104, 2301 S. Lamar Blvd.

Contact: Leane Heldenfels, 512-974-2202, leana.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, July 13th, 2015

Tim Fading
Your Name (please print)

2208 Del Coto Road

Your address(es) affected by this application

Tim Fading

Signature

Date

Daytime Telephone: *512-913-3777*

Comments: *I'm in support of Affordable housing however, I'm not in support of a project being permitted for one thing and being used for something completely different. They should be required to re-submit their entire site plan for approval. Definitely not in favor of them being allowed to put their dumpsters on the street. Thanks!*

If you use this form to comment, it may be returned by noon the day of the hearing to (comments received after noon may not be seen by the Board at this hearing):

City of Austin-Development Services Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Scan & Email to: leana.heldenfels@austintexas.gov

23/15

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, **you are not required to attend**. However, if you do attend, you have the opportunity to speak **FOR** or **AGAINST** the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/devservices

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. All comments received will become part of the public record of this case.

Case Number: C15-2015-0104, 2301 S. Lamar Blvd.

Contact: Leane Heidenfels, 512-974-2202, leane.heidenfels@austintexas.gov

Public Hearing: Board of Adjustment, July 13th, 2015

Cara Jackson

Your Name (please print)

2208 Del Canto Rd, #102, Austin, TX 78704

Your address(es) affected by this application

Cara Jackson

Signature

Date

Daytime Telephone: 336 686 4696

Comments: I just found out that, because of poor planning, a dumpster will be placed in the street and that the project has mistakenly been permitted as a "congregate living" facility when it will actually be multi-family apartments. I also feel the site is too small to accommodate the proposed 107 apartments, especially when placed on the dangerous intersection (Del Canto & Lamar)

If you use this form to comment, it may be returned by noon the day of the hearing to (comments received after noon may not be seen by the Board at this hearing):

City of Austin-Development Services Department/ 1st Floor

Leane Heidenfels

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Scan & Email to: leane.heidenfels@austintexas.gov

124

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, **you are not required to attend**. However, if you do attend, you have the opportunity to speak **FOR** or **AGAINST** the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/devservices

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. All comments received will become part of the public record of this case.

Case Number: C15-2015-0104, 2301 S. Lamar Blvd.

Contact: Leane Heldenfels, 512-974-2202, leana.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, July 13th, 2015

Will Buchanan

Your Name (please print)

Spaces 2525 #317 2525 South Lamar Blvd.

Your address(es) affected by this application Austin, TX 78704

[Signature] 7/9/15

Signature

Date

Daytime Telephone: 512-789-0456

Comments: I'm in favor of appeal. Just found

out about Bluebonnet Studios project a

few days ago. Very surprised zoning

approved and also surprised / disappointed

that almost nobody in South Lamar or Zilker

neighborhoods knows about this project. Feels

like intent was to slip this project past

local community.

If you use this form to comment, it may be returned by noon the day of the hearing to (comments received after noon may not be seen by the Board at this hearing):

City of Austin-Development Services Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Scan & Email to: leana.heldenfels@austintexas.gov

125

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, **you are not required to attend**. However, if you do attend, you have the opportunity to speak **FOR** or **AGAINST** the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/devservices

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. All comments received will become part of the public record of this case.

Case Number: C15-2015-0104, 2301 S. Lamar Blvd.

Contact: Leane Heldenfels, 512-974-2202, leaneheldenfels@austintexas.gov

Public Hearing: Board of Adjustment, July 13th, 2015

LISA JACOBS

Your Name (please print)

2301 S. Lamar Blvd. Apt 109 Austin TX 78704

Your address(es) affected by this application

[Signature]

Signature

Date

Daytime Telephone: 361-948-7040

Comments: I blatantly oppose this multi-family apartment. It is 100% not congregate living and Blue Bennett Studio is decaying the community. They also failed to plan for a dumpster - this all needs to be resolved. It is not fair to the individuals in the surrounding area.

If you use this form to comment, it may be returned by noon the day of the hearing to (comments received after noon may not be seen by the Board at this hearing):

City of Austin-Development Services Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Scan & Email to: leaneheldenfels@austintexas.gov

2/14

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, **you are not required to attend.** However, if you do attend, you have the opportunity to speak **FOR** or **AGAINST** the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/devservices

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. All comments received will become part of the public record of this case.

Case Number: C15-2015-0104, 2301 S. Lamar Blvd.

Contact: Leane Heldenfels, 512-974-2202, leana.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, July 13th, 2015

David Perales

Your Name (please print)

2208 Delcorno #106 ATX 78704

Your address(es) affected by this application

[Signature]

Signature

Date

7/9/15

Daytime Telephone:

Comments:

If you use this form to comment, it may be returned by noon the day of the hearing to (comments received after noon may not be seen by the Board at this hearing):

City of Austin-Development Services Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Scan & Email to: leana.heldenfels@austintexas.gov

219

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, **you are not required to attend**. However, if you do attend, you have the opportunity to speak **FOR** or **AGAINST** the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing;

and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/devservices

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. All comments received will become part of the public record of this case.

Case Number: C15-2015-0104, 2301 S. Lamar Blvd.

Contact: Leane Heldenfels, 512-974-2202, leana.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, July 13th, 2015

Andrew Brock

Your Name (please print)

2208 Del Curto Rd. #201

Your address(es) affected by this application

Andrew Brock

Signature

Daytime Telephone: 512-934-2263

Date

7-8-2015

Comments: IF, in fact, the project outside my window is building 107 efficiency apartments, and only has permission to build a "congregant living facility" then they should obtain the correct permits construct several efficiency apartments for affordable housing. I understand that in addition to the incorrect permit, there was an error in planning for adequate dumpsters, resulting in future tenants dumping their garbage into the street. They should be forced to re-plan for garbage disposal adequately.

If you use this form to comment, it may be returned by noon the day of the hearing to (comments received after noon may not be seen by the Board at this hearing):

City of Austin-Development Services Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Scan & Email to: leana.heldenfels@austintexas.gov

mail 2/14

Additionally, water drainage plans should be reconsidered so that water does not spill out into del curto Rd.

While Affordable housing is a potentially noble prospect, 'congregate living' is not what is being proposed, and attempting to build a 4-story building under the guise of something completely different is wrong.

I would request that this project is delayed so that adequate planning can be completed and reviewed before resuming construction.

Also, please prevent construction from starting before 8:00 AM. Some of us enjoy sleeping in on holiday weekends. We would all appreciate the courtesy of respecting our sleep.

- Andrew Brock
Andrew Brock

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak **FOR** or **AGAINST** the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (it may be delivered to the contact person listed on a notice); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/devservices

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. All comments received will become part of the public record of this case.

Case Number: C15-2015-0104, 2301 S. Lamar Blvd.

Contact: Leane Heldenfels, 512-974-2202, leane.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, July 13th, 2015

Emily Swab

Your Name (please print)

2208 Del Curo Rd 205

Your address(es) affected by this application

Garfield

Signature

Daytime Telephone: 989.948.4864

Date

7/8/15

Comments: This plan was not thoroughly

thought through, if they plan on keeping the dumpster on Del Curo Rd.

This does not seem like a good plan for the neighborhood. The sheer size of this development should be reconsidered.

If you use this form to comment, it may be returned by noon the day of the hearing to (comments received after noon may not be seen by the Board at this hearing):

City of Austin-Development Services Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Scan & Email to: leane.heldenfels@austintexas.gov

3/14

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, **you are not required to attend**. However, if you do attend, you have the opportunity to speak **FOR** or **AGAINST** the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/devservices

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. All comments received will become part of the public record of this case.

Case Number: C15-2015-0104, 2301 S. Lamar Blvd.

Contact: Leane Heldenfels, 512-974-2202, leane.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, July 13th, 2015

Joseph Stoeckel

Your Name (please print)

2208 Del Curcio Rd. Austin, TX 78704 #1101

Your address(es) affected by this application

[Signature]

Signature

Daytime Telephone: (479) 970-7280

Comments:

7/8/15

Date

☒ I am in favor
☐ I object

If you use this form to comment, it may be returned by noon the day of the hearing to (comments received after noon may not be seen by the Board at this hearing):

City of Austin-Development Services Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Scan & Email to: leane.heldenfels@austintexas.gov

1101

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, **you are not required to attend**. However, if you do attend, you have the opportunity to speak **FOR** or **AGAINST** the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/devservices

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. All comments received will become part of the public record of this case.

Case Number: C15-2015-0104, 2301 S. Lamar Blvd.

Contact: Leane Heldenfels, 512-974-2202, leana.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, July 13th, 2015

Thomas Conner
Your Name (please print)

2208 DEL CORTO RD #209

Your address(es) affected by this application

7-8-15

Signature

Date

Daytime Telephone: *512-689-3436*

AT A MAXIMUM, I THINK

Comments: *THE PROPERTY SHOULD BE LIMITED TO AN*

*APPROPRIATE NUMBER OF MULTI-FAMILY UNITS. THERE
CONGREGATE LIVING AFFORDS TOO MUCH SENSITIVITY WITH
LITTLE REGARD TO THE PARKING NEEDS OF THOSE MANY
PEOPLE. I ALSO UNDERSTAND THAT THE DUMPSTER FOR
THE "CONGREGANT" WILL BE PUSHED ONTO THE STREET
FOR PICKUP. THIS WILL CAUSE A SAFETY ISSUE ON
THE STREET AS WELL AS AN OPPORTUNITY FOR THE
GENERAL PUBLIC TO DROP THEIR TRASH/CARGO INCREASING
AN UNDESIRABLE SITUATION ON DEL CORTO.*

If you use this form to comment, it may be returned by noon the day of the hearing to (comments received after noon may not be seen by the Board at this hearing):

City of Austin-Development Services Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Scan & Email to: leana.heldenfels@austintexas.gov

32

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, **you are not required to attend**. However, if you do attend, you have the opportunity to speak **FOR** or **AGAINST** the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/devservices

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. All comments received will become part of the public record of this case.

Case Number: C15-2015-0104, 2301 S. Lamar Blvd.

Contact: Leane Heldenfels, 512-974-2202, leana.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, July 13th, 2015

Miguel Ene

Your Name (please print)

2208 Del Webb Rd #202 Austin TX 78704

Your address(es) affected by this application

Alina

Signature

Date

Daytime Telephone: 512.800.9869

Comments:

- Please obtain appropriate permit
- Further your construction to start at a later time in the day to be considerate of the morning time
- I'm concerned your parking won't be sufficient
- The dumpster should not be on the street for esthetic & and considerate reasons.

If you use this form to comment, it may be returned by noon the day of the hearing to (comments received after noon may not be seen by the Board at this hearing):

City of Austin-Development Services Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Scan & Email to: leana.heldenfels@austintexas.gov

13/51

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, **you are not required to attend**. However, if you do attend, you have the opportunity to **speak FOR or AGAINST** the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/devservices

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. All comments received will become part of the public record of this case.

Case Number: C15-2015-0104, 2301 S. Lamar Blvd.

Contact: Leane Heldenfels, 512-974-2202, leana.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, July 13th, 2015

ELIZABETH FREIBURGER

Your Name (please print)

☒ I am in favor
☐ I object

2208 Del Curto #107, Austin TX 78704

Your address(es) affected by this application

[Signature]

Signature

512-779-1110

Daytime Telephone:

Date

7/8/15

Comments: This project needs to be reviewed thoroughly for inconsistencies. The permit/zoning that was approved is NOT what is being built! I am concerned about over-crowding, trash in/out on the street due to no planning for dumpster space, parking, among many other things. This lot is way too small for 107 new units! These problems are new developments of the project should be delayed until it can be solved out. If you use this form to comment, it may be returned by noon the day of the hearing to (comments received after noon may not be seen by the Board at this hearing):

City of Austin-Development Services Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Scan & Email to: leana.heldenfels@austintexas.gov

[Handwritten initials]

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, **you are not required to attend**. However, if you do attend, you have the opportunity to speak **FOR** or **AGAINST** the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/devservices

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. All comments received will become part of the public record of this case.

Case Number: C15-2015-0104, 2301 S. Lamar Blvd.

Contact: Leane Heldenfels, 512-974-2202, leana.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, July 13th, 2015

Michael Sullivan
Your Name (please print)

☒ I am in favor
☐ I object

2208 Del Curo Rd 78704
Your address(es) affected by this application

M. Sullivan *7-7-15*
Signature Date

Daytime Telephone: *512 484 0767*

Comments: *Site Plan Application Expired Before It Was Approved 6-1-15.*

Muti Family is Condoeant Living

Question was never properly determined.

Therefore proper notice was not

provided to neighbors.

The Proposal is multifamily not Congregant Living

No Hardship Requires off site Dumpster Service.

If you use this form to comment, it may be returned by noon the day of the hearing to (comments received after noon may not be seen by the Board at this hearing):

City of Austin-Development Services Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Scan & Email to: leana.heldenfels@austintexas.gov

35

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, **you are not required to attend**. However, if you do attend, you have the opportunity to speak **FOR** or **AGAINST** the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/devservices

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. All comments received will become part of the public record of this case.

Case Number: C15-2015-0104, 2301 S. Lamar Blvd.

Contact: Leane Heldenfels, 512-974-2202, leane.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, July 13th, 2015

Alma Fellows

Your Name (please print)

2406 Webber Ln. # 108 78704

Your address(es) affected by this application

Alma Fellows

Signature

Daytime Telephone: (512) 636-408

Date

7/7/05

Comments:

I grow weary of so many expensive condos sprouting up in my neighborhood. Not only does it increase the cost of living but it takes away from my neighborhood charm + community.

If you use this form to comment, it may be returned by noon the day of the hearing to (comments received after noon may not be seen by the Board at this hearing):

City of Austin-Development Services Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Scan & Email to: leane.heldenfels@austintexas.gov

12/E

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak **FOR** or **AGAINST** the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/devservices

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. All comments received will become part of the public record of this case.

Case Number: C15-2015-0104, 2301 S. Lamar Blvd.

Contact: Leane Heldenfels, 512-974-2202, leana.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, July 13th, 2015

Michael Sullivan

Your Name (please print)

2208 Del Canto Rd 78704

Your address(es) affected by this application

M. Sullivan

Signature

7-7-15

Date

Daytime Telephone: 512 484 0767

Comments: Site Plans Application Expired Before

IT WAS APPROVED 6-1-15.

Multi-Family vs. CONDEGANT LIVING

QUESTION WAS NEVER PROPERLY DETERMINED

3) THEREFORE PROPER NOTICE WAS NOT

PROVIDED TO NEIGHBORS.

4) The Proposal is multi-family not CONDEGANT LIVING

5) NO HANDSHIP REQUIRES OFF SITE DUMPSTER SERVICE.

If you use this form to comment, it may be returned by noon the day of the hearing to (comments received after noon may not be seen by the Board at this hearing):

City of Austin-Development Services Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Scan & Email to: leana.heldenfels@austintexas.gov

EJ 137

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, **you are not required to attend**. However, if you do attend, you have the opportunity to speak **FOR** or **AGAINST** the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (it may be delivered to the contact person listed on a notice); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/development

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. All comments received will become part of the public record of this case.

Case Number: C15-2015-0104, 2301 S. Lamar Blvd.
Contact: Leane Heldenfels, 512-974-2202, leana.heldenfels@austintexas.gov
Public Hearing: Board of Adjustment, July 13th, 2015

Camille M. Perry
 Your Name (please print)

☒ I am in favor of the project
☐ I object

2211 Iva Lane, Austin, TX 78704-4911

Your address(es) affected by this application

Camille M. Perry

Signature

Daytime Telephone: 512-444-0754

Comments: I am in favor of the Interpretation

Appeal filed by Mr. Michael Sullivan and wish to voice my support for his position.

Also, after receiving a letter as an interested party stating that I had the right to appeal the applicant's (Big Red Dog Engineering) request for extension of time granted by the City, I filed an appeal on time only to get a notice from the City following my appeal. If that they weren't taking my appeal, if you use this form to comment, it may be returned by noon the day of the hearing to (comments received after noon may not be seen by the Board at this hearing):

City of Austin-Development Services Department/ 1st Floor

Leane Heldenfels

P.O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Scan & Email to: leana.heldenfels@austintexas.gov

EF 138