

**CITY OF AUSTIN
Board of Adjustment
Decision Sheet**

DATE: Monday October 08, 2018

CASE NUMBER: C15-2018-0043

____ Brooke Bailey
 ____ William Burkhardt
 ____ Christopher Covo
 ____ Eric Golf
 ____ Melissa Hawthorne
 ____ Bryan King
 ____ Don Leighton-Burwell
 ____ Rahm McDaniel
 ____ Martha Gonzalez (Alternate)
 ____ Veronica Rivera
 ____ James Valdez
 ____ Michael Von Ohlen
 ____ Kelly Blume (Alternate)
 ____ Pim Mayo (Alternate)

OWNER/APPLICANT: Alecia Browner

ADDRESS: 3906 MANCHACA RD

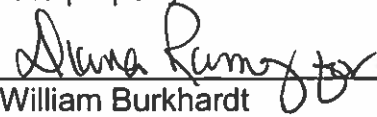
VARIANCE REQUESTED: The applicant has requested variance(s) from Section 25-2-492 (D) (Site Development Regulations) to decrease the minimum side yard setback from 5 feet (required) to 2.1 feet (requested) along the south property line in order to maintain a recently erected fabric and steel cantilevered shade structure for the parking-area of an office building in a "LO-MU", Limited Office – Mixed Use zoning district.

**BOARD'S DECISION: October 8, 2018 POSTPONED TO November 8, 2018 (6:00PM)
BY STAFF (RE NOTICE NEEDED)**

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:
 (b) The hardship is not general to the area in which the property is located because:
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:


 Leane Heldenfels
 Executive Liaison


 William Burkhardt
 Chairman

004/2



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2018-0043

LOCATION: 3906 MANCHACA ROAD



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

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

1" = 333'



CITY OF AUSTIN

Development Services Department

One Texas Center | Phone: 512.978.4000
505 Barton Springs Road, Austin, Texas 78704

O04/3

Board of Adjustment General/Parking Variance Application

WARNING: Filing of this appeal stops all affected construction activity.

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. ***If more space is required, please complete Section 6 as needed.*** All information is required (if applicable).

For Office Use Only

Case # _____ ROW # _____ Tax # _____

Section 1: Applicant Statement

Street Address: 3906 Manchaca Road

Subdivision Legal Description:

ABS 676 SUR 19 RIDDLE C H ACR 0.3200

Lot(s): _____ Block(s): _____

Outlot: _____ Division: _____

Zoning District: _____

I/We Alicia Browner on behalf of myself/ourselves as
authorized agent for RTAB Holdings, LLC affirm that on
Month Select , Day Select , Year Select , hereby apply for a hearing before the
Board of Adjustment for consideration to (select appropriate option below):

☐ Erect ☐ Attach ☐ Complete ☐ Remodel ☒ Maintain ☐ Other: _____

Type of Structure: Fabric and steel cantilevered awning to cover parking

Portion of the City of Austin Land Development Code applicant is seeking a variance from.

Steel post supports of the parking awning are within the setback

Section 2: Variance Findings

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 supporting documents.

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

I contend that my entitlement to the requested variance is based on the following findings:

Reasonable Use

The zoning regulations applicable to the property do not allow for a reasonable use because:

Setback is larger than the beginning of the parking area, so awning supports had to be in the setback.

Hardship

a) The hardship for which the variance is requested is unique to the property in that:

A series of small trees at the back of the property provide shade and privacy to us and our neighbors to the back. Copious numbers of birds inhabit the trees for Ligustrum berries; and were damaging the finish on employee's parked cars and bikes. Employees were imposing on neighborhood street parking to avoid the birds. Large pecan root zone to the side of the parking precludes an awning pylon outside the setback.

b) The hardship is not general to the area in which the property is located because:

Most properties do not have parking next to a large number of Ligustrum trees. In fact, though our back yard has this, our front yard does not have this issue.

Area Character

The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

Awning is very attractive; made of green fabric that blends into the trees and provides a low visual impact. Awning allows us to keep the greenery buffer provided by the trees; thus it creates privacy, especially to the neighbor to the back.

Parking (additional criteria for parking variances only)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed in the City of Austin Land Development Code Chapter 25-6, Appendix A with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specific regulation because:

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

Section 3: Applicant Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Applicant Signature: Alicia Browner Digitally signed by Alicia Browner
DN: cn=Alicia Browner, o.ou
email=abrowner@preludedynamics.com, c=US
Date: 2018.08.13 23:23:33 -0800 Date: 8/14/2018

Applicant Name (typed or printed): Alicia Browner and Richard Tieken

Applicant Mailing Address: 3906 Manchaca Rd

City: Austin State: TX Zip: 78704

Phone (will be public information): 512-476-5100

Email (optional – will be public information): _____

Section 4: Owner Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Owner Signature: RTAB Holding, Inc Date: 8/14/2018

Owner Name (typed or printed): Alicia Browner

Owner Mailing Address: 3906 Manchaca Rd

City: Austin State: TX Zip: 78704

Phone (will be public information): 512-476-5100

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: _____

Agent Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 6: Additional Space (if applicable)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

Section 3: Applicant Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Applicant Signature: _____ Date: 8/14/2018

Applicant Name (typed or printed): Alicia Browner and Richard Tieken

Applicant Mailing Address: 3906 Manchaca Rd

City: Austin State: TX Zip: 78704

Phone (will be public information): 512-476-5100

Email (optional – will be public information): _____

Section 4: Owner Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Owner Signature: _____ Date: 8/14/2018

Owner Name (typed or printed): Alicia Browner

Owner Mailing Address: 3906 Manchaca Rd

City: Austin State: TX Zip: 78704

Phone (will be public information): 512-476-5100

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: _____

Agent Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 6: Additional Space (if applicable)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

[illegible]

- [illegible]

[illegible][illegible]

1. **General**—The purpose of this study is to determine the effect of the proposed changes on the City of Austin's revenue and expenditures. The study will be conducted by the City of Austin's Office of Management and Information Systems (OMIS).
2. **Scope**—The study will cover the period from 2000 to 2005. The study will cover the following areas:
 - a. **Revenue**—The study will determine the effect of the proposed changes on the City of Austin's revenue from the following sources:
 - i. **General Fund**—The study will determine the effect of the proposed changes on the City of Austin's revenue from the following sources:
 - 1. **Property Taxes**—The study will determine the effect of the proposed changes on the City of Austin's revenue from property taxes.
 - 2. **Sales Taxes**—The study will determine the effect of the proposed changes on the City of Austin's revenue from sales taxes.
 - 3. **Excise Taxes**—The study will determine the effect of the proposed changes on the City of Austin's revenue from excise taxes.
 - 4. **Other Taxes**—The study will determine the effect of the proposed changes on the City of Austin's revenue from other taxes.
 - ii. **Other Revenue**—The study will determine the effect of the proposed changes on the City of Austin's revenue from other sources.
 - b. **Expenditures**—The study will determine the effect of the proposed changes on the City of Austin's expenditures from the following sources:
 - i. **General Fund**—The study will determine the effect of the proposed changes on the City of Austin's expenditures from the following sources:
 - 1. **Salaries and Benefits**—The study will determine the effect of the proposed changes on the City of Austin's expenditures for salaries and benefits.
 - 2. **Other Personnel**—The study will determine the effect of the proposed changes on the City of Austin's expenditures for other personnel.
 - 3. **Travel**—The study will determine the effect of the proposed changes on the City of Austin's expenditures for travel.
 - 4. **Other**—The study will determine the effect of the proposed changes on the City of Austin's expenditures for other items.
 - ii. **Other Expenditures**—The study will determine the effect of the proposed changes on the City of Austin's expenditures from other sources.
3. **Methodology**—The study will use the following methodology:
 - a. **Data Collection**—The study will collect data from the following sources:
 - i. **City of Austin**—The study will collect data from the City of Austin's financial records.
 - ii. **Other Sources**—The study will collect data from other sources.
 - b. **Data Analysis**—The study will analyze the data using the following methods:
 - i. **Regression Analysis**—The study will use regression analysis to determine the effect of the proposed changes on the City of Austin's revenue and expenditures.
 - ii. **Other Methods**—The study will use other methods to determine the effect of the proposed changes on the City of Austin's revenue and expenditures.
4. **Limitations**—The study has the following limitations:
 - a. **Data Availability**—The study is limited by the availability of data.
 - b. **Assumptions**—The study is limited by the assumptions made.
5. **Conclusion**—The study will conclude with the following findings:
 - a. **Revenue**—The study will conclude with the following findings:
 - i. **General Fund**—The study will conclude with the following findings:
 - 1. **Property Taxes**—The study will conclude with the following findings:
 - 1. **Revenue**—The study will conclude with the following findings:
 - 1. **Revenue**—The study will conclude with the following findings:

Material	Description	Longevity	Typical Applications	Application Rates
Biodegradable Mulch	Organic mulch derived from plant fibers	1-2 years	Landfill cover, erosion control	2-4 tons/acre
Geotextiles	Non-biodegradable synthetic fibers	5-10 years	Landfill cover, erosion control	1-2 tons/acre
Plastic Mulch	Non-biodegradable synthetic material	5-10 years	Landfill cover, erosion control	1-2 tons/acre

1025 Tackifier	6 months	On slopes up to 2:1 and vertical soil conditions (see manufacturers recommendations)	2500 to 4000 lbs per acre (see manufacturers recommendations)
Fiber Reinforced 65% organic Alkathene Alkathene (70%) 25% Reinforced Fibers or less	Up to 1:2	On slopes up to 1:1 and vertical soil conditions	3000 to 4500 lbs per acre (see manufacturers recommendations)

10. Developer information:
Owner: RYAN HOLDINGS, LLC
(512) 476-5100
Address: 3906 WACHADA ROAD, AUSTIN, TX 78704
Owner's representative responsible for plan alterations:
RYAN ENGINEERING, Phone# (512) 699-3310
Person or firm responsible for erosion/sedimentation control maintenance:
CONTRACTOR: _____

Person or firm responsible for tree/land area protection maintenance:
CONTRACTOR _____
Phone# _____

11. The contractor shall not dispose of surplus excavated material from the site without notifying the Development Services Department at 512-974-2278 at least 48 hours prior with the location and a copy of the permit issued to receive the material.

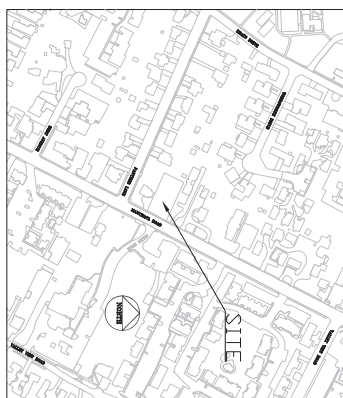
LEGAL DESCRIPTION:
0.329 OF AN ACRE, MORE OR LESS, OF LAND AREA IN THE C.H. RIDGE SURVEY, IN TRAVIS COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND CONVEYED IN A DEED DATED MAY 30, 2009 FROM JEANETTE M. SHELLEY, ET ALUS, TO JB SHELLEY HOLDINGS, LLC. AS RECORDED IN DOCUMENT NO. 20090906664, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

RTAB HOLDINGS, LLC
PRELUDE DYNAMICS, LLC
3906 MANCHACA ROAD
AUSTIN, TEXAS 78704
(512) 476-5100

ENGINEER:

MICHAEL A. RIVERA, P.E.
RIVERA ENGINEERING
P.O. BOX 90485
AUSTIN, TEXAS 78709-0485
(512) 899-3310 PHONE

LOCATION MAP
N.T.S.
MAPSCO PAGE 674J - CITY GRID MG1
SUBMITTAL DATE: JANUARY 6, 2016



UNIFORMS OVERAGE	
MAINTENANCE	
TOTAL LOT	= 142.63 SQ. FT. = 0.327 ACRES
EXISTING BUILDING	= 2,183.3 SQ. FT. = 0.050 ACRES
EXISTING CONCRETE	= 5,817.0 SQ. FT. = 0.13 ACRES
EXISTING ASPHALT PAVING	= 175.5 SQ. FT. = 0.004 ACRES
TOTAL IC	= 8,175.8 SQ. FT. = 0.184 ACRES
NET IC	= 67.5%

1. CONTOUR INFORMATION FROM CITY OF AUSTIN AERIAL TOPOGRAPHIC DATA.

CONSTRUCTION NOTES:

1. THIS SITE PLAN DEDICATION APPLICATION IS FOR INSTALLATION OF REQUIRED ACCESSIBLE SPACES. IN ADDITION, REMOVAL OF EXISTING PAVEMENT AREAS IS REQUIRED TO INSTALL NEW PAVEMENT SURFACING MATERIALS AND AREAS CONTAINING NO EXISTING TREES IS PROPOSED.
2. ALL IMPROVEMENTS (INCLUDING LANDSCAPING) MUST BE INSTALLED WITHIN THE CITY COMPATIBLE ZONES AND OVERSEEN UTILITIES CITY COMPATIBLE AREAS MUST BE USED WHEN ADJACENT TO EXISTING EASEMENTS (REFER TO CITY COMPAIVABLE TREE LIST AVAILABLE FROM THE CITY OF ALUSTIN).

LEGEND

- PROPERTY BOUNDARY
- EXISTING CONTOURS
- PROPOSED CONTOURS
- DRAINAGE AREA
- DRAINAGE WAY
- BOUNDARY
- DRAINAGE AREA
- FLOW ARROW



RIVERA ENGINEERING
TX PE Firm Registration Number F-11402
P. O. Box 90465 Austin, Texas 78709-0465
Telephone: 512.899.5310

PRELUDE DYNAMICS, LLC.
3906 MANCHACA ROAD
AUSTIN, TEXAS 78704

**TE DEVELOPMENT EXEMPTION
PLAN**

[illegible]

PROJECT NAME:	—	DESIGNED BY:	STAFF
FILE NAME:	—	DRAWN BY:	STAFF
DATE:	APRIL 2018	CHECKED BY:	STAFF
SCALE:	AS NOTED	REVISED BY:	MAR



[illegible][illegible]

1. Installation sequence of controls (e.g. pre-wired controls, then external power, then external power and controls).
2. Pre-wired controls are required (UL 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681,

[illegible]

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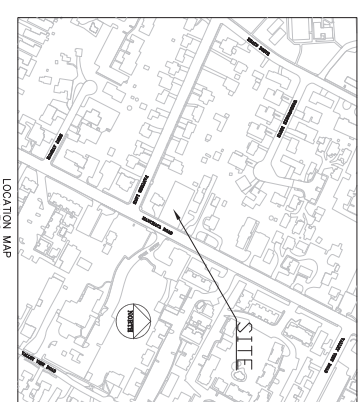
- [illegible]

LEGAL DESCRIPTION:

PROPERTY OWNER:
RTAB HOLDINGS, LLC
IN THE C.H. RIDDLE SURVEY, IN TRAVIS COUNTY,
TEXAS, BEING THAT SAME TRACT OF LAND CONVEYETED
IN A DEED DATED MAY 30, 2009 FROM JEANETTE M.
SHELLEY, ET ALIUS, TO J.B. SHELLEY HOLDINGS, L.L.C.
AS RECORDED IN DOCUMENT NO. 2009096866,
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

ENGINEER:
MICHAEL A. RIVERA, P.E.
RIVERA ENGINEERING
P.O. BOX 90485
AUSTIN, TEXAS 78709-0485
(512) 899-3310 PHONE

NT.S.
MAPSCO PAGE 674J - CITY GRID MG
SUBMITTAL DATE: JANUARY 6, 2016



<p>ANNUAL COVERAGE ON THE PROPERTY</p>	
TOTAL LOT	= 142,116.3 SQ. FT. = 0.327 ACRES
EXISTING BUILDING	= 2,183.3 SQ. FT. = 0.050 ACRES
EXISTING CONCRETE SLAB AREA	= 5,817.0 SQ. FT. = 0.13 ACRES
TOTAL IC	= 175.5 SQ. FT. = 0.004 ACRES
TOTAL IC	= 8,175.8 SQ. FT. = 0.184 ACRES
IC	= 57.5%

	Longevity	Typical Applications	Applications Notes
Structure Bonded Fiber Matrix (BFM)	Degradation 80% Organic degraded fibers		
10% Tackifier	6 months	On slopes up to 2:1	2500 to 4000 lbs per acre (see manufacturer's specifications)

SEBASTYAN 1 OF 1

_____	PROJECT BOUNDARY
539-----	EXISTING CONDITIONS
-----	PROPOSED CONDITIONS
-----	DRAINAGE AREA
-----	WATER BODY
-----	NUMBER/JOBSITE
-----	FLOW ARROW
-----	EX. FINE INQUIRY
-----	EX. WATER LINE
-----	EX. WASTEWATER LINE

PRELUDE DYNAMICS, LLC.
3906 MANCHACA ROAD
AUSTIN, TEXAS 78704

**SITE DEVELOPMENT EXEMPTION
PLAN**

INTRODUCTION

- Owner: Alicia Browner, Ph.D. (RTAB Holdings, LLC)
- Property type: **Owner occupied, small business**
- **Zoned: LO-MU – Used as LO ----- 2,300 sf**
- Address: 3906 Manchaca Rd., Austin, TX 78704
- Purpose: Seek a variance for a parking lot awning setback

OUR MISSION STATEMENT

Prelude Dynamics

Mission:

Speed the development of cures for human and animal health with clinical trial software that is efficient, powerful, customizable and affordable.

- Locally and privately owned by 30-yr residents of Austin.
- In business since 2004.
- 18 Austin employees in high-tech jobs.
- Bus. Model: "SaaS" software run in a big data center, computers serving FDA clinical trials.
- Not open to the public. No in/out traffic. No shipping. No nights or weekends.

SOFTWARE TO COLLECT DATA FOR CLINICAL TRIALS



Human Studies

- All Phases of Clinical Trials
- Registries

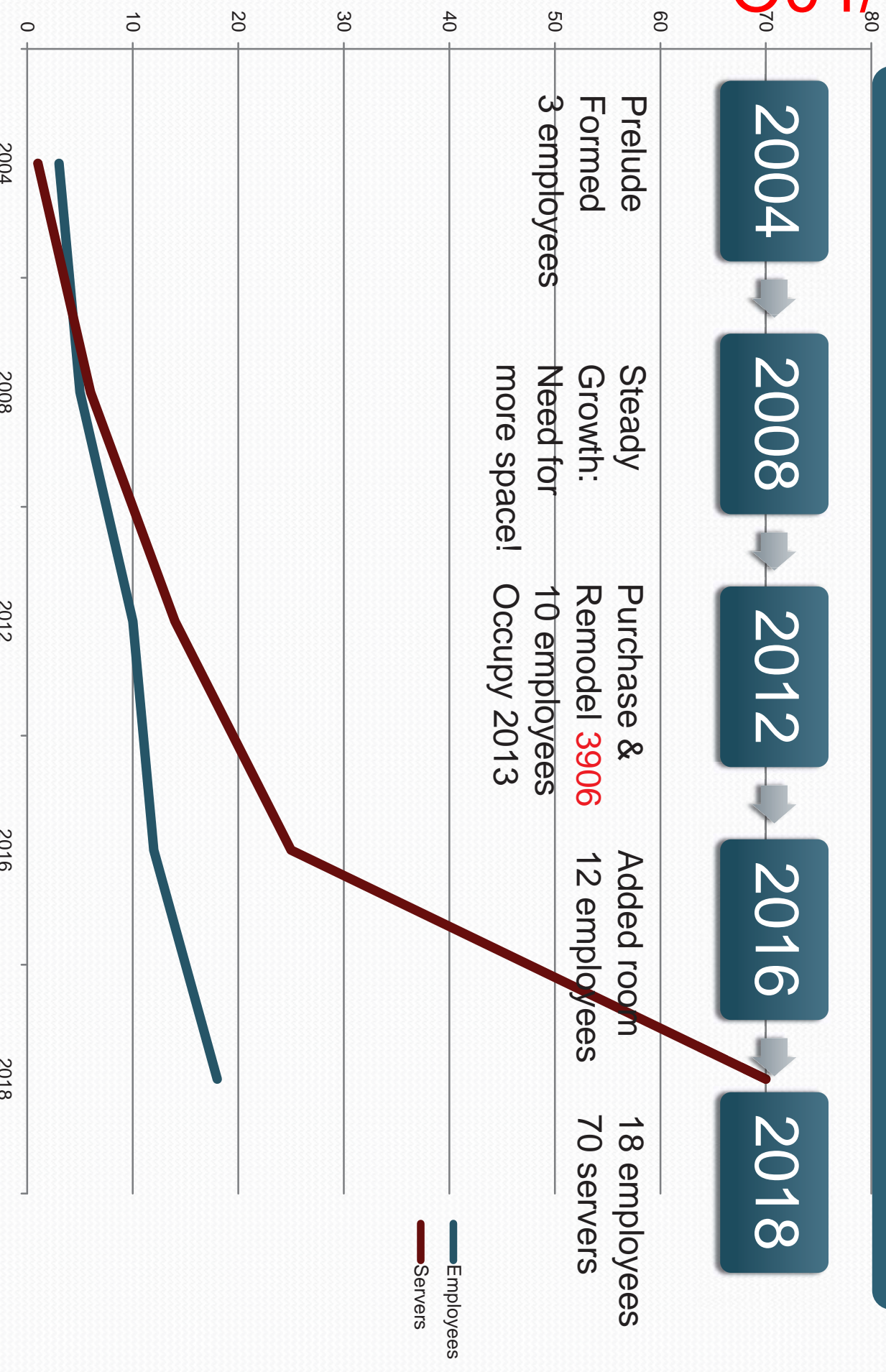
Companion Animal Studies

- POC Studies
- Field Studies
- Registries

Production Animal Studies

- Animal-based
- Pen-based

BUSINESS TIMELINE



PROPERTY HISTORY: GOAL

- Create a property that would be aesthetically pleasing to all and an asset to the neighborhood
- We understand the importance of keeping the neighborhood nice and protecting neighbors
 - Richard: served many years on a MUD board
 - Alicia: served many years on HOA Board and Architectural Committee

SITE PLAN - NEIGHBORHOOD

Ann Richards
School For Girls

DAND AREA
COUNTY,
CONVEYED
JANETTE M.
S, LLC.
64, TEXAS.



LOCATION MAP
N.T.S.
MAPSCO PAGE 674J - CITY GRID MG14
SUBMITTAL DATE: JANUARY 6, 2016



Senior Activity
Center

DE DYNAMICS, LLC.

MANCHACA ROAD
STIN, TEXAS 78704

DEVELOPMENT EXEMPTION
PLAN

NO. BY

LEGAL DESCRIPTION:
0.329 OF AN ACRE, MORE OR LESS, OF LAND AREA
IN THE C.H. RIDDLE SURVEY IN TRAVIS COUNTY,
TEXAS, BEING THAT SAME TRACT OF LAND CONVEYED
IN A DEED DATED MAY 10, 2009 FROM JEANETTE M.
SHERLEY, ET ALUS. TO JR SHELLEY HOLDINGS, LLC.
AS RECORDED IN DOCUMENT NO. 2009096864,
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

PROPERTY OWNER:
RTAB HOLDINGS, LLC
PRELUDE DYNAMICS, LLC
3906 MANCHACA ROAD
AUSTIN, TEXAS 78704
(512) 476-5100

ENGINEER:
MICHAEL A. RIVERA, P.E.
RIVERA ENGINEERING
P.O. BOX 90485
AUSTIN, TEXAS 78709-0485
(512) 899-3310 PHONE

O04/17

ORIGINAL PROPERTY



004/18

ORIGINAL PROPERTY



004/19

BEFORE AND AFTER

Property has improved the street,
the neighborhood and the city!



LO-MU

004/20



Received lots of compliments from neighbors

TIME LINE FOR 3906 MANCHACA

004/21

1948

Building constructed

1985-7

Upgrade sewer/electric/HVAC

Aug 2012

Acquired by RTAB, LLC

Oct 2012

Remodel #1 – up to code, Cert. of Occupancy

May 2013

Re-Zone LO-MU - granted

Nov 2014

Remodel #2 – add 230sf – permit, site plan exemption

Jan 2015

Remodel #3 – add another 230sf – permit, change use

Mar 2017

Awning installed – no permit known to be needed

Mar 2018

Code Violation – leading to BOA hearing – Oct 2018

HARDSHIP ON THE PROPERTY

- A series of trees at the back of the property provide shade and privacy to us and our neighbors to the back.
- Copious numbers of birds inhabit the trees for Ligustrum berries; and were damaging the finish on employee's parked cars and bikes.
- Employees were imposing on neighborhood street parking to avoid the birds.
- Large pecan root zone to the side of the parking precludes an awning pylon outside the setback

004/23

VEHICLE DAMAGE



GOALS

- Position a parking cover to avoid the large pecan root zone; reduce street impact; minimize its impact (nestled in the trees) and address parking on property.
- Choose green fabric that blends into the trees and provides a low visual impact.
- Keep the greenery buffer, providing privacy, especially to the neighbor to the back

We didn't realize an awning was considered a "structure" and required a permit or that the supports were subject to a setback. Shade Pro did not mention that we would need a permit.

SOLUTION: ADD AN AWNING TUCKED INTO TREES



FIREPROOF FABRIC

Green

Porous

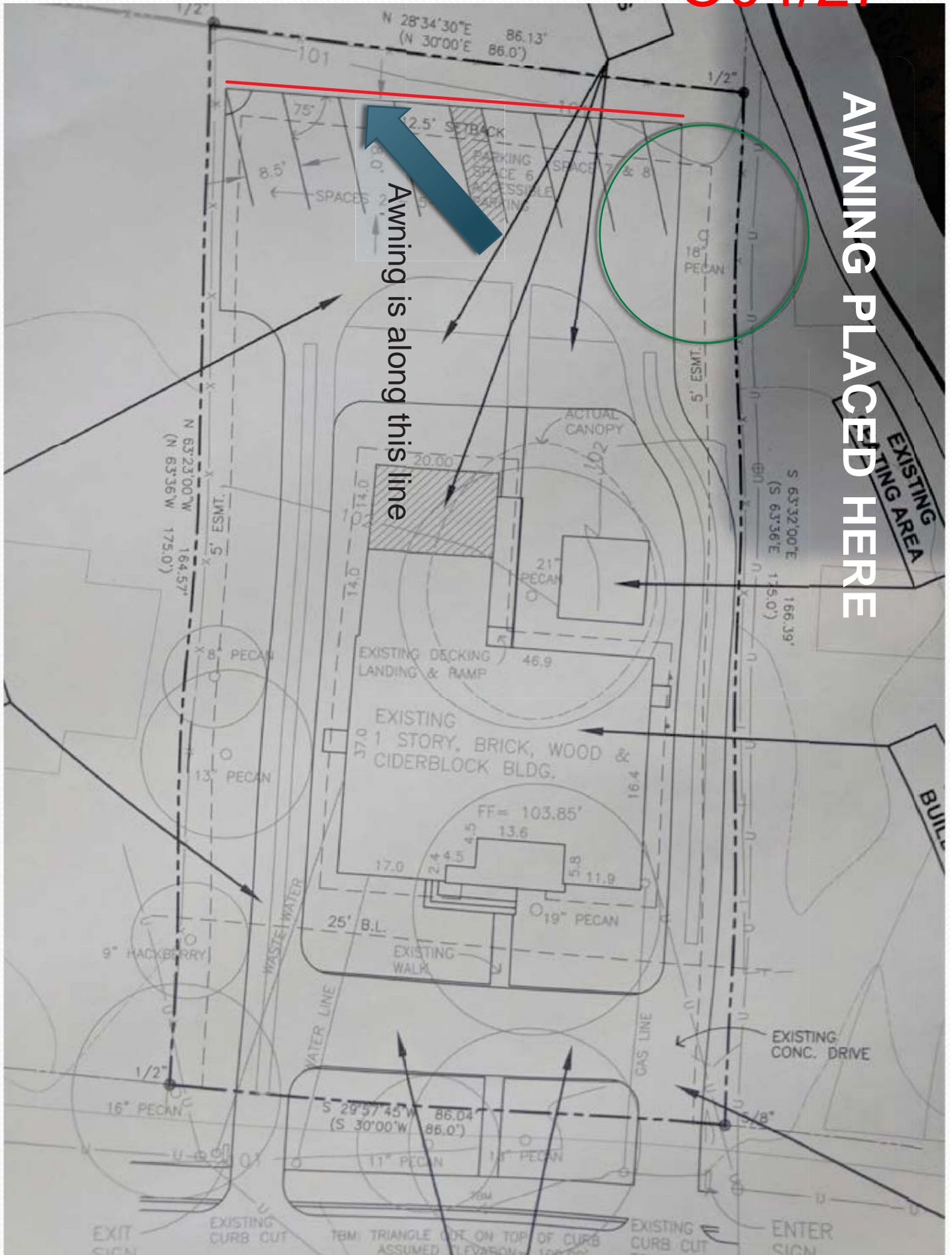
Low Profile

Unobtrusive



AWNING PLACED HERE

Awning is along this line



VIOLATION REPORT



City of Austin
P.O. Box 1088, Austin, TX 78767

AUSTINCODE
DEPARTMENT

NOTICE OF VIOLATION

Case Number: CV-2018-049361
Via Certified Mail # 7014 1120 0000 2198 0072

March 7, 2018

RTAB Holdings LLC
3906 Manchaca Road
Austin, Texas 78704

RE: 3906 MANCHACA RD AUSTIN TX 78704
Locally known as 3906 MANCHACA RD AUSTIN TX 78704
Legally described as ABS 676 SUR 19 RIDDLE C H ACR 0.3200
Zoned as LO
Parcel Number 0404110112

Dear RTAB Holdings LLC:

The City of Austin Code Department investigated the property described above. Austin City Code violations were found that require your immediate attention. A description of the violation(s) and compliance timeframe(s) are provided in the attached violation report.

After receipt of this Notice, and until compliance is attained, the Austin City Code prohibits the sale, lease, or transfer of this property unless:

- You provide the buyer, lessee, or other transferee a copy of this Notice of Violation, and
- You provide the name and address of the buyer, lessee, or other transferee to the Code Official.

For additional information, I can be reached at (512)974-9115 or David Downing@AustinTX.gov. Please reference case number CV-2018-049361. Hours of operation are: Monday – Friday, 7:30 a.m. – 4:00 p.m.

Para obtener más información, llame al (512)974-9115 o envíe un correo electrónico a David.Downing@AustinTX.gov. Por favor, consulte caso número CV-2018-049361. El horario de atención es: lunes a viernes, 7:30 a.m. – 4:00 p.m.

Sincerely,

David Downing, Austin Code Officer
City of Austin Code Department

VIOLATION REPORT

Date of Notice:

March 7, 2018

Code Officer:

David Downing

Case Number:

CV-2018-049361

Property Address:

3906 MANCHACA RD AUSTIN TX 78704
Locally known as 3906 MANCHACA RD AUSTIN TX 78704
Zoned as LO

The items listed below are violations of the Austin City Code, and require your immediate attention. If the violations are not brought into compliance within the timeframes listed in this report, enforcement action may be taken. Timeframes start from the Date of Notice.

Violation Type: **Land Use** **"Parking canopies"**

Austin City Code Section: **Building Permit Requirement (S25-11.32)**

Description of Violation: Parking canopies have been installed. These are not shown on the approved site plan from the approved plans for the development of the site.

Date Observed: 03/06/2018

Timeframe to Comply: 30 Day(s)

Recommended Resolution: Submit the necessary application to Development Services for the approval and inspection of the parking canopy structures.

Austin City Code Section: **Site Plans Required (S25-5-1)**

"accessible space"

Description of Violation: The conditions at the site do not match the approved site plan. No accessible space (a5) is labeled and the accessible route has violations.

Date Observed: 03/06/2018

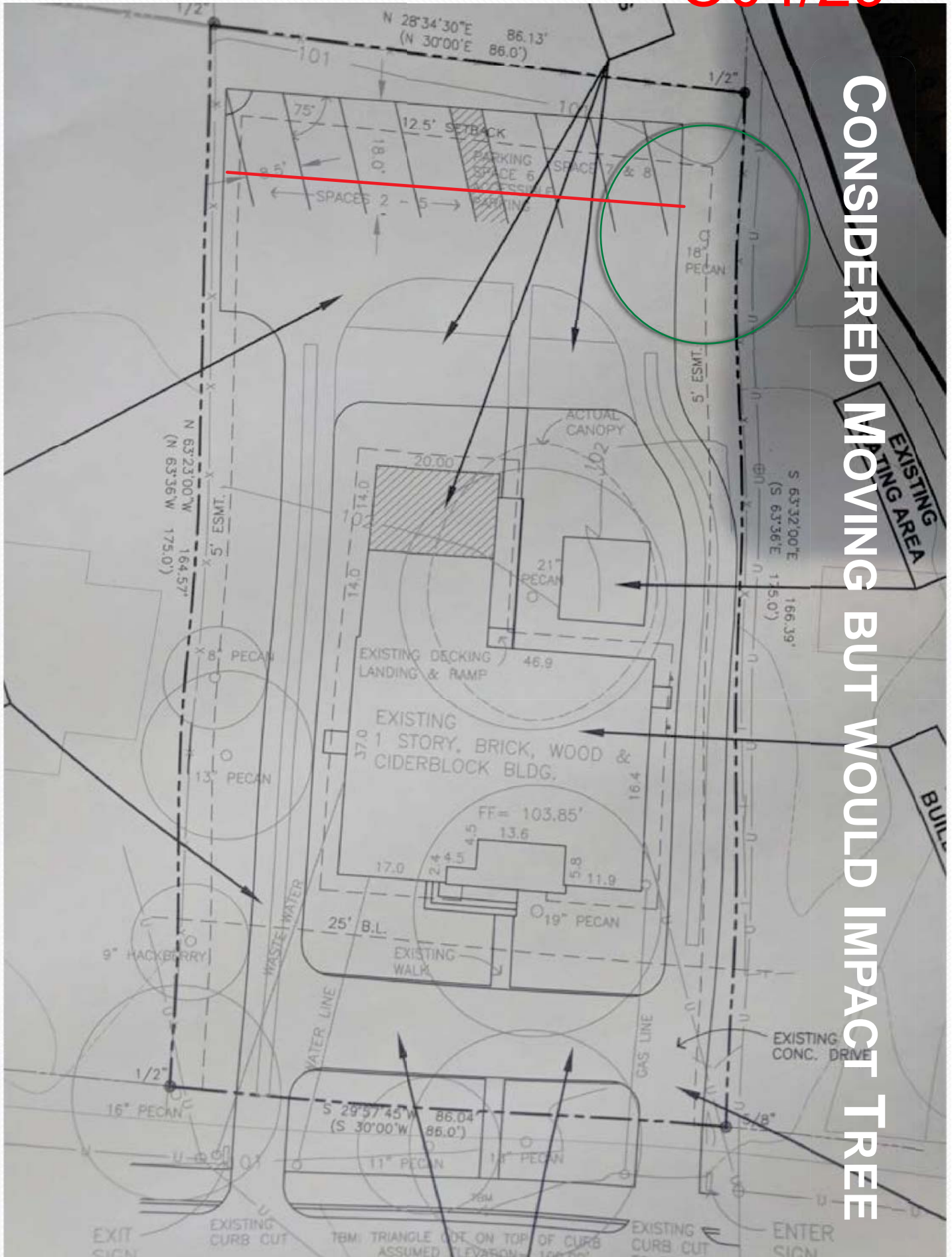
Timeframe to Comply: 30 Day(s)

Recommended Resolution: Complete the work at the site to match the approved site plan. Alternatively, apply for a site plan revision to Development Services to approve the conditions as they exist on the site.

Notes: Permit violations require the permit(s) to be issued and all required inspections to be completed to attain compliance. For questions concerning land use violations, please contact the Development Services Department at 512-978-4000. You can also visit <http://www.austintexas.gov/development-services> for more information.

emilud 12

CONSIDERED MOVING BUT WOULD IMPACT TREE



SOLUTION: SUPPORT OF OUR NEIGHBORS

To City of Austin Officials:

I understand that 3906 Manchaca Rd. is requesting a variance to keep their parking awning at the back of the property, partially in the buffer zone. I have no objection to the awning remaining in its current location and configuration.

My address is 3904 MANCHACA RD

Signed:

Date: 05/29/18

JUDY FLORES - A UNIT

To City of Austin Officials:

I understand that 3906 Manchaca Rd. is requesting a variance to keep their parking awning at the back of the property, partially in the buffer zone. I have no objection to the awning remaining in its current location and configuration.

My address is 3904 B. MANCHACA

Signed:

Date: 5/22/2018

J.P. SHEPHERD B Unit

To City of Austin Officials:

I understand that 3906 Manchaca Rd. is requesting a variance to keep their parking awning at the back of the property, partially in the buffer zone. I have no objection to the awning remaining in its current location and configuration.

My address is 3904 MANCHACA RD.

Signed:

Date: 5/22/18

MICHAEL WHITE - PROPERTY OWNER

To City of Austin Officials:

I understand that 3906 Manchaca Rd. is requesting a variance to keep their parking awning at the back of the property, partially in the buffer zone. I have no objection to the awning remaining in its current location and configuration.

My address is 2006 Prather Lane 78704

Signed:

Date: 5/11/18

Catherine Sanderson (owner)

To City of Austin Officials:

I understand that 3906 Manchaca Rd. is requesting a variance to keep their parking awning at the back of the property, partially in the buffer zone. I have no objection to the awning remaining in its current location and configuration.

My address is 2006 Prather Lane

Signed:

Date: May 17th 2018

A.T. Sanderson
Owner

NEIGHBOR SUPPORT

To City of Austin Officials:

I understand that 3906 Manchaca Rd. is requesting a variance to keep their parking awning at the back of the property, partially in the buffer zone. I have no objection to the awning remaining in its current location and configuration.

- Andrew Sanderson (resident and owner)
2006 Prather Lane (property to the back)
- Catherine Sanderson (resident and owner)
2006 Prather Lane (property to the back)
- Juan Flores (resident)
3904 Manchaca Rd #A (property to the north)
- JP Shepard (resident)
3904 Manchaca Rd #B (property to the north)
- Michael White (owner)
3904 Manchaca Rd (property to the north)
- Property to the south is a commercial property

Proposal

Date 13-Aug-18
Quote good for 45 days.

ShodePro
1067 FM 206 # 202
New Braunfels TX 78130
830-625-2154 Phone
[210-438-8707 Cell](tel:830-625-2154)

Billing Address:	RTAB Holdings LLC
Company:	Richard Treen
Contact:	3906 Manchaca Rd
Address:	Austin, TX 78704
City/State/Zip:	
Phone:	512-478-5100
Mobile Phone:	512-425-5301
E-mail:	revel@cedarvalleydynamics.com

Shipping Address:	RTAB Holdings LLC
Company:	Richard Treen
Contact:	3906 Manchaca Rd
Address:	Austin, TX 78704
City/State/Zip:	
Phone:	512-478-5100
Mobile Phone:	512-425-5301
E-mail:	revel@cedarvalleydynamics.com

Cty	Size	Hgt	Structure Type	Style	Netting	PVC Color	Unit Price	Total
2			Samped Engineer Drawing				\$	995.00

* Includes Delivery & Installation

Sub Total	\$	995.00
Sales Tax	\$	82.09
Total	\$	1,077.09
Amount Due Now	\$	1,077.09
Upon Completion		

Method of Payment

☐ Check Number _____

☒ Credit Card Number _____

Amount Collected 1077.09

Name on Card **RICHARD TREAN**

Security Code _____

When a check is provided as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction. Privacy Act Statement required by 5 U.S.C. 552(a)(3) as governed by the rules of the NACMA. If you wish to opt out of check conversion notify on this document and return with payment.

Kyle Cocornise

ShadePro Representative

13-Aug-18
Date

Accepted By

16 AUG 2018

Date

ShodePro

Permanent Shade Structures

p 1 of 2

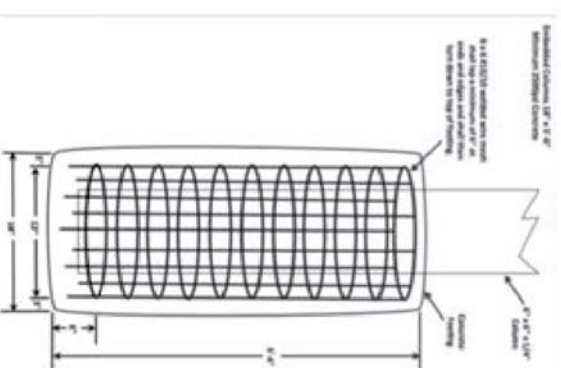
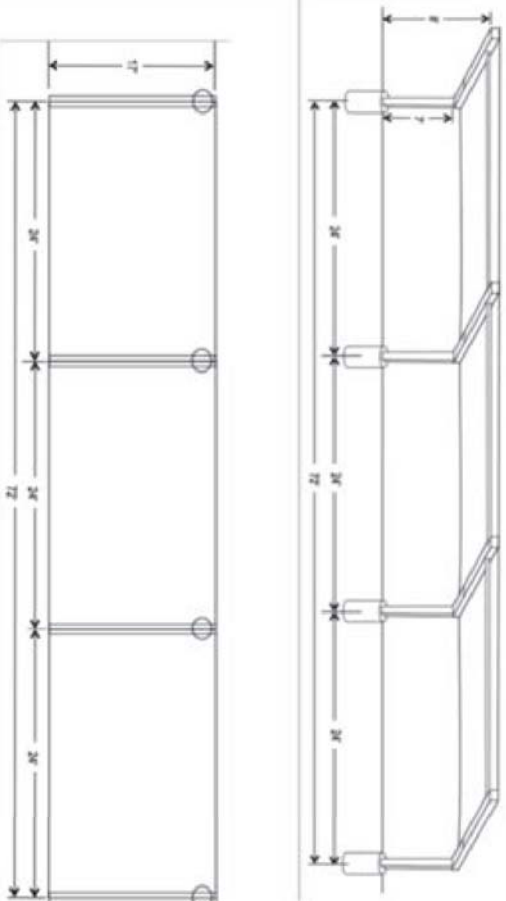
Rev 9/10/2015

INSTALLED AWNING - ENGINEERING

4 posts
6x6



Single Post Cantilever 17' x 72' with a 7' & 8' Entry



All Measurements are Center to Center of Column

All phases of the work shall conform to standard methods of steel fabrication and construction as set forth by the 2015 International Building Code and the AISI Manual of Steel Construction. Concrete / Foundation work shall be in accordance with the ACI 318-14.

Structural steel shall be cold-formed structural quality steel, welded or seamless, complying with ASTM A-500, Grade B.

Columns 6" x 6" x 1/4" Tubing

Beams 4" x 6" x 1/4" Tubing

Upper Support 2 7/8" Sch 40 Pipe

Column & Beam Flange to Flange Plate Connections 10" x 24" x 1/2" Plate w/ Gaskets (6) 3/4" Bolts, Nut, Lock Washers & (12) Flat Washers

Columns Embedded 18" x 6" with min. 2500psi Concrete Reinforced with Wire Mesh per Detail

All field connections shall be bolted in accordance with ASTM Structural Specification for Bolted Connections. No welding shall be done in the field.

100% High-density polyethylene woven architectural fabric membrane canopy Commercial 95 by Gale Pacific. Tested to ASTM E-5400 meeting Class A requirements and NFPA 701-99 method 2. Sewn with Gore-Tex® thread.

Design Criteria:
2015 International Building Code
Roof Live Load 5psf
Roof Dead Load 1psf
Snow Load 5psf
Wind Speed 120mph (3 sec. gust)
Exposure B Occupancy Code II
Importance Factor 1.00
Wind Velocity Pressure 5psf
Seismic Category A



ShadePro
15879 IH 35 N
Seena TX 78154
Ph 210-651-1041
Fax 210-651-1042
Email:
Information@ShadePro.com



Primero Engineering
F-2864

Project:
RTAB Holdings, LLC
3906 Manchaca Rd
Austin TX 78704



FIRE PROOF

"Class A"



TEST REPORT

CLIENT:

Gale Pacific USA, Inc.
285 W. Central Pkwy, Suite 1704
Altamonte Springs, FL 32714
Attn: Susan Yuskalis

Test Report No:

654-030608

Date:

February 22, 2010

SUBJECT:

Testing to ASTM E-94

SAMPLE ID:

Sample identified as "Commercial 95" was received from the client on 2/19/10 in good condition. The sample was described by the manufacturer of containing the following items:

- Sample Description: Commercial 95
- Sample / Style Number: Commercial 95
- Material Content: Knitted HDPE
- Client PO: SY021609

TEST REQUESTED:

Perform standard flame spread and smoke density developed classification tests on the sample supplied by the Client in accordance with ASTM Designation E84-09a, "Standard Method of Test for Surface Burning Characteristics of Building Materials". The test procedure is equivalent to UL 723, ANSINFP-A No. 255, and UBC No. 8-1.

PREPARATION:

The sample material was submitted in one roll and trimmed to fit dimensions of burner, measuring 21" by 24". The sample was supported using rods and wire.

TEST DATE:

2/22/10

RESULTS:

Results can be found on the following pages and apply only to the sample tested.

CLASSIFICATION:

The sample received a "Class A" rating in accordance with the NFPA and IBC classification chart on page two of this report.

SIGNED FOR AND ON BEHALF OF
SGS U.S. TESTING COMPANY INC.

Greg Enri
Greg Enri
Engineering Technician

Page 1 of 5

J. Brian McDonald
J. Brian McDonald
Fire Technology Department Manager

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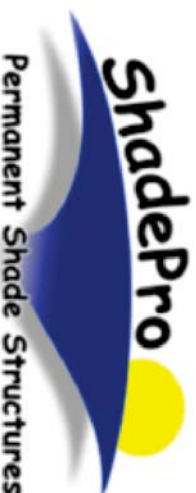
WARRANTY, WINDS AND PERMITS

ShadePro

1067 FM 306 #202

New Braunfels TX 78130

830-625-2154 Phone



Warranty

6. Manufacturer's Warranty.

Warranty will be validated upon final payment of the invoice. Failure to pay final balance due will result in the warranty being voided. Warranty covers Shade netting failure due to Ultraviolet deterioration, and faulty workmanship for a period of ten years. Not covered are rips and tears caused by means other than faulty workmanship. Shade netting is not warranted against contact with chemicals, caustic materials, open flames or any other heat source. ShadePro is not responsible for errors or damage in installation or modification by non ShadePro approved installers and the warranty will become void. The warranty will become void if installed on frames other than those manufactured by ShadePro. Steel frames and cables are covered for a period of twenty years against failure due to corrosion or faulty workmanship. ShadePro does not warranty against surface rust, however the frame is guaranteed not to fail due to corrosion or rust on the frame, fittings or cable. Powder coating is warranted for one year.

7. Adverse weather conditions and natural disasters.

Shade Structures are warranted not to fail in winds up to 90 miles per hour. The warranty does not cover natural disasters such as earthquakes, blizzards, shifts of terrain, or tornados in general vicinity. The installation warranty will be considered void if a ShadePro product is installed within the boundaries of a flood plane or failure due to saturated terrain or floods. If the structure is installed in an area exposed to hurricanes, remove shade netting and roof structure when a hurricane warning is issued. The fixed posts will normally withstand hurricane force winds if installed by a ShadePro trained installer.

8. Permits.

Quoted price does not include the cost of permits. It is the customer's responsibility to obtain and pay for all permits. Required drawings will be an additional expense.

OPTIONS

- Obtain a variance for the awning setback (our preference!)
- Demolish the awning and remove the trees along the property line that the birds occupy.

Thank you for your
consideration

From: [Heldenfels, Leane](#)
To: [Ramirez, Diana](#)
Subject: c15-2018-0043/3906 Manchaca Road amanda, advance packet - put after submittal pics, maps being sent in a seperate email
Date: Thursday, September 27, 2018 9:50:11 AM

Sent: Monday, September 24, 2018 3:44 PM
To: Heldenfels, Leane
Cc: [REDACTED]
Subject: Re: 3906 Manchaca Road Board of Adjustment

Hi Leane,

Facing the property, the southside (left) line is a combination of chain link and wood pickets. That adjacent side is a commercial property. The chain link on that side is 4ft and extends from the street back for about 1/3 of the line. It is original to the property from the 50's-60's.

Near the where that properties backyard would begin, newer wood fence with vertical pickets continue to the back of their property. Those pickets appear to have been made from trimmed 1x6x6 treated lumber. The net height is 5.5ft and was installed by the property owner next door for their dog training business. Its not our fence. That property owner removed the older chain link, which was falling down in places, to install that wood fence.

The small awning on that side has Class A fire retardant fabric that is several feet above; and not overhanging the wood fence.

Other fences:

- the westside (back of the property) line is all original legacy chain link. Its 3.5ft. tall, and covered in green plant material, vines etc, naturally screening the backyard of the SF residence behind from view. Its quite opaque.

- the northside (right) line is wood 1x6's, mounted horizontally connecting original posts. Its my repair of old wood pickets that were falling down, and dates to when the property was bought. That property is a Duplex.

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 application. 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 will be sent.

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 website:

www.austintexas.gov/department/development-services

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: C15-2018-0043, 3906 Manchaca Road

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

Public Hearing: Board of Adjustment, Monday October 8, 2018

Eugelbertus KRAMER

Your Name (please print)

☒ I am in favor
☐ I object

2105 Wardsworth Drive Aust. 78704

Your address(es) affected by this application

[Signature]

Signature

Date

Daytime Telephone: 512-795-1297

Comments:

I agree with the requested variance of Section 25-2-492

Comments must be returned not later than 10am the day of the hearing to have them seen by the Board at this hearing, return via:

Mail: City of Austin-Development Services Department/ 1st Floor
Leane Heldenfels
P. O. Box 1088
Austin, TX 78767-1088

(Note: mailed comments must be postmarked by the Wednesday prior to the hearing for the Board to see them at this hearing)

Fax: (512) 974-6305

Email: leane.heldenfels@austintexas.gov