

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

DATE: Monday, December 10, 2018

CASE NUMBER: C15-2018-0043

<input type="checkbox"/> N	Brooke Bailey
<input type="checkbox"/> N	William Burkhardt
<input type="checkbox"/> Y	Christopher Covo
<input type="checkbox"/> Y	Eric Golf
<input type="checkbox"/> Y	Melissa Hawthorne
<input type="checkbox"/> N	Bryan King
<input type="checkbox"/> N	Don Leighton-Burwell
<input type="checkbox"/> -	Rahm McDaniel OUT
<input type="checkbox"/> Y	Martha Gonzalez (Alternate)
<input type="checkbox"/> Y	Veronica Rivera
<input type="checkbox"/> Y	James Valdez
<input type="checkbox"/> Y	Michael Von Ohlen
<input type="checkbox"/> -	Kelly Blume (Alternate) OUT
<input type="checkbox"/> -	Ada Corral (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);

RENOTICE: 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, and Section 25-2-1062 (C) (Height Limitations and Setbacks for Small Sites) to decrease the minimum side and rear setback from an SF-5 or more restrictive property from 22.0 feet (required) to 5 feet (requested) 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: Nov 8, 2018 The public hearing was closed on Board Member Michael Von Ohlen motion to Postpone to December 10, 2018, Board Member Brooke Bailey second on a 7-3 vote (Board members Bryan King, Don Leighton-Burwell, James

Valadez nay); POSTPONED TO DECEMBER 10, 2018; Dec 10, 2018 The public hearing was closed on Board Member Michael Von Ohlen motion to Grant with conditions to get correct paint and signs for accessible ADA parking space, Board Member Martha Gonzalez second on a 7-4 vote (Board members Brooke Bailey, William Burkhardt, Bryan King and Don Leighton-Burwell nay); DENIED.

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: N/A
2. (a) The hardship for which the variance is requested is unique to the property in that: 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 large pecan root zone to deal with to the side of the parking
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: awning made of green fabric that blends into the trees and provides a low visual impact


Leane Heldenfels
Executive Liaison


William Burkhardt
Chairman

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Board of Adjustment
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DATE: Thursday, November 8, 2018

CASE NUMBER: C15-2018-0043

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Bailey second on a 7-3 vote (Board members Bryan King, Don Leighton-Burwell, James Valadez nay); POSTPONED TO DECEMBER 10, 2018.

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

**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

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BY STAFF (RE NOTICE NEEDED)**

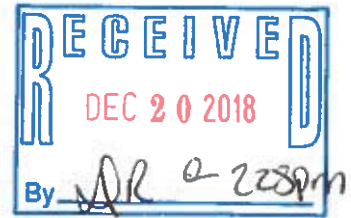
FINDING:

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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

From: Richard Tieken [REDACTED]
 Subject: Re: Decision to appeal BOA case for 3906 Manchaca Rd.
 Date: December 20, 2018 at 2:02 PM
 To: Heldenfels, Leane Leane.Heldenfels@austintexas.gov
 Cc: Alicia Browner [REDACTED]



(resent without any attachments. Delivery of those via memory key hand delivered)

Dear Leane,

RTAB Holdings, LLC (Alicia Browner and Richard Tieken),
 current owners and occupants of 3906 Manchaca,

— Formally appeal the BOA decision from the Dec. 2018 meeting.

We feel the Board and ourselves would benefit from hearing new additional and clarifying information regarding the Variance request for the awning setback at 3906 Manchaca.

Based on the comments provided by the Commissioners during the hearing, we believe the new and clarifying information for the Board will aid the Board in making a better informed decision regarding the property and the awning. Our perception of the issues and the new evidence are provided below.

1) Regarding "Compatibility" issue:

- new evidence. The resident/owner on the back side to the west, Mr. Andrew Sanderson, is going to appear in person and state there is no issue at all with this property relative to his. No issue with the awning or drainage or noise etc. We share the entire length of the back of this lot with Mr. Sanderson.
- new evidence. We are committing to install a 6' (or code) solid privacy fence to replace the legacy chain link if desired by Mr Sanderson, or keep the greenery currently intertwined and overgrowing in that chain link fence. This fence will further buffer the residential from the commercial for the foreseeable future.
- new evidence. We have photos of surrounding properties showing context of this property and its fit in the neighborhood (see "area_photos.zip"). We have included a letter of support by a neighbor business at 4000 Manchaca from us. (see "AreaZoning" document and also "Rezone" document. Pg. 12 or "Rezone" has the letter of support. "Development Timeline" document, attached, shows context.)

2) Regarding "Impervious cover exceeded" issue:

- new evidence. The engineer (Mike Rivera, PE) that measured and computed and annotated the site plan with the impervious calculations is willing to appear in person to state methods and means used for the calculations arriving at 57%. Mr. Rivera cannot speak to prior version of plans but can speak to what's on the ground. Note: from aerials, our gravel may look impervious. Please see attached photos.

3) Regarding "handicap parking paint". (code violation)

— new evidence. A contractor has already been hired for painting handicap and installing signage with work to be preformed by the end of the year. By the time of the Jan. 14th meeting, that fact will be shown in photo. A copy of the contract for that work is attached (see "paint" document).

4) Regarding "Permit process for the property as a whole was subverted" issue:

— clarified evidence - The building is and will continue to be owner/occupied small software niche business. Business growth is in a remote datacenter, not this building, so additional expansion at 3906 is not anticipated. Owners continue to be budget conscience.

— new evidence - attached rezoning letter from City stating goal of LO on Manchaca over Residential. This concept discussion with the City, in advance of purchase, was a formative part of our feasibility/affordability assessment. (see "Rezone" document)

— new evidence - A time-ordered series of photographs of the property along with the properties on each side to show the evolution of the property to illustrate the compatibility and value to the neighborhood and what was developed and when. See attached "Development Timeline" document.

Summary:

This business and property is a small services business owned and operated by Richard and Alicia. We have grown our business organically for 15 years, starting with 2 people and now 17 people, all without investors or loans, just our own hard work. Our full-time focus is on our software product and we are not open to the public. We have been residents of Austin for more than 30 years, each, and have been witness to the evolution of the COA.

The building was intended and continues to be, our home-base for our technology and office. We want to control our expenses and not pay ever-increasing rent; therefore wanted to 'own' the building.

Everything we've accomplished with the property was a navigation through the complex COA development code as entry-level people, with some DIY steps to save money, while performing our day-job business duties at the same time. The navigation has been bumpy at times due to learning of the building code, and from a few natural mistakes and miss-starts that had to be corrected along the way. The result is compliant and a benefit to the community as a whole. Everything we did was in good faith with coordination with the COA; and with a sense of us being a permanent, long-term resident at the property. We are here to stay.

The resulting property is LO-MU and compliant with the code (except the awning and handicap paint) and there is no negative impact to anyone, back then, now, or in the foreseeable future.

Please vote Yes and grant the variance for the awning posts.

If so, our next step will be to immediately attempt obtain a permit from the COA. The criteria for that, in engineering drawings and fireproof data sheet, are already in hand and ready to be attached to the permit application.

Thank you for your consideration! We are hoping to not have to destroy a thing of value that no one wants destroyed, and look forward to the Jan. 14th meeting.

Sincerely,
Richard Tieken

RTAB Holdings, LLC
3906 Manchaca
Austin, Texas 78704
(512) 825-5301

Development Timeline for 3906 Manchaca Rd (circa 1948 original build)

2012

Initial visit in May 2012 to DAC for advice prior-to-purchase

Purchased in July 2012 as a distressed fixer-upper. 1700sf - as is.

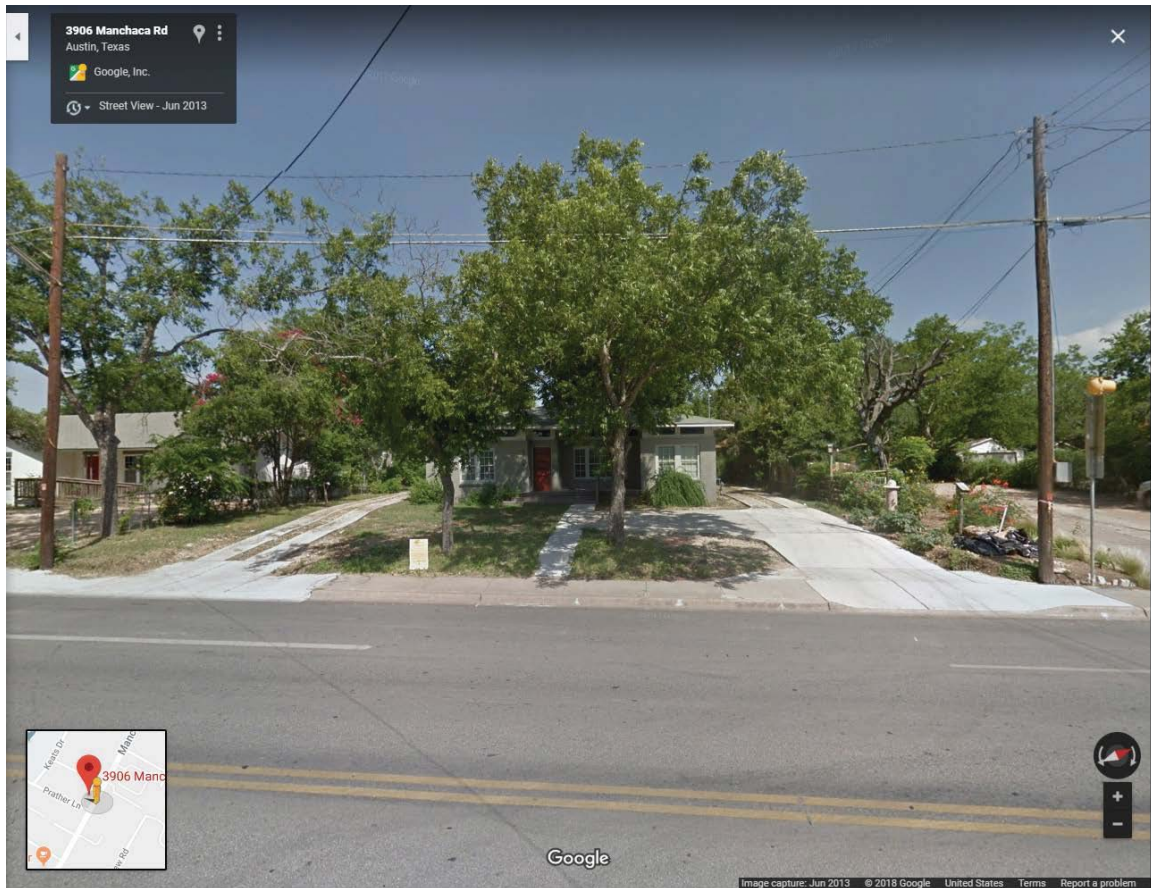
Photo before purchase:



(Note: signage on fence was for corner property to the south.)

early-2013

Residential Remodel and add ~300sf, fully permitted and with same-time Rezoning filing in parallel with construction. Full disclosure given to COA plan review and inspectors through out the process. Low budget remodel.



(Note: rezone sign in the yard. June)



(Another view showing rocks replacing mud and weeds. July)

LO-MU completed August 2013.

early-2014

Business growth to fill out the building.

late-2014

filed for Commercial Remodel +300sf in December 2014 fully permitted
(with site plan exemption Approved July 2014).

2015

Remodel completed and inspected July 2015



early-2017

Awning install in March 2017 [no permit due to oversight and not checking the Installer veracity about permit.]

early-2018

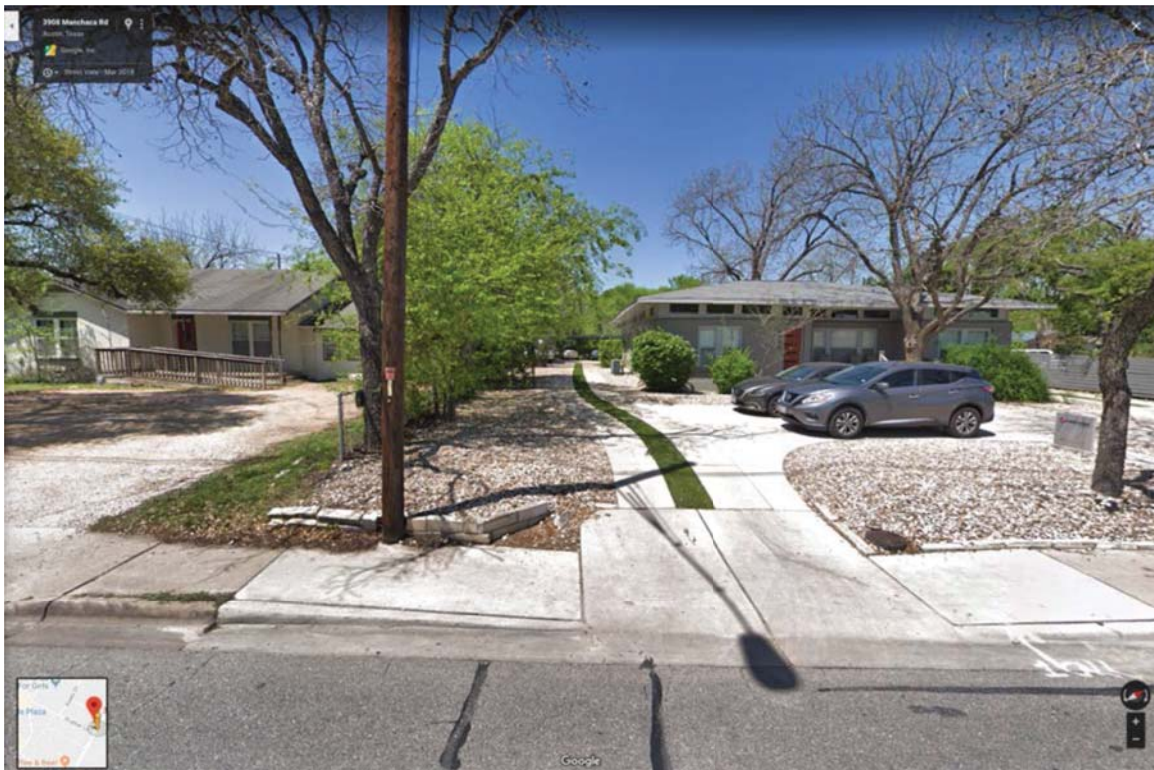
Code violation March 2018 for awning and handicap-paint

late-2018

Variance request

Current status: (Awning partially visible)

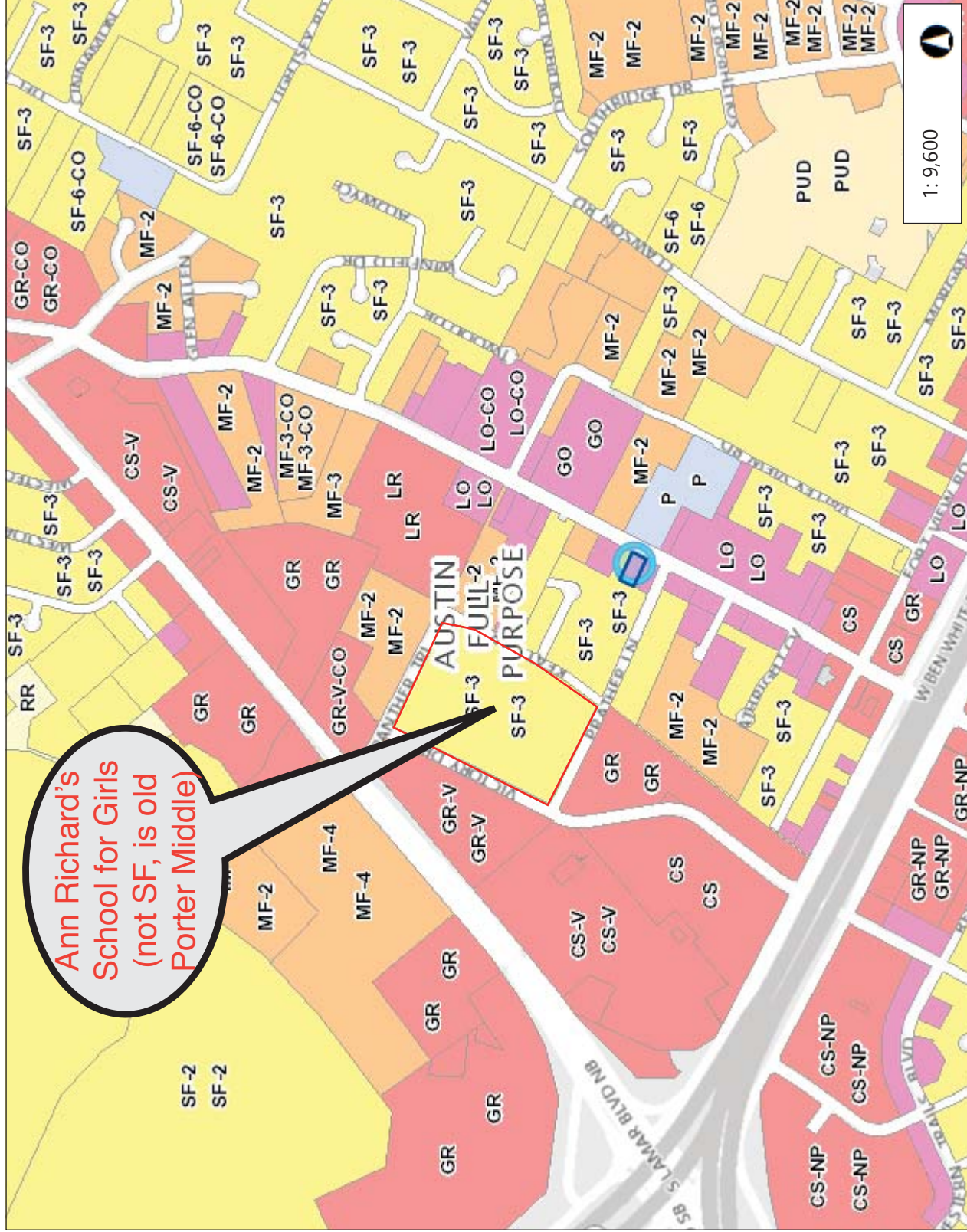
Note: Can compare code violation to the south (3908) compared with 3906 to determine compatibility/fit to the neighborhood.





Property Profile

Ann Richard's
School for Girls
(not SF, is old
Porter Middle)



1:9,600



NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

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

Legend

- Jurisdiction**
 - FULL PURPOSE
 - LIMITED PURPOSE
 - EXTRATERRITORIAL JURISDICTION
 - 2 MILE ETJ AGRICULTURAL AGR
 - OTHER CITY LIMITS
 - OTHER CITIES ETJ
- Jurisdiction**
 - FULL PURPOSE
 - LIMITED PURPOSE
 - EXTRATERRITORIAL JURISDICTION
 - 2 MILE ETJ AGRICULTURAL AGR
 - OTHER CITY LIMITS
 - OTHER CITIES ETJ
- Zoning**
 - Single Family (SF)
 - Multi-family (MF)
 - LA, RR
 - Mobile Home (MH)
 - Commercial (CH, CS, GR, LR, L)
 - Office (GO, LO, NO)
 - Industrial (IP, LI, MI, PDA, PDA, RD, W/L)
 - CBD, DMU
 - TND, TOD, NBG, ERC
 - PUD
 - AG, DR
 - AV, P, UNZ
 - County/Missing Value
- Zoning Text**

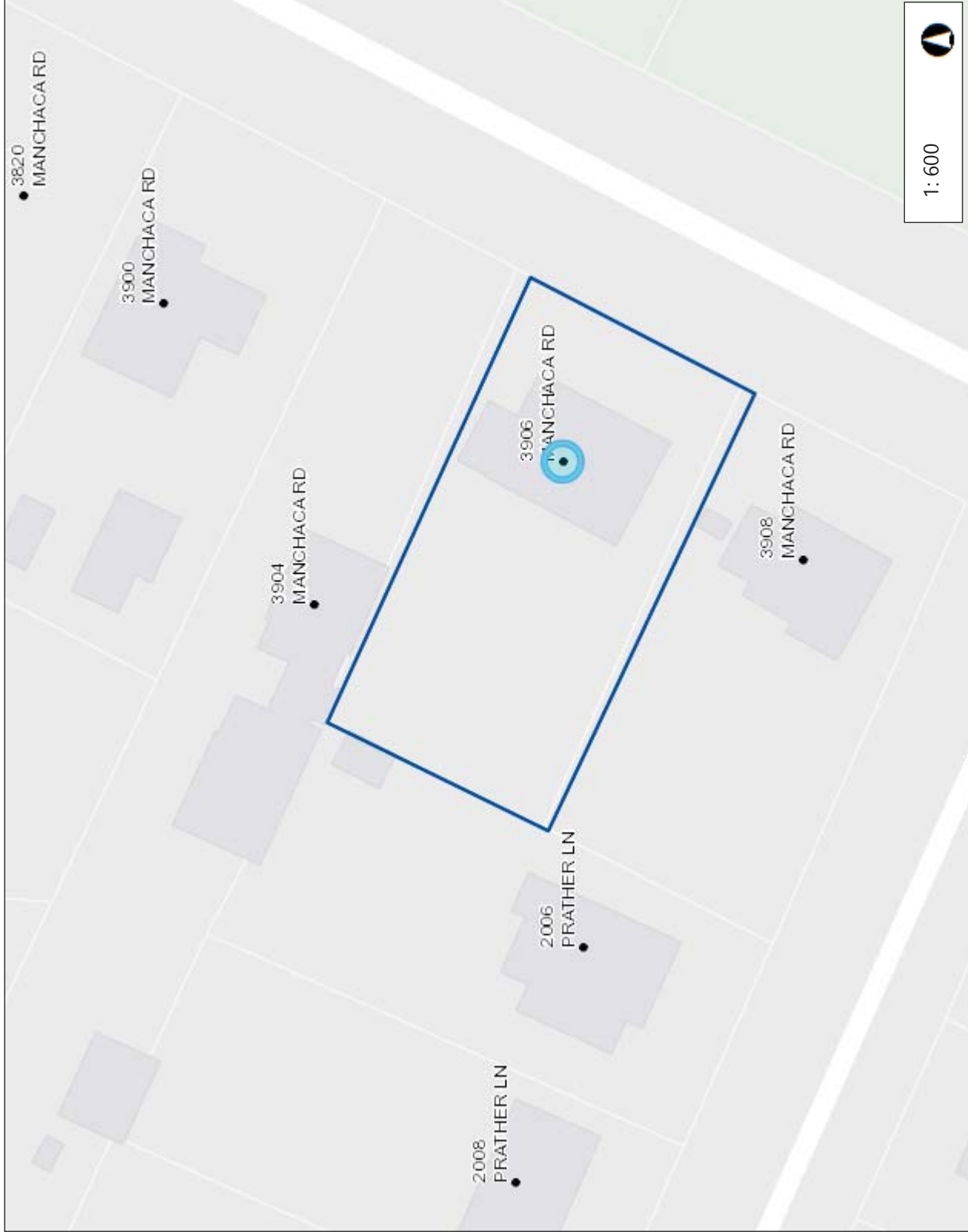
Notes

Zoning of area

Q-1/14



Property Profile



1: 600

Legend

- Addresses
- Jurisdiction
 - FULL PURPOSE
 - LIMITED PURPOSE
 - EXTRATERRITORIAL JURISDICTION
 - 2 MILE ETJ AGRICULTURAL AGR
 - OTHER CITY LIMITS
 - OTHER CITIES ETJ

Notes

Surrounding properties

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0.0 0 0.01 0.0 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

Date Printed:

ZONING CHANGE REVIEW SHEET**CASE:** C14-2013-0067**P.C. DATE:** August 13, 2013**ADDRESS:** 3906 Manchaca Road**AREA:** 0.34 acres (14,216 sq. feet)**OWNER/APPLICANT:** Prelude Dynamics, LLC (Richard Tieken)**APPLICANT:** Prelude Dynamics, LLC (Richard Tieken)**ZONING FROM:** SF-3; Family Residence**ZONING REQUEST TO:** LO; Limited Office**NEIGHBORHOOD PLAN AREA:** South Lamar
(South Lamar Combined Neighborhood Plan Area)**SUMMARY STAFF RECOMMENDATION**

To grant LO-MU, Limited Office-Mixed Use combining district zoning

PLANNING COMMISSION RECOMMENDATION:

To be considered August 13, 2013

DEPARTMENT COMMENTS:

Manchaca Road stretches for just over one mile between South Lamar Boulevard and Ben White Boulevard. The subject tract is located approximately one-third of a mile north of the Manchaca and Ben White intersection, directly across the street from the South Austin Senior Activity Center. There is existing office immediately to the south; the site abuts single-family residential to the west and north. This tract is one of 12 remaining SF-3 zoned properties on Manchaca Road between South Lamar and Ben White (please refer to Exhibits A to A-2).

Properties along Manchaca south of the site include office-zoned properties that are a mix of former homes converted to offices, residential townhomes, and supportive residential living facilities. To the north is additional office-zoned properties, higher-density single and multifamily tracts, an occasional single-family zoned property (that may or may not still be used as such), and office condominiums. As noted in the Case Histories, the majority of the office and commercial zoning along this roadway has been in place for decades.

The current request for rezoning to Limited Office (LO) is driven by a desire to reuse the property as an office facility for a local, professional software development firm specializing in clinical trial management systems. Any correspondence staff has received in response to public notice has been attached to this report (please see Exhibit C).

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3	Proposed Office Use
<i>North</i>	SF-3; LO-MU; MF-2	Single-family Residence Use; Office Use; and Multifamily Use
<i>South</i>	LO; NO	Office Use

<i>West</i>	SF-3	Single-family and Duplex residential
<i>East</i>	P, LO; MF-2	Manchaca ROW; Senior Activity Center; Multifamily (Condos); Private Educational Facilities

AREA STUDY: No**WATERSHED:** West Bouldin Creek**CAPITOL VIEW CORRIDOR:** No**NEIGHBORHOOD ORGANIZATIONS:****TIA:** Not Required**DESIRED DEVELOPMENT ZONE:** Yes**HILL COUNTRY ROADWAY:** No

South Central Coalition	498
Austin Neighborhoods Council	511
Austin Independent School District	742
Save Our Springs Alliance	943
Homeless Neighborhood Organization	1037
League of Bicycling Voters	1075
Perry Grid 614	1117
Super Duper Neighborhood Objectors and Appealers Organization	1200
Austin Parks Foundation	1113
Austin Monorail Project	1224
Sierra Club, Austin Regional Group	1228
The Real Estate Council of Austin, Inc.	1236
Austin Heritage Tree Foundation	1340
SEL Texas	1363
Beyond2ndNature	1409
Wildflower Church	1423
Preservation Austin	1424

SCHOOLS:

Austin Independent School District

Joslin Elementary School

Covington Middle School

Crockett High School

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Daily Traffic Count
Manchaca Road	75 Feet	44 Feet	Major Arterial	17,575*

*ADT Count taken on 10/05/2004

ABUTTING TRANSIT:

Sidewalks	Capital Metro Bus Service	Existing Bicycle Facility	Recommended Bicycle Facility (2009 Plan)
Yes (Both Sides)	Yes (Multiple Routes)	Shared Lane	Bike Lane

CASE HISTORIES:

Manchaca Road between South Lamar Boulevard and Ben White Boulevard is a mixture of commercial, office, multifamily, and single-family residential uses. It's also one of transition, from commercial and mixed use on the north, to mostly multifamily residential, to office, and then back to commercial as one travels from north to south.

As can be discerned below or in looking at a zoning map, there has also been a transition away from single-family residential zoning. Currently, there are 12 parcels zoned SF-3 abutting Manchaca; there are 36 office-zoned parcels. Of these office-zoned parcels, 4 have been rezoned to office since 2007. The majority of office zonings were established in the Seventies and Eighties.

NUMBER	REQUEST	LAND USE COMMISSION	CITY COUNCIL
West of Manchaca – North of Site (north to south)			
3612-3710 Manchaca C14-67-36	"A" 1 st H&A to "LR" 1 st H&A	Recommended	Approved; 04/27/1967
C14-67-8	Permit for Mobile Home Park	Recommended	
3700-3710 Manchaca C14-67-154	"A" 1 st H&A to "O-1" 1 st H&A		Approved; 11/03/1967
3712 Manchaca C14-72-110	"A" 1 st H&A to "O-1" 1 st H&A		Approved; 07/13/1972
3714 Manchaca C14-85-290	SF-3 to MF-4		Approved 12/05/1986; w/Street Deed
3718 Manchaca C14-83-072	"A" 1 st H&A to "O-1" 1 st H&A	Recommended; 06/07/1983	Approved; 09/22/1983 w/Street Deed
3802-3806 Manchaca C14-72-201	"A" 1 st H&A to GR		Approved O except 1'x8' area to GR
3802 Manchaca C14-83-181	"A" 1 st H&A to "O-1" 1 st H&A	Recommended; 10/04/1983	Approved; 11/03/1983 w/Street Deed
3804-3806 Manchaca (back half) C14-79-191	"A" 1 st H&A to "O" 1 st H&A		Approved; 02/07/1980
3806 Manchaca C14-01-0004	LO & GR to SF-4A	Recommended; 02/27/2001	Approved; 03/29/2001
3808-3812 Manchaca C14-73-176	"A" 1 st H&A to "O" 1 st H&A	Recommended	Approved; 02/21/1974
3810-3812 Manchaca C14-93-0065	LO to MF-2	Recommended; 07/27/1993	Approved; 08/05/1993
3900 Manchaca C14-00-2153	SF-3 to LO	Recommended LO- MU; 09/12/2000	Approved LO-MU; /10/12/2000
3908 Manchaca C14-85-108	SF-3 to LO	Recommended; 07/02/1985	Approved 08/01/1985 w/Street Deed

West of Manchaca – South of Site (north to south)			
3908 Manchaca C14-85-108	SF-3 to LO	Recommended; 07/02/1985	Approved 08/01/1985 w/Street Deed
4000 Manchaca C14-86-012	SF-3 to NO	Recommended LO-CO w/Conditions; 03/04/1986	Approved LO-CO w/RC; 07/17/1986
4016 Manchaca C14-98-0059	SF-3 to LO	Recommended LO- CO; 06/09/1998	Approved LO-CO; 08/27/1998
4020,4022,4100 Manchaca C14-84-160	SF-3 to LO	Recommended	Approved 05/23/1985 w/ Street Deed
2004-2006 Bert C14-2007-0192	SF-3 to LO	Recommended; 10/13/2007	Approved LO-CO; 01/10/2008
2007 Bert C14-03-0070	SF-3 to LO	Recommended LO- CO; 05/20/2003	Approved LO-CO; 07/17/2003
4204 Manchaca C14-72-099	"A" Residence to "LR" Local Retail		Approved 06/08/1972
4204 & 4208 Manchaca C14-06-0115	LR & SF-3 to (LR-MU-CO)	Recommended LR- MU-CO; 06/27/2006	Approved LR-MU-CO; 09/28/2006
4300 Manchaca & 2001-2005 Fort View C14-74-122	"C" 6 th H&A to C-1 6 th H&A		Approved 10/31/1974
4302-4304 Manchaca & 2004-2012 Ivy Trail C14-72-222	"C" 6 th H&A to "C-2" 6 th H&A	Recommended, Limited use of C-2 to package store only	Approved as PC Recommended; 11/16/1972
East of Manchaca (north to south)			
3601-3603 Manchaca C14-72-262	"A" 1 st H&A to "BB" 1 st H&A	Recommended	Approved; 10/11/1973
3607 Manchaca C14-95-0178	SF-3 to LO-MU	Recommended; 01/09/1996	Approved; 03/21/1996
3621-3629 Manchaca C14-78-208	"O" 1 st H&A to "LR" 1 st H&A	Not Recommended	Denied; 03/08/1979
3623-3627 Manchaca C14-95-0162	LO to LO-MU	Recommended 11/28/1995	Approved; 11/30/1995
3703 Manchaca C14-74-021	"A" 1 st H&A tp "BB" 1 st H&A		Approved; 04/05/1973
C14-2011-0093	LO & MF-2 to MF-3 - amended	Recommended LO- CO, MF-2-CO, & MF- 3-CO; 12/13/2011	Approved as Recommended; 01/12/2012
3715 Manchaca	"A" 1 st H&A to		Approved; 07/07/1977

C14-73-167	"O" & "B" 1 st H&A		
3719-3811 Manchaca C14-69-251	"A" 1 st H&A to "O" 1 st H&A		Approved; 11/13/1969
3813-3901 Manchaca C14-73-158	"A" 1 st H&A to "O" & "BB" 1 st H&A		Approved; 07/11/1974
3815 Manchaca C14-83-304	"O" 1 st H&A to "BB" 1 st H&A	Recommended; 02/08/1984	Approved; 03/29/1984
The Timbers C14P-81-022	22-unit site plan	Approved; 05/01/85	
3903 Manchaca C14-00-2028	SF-3 to P	Recommended; 03/21/2000	Approved; 04/20/2000
3911 Manchaca C14-84-037	"A" 1 st H&A to "O" 1 st H&A	Recommended; 04/03/1984	Approved; 06/07/1984
4001 Manchaca C14-78-046	"A" 1 st H&A to "O" 1 st H&A	Recommended	Approved; 05/11/1978
4005 Manchaca C14-84-348	SF-3 to LO	Recommended; 11/06/1984	Approved w/Street Deed; 06/13/1985
4007-4011 Manchaca C14-71-252	"A" 1 st H&A to "O" 1 st H&A	Recommended	Approved 06/01/1972
4015 Manchaca C14-75-049	"A" Residence to "O" Office	Recommended	Approved; 06/26/1976
4017-4021 Manchaca & 4016-4020 Valley View C14-72-234	"A" 1 st H&A to "O" 1 st H&A	Recommended	Approved; 05/31/1973
4023 Manchaca C14-85-009	SF-3 to LO	Recommended; 03/05/1985	Approved; 05/02/1985
4025 Manchaca C14-80-221	Interim "A" 1 st H&A to "O-1" 1 st H&A	Recommended	Approved; 02/26/1981
4103 Manchaca C14-84-356	SF-3 to LO	Recommended; 12/04/1984	Approved LO w/RC & Street Deed; 09/19/1985
1900-1904 Fort View C14-70-017	"LR" 1 st H&A to "C" 1 st H&A		Approved; 04/16/1970

CITY COUNCIL DATE:

Scheduled for August 29, 2013

ORDINANCE READINGS:1st2nd3rd**ORDINANCE NUMBER:****CASE MANAGER:** Lee Heckman**PHONE:** 512-974-7604

e-mail address: lee.heckman@austintexas.gov

STAFF RECOMMENDATION**C14-2013-0067**

To grant Limited Office-Mixed Use (LO-MU) combining district zoning.

BACKGROUND

The South Lamar Combined Neighborhood Plan effort has been suspended. As such, there is no neighborhood plan or future land use map to consult in deriving the staff recommendation.

BASIS FOR RECOMMENDATION

The existing family residence (SF-3) district is the designation for a moderate density single-family residential use and a duplex use on a lot that is a minimum of 5,750 square feet. An SF-3 district designation may be applied to a use in an existing single-family neighborhood with moderate sized lots or to new development of family housing on lots that are 5,750 square feet or more. A duplex use that is designated as an SF-3 district is subject to development standards that maintain single-family neighborhood characteristics. Given the size of this tract, (14,216 square feet), it's clear that it could be redeveloped with additional residences, although a variance might be required to accommodate site development requirements related to frontage and setbacks.

The requested Limited office (LO) district is the designation for an office use that serves neighborhood or community needs and that is located in or adjacent to residential neighborhoods. An office in an LO district may contain one or more different uses. Site development regulations and performance standards applicable to an LO district use are designed to ensure that the use is compatible and complementary in scale and appearance with the residential environment.

The recommended mixed use (MU) combining district is intended to allow for office, retail, commercial and residential uses to be combined in a single development.

- 1. Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.***
- 2. Zoning should promote a transition between adjacent and nearby zoning districts, land uses, and development intensities.***
- 3. Granting of the zoning should not in any way set an undesirable precedent for other properties in the neighborhood or within other areas of the city.***

Staff recommends granting limited office-mixed use (LO-MU) combining district zoning. Staff thinks the zoning principles noted above are related, and individually and collectively look at how a proposed rezoning fits within its context, as that context exists today and how that context is expected to change over time.

Manchaca Road between Lamar Boulevard and Ben White Boulevard is currently a mix of land uses; there are significant commercial nodes at its intersection with Lamar and Ben White. In between these is a mile-long mix of less intense commercial, office, and both multifamily residential and a few remaining single-family residences. There is also some form of group residential and a City-owner activity center for senior citizens. Manchaca is classified as a major arterial, but this section is not expected to be widened or see additional

travel lanes added as the 2025 Austin Metropolitan Area Transportation Plan envisions for southern sections of Manchaca. Nevertheless, it is expected that the remaining single-family residences along Manchaca will eventually be replaced with office or commercial uses, or higher-density residential.

The subject tract is bordered by family residence-zoned tracts to the west and north, at the rear and side of the lot, respectively. North of the residential lot is additional office and higher-density residential along Manchaca, whereas to the west is a block of family residential, that leads to apartment homes and the Ann Richard's School. There are no family residences in the immediate vicinity on the opposite of Manchaca, only multifamily, office, and civic uses.

Staff thinks office uses are appropriate as a transition along Manchaca and between this busy roadway and the remaining family residential. Office is also compatible with residential uses. The subject tract currently abuts two family residences; if the property is redeveloped, and not merely repurposed as an office in an existing residential structure, compatibility requirements will come into play.

Additionally, given the office and commercial nature of the Manchaca corridor, staff does not think granting office zoning sets an undesirable precedent. As noted, the majority of tracts north and south of this are already zoned office or multifamily. Several of the office-zoned tracts also have the Mixed-Use combining district designation. Combining office with mixed-use on this tract would allow the structure to be used as a home, office, or both, if redeveloped in such a fashion. The MU option simply provides flexibility to use the property for office or residential, both of which are appropriate and reasonable in this context.

Though most of the office and commercial zoning was established in the Seventies and Eighties, it is unknown to what extent additional commercial development might be warranted on this arterial. At this time commercial zoning is limited to the intersections of South Lamar and Ben White Boulevards. Given this stretch of Manchaca is not planned to be widened or improved, and given the subject tract's mid-block location, office-mixed use zoning appears to be the more appropriate than commercial at this location. Staff thinks office uses, or office with residential uses, are appropriate now and will continue to be so in the future.

SITE CHARACTERISTICS, EXISTING CONDITIONS, & REVIEW COMMENTS

The tract consists of an existing single-family house, of 1,962 square feet built in 1948 as per the Travis Central Appraisal District, that sits back about 30 feet from Manchaca Road right-of-way. The site has 6 mature pecan trees on all sides of the structure, and 3 pecan trees just outside the property line in the right-of-way. The site is essentially flat, and there are no known topographical or environmental constraints to further development or redevelopment.

PDR Comprehensive Planning Review

July 8, 2013 (KF)

This zoning case is located on the west side of Manchaca Road, approximately 100 feet north of Prather Lane, and contains a single family house. This property is not located within the boundaries of an adopted neighborhood planning and is .32 acres in size. The proposed use is an office. Surrounding land uses includes a single family house to the north, a converted house that is being used as an office to the south, the South Austin Senior Center to the east, and single family houses to the west. Manchaca Road is a heavily travelled north-south arterial road that includes a variety of retail, office, multi-family, offices and single family houses.

The overall goal of the Imagine Austin Comprehensive Plan (IACP) is to achieve '*complete communities*' across Austin, where housing, services, retail, jobs, entertainment, health care, schools, parks, and other daily needs are within a convenient walk or bicycle ride of one another. On page 107, found in Chapter 4 of the IACP it states, "*While most new development will be absorbed by centers and corridors, development will happen in other areas within the city limits to serve neighborhood needs and create complete communities. Infill development can occur as redevelopment of obsolete office, retail, or residential sites or as new development on vacant land within largely developed areas.*"

Imagine Austin is supportive of developing a variety of land uses along a busy corridor, including offices, to promote '*complete communities*', which is demonstrated in the following plan policies:

- **LUT P4.** Protect neighborhood character by **directing growth to areas of change that includes designated redevelopment areas, corridors and infill sites**. Recognize that different neighborhoods have different characteristics and new and infill development should be sensitive to the predominant character of these communities.
- **LUT P7.** Encourage infill and redevelopment opportunities that place residential, work, and retail land uses in proximity to each other to maximize walking, bicycling, and transit opportunities.
- **N P1.** Create complete neighborhoods across Austin that have a **mix of housing types and land uses**, affordable housing and transportation options, and access to schools, retail, employment, community services, and parks and recreation options.

Based upon this property being located along a major arterial road, and the Imagine Austin policies referenced above, which encourages complete communities and infill development, staff believes that the proposed office use is supported by the Imagine Austin Comprehensive Plan.

PDR Environmental Review

Thursday, June 13, 2013 (MM)

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the West Bouldin Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.
2. Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.
3. This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.
4. According to flood plain maps there is no flood plain within the project area.
5. Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
6. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

PDR Site Plan Review

Friday, June 14, 2013 (DG)

Site plans will be required for any new development other than single-family or duplex residential.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

Compatibility Standards

The site is subject to compatibility standards. Along all property lines, the following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.

- A landscape area at least 15 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- for a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.

Additional design regulations will be enforced at the time a site plan is submitted.

PDR Transportation Review

Tuesday, June 18, 2013 (CG)

1. No additional right-of-way is needed at this time.
2. A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day [LDC, 25-6-113].
3. There are existing sidewalks along Manchaca Road.
4. According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, bicycle facilities are existing and recommended along the adjoining streets as follows: Manchaca Road serves route no. 27 with an existing Shared Lane and recommended Bike Lane.
5. Capital Metro bus service (route no. 3 and 103) are available along Manchaca Road with the nearest bus stop located across the street from the site.

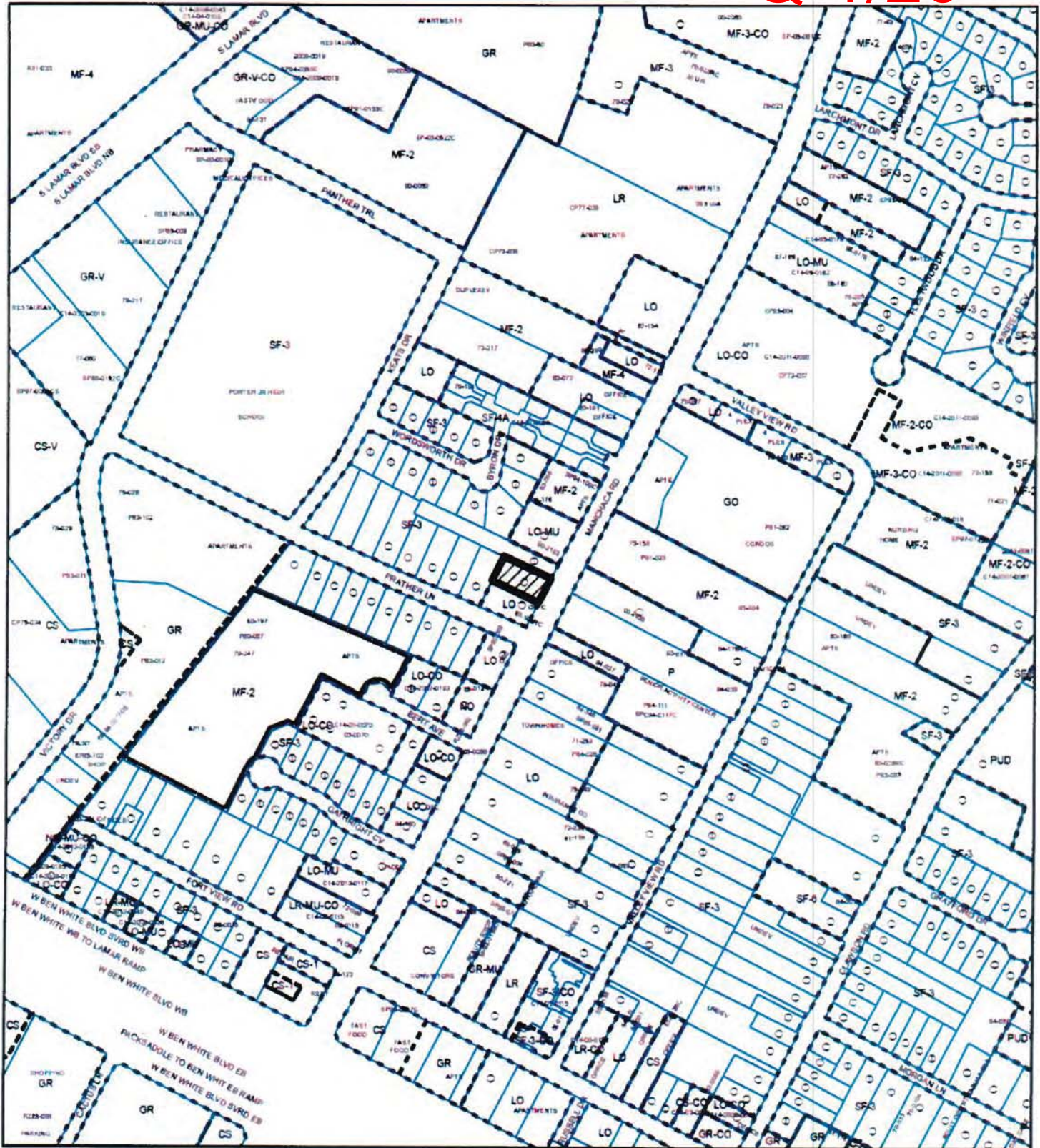
Existing Street Characteristics:

Name	ROW	Pavement	Classification	Daily Traffic
Manchaca Road (FM 2304)	75'	44'	Major Arterial Undivided – 4 Lanes (MAU 4)	17,575 ('04)

Austin Water Utility Review

Thursday, June 6, 2013 (NK)

FYI: The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.



ZONING

ZONING CASE#: C14-2013-0067



- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

1" = 400'

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.

Exhibit A

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. 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 its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. 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.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

R 07/31/13

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

www.austintexas.gov

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2013-0067

Contact: Lee Heckman, 512-974-7604

Public Hearing: Aug 13, 2013, Planning Commission
Aug 22, 2013, City Council

Your Name (please print)

DONALD H. NAEVE, DDS

4000 MANCHACA ROAD

Your address(es) affected by this application

Donald H. Naeve, D.D.S.

Signature

Date

Daytime Telephone: (512)

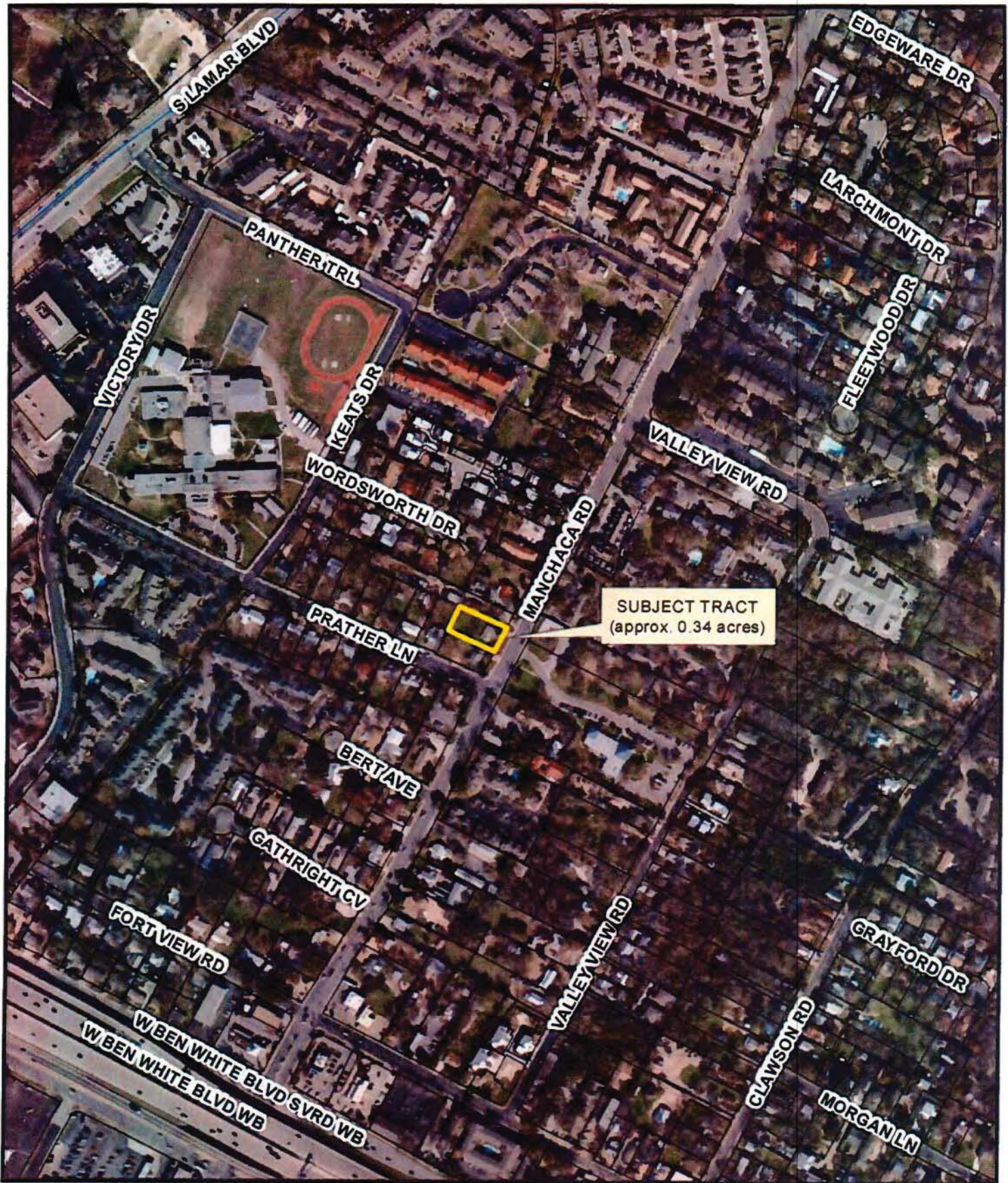
Comments:

This business is a welcome addition to our neighborhood!

If you use this form to comment, it may be returned to:

City of Austin
Planning & Development Review Department
Lee Heckman
P. O. Box 1088
Austin, TX 78767-8810

3906 Manchaca Road



Imagery: 2012-01

Exhibit A - 1
Aerial

0 200 400 800 1,200 Feet
1 inch = 400 feet



Imagery: 2012-01

Exhibit A - 2
Aerial & Zoning

0 100 200 400 Feet

1 inch = 200 feet

PUBLIC HEARING INFORMATION

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R8/1/13

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

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Case Number: C14-2013-0067

Contact: Lee Heckman, 512-974-7604

Public Hearing: Aug 13, 2013, Planning Commission

Aug 22, 2013, City Council

Donald P. Heyant
Your Name (please print)

40176 City of Austin #201
Your address(es) affected by this application

Signature

512-974-3141
Daytime Telephone:

30 July 2013
Date

☐ I am in favor
☒ I object

Comments: once that is changed then
made to follow, that will make
another traffic problem

If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review Department

Lee Heckman

P. O. Box 1088

Austin, TX 78767-8810

Next Door to the North (3904 Manchaca) – Duplex:







Next door to the South (3908 Manchaca) - Commercial:







Two properties to the South – Dental Office:



Two Properties to the North – Commercial:



View across the street – Senior Center:



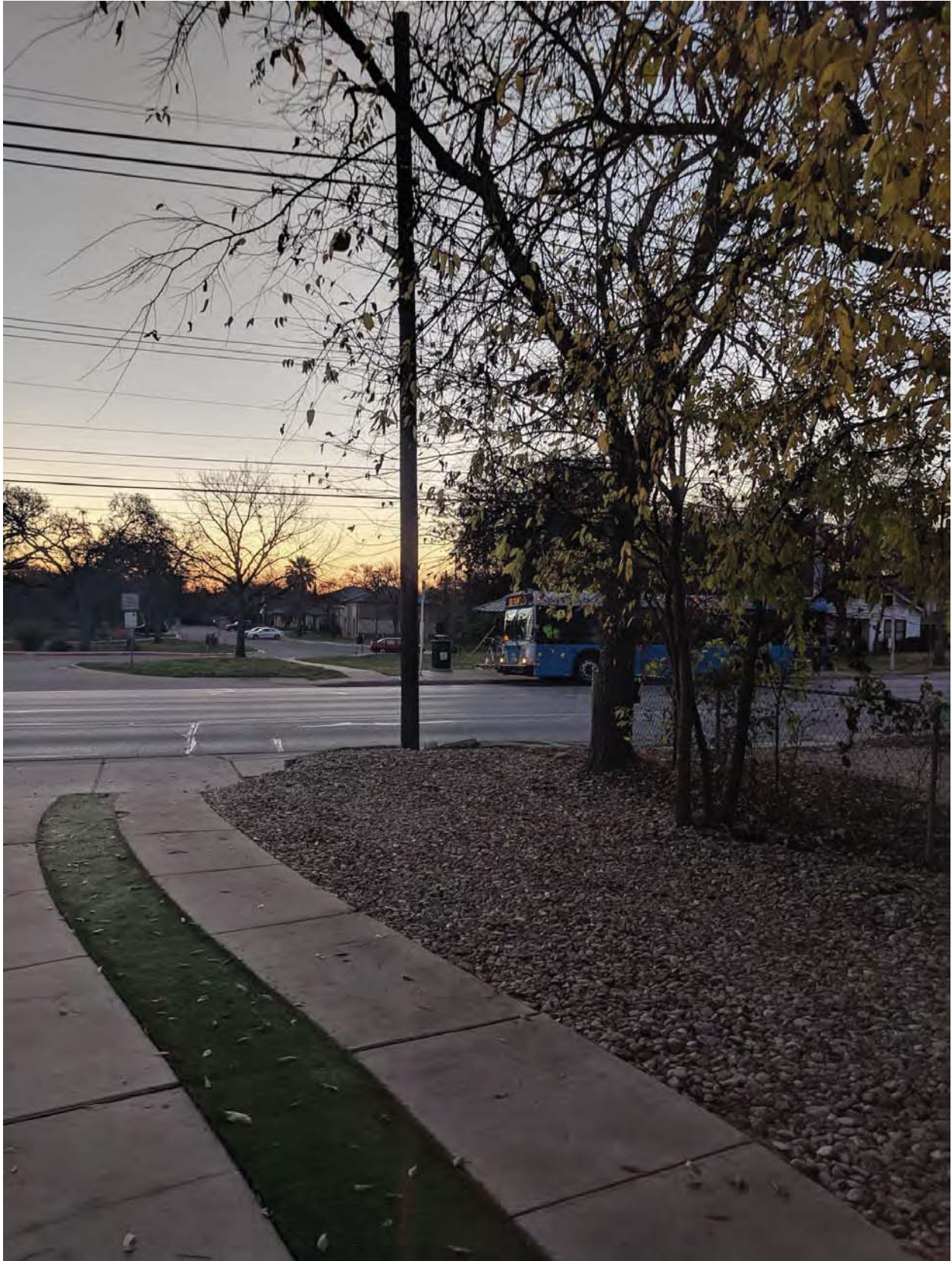
Q-1/40



Q-1/41



View from driveway:



Views to the North:



Q-1/44



taken from the property to the South looking North



Views to the South:



Q-1/47



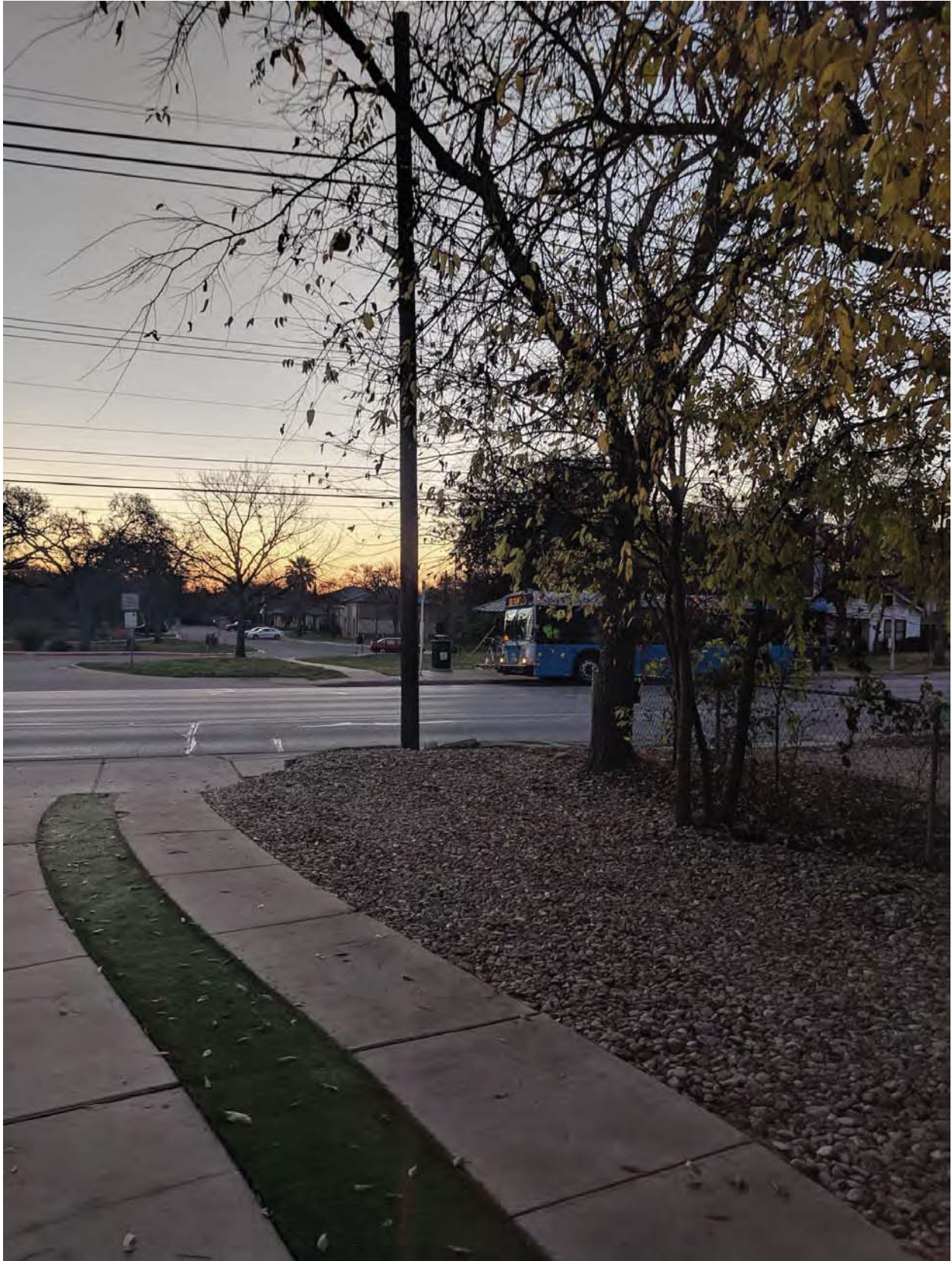


Q-1/49





View from driveway:



Property Line with North neighbor:



Property line to the South:





Paving & Coatings
www.integritypavingtexas.com

13630 Immanuel Rd. Suite D • Pflugerville, TX 78660
Ph. (512) 853-9009 • Fax (512) 777-5023

Date: Thursday, December 20, 2018

Proposal # 2018-1110

Parent Company:
Mr. Richard Tiekens
RTAB Holdings, LLC
3906 Manchaca Rd
Austin, TX 78704
Contact Information:
Phone: (512) 825-5301
Mobile: (512) 825-5301
E-mail: [REDACTED]

Site Description: # S123303
Prelude Dynamics
3906 Manchaca Rd
Austin, TX 78704

Contact Information:
Phone: (512) 825-5301
Mobile: (512) 825-5301
E-mail: [REDACTED]

Prepared By:
Bill Holmes
Contact Information:
Mobile: (512) 925-1311
Office: (512) 853-9009
E-mail: [REDACTED]
Bill.holmes@integritypavingtexas.com

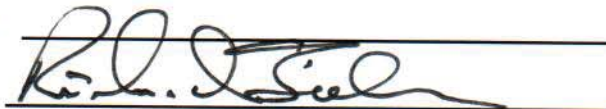
Qty	Proposed Service(s) & Description(s)	
	Install 1 ADA Van Accessible Sign in Landscape	\$290.00
	Parking Lot Painting	\$275.00
	Service Description <i>Stripe pavement as listed below. Paint conforms to the requirements of Oil Based Traffic Zone paint with coverage sufficient to produce a dry film thickness of 1.5 mL.</i> <i>Color of Paint: White, Blue</i> <i>Parking Lines - 8' 6" Wide, Van Accessible (Linear Feet): 36</i> <i>ADA Stencils - White Stencil with Blue Background: 1</i> <i>Hash Outs - 8' 6": 1</i> <i>Crosswalks - 60" Wide: 1</i> <i>Custom Stenciling: Not Requested/Included</i> <i>Number of Mobilizations: 1</i>	
Project SubTotal:		\$565.00
Sales Tax:		\$46.61
Project Total		\$611.61

SERVICE TERMS

This proposal may be withdrawn at our option if not accepted within 180 days of Dec 20, 2018

Project Consultant Bill Holmes

Accepted Authorized Signature



Date

12/29/2018

Folder Number	Ref. #	In Date	Issued	Status	Folder Name	Folder Description	Issue User	Expiry Date	Final Date
1962 0000 WTS 00 W	D1688	Jun 03, 1952	Jun 03, 1952	Expired	PIER Migration Water Tap - 3906			Jun 03, 1954	
1968 2974 A STS 00 W	297534	Jul 25, 1958	Jul 25, 1958	Expired	PIER Migration Sewer Tap - 3906			Jul 24, 1960	
1968 0000 A 00 00 PP	8522032	Sep 17, 1985	Sep 17, 1985	Final	Pulled Meter Residential		PIER_ADP	Oct 03, 1985	Oct 03, 1985
1965 003490 00 00 EP	8522401	Sep 18, 1985	Sep 18, 1985	Final	A/C Furnace Changeout Residential		PIER_ADP	Apr 01, 1986	Oct 03, 1985
1985 003490 00 00 MP	8522401	Sep 18, 1985	Sep 18, 1985	Final	A/C Furnace Changeout Residential		PIER_ADP	Apr 01, 1986	Oct 03, 1985
1985 022032 00 00 MP	8514508	Jun 20, 1985	Jun 20, 1985	Final	Service Change		PIER_ADP	Aug 29, 2007	Jul 01, 1985
1985 022032 00 00 EP	8514508	Jun 20, 1985	Jun 20, 1985	Final	Service Change		PIER_ADP	Jul 01, 1985	Jul 01, 1985
1986 024782 00 00 BP	8620556	Oct 09, 1986	Oct 09, 1986	Expired	Roofing Residence		PIER_ADP	Apr 07, 1987	Apr 07, 1987
1987 004865 00 00 PP	8708277	May 14, 1987	May 14, 1987	Final	Replace Sewer Line Residential		PIER_ADP	Apr 21, 1988	Apr 21, 1988
2000 028206 311 0 EX	001010311	Oct 10, 2000	Oct 10, 2000	Final	8230-SOUTH-WASTE/WATER AFFECTED@3906 MANCHACA RD#145-7S41 CREW-SR#80516DEBI 912-6109				
2000 158332 00 0 PP	BPP-00064744	May 19, 2000		Active	Permit Number 00064744.				
2012 089161 000 00 TP		Sep 04, 2012	May 17, 2013	Closed	3906 MANCHACA RD	Partially-demolish sections of the existing structure (old garage and a portion of the exterior wall where the ground-floor	Douglas Dear		
2012 096611 RA 00 PR	2012-096611	Sep 24, 2012	Oct 19, 2012	Approved	3906 MANCHACA RD	Partially-demolish sections of the existing structure (old garage and a portion of the exterior wall where the ground-floor	BATCHERK	Mar 23, 2013	Oct 19, 2012
2012 106473 000 00 MP	2012-106473	Oct 19, 2012	Feb 28, 2013	Final	3906 MANCHACA RD	Partially-demolish sections of the existing structure (old garage and a portion of the exterior wall where the ground-floor	Gabriel	May 17, 2013	May 17, 2013
2012 106473 000 00 EP	2012-106473	Oct 19, 2012	Nov 06, 2012	Final	3906 MANCHACA RD	Partially-demolish sections of the existing structure (old garage and a portion of the exterior wall where the ground-floor	Gabriel	May 16, 2013	May 16, 2013
2012 106473 000 00 BP	2012-106473	Oct 19, 2012	Oct 22, 2012	Final	3906 MANCHACA RD	Partially-demolish sections of the existing structure (old garage and a portion of the exterior wall where the ground-floor	Angelica Yanez	May 17, 2013	May 17, 2013
2012 106473 000 00 PP	2012-106473	Oct 19, 2012	Dec 14, 2012	Final	3906 MANCHACA RD	Partially-demolish sections of the existing structure (old garage and a portion of the exterior wall where the ground-floor	Diana Cortinas	May 15, 2013	May 15, 2013
2012 112213 000 00 EP	2012-112213	Nov 06, 2012	Nov 06, 2012	Final	3906 MANCHACA RD	Temp meter loop for pmt # 2012-106473.	Gael	Nov 07, 2012	Nov 07, 2012
2013 002593 000 00 DS	2013-002593	Jan 10, 2013	Jan 10, 2013	Final	3906 MANCHACA RD	Construct new 2nd driveway approach to create circular drive.**nmt	MAYBERRY	Apr 12, 2013	Apr 12, 2013
2013 035999 000 00 CC		Apr 10, 2013		Closed	3906 MANCHACA RD	WWOP - building an office in a residential	Irene Montez	May 31, 2014	Apr 22, 2013
2013 058348 14 00 ZC	C14-2013-	Jun 05, 2013		Closed	3906 Manchaca Road	The applicant is proposing to rezone property from SF-3 to LO.			
2013 059107 000 00 EX	2013-059107	Jun 07, 2013	Jun 12, 2013	Expired	AEU - Manchaca Rd 3906 pole	*** Original work dates Jun 07, 2013 - Jul 07, 2013 Extended on Jul 10, 2013***wr 110439 AE replacing rotten pole	Marius Rody	Aug 10, 2013	
2014 067905 000 00 DA	DA-2014-0680	Jun 27, 2014	Jul 22, 2014	Closed	RTAB - 3906	APPROVED EXEMPTION	Andria Burt		
2014 079053 1 00 PR	2014-079053	Jul 28, 2014	Jan 05, 2015	Approved	3906 MANCHACA RD	Change of Use and Addition from Residence to AdmnBus/Prof Office.	Nicolette Lange	Jul 23, 2015	Jan 05, 2015
2014 114627 000 00 DA	DA-2014-0962	Oct 23, 2014	Nov 05, 2014	Agreed	RTAB-3906	APPROVED EXEMPTION	Andria Burt	Sep 30, 2015	Nov 05, 2014
2015 000508 000 00 PP		Jan 05, 2015		VOID	3906 MANCHACA RD	Change of Use and Addition from Residence to AdmnBus/Prof Office.			
2015 000508 000 00 BP	2015-000508	Jan 05, 2015	Jan 05, 2015	Final	3906 MANCHACA RD	Change of Use and Addition from Residence to AdmnBus/Prof Office. ** No Plumbing Work is included***	Jessica Davis	Jul 23, 2015	Jul 23, 2015
2015 000508 000 00 MP	2015-000508	Jan 05, 2015	Jun 29, 2015	Final	3906 MANCHACA RD	Change of Use and Addition from Residence to AdmnBus/Prof Office.	DEMERSIL	Jul 14, 2015	Jul 14, 2015
2015 000508 000 00 EP	2015-000508	Jan 05, 2015	Mar 18, 2015	Final	3906 MANCHACA RD	Change of Use and Addition from Residence to AdmnBus/Prof Office.	Diana Cortinas	Jul 21, 2015	Jul 21, 2015
2018 000042 C15 00 BA	C15-2018-	Sep 11, 2018		Awaiting Hearing	3906 MANCHACA ROAD	Maintain a recently constructed fabric and steel cantilevered awning/canport to protect and shade employee cars.			
2018 026370 000 00 EX	2018-026370	Feb 28, 2018	Mar 01, 2018	Expired	AWU - MANCHACA RD 3906 -	SR 731943 - 3906 MANCHACA RD - CROSS STREET VALLEY VIEW - EMERGENCY WATER SERVICE REPAIR	Laura	Mar 28, 2018	
2018 048013 000 00 CC		Mar 04, 2018		Active	3906 MANCHACA ROAD	Commercial building, no 8 privacy fence, whole back of lot is now covered with concrete, adjacent property cant drain	ALANDA EAI		
2018 049361 000 00 CV		Mar 06, 2018		Active	3906 MANCHACA ROAD	Commercial building, no 8 privacy fence, whole back of lot is now covered with concrete, adjacent property cant drain			

[Handwritten signature]

By Eben Kellogg at 1:52 pm, Sep 28, 2018

PARKING TABLE - OFFICE USE

2283 SQ. FT. OFFICE
 1 SPACE/275 SQ. FT.
 REQUIRED SPACES = 8
 PROVIDED SPACES = 8

IMPERVIOUS COVERAGE CALCULATIONS

TOTAL LOT = 14,216 SQ. FT.	
EXISTING BUILDING	= 2,003 SQ. FT.
EXISTING PARKING PAD	= 2,172 SQ. FT.
EXISTING DRIVEWAYS	= 1,872 SQ. FT.
EXISTING DECKING/RAMP & LNDG. X.5	= 57 SQ. FT.
EXISTING WALKS & A/C PADS	= 222 SQ. FT.
TOTAL EXISTING IMP. = 6,326 SQ. FT.	
PROPOSED ADDITIONAL BUILDING	= 280 SQ. FT.
PROPOSED ADDITIONAL CONCRETE DRIVE	= 717 SQ. FT.
TOTAL ADDITIONAL IMPERVIOUS = 997 SQ. FT.	
TOTAL NEW IMP. = 7,323 SQ. FT.	

EXISTING 44.5% IMP. COVERAGE

PROPOSED NEW 51.5% IMP. COVERAGE

NOTES:
- PROVIDE TREE PROTECTION PLANKS.

 **SITE PLAN**
SCALE: 1" = 20.00'

LEGEND

● IRON ROD FOUND

McMinn
 Land Surveying Company
 4008 GREENMOUNTAIN LANE
 AUSTIN, TEXAS 78759
 (512) 343-1970
 FAX (512) 243-6439

Q-1/58



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

Q-1/59

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 Holdings, 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).

[illegible][illegible]

- [illegible]

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[illegible]

- | Reference | Study design | Study duration | Study location | Study population | Intervention | Comparison | Outcome |
|-----------------------------|-----------------------------|----------------|----------------|---|--------------|------------|---------|
| 1. Choudhury et al. (1998) | Randomized controlled trial | 6 months | On site | 2000 (n = 4000) in 1000 (n = 2000) (n = 2000) | On site | On site | On site |
| 2. Choudhury et al. (1998) | Randomized controlled trial | 6 months | On site | 2000 (n = 4000) in 1000 (n = 2000) (n = 2000) | On site | On site | On site |
| 3. Choudhury et al. (1998) | Randomized controlled trial | 6 months | On site | 2000 (n = 4000) in 1000 (n = 2000) (n = 2000) | On site | On site | On site |
| 4. Choudhury et al. (1998) | Randomized controlled trial | 6 months | On site | 2000 (n = 4000) in 1000 (n = 2000) (n = 2000) | On site | On site | On site |
| 5. Choudhury et al. (1998) | Randomized controlled trial | 6 months | On site | 2000 (n = 4000) in 1000 (n = 2000) (n = 2000) | On site | On site | On site |
| 6. Choudhury et al. (1998) | Randomized controlled trial | 6 months | On site | 2000 (n = 4000) in 1000 (n = 2000) (n = 2000) | On site | On site | On site |
| 7. Choudhury et al. (1998) | Randomized controlled trial | 6 months | On site | 2000 (n = 4000) in 1000 (n = 2000) (n = 2000) | On site | On site | On site |
| 8. Choudhury et al. (1998) | Randomized controlled trial | 6 months | On site | 2000 (n = 4000) in 1000 (n = 2000) (n = 2000) | On site | On site | On site |
| 9. Choudhury et al. (1998) | Randomized controlled trial | 6 months | On site | 2000 (n = 4000) in 1000 (n = 2000) (n = 2000) | On site | On site | On site |
| 10. Choudhury et al. (1998) | Randomized controlled trial | 6 months | On site | 2000 (n = 4000) in 1000 (n = 2000) (n = 2000) | On site | On site | On site |
| 11. Choudhury et al. (1998) | Randomized controlled trial | 6 months | On site | 2000 (n = 4000) in 1000 (n = 2000) (n = 2000) | On site | On site | On site |

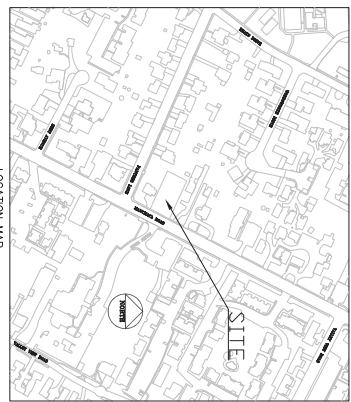
LEGAL DESCRIPTION:

PROPERTY OWNER: 0.3297 AC. MOORE, MORE OR LESS, OF LAND AREA IN THE C.H. RIDDLE SURVEY, IN TRAVIS COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND CONNECTED IN A DEED DATED MAY 30, 2009 FROM JEANETTE M. SHELLEY, ET ALUS, TO JB SHELLEY HOLDINGS, LLC, AS RECORDED IN DOCUMENT NO. 2009036684, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

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

ENGINEER:

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

INTERESTS COVERED	
ACRES	
TOTAL LOT	142.613 SQ. FT. = 0.327 ACRES
EXISTING BUILDING	= 2.1813 SQ. FT. = 0.005 ACRES
EXISTING CONCRETE	= 5,817.0 SQ. FT. = 0.13 ACRES
EXISTING LUMBER	= 175.5 SQ. FT. = 0.004 ACRES
EXISTING SLOPE AREA	= 8,175.8 SQ. FT. = 0.184 ACRES
TOTAL SQ.	= 57.55%

Material	Description	Longevity	Typical Applications	Application Notes
Spunbond Fiber	80% Organic detached fibers	6 months	On slopes	2500 to 4000 lbs per
Geotextile (GTM)				
Geotextile				

LEGEND

- _____ PROPERTY BOUNDARY
- 535 --- EXISTING CONTOURS
- 539 --- PROPOSED CONTOURS
- DRAINAGE AREA
- DRAINAGE AREA BOUNDARY
- FLOW ARROW

[illegible]

SHEET 1 OF 1				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

Q-1/67



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



LOCATION MAP
N.T.S.

MAPSCO PAGE 674J - CITY GRID MG14
SUBMITTAL DATE: JANUARY 6, 2016

DE DYNAMICS, LLC.

MANCHACA ROAD
AUSTIN, TEXAS 78704

**DEVELOPMENT EXEMPTION
PLAN**

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. SHELLEY, ET ALUS. TO JB 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

LEGAL DESCRIPTION: 0.3279 OF AN ACRES, MORE OR LESS, OF LAND AREA IN THE CH. BEUBLE SURVEY, IN TRAVIS COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND CONTAINED IN A REELAIDED MAP, 32,230 CORRECTED IN PUBLIC RECORDS, IN TRAVIS COUNTY, TEXAS, BEING THE OFFICIAL PUBLIC RECORD OF TRAVIS COUNTY, TEXAS.

RECORD: MAY 5, 1982
DATE: MAY 3, 1982
SCALE: 1" = 20'
PLAT: 30973
BOOK: 100
PAGE: 06/012

THE TOWNSHIP LOT 26 OF THE 12TH
RANGE, ELEVATION 5400

3906 MANCHACA ROAD

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ORIGINAL PROPERTY



ORIGINAL PROPERTY

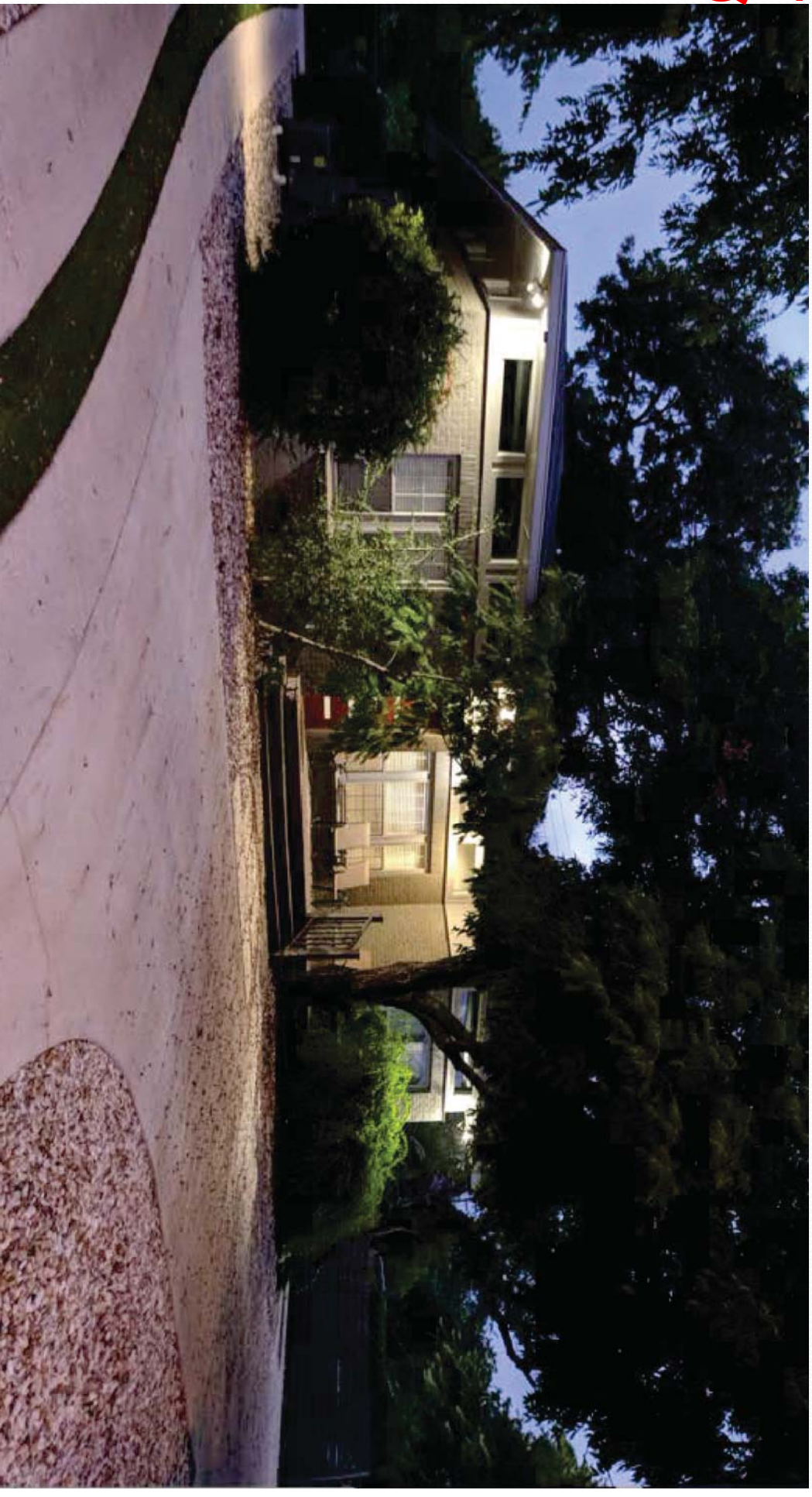


BEFORE AND AFTER

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



LO-MU



Received lots of compliments from neighbors

TIME LINE FOR 3906 MANCHACA

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

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



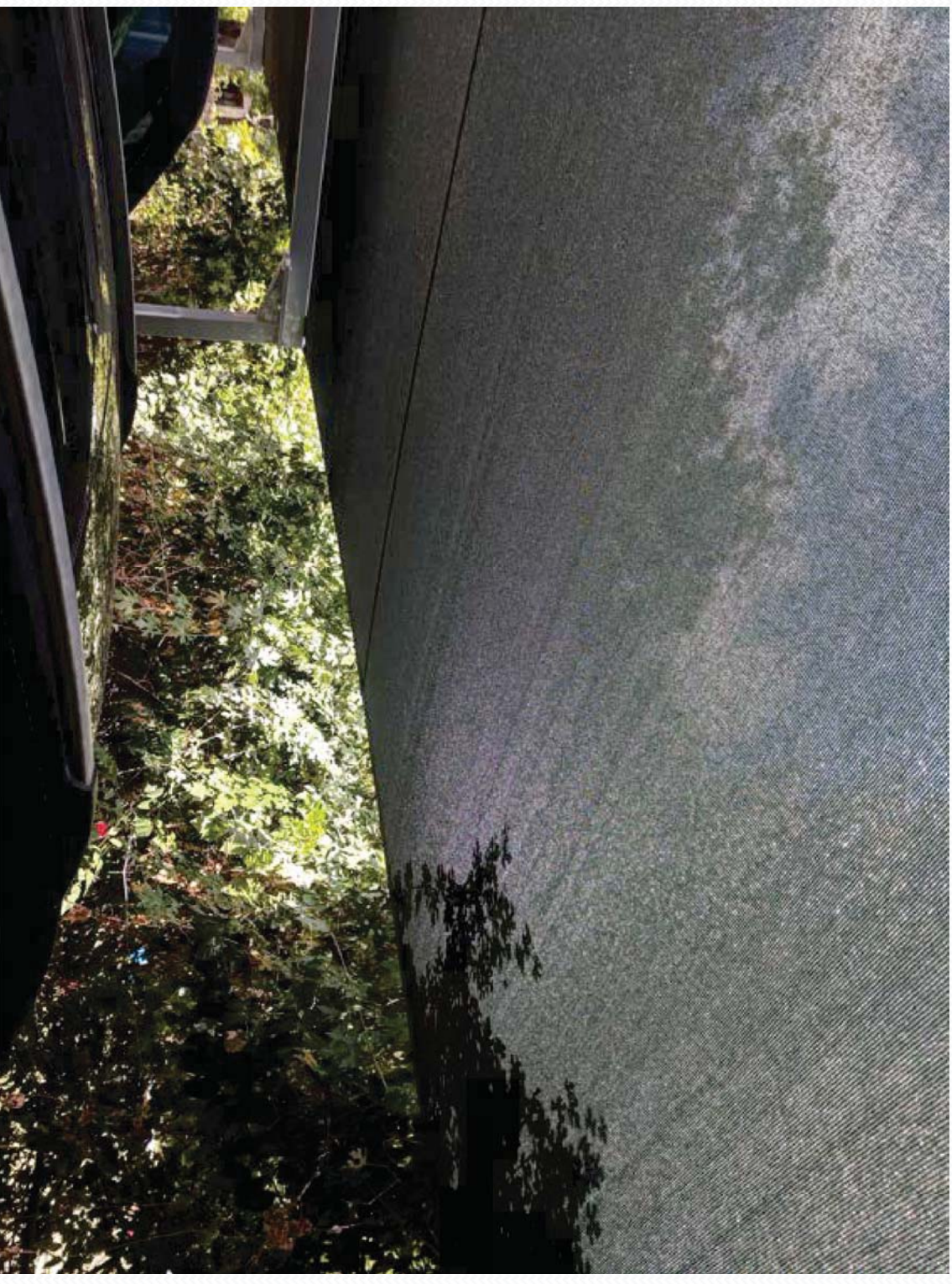
FIREPROOF FABRIC

Green

Porous

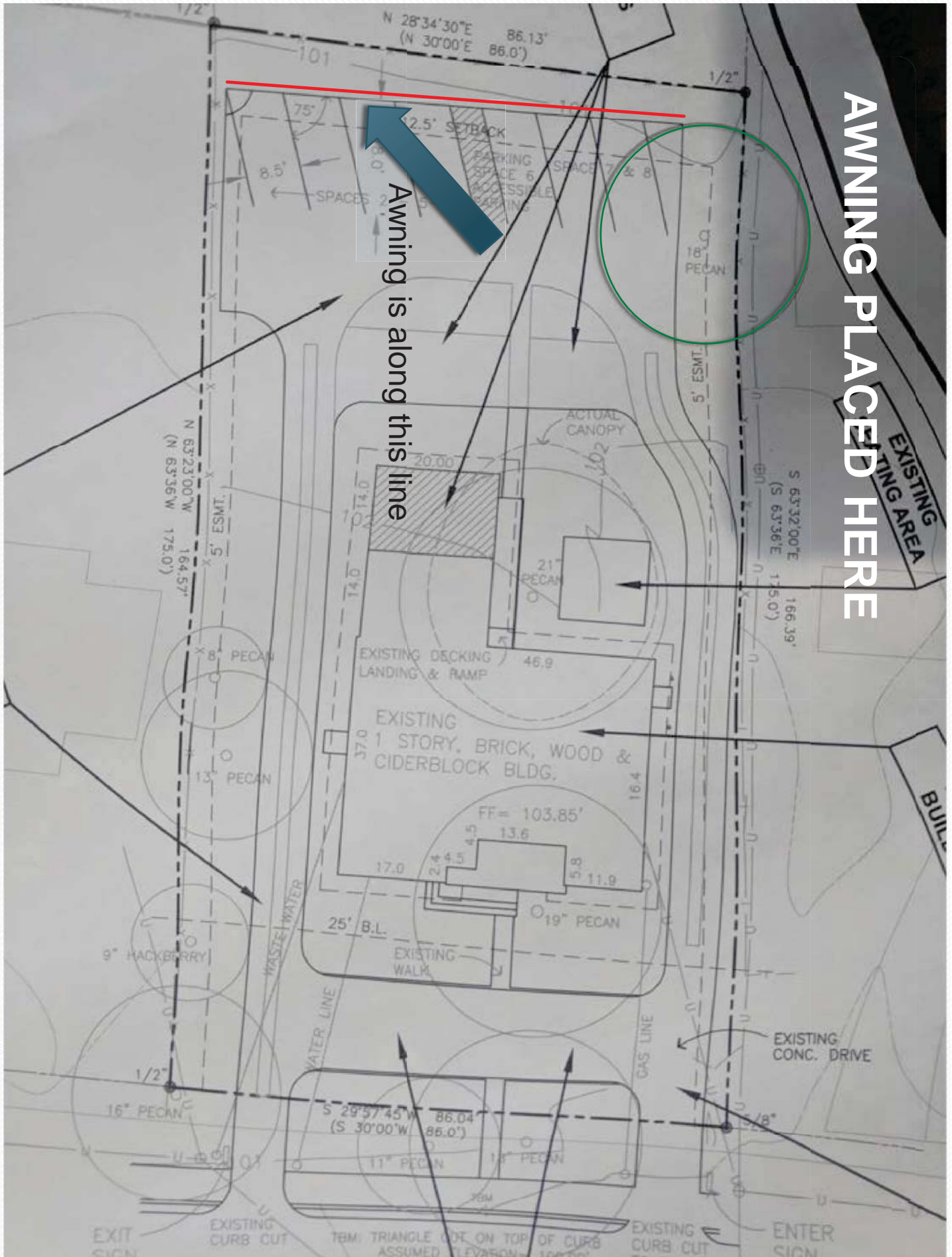
Low Profile

Unobtrusive



AWNING PLACED HERE

Awning is along this line



VIOLATION REPORT



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

AUSTIN CODE
DEPARTMENT

NOTICE OF VIOLATION

Case Number: CV-2018-049361
Via Certified Mail # 70141820 0009 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@cityofaustin.org. 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@cityofaustin.org. 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: **“Parking canopies”**

Austin City Code Section: Building Permit Requirement (§25-11-32)

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 (§25-5-1)

“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

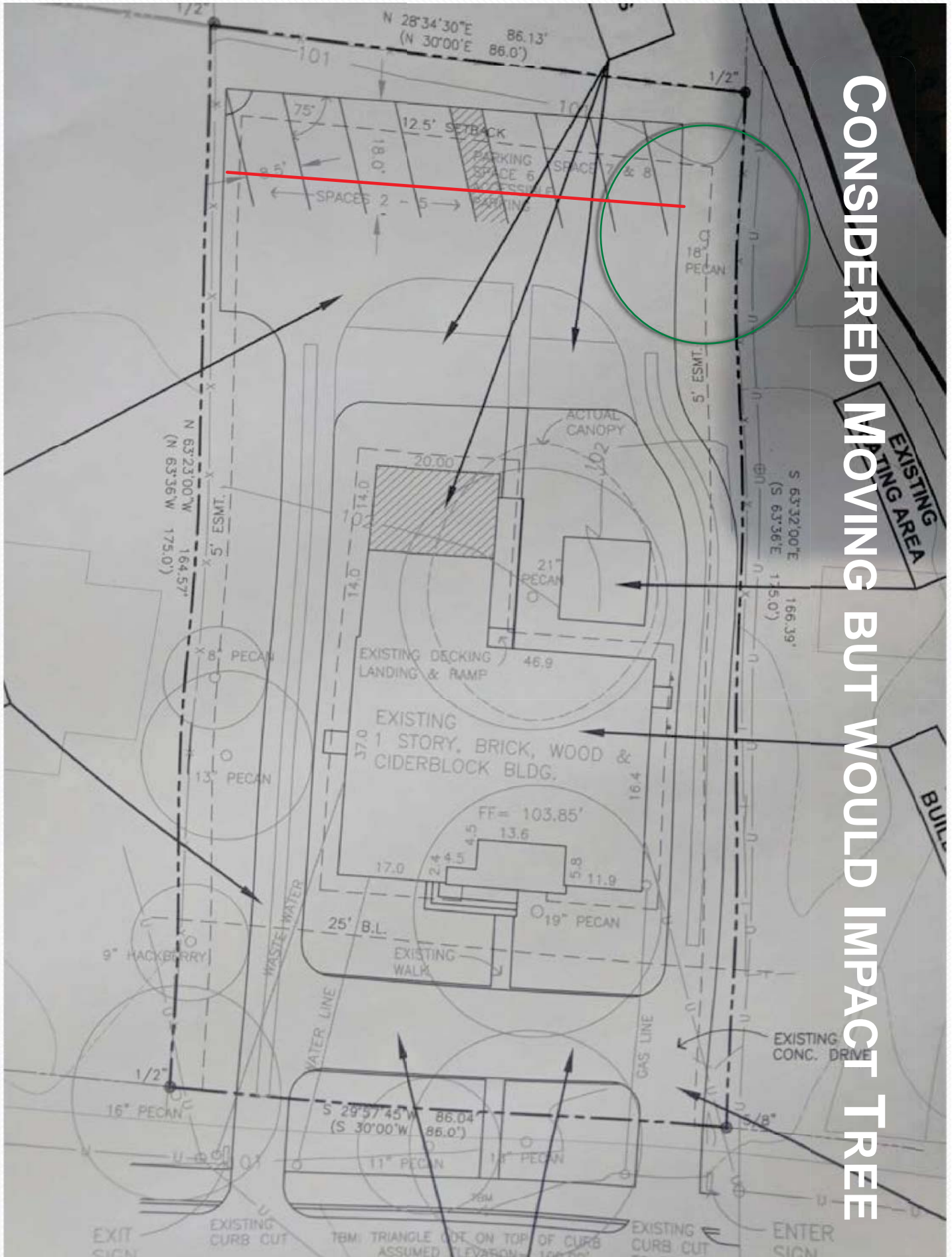
Timeframe to Comply: 30 Day(s)

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.

mailed 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: [Signature] Date: 05/23/18

JUAN 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. Mansueti

Signed: [Signature] Date: 5/22/2018

JP SHERMAN 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: [Signature] Date: 5/22/18

Michael P. White

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: [Signature] 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: [Signature] Date: May 17th 2018

A. T. Sanderson Owner

MICHAEL WHITE - PROPERTY 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

Q-1/87

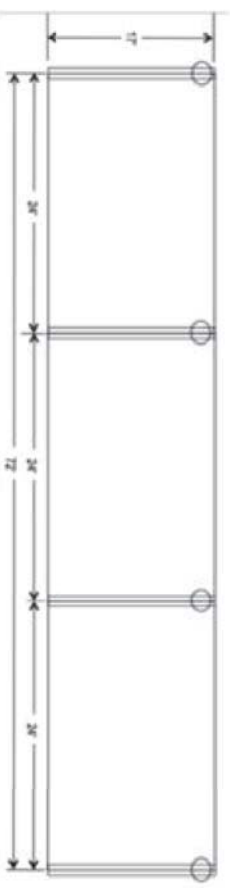
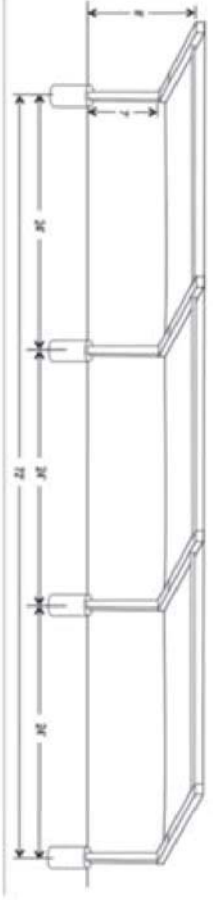
[illegible]

INSTALLED AWNING - ENGINEERING

4 posts
6x6



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



All Measurements are Center to Center of Columns

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.

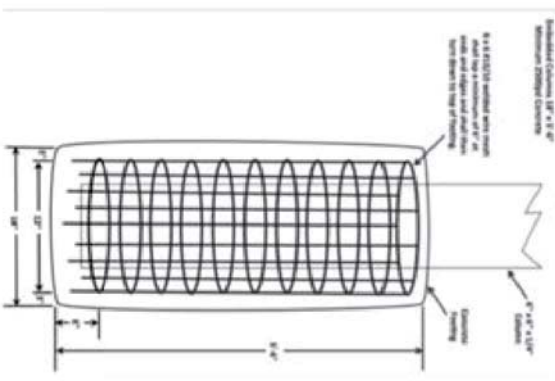
Upper Support 2 7/8" Sch 40 Pipe
Column & Beam Flange to Flange Plate Connections 10" x 24" x 1/2" Plate w/ Gaskets (6) 3/4" Bolts, Nuts, Lock Washers & (12) Flat Washers
Columns Embedded 18" x 6" with min. 2500psi Concrete Reinforced with Wire Mesh per Detail

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-8400 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



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



Q-1/89

SGS

[illegible]

WARRANTY, WINDS AND PERMITS

Q-1/90

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

Date

Daytime Telephone: 512-795-1297

Comments:

I agree with the requested
variance of Petric 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