

March 28, 2019

Certified: 7001-0360-0000-3565-5784

Eduardo Longoria
President, Shambala Corporation
1701 Toomey Road
Austin, TX 78704

RE: Additional Land Development Code violations requiring action

Dear Mr. Longoria,

As I advised in my February 27, 2019, Notice of Intent to Suspend the Certificate of Occupancy, there are many other unresolved compliance issues at the property that are unrelated to the fire sprinkler system. Below is a chart of known violations at the property.

Relevant Code Section(s)	Violation(s)
§25-1-361 Certificate Required	No Certificate of Occupancy for restaurant use, personal improvement services, conference facilities
§25-11-32 Building Permit Requirement	Work without permit for covered entrance, Serena Room
§25-5-1 Site Plan Required	Changes of use to the school cafeteria building and private education facility building
§25-6-471 Off-Street Parking Facility Required	Off-street parking facility not provided for current land uses Existing off-street parking facilities removed

As you are aware, Austin City Code §25-1-413- SUSPENSION OF A CERTIFICATE OF OCCUPANCY allows the building official to suspend a certificate of occupancy if the building official determines that a structure does not comply with the requirements of the City Code. In addition, Austin City Code §25-1-462- CRIMINAL ENFORCEMENT states “a person who violates a provision of this title commits a separate offense for each day the violation continues” and “a person who violates this title commits a misdemeanor punishable by a fine not to exceed \$2000.” To avoid potential suspension and enforcement actions, you or your agent must submit to the Development Service Department (DSD) the following items:

- Within 90 days of the date of this letter, submit complete building permit applications related to the remodeling work that occurred in the “Serena Room”, the construction of the existing fence, and gated entry (or a demolition permit application to remove the same); and
- Within 120 days of this letter, submit:
 - a site plan that accounts for all existing and proposed improvements, parking areas, accessible routes, and land uses; and
 - complete building permit applications for each use on the site other than the private education facility.

Failure to submit the requested items by the timelines may result in the suspension of the certificate of occupancy for the structure containing the private education facility and/or the initiation of legal action against the owner of the property. Please contact me at (512) 974-3111 or via email at beth.culver@austintexas.gov if you have any questions regarding the specified actions noted.

Respectfully,

A handwritten signature in black ink, appearing to read 'Beth Culver', followed by a horizontal line.

Beth Culver, AIA, PMP
Building Official, Acting Assistant Director