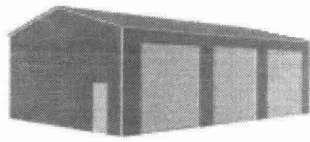


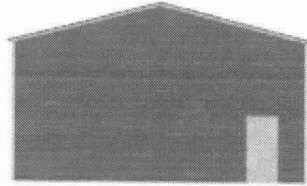
B-2

60 of 133

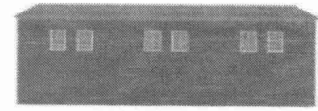
Building Images



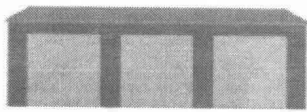
Perspective View



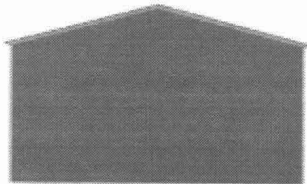
Front



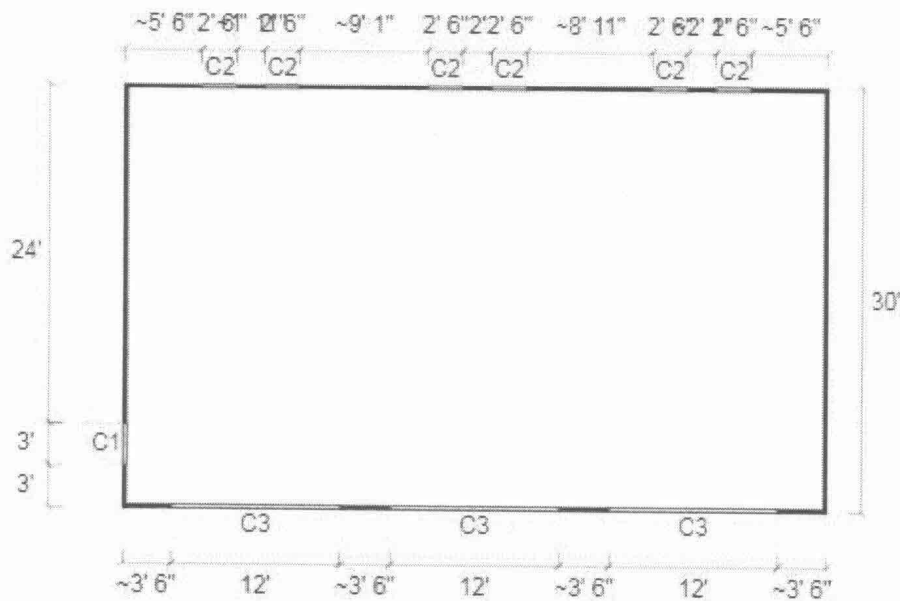
Left Side



Right Side



Back



Symbol Legend:

C1: Walk-In Door (36x80)

C2: 30W x 36H Windows

C3: 12'x12' Garage Door

CONCRETE SLAB FOUNDATION NOTES:

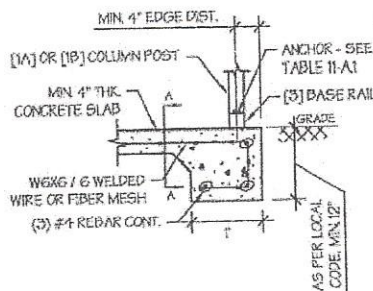
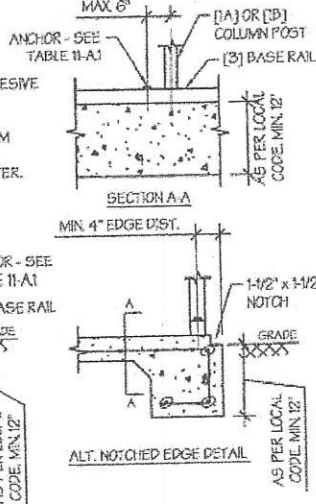
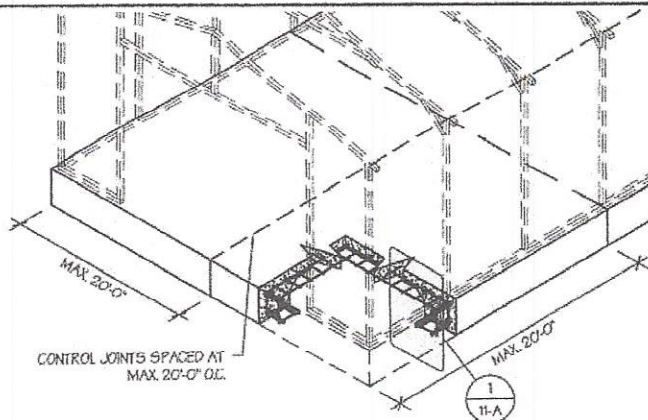
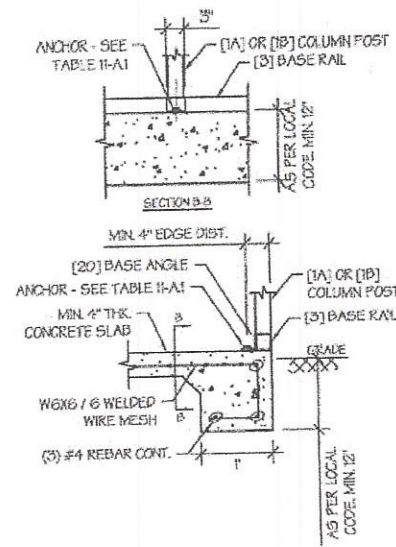
- DESIGN SHOWN ON THIS SHEET ARE FOR CONCRETE SLAB FOUNDATION. ANY OF THE FOUNDATIONS SHOWN ON SHEETS 11-A THRU D CAN BE USED.
- EITHER OPTION 1 'EDGE OFFSET' OR OPTION 2 'NOTCHED EDGE' DETAIL CAN BE USED.
- FOR OPTION 1 THE MIN. SLAB SIZE SHALL BE EQUAL TO THE OUTSIDE DIMENSIONS OF THE BUILDING PLUS 5" EACH DIRECTION.
- FOR OPTION 2 THE MIN. SLAB SIZE SHALL BE EQUAL TO THE SIDE DIMENSIONS OF THE BUILDING DIMENSIONS.
- CONCRETE ANCHORS SHALL BE LOCATED AT EVERY NEXT TO EVERY POST AND ON EITHER SIDE OF OPENINGS. TWO ANCHORS SHALL BE INSTALLED AT CORNER OF ENCLOSED BUILDINGS WITH END WALLS - ONE ON EACH BASE RAIL.
- CONCRETE ANCHORS CAN BE ANY ONE OF THE OPTIONS MENTIONED IN TABLE 11-A1.
- DEPTH OF SLAB TURN DOWN FOOTING SHALL BE GREATER THAN FROST DEPTH SPECIFIED PER LOCAL CODE.
- CONTROL JOINTS SHALL BE PLACED SO AS TO LIMIT MAX. SLAB SPANS TO 20' IN EACH DIRECTION.
- ASSUMED SOIL BEARING CAPACITY IS TO BE A MIN. OF 1500 PSF.
- CONCRETE STRENGTH TO BE A MIN. OF 2500 PSI @ 28 DAYS.

TABLE 11-A1: CONCRETE SLAB ANCHOR SCHEDULE

WIND SPEED (MPH)	ANCHOR SIZE
90 TO 120	1/2" Ø X 7"
130 TO 150	5/8" Ø X 7"

NOTES:

- EXPANSION ANCHORS, WEDGE ANCHORS OR ADHESIVE ANCHORS MAY BE USED.
- MIN. EMBEDMENT DEPTH TO BE 4".
- ANCHORS TO BE SPACED NO MORE THAN 6" FROM POSTS.
- ALL ANCHORS TO BE A307 EQUIVALENT OR BETTER.

**OPTION 1: EDGE OFFSET DETAIL**
SCALE: NTS**ALT. NOTCHED EDGE DETAIL****CONCRETE SLAB FOUNDATION**
SCALE: NTS**OPTION 2: EDGE FLUSH DETAIL**
SCALE: NTS

MANUFACTURED BY:



ENGINEERED BY:

**DRAWING INFORMATION**

PROJECT: 12' TO 30' WIDE BUILDINGS

LOCATION: STATE OF TEXAS

PROJECT NO.: 318-14-0643

SHEET TITLE:

**FOUNDATION OPTION 1:
CONCRETE SLAB**

SHEET NO.: 11-A / 11

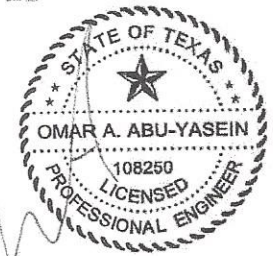
DRAWN BY: IZM DATE: 3/25/15

CHECKED BY: OAA DATE: 3/25/15

LEGAL INFORMATION

- ANY DUPLICATION OF THIS DRAWING IN WHOLE OR PART IS STRICTLY FORBIDDEN. ANYONE DOING SO WILL BE PROSECUTED UNDER THE FULL EXTENT OF THE LAW.
- DRAWINGS VALID 12" TO 1 YEAR FROM DATE OF SIGNATURE

SEAL:



DATE EXPIRES: MAR 31 2016

DATE SIGNED: MAR 25 2015

TABLE 11-B-1: ANCHOR SCHEDULE

WIND SPEED (MPH)	ANCHOR SIZE
90 TO 120	1/2" Ø X 7"
130 TO 150	5/8" Ø X 7"

NOTES:

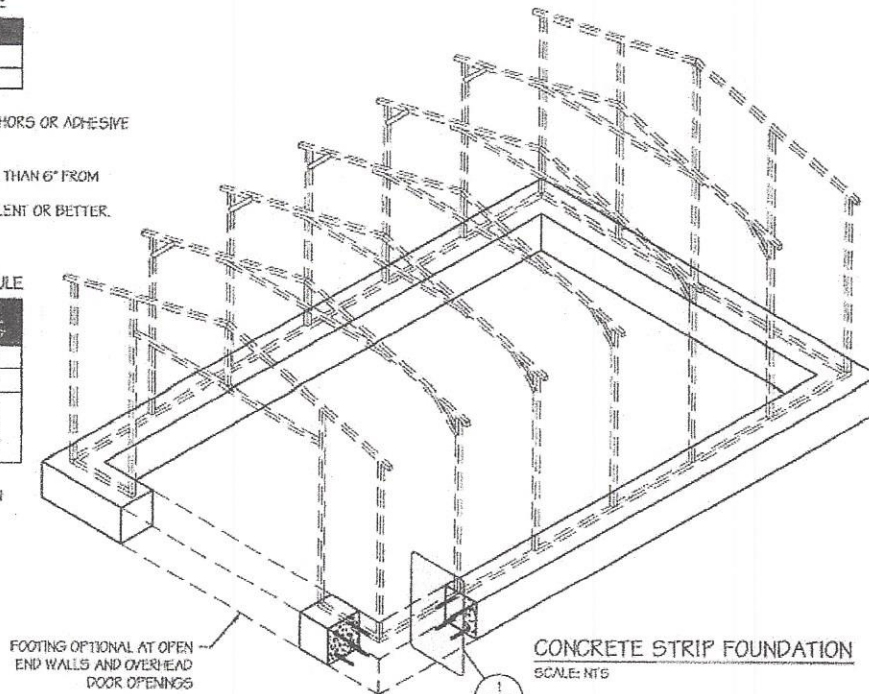
1. EXPANSION ANCHORS, WEDGE ANCHORS OR ADHESIVE ANCHORS MAY BE USED.
2. MIN. EMBEDMENT DEPTH TO BE 4".
3. ANCHORS TO BE SPACED NO MORE THAN 6" FROM POSTS.
4. ALL ANCHORS TO BE A307 EQUIVALENT OR BETTER.

TABLE 11-B-2: CONC. STRIP SCHEDULE

WIND SPEED (MPH)	FRAME WIDTH	
	12' TO 22'	24' TO 30'
90 TO 110	12" X 12"	14" X 12"
120 TO 130	13" X 12"	21" X 12"
140 TO 150	26" X 12"	30" X 12"
	21" X 15"	24" X 15"
	18" X 18"	20" X 18"

NOTES:

1. WIDTH AND DEPTH DIMENSIONS CAN BE INTERCHANGED.

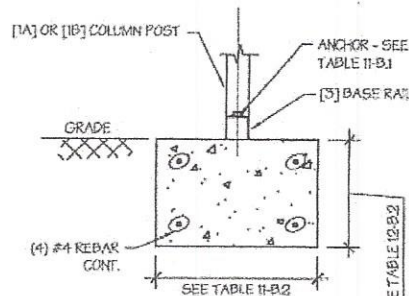


CONCRETE STRIP FOUNDATION

SCALE: NTS

CONCRETE STRIP FOUNDATION NOTES:

1. DESIGN SHOWN ON THIS SHEET ARE FOR CONCRETE STRIP FOUNDATION. ANY OF THE FOUNDATIONS SHOWN ON SHEETS 11-A THRU D CAN BE USED.
2. CONCRETE ANCHORS SHALL BE LOCATED AT EVERY NEXT TO EVERY POST AND ON EITHER SIDE OF OPENINGS. TWO ANCHORS SHALL BE INSTALLED AT CORNER OF ENCLOSED BUILDINGS WITH END WALLS - ONE ON EACH BASE RAIL.
3. DEPTH OF CONCRETE STRIP FOOTING SHALL BE GREATER THAN FROST DEPTH SPECIFIED PER LOCAL CODE.
4. ASSUMED SOIL BEARING CAPACITY IS TO BE A MIN. OF 1500 PSF.
5. CONCRETE STRENGTH TO BE A MIN. OF 2500 PSI @ 28 DAYS.



CONCRETE STRIP FOUNDATION DETAIL

SCALE: NTS

MANUFACTURED BY:



ENGINEERED BY:



DRAWING INFORMATION

PROJECT: 12' TO 30' WIDE BUILDINGS

LOCATION: STATE OF TEXAS

PROJECT NO.: 318-14-0643

SHEET TITLE:

FOUNDATION OPTION 2:
CONCRETE STRIP

SHEET NO.: 11-B / 11

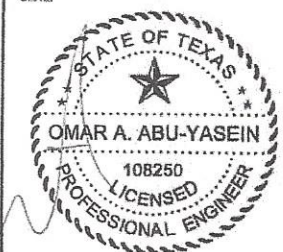
DRAWN BY: IZM DATE: 3/25/15

CHECKED BY: OAA DATE: 3/25/15

LEGAL INFORMATION

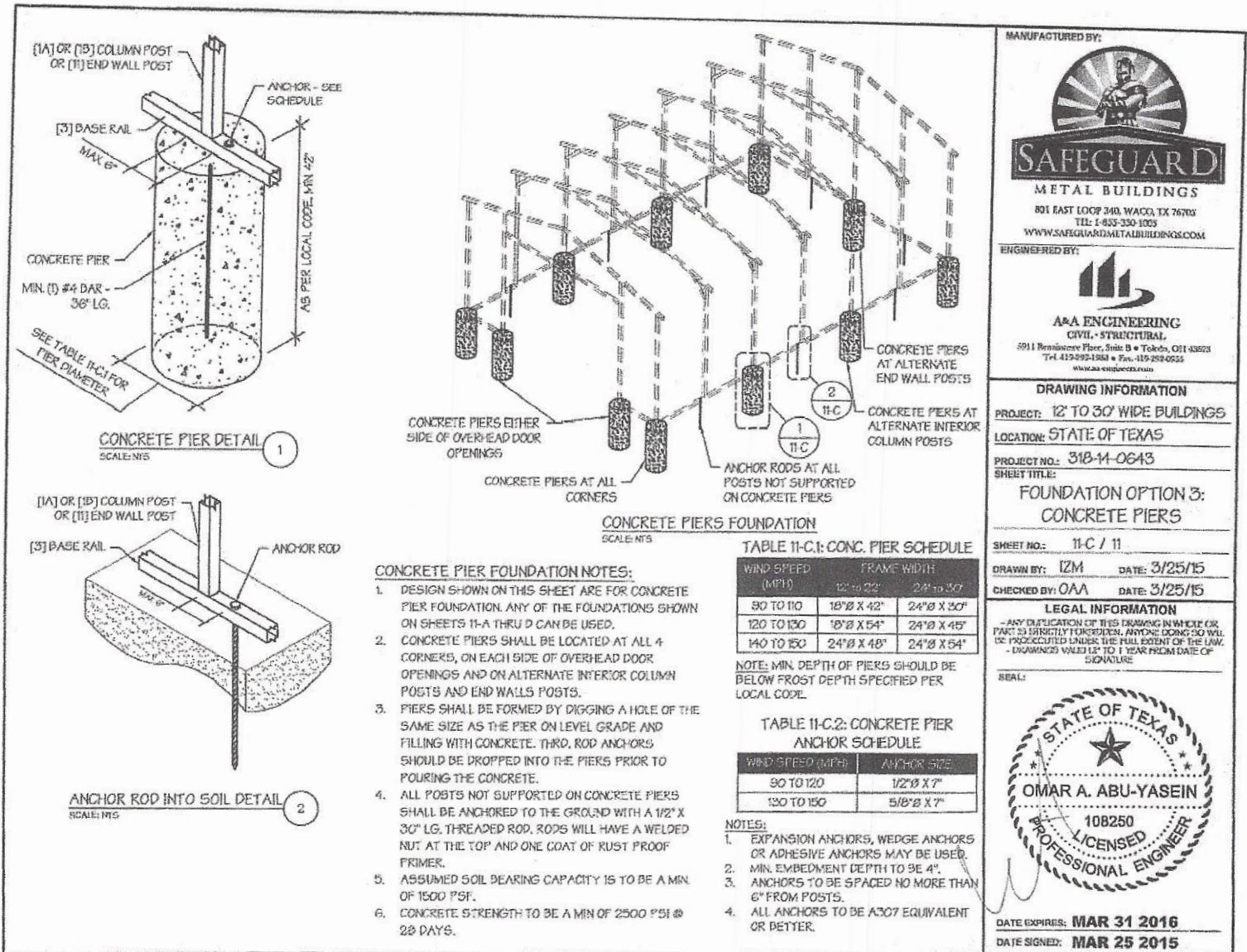
- ANY DUPLICATION OF THIS DRAWING IN WHOLE OR PART IS STRICTLY FORBIDDEN. ANYONE DOING SO WILL BE PROSECUTED UNDER THE FULL EXTENT OF THE LAW.
- DRAWINGS VALID UP TO 1 YEAR FROM DATE OF SIGNATURE

SEAL:



DATE EXPIRES: MAR 31 2016

DATE SIGNED: MAR 25 2015



From: Ramin Zavareh
To: [Sirwaitis, Sherri](#)
Subject: Re: FW: Voice Message from 5122946337
Date: Thursday, April 23, 2020 3:34:38 PM

*** External Email - Exercise Caution ***

my main business is auto sales and not service . we do service in sense that we have to replace batteries and or do minor work on car that is ready for sale and we are not mechanic shop if you look up our profile or our website you will see that we are not service facility , but 95 percent of our business is auto sales only. but our online application when u look at what the city has typed in it saids auto service only and mentions nothing about the auto sales side and that's what I wanted to be changed.

when I looked at what was typed in the system this morning it only showed auto service and now it shows sales and service which is correct since we do have service in our business even though its very very smart part of our business

Ramin Zavareh
512-294-6337

On Thu, Apr 23, 2020 at 3:07 PM Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov> wrote:
Hi Mr. Zavareh,

I received your voice mail today. Here is the rezoning application that was submitted for this case. The application states that the proposed use is for Automotive Sales and Automotive Service. If you need to clarify the proposed uses for this property, please e-mail a signed letter to me that states the zoning you are requesting and the proposed uses you are planning to develop at this location.

Thank you,

Sherri Sirwaitis
City of Austin
Planning & Zoning Department
sherri.sirwaitis@austintexas.gov
512-974-3057(office)

-----Original Message-----

From: ctmavayaalerts@austintexas.gov <ctmavayaalerts@austintexas.gov>
Sent: Thursday, April 23, 2020 10:04 AM
To: Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>
Subject: Voice Message from 5122946337

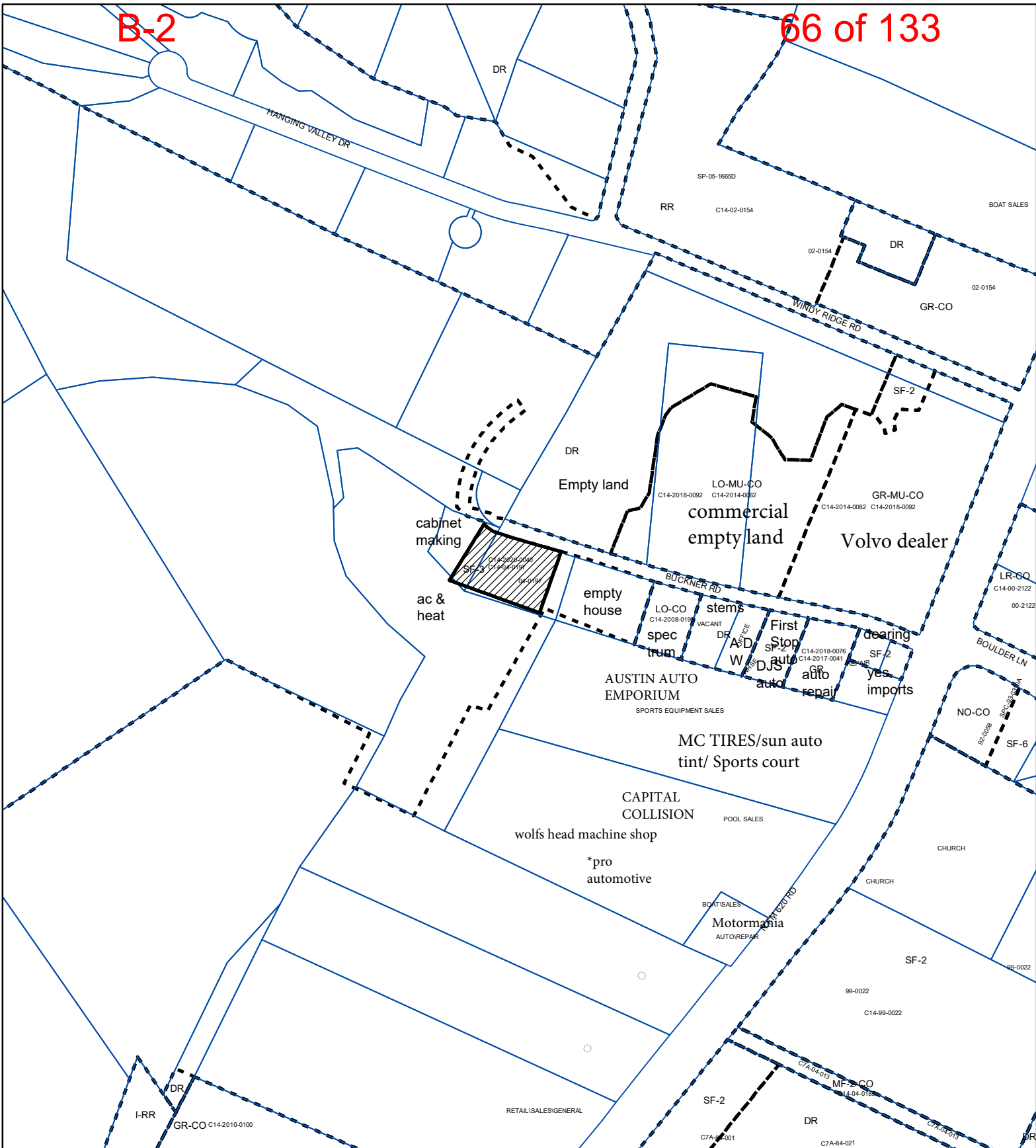
Voice message copy

Caller: 5122946337
Duration: 01:29

To hear the voice message, play the attached recording or call your Messaging mailbox.

Messaging access number: (512)974-9410




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ZONING

ZONING CASE#: C14-2020-0040



-  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.

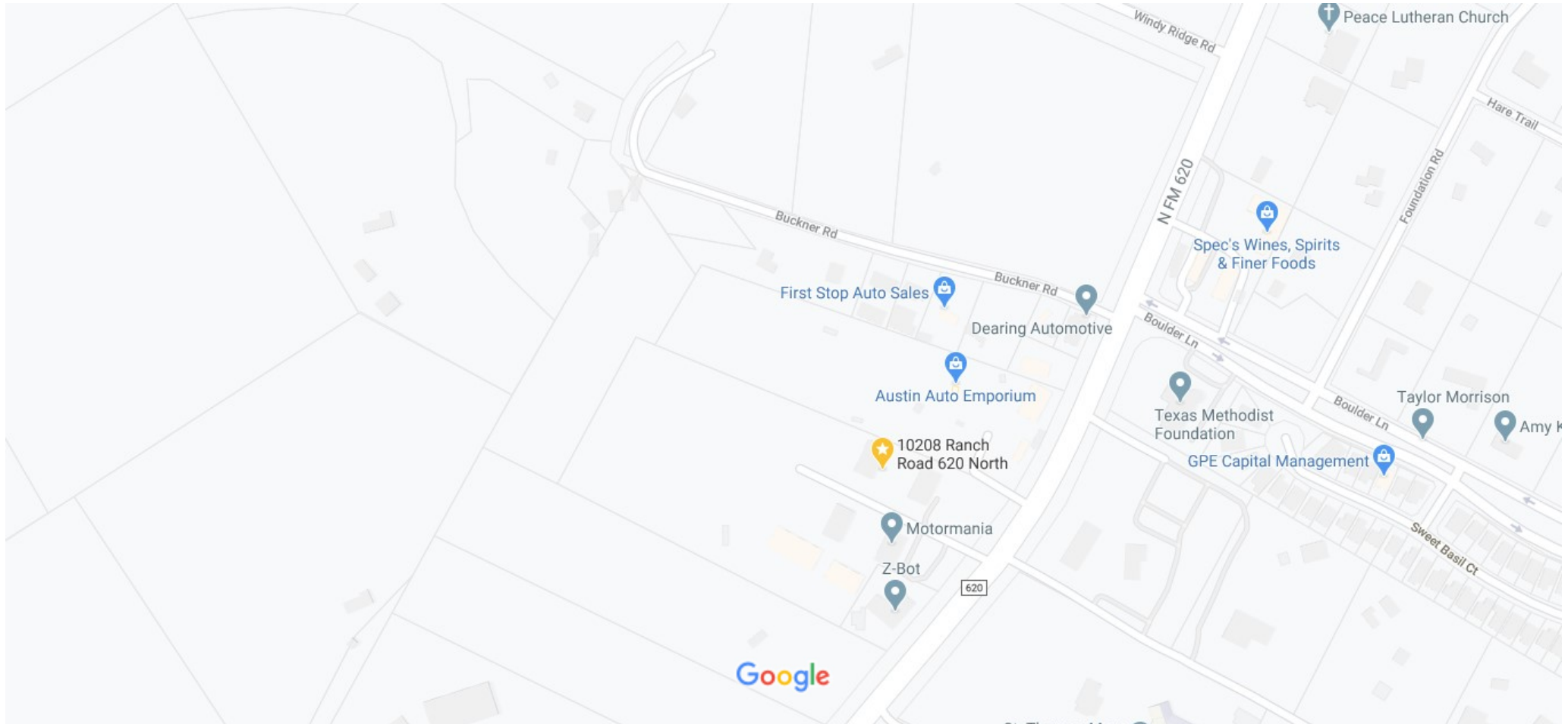


Created: 3/19/2020

B-2

67 of 133

Google Maps



Map data ©2020 Google 200 ft



B-2

Property Profile

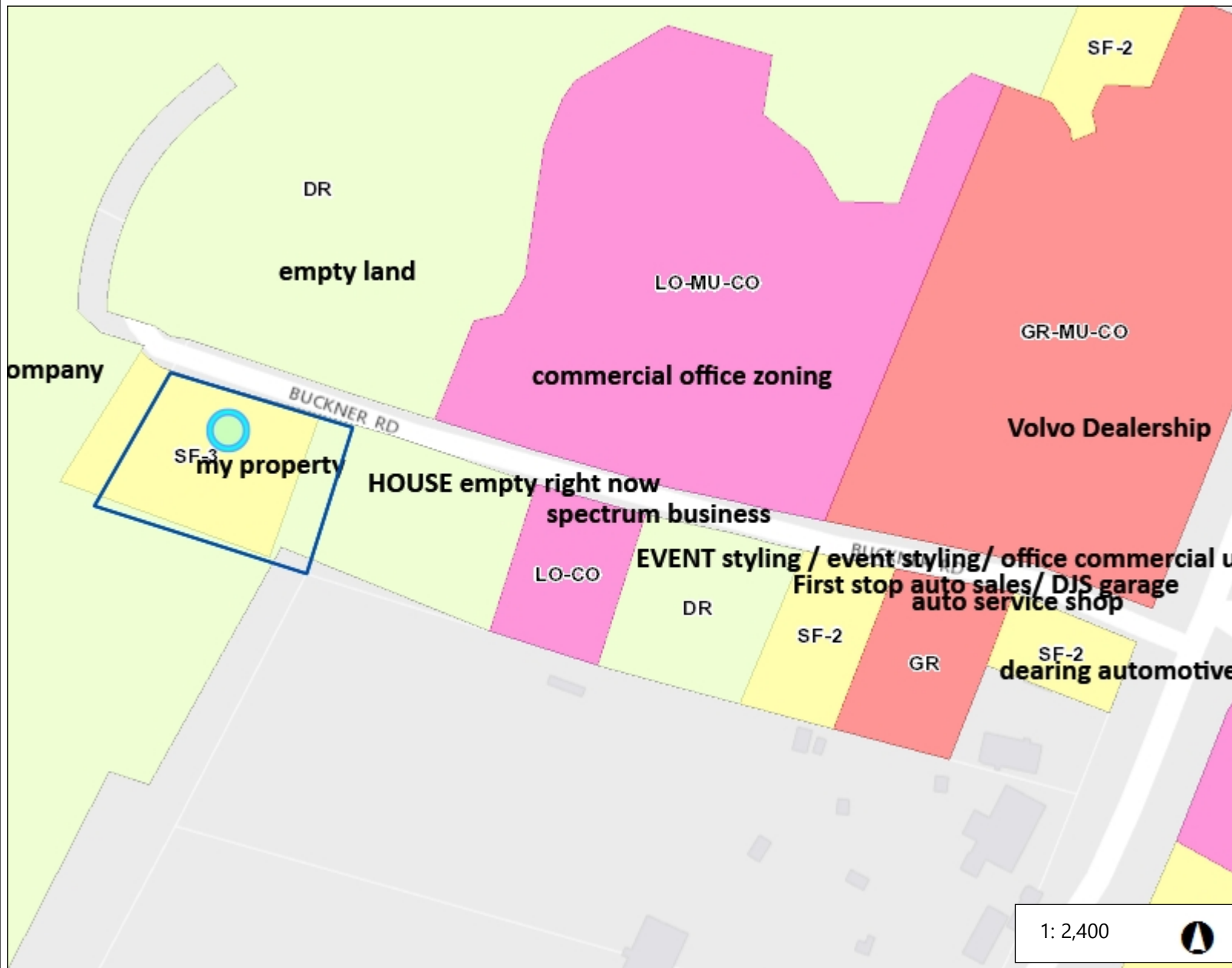
68 of 133

Legend

Zoning

- Lake Austin, Rural Residence (LA; SF-1; SF-2; SF-3; SI)
- Single Family (SF-1; SF-2; SF-3; SI)
- Mobile Home (MH)
- Multi-family (MF-1; MF-2; MF-3; MF)
- Commercial (CH; CR; CS; CS-1; G)
- Office (GO; LO; NO)
- Industrial (IP; LI; MI; R&D; W/LO)
- CBD; Downtown Mixed Use (DMU)
- ERC; NRG; TND; TOD
- Planned Unit Development (PUD)
- Agriculture, Development Reserve
- Aviation, Public, Unzoned (AV; P; U)
- Unclassified

☐ Zoning Text



1: 2,400



0.1 0 0.04 0.1 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

Date Printed:

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Notes



B-2

Property Profile

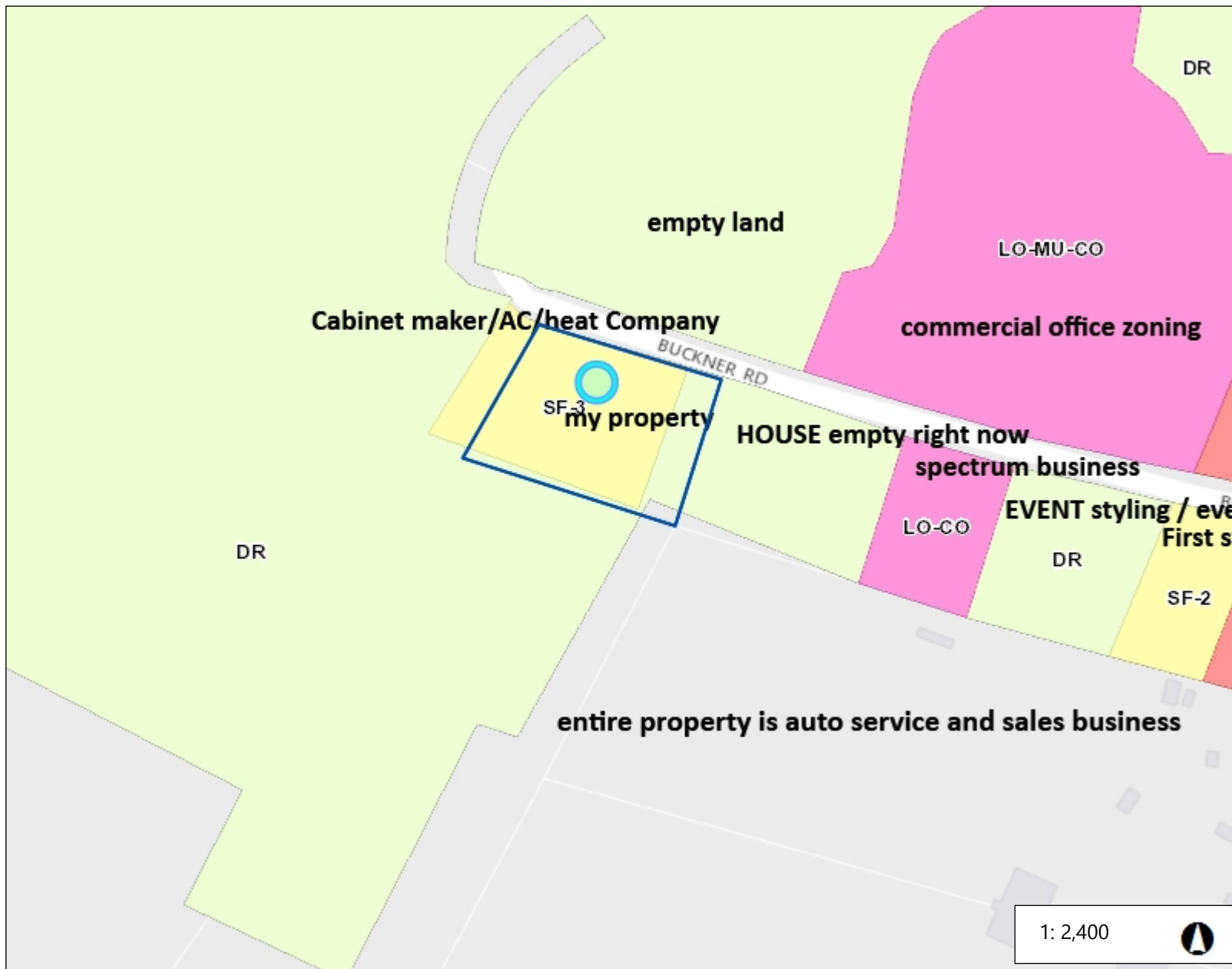
69 of 133

Legend

Zoning

- Lake Austin, Rural Residence (LA;)
- Single Family (SF-1; SF-2; SF-3; SI)
- Mobile Home (MH)
- Multi-family (MF-1; MF-2; MF-3; MF)
- Commercial (CH; CR; CS; CS-1; G)
- Office (GO; LO; NO)
- Industrial (IP; LI; MI; R&D; W/LO)
- CBD; Downtown Mixed Use (DMU)
- ERC; NRG; TND; TOD
- Planned Unit Development (PUD)
- Agriculture, Development Reserve
- Aviation, Public, Unzoned (AV; P; U)
- Unclassified

☐ Zoning Text



0.1 0 0.04 0.1 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

Date Printed:

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.

Notes

B-2

70 of 133



Austin, Texas

JASS



Image capture: Mar 2019 © 2020 Google

Google

Street View

B-2

71 of 133



Austin, Texas

JASS motormania



Google

Image capture: Mar 2019 © 2020 Google

Google

Street View

B-2

72 of 133



Austin, Texas

MC tires and austin auto emporium



Image capture: Jan 2019 © 2020 Google

Google

Street View

B-2

73 of 133



10328 Ranch Rd 620

MC tires and tint shop and sports court



Image capture: Apr 2019 © 2020 Google

Austin, Texas

Google

Street View

B-2

74 of 133



10418 N FM 620

dearing automotive



Google

Image capture: Apr 2019 © 2020 Google

Austin, Texas

Google

Street View

B-2

75 of 133



11801 Buckner Rd
volvo dealership



Image capture: Mar 2019 © 2020 Google

Austin, Texas

Google

Street View

B-2

76 of 133



11801 Buckner Rd
nikitos auto upholstery



Image capture: Mar 2019 © 2020 Google

Austin, Texas

Google

Street View

B-2

77 of 133



11809 Buckner Rd

auto shop sams



Image capture: Mar 2019 © 2020 Google

Austin, Texas

Google

Street View

B-2

78 of 133



11817 Buckner Rd

first stop auto sales / djs auto service



Image capture: Mar 2019 © 2020 Google

Austin, Texas

Google

Street View

B-2

79 of 133



11821 Buckner Rd

american drywall systems inc



Image capture: Mar 2019 © 2020 Google

Austin, Texas

Google

Street View

B-2

80 of 133



11900 Buckner Rd

stems floral designs and event planing



Image capture: Mar 2019 © 2020 Google

Austin, Texas

Google

Street View

B-2

81 of 133



11827 Buckner Rd
spectrum



Google

Image capture: Mar 2019 © 2020 Google

Austin, Texas

Google

Street View

B-2

82 of 133



11829 Buckner Rd
house for rent



Image capture: Mar 2019 © 2020 Google

Austin, Texas

Google

Street View

B-2

83 of 133



12098 Buckner Rd

My property



Image capture: Mar 2019 © 2020 Google

Austin, Texas

Google

Street View

B-2

84 of 133



12025 Buckner Rd

cabinet making /ac and heating company



Image capture: Mar 2019 © 2020 Google

Austin, Texas

Google

Street View

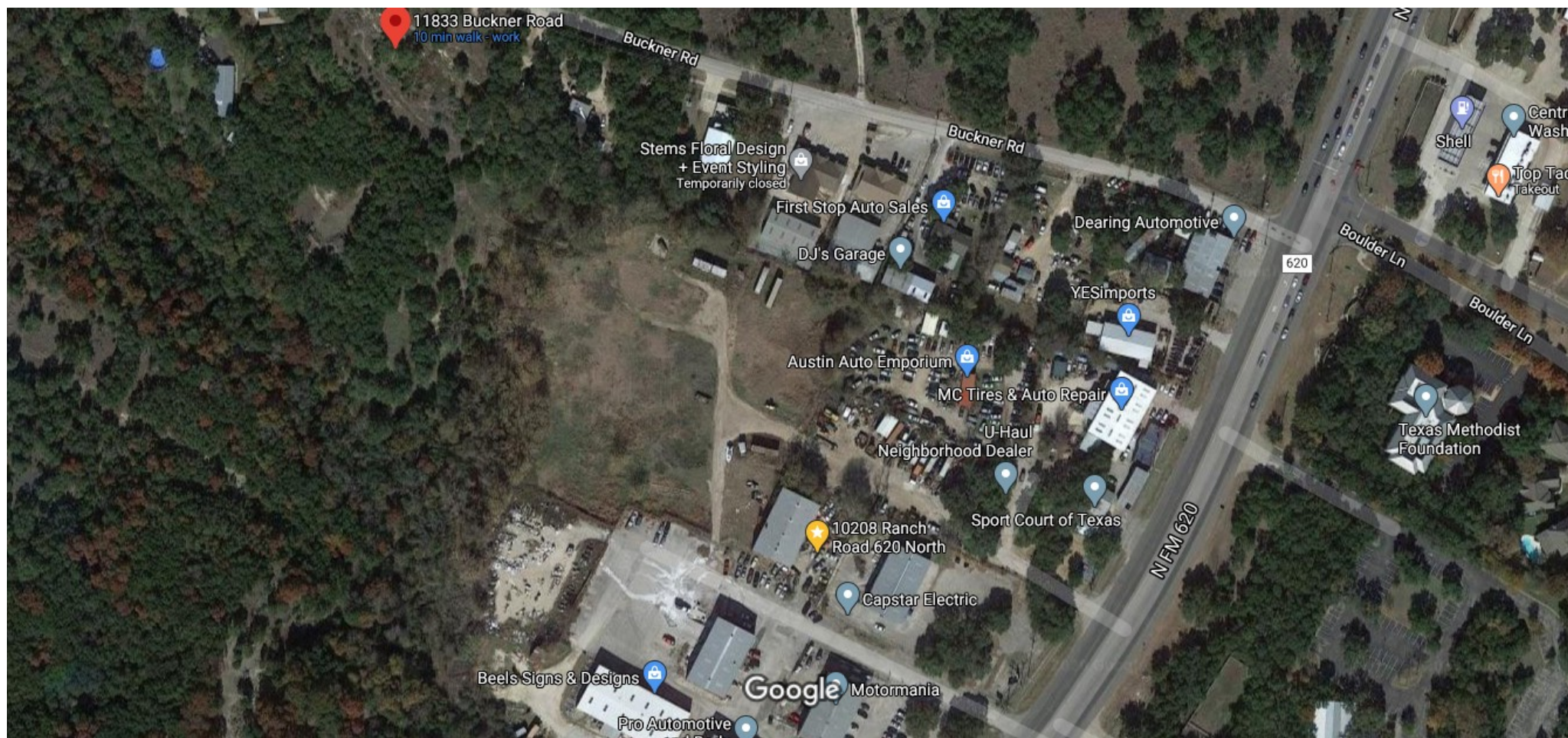
B-2

85 of 133

Google Maps

11833 Buckner Rd

map with all business showing



Imagery ©2020 CAPCOG, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2020

100 ft

From: Cindy Smith
To: [Sirwaitis, Sherri](#)
Subject: C14-2020-0040
Date: Tuesday, May 12, 2020 7:55:31 AM

*** External Email - Exercise Caution ***

I live next door at 12013 Buckner Road. The subject property is in between two residential properties and our neighbor owns the property behind it. Our well is very near the western property line. We've heard the proposed development is an automotive shop and used car lot.

The very definition of GR is ...serving neighborhood and community needs... There is already a used car dealer up the road, Volvo is building on the other side of the road, there's an automotive shop at the front of the road. Our community doesn't need more junky cars on the road and I don't want them to put in something without the proper grease/oil traps and disposal because our well could possibly become tainted. Our well is our only water source. I also don't want my property value to go down.

The used car place up the road already has moved a line of cars outside their fence and they are right up the edge of the narrow road. It's not a pleasant experience and I fear that another such business will add to the unsightly mess, but my largest fear is my well being contaminated and my property value going down.

Mr. Zavareh cut down all the heritage oaks on the property, started building up the building forms, brought in gravel, etc. when the property wasn't zoned for this building. That very act doesn't show me good faith that the property will be developed within city codes which will be safe for my residence. It does show me that he will try anything in hopes that he won't be caught. Did he have a building permit? Did he go through proper planning?

My husband and I would like to attend the online zoning and platting commission on May 19, 2020

Cindy Smith
12013 Buckner Rd.
Ausitn, TX 78726
512-578-9027

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