

SECOND/THIRD READINGS SUMMARY SHEET

CASE: C14-2020-0040 (New Lot)

DISTRICT: 6

ADDRESS: 11833 Buckner Road

APPLICANT: Ramin Zavareh

CASE MANAGER: Sherri Sirwaitis (512-974-3057, sherri.sirwaitis@austintexas.gov)

REQUEST:

Approve second and third readings of an ordinance amending City Code Title 25 by zoning property locally known as 11833 Buckner Road (Lake Travis Watershed). Applicant Request: To rezone from family residence (SF-3) district zoning to community commercial (GR) district zoning.

PREVIOUS CITY COUNCIL ACTION:

July 30, 2020: Approved GR zoning by consent on 1st reading only (11-0).

ZONING CHANGE REVIEW SHEET

CASE: C14-2020-0040 (New Lot)

DISTRICT: 6

ADDRESS: 11833 Buckner Road

ZONING FROM: SF-3

TO: GR

SITE AREA: 1.33 acres (57,934.8 sq. ft.)

PROPERTY OWNER: Ramin Zavareh

CASE MANAGER: Sherri Sirwaitis (512-974-3057, sherri.sirwaitis@austintexas.gov)

STAFF RECOMMENDATION:

Staff recommendation is to **deny** the applicant's request for GR, Community Commercial District, zoning for this property.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

May 19, 2020: Postponed to June 2, 2020 at the applicant's request by consent (10-0); A. Denkler-1st, D. King-2nd.

June 2, 2020: Approved staff's recommendation to deny the rezoning (8-2, H. Smith, B. Evans-No); A. Aguirre-1st, D. King-2nd.

CITY COUNCIL ACTION:

June 11, 2020: Postponed to July 30, 2020 at the applicant's request on consent (11-0); N. Harper-Madison-1st, D. Garza-2nd.

July 30, 2020: Approved GR zoning by consent on 1st reading only (11-0)

August 27, 2020

ORDINANCE NUMBER:

ISSUES:

On March 10, 2020, an Environmental Code Violation was filed for this address due to a complaint of clearing without a permit on the property. The ECV Enterprise Violation is an active red tag and the outstanding issues/fees have not been resolved (please see Exhibit C).

There have been allegations made that the SF-3 zoned property to the east and the DR zoned properties to the south and west of the subject tract are operating with commercial uses. However, this information has not been substantiated by the staff and code enforcement (Austin Code Department). Commercial uses are not permitted in the single-family districts.

CASE MANAGER COMMENTS:

The property in question is a 1.33 acre vacant tract of land that is located on Buckner Road, a local roadway. The property to the north, across Buckner Road is undeveloped and zoned DR, Development Reserve. The tract to the south is zoned DR and contains a manufactured home and undeveloped land. The properties to the west, are also zoned DR and are developed with single family residences. The tract of land directly to the east is zoned SF-3 contains a single-family residence with outdoor storage. Further to the east, along Buckner Road, there is a lot zoned LO-CO (through case C14-2008-0199) that is developed with an office use (Time Warner Cable/Spectrum). In this request, the applicant is asking to rezone the site under consideration to the GR district to develop an automotive sales use at this location.

The staff recommends denial of the applicant's request for GR, Community Commercial District, zoning. The property does not meet the intent of the GR district as it is not located on a major roadway. While the staff has supported some commercial uses/zoning on Buckner Road, these tracts of land were located near the intersection of Buckner Road and FM 620. This proposed GR commercial zoning request is located on a designated single-family tract near the end Buckner Road, a narrow 20-foot local roadway. The property in question abuts single-family residences to the east and west. Additionally, the subject tract is located in an environmentally sensitive area adjacent to a creek where automotive uses would not be appropriate. The existing SF-3 zoning provides for a transition from the commercial zoning at the intersection of FM 620 Road and Buckner Road, to the office zoning and the residential zoning located along Buckner Road as it nears a terminus to the west.

The applicant does not agree with the staff's recommendation.

BASIS OF RECOMMENDATION:

1. *The proposed zoning is **not consistent** with the purpose statement of the district sought.*

Community Commercial district is intended for office and commercial uses serving neighborhood and community needs, including both unified shopping centers and individually developed commercial sites, and typically requiring locations accessible from major traffic ways.

The existing SF-3 - Family residence 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.

The property is located on a small 20-foot wide local collector roadway where there are developed single family homes. The current SF-3 zoning would be compatible with the existing land uses in the immediate vicinity.

2. The proposed zoning should promote consistency and orderly planning.

Buckner Road has a mixture of uses, from single-family, office, warehousing, storage automotive sales and automotive repair. However, the commercial uses are located at/near the intersection of FM 620 Road. The staff has consistently recommended GR commercial zoning to a depth of 500 feet along the western side of the FM 620 corridor to allow for commercial services along this major arterial roadway. Permitting GR zoning at this location will introduce commercial uses on a tract of land that is located in an environmentally sensitive area with low visibility on a small local roadway.

The staff recommends maintaining SF-3 zoning to provide for a transition down in the intensity of uses permitted along Buckner Road to the west. SF-3 zoning will allow for housing options at this location.

3. The proposed zoning should allow for a reasonable use of the property.

Given the mixed character of the area, the staff believes that SF-3 zoning allows for a fair and reasonable use of the site. The properties to the north, south, west and east are zoned DR and SF-3 respectively, which permit residential uses. There are established single family residential homes (verified by TCAD property records) to the east and west on Buckner Road as it nears a terminus to the west.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3	Undeveloped Tract
<i>North</i>	DR	Undeveloped Area
<i>South</i>	DR, County	Manufactured Home, Undeveloped Area
<i>East</i>	SF-3	Single-Family Residence
<i>West</i>	DR	Single Family Residences

NEIGHBORHOOD PLANNING AREA: N/A

TIA: Deferred to Site Plan

WATERSHED: Lake Travis

NEIGHBORHOOD ORGANIZATIONS:

Bike Austin
 Friends of Austin Neighborhoods
 Leander ISD Population and Survey Analysts
 Sierra Club, Austin Regional Group
 TNR BCP – Travis County Natural Resources
 The Parke HOA
 Volente Neighborhood Association

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2018-0092 (11900 Buckner Road)	GR-MU-CO, SF-6-CO to GR-MU-CO, LO-MU-CO	11/20/18: Approved staff's recommendation of GR-MU-CO zoning for Tract 1 and LO-MU-CO zoning for Tract 2, with NTA conditions, by consent (8-0; D. Breithaupt, J. Kiolbasa and A. Tatkow-absent); B. Evans-1 st , D. King-2 nd .	12/13/18: The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20181213-075 for GR-MU-CO zoning for Tract 1 and LO-MU-CO zoning for Tract 2, with conditions was approved on Council Member Alter's motion, Council Member Casar's second on a 9-0 vote. Mayor Adler was off the dais. Council Member Renteria was absent.
C14-2018-0076 (Sam's Auto Shop, Part 2: 11815 Buckner Road)	SF-2, GR to GR	8/07/18: Approved the staff's recommendation for GR zoning by consent (8-0, D. Breithaupt-arrived late, B. Evans-absent); S. Lavani-1 st , A. Denkler-2 nd .	8/30/18: Approved GR zoning on all 3 readings by consent (11-0); L. Pool-1 st , P. Renteria-2 nd .
C14-2017-0041 (Sam's Auto Shop: 11815 Buckner Road)	SF-2 to GR	6/06/17: Approved staff's recommendation of GR zoning on consent (10-0, D. Breithaupt-absent); Aguirre-1 st , S. Lavani-2 nd .	8/03/17: The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20170803-106 for community commercial (GR) district zoning was approved on Council Member Garza's motion, Council Member Casar's second on an 11-0 vote.
C14-2014-0082 (Stokes Ranch: 11900 Buckner Road)	Tract 1: SF-2 to GR-MU and Tract 2: DR to SF-6	7/15/14: Approved staff's recommendation of GR-MU-CO zoning for Tract 1 and SF-6-CO zoning for Tract 2, with a CO to limit the entire site to less than 2,000 vehicle trips per day and a street deed to dedicate 25 feet of right-of-way from the existing centerline of Buckner Road,	8/07/14: Approved CS-CO zoning by consent on 1 st reading only (7-0); B. Spelman-1 st , M. Martinez-2 nd . 10/16/14: Approved GR-MU-CO zoning for Tract 1 and SF-6-CO zoning for Tract 2 on consent on Mayor Pro Tem Cole's motion,

		by consent (5-0, C. Banks & S. Compton-absent); P. Seeger-1 st , R. McDaniel-2 nd .	Council Member Morrison's second on a 7-0 vote.
C14-2010-0152 M&S Project #2: 10601 N. FM 620 Road)	LR-CO to CS-1	10/05/10: Approved the CS-1-CO zoning with the following conditions: 1) Limit the property to 2,000 vehicle trips per day per Ordinance No. 010125-14; 2) Prohibit Cocktail Lounge, Exterminating Services, Pawn Shop Services, Hotel-Motel, Indoor Sports and Recreation, and Auto Related Uses and 3) Limit the site to all other GR permitted uses (7-0); S. Baldrige-1 st , P. Seeger-2 nd .	10/28/10: Approved CS-1-CO zoning on consent on 2 nd /3 rd readings (7-0); B. Spelman-1 st , L. Morrison-2 nd .
C14-2008-0199 (Time Warner 620 HUB: 11827 Buckner Road)	DR to LO-CO	10/31/08: Approved staff rec. of LO-CO zoning by consent (4-0)	12/02/08: Approved LO-CO zoning (6-0); all 3 readings
C14-04-0207 (ECO Resources: 9511 North FM 620 Road)	I-RR to Tract 1: P and Tract 2: GO	2/01/05: Approved staff's recommendation on consent for P-CO for Tract 1, GO-CO for Tract 2, with additional conditions to: 1) Prohibit access to Savannah Ridge Drive (other than for emergency vehicles), 2) Create a Tract 3 designated as RR-CO district zoning for a distance of 300-feet from the eastern most property line that is adjacent to SF-2 zoning, Vote: (9-0); J. Martinez-1 st , J. Gohil-2 nd .	3/03/05: Approved P-CO for Tract 1, GO-CO for Tract 2, and RR-CO for Tract 3(7-0); all 3 readings
C14-04-0197 (Buckner: 11833 Buckner Road)	DR to CS* * Amended request to SF-3 on 1/03/05	3/29/05: Approved staff rec. of SF-3 zoning by consent (7-0)	5/12/05: Approved SF-3 zoning (7-0); 1 st reading 6/23/05: Approved SF-3 zoning; 2 nd /3 rd readings
C14-04-0183 (Escalon at Canyon Creek Apartments: 9715 North FM 620 Road)	I-RR to MF-3	12/21/04: Approved MF-2-CO, with staff condition to limit development to less than 2,000 vehicle trips per day beyond the existing development and additional condition for a 568 unit limit for the site (9-0)	1/27/05: Approved MF-2-CO (6-0, Dunkerley-absent); 1 st reading 3/03/05: Approved MF-2-CO on consent (7-0); 2 nd /3 rd readings
C14-04-0137 (Estates at Canyon Creek: 9501 North FM 620 Road)	I-RR to MF-1	9/21/04: Approved staff's recommendation of MF-1-CO zoning by consent (7-0, K. Jackson-off dais, J. Gohil-absent)	10/21/04: Approved ZAP recommendation of MF-1-CO by consent (7-0); 1 st reading

			11/4/04: Approved MF-1-CO (7-0); 2 nd /3 rd readings
C14-04-0035 (Eppright 12-Acre Tract: 9300-9800 Block of North FM 620 Road)	I-RR to SF-6	5/18/04: Approved staff's rec. for SF-6-CO zoning, with the addition of the conditions listed in the Letter of Agreement between the applicant and the neighborhood, by consent (8-0)	8/12/04: Granted SF-6-CO on all 3 readings (5-1, B. McCracken – No, J. Goodman – off the dais)
C14-04-0003 (Canyon Creek West Section Three: 9800-9920 Block of Savannah Ridge Drive)	I-RR, I-SF-2 to SF-2	2/3/04: Approved staff's recommendation of SF-2 zoning, by consent (9-0)	3/4/04: Granted SF-2 zoning (6-0, McCracken-absent); all 3 readings
C14-04-0002 (Canyon Creek West Section One: 10012-10129 Brabrook Drive)	I-SF-2, I-RR to SF-2	2/3/04: Approved staff's recommendation of SF-2 zoning, by consent (9-0)	3/4/04: Granted SF-2 zoning (6-0, McCracken-absent); all 3 readings
C14-02-0154 (McDougal 620 Property: Windy Ridge Road at North FM 620 Road)	SF-2, DR to CS-CO	1/28/03: Approved W/LO-CO zoning with conditions of: • Limiting trips to 2,000 per day; • 50' vegetative buffer along the western property line; • 20' buffer along the southern property line; • Prohibit access on the western property line, with the exception of emergency access; • Only 2 access points on the southern property line; • Restrict semi-trucks, 3 axles or more to Windy Ridge entrance. Vote: (7-1, J.P.-Nay, J.D.-absent); K.J.-1 st , M. W.-2 nd .	3/20/03: Approved staff recommendation of GR-CO for 1st 700 feet off 620 and RR for balance (7-0); 1 st reading only 3/25/03: Approved staff recommendation of GR-CO for 1st 700 feet off 620 and RR for balance (7-0); 2 nd reading 1/27/05: Approved staff recommendation of GR-CO for 1st 700 feet off 620 and RR for balance (7-0); 3 rd reading
C14-00-2122 (M & S Corner: North FM 620 Road)	RR to CS-1-CO for Tract 1 and LR-CO for Tracts 2 & 3	9/12/00: Approved LR-CO zoning for Tracts 1, 2, & 3 with following conditions: 1) Limit vehicle trips to 2,000 per day for Tracts 1&2; 2) Limit vehicle trips to 3,223 per day for Tract 3; 3) Property owner shall have a 10-foot setback with a vegetative buffer and hooded lights; 4) Garbage pickup shall be from 6-10 p.m.; 5) Construct an 8 foot fence (7-0, B.B. & S.A.-absent); S.L.-1 st , B.H.-2 nd .	10/12/00: Approved Planning Commission rec. of LR-CO, with conditions (7-0); 1 st reading 11/30/00: Approved LR-CO for Tracts 1&2, and CS-1-CO for Tract 3, prohibiting cocktail lounge use (7-0); 2 nd reading 1/25/01: Approved LR-CO for Tracts 1&2, and CS-1-CO for Tract 3, with the following conditions: 1) A 10-foot building setback along the east property

			<p>line; 2) Limit vehicle trips to 2,000 per day for Tracts 1&2;</p> <p>3) Limit vehicle trips to 3,223 per day for Tract 3; 4) Prohibit the following uses on Tract 1: Adult Businesses, Automotive Rental, Automotive Repair Services, Automotive Sales, Automotive Washing, Agricultural Sales and Services, Art and Craft Studio (General), Building Maintenance Services, Business or Trade School, Business Support Services, Campground, Cocktail Lounge, Commercial Blood Plasma Center, Commercial Off-Street Parking, Communication Services, Construction Sales and Services, Convenience Storage, Drop-Off Recycling Collection Facility, Electronic Prototype Assembly, Equipment Repair Services, Equipment Sales, Exterminating Services, Funeral Services, General Retail Sales, Hotel-Motel, Indoor Entertainment, Indoor Sports and Recreation, Kennels, Laundry Services, Monument Retail Sales, Outdoor Sports and Recreation, Pawn Shop Services, Personal Improvement Services, Research Services, Restaurant (General), Theater, Vehicle Storage, Veterinary Services, Custom Manufacturing, Limited Warehousing and Distribution, Maintenance and Service Facilities (7-0); 3rd reading</p>
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RELATED CASES:

C14-04-0197- Previous Rezoning Case

2020-056323 - PR Plan Review (Application on April 7, 2020 for new 1-story single-family residence with one bedroom and 1 bathroom and a detached four car garage)

EXISTING STREET CHARACTERISTICS:

Name	Existing ROW	ASMP Required ROW	Pavement	ASMP Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Buckner Road	~44'	Existing	20'	1	No	No	No

OTHER STAFF COMMENTS:Comprehensive Planning

This zoning case is located on the south side of Buckner Road. The property is 1.33 acres in size, undeveloped and is not located within the boundaries of an existing neighborhood planning area. Surrounding land uses includes vacant land and single-family housing to the north; to the south is vacant land; to the west is single family housing and vacant land; and to the east is vacant land, single family housing and commercial uses. The proposed use is auto sales and service.

Connectivity

There are no public sidewalks or a Cap Metro transit stop located along this portion of Buckner Road or along the adjacent FM 620. The mobility and connectivity options in this area are below average.

Imagine Austin

The property is not situated along an Activity Corridor or by an Activity Center but it is adjacent to a creek buffer/waterway setback and erosion hazard zone review buffer zone, which is an environmentally sensitive feature.

The following Imagine Austin policy is applicable to this case:

- **LUT P4.** Protect neighborhood character by directing growth to areas of change that include 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 P22.** Protect Austin's natural resources and environmental systems by limiting land use and transportation development in sensitive environmental areas and preserving areas of open space.
- **HN P11.** Protect neighborhood character by directing growth to areas of change and ensuring context sensitive infill in such locations as designated redevelopment areas, corridors, and infill sites.

Although previous zoning cases have introduced commercial uses along Buckner Road, these were largely located closer to intersection of Buckner Road and FM 620. The proposed zone change is located at the end of a narrow road and adjacent to an enclave of single-family houses and appears to be a case of commercial encroachment. Additionally, the subject tract

is located in an environmentally sensitive area, next to a creek. Spills and runoff associated with automobile sales and repair could inadvertently contribute to increased ground water pollution. Based upon adjacent residential uses, which represents commercial encroachment, and the property being in an environmentally sensitive area, this proposed commercial project does not support the policies of the Imagine Austin Comprehensive Plan.

Environmental

The site is located over the Edwards Aquifer Recharge Zone. The site is in the Lake Travis Watershed of the Colorado River Basin, which is classified as a Water Supply Rural Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Drinking Water Protection Zone.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% NSA with Transfers</i>	<i>Allowable Density</i>
One or Two Family Residential	n/a	n/a	1 unit/2 acres net site area
Multifamily Residential	20%	25%	n/a
Commercial	20%	25%	n/a

Single family or duplex development within a Water Quality Transition Zone may not exceed a density of one unit per three acres, exclusive of land within a 100-year floodplain.

According to floodplain maps there is a floodplain within or adjacent to the project location. Based upon the location of the floodplain, offsite drainage should be calculated to determine whether a Water Quality Transition Zone / Critical Water Quality Zone exist within the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2-year storm on site.

At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

Site Plan

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.

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

Compatibility Standards

The site is subject to compatibility standards. Along the east, west, and southern property line, 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 property zoned SF-5 or more restrictive.
- 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 25 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, height limitation is 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property line.
- For a structure more than 300 feet but not more than 540 feet from property zoned SF-5 or more restrictive, 60 feet plus one foot for each four feet of distance in excess of 300 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.
- A landscape area at least 25 feet in width is required along the property line if the tract is zoned LR, GO, GR, L, CS, CS-1, or CH.

Height compatibility standards are triggered along the northern property line:

- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of property zoned SF-5 or more restrictive.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, height limitation is 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property line.
- For a structure more than 300 feet but not more than 540 feet from property zoned SF-5 or more restrictive, 60 feet plus one foot for each four feet of distance in excess of 300 feet from the property zoned SF-5 or more restrictive.

Transportation

The Austin Strategic Mobility Plan (ASMP) adopted 04/11/2019, identifies existing right-of-way appears as sufficient, but will be reviewed at the time of site plan. A traffic impact analysis should be deferred until the time of site plan when final land uses and intensities are known.

Water Utility

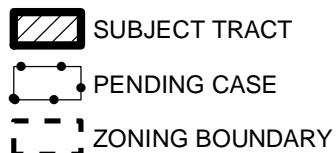
City of Austin water and wastewater service is not available to serve this tract. Individual private wells and On-Site Sewage Facilities may be utilized, or Service Extension Requests must be submitted to obtain City service.

For more information pertaining to the private well and On-Site Sewage Facilities process and submittal requirements contact the AW OSSF team at OSSF@austintexas.gov or call 512-972-0050.

For more information pertaining to the Service Extension Request process and submittal requirements contact Alberto Ramirez with Austin Water, Utility Development Services at 625 E. 10th St., 7th floor. Ph: 512-972-0211.

INDEX OF EXHIBITS TO FOLLOW

- A: Zoning Map
- B. Aerial Map
- C. ECV Enterprise Violation Information
- D. Plan Review Residential Construction Permit
- E. Information Provided by the Applicant
- F. Correspondence from Interested Parties

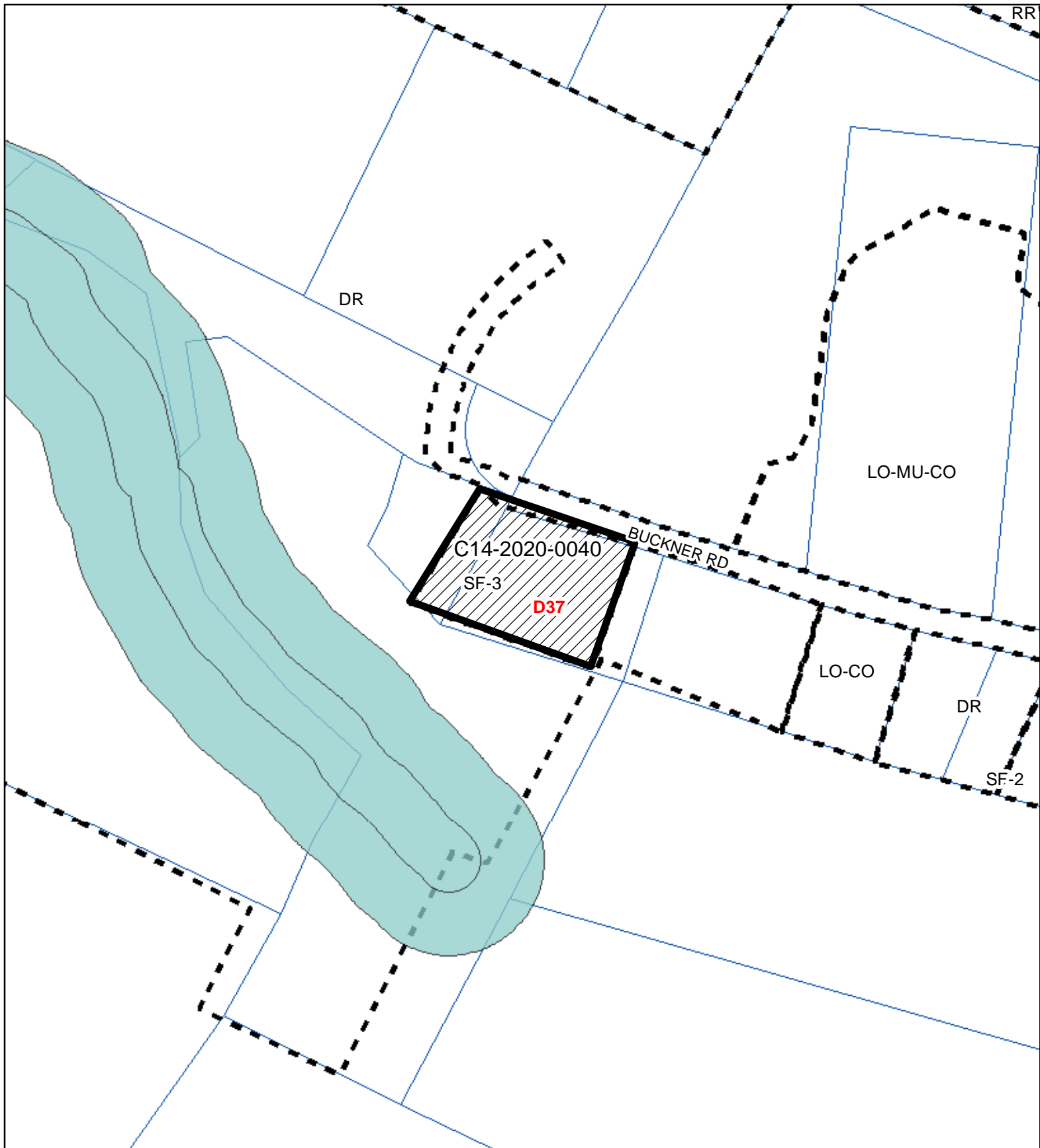
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ZONING
ZONING CASE#: C14-2020-0040





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Created: 3/19/2020



1" = 200'

-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE
-  CREEK BUFFER

NEW LOT

ZONING CASE#: C14-2020-0040
 LOCATION: 11833 BUCKNER RD.
 SUBJECT AREA: 1.33 ACRES
 GRID: D37
 MANAGER: Sherri Sirwaitis



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NEW LOT

ZONING CASE#: C14-2020-0040
LOCATION: 11833 BUCKNER RD.
SUBJECT AREA: 1.33 ACRES
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- SUBJECT TRACT
- ZONING BOUNDARY
- PENDING CASE
- CREEK BUFFER



1" = 200'

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From: [Wyrick, Amanda](#)
To: [Sirwaitis, Sherri](#)
Subject: RE: Status of Red Tag for 11833 Buckner Road
Date: Monday, May 11, 2020 3:02:47 PM
Attachments: [image001.png](#)

Sherri,

The site still has an active Stop Work Order for development (clearing of vegetation) that was done without a permit. The owner has installed erosion controls and is going through the site plan process to obtain a permit for the development that has occurred and for future plans. The Zoning case is the first step towards obtaining compliance on the property. I hope this helps. Please let me know if there is anything else I can help with.

Amanda Wyrick

Environmental Compliance Specialist Senior
 City of Austin Development Services Department
 5202 E. Ben White Blvd, Bldg 2, Suite 300
Work Cell: 512-999-4535



PER CITY ORDINANCE: All individuals scheduling or accepting a meeting invitation with a City Official are requested to provide responses to the questions at the following link: [DSD Visitor Log](#).

Please note that all information provided is subject to public disclosure via DSD's open data portal. For more information please visit: [City of Austin Ordinance 2016-0922-005](#) | [City Clerk's website](#) | [City Clerk's FAQ's](#)

From: Sirwaitis, Sherri
Sent: Monday, May 11, 2020 2:29 PM
To: Wyrick, Amanda <Amanda.Wyrick@austintexas.gov>
Subject: Status of Red Tag for 11833 Buckner Road
Importance: High

Hi Amanda,

I see that there is an ECV Enterprise Violation/ red tag for clearing on the property at 11833 Buckner Road. Can you tell me if this violation has been cleared or is the red tag still active?

I have a rezoning request for this property from SF-3 zoning to GR zoning that is scheduled to be heard by the Zoning and Platting Commission next Tuesday night (5/19/20). I am working to compile the backup material for the meeting and I want to make sure that I have all of the current information regarding the property.

Thank you,

Sherri Sirwaitis

City of Austin

Planning & Zoning Department

sherri.sirwaitis@austintexas.gov

512-974-3057(office)



CITY OF AUSTIN Development SERVICES DEPARTMENT

Residential Review – One Texas Center
505 Barton Springs Road, Austin, TX 78704; Phone 3-1-1

Residential New Construction and Addition Permit Application

Property Information

Project Address: 11833 Buckner RD

Tax Parcel ID: 0170280103

Legal Description: abs 478 sur 455 Livingston A E ACR 1.33

Zoning District: 20050623-133

Lot Area (sq ft): 57935

Neighborhood Plan Area (if applicable):

Historic District (if applicable):

Required Reviews

Is project participating in **S.M.A.R.T. Housing**? Y ☐ N ☒
(If yes, attach signed certification letter from NHCD, and signed conditional approval letter from Austin Energy Green Building)

Does project have a **Green Building** requirement? Y ☐ N ☒
(If yes, attach signed conditional approval letter from Austin Energy Green Building)

Is this site within an **Airport Overlay Zone**? Y ☐ N ☒
(If yes, approval through Aviation is required)

Does this site have a **septic system**? Y ☐ N ☒
(If yes, submit a copy of approved septic permit. **OSSF review** required)

Does the structure **exceed 3,600 square feet** total under roof? Y ☐ N ☒ (If yes, Fire review is required)

Is this property within 200 feet of a **hazardous pipeline**? Y ☐ N ☒ (If yes, Fire review is required)

Is this site located within an **Erosion Hazard Zone**?
Y ☐ N ☒ (If yes, EHZ review is required)

Is this property within 100 feet of the **100-year floodplain**?
Y ☐ N ☒ (Proximity to floodplain may require additional review time.)

Are there trees **19" or greater in diameter on/adjacent** to the property? Y ☐ N ☒
If yes, how many? _____ (Provide plans with a tree survey, **tree review** required.)

Was there a pre-development consultation for the Tree Review? Y ☐ N ☒

Proposed impacts to trees: (Check all that apply)
Root zone ☐ Canopy ☐ Removal ☒ None/Uncertain ☐

Is this site in the **Capital View Corridor**? Y ☐ N ☒
(If yes, a preliminary review through land use is needed to determine if full view corridor review is required.)

Is this site within the **Residential Design and Compatibility Standards Ordinance Boundary Area**? (LDC 25-2 Subchapter F) Y ☐ N ☒

Does this site currently have: water availability? ☒ Y ☐ N ☒
wastewater availability? ☒ Y ☐ N ☒

(If no, contact Austin Water Utility to apply for water/wastewater taps and/or service extension request.)

Does this site have or will it have an auxiliary water source? Y ☐ N ☒
(Auxiliary water supplies are wells, rainwater harvesting, river water, lake water, reclaimed water, etc.)

(If yes, submit approved auxiliary and potable plumbing plans.)

Does this site require a **cut or fill** in excess of four (4) feet? Y ☐ N ☒ (If yes, contact the Development Assistance Center for a Site Plan Exemption)

Is this site within the Waterfront Overlay? Y ☐ N ☒
(LDC 25-2 Subchapter C Article 3)

Is this site within the Lake Austin Overlay? Y ☐ N ☒
(LDC 25-2-180, 25-2-647)

Does this site front a paved street? ☒ Y ☐ N ☒
(If no, contact Development Assistance Center for Site Plan requirements.)

Is this site adjacent to a paved alley? Y ☐ N ☒
(Public Works approval required to take access from a public alley.)

Does this site have a **Board of Adjustment (BOA)** variance? Y ☐ N ☒ Case # _____ (if applicable)

(If yes, provide a copy of decision sheet. Note: A permit cannot be approved within 10 days of approval of a variance from BOA.)

Description of Work

Is Total New/Added Building Area > 5,000 sq. Ft.? Y ☐ N ☒ (If yes, construction material recycling is required per LDC 25-11-39)

Existing Use: ☒ vacant ☐ single-family residential ☐ duplex residential ☐ two-family residential other: _____

Proposed Use: ☐ vacant ☒ single-family residential ☐ duplex residential ☐ two-family residential other: _____

Project Type: ☒ new construction ☐ addition ☐ addition/remodel other: _____

Will all or part of an existing exterior wall, structure, or roof be removed as part of the project? Y ☐ N ☒

(Notes: Removal of all or part of a structure requires a Demolition Permit Application per LDC 25-11-37. A demo permit is not required for the removal of all or part of an interior wall, floor or ceiling)

existing bedrooms: 0

bedrooms upon completion: 1

baths existing: 0

baths upon completion: 1

Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary.)

To build 2 concrete pads and have one house 1 bedroom and 1 bathroom house made of metal built on site and have 4 car garage built later after the house is built

Trades Permits Required (Check as applicable): ☒ electric ☒ plumbing ☐ mechanical (HVAC) ☒ concrete (R.O.W.)

Total Remodeled Floor Area (if applicable)							
<div style="border-bottom: 1px solid black; width: 100%;"></div> <div style="display: flex; justify-content: space-between;"> 0 sq ft. (work within existing habitable square footage) </div>							
Job Valuation – For Properties in a Floodplian Only							
Total Job Valuation: \$ <u>36000.00</u>			Amount for Primary Structure: \$ <u>11000</u> Elec: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Plmbg: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Mech: <input type="checkbox"/> Y <input checked="" type="checkbox"/> N				
Note: The total job valuation should be the sum total of all valuations noted to the right. Labor and materials only, rounded to nearest dollar.			Amount for Accessory Structure: \$ <u>25000</u> Elec: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Plmbg: <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Mech: <input type="checkbox"/> Y <input checked="" type="checkbox"/> N				
Site Development Information							
Area Description		Existing sq. ft. to Remain		New/Added sq. ft.		Total sq. ft.	
Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.		Bldg. 1	Bldg. 2	Bldg. 1	Bldg. 2	Bldg. 1	Bldg. 2
a) 1 st Floor conditioned area				1080	0	0	0
b) 2 nd Floor conditioned area				0	0	0	0
c) 3 rd Floor conditioned area				0	0	0	0
d) Basement				0	0	0	0
e) Covered parking (garage or carport)					1530	0	0
f) Covered patio, deck, porch, and/or balcony area(s)				0	0	0	0
g) Other covered or roofed area				0	0	0	0
h) Uncovered wood decks				0	0	0	0
Total Building Area (total a through h)		0	0	0	0	0	0
i) Pool				0	0	0	0
j) Spa				0	0	0	0
k) Remodeled Floor Area, excluding Addition / New Construction				0	0	0	0
The Calculation Aid on page 7 is to be used to complete the following calculations and to provide additional information.							
Building Coverage Information							
Note: Building Coverage means the area of a lot covered by buildings or roofed areas, but excludes ground-level paving, landscaping, open recreational facilities, incidental projecting eaves, balconies, and similar features. Pools, ponds, and fountains are not included in this measurement. (LDC 25-1-21)							
Total Building Coverage (sq ft): <u>2610</u> % of lot size: <u>4.50</u>							
Impervious Cover Information							
Note: Impervious cover is the total horizontal area of covered spaces including building coverage, paved areas, walkways, and driveways. The term excludes pools, ponds, fountains, and areas with gravel placed over pervious surfaces that are used only for landscaping or by pedestrians. For an uncovered wood deck that has drainage spaces between the deck boards and that is located over a pervious surface, 50 percent of the horizontal area of the deck is included in the measurement of impervious cover. (LDC 25-1-23)							
Total Impervious Cover (sq ft): <u>5000</u> % of lot size: <u>8.63</u>							
Setbacks							
Are any existing structures on this site a non-compliant structure based on a yard setback requirement? (LDC 25-2-492) Y <input checked="" type="checkbox"/> N							
Does any structure (or an element of a structure) extend over or beyond a required yard? (LDC 25-2-513) Y <input checked="" type="checkbox"/> N							
Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3 or 25-2-778) Y N							
Height Information (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4)				Parking (LDC 25-6 Appendix A & 25-6-478)			
Building Height: <u>14</u> ft <u>0</u> in Number of Floors: <u>1</u>				# of spaces required: <u>7</u> # of spaces provided: <u>7</u>			
Right-of-Way Information							
Is a sidewalk required for the proposed construction? (LDC 25-6-353) Y <input checked="" type="checkbox"/> N							
*Sidewalks are to be installed on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more.							
Will a Type I driveway approach be installed, relocated, removed or repaired as part of this project? Y <input checked="" type="checkbox"/> N							
Width of approach (measured at property line): _____ ft Distance from intersection (for corner lots only): _____ ft							
Are storm sewer inlets located along the property or within ten (10) feet of the boundaries of the property? Y <input checked="" type="checkbox"/> N							
(If driveway is located within 10 feet of driveway, Drainage review is required)							

Subchapter F

Gross Floor Area

This section is only required for projects located within the Residential Design and Compatibility Standards Ordinance Boundaries as defined and illustrated in Title 25-2 Subchapter F of the Land Development Code. The Gross Floor Area of each floor is measured as the area contained within the outside edge of the exterior walls.

		Existing sq. ft. to remain	New/Added sq. ft.	Proposed Exemption (check article utilized)	Applied Exemption sq. ft.	Total sq. ft.
1 st Floor		0	1080			0
2 nd Floor		0	0			0
3 rd Floor		0	0			0
Area w/ ceilings > 15'		0	0	Must follow article 3.3.5	0	0
Ground Floor Porch ¹ (check article utilized)		0	0	<input type="checkbox"/> Full Porch sq. ft. (3.3.3.A) <input type="checkbox"/> 200 sq. ft. (3.3.3 A 2)	0	0
Basement ⁴		0	0	Must follow article 3.3.3B, see note below	0	0
Attic ⁵		0	0	Must follow article 3.3.3C, see note below	0	0
Garage ² (check article utilized)	Attached	0	0	<input type="checkbox"/> 200 sq. ft. (3.3.2 B 1)	0	0
	Detached	0	1530	<input type="checkbox"/> 450 sq. ft. (3.3.2 A 1 / 2a) <input type="checkbox"/> 200 sq. ft. (3.3.2 B 2a / 2b)	0	0
Carport ² : (check article utilized)	Attached	0	0	<input type="checkbox"/> 450 sq. ft. (3.3.2 A 3) <input type="checkbox"/> 200 sq. ft. (3.3.2 B 1) ³	0	0
	Detached		0	<input type="checkbox"/> 450 sq. ft. (3.3.2 A 1)	0	0
Accessory Building(s) (detached)			0			0
Totals		0	2610.0	0	TOTAL GROSS FLOOR AREA	0

(Total Gross Floor Area ÷ Lot Area) x 100 = 4.50 Floor-To-Area Ratio (FAR)

Is a sidewall articulation required for this project? Y ☒ N

(Yes, if: a wall, 15' tall or higher, within 9 feet of a side property line extends further than 36 feet in length per article 2.7.1)

Does any portion of the structure extend beyond a setback plane/exemption exhibit (aka "tent")? Y ☒ N

(If Yes, indicate applicable section of Subchapter F and length of protrusion on the drawings.)

1 Ground Floor Porch exemption: A ground floor porch, including a screened porch, may be exempted, provided that the porch is not accessible by automobile and is not connected to a driveway; and the exemption may not exceed 200 square feet if a porch has habitable space or a balcony above it.

2 Garage and carport exemptions (in relation to primary structure): Exemptions must follow the code as outlined in Title 25-2 Subchapter F 3.3.2. Each amount listed (450 or 200) is the maximum exclusion allowed per the article designated. Note: Article 3.3.2 C, "An applicant may receive only one 450-square foot exemption per site under paragraph A. An applicant who receives a 450-square foot exemption may receive an additional 200-foot exemption for the same site under paragraph B, but only for an attached parking area used to meet minimum parking requirements."

3 Ordinance article 3.3.2 B 1 is 200 sq. ft. exemption may be combined with a 450 sq. ft. exemption. Otherwise only one 450 exemption or one 200 sq. ft. exemption may be taken.

4 Basement exemption: A habitable portion of a building that is below grade may be exempted if the habitable portion does not extend beyond the first-story footprint and is below natural or finished grade, whichever is lower; and it is surrounded by natural grade for at least 50% of its perimeter wall area and the finished floor of the first story is not more than three feet above the average elevation at the intersections of the minimum front yard setback line and the side property lines.

5 Habitable Attic exemption: A habitable portion of an attic may be exempted if: 1) The roof above it is not a flat or mansard roof and has a slope of 3 to 12 or greater; 2) It is fully contained within the roof structure; 3) It has only one floor; 4) It does not extend beyond the footprint of the floors below; 5) It is the highest habitable portion of the building, or a section of the building, and adds no additional mass to the structure; and 6) Fifty percent or more of the area over 5 feet has a ceiling height of seven feet or less.

Contact Information			
Owner	Ramin Zavareh	Applicant/Agent	
Mailing Address	1507 Terrace view drive cedar pa	Mailing Address	
Phone	512 294 6337	Phone	
Email	Raminbz@gmail.com	Email	
General Contractor		Design Professional	
Mailing Address		Mailing Address	
Phone		Phone	
Email		Email	
Authorization			
<p><input checked="" type="checkbox"/> I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license.</p> <p><input checked="" type="checkbox"/> I further understand that no portion of any roof structure may overhang in any public utility or drainage easement. I acknowledge that customer will bear the expense of any necessary relocation of existing utilities to clear this driveway location and/or the cost to repair any damage to existing utilities caused during construction. Water services, meters, and wastewater cleanouts are not permitted within or beneath driveways or sidewalks. Private plumbing appurtenances will not be located in public right-of-way or public easements. Private plumbing lines will not cross lot lines.</p> <p><input checked="" type="checkbox"/> I agree that this application is good for twelve (12) months after the date it is filed, and will expire if not approved for compliance within that time frame. If the application expires, a new submittal will be required and compliance with current code may be required.</p> <p><input checked="" type="checkbox"/> I hereby certify that to the best of my knowledge and ability, the information provided in this application is complete and accurate. I further acknowledge that, should any information contained herein prove incorrect, the building official may suspend or revoke any resulting permit and/or license.</p> <p><input checked="" type="checkbox"/> As owner or authorized agent, my signature authorizes staff to visit and inspect the property for which this application is being submitted. I understand that without consent the review process may be delayed.</p> <p><input checked="" type="checkbox"/> I also understand that if there is a septic system located on the property, I am required to complete an On-site Sewage Facility (a.k.a. an OSSF or septic system) application by contacting Austin Water at (512) 972-0050 or ossf@austintexas.gov. This initiates the septic system permitting requirement needed to proceed with the development review process.</p> <p><input checked="" type="checkbox"/> Erosion and Sedimentation Controls are required per Section 25-8-181 of the LDC. Failure to comply with this requirement may result in a Stop Work Order and/or legal action by the City of Austin including criminal charges and fines of up to \$2,000.00 per day.</p> <p><input checked="" type="checkbox"/> I am the record owner of this property and authorize the agent/applicant listed above to apply for and acquire a permit on my behalf.</p> <p><input checked="" type="checkbox"/> I have checked for any property-specific information that may affect the review and/or construction of this project, including but not limited to: any subdivision notes, deed restrictions, restrictive covenants, zoning conditional overlays, and/or other requirements specific to proposed development on this property (collectively, the "Property Information"), located at: _____.</p> <p><input checked="" type="checkbox"/> I understand that the review of this project by the City of Austin will not include a review of any private restrictive covenants or deed restrictions that may apply to this property.</p> <p><input checked="" type="checkbox"/> I am responsible for any conflicts between the Property Information and the request submitted to the City of Austin. I further acknowledge that I understand the implications of use and/or development restrictions that are a result of the Property Information. Additionally, I understand that the issuance of a City permit for this project does not affect the enforceability of any private restrictive covenants applicable to the property.</p> <p><input checked="" type="checkbox"/> I understand that if requested I must provide copies of any and all of the Property Information that may apply to this property.</p>			
Owner's signature: <u>Ramin B. Zavareh</u>		Date: <u>03/27/2020</u>	
Applicant's signature: _____		Date: _____	
Design Professional's signature: _____		Date: _____	
General Contractor's signature: _____		Date: _____	



CITY OF AUSTIN Development SERVICES DEPARTMENT

Residential Review – One Texas Center
505 Barton Springs Road, Austin, TX 78704; Phone 3-1-1

Residential New Construction and Addition Permit Application

Additional Information

Application Process

Please submit all documents single-sided.

Submission requirements:

- ☐ Completed application
- ☐ 2 large-format sets of permit exhibits (11"x17", 12"x18", 18"x24", or 24"x36")
- ☐ 1 small-format set of permit exhibits (11"x17", 8.5"x14", or 8.5"x11")
- ☐ Austin Energy Building Service Plan Application (BSPA)
Note: The BSPA and the small-format plot plan must be stamped by AE in the Development Assistance Center on the first (1st) floor of the One Texas Center prior to submittal
- ☐ Austin Water Utility W&WW Service Plan Verification, if water demand is to increase or a dwelling is added. (e.g. addition of a bath)
Note: The AWU form and the small-format plot plan must be stamped by AWU in the Development Assistance Center on the first (1st) floor of the One Texas Center prior to submittal
- ☐ Completed Demolition application with all required documentation, if any portion of an exterior wall is to be removed or modified. If submitting for a total demolition for new construction, demolition application must be submitted separately.

All drawings must be to a City of Austin verifiable scale, see [Building Criteria Manual](#) for additional details and a list of acceptable scales.

Check for expired permits: <https://abc.austintexas.gov/web/permit/public-search-other?reset=true> If there are expired permits

associated with this property, they must be resolved. This can be done in the following ways:

Submit an Acknowledgement of Expired Permits form with this application if the work is not related to the work being permitted. OR

Include it in the description of work on this application and reference expired permits to be resolved

If the Acknowledgement of Expired Permits form is used for this project, information about what will be required to resolve the expired permit(s) can be obtained during Residential Review General Information Walk-in hours.

All new construction must comply with the [Visitability Ordinance](#).

Submit application package during Intake hours. For hours and additional information go to our website at

<http://www.austintexas.gov/departments/residential-building-review>

About the Review Disciplines

Technical Review – Any permit exhibits not sealed and signed by a Texas-registered architect or certified building designer will be subject to a limited technical review. The technical review is not intended to be exhaustive of all possible building code requirements.

Erosion Hazard – There is a review of structural design if a property is located in the Erosion Hazard Zone, as defined by the boundaries located on the City of Austin GIS map. These zones align with locations where water flow and watershed could lead to erosion damage of the surrounding land features (e.g creeks, stream beds, ...).

Fire Review – There is additional review of a project if the square footage of a structure exceeds 3,600 square feet in area. The 3,600 sq. ft. includes the total gross building area: all first, second, and additional floor areas; attached covered porches, patios, decks, and balconys; attached garages; and any other attached roofed areas. The review ensures adequate proximity to fire hydrants and sufficient water supply to the hydrants based on the total gross area of the structure. Properties within 200 feet of a hazardous pipeline may also require additional review.

Floodplain Review – Any work requiring a permit on property located within 100 feet of the 100-Year floodplain will require additional review. If review is anticipated, include supporting information such as FEMA elevation certificate form 086-0-033 and/or topographic surveys referencing NAVD88. To check your property for proximity to a flood plain visit www.ATXFloodPro.com or the City's [Floodplain Development Information](#) website.

Historic Review – There is additional review of exterior changes if property is a City Landmark or located in a Local Historic District, National Register Historic District, H or HD zoned district, or partial demolition of exterior features on property over 45 years old.

Tree Review – All design proposals must abide by the Tree Preservation Criteria set forth in [Section 3.5.2 of the City of Austin's Environmental Criteria Manual](#). Cut and fill is limited to 4" within ½ Critical Root Zones (foundations cannot adhere to this), canopy removal is limited to 25% or less per tree, and 50% or more of the full Critical Root Zone must be kept at natural grade with natural ground cover. If proposing to remove a tree that is dead, diseased or an imminent hazard, please provide a Tree Risk Assessment from a Certified Arborist and/ or photographic evidence

Additional Information, Continued

Documentation Explanations and Definitions

Permit Exhibits:

Plot Plan – Plot Plans must be drawn to a standard scale and are to include but are not limited to the following items: property address and legal description, north arrow, drawing scale, trees within the ROW or trees equal to or greater than 19 inches in diameter located on the property and immediately adjacent to the property, property lines, building lines for both existing and proposed improvements, easements, required zoning setbacks and roof overhangs, water meter and wastewater cleanout locations, underground and overhead utility lines and appurtenances, and water and/or wastewater line size and material.

Floorplan(s) – Floorplans must be drawn to a standard scale and are to include (but are not limited to) the following items: drawing scale, room labels, new wall measurements, new ceiling heights, new door and window schedule, smoke detector* and carbon monoxide detector** specifications and locations, dimensioned locations of new plumbing fixtures, handrail/guardrail locations and room square footages. Please provide Existing and Proposed Floor plan if part of the improvements includes removing or adding any wall, window, door, plumbing fixtures, etc. Clearly differentiate between existing, demolished, and new items.

*provide smoke detector system (hardwired, interconnected, battery back-up) at each sleeping room and vicinity in accordance with IRC R314

**provide carbon monoxide detector in immediate vicinity of sleeping rooms in accordance with IRC R315.

Exterior Elevations – Elevation plans must be drawn to a standard scale are are to include front, rear, and sides of the structure. For additions, elevations are required of all sides of the new portion of the structure. Height deminsions are required on all elevations. If building height exceeds 20' or building is multi-story include deminsions of high, low, and average elevations at grade.

Setback Plane Compliance Plan – If subject to Subchapter F – A separate exhibit must be submitted showing topographic elevations on 1-foot intervals on the property, including the top of foundation spot elevation and intersections of the property boundary with the building line segments per Subchapter F, Section 2.6. All topographic information must be prepared and sealed by a Texas-registered professional land surveyor.

Structural Drawing(s) –

Foundation plan of sufficient detail to show conformance to the provisions of the currently adopted IRC including but not limited to:

1) size, spacing and strength of reinforcing steel 2) foundation requirements for braced wall panels required in braced wall plan.

Wall and floor/ceiling/roof sections and details, framing plans and/or framing design information as follows:

General – lumber size, grade, species and spacing of all wood elements.

Wood framed floors – spans and intermediate girders

Wood framed walls – wall type (e.g. 2x4's @ 16 in. o.c.), wall height, headers.

Wood framed roofs – roof framing plan to include rafters and girders as a minimum.

Brace wall plan showing compliance with the currently adopted IRC. The plan shall clearly indicate the braced wall lines and the braced wall method use for compliance to expedite review.

Additional Requirements:

Non-complying Structures (applicable to all work types) –

A separate exhibit must be submitted showing the existing building footprint location in relation to the property boundaries and required setbacks. Exterior walls and supporting structural elements must be clearly labeled and dimensioned showing walls to be removed per Land Development Code Section 25-2-963.

Setback Averaging –

If using setback averaging, one copy of the Contextual Site Plan showing four adjacent properties with location of existing buildings and existing front yard setbacks identified for front yard setback averaging per the provisions of Subchapter F, Residential Design and Compatibility Standards, Section 2.3.

Surveys must be provided by a Texas-registered professional land surveyor showing existing buildings and their distance from the front lot line.

Design Professionals –

For any project exceeding 20 feet in height or more than one-story within the Subchapter F boundaries, all permit exhibits must be sealed and signed by a Texas-registered architect or certified building designer (National Council of Building Designers or Texas Institute of Building Design)

Localized flooding –

If there is a storm drain inlet or pipe, drainage ditch, or drainage easement on or near the property or the property is at the low point of a roadway, there may be a chance of flooding from the local drainage system. The proposed development cannot cause additional flooding on other property nor have an adverse impact on the existing local drainage system. Contact the Development Assistance Center for more information

Tree Survey –

Provide a tree survey per [ECM 3.3.2](#) that labels the ¼, ½ and full Critical Root Zones and provides the diameter and species of each protected tree (a Tree Legend is recommended). Depict proposed access routes and material staging. Show all proposed and existing utilities. Show specific locations of tree protection fencing and mulching per requirements of [ECM 3.5.2](#).

Calculation Aid

Area Description	Existing Sq Ft	New/Added Sq Ft	Total Sq Ft
Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.			
a) 1 st floor conditioned area		1080	1080
b) 2 nd floor conditioned area			0
c) 3 rd floor conditioned area			0
d) Basement			0
e) Attached Covered Parking (garage or carport)			0
f) Detached Covered Parking (garage or carport)		1530	1530
g) Covered Wood Decks (counted at 100%)			0
h) Covered Patio			0
i) Covered Porch			0
j) Balcony			0
k) Other – Specify:			0
Total Building Area (TBA) (add: a through k)	0	2610	2610
Total Building Coverage (TBC) (from TBA subtract, if applicable: b, c, d, and j)	(A) 0	2610	(B) 2610
l) Driveway			0
m) Sidewalks			0
n) Uncovered Patio			0
o) Uncovered Wood Decks (counted at 50%)			0
p) AC pads and other concrete flatwork		600	600
q) Other (Pool Coping, Retaining Walls)			0
Total Site Impervious Coverage (add: TBC and l through q)	(C) 0	3210	(D) 3210
r) Pool			0
s) Spa			0

Building Coverage Information

Note: Building Coverage means the area of a lot covered by buildings or roofed areas, but excludes ground level paving, landscaping, open recreational facilities, incidental projecting eaves, balconies, and similar features. Pools, ponds, and fountains are not included in this measurement. (LDC 25-1-21)

Lot Area (sq. ft.): 57935

Existing Building Coverage (see above A, sq. ft.): 0.00

Existing Coverage % of lot (A ÷ Lot Area) x 100 : 0 %

Final Building Coverage (see above B, sq. ft.): 0.00 1080

Final Coverage % of lot (B ÷ Lot Area) x 100 : 4.5 %

Impervious Cover Information

Note: Impervious cover is the total horizontal area of covered spaces including all building coverage, paved areas, walkways, and driveways. The term excludes pools, ponds, fountains, and areas with gravel placed over pervious surfaces that are used only for landscaping or by pedestrians. (LDC 25-1-23)

Existing Impervious Coverage (see above C, sq. ft.): 0.00

Existing coverage % of lot (C ÷ Lot Area) x 100 : 0 %

Final Impervious Coverage (see above D, sq. ft.): 0.00 3210

Final coverage % of lot (D ÷ Lot Area) x 100 : 5.5 %



Water & Wastewater Service Plan Verification (WWWSPV)

625 E. 10th Street | 505 Barton Springs Road | 512-972-0000 | AWTaps@austintexas.gov

All fields are required

This form must be submitted with a plot plan, site plan, or building plan.

Service Address: 11833 buckner road Austin TX 78726

Lot: _____ Block: _____ Subdivision: _____

Dwelling Units demolished? Y ☐ N ☒ New Dwelling Units to be built? Y ☒ N ☐

Multiple Dwelling Units on same Lot? Y ☐ N ☒ Corner Lot? Y ☐ N ☒

Land Status/Re-subdivision? Y ☐ N ☒

Original Address: _____ Existing Use: residential

Proposed Use: ☒ Single-Family Res. 1080 sq. ft. ☐ Two-Family Residential (includes ADU)
☐ Duplex ☐
☐ Other: _____

Existing # Baths: 0 Additional # Baths: 0 Total # bathrooms the meter(s) will serve: 1

First Meter: _____ Second Meter: _____

Water meters & wastewater clean-outs are not permitted in sidewalks or driveways

Relocation of services from proposed sidewalks or driveways shall be performed at the applicant's expense.

Signing this form verifies that the information provided is deemed accurate and complete based on available records. The customer is responsible to confirm the location and suitability of existing water and wastewater services. The customer may be responsible for costs associated to corrections due to invalid information provided.

Ramin zavareh Ramin B. Zavareh 04/03/2020 512-294-6337

Applicant Name & Signature

Date

Phone

City of Austin Office Use Only - ATTACH ALL DOCUMENTATION USED TO DETERMINE SERVICES

Water main size: _____ Service stub size: _____ Service stub change required: Y ☐ N ☒

Shared Service? Y ☐ N ☒ If Yes, meter #, size & address:

Existing meter #: _____ Existing meter size: _____

Existing water service line/meter location: _____

Upgrade required: Y ☐ N ☒ New meter(s) size: _____

Existing water or wastewater main located on the property: Y ☐ N ☒

WW main size: _____ WW Service line/clean-out location: _____

Secondary address needed at property? Y ☐ N ☒ Is the lot legally platted? Y ☐ N ☒

Instruction sheet provided to customer? Y ☐ N ☒ **Utility Plan Required? Y ☐ N ☒**

WWWSPV form is not required - Not COA water or wastewater

Comments:

AW Engineer

Jennifer Longoria

By Jennifer Longoria

Date 2:35 pm, Apr 03, 2020

Phone

4/3/2020

AW Taps

Date

Phone

A stamp in this box indicates AW-Taps approves for Plan Review



Water & Wastewater Service Plan Verification (WWWSPV)

625 E. 10th Street | 505 Barton Springs Road | 512-972-0000 | AWTaps@austintexas.gov

Instructions:

The intent of the W/WWSPV form is to ensure that prior to beginning a residential project, adequate water and wastewater services can be provided to the site and is planned for as part of the overall project and to ensure the applicant is aware of the potential costs and lead times associated with any requirement of relocation, new installation, or upgrade of services to the site.

A W/WWSPV form is required prior to submitting a residential plan review for the following project types:

- Construction of a new home, duplex, garage apartment, or secondary structure unless identified as a volume builder project
- Remodel of an existing structure that increases the number of total bathrooms to more than three
- Remodel of an existing structure to increase the number of residential units on the site (i.e. converting a single family home to a duplex)
- Remodel of an existing structure/site that causes change to driveway location, garage entry/approach that impacts water/wastewater service placement.

A W/WWSPV form is NOT required prior to submitting for a residential plan review for the following project types:

- Remodel of an existing structure that keeps the total bathroom count to three or less
- Construction of a swimming pool
- Additions to an existing residence, such as decks
- Projects that are part of a large commercial site project where utility plans must be reviewed by AW engineers

If a W/WWSPV form is required, complete the verification form and provide a copy of the plot plan for the site.

The plot plan should be to a standard scale and show all existing, included water meter and wastewater clean-out locations, in order to complete verification, as well as any proposed improvements.

Submit the verification form and planning materials to AW Taps for approval prior to submitting for a residential building permit.

If Residential Plan Review deems a different use for the proposed structure(s) than what was submitted in the review, this could trigger different meter requirements for the site. If this is the case, please contact the AW Taps Office, at either location below, for a new assessment:

Austin Water – Waller Creek Center
625 E. 10th St, Austin, TX 78701
Taps Office – Suite 200 - 512-972-0000
Utility Development Service Office –
Suite 300 – 512-972-0220

Development Assistance Center
One Texas Center
505 Barton Springs Rd, Austin, TX 78704
512-978-4000

Applicant must contact AW Taps office at either location above to submit an application for a meter upgrade or a new service after plan review has been submitted and before issuance of the building permit. **If a Utility Plan is required, the tap plan must be approved by Austin Water Engineering before taps can be sold.**

If the existing water meter was pulled for non-billing account during demolition, contact Customer Care at 512-494-9400 to request account set-up and same size meter reinstalled within 120 days of meter removal (with an active building permit) to avoid city reconnect charges.

WWWSPV form is only valid for the life of the Plan Review permit.

Utility Criteria Manual

- 2.9.2 Water Meters shall be placed within the public right of way or in an easement. Water meter boxes are not allowed in sidewalks or driveways.
- 2.9.4 Services to lots without a water/wastewater easement will terminate at the property line with a clean-out; service to lots having a 5' x 5' water/wastewater easement will terminate within the easement. For details, see the City of Austin Standard Details. Wastewater cleanouts are not allowed in sidewalks or driveways.



AUSTIN ENERGY

One Texas Center | 505 Barton Springs Road
Phone: (512) 974-2632, (512) 974-9112
Email: aebspaespa@austinenenergy.com

Building Service Planning Application (BSPA)

This form to be used for review of Residential Building Permits only
For use in DAC only

Person Responsible for Request: Ramin Zavareh

Email: Raminbz@gmail.com

Project Address: 11833 buckner rd Austin TX 78726 **-OR-**

Legal Description: ABS 478 SUR 455 Livingston A E ACR Lot: Block:

Who is your electrical provider? ☐ AE ☒ Other: PEC

☒ Overhead Service ☐ Underground Service ☐ Single-Phase (1Ø) ☐ Three-Phase (3Ø)

Location of meter: near the interance of the lot within 20 fit of PEC power line per their instructions

Scope of work: need the application stamped so we can turn in for our single house build permit

Ramin Zavareh

BSPA Completed by (print name)

512-294-6335
Phone

Ramin B

BSPA Completed by (signature)

04-03-2020
Date

(Any change to the above information requires review and re-approval)

AE Representative Use Only

NOT AE POWER

PATRICK M. MCELHENNY &
ALISA R. MCELHENNY
CALLED 3.5963 ACRES TRACT
(DOC. NO. 2001047099)

PHILIP M. SMITH
& CINDY SMITH
CALLED 0.727 ACRE TRACT
(VOL. 8218, PG. 489)

PATRICK M. MCELHENNY &
ALISA R. MCELHENNY
CALLED 5.14 ACRES TRACT
(DOC. NO. 2004154996)

SURVEYOR'S NOTE(S):

BASIS OF BEARING, TEXAS CENTRAL NAD 83.

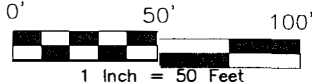
THIS SURVEY IS PRODUCED WITHOUT THE ADDITION OF RESEARCH FROM A TITLE OR A TITLE ABSTRACT COMPANY. THEREFORE, ADDITIONAL DEED OR REAL PROPERTY RESTRICTIONS, SUCH AS EASEMENTS OR SETBACKS, MAY APPLY THAT ARE NOT GRAPHICALLY OR OTHERWISE SHOWN, AND/OR LISTED ON THIS SURVEY. THE RESTRICTIONS, ADDRESSED HEREON, ARE AS ALREADY KNOWN TO THE UNDERSIGNED. TO AFFECT THIS SUBDIVISION, THEIR DEPICTIONS ARE NOT MEANT TO REPRESENT ALL POSSIBLE ESMTS. AND SETBACKS THAT MAY APPLY TO THIS LOT.

100 FEET RADIUS SANITARY CONTROL EASEMENT DEPICTED HEREON IS PER ADMINISTRATIVE RULES OF THE TEXAS DEPARTMENT OF LICENSING AND REGULATION (TDLR) 16 TEXAS ADMINISTRATIVE CODE, CHAPTER 76, SECTION 76.100. FOR INFORMATION AND OR CLARIFICATION PLEASE VISIT TDLR WEBSITE AT <https://www.tdlr.texas.gov/wmd/wmdrules.htm#76100>

At date of this survey, the property is in FEMA designated ZONE X as verified by FEMA map Panel No. 48453C 0230 effective date of JANUARY 6, 2016. Exact designations can only be determined by a Elevation Certificate. This information is subject to change as a result of future FEMA map revisions and/or amendments.

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of Improvements shown.

GRAPHIC SCALE



LEGAL DESCRIPTION OF THE LAND:

BEING A 1.32 (CALLED 1.33) ACRE TRACT OF LAND, OUT OF THE ADAM E. LIVINGSTON SURVEY NUMBER 455, ABSTRACT NUMBER 478, TRAVIS COUNTY, TEXAS, SAME BEING CONVEYED TO SILVERMAN DEVELOPMENT, LTD, AND DESCRIBED IN DOCUMENT NUMBER 2008117157, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- WOOD FENCE
- OVERHEAD ELECTRIC
- CALCULATED POINT
- FOUND IRON ROD
- FOUND PK NAIL
- WELL
- POWER POLE
- GUY ANCHOR
- RECORDED ON DEED
- FIELD MEASURED

NOT RE POWER

RIVER PLACE HOLDINGS CORPORATION
CALLED 1.248 ACRES TRACT
(DOC. NO. 2008156795)

By Jennifer Longoria
2:19 pm, Apr 17, 2020

JASS 2, INC.
CALLED 9.391
ACRES TRACT
(VOL. 11981, PG. 841)

I, **ROY JOHN RONNFELDT**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to

and that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying (Section 663.16).

Borrower/Owner: **SILVERMAN DEVELOPMENT LTD**
Address: **11839-BUCKNER ROAD, AUSTIN, TX 78726** GF No. _____

Legal Description of the Land:
SEE ABOVE.....

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN:

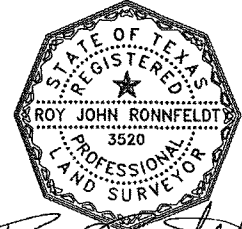
PROPERTY PHOTOGRAPH:



AMERISURVEYORS, LLC
1100 NW Loop 410, Suite 546
Phone: (210) 572-1993
San Antonio, Texas 78213
Fax: (210) 572-1993

FINAL "AS-BUILT" SURVEY

JOB NO.: 1911066274 NO. REVISION DATE
DATE: 11/18/19
DRAWN BY: JD/SV
APPROVED BY: RJR



ROY JOHN RONNFELDT, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 3520

T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT
(MAY BE MODIFIED AS APPROPRIATE FOR COMMERCIAL TRANSACTIONS)

Date: 12-5-19 GF No. _____

Name of Affiant(s): SILVERMAN DEVELOPMENT LTD, CARLOS ALMAGUER

Address of Affiant: 2300 S. McCOLL RD. #A, McALLEN, TX, 78503

Description of Property: ABS 478 SUR 455 LIVINGSTON A E ACR 1.33

County TRAVIS, Texas

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of TEXAS, personally appeared Affiant(s) who after by me being sworn, stated:

1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.");

2. We are familiar with the property and the improvements located on the Property.

3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. We understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.

4. To the best of our actual knowledge and belief, since July 10, 2008 there have been no:

a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;

b. changes in the location of boundary fences or boundary walls;

c. construction projects on immediately adjoining property(ies) which encroach on the Property;

d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

EXCEPT for the following (If None, Insert "None" Below:) NONE

5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.

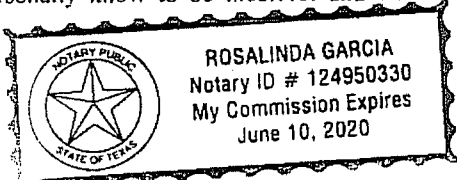
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

SILVERMAN DEVELOPMENT LTD

CARLOS ALMAGUER

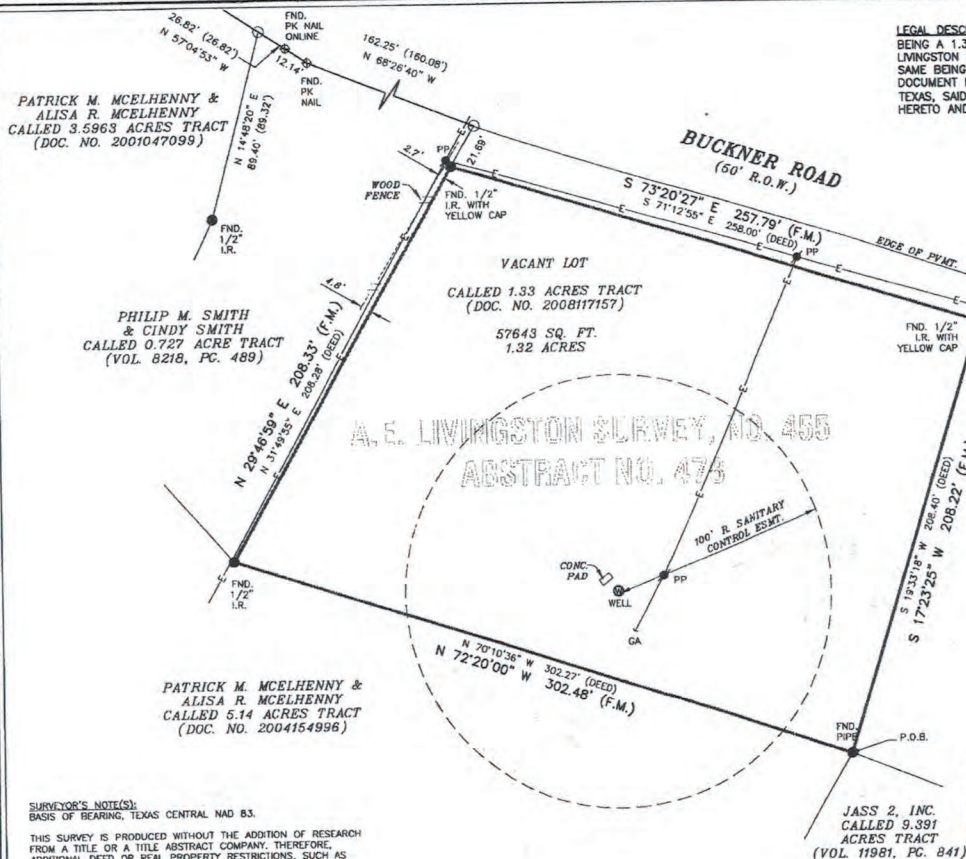
SWORN AND SUBSCRIBED this 5th day of December, 2019

Rosalinda Garcia
Notary Public



DS
RE

DS
RE



LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- WOOD FENCE
- OVERHEAD ELECTRIC
- CALCULATED POINT
- FOUND IRON ROD
- FOUND PK NAIL
- WELL
- POWER POLE
- GUY ANCHOR
- (DEED) RECORDED ON DEED
- (F.M.) FIELD MEASURED

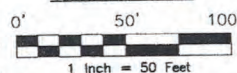
SURVEYOR'S NOTE(S):
BASIS OF BEARING, TEXAS CENTRAL NAD 83.

THIS SURVEY IS PRODUCED WITHOUT THE ADDITION OF RESEARCH FROM A TITLE OR A TITLE ABSTRACT COMPANY. THEREFORE, ADDITIONAL DEED OR REAL PROPERTY RESTRICTIONS, SUCH AS EASEMENTS OR SETBACKS, MAY APPLY THAT ARE NOT GRAPHICALLY OR OTHERWISE SHOWN, AND/OR LISTED ON THIS SURVEY. THE RESTRICTIONS, ADDRESSED HEREON, TO AFFECT THIS SUBDIVISION, THEIR DEPICTIONS ARE NOT MEANT TO REPRESENT ALL POSSIBLE ESMITS, AND SETBACKS THAT MAY APPLY TO THIS LOT.

100 FEET RADIUS SANITARY CONTROL EASEMENT DEPICTED HEREON IS PER ADMINISTRATIVE RULES OF THE TEXAS DEPARTMENT OF LICENSING AND REGULATION (TDLR) 16 TEXAS ADMINISTRATIVE CODE, CHAPTER 76, SECTION 76.100, FOR INFORMATION AND OR CLARIFICATION PLEASE VISIT TDLR WEBSITE AT <https://www.tdlr.texas.gov/wcd/wdrules.htm#76100>

At date of this survey, the property is in FEMA designated zone: X
48454C-0230-A, effective date of JANUARY 8, 2018.
Exact designations can only be determined by a Elevation Certificate. This information is subject to change as a result of future FEMA map revisions and/or amendments.

GRAPHIC SCALE



I, **ROY JOHN RONNFELDT**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to

and that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying (Section 663.18).

Borrower/Owner: **SILVERMAN DEVELOPMENT LTD**
Address: **11833 BUCKNER ROAD, AUSTIN, TX 78728** GF No. ---
Legal Description of the Land:
SEE ABOVE....

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN:

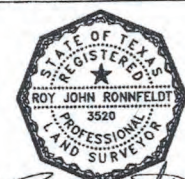
PROPERTY PHOTOGRAPH:

AMERISURVEYORS LLC
1180 N.W. Loop 478, Suite 300
Ft. Worth, TX 76102
Phone (817) 875-8255

San Antonio, Texas 78213
Phone (210) 572-1793

FINAL "AS-BUILT" SURVEY

JOB NO.:	1911066274	NO.	REVISION	DATE
DATE:	11/18/19			
DRAWN BY:	JD/SV			
APPROVED BY:	RJR			



ROY JOHN RONNFELDT, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 3520



STRUCTURAL DESIGN

ENCLOSED BUILDING

**MAXIMUM 30'-0" WIDE X 20'-0" EAVE HEIGHT- BOX EAVE
FRAME AND BOW FRAME**

5 April 2019

Revision 2

M&A Project No. 16156S/18148S/19043S

Prepared for:

**Safeguard Metal Buildings, Inc.
17036 N. I-35
Troy, TX 76715**









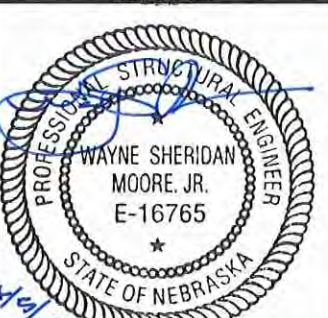
Prepared by:

**Moore and Associates Engineering and Consulting, Inc.
1009 East Avenue
North Augusta, SC 29841**

**401 S. Main Street
Mount Airy, NC 27030**



**MOORE AND ASSOCIATES
ENGINEERING AND CONSULTING**

		<p>I HAVE RESEARCHED THIS CHAPTER AND THE LOUISIANA STATE UNIFORM CONSTRUCTION CODE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE DRAWINGS ARE IN COMPLIANCE THEREWITH. I TAKE FULL RESPONSIBILITY FOR THE CONTENTS OF THESE PLANS.</p>	
			
			
			
			
<p>MOORE AND ASSOCIATES ENGINEERING AND CONSULTING, INC.</p> <p><small>THIS DOCUMENT IS THE PROPERTY OF MOORE AND ASSOCIATES ENGINEERING AND CONSULTING. THE UNAUTHORIZED REPRODUCTION, COPYING, OR OTHERWISE USE OF THIS DOCUMENT IS STRICTLY PROHIBITED AND ANY INFRINGEMENT THEREUPON MAY BE SUBJECT TO LEGAL ACTION.</small></p>		<p>DRAWN BY: LT</p> <p>CHECKED BY: PDH</p> <p>PROJECT MGR: WSM</p> <p>CLIENT: SHB</p>	<p>SAFEGUARD METAL BUILDINGS, INC. 17036 N. I-35 TROY, TX 76715 30'-0"x20'-0" ENCLOSED STRUCTURE</p> <p>DATE: 4-5-19 SCALE: NTS JOB NO. 16156S/18148S/19043S</p> <p>SHT. 1 DWG. NO: SK-3 REV: 2</p>

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SHEET 5B	TYPICAL RAFTER/COLUMN END AND SIDE FRAMING SECTION (BOX EAVE RAFTER)
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SHEET 6C	COLUMN CONNECTION DETAILS (BOX EAVE RAFTER)
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SHEET 20	OPTIONAL BASE RAIL ON TIMBER BEAM WITH SOIL NAIL
SHEET 21	OPTIONAL CONCRETE STRIP FOOTING

**MOORE AND ASSOCIATES
ENGINEERING AND CONSULTING, INC.**

DRAWN BY: LT

CHECKED BY: PDH

SAFEGUARD METAL BUILDINGS, INC.

17036 N. I-35

TROY, TX 76715

30'-0"x20'-0" ENCLOSED STRUCTURE

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PROJECT MGR: VSM

CLIENT: SMB

DATE: 4-5-19

SHT. 2

SCALE: NTS

DWG. NO: SK-3

JOB NO.

16156S/18148S/19043S

REV: 2

INSTALLATION NOTES AND SPECIFICATIONS

1. DESIGN IS FOR MAXIMUM 30'-0" WIDE x 20'-0" EAVE HEIGHT ENCLOSED STRUCTURES.
2. DESIGN WAS DONE IN ACCORDANCE WITH THE 2006 INTERNATIONAL BUILDING CODE (IBC), 2009 IBC, 2012 IBC, 2015 IBC AND 2018 IBC.
3. DESIGN LOADS ARE AS FOLLOWS:
 - A) DEAD LOAD = 1.5 PSF
 - B) LIVE LOAD = 12 PSF
 - C) GROUND SNOW LOAD = 30 PSF ($\leq 26'-0"$), 35 PSF ($26'-0" < W \leq 30'-0"$)

NOTE: UNBALANCED SNOW LOAD DUE TO DRIFTING HAS NOT BEEN EVALUATED.
4. 3-SECOND GUST ULTIMATE WIND SPEED (V_{ULT}) 105 TO 150 MPH (NOMINAL WIND SPEED 82 TO 116 MPH).
5. MAXIMUM RAFTER/COLUMN AND END COLUMN SPACING = 5'-0" (UNLESS NOTED OTHERWISE).
6. END WALL COLUMNS (POST) ARE EQUIVALENT TO SIDE WALL POSTS UNLESS NOTED OTHERWISE.
7. RISK CATEGORY I.
8. WIND EXPOSURE CATEGORY B/C.
9. SPECIFICATIONS APPLICABLE TO 29 GAUGE METAL PANELS FASTENED DIRECTLY TO 2 1/2"x2 1/2"-14 GAUGE TUBE STEEL (TS) FRAMING MEMBERS (UNLESS NOTED OTHERWISE).
10. AVERAGE FASTENER SPACING ON-CENTERS ALONG RAFTERS OR HAT CHANNELS, AND COLUMNS (INTERIOR OR END) = 6 INCHES.
11. FASTENERS CONSIST OF 1/4"x3/4" SELF-DRILLING FASTENER (SDF), USE CONTROL SEAL WASHER WITH EXTERIOR FASTENERS. SPECIFICATIONS APPLICABLE ONLY FOR MEAN ROOF HEIGHT OF 20 FEET OR LESS, AND ROOF SLOPES OF 14° (3/12 PITCH) OR LESS SPACING REQUIREMENTS FOR OTHER ROOF HEIGHTS AND/OR SLOPES MAY VARY.
12. GROUND ANCHORS SHALL BE INSTALLED THROUGH BASE RAIL WITHIN 6" OF EACH COLUMN.
13. GROUND ANCHORS CONSIST OF #4 REBAR W/ WELDED NUT x 36" LONG IN SUITABLE SOIL CONDITIONS. OPTIONAL ANCHORAGE MAY BE USED IN SUITABLE SOILS AND MUST BE USED IN UNSUITABLE SOILS AS NOTED.
14. WIND FORCES GOVERN OVER SEISMIC FORCES. SEISMIC PARAMETERS ANALYZED ARE:

SOIL SITE CLASS = D
RISK CATEGORY I/II/III

$R = 3.25$	$I_E = 1.0$
$S_{DS} = 2.039 \text{ g}$	$V = C_s W$
$S_{D1} = 1.258 \text{ g}$	

**MOORE AND ASSOCIATES
ENGINEERING AND CONSULTING, INC.**

DRAWN BY: LT

CHECKED BY: PDH

PROJECT MGR: WSM

CLIENT: SMB

SAFEGUARD METAL BUILDINGS, INC.
17036 N. I-35
TROY, TX 76715
30'-0"x20'-0" ENCLOSED STRUCTURE

DATE: 4-5-19

SCALE: NTS

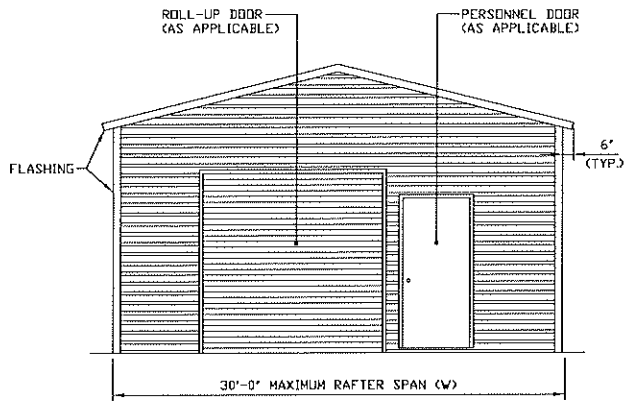
SHT. 3

DWG. NO: SK-3

**JOB NO.
16156S/18148S/19043S**

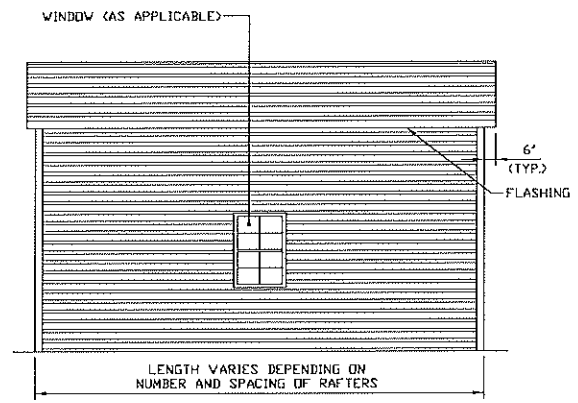
REV: 2

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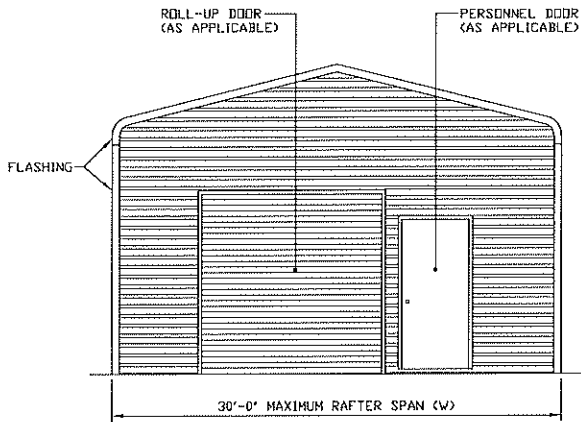
TYPICAL END ELEVATION

SCALE: NTS



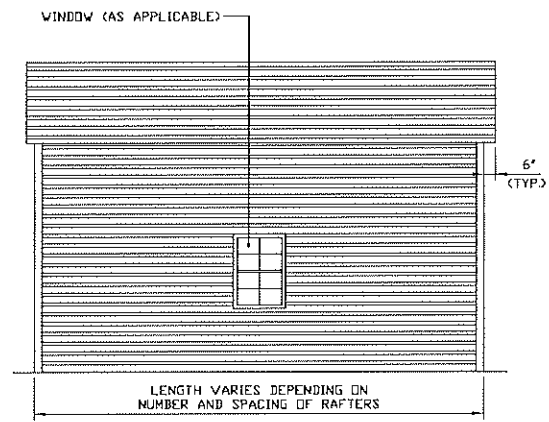
TYPICAL SIDE ELEVATION

SCALE: NTS



TYPICAL END ELEVATION

SCALE: NTS



TYPICAL SIDE ELEVATION

SCALE: NTS

**MOORE AND ASSOCIATES
ENGINEERING AND CONSULTING, INC.**

DRAWN BY: LT

CHECKED BY: PDH

PROJECT MGR: WSH

CLIENT: SMB

SAFEGUARD METAL BUILDINGS, INC.
17036 N. I-35
TROY, TX 76715
30'-0"x20'-0" ENCLOSED STRUCTURE

DATE: 4-5-19

SHT. 4

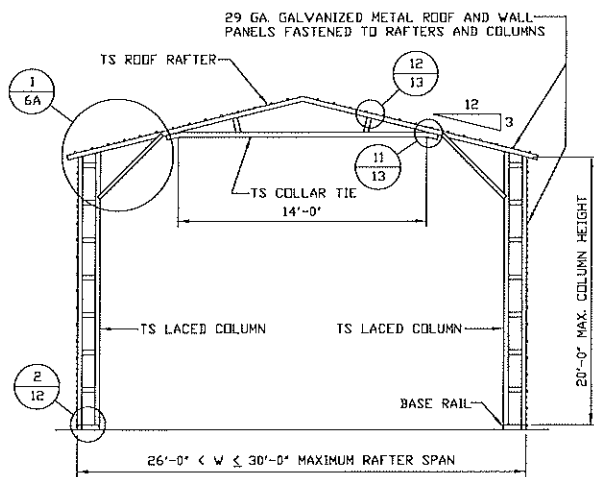
SCALE: NTS

DWG. NO: SK-3

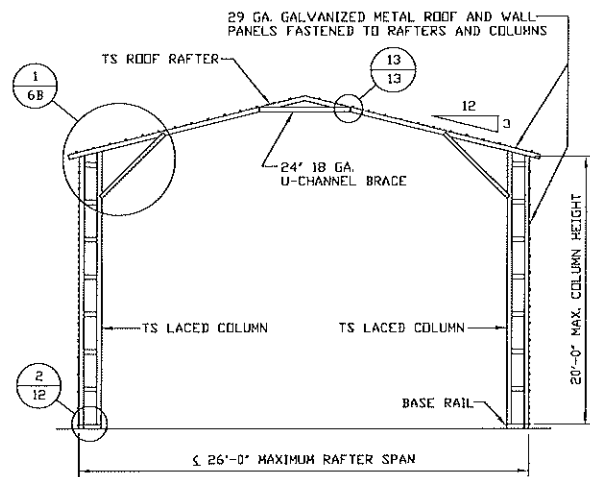
**JOB NO.
16156S/18148S/19043S**

REV: 2

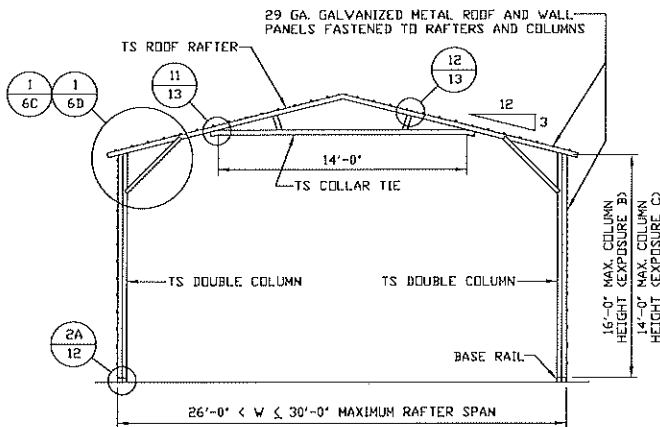
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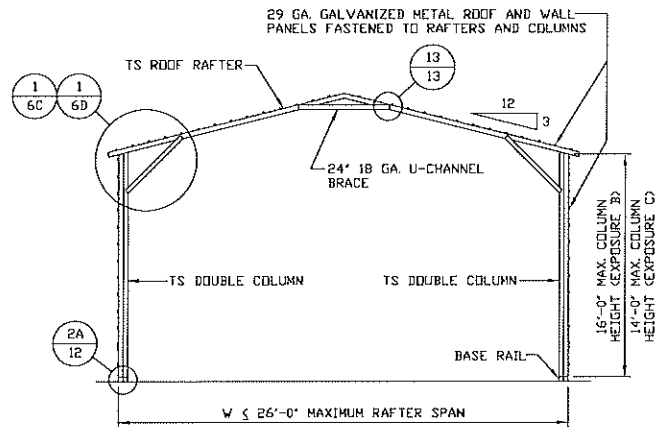
TYPICAL RAFTER/COLUMN END FRAME SECTION
SCALE: NTS



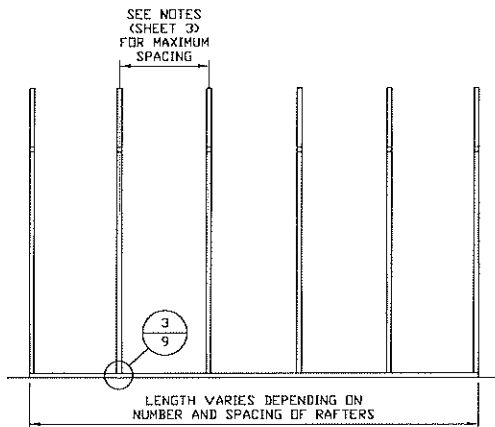
TYPICAL RAFTER/COLUMN END FRAME SECTION
SCALE: NTS



TYPICAL RAFTER/COLUMN END FRAME SECTION
SCALE: NTS



TYPICAL RAFTER/COLUMN END FRAME SECTION
SCALE: NTS



TYPICAL RAFTER/COLUMN SIDE FRAMING SECTION
SCALE: NTS

**MOORE AND ASSOCIATES
ENGINEERING AND CONSULTING, INC.**

DRAWN BY: LT

CHECKED BY: PDH

PROJECT MGR: WSM

CLIENT: SHB

SAFEGUARD METAL BUILDINGS, INC.

17036 N. I-35

TROY, TX 76715

30'-0"x20'-0" ENCLOSED STRUCTURE

DATE: 4-5-19

SHT. 5A

SCALE: NTS

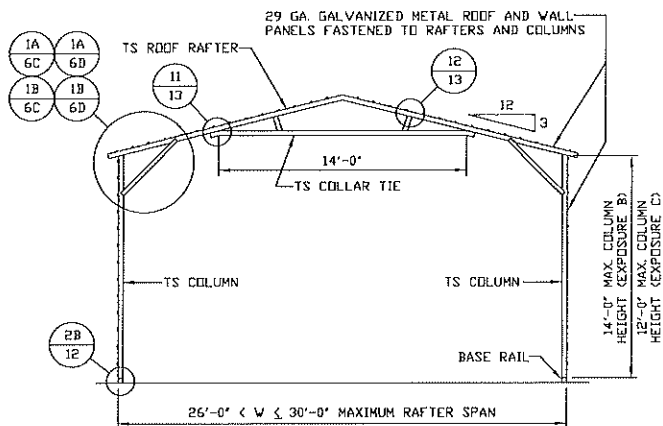
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JOB NO.

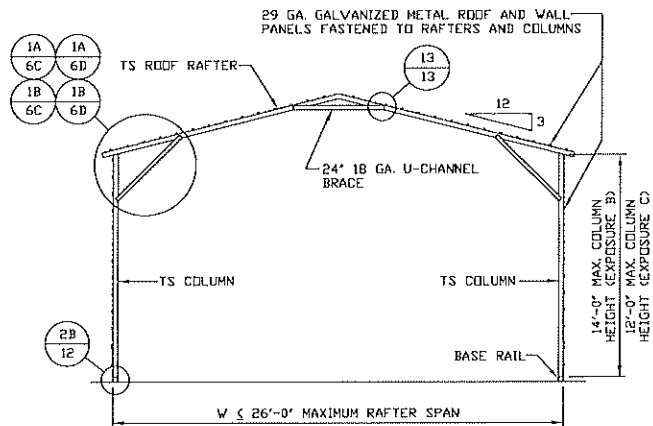
16156S/18148S/19043S

REV: 2

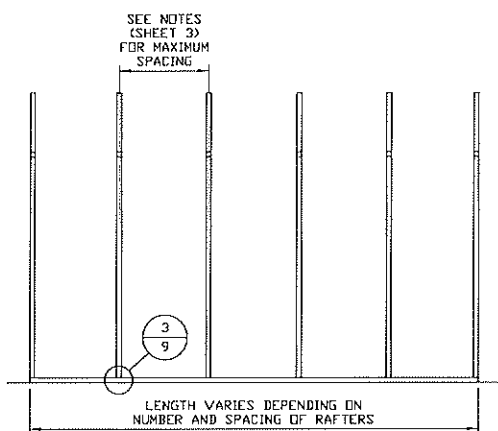
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TYPICAL RAFTER/COLUMN END FRAME SECTION
SCALE: NTS



TYPICAL RAFTER/COLUMN END FRAME SECTION
SCALE: NTS



TYPICAL RAFTER/COLUMN SIDE FRAMING SECTION
SCALE: NTS

**MOORE AND ASSOCIATES
ENGINEERING AND CONSULTING, INC.**

DRAWN BY: LT

CHECKED BY: PDH

PROJECT MGR: WSH

CLIENT: SMB

SAFEGUARD METAL BUILDINGS, INC.
17036 N. I-35
TROY, TX 76715
30'-0"x20'-0" ENCLOSED STRUCTURE

DATE: 4-5-19

SHT. 5B

SCALE: NTS

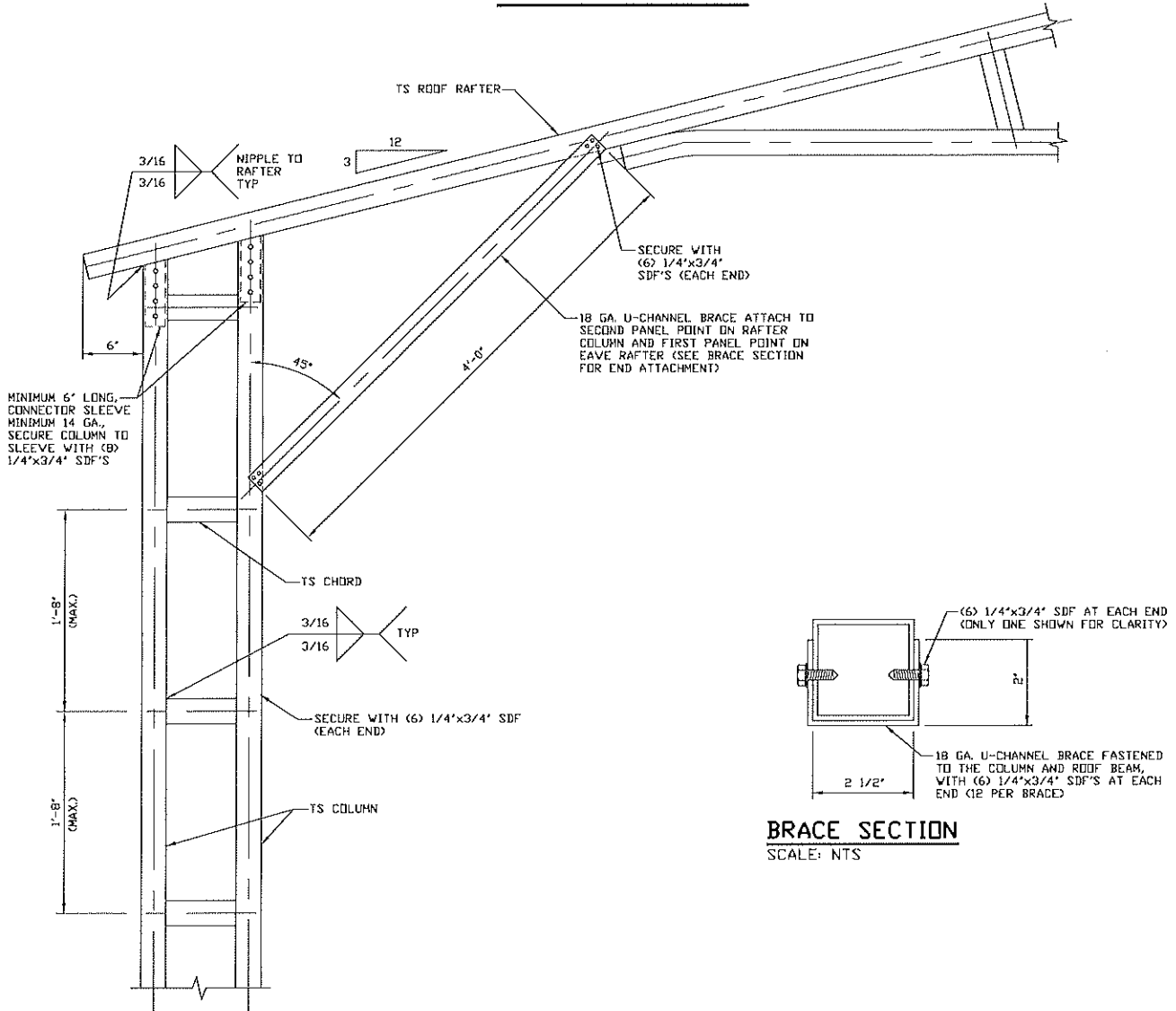
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EXPOSURE B & C



BOX EAVE RAFTER/CORNER POST
CONNECTION DETAIL FOR
HEIGHTS 16'-0" < TO ≤ 20'-0" (EXP. B)
HEIGHTS 14'-0" < TO ≤ 20'-0" (EXP. C)

1

SCALE: NTS

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ENGINEERING AND CONSULTING, INC.

DRAWN BY: LT

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PROJECT MGR: WSH

CLIENT: SMB

SAFEGUARD METAL BUILDINGS, INC.
17036 N. I-35
TROY, TX 76715
30'-0"x20'-0" ENCLOSED STRUCTURE

DATE: 4-5-19

SHT. 6A

SCALE: NTS

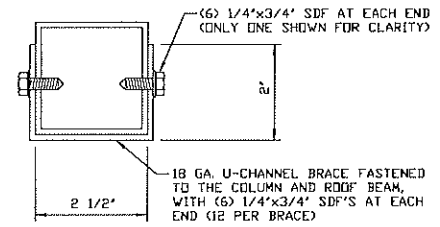
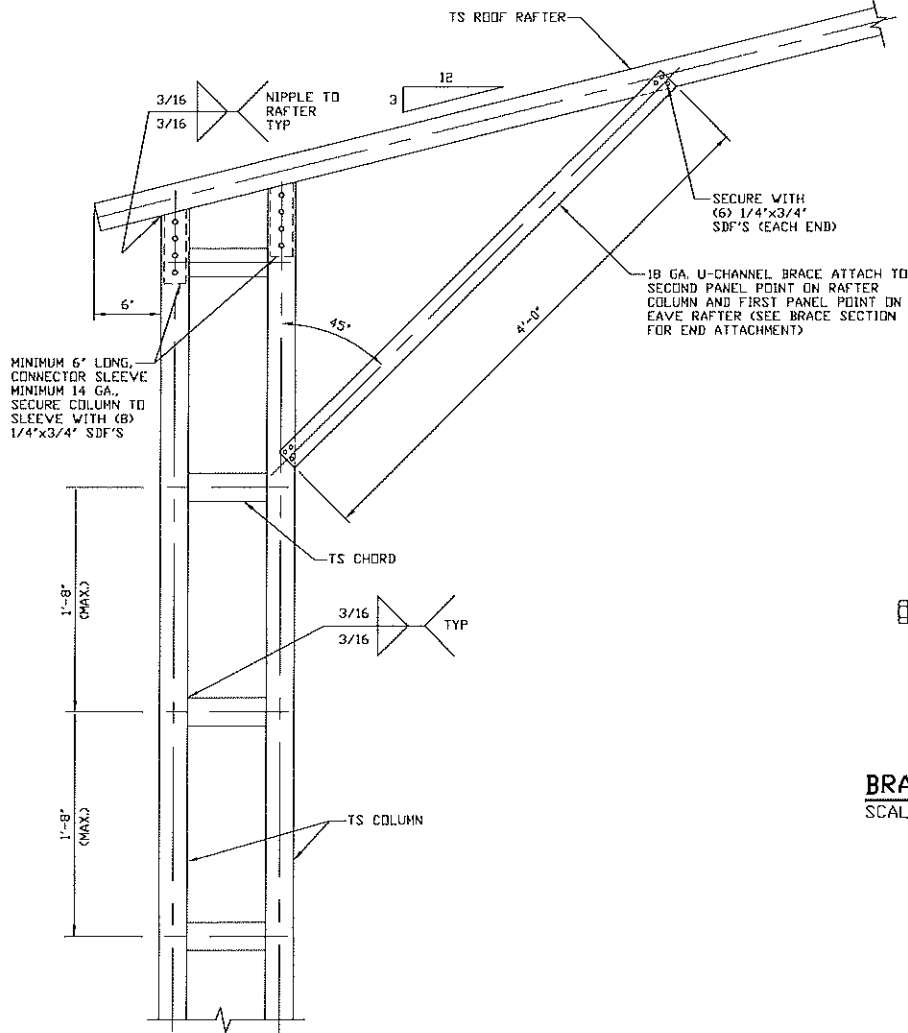
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JOB NO.
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EXPOSURE B & C



BRACE SECTION

SCALE: NTS

BOX EAVE RAFTER/CORNER POST
CONNECTION DETAIL FOR
HEIGHTS 16'-0" < TO ≤ 20'-0" (EXP. B)
HEIGHTS 14'-0" < TO ≤ 20'-0" (EXP. C)
SCALE: NTS

1

MOORE AND ASSOCIATES
ENGINEERING AND CONSULTING, INC.

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CHECKED BY: PDH

PROJECT MGR: WSM

CLIENT: SMB

SAFEGUARD METAL BUILDINGS, INC.
17036 N. I-35
TROY, TX 76715
30'-0"x20'-0" ENCLOSED STRUCTURE

DATE: 4-5-19

SHT. 6B

SCALE: NTS

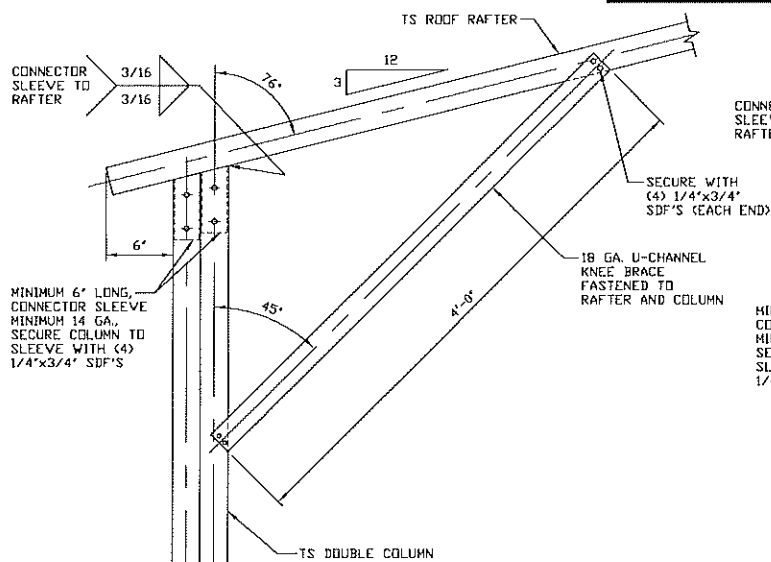
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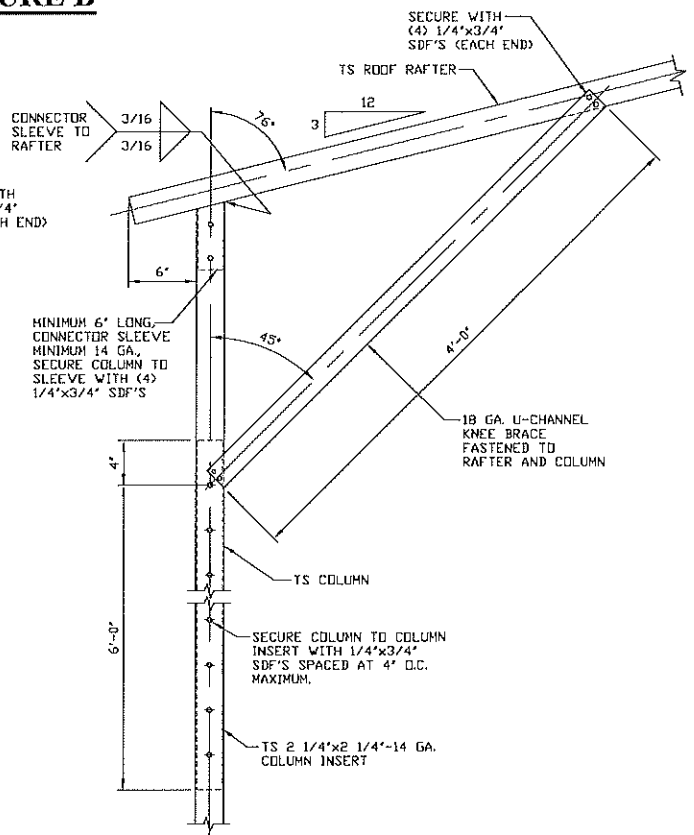
EXPOSURE B



**BOX EAVE RAFTER COLUMN
CONNECTION DETAIL FOR
HEIGHTS 14'-0" < TO ≤ 16'-0"**

1

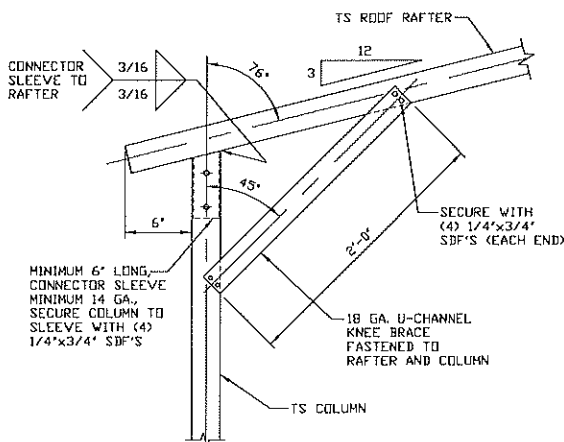
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**BOX EAVE RAFTER COLUMN
CONNECTION DETAIL FOR
HEIGHTS 10'-0" < TO ≤ 14'-0"**

1A

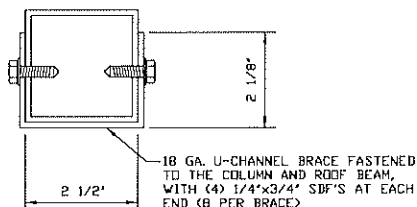
SCALE: NTS



**BOX EAVE RAFTER COLUMN
CONNECTION DETAIL FOR
HEIGHTS ≤ 10'-0"**

1B

SCALE: NTS



BRACE SECTION

SCALE: NTS

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ENGINEERING AND CONSULTING, INC.**

DRAWN BY: LT

CHECKED BY: PDH

PROJECT MGR: WSM

CLIENT: SHB

SAFEGUARD METAL BUILDINGS, INC.

17036 N. I-35

TROY, TX 76715

30'-0" x 20'-0" ENCLOSED STRUCTURE

DATE: 4-5-19

SHT. 6C

SCALE: NTS

DWG. NO: SK-3

JOB NO.

16156S/18148S/19043S

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EXPOSURE C

1 BOX EAVE RAFTER COLUMN CONNECTION DETAIL FOR HEIGHTS 12'-0" < TO ≤ 14'-0"
SCALE: NTS

Labels for Detail 1: CONNECTOR SLEEVE TO RAFTER (3/16), TS ROOF RAFTER, SECURE WITH (4) 1/4"x3/4" SDF'S (EACH END), 18 GA. U-CHANNEL KNEE BRACE FASTENED TO RAFTER AND COLUMN, 4'-0", TS DOUBLE COLUMN, MINIMUM 6' LONG, CONNECTOR SLEEVE MINIMUM 14 GA., SECURE COLUMN TO SLEEVE WITH (4) 1/4"x3/4" SDF'S, 6', 45°, 12', 3', 76°.

1A BOX EAVE RAFTER COLUMN CONNECTION DETAIL FOR HEIGHTS 8'-0" < TO ≤ 12'-0"
SCALE: NTS

Labels for Detail 1A: CONNECTOR SLEEVE TO RAFTER (3/16), TS ROOF RAFTER, SECURE WITH (4) 1/4"x3/4" SDF'S (EACH END), 18 GA. U-CHANNEL KNEE BRACE FASTENED TO RAFTER AND COLUMN, 4'-0", TS COLUMN, MINIMUM 6' LONG, CONNECTOR SLEEVE MINIMUM 14 GA., SECURE COLUMN TO SLEEVE WITH (4) 1/4"x3/4" SDF'S, 6', 45°, 12', 3', 76°, SECURE COLUMN TO COLUMN INSERT WITH 1/4"x3/4" SDF'S SPACED AT 4' O.C. MAXIMUM, TS 2 1/4"x2 1/4"-14 GA. COLUMN INSERT, 5'-0", 4'.

1B BOX EAVE RAFTER COLUMN CONNECTION DETAIL FOR HEIGHTS ≤ 8'-0"
SCALE: NTS

Labels for Detail 1B: CONNECTOR SLEEVE TO RAFTER (3/16), TS ROOF RAFTER, SECURE WITH (4) 1/4"x3/4" SDF'S (EACH END), 18 GA. U-CHANNEL KNEE BRACE FASTENED TO RAFTER AND COLUMN, 2'-0", TS COLUMN, MINIMUM 6' LONG, CONNECTOR SLEEVE MINIMUM 14 GA., SECURE COLUMN TO SLEEVE WITH (4) 1/4"x3/4" SDF'S, 6', 45°, 12', 3', 76°.

BRACE SECTION
SCALE: NTS

Labels for Brace Section: 18 GA. U-CHANNEL BRACE FASTENED TO THE COLUMN AND ROOF BEAM, WITH (4) 1/4"x3/4" SDF'S AT EACH END (8 PER BRACE), 2 1/8", 2 1/2".

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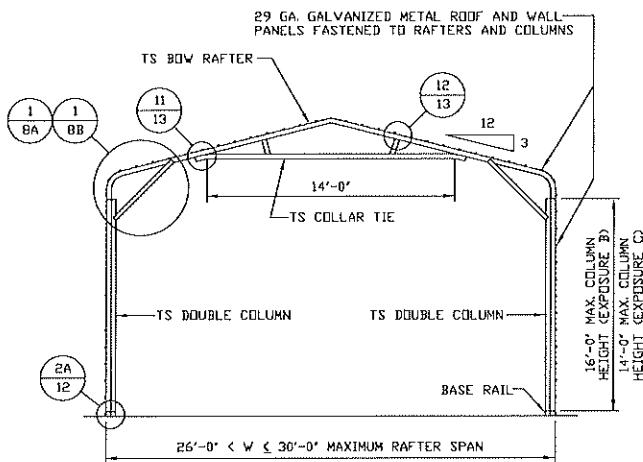
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SHT. 6D

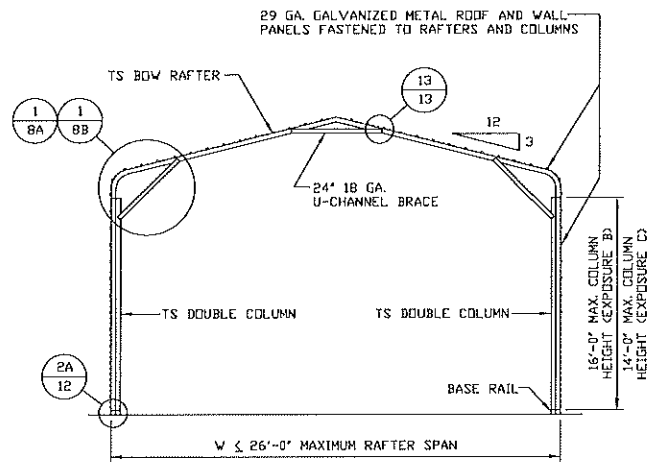
DWG. NO: SK-3

REV: 2

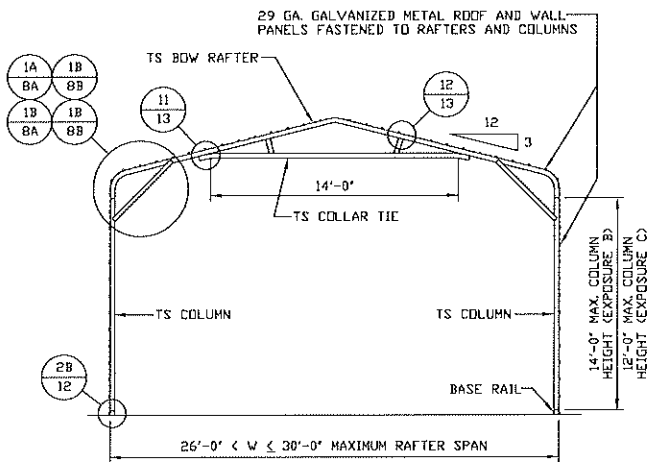
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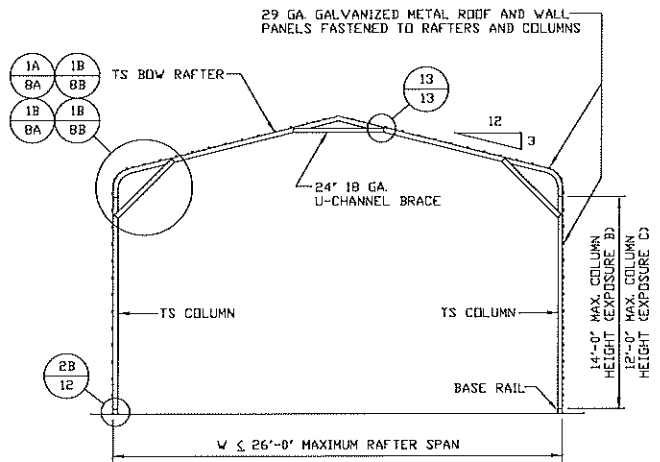
TYPICAL RAFTER/COLUMN END FRAME SECTION
SCALE: NTS



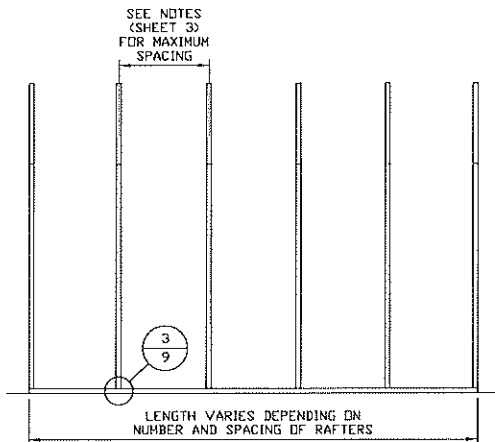
TYPICAL RAFTER/COLUMN END FRAME SECTION
SCALE: NTS



TYPICAL RAFTER/COLUMN END FRAME SECTION
SCALE: NTS



TYPICAL RAFTER/COLUMN END FRAME SECTION
SCALE: NTS



TYPICAL RAFTER/COLUMN FRAMING SIDE SECTION
SCALE: NTS

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DRAWN BY: LT

CHECKED BY: PDM

PROJECT MGR: VSM

CLIENT: SHB

SAFEGUARD METAL BUILDINGS, INC.
17036 N. I-35
TROY, TX 76715
30'-0"x20'-0" ENCLOSED STRUCTURE

DATE: 4-5-19

SHT. 7

SCALE: NTS

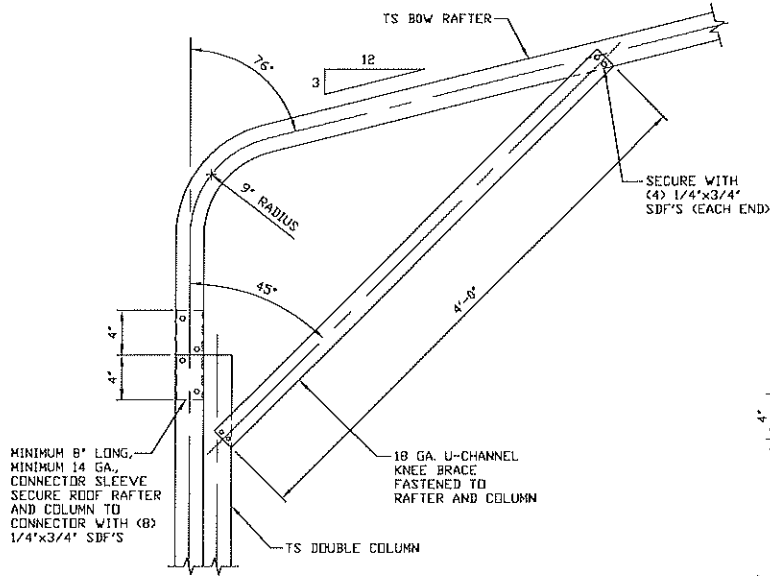
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**JOB NO.
16156S/18148S/19043S**

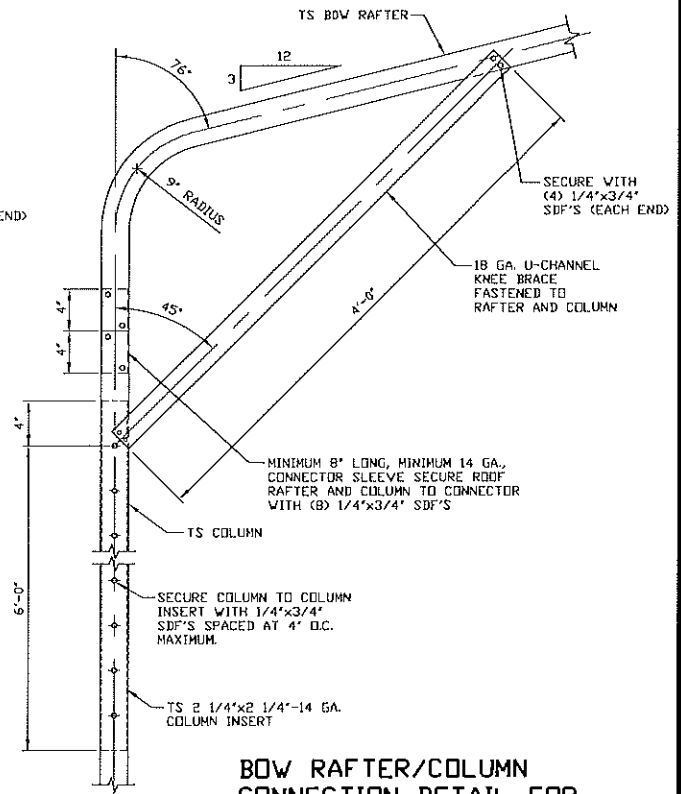
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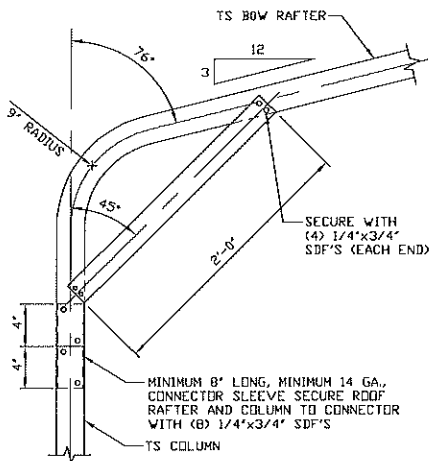
EXPOSURE B



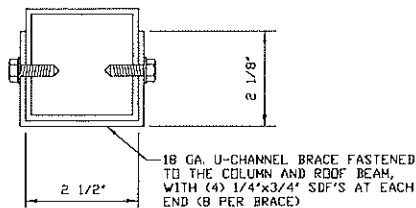
**BOW RAFTER COLUMN
CONNECTION DETAIL FOR
HEIGHTS 14'-0" < TO ≤ 16'-0"**
SCALE: NTS



**BOW RAFTER/COLUMN
CONNECTION DETAIL FOR
HEIGHTS 10'-0" < TO ≤ 14'-0"**
SCALE: NTS



**BOW RAFTER COLUMN
CONNECTION DETAIL
FOR HEIGHTS ≤ 10'-0"**
SCALE: NTS



BRACE SECTION
SCALE: NTS

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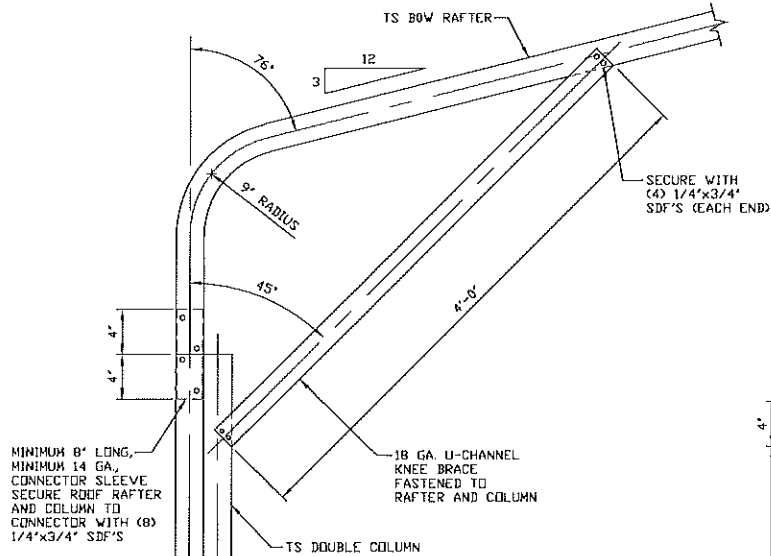
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PROJECT MGR: VSM
CLIENT: SMB

SAFEGUARD METAL BUILDINGS, INC.
17036 N. I-35
TROY, TX 76715
30'-0" x 20'-0" ENCLOSED STRUCTURE

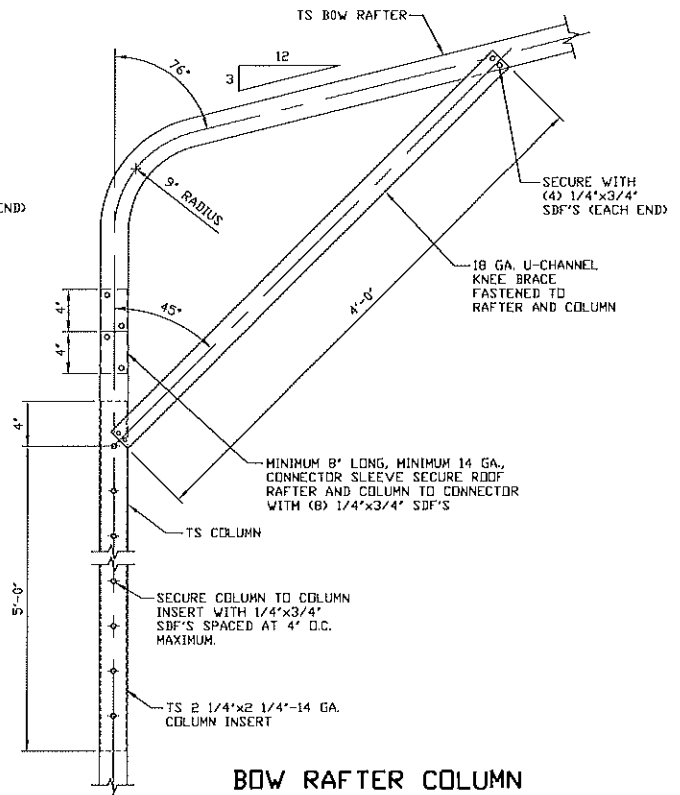
DATE: 4-5-19
SHT. 8A
SCALE: NTS
DWG. NO: SK-3
JOB NO. 16156S/18148S/19043S
REV: 2

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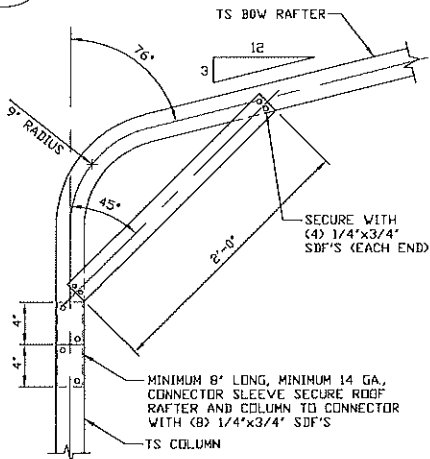
EXPOSURE C



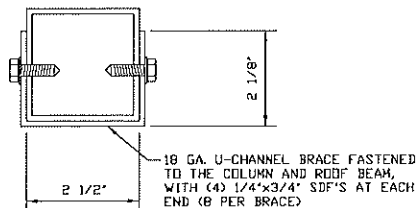
1
BOW RAFTER COLUMN
CONNECTION DETAIL FOR
HEIGHTS 12'-0" < TO ≤ 14'-0"
SCALE: NTS



1A
BOW RAFTER COLUMN
CONNECTION DETAIL FOR
HEIGHTS 8'-0" < TO ≤ 12'-0"
SCALE: NTS



1B
BOW RAFTER/COLUMN
CONNECTION DETAIL
FOR HEIGHTS ≤ 8'-0"
SCALE: NTS



BRACE SECTION
SCALE: NTS

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CLIENT: SMB

SAFEGUARD METAL BUILDINGS, INC.
17036 N. I-35
TROY, TX 76715
30'-0" x 20'-0" ENCLOSED STRUCTURE

DATE: 4-5-19

SHT. 8B

SCALE: NTS

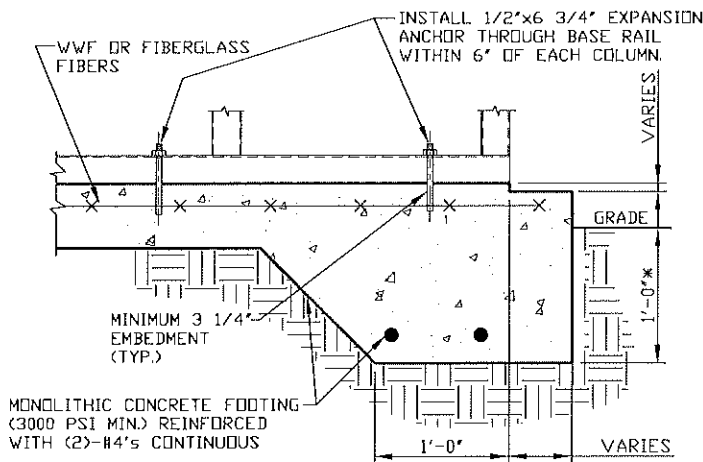
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BASE RAIL ANCHORAGE OPTIONS



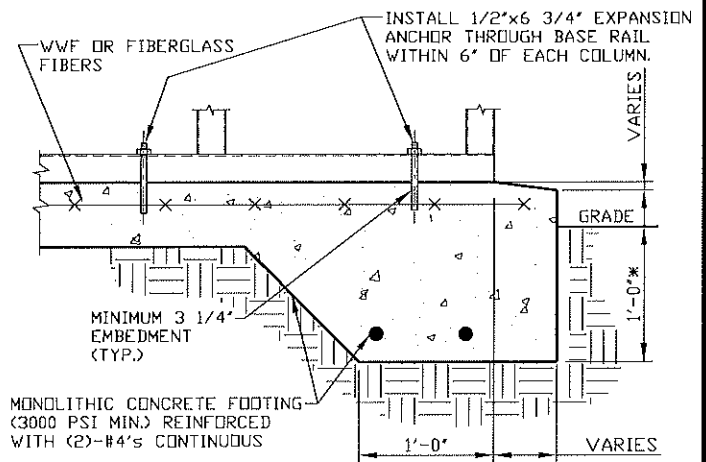
3A

CONCRETE MONOLITHIC SLAB BASE RAIL ANCHORAGE

SCALE: NTS

MINIMUM ANCHOR EDGE DISTANCE IS 4".

* COORDINATE WITH LOCAL BUILDING CODE
AND/OR BUILDING OFFICIAL REGARDING
REQUIRED FOOTING DEPTH.



3B

CONCRETE SLAB BASE RAIL ANCHORAGE

SCALE: NTS

MINIMUM ANCHOR EDGE DISTANCE IS 4".

* COORDINATE WITH LOCAL BUILDING CODE
AND/OR BUILDING OFFICIAL REGARDING
REQUIRED FOOTING DEPTH.

GENERAL NOTES

NOTE: CONCRETE MONOLITHIC SLAB DESIGN BASED ON MINIMUM SOIL BEARING CAPACITY OF 1,500 PSF.

CONCRETE:

CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.

COVER OVER REINFORCING STEEL:

FOR FOUNDATIONS, MINIMUM CONCRETE COVER OVER REINFORCING BARS SHALL BE PER ACI-318;
3" IN FOUNDATIONS WHERE THE CONCRETE IS CAST AGAINST AND PERMANENTLY IN CONTACT WITH THE EARTH OR EXPOSED TO THE EARTH OR WEATHER, AND 1 1/2" ELSEWHERE.

REINFORCING STEEL:

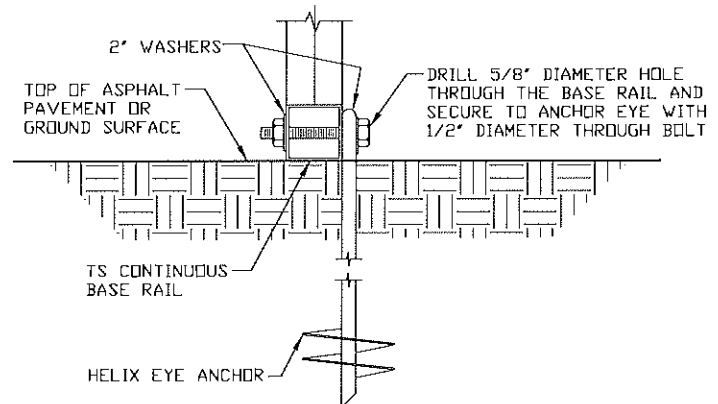
THE TURNDOWN REINFORCING STEEL SHALL BE ASTM A615 GRADE 60. THE SLAB REINFORCEMENT SHALL BE WELDED WIRE FABRIC MEETING ASTM A185 OR FIBERGLASS FIBER REINFORCEMENT.

REINFORCEMENT MAY BE BENT IN THE SHOP OR THE FIELD PROVIDED:

1. REINFORCEMENT IS BENT COLD.
2. THE DIAMETER OF THE BEND, MEASURED ON THE INSIDE OF THE BAR, IS NOT LESS THAN SIX-BAR DIAMETERS.
3. REINFORCEMENT PARTIALLY EMBEDDED IN CONCRETE SHALL NOT BE FIELD BENT.

HELIX ANCHOR NOTES:

1. FOR VERY DENSE AND/OR CEMENTED SANDS, COARSE GRAVEL AND COBBLES, CALICHE, PRELOADED SILTS AND CLAYS, USE MINIMUM (2) 4" HELICES WITH MINIMUM 30" EMBEDMENT OR SINGLE 6" HELIX WITH MINIMUM 50" EMBEDMENT.
2. FOR CORAL USE MINIMUM (2) 4" HELICES WITH MINIMUM 30" EMBEDMENT OR SINGLE 6" HELIX WITH MINIMUM 50" EMBEDMENT.
3. FOR MEDIUM DENSE COARSE SANDS, SANDY GRAVELS, VERY STIFF SILTS, AND CLAYS USE MINIMUM (2) 4" HELICES WITH MINIMUM 30 INCH EMBEDMENT OR SINGLE 6" HELIX WITH MINIMUM 50" EMBEDMENT.
4. FOR LOOSE TO MEDIUM DENSE SANDS, FIRM TO STIFF CLAYS AND SILTS ALLUVIAL FILL, USE MINIMUM (2) 6" HELICES WITH MINIMUM 50" EMBEDMENT.
5. FOR VERY LOOSE TO MEDIUM DENSE SANDS, FIRM TO STIFFER CLAYS AND SILTS, ALLUVIAL FILL, USE MINIMUM (2) 8" HELICES WITH MINIMUM 60" EMBEDMENT.



3C

GROUND BASE HELIX ANCHORAGE

SCALE: NTS

(CAN BE USED FOR ASPHALT)

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CHECKED BY: PDH

PROJECT MGR: WSM

CLIENT: SMB

SAFEGUARD METAL BUILDINGS, INC.

17036 N. I-35

TROY, TX 76715

30'-0" x 20'-0" ENCLOSED STRUCTURE

DATE: 4-5-19

SHT. 9

SCALE: NTS

DWG. NO: SK-3

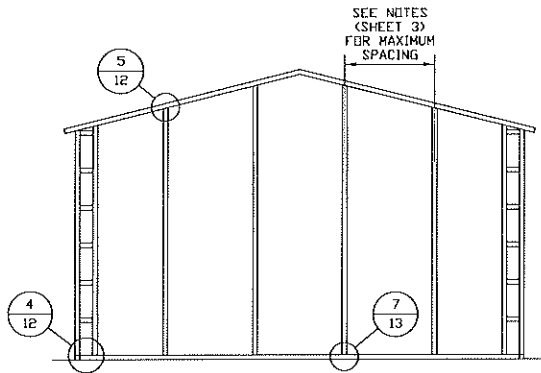
JOB NO.

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REV: 2

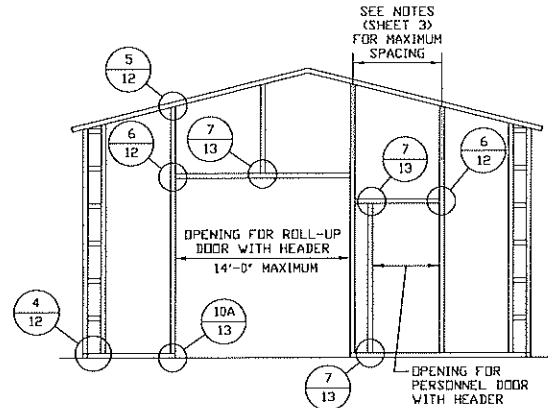
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BOX EAVE RAFTER END WALL AND SIDE WALL OPENINGS



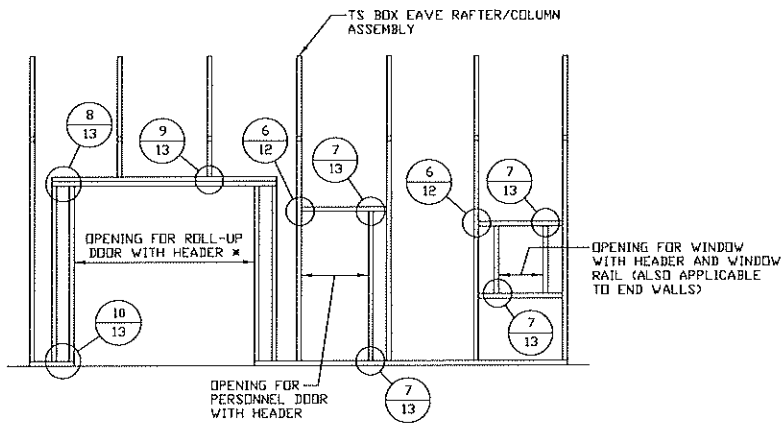
**TYPICAL BOX EAVE RAFTER
END WALL FRAMING SECTION**

SCALE: NTS



**TYPICAL BOX EAVE RAFTER END
WALL OPENINGS FRAMING SECTION**

SCALE: NTS



**TYPICAL BOX EAVE RAFTER
SIDE WALL OPENINGS FRAMING SECTION**

SCALE: NTS

* SEE SHEET 17 FOR MAXIMUM SPAN

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SAFEGUARD METAL BUILDINGS, INC.
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TROY, TX 76715
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SHT. 10

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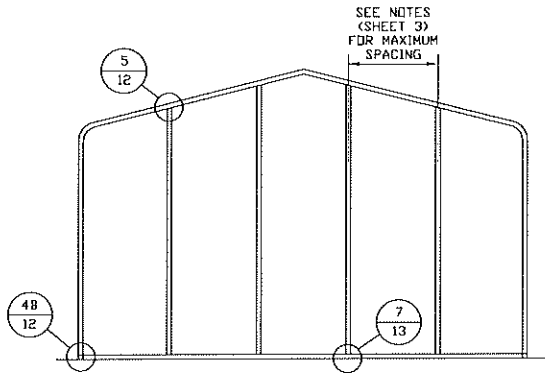
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16156S/18148S/19043S

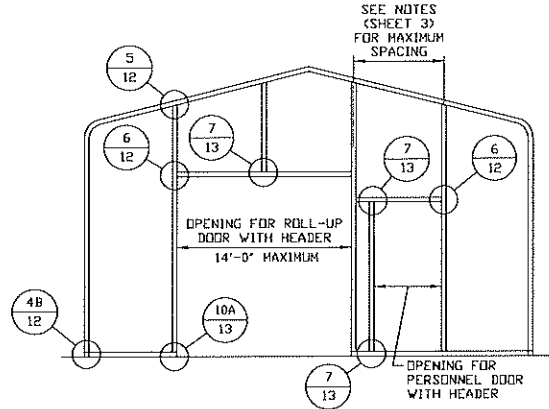
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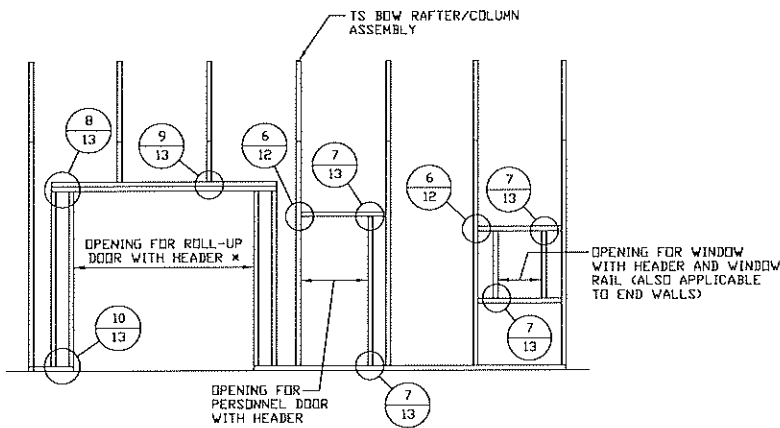
BOW RAFTER END WALL AND SIDE WALL OPENINGS



**TYPICAL BOW RAFTER
END WALL FRAMING SECTION**
SCALE: NTS



**TYPICAL BOW RAFTER END
WALL OPENINGS FRAMING SECTION**
SCALE: NTS



**TYPICAL BOW RAFTER SIDE
WALL OPENINGS FRAMING SECTION**
SCALE: NTS
* SEE SHEET 17 FOR MAXIMUM SPAN

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SAFEGUARD METAL BUILDINGS, INC.
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30'-0"x20'-0" ENCLOSED STRUCTURE

DATE: 4-5-19

SHT. 11

SCALE: NTS

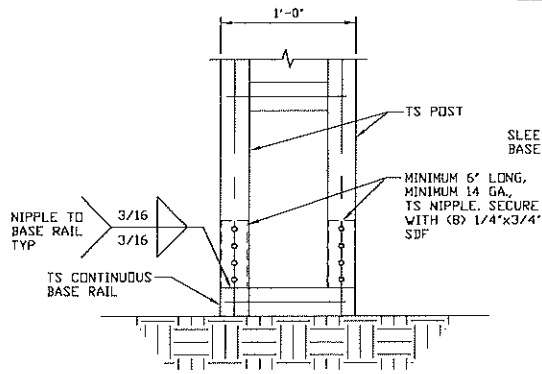
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**JOB NO.
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REV: 2

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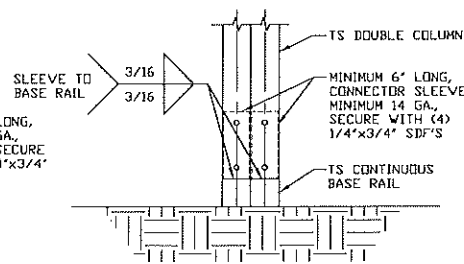
CONNECTION DETAILS



2

**RAFTER COLUMN/BASE RAIL
CONNECTION DETAIL**

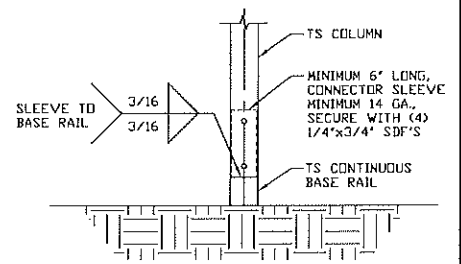
SCALE: NTS



2A

**RAFTER COLUMN/
BASE RAIL
CONNECTION DETAIL**

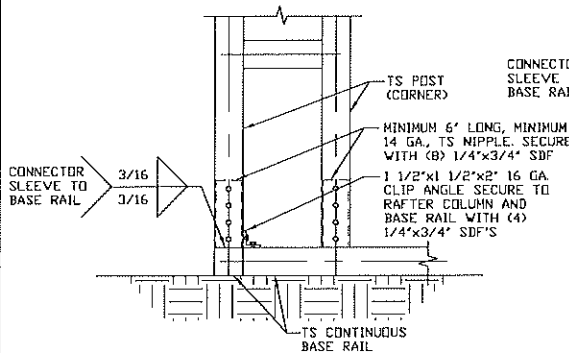
SCALE: NTS



2B

**RAFTER COLUMN/
BASE RAIL
CONNECTION DETAIL**

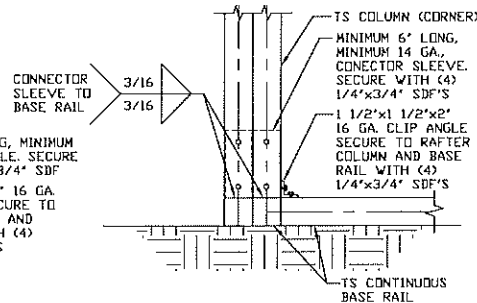
SCALE: NTS



4

**END COLUMN/BASE RAIL
CONNECTION DETAIL**

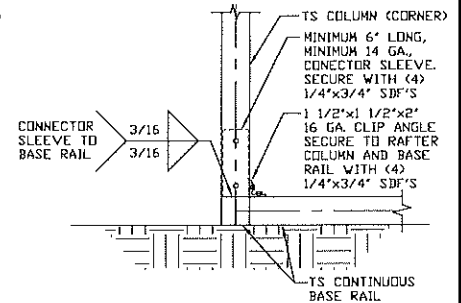
SCALE: NTS



4A

**END COLUMN/
BASE RAIL
CONNECTION DETAIL**

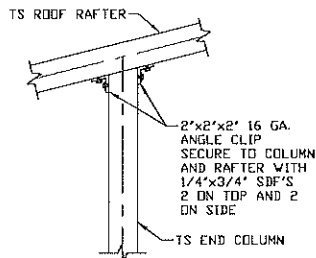
SCALE: NTS



4B

**END COLUMN/
BASE RAIL
CONNECTION DETAIL**

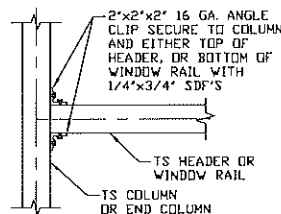
SCALE: NTS



5

**END COLUMN/RAFTER
CONNECTION DETAIL**

SCALE: NTS



6

**COLUMN OR WINDOW
RAIL/GIRT TO POST
CONNECTION DETAIL**

SCALE: NTS

**MOORE AND ASSOCIATES
ENGINEERING AND CONSULTING, INC.**

DRAWN BY: LT

CHECKED BY: PDH

PROJECT MGR: WSM

CLIENT: SMB

SAFEGUARD METAL BUILDINGS, INC.
17036 N. I-35
TROY, TX 76715
30'-0"x20'-0" ENCLOSED STRUCTURE

DATE: 4-5-19

SHT. 12

SCALE: NTS

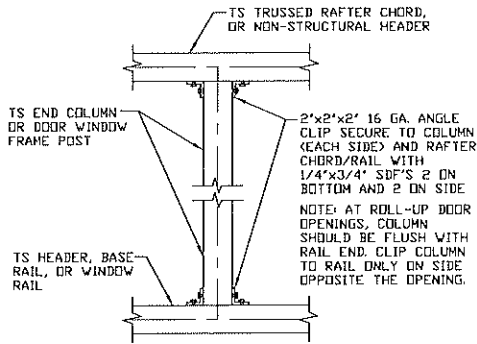
DWG. NO: SK-3

JOB NO.
16156S/18148S/19043S

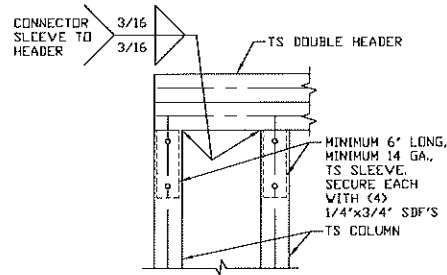
REV: 2

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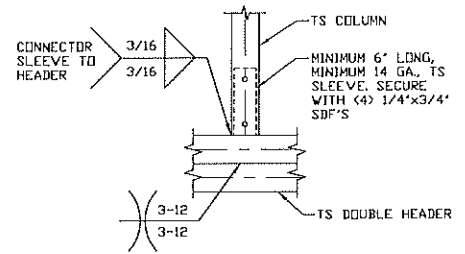
CONNECTION DETAILS



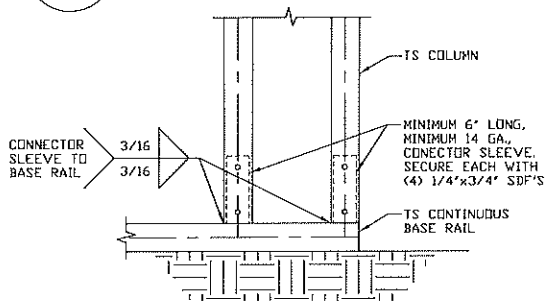
7
**COLUMN TO HEADER,
BASE RAIL, OR
WINDOW RAIL
CONNECTION DETAIL**
SCALE: NTS



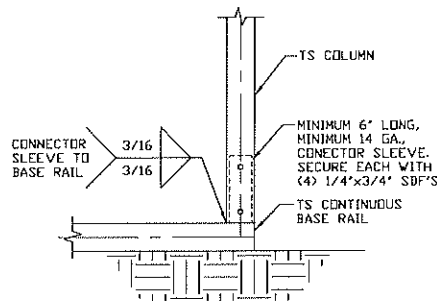
8
**DOUBLE HEADER/COLUMN
CONNECTION DETAIL**
SCALE: NTS



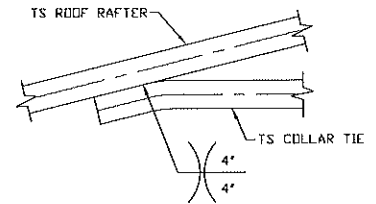
9
**COLUMN/DOUBLE HEADER
CONNECTION DETAIL**
SCALE: NTS



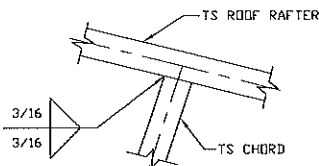
10
**COLUMN/BASE RAIL
CONNECTION DETAIL**
SCALE: NTS



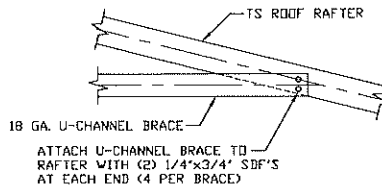
10A
**COLUMN/BASE RAIL
CONNECTION DETAIL**
SCALE: NTS



11
**COLLAR TIE
CONNECTION DETAIL**
SCALE: NTS



12
**RAFTER TO CHORD
CONNECTION DETAIL**
SCALE: NTS



13
**U-CHANNEL BRACE
CONNECTION DETAIL**
SCALE: NTS

**MOORE AND ASSOCIATES
ENGINEERING AND CONSULTING, INC.**

DRAWN BY: LT

CHECKED BY: PDH

PROJECT MGR: WSM

CLIENT: SMB

SAFEGUARD METAL BUILDINGS, INC.
17036 N. I-35
TROY, TX 76715
30'-0" x 20'-0" ENCLOSED STRUCTURE

DATE: 4-5-19

SHT. 13

SCALE: NTS

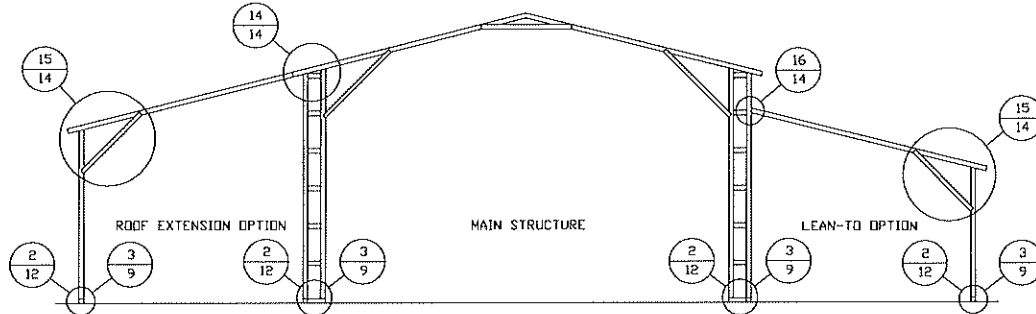
DWG. NO: SK-3

**JOB NO.
16156S/18148S/19043S**

REV: 2

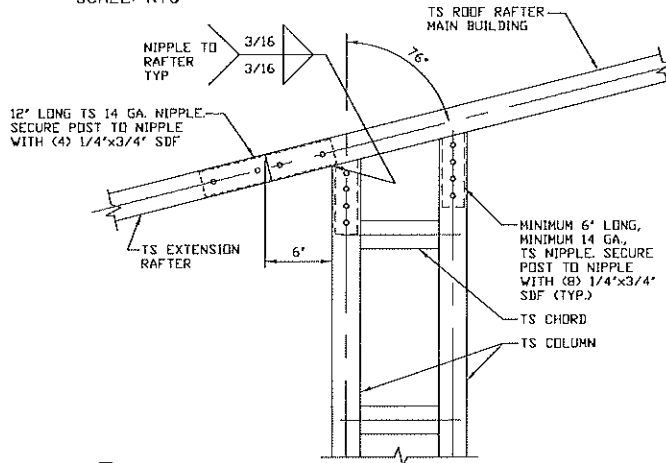
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BOX EAVE RAFTER LEAN-TO OPTIONS



TYPICAL BOX EAVE RAFTER LEAN-TO OPTIONS FRAMING SECTION (BOTH OPTIONS SHOWN)

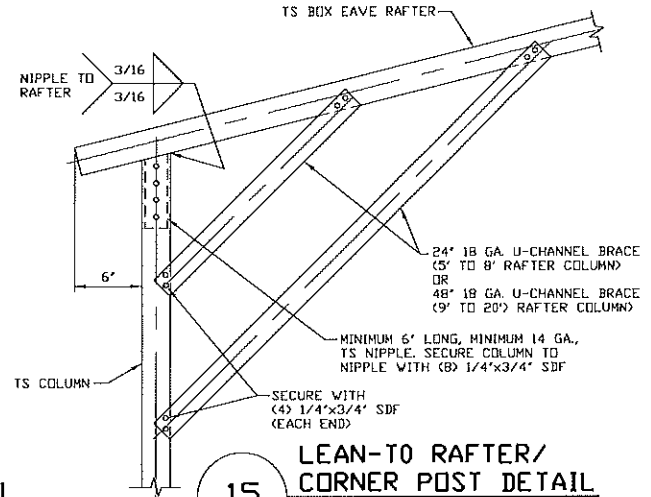
SCALE: NTS



14

SIDE EXTENSION RAFTER/COLUMN DETAIL

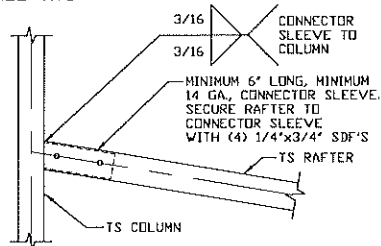
SCALE: NTS



15

**LEAN-TO RAFTER/
CORNER POST DETAIL**

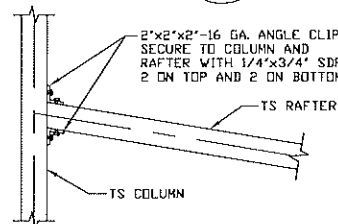
SCALE: NTS



16

**LEAN-TO RAFTER TO RAFTER
COLUMN CONNECTION DETAIL
FOR RAFTER SPAN $\leq 12'-0''$**

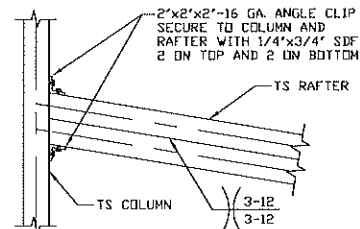
SCALE: NTS



16A

**LEAN-TO RAFTER TO RAFTER
COLUMN CONNECTION DETAIL
FOR RAFTER SPAN $\leq 12'-0''$**

SCALE: NTS



16B

**LEAN-TO RAFTER TO RAFTER
COLUMN CONNECTION DETAIL
FOR RAFTER SPAN $12'-0'' < L \leq 16'-0''$**

SCALE: NTS

**MOORE AND ASSOCIATES
ENGINEERING AND CONSULTING, INC.**

DRAWN BY: LT

CHECKED BY: PDH

PROJECT MGR: WSM

CLIENT: SMB

SAFEGUARD METAL BUILDINGS, INC.
17036 N. I-35
TROY, TX 76715
30'-0"x20'-0" ENCLOSED STRUCTURE

DATE: 4-5-19

SHT. 14

SCALE: NTS

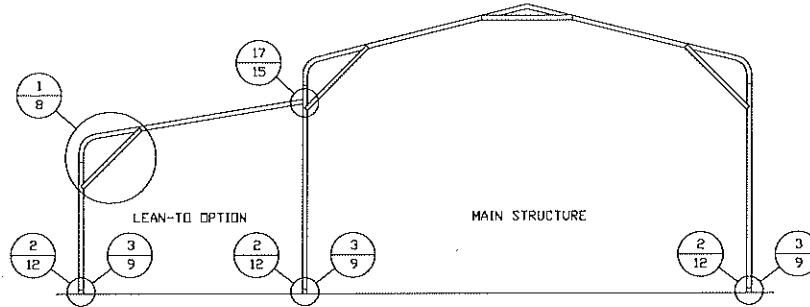
DWG. NO: SK-3

JOB NO.
16156S/18148S/19043S

REV: 2

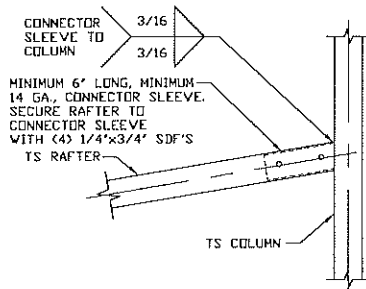
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BOW RAFTER LEAN-TO OPTION



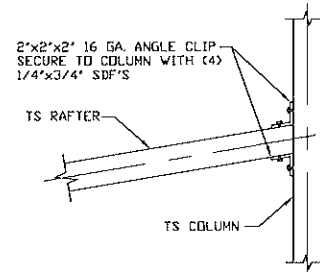
TYPICAL BOW RAFTER LEAN-TO OPTION FRAMING SECTION

SCALE: NTS



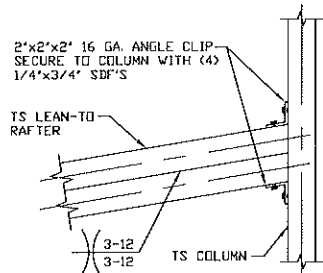
17 LEAN-TO RAFTER TO RAFTER COLUMN CONNECTION DETAIL FOR RAFTER SPAN ≤ 12'-0"

SCALE: NTS



17A LEAN-TO RAFTER TO RAFTER COLUMN CONNECTION DETAIL FOR RAFTER SPAN ≤ 12'-0"

SCALE: NTS



17B LEAN-TO RAFTER TO RAFTER COLUMN CONNECTION DETAIL FOR RAFTER SPAN 12'-0" < L ≤ 16'-0"

SCALE: NTS

**MOORE AND ASSOCIATES
ENGINEERING AND CONSULTING, INC.**

DRAWN BY: LT

CHECKED BY: PDH

PROJECT MGR: WSM

CLIENT: SHB

SAFEGUARD METAL BUILDINGS, INC.
17036 N. I-35
TROY, TX 76715
30'-0"X20'-0" ENCLOSED STRUCTURE

DATE: 4-5-19

SHT. 15

SCALE: NTS

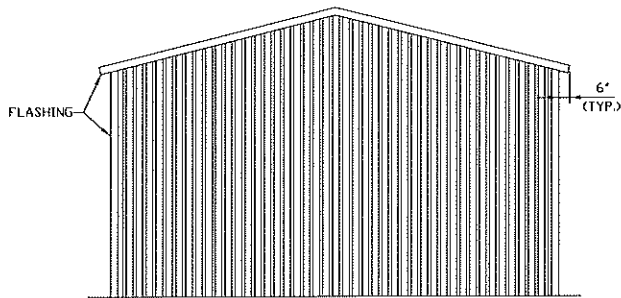
DWG. NO: SK-3

**JOB NO.
16156S/18148S/19043S**

REV: 2

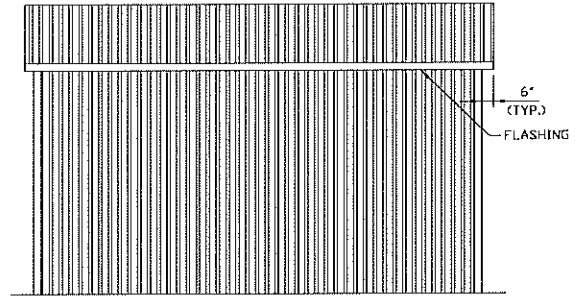
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BOX EAVE RAFTER VERTICAL ROOF/SIDING OPTION



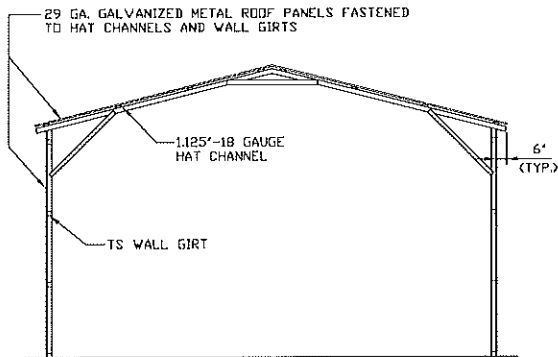
**TYPICAL END ELEVATION
VERTICAL ROOF/SIDING**

SCALE: NTS



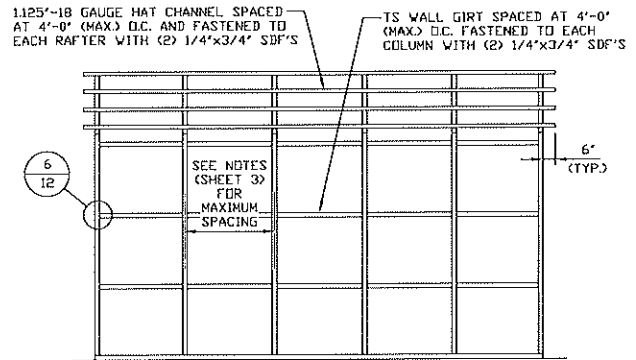
**TYPICAL SIDE ELEVATION
VERTICAL ROOF/SIDING**

SCALE: NTS



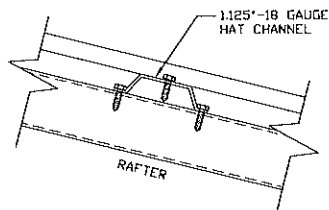
**TYPICAL SECTION VERTICAL
ROOF/SIDING OPTION**

SCALE: NTS



**TYPICAL FRAMING SECTION
VERTICAL ROOF/SIDING OPTION**

SCALE: NTS



ROOF PANEL ATTACHMENT

(ALTERNATE FOR VERTICAL ROOF PANELS)

SCALE: NTS

**MOORE AND ASSOCIATES
ENGINEERING AND CONSULTING, INC.**

DRAWN BY: LT

CHECKED BY: PDH

PROJECT MGR: WSM

CLIENT: SMB

SAFEGUARD METAL BUILDINGS, INC.
17036 N. I-35
TROY, TX 76715
30'-0"x20'-0" ENCLOSED STRUCTURE

DATE: 4-5-19

SHT. 16

SCALE: NTS

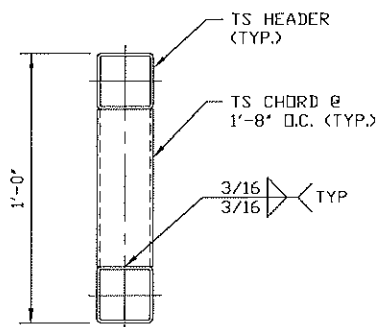
DWG. NO: SK-3

**JOB NO.
16156S/18148S/19043S**

REV: 2

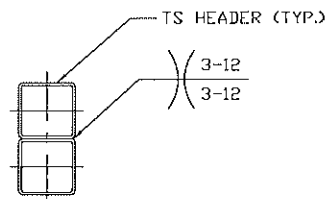
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OPTIONAL HEADER



**LACED HEADER DETAIL FOR
DOOR OPENINGS 12'-0" < TO ≤ 20'-0"**

SCALE: NTS



**DOUBLE HEADER DETAIL FOR
DOOR OPENINGS ≤ 12'-0"**

SCALE: NTS

**MOORE AND ASSOCIATES
ENGINEERING AND CONSULTING, INC.**

DRAWN BY: LT

CHECKED BY: PDH

PROJECT MGR: WSM

CLIENT: SHB

SAFEGUARD METAL BUILDINGS, INC.
17036 N. I-35
TROY, TX 76715
30'-0"x20'-0" ENCLOSED STRUCTURE

DATE: 4-5-19

SHT. 17

SCALE: NTS

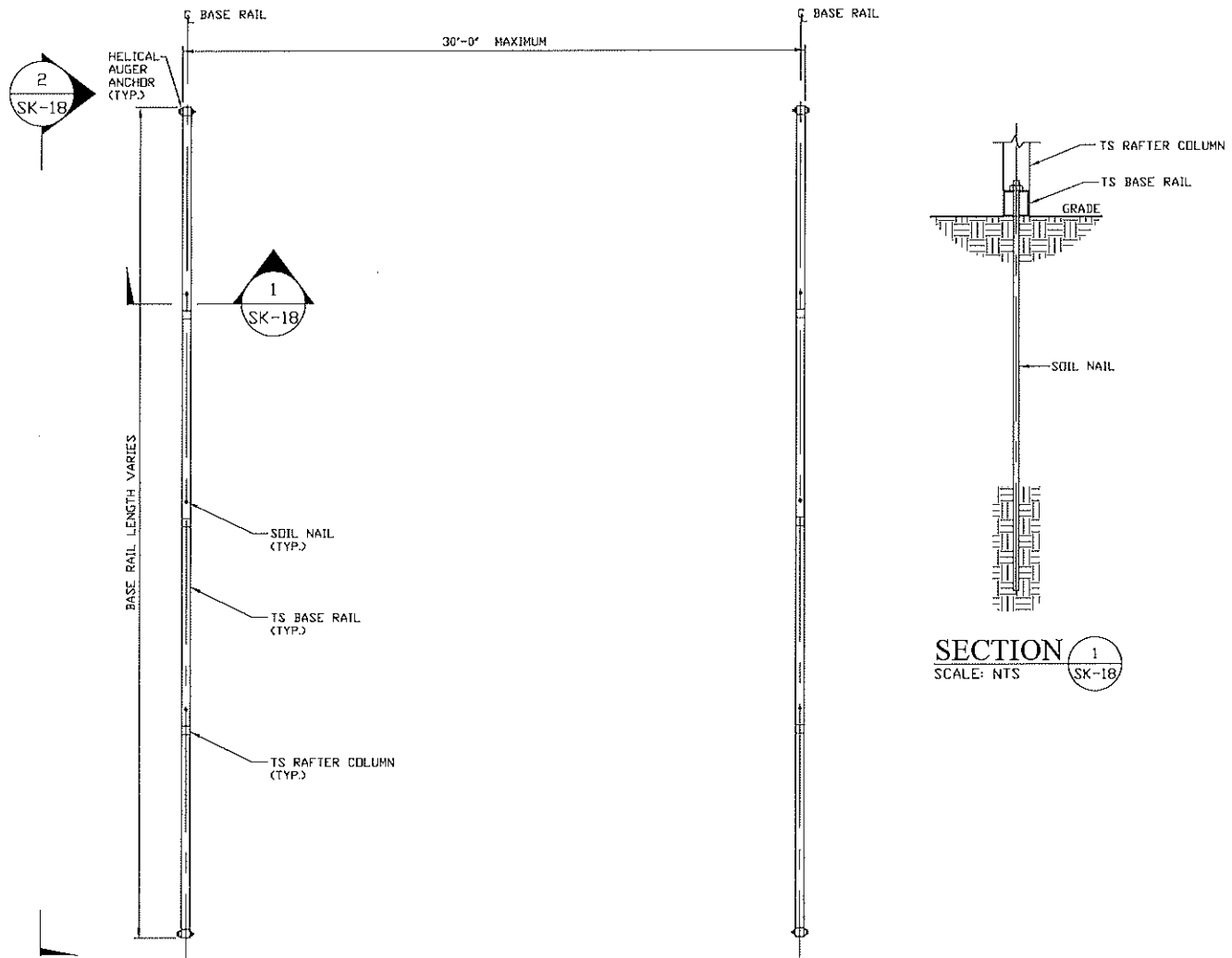
DWG. NO: SK-3

JOB NO.
16156S/18148S/19043S

REV: 2

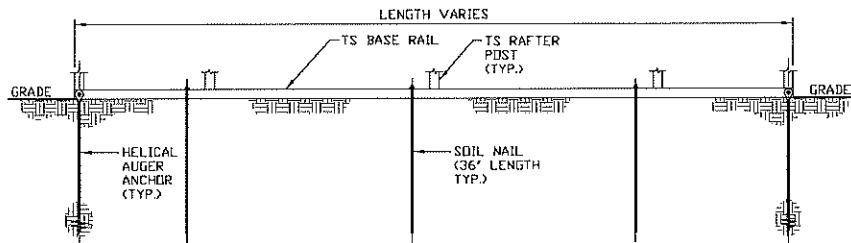
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BASE RAIL ON GRADE APPLICATION



SECTION 1
SCALE: NTS
SK-18

BASE RAIL PLAN
SCALE: NTS



SECTION 2
SCALE: NTS
SK-18

HELIX ANCHOR	
SIDE LENGTH	MAXIMUM SPACING
VARIES	10'-0"

MOORE AND ASSOCIATES
ENGINEERING AND CONSULTING, INC.

DRAWN BY: LT

CHECKED BY: PDH

PROJECT MGR: WSM

CLIENT: SMB

SAFEGUARD METAL BUILDINGS, INC.
17036 N. I-35
TROY, TX 76715
30'-0"x20'-0" ENCLOSED STRUCTURE

DATE: 4-5-19

SHT. 18

SCALE: NTS

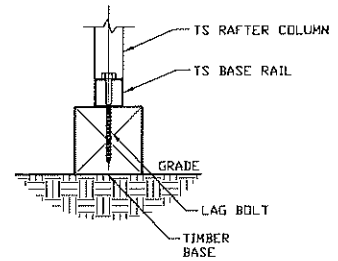
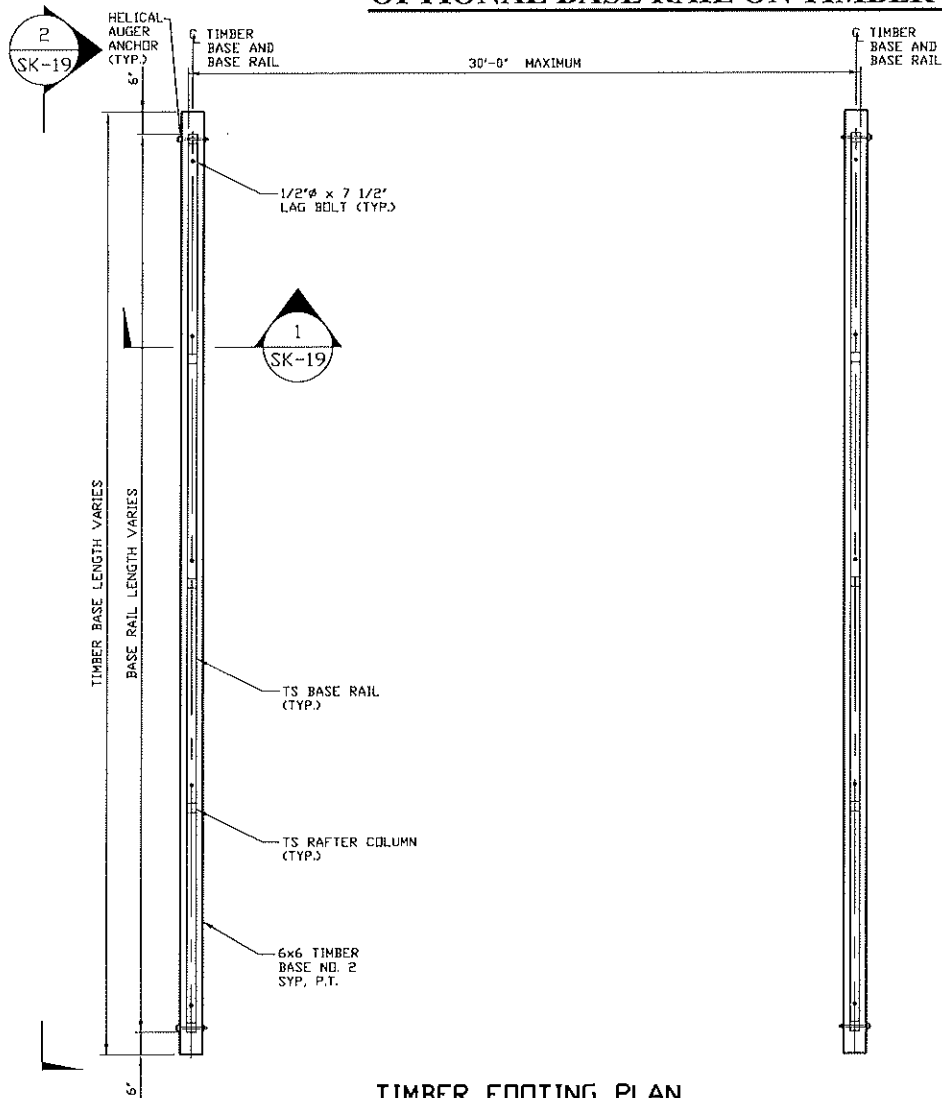
DWG. NO: SK-3

JOB NO.
16156S/18148S/19043S

REV: 2

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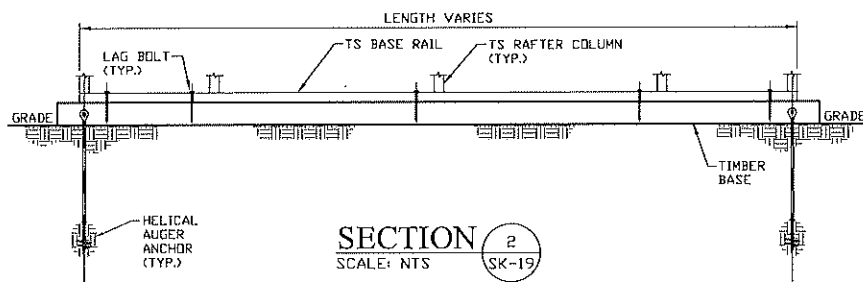
OPTIONAL BASE RAIL ON TIMBER BEAM



SECTION 1
SCALE: NTS

TIMBER FOOTING PLAN

SCALE: NTS



SECTION 2
SCALE: NTS

HELIX ANCHOR	
SIDE LENGTH	MAXIMUM SPACING
VARIES	10'-0"

**MOORE AND ASSOCIATES
ENGINEERING AND CONSULTING, INC.**

DRAWN BY: LT

CHECKED BY: PDH

PROJECT MGR: WSM

CLIENT: SMB

SAFEGUARD METAL BUILDINGS, INC.
17036 N. I-35
TROY, TX 76715
30'-0"x20'-0" ENCLOSED STRUCTURE

DATE: 4-5-19

SHT. 19

SCALE: NTS

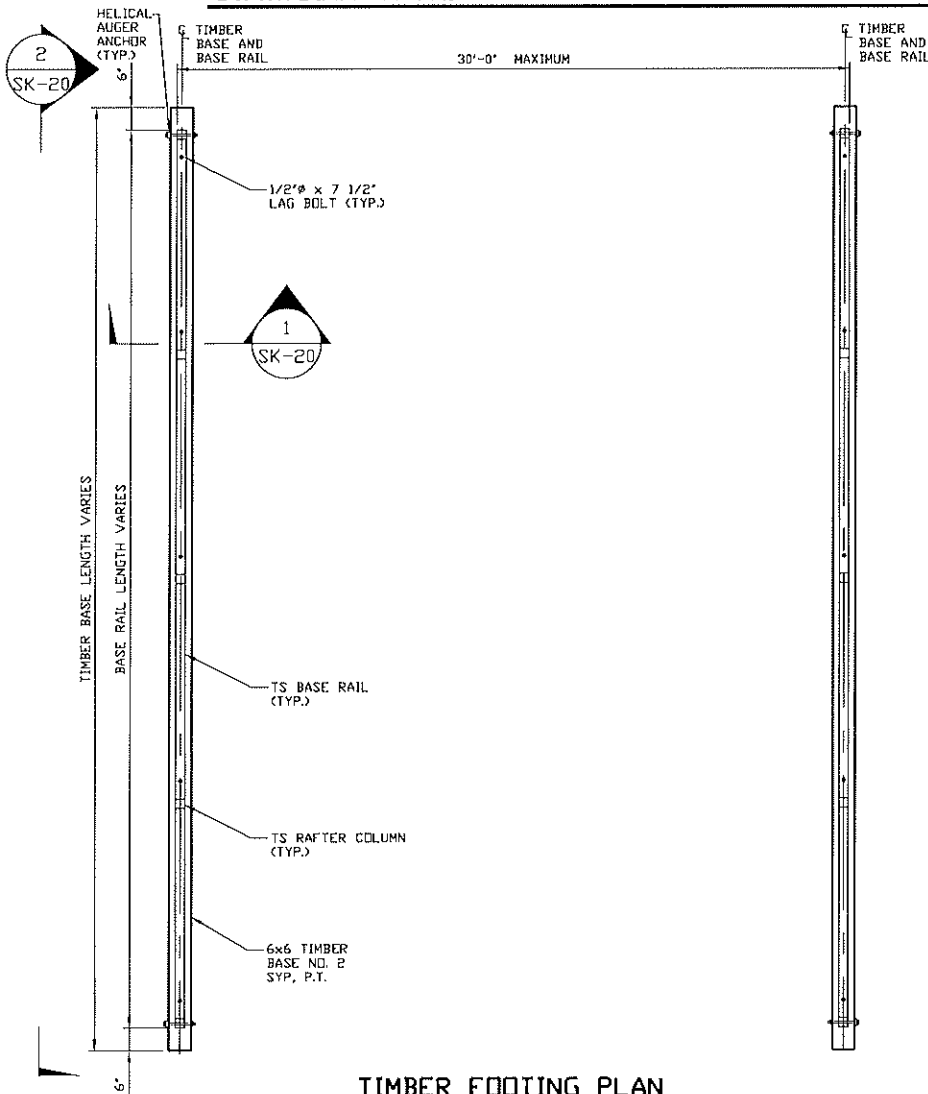
DWG. NO: SK-3

**JOB NO.
16156S/18148S/19043S**

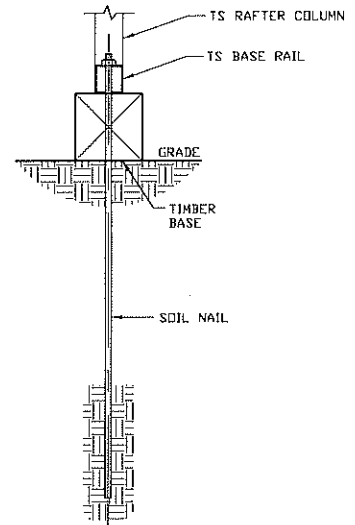
REV: 2

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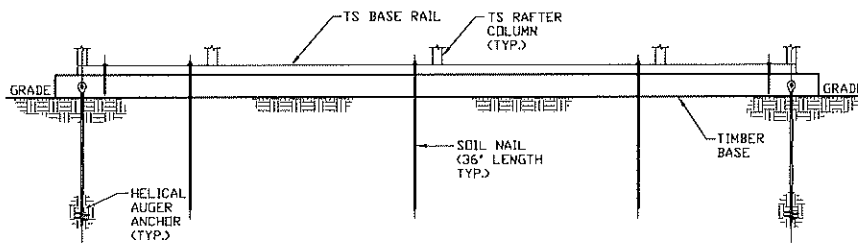
OPTIONAL BASE RAIL ON TIMBER BEAM WITH SOIL NAIL



TIMBER FOOTING PLAN
SCALE: NTS



SECTION 1
SCALE: NTS
SK-20



SECTION 2
SCALE: NTS
SK-20

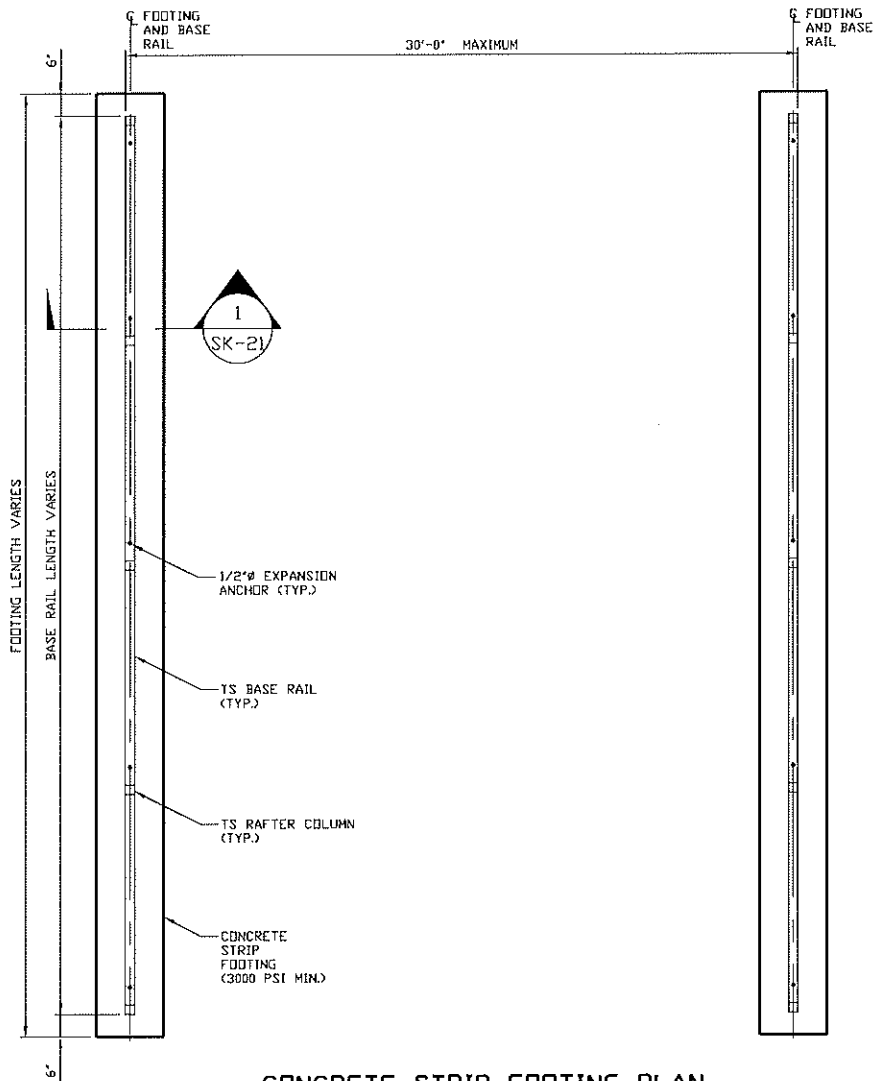
HELIX ANCHOR	
SIDE LENGTH	MAXIMUM SPACING
VARIES	10'-0"

**MOORE AND ASSOCIATES
ENGINEERING AND CONSULTING, INC.**

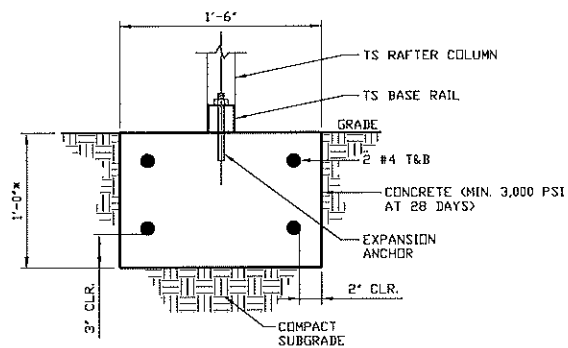
DRAWN BY: LT	SAFEGUARD METAL BUILDINGS, INC. 17036 N. I-35 TROY, TX 76715 30'-0"x20'-0" ENCLOSED STRUCTURE		
CHECKED BY: PDH			
PROJECT MGR: WSM	DATE: 4-5-19	SCALE: NTS	JDB NO. 16156S/18148S/19043S
CLIENT: SMB	SHT. 20	DWG. NO: SK-3	REV: 2

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OPTIONAL CONCRETE STRIP FOOTING



CONCRETE STRIP FOOTING PLAN
SCALE: NTS



SECTION 1
SCALE: NTS

* COORDINATE WITH LOCAL CODES/ORD.

**MOORE AND ASSOCIATES
ENGINEERING AND CONSULTING, INC.**

DRAWN BY: LT

CHECKED BY: PDH

PROJECT MGR: WSM

CLIENT: SMB

SAFEGUARD METAL BUILDINGS, INC.
17036 N. I-35
TROY, TX 76715
30'-0"x20'-0" ENCLOSED STRUCTURE

DATE: 4-5-19

SHT. 21

SCALE: NTS

DWG. NO: SK-3

**JOB NO.
16156S/18148S/19043S**

REV: 2

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Jennifer Zavareh <zavarehjennifer@gmail.com>

Fwd: Your Steel Buildings & Structures Order (#1585107023679266)

1 message

CFF's Freedom Buildings <cfffreedombuildings@gmail.com>
To: zavarehjennifer@gmail.com

Tue, Mar 24, 2020 at 10:33 PM

Final Draft- to be sent w order.
SC**Customer Details**

Customer Name	RAMIN & JENNIFER ZAVEREH
Billing Address	11833 BUCKNER RD AUSTIN TX 78726
Billing City, State, ZIP	AUSTIN, TX, 78726
Phone Number	0000000000
Secondary Phone Number	512-800-0430
Email	CFFFREEDOMBUILDINGS@GMAIL.COM

Delivery and Installation Details

Delivery Contact Person	RAMIN & JENNIFER ZAVEREH
Delivery Address	11833 BUCKNER RD
Delivery City, State, ZIP	AUSTIN, TX, 78726

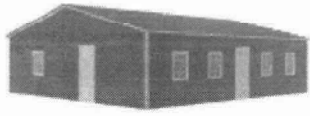
Dealer or Sales Rep

Dealer Name	CFF's FREEDOM BUILDINGS
Dealer Address	15701 US 290 ELGIN TX
Dealer Email	CFFFREEDOMBUILDINGS@GMAIL.COM
Dealer Phone	512-375-0810
Dealer or Sales Rep Name	SHANNON

Order Details

Reference Number:	#1585107023679266
Date:	Wed, Mar 25, 2020
Design Link:	https://carportview.steelbuildingsandstructures.com/#2665613bd8f310e1409515a76b692ab3

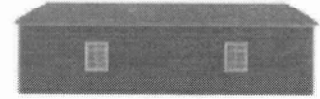
Additional CommentsInstallation Surface: Cement
Power Available: Yes
Site Ready: No
Jobsite Level: Yes**Building Images**

Building Images

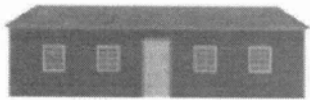
Perspective View



Front



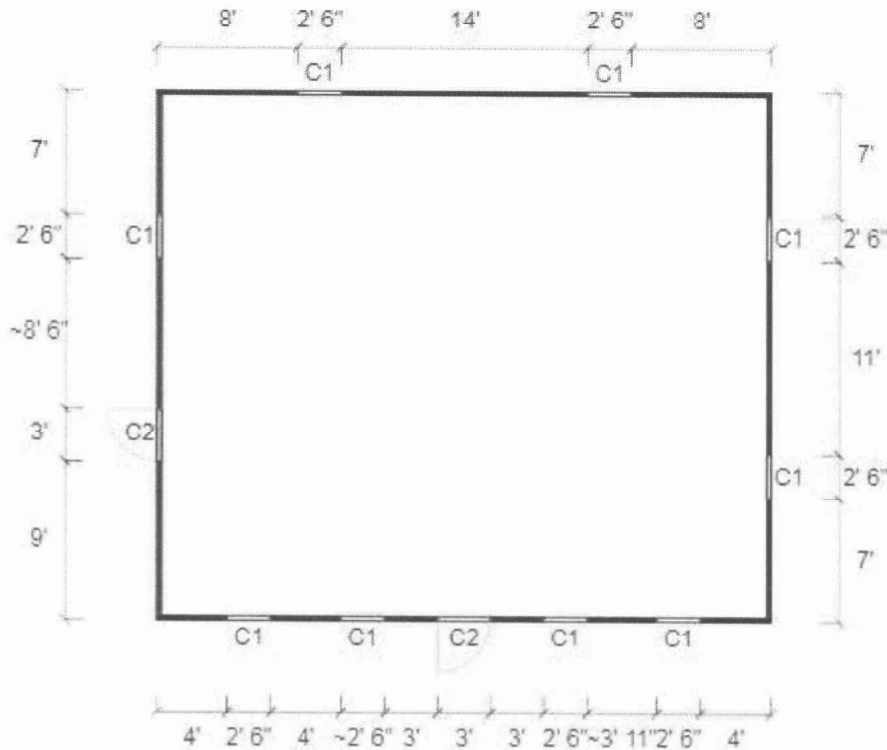
Left Side



Right Side



Back

**Symbol Legend:**

C1: 30W x 36H Windows

C2: Walk-In Door (36x80)

Section	Description	Quantity	Amount
---------	-------------	----------	--------



Jennifer Zavareh <zavarehjennifer@gmail.com>

Fwd: Your Steel Buildings & Structures Order (#1585107073449025)

1 message

CFF's Freedom Buildings <cfffreedombuildings@gmail.com>
To: zavarehjennifer@gmail.com

Tue, Mar 24, 2020 at 10:34 PM

Final Draft- to be sent w order.
SC**Customer Details**

Customer Name	RAMIN & JENNIFER ZAVAREH
Billing Address	11833 BUCKNER RD
Billing City, State, ZIP	AUSTIN, TX, 78726
Phone Number	0000000000
Secondary Phone Number	512-800-0430
Email	cfffreedombuildings@gmail.com

Delivery and Installation Details

Delivery Contact Person	RAMIN & JENNIFER ZAVAREH
Delivery Address	11833 Buckner Rd
Delivery City, State, ZIP	AUSTIN, TX, 78726

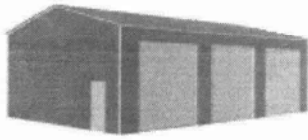
Dealer or Sales Rep

Dealer Name	CFF's FREEDOM BUILDINGS
Dealer Address	15701 US 290 ELGIN TX
Dealer Email	CFFFREEDOMBUILDINGS@GMAIL.COM
Dealer Phone	512-375-0810
Dealer or Sales Rep Name	SHANNON

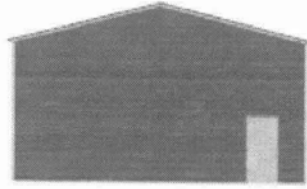
Order Details

Reference Number:	#1585107073449025
Date:	Wed, Mar 25, 2020
Design Link:	https://carportview.steelbuildingsandstructures.com/#bcccc0fff25d55cec79163d641e02270

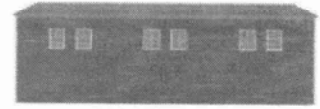
Additional CommentsInstallation Surface: Cement
Power Available: Yes
Site Ready: No
Jobsite Level: Yes**Building Images**

Building Images

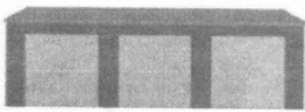
Perspective View



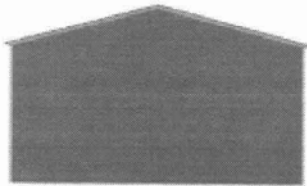
Front



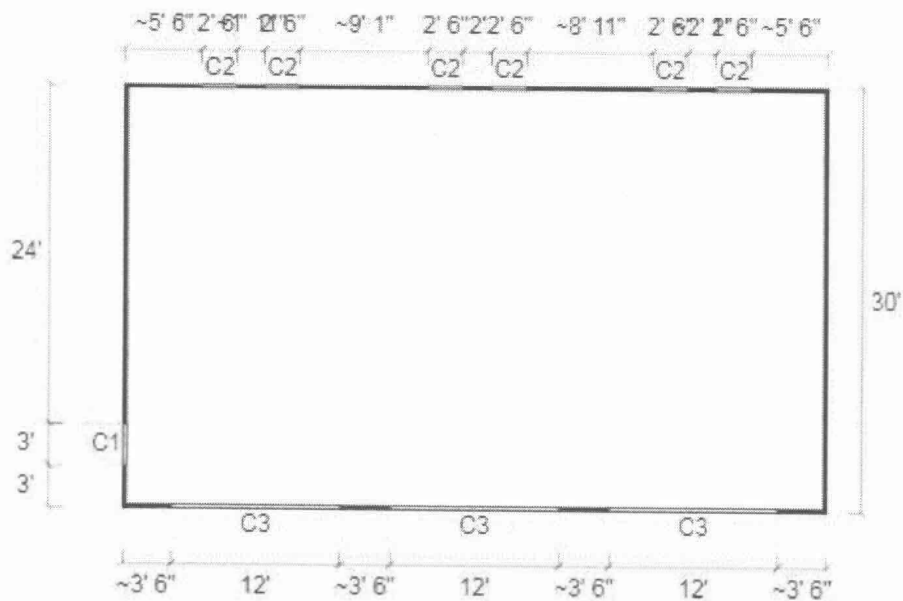
Left Side



Right Side



Back

**Symbol Legend:**

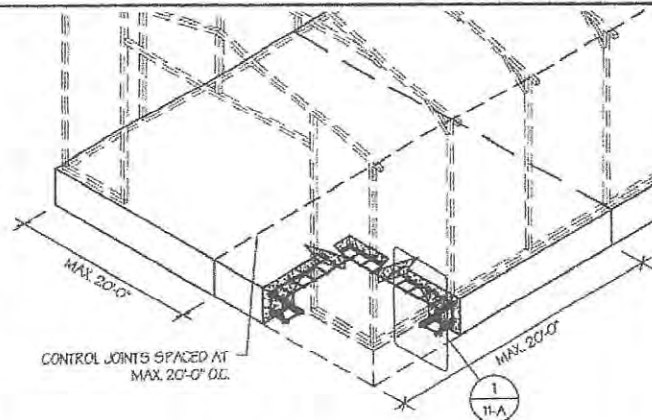
C1: Walk-In Door (36x80)

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.



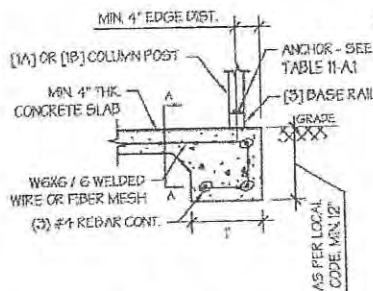
CONCRETE SLAB FOUNDATION
SCALE: NTS

TABLE 11-A1: CONCRETE
SLAB ANCHOR SCHEDULE

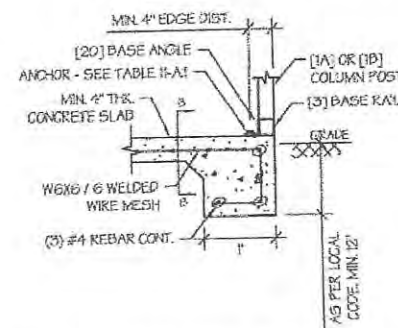
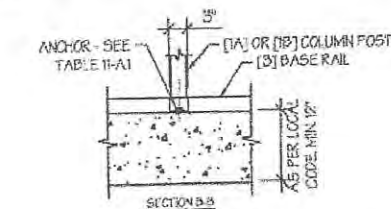
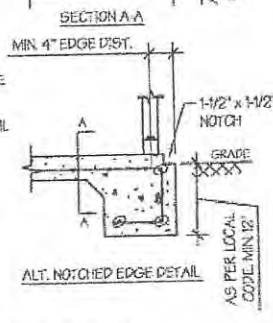
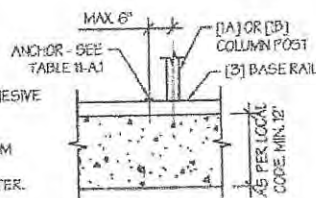
WIND SPEED (MPH)	ANCHOR SIZE
90 TO 120	1/2" Ø X 7"
130 TO 150	5/8" Ø X 7"

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



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

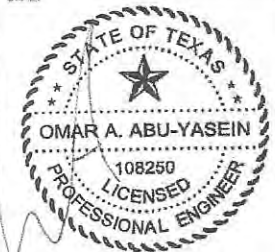
DRAWN BY: IZM DATE: 3/25/15

CHECKED BY: OAA DATE: 3/25/15

LEGAL INFORMATION

- ANY DUPLICATION OF THIS DRAWING IN WHOLE OR PART IS EXPRESSLY 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

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:

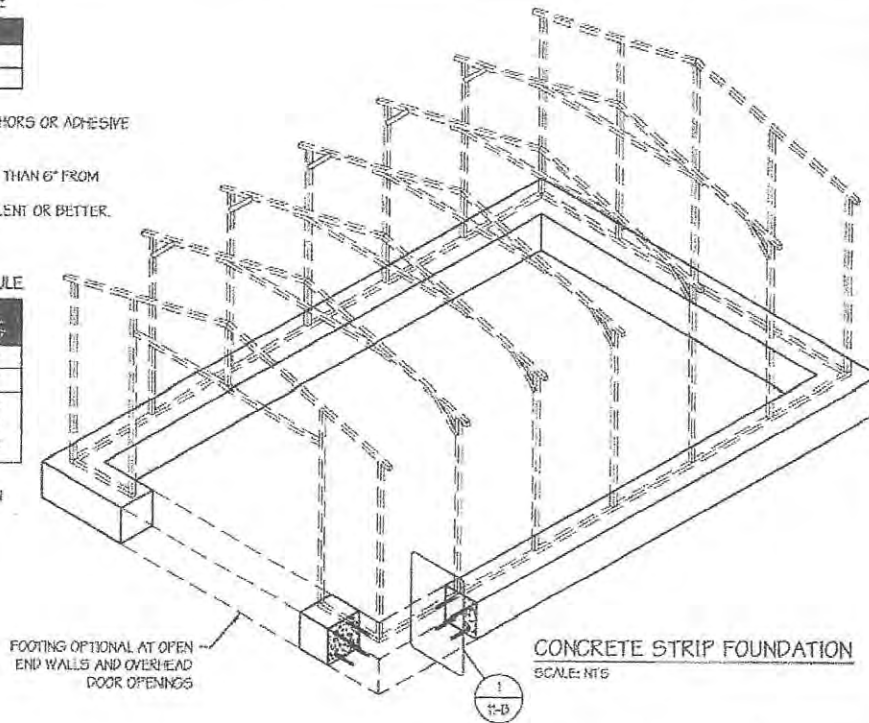
1. EXPANSION ANCHORS, WEDGE ANCHORS OR ADHESIVE ANCHORS MAY BE USED.
2. MIN. EMBEDMENT DEPTH TO BE 4".
3. ANCHORS TO BE SPACED NO MORE THAN 6" FROM POSTS.
4. ALL ANCHORS TO BE A307 EQUIVALENT OR BETTER.

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	15" 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"

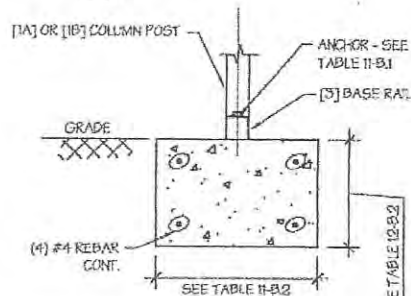
NOTES:

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

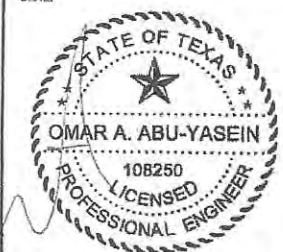
DRAWN BY: IZM DATE: 3/25/15

CHECKED BY: OAA DATE: 3/25/15

LEGAL INFORMATION

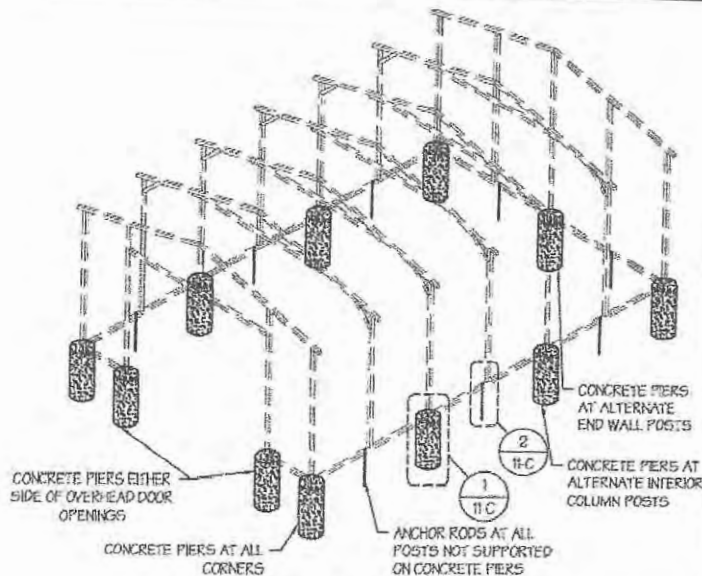
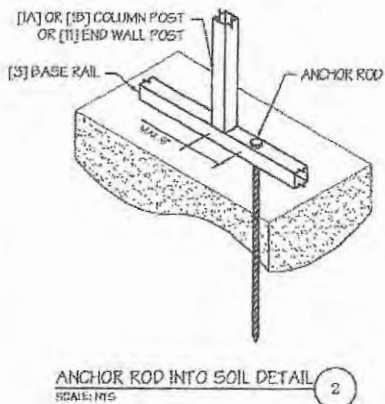
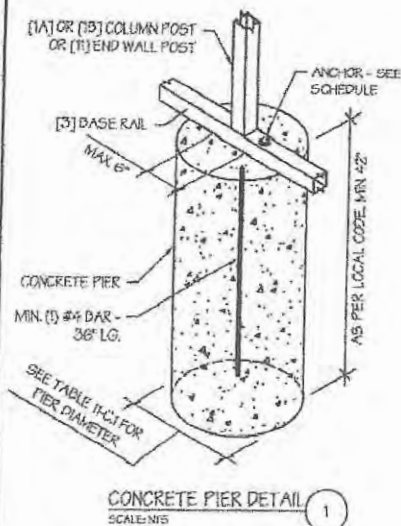
- ANY DUPLICATION OF THIS DRAWING IN WHOLE OR PART IS STRICTLY FORBIDDEN. ANYONE DOING SO WILL BE PROSECUTED UNDER THE FULL EXTENT OF THE LAW.
- DRAWINGS VALID UP TO 1 YEAR FROM DATE OF SIGNATURE

SEAL:



DATE EXPIRES: MAR 31 2016

DATE SIGNED: MAR 25 2015



CONCRETE PIER FOUNDATION NOTES:

- DESIGN SHOWN ON THIS SHEET ARE FOR CONCRETE PIER FOUNDATION. ANY OF THE FOUNDATIONS SHOWN ON SHEETS 11-A THRU D CAN BE USED.
- CONCRETE PIERS SHALL BE LOCATED AT ALL 4 CORNERS, ON EACH SIDE OF OVERHEAD DOOR OPENINGS AND ON ALTERNATE INTERIOR COLUMN POSTS AND END WALLS POSTS.
- PIERS SHALL BE FORMED BY DIGGING A HOLE OF THE SAME SIZE AS THE PIER ON LEVEL GRADE AND FILLING WITH CONCRETE. THRD. ROD ANCHORS SHOULD BE DROPPED INTO THE PIERS PRIOR TO POURING THE CONCRETE.
- ALL POSTS NOT SUPPORTED ON CONCRETE PIERS SHALL BE ANCHORED TO THE GROUND WITH A 1/2" X 30" LG. THREADED ROD. RODS WILL HAVE A WELDED NUT AT THE TOP AND ONE COAT OF RUST PROOF PRIMER.
- ASSUMED SOIL BEARING CAPACITY IS TO BE A MIN. OF 1500 P/SF.
- CONCRETE STRENGTH TO BE A MIN OF 2500 P/SI @ 28 DAYS.

TABLE 11-C.1: CONC. PIER SCHEDULE

WIND SPEED (MPH)	FRAME WIDTH	
	10 TO 22	24 TO 30
90 TO 110	18"Ø X 42"	24"Ø X 30"
120 TO 130	18"Ø X 54"	24"Ø X 45"
140 TO 150	24"Ø X 45"	24"Ø X 54"

NOTE: MIN. DEPTH OF PIERS SHOULD BE BELOW FROST DEPTH SPECIFIED PER LOCAL CODE.

TABLE 11-C.2: CONCRETE PIER 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.

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 3:
CONCRETE PIERS

SHEET NO.: 11-C / 11

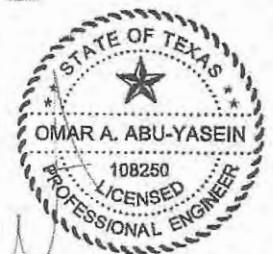
DRAWN BY: IZM DATE: 3/25/15

CHECKED BY: OAA DATE: 3/25/15

LEGAL INFORMATION

- ANY DUPLICATION OF THIS DRAWING IN WHOLE OR PART IS STRICTLY PROHIBITED. 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

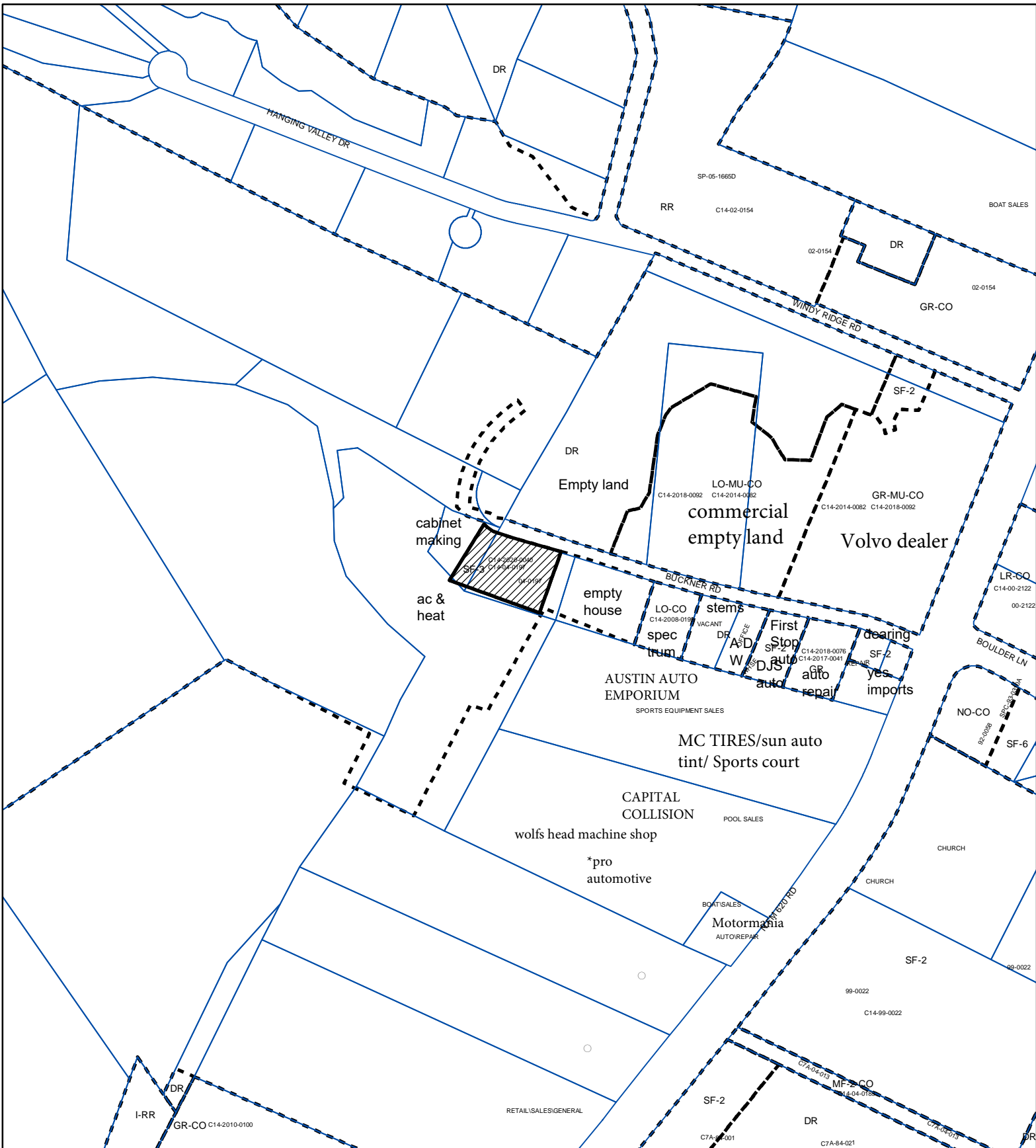
Voice message copy




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

CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to CSIRT@austintexas.gov.



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2020-0040

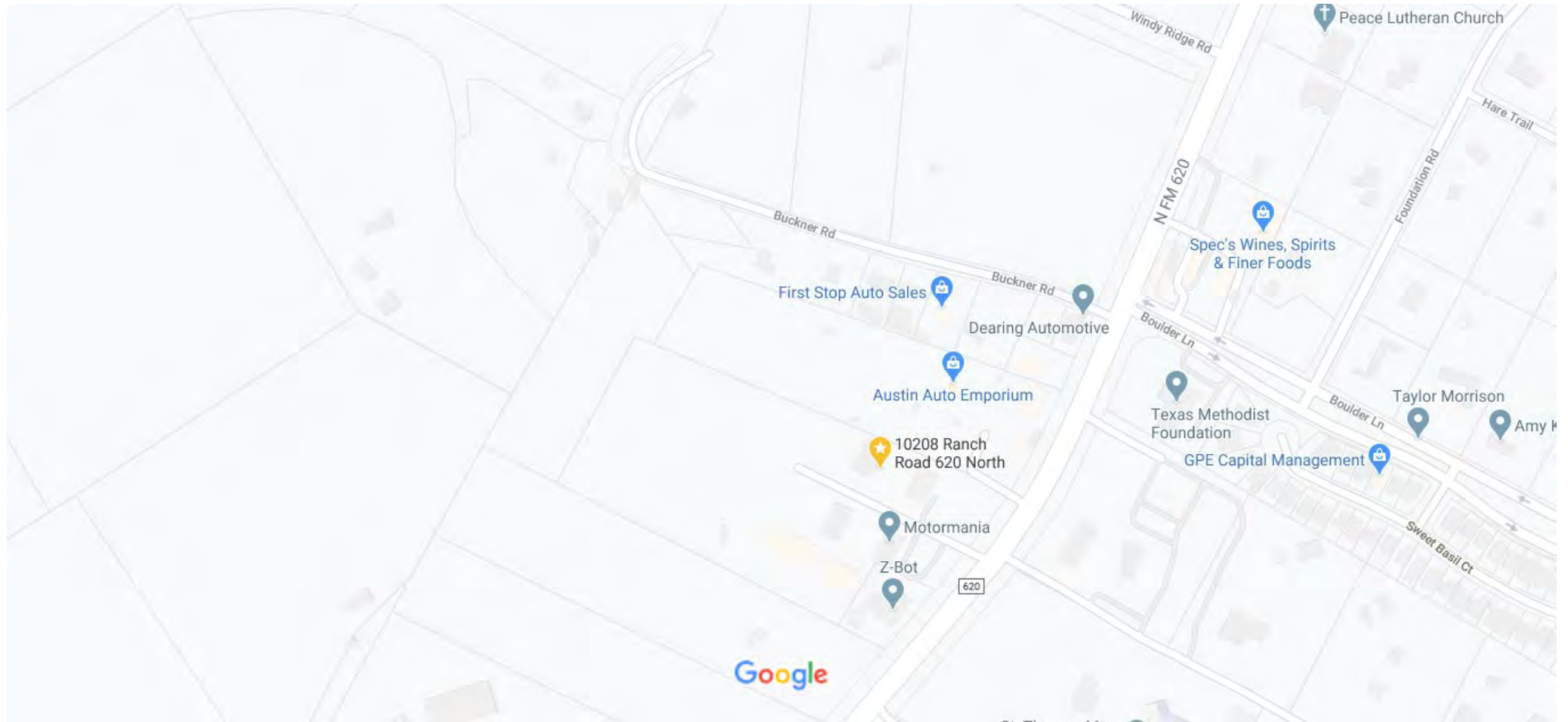
1" = 400'

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.



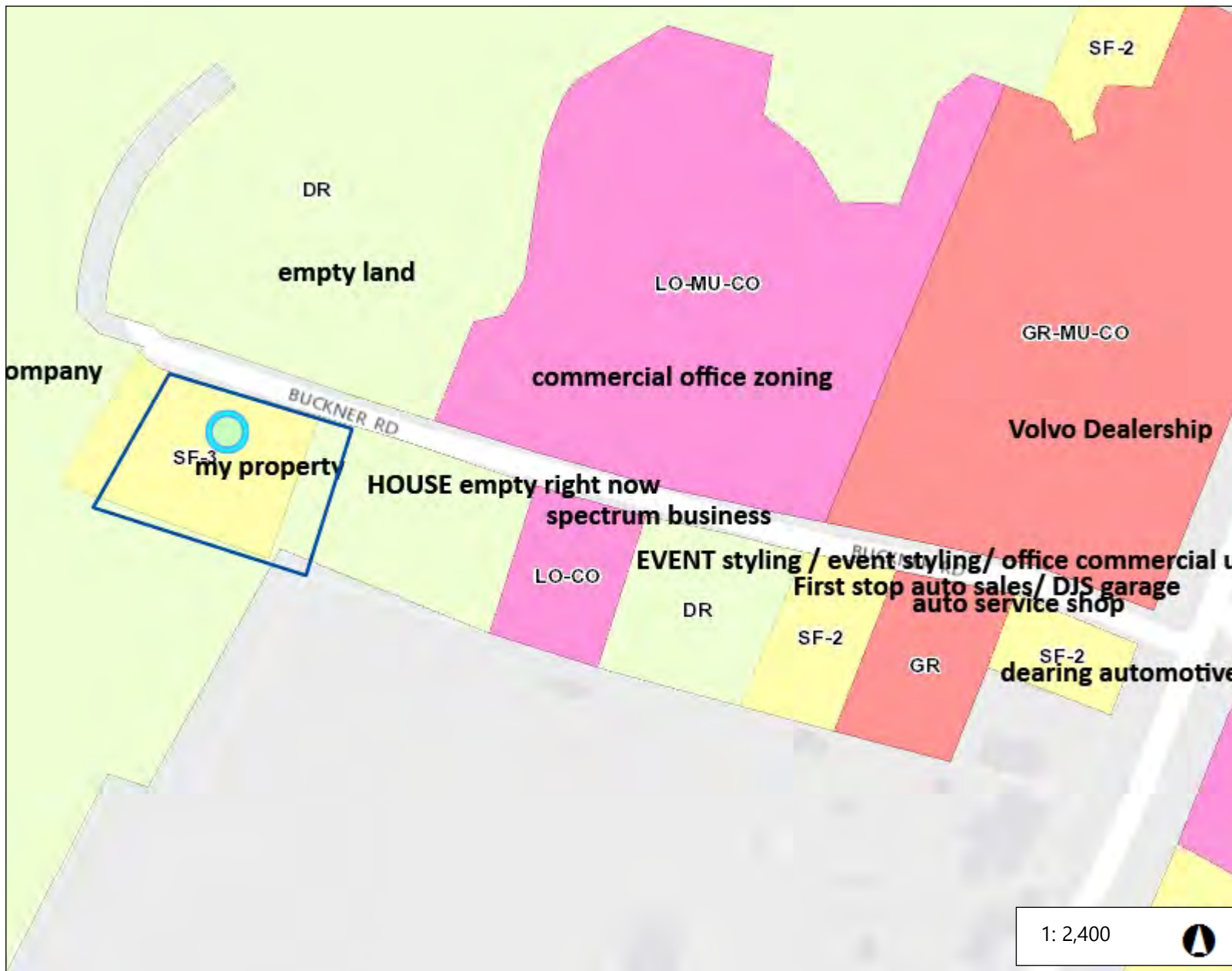
Created: 3/19/2020



Map data ©2020 Google 200 ft



Property Profile



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

Notes

0.1 0 0.04 0.1 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

Date Printed:

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1: 2,400





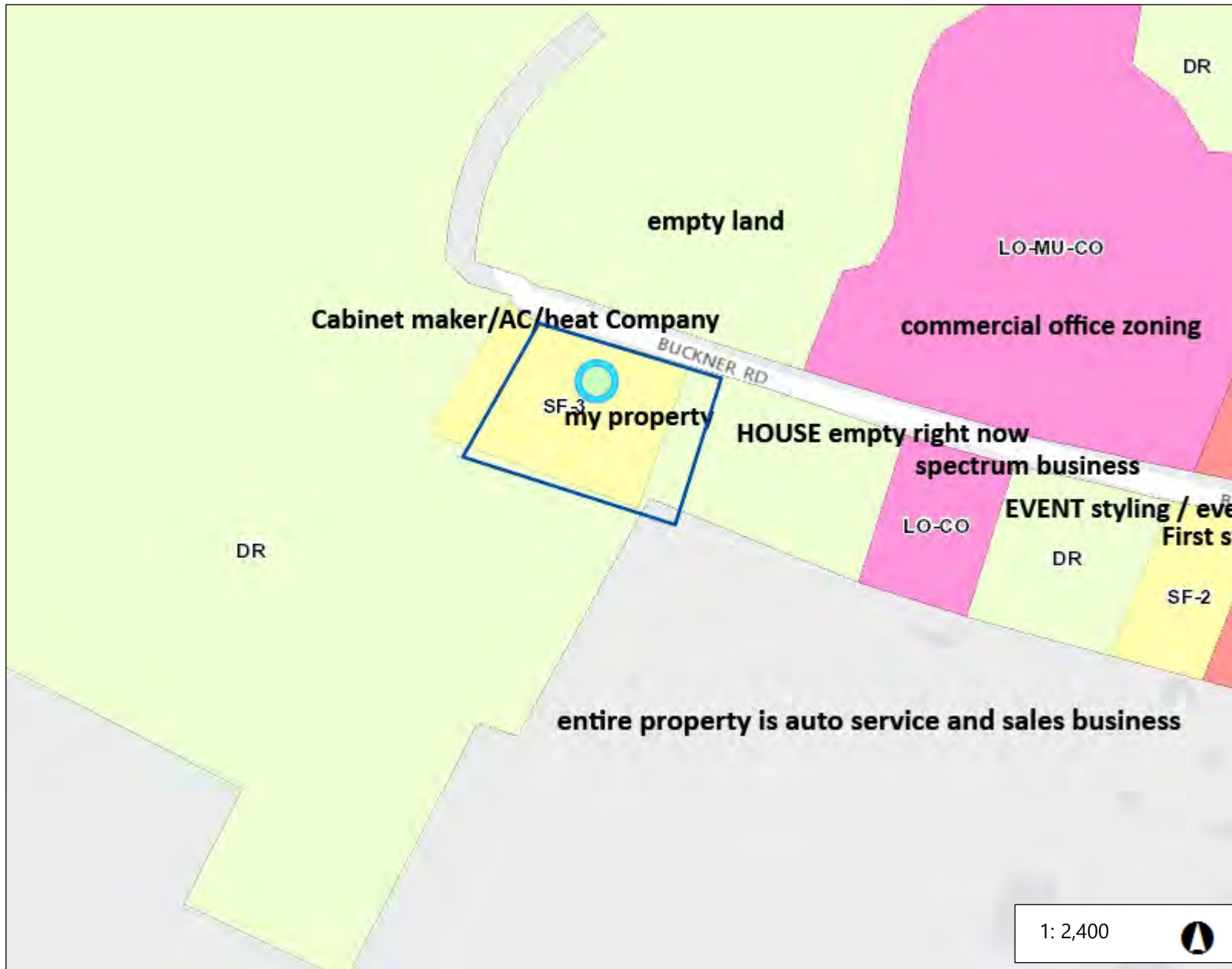
Property Profile

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; NBG; TND; TOD
- Planned Unit Development (PUD)
- Agriculture, Development Reserve
- Aviation, Public, Unzoned (AV; P; L
- Unclassified

☐ Zoning Text



1: 2,400



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



Austin, Texas

JASS



Image capture: Mar 2019 © 2020 Google

Google

Street View



Austin, Texas

JASS motormania



Image capture: Mar 2019 © 2020 Google

Google

Street View



Austin, Texas

MC tires and austin auto emporium



Image capture: Jan 2019 © 2020 Google

Google

Street View



10328 Ranch Rd 620

MC tires and tint shop and sports court

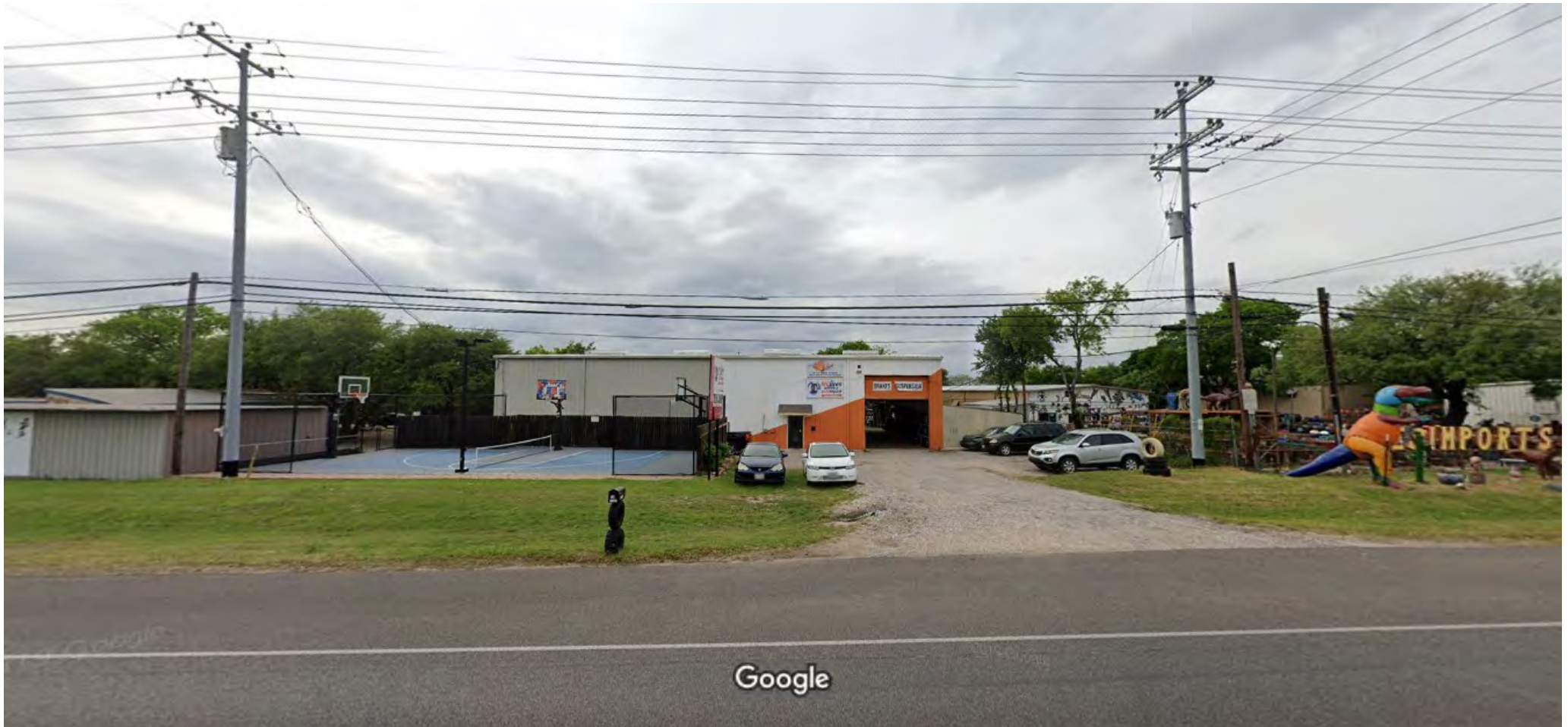


Image capture: Apr 2019 © 2020 Google

Austin, Texas

Google

Street View



10418 N FM 620

dearing automotive



Image capture: Apr 2019 © 2020 Google

Austin, Texas

Google

Street View



11801 Buckner Rd

volvo dealership



Image capture: Mar 2019 © 2020 Google

Austin, Texas

Google

Street View



11801 Buckner Rd

nikitos auto upholstery



Image capture: Mar 2019 © 2020 Google

Austin, Texas

Google

Street View



11809 Buckner Rd

auto shop sams



Image capture: Mar 2019 © 2020 Google

Austin, Texas

Google

Street View