

**APPEAL OF AN ADMINISTRATIVE EXTENSION ON TO A
SITE PLAN PERMIT**

CASE NUMBER: SP-2017-0143C(XT) **ZAP COMMISSION DATE:** August 1, 2023

PROJECT NAME: Marquis Ranch Self Storage - Austin

ADDRESS: 9718 Anderson Mill Rd

OWNER: Mathias Company, (Richard Mathias)
27001 Montana Creek Crossing
Marble Falls, TX 78654
Phone: 512-844-1644

APPELLANT: Cindy Barron
13602 Caldwell Dr
Austin, TX 78750
Phone: 512-567-3928

AGENT: Mathias Company, (Richard Mathias)
27001 Montana Creek Crossing
Marble Falls, TX 78654
Phone: 512-844-1644

CASE MANAGER: Gabriel Guerrero Jr. 512-978-4658
gabriel.guerrero@austintexas.gov

APPLICABLE WATERSHED ORDINANCE: Lake Creek

AREA: 7.875 acres

EXISTING ZONING: CS-MU-CO

PROPOSED USE: Convenience Storage

LEGAL DESCRIPTION: LOT 1, BLOCK A, ZFB SUBDIVISION

Description of Appeal:

An appeal to an administrative extension to a previously approved site plan.

Under 25-5-62(E) An interested party may appeal the director's decision under this section to the Land Use Commission. An interested party may appeal the Land Use Commission's decision on an appeal under this section to the council.

Proposed Development:

The applicant is proposing an extension to a previously approved site plan for nine 1-story convenience storages and other associated site improvements.

Staff's Determination of Extension:

- 25-5-62(C) allows the director to extend the expiration of a site plan if the site plan meets the following:

(C) The director may extend the expiration date of a released administrative site plan one time for a period of one year if the director determines that there is good cause for the requested extension; and

(1) the director determines that:

(a) the site plan substantially complies with the requirements that apply to a new application for site plan approval;

(b) the applicant filed the original application for site plan approval with the good faith expectation that the site plan would be constructed;

(c) the applicant constructed at least one structure shown on the original site plan that is suitable for permanent occupancy; or

(d) the applicant has constructed a significant portion of the infrastructure required for development of the original site plan; and

(2) the director determines that:

(a) if a traffic impact analysis was submitted with the application for site plan approval:

(i) the assumptions and conclusions of the traffic impact analysis are valid; or

(ii) if the assumptions and conclusions are not valid, the applicant has submitted an addendum to the traffic impact analysis that demonstrates that traffic impacts will be adequately mitigated; or

(b) if a traffic impact analysis was not submitted with the application for site plan approval, the applicant demonstrates that traffic impacts will be adequately mitigated.

The application for the extension request was submitted prior the Site Development Permit expiration date of May 31, 2022. The extension was filed on May 12, 2022 and approved by DSD Staff on June 8, 2023 based on item B listed above.

Appellant Issues (Cindy Barron):

The following list outlines the attached appellant letter included with this backup material:

1) Original site plan SP-2017-0143C permit expired 05/02/2021 but was extended to 03/31/2022 by mayoral executive extension Order #20211220-036 signed 12/20/2021. However, the COA website indicates an expiration date of 05/31/2022. It is not clear how that date was determined and changed. Per Section 25-5-62 of the Land Development Code, an applicant may request that the director extend a site plan by filing an extension request before the site plan expires. The application for the extension (SP-2017-0143C(XT)) was filed 5/12/2022 after the original site plan permit had expired.

(2) Original site plan claimed Vested Rights based on original subdivision plat from 1988. No Vested Rights Determination is shown on COA website for this site plan or for

this official site address. Was a Vested Rights Petition submitted as required by LDC 25-1-533? Development should comply with current code.

(3) Applicant/contractor began site disturbance and land clearing in January 2023 after the original site plan had expired as evidenced by Code Enforcement's action to issue a Red Tag. What were the terms and reasons to issue the Red Tag and were those terms satisfied and resolved?

(4) The Restrictive Covenants established to protect the highly sensitive CEF features on this site were ignored and violated. TCEQ approvals had expired and protocols for construction activity were not in place prior to site disturbance commencing in January 2023.

(5) Your letter indicates applicant has paid all required fees and met all fiscal requirements. Please explain.

Zoning and Platting Commission Action:

- The commission may grant the appeal or determine the extension is valid.
 - If the appeal is granted, the site plan application expires. The applicant may then submit a new application to continue the review process. Once all administrative requirements are met, a site plan permit will be issued.
 - If the appeal is denied, the site plan extension approval will stand. The XT will allow the applicant until 6/8/2024 to pull Building Permits and continue construction.

Land Use Summary:

This site is within the COA full purpose jurisdiction, the zoning for this site is MI-PDA. The site plan will comply with all ordinance requirements prior to approval and release.

PROJECT INFORMATION

Site Area	7.875 acres	343,035 square feet	
Jurisdiction	Full purpose		
Traffic Impact Analysis	N/A		
Capitol View Corridor	Not In View Corridor		
Proposed Access	Anderson Mill Rd		
<i>I-RR Standards</i>	Allowed/Required	Existing	Proposed
Floor-to-Area Ratio	1:1	0	.25:1
Building Coverage	75%	0	24.85%
Impervious Coverage	80%	0	41.56%
Height	120'	0	20'
Parking	NA	0	NA



City of Austin Development Services Department
6310 Wilhelmina Delco Dr. Austin, Texas 78752

SITE PLAN APPEAL

If you are an applicant and/or property owner or interested party, and you wish to appeal a decision on a site plan application, the following form must be completed and filed with the Director of Watershed Protection and Development Review Department, City of Austin, at the address shown above. The deadline to file an appeal is 14 days after the decision of the Land Use Commission (ZAP or PC), or 20 days after an administrative decision by the Director. If you need assistance, please contact the assigned City contact at (512) 978-4658.

CASE NO. SP-2017-0143C(XT) DATE APPEAL FILED 6/28/2023
 PROJECT NAME MARQUIS RANCH YOUR NAME CINDY BARRON
SELF STORAGE SIGNATURE Cindy Barron
 PROJECT ADDRESS 9718 ANDERSON YOUR ADDRESS 13602 CALDWELL DR,
MILL RD., AUSTIN, TX. AUSTIN, TX.
 APPLICANT'S NAME PERALES LAND DEV, YOUR PHONE NO. (512) 567-3928 ^{cell}
 CITY CONTACT GABRIEL GUERRERO (512) 258-2142 ^{HOME}

INTERESTED PARTY STATUS: Indicate how you qualify as an interested party who may file an appeal by the following criteria: (Check one)

- ☐ I am the record property owner of the subject property
- ☐ I am the applicant or agent representing the applicant
- ☐ I communicated my interest by speaking at the Land Use Commission public hearing on (date)

☒ I communicated my interest in writing to the Director or Land Use Commission prior to the decision (attach copy of dated correspondence). thru Felicia Foster (my daughter)

In addition to the above criteria, I qualify as an interested party by one of the following criteria: (Check one)

- ☐ I occupy as my primary residence a dwelling located within 500 feet of the subject site.
- ☐ I am the record owner of property within 500 feet of the subject site.
- ☒ I am an officer of a neighborhood or environmental organization whose declared boundaries are within 500 feet of the subject site.

DECISION TO BE APPEALED*: (Check one)

- ☐ Administrative Disapproval/Interpretation of a Site Plan
- ☐ Replacement site plan
- ☐ Land Use Commission Approval/Disapproval of a Site Plan
- ☒ Waiver or Extension
- ☐ Planned Unit Development (PUD) Revision
- ☐ Other: _____

Date of Decision: _____
 Date of Decision: _____
 Date of Decision: _____
 Date of Decision: _____
 Date of Decision: _____

*Administrative Approval/Disapproval of a Site Plan may only be appealed by the Applicant.

STATEMENT: Please provide a statement specifying the reason(s) you believe the decision under appeal does not comply with applicable requirements of the Land Development Code:

EXTENSION WAS SUBMITTED after original site plan
(SP-2017-0143C) had expired. Additional reasons
sent in attached e-mail.
 (Attach additional page if necessary.)

Applicable Code Section: 25-5-62

RE: 9710/9718 Anderson Mill Road

Felicia Foster CPBD AIA assoc <Felicia@barroncustomdesign.com>

Tue 3/28/2023 1:36 PM

To: Barton-Holmes, Christine <Christine.Barton-Holmes@austintexas.gov>; Mars, Keith
<Keith.Mars@austintexas.gov>

Cc: Goswami, Joydeep <Joydeep.Goswami@austintexas.gov>

Thanks for sending Christine! Yes, this site has quite a history and I know you know!!!

Can you please double check the dates because it looks like the Original Site Plan expired 5/2/2021 but was extended by mayoral executive orders to 03/01/2022. Extension was submitted 05/12/2022 after the original site plan expired ...so extension should have been denied by intake.

It appears their TCEQ permit (WPAP) expired July 1, 2019 for the original site plan. Letter is available thru WmsnCty public records Doc# 2017064422

They had applied for a correction to turn it to 24 condos but the fire department said that the change in scope would not be approved so they applied for a Revision (that did not require notification to the neighborhood). This went thru staff review and then sat...

Clearing began around mid January (pre ice storm) for removal of trees with no silt fencing, or tree protection for the trees to remain as identified on the original expired site plan. No protection in place for the sink hole. The neighborhood called 311 and complained that there was work being done without a permit- Austin code confirmed that the site plan was expired so they issued a stop work order Feb 8, 2023... It looks like it went back to Sean Blanchard(?) and activated the revision (not sure how) re-opening the project with a new case manager.

The houses that back up to the property have been in a boundary dispute with Bill Pohl for at least 15 years that I can remember so when the contractor cleared out the buffer all the houses are now pretty exposed to Anderson Mill road.

Felicia Foster, TIBD, CPBD, Assoc. AIA
Principal

512.637.4426 o
512.626.7078 c
361.416.0768 c

Mailing Address:
PO Box 1170
Port Aransas, TX 78373

The BCD Team is continuing to work remotely. That may mean a delay in certain services.

CITY OF AUSTIN
DEVELOPMENT SERVICES DEPARTMENT
Attn: Gabriel Guerrero, Jr.
Planner III, Land Use Review
Case Manager for SP-2017-0143C(XT)

June 28, 2023

NOTICE OF APPEAL

This letter is submitted as a Notice of Appeal for the decision made to approve the extension application for the Marquis Ranch Self Storage site plan SP-2017-0143C(XT).

APPELLANT: Cindy Barron
13602 Caldwell Drive
Austin, TX 78750
512/567-3928

APPLICANT: Perales Land Development, LLC
Jerome Perales

DECISION BEING APPEALED: Administrative approval for a one-year extension to a previously approved site plan (SP-2017-0143C) from 6/8/2023 to 6/8/2024.

DATE OF ADMINISTRATIVE DECISION: June 8, 2023

APPELLANT'S STATUS: Registered Interested Party and Acres West neighborhood community leader

REASONS FOR APPEAL: (1) Original site plan SP-2017-0143C permit expired 05/02/2021 but was extended to 03/31/2022 by mayoral executive extension Order #20211220-036 signed 12/20/2021. However, the COA website indicates an expiration date of 05/31/2022. It is not clear how that date was determined and changed. Per Section 25-5-62 of the Land Development Code, an applicant may request that the director extend a site plan by filing an extension request **before the site plan expires**. The application for the extension (SP-2017-0143C(XT)) was filed 5/12/2022 after the original site plan permit had expired.

(2) Original site plan claimed Vested Rights based on original subdivision plat from 1988. No Vested Rights Determination is shown on COA website for this site plan or for this official site address. Was a Vested Rights Petition submitted as required by LDC 25-1-533? Development should comply with current code.

(3) Applicant/contractor began site disturbance and land clearing in January 2023 after the original site plan had expired as evidenced by Code Enforcement's

action to issue a Red Tag. What were the terms and reasons to issue the Red Tag and were those terms satisfied and resolved?

(4) The Restrictive Covenants established to protect the highly sensitive CEF features on this site were ignored and violated. TCEQ approvals had expired and protocols for construction activity were not in place prior to site disturbance commencing in January 2023.

(5) Your letter indicates applicant has paid all required fees and met all fiscal requirements. Please explain.

These are just a few of my concerns that has triggered my request to appeal your decision to approve this extension. In addition, construction activity began again last week despite your directive that during the 20 day period allowed for appeal, no development authorized by this site plan may occur, nor may any construction occur until any pending appeal that may be filed is resolved. The 20 day period ends today, 6/28/2023.

If you have any questions or discover errors in the appeal reasons I have described, please contact me as soon as possible.

Cindy Barron
Acres West
13602 Caldwell Drive
Austin, TX 78750
H) 512-258-2142
M) 512-567-3928



PERALES LAND DEVELOPMENT LLC

Land Development and Environmental Consulting

February 25, 2021

Development Services Department

P.O. Box 1088

Austin, Texas 78704.

RE: Letter of Request for Extension – # SP-2017-0143C
Marquis Ranch Self Storage - Austin
9718 Anderson Mill Rd. Austin, Tx 78750

Dear Review Team:

I am writing to formally request an extension to the update deadline for our Marquis Ranch Self Storage - Austin Site Plan project, Case Number: SP-2017-0143C. We would like to extend the site plan as we are in a correction process to change our land use from a self-storage facility to condominium residential. We would truly appreciate your help in extending this project so that we can get it approved. Please let me know if you have any questions or need additional information to consider our request.

Sincerely,

Jerry Perales, PE
Chief Operating Officer
Perales Land Development LLC



March 10, 2023

Development Services Department
CITY OF AUSTIN
505 Barton Springs Road
Austin, TX 78704

RE: Comment Response
Project Name: Marquis Ranch Self Storage-Austin
Site Plan Extension
Case #: SP-2017-0143C(XT)

Dear Ms. Lucas:

As agent for the owners of the above referenced property, we are restating our request for a 1-year administrative site plan extension request in accordance with LDC 25-5-62 at the request of the site plan reviewer. This site plan was approved on 5/2/2018, and was scheduled to expire on 5/2/2021. The Mayor's COVID policy extended the expiration date to May 31, 2022. This extension application was filed on 5/12/2022, prior to its expiration date.

The previous owners of the property were unable to proceed with site construction during COVID19 and elected to sell the property. The current owners purchased the property on 8/31/2021, and filed a site plan extension to allow them the time to put together their development program and begin construction. As of this date, the extension is still pending and they have retained my firm to assist them with getting it approved by the 5/31/2023 deadline. The site plan substantially complies with the requirements that apply to a new application for site plan approval and the applicant filed the original application for site plan approval with the good faith expectation that the site plan would be constructed.

The owners wish to proceed with the site plan as previously approved and simply need the extension to keep it active so they can start construction. Equipment is on site at this time waiting for this extension to be approved so they can begin work.

Your favorable consideration of this request is greatly appreciated. Please feel free to contact me if you have any questions or need any additional information.

Sincerely,

Richard Mathias



Building a Better and Safer Austin Together

June 8, 2023

Richard Mathias
MATHIAS COMPANY
27001 Montana Creek Crossing
Marble Falls, Texas 78654
RE: SP-2017-0143C(XT)- Marquis Ranch Self Storage

Dear Mr. Mathias,

The City of Austin has approved your request for an administrative extension from June 8, 2023, to June 8, 2024 for the released site plan SP-2017-0143C(XT)- Marquis Ranch Self Storage. This one-year extension is granted in accordance with Section 25-5-62 of the Land Development Code, no further extensions are allowed by administrative action.

Any additional extension for this released site plan requires approval of the Planning Commission after a public hearing as specified in Section 25-5-63 of the Land Development Code. The request for an additional extension to be granted in accordance with Section 25-5-63 would have to be received prior to the new expiration date.

In addition, Sections 25-5-62(d) and 25-1-182 provides that the decision of the Director to extend the site plan may be appealed to the Planning Commission, provided an interested party files a completed notice of appeal no later than 20 days after an administrative decision. During this 20-day period, no development authorized by this site plan may occur, nor may any construction occur until any pending appeal that may be filed is resolved.

If you have any questions, please contact the Case Manager, Gabriel Guerrero Jr. at 512-978-4658.

Sincerely,
Gabriel Guerrero Jr.
Planner III, Land Use Review
Development Services Department



CITY OF AUSTIN
One Texas Center-505 Barton Springs Road
Site Plan Permit

Application Date: 04/25/2017

Site Plan Expiration Date: 05/02/2021

Permit No.: SP-2017-0143C

Project Name (or description): Marquis Ranch Self Storage

Address or Location Description: 9718 ANDERSON MILL RD

Watershed: Lake Creek

Owner of Property: ZFB, LTD

Address: 10800 Pecan Park Blvd, #125, Austin, TX 78750

Owner's Representative: Ron Thrower, Thrower Design, (512) 476-4456

Address: P.O BOX 41957 AUSTIN TX 78745

Legal Description:

PERMIT IS HEREBY ISSUED FOR:

The construction of nine 1-story convenience storage buildings with parking, drives, utilities, and drainage, for a total of 142,581 square feet of impervious cover (approximately 41.56%), as shown and described on the approved site plan.

The project is located within the Lake Creek watershed and is subject to all watershed protection regulations as set forth in Chapter 25 of the City of Austin Code of Ordinances. This project is located within the City's Full-Purpose jurisdiction.

CONDITIONS OF PERMIT

It is agreed that the proposed development shall be performed and completed in accordance with the plans and specifications approved by the City of Austin Standard Specifications and Code requirements, and State of Texas construction safety statutes. All development approved by this permit is subject to the inspection and control of the City of Austin.

It is the responsibility of the permit holder to identify all utilities in the work area and to notify each utility of the scope of work in the immediate area of the utilities.

ENGINEER'S CERTIFICATION: Inspection and a "Certification of Completion" by a Texas Licensed Engineer is required for the development approved by this permit. No Certificate of Occupancy may be approved until the Engineer's Certification is filed. The engineer is responsible for the adequacy of the plans submitted with this application.

SPECIAL CONDITIONS:

B. Turner
Signature of Applicant

For ZFB, Ltd.
Owner

5/3/18
Date

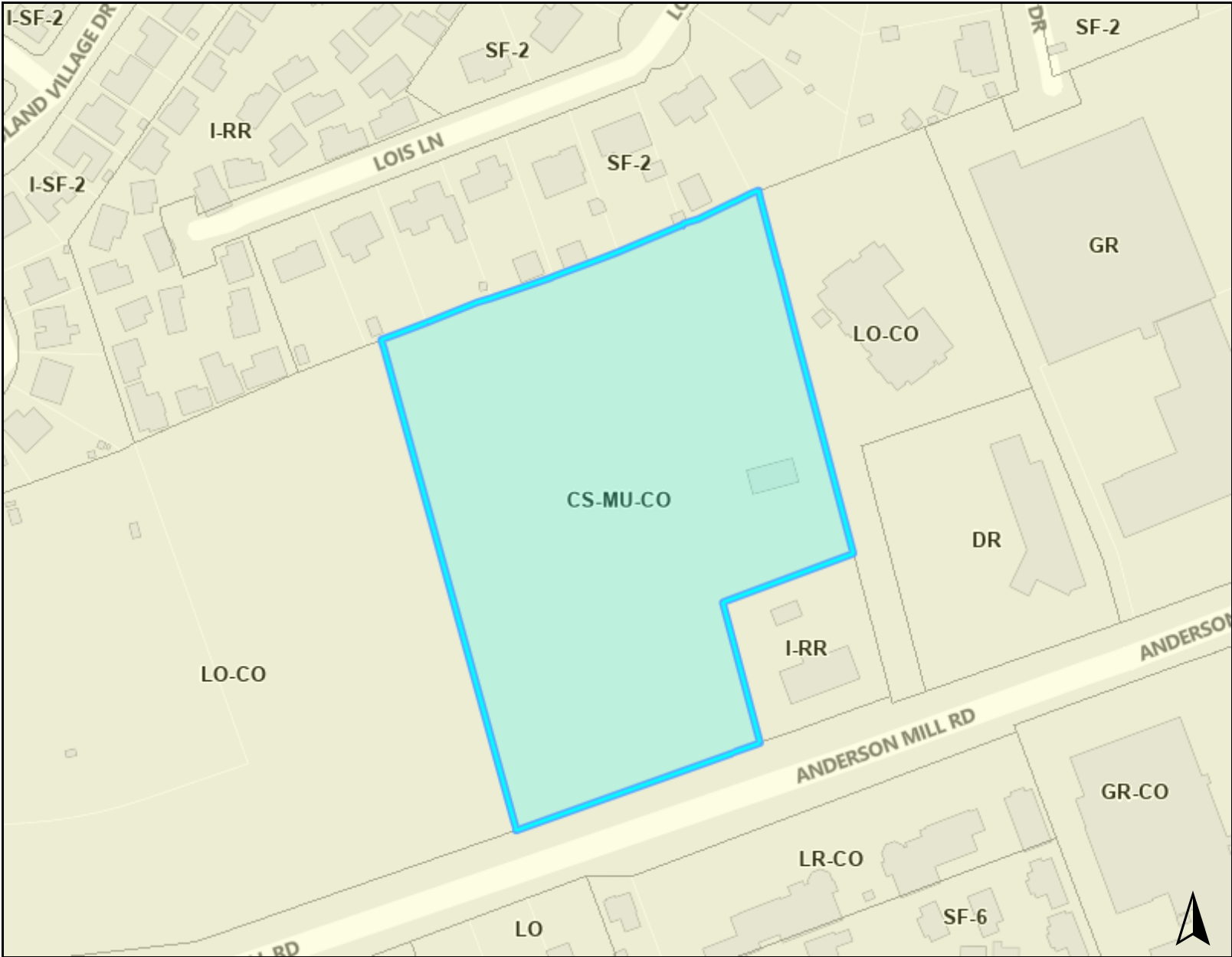
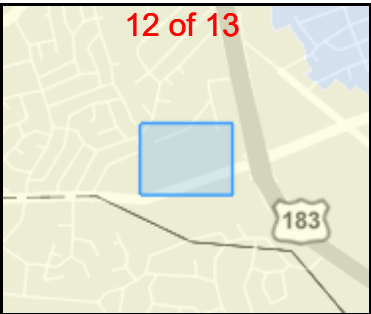
W. A. G. Ash
Permit Approved by City of Austin

5-2-18
Date



Property Profile

Staff Map



Legend

Property

Jurisdictions (No Fill)

 FULL PURPOSE

Jurisdictions Fill

Jurisdiction

 FULL PURPOSE

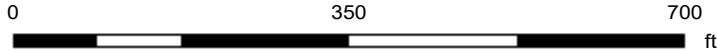
Zoning 1

Zoning Text



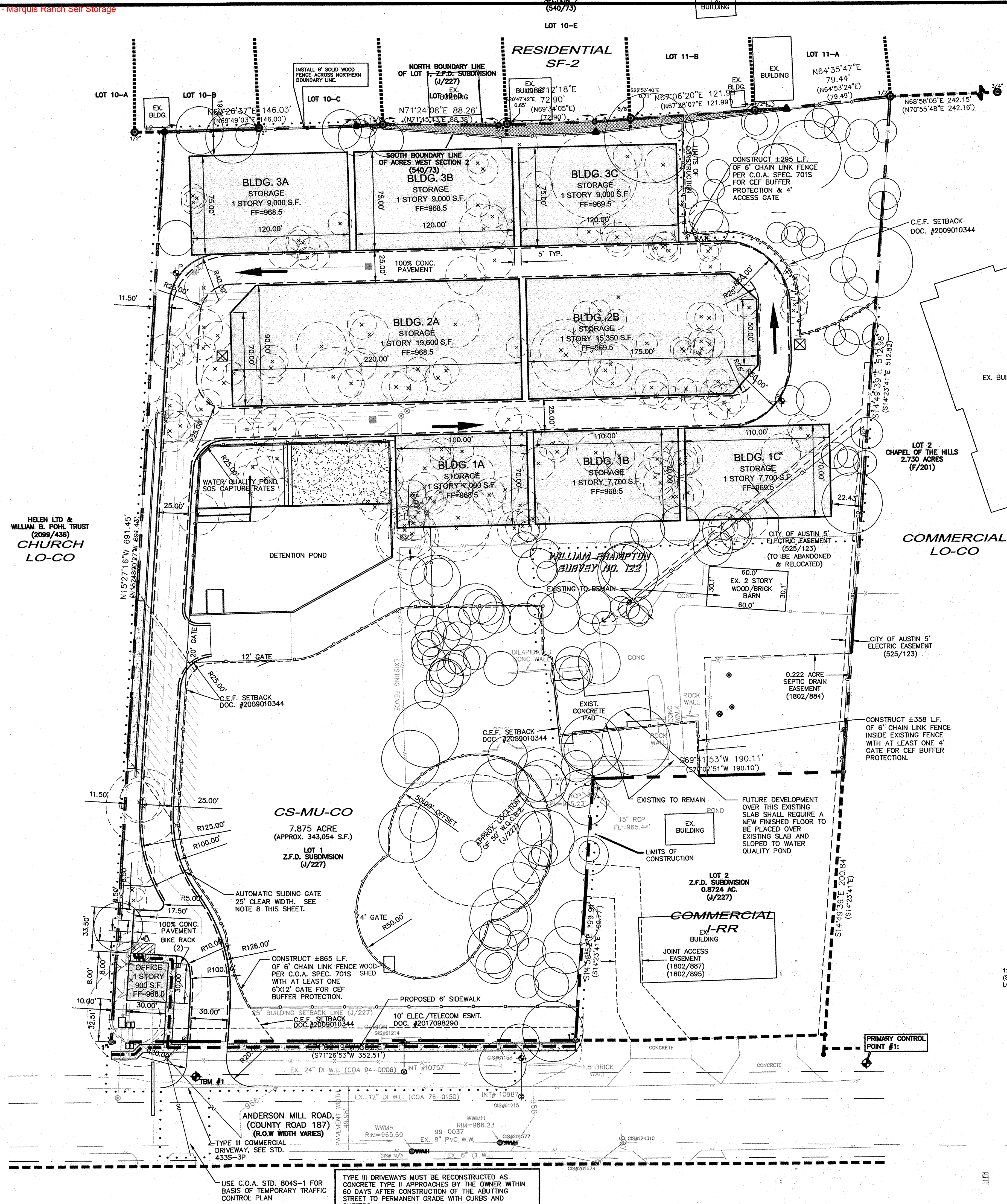
Notes

SP-2017-0143C(XT)



7/24/2023

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.



CONTRACTOR SHALL OBTAIN A PERMIT FROM THE COUNTY FOR WORK IN THE EXISTING COUNTY ROW. THIS INCLUDES A LIABILITY AGREEMENT, CONSTRUCTION COST ESTIMATE FOR WORK IN ROW INCLUDING PAVEMENT REPAIR, PERFORMANCE BOND, CONSTRUCTION PLAN, AND TRAFFIC CONTROL PLAN. INSPECTION FEE, AND PRE-CONSTRUCTION MEETING REQUIRED. PERMIT MUST BE APPROVED BY WILLIAMSON COUNTY COMMISSIONERS IF ROAD CLOSURE IS INVOLVED.

---	FIRELANE STRIPING
☒	DUMPSTER
■ ■ ■	ACCESSIBLE ROUTE
• • • • •	LIMITS OF CONSTRUCTION

SITE NOTES:

1. PARKING SPACE DIMENSIONS:
a. CAR STANDARDS AS OUTLINED IN TRANSPORTATION CRITERIA MANUAL
2. PARKING SURFACE TO BE ASPHALT. SEE CONSTRUCTION DETAILS.
3. FOR CONVEYANCE OF MATERIALS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF OR DAMAGE TO UTILITIES.
4. COORDINATE ALL CONSTRUCTION IN PRIVATE RIGHT-OF-WAY WITH OWNER'S REPRESENTATIVE.
5. ALL DEMOLISHED MATERIALS ARE TO BE MOVED TO AN OFF-SITE LOCATION BY DEMOLITION CONTRACTOR.
6. THERE SHALL BE NO OBSTRUCTIONS OR BUILDINGS WITHIN 50' OF THE LIMITS OF CONSTRUCTION OTHER THAN THOSE SHOWN.
7. ESTABLISH FIRE ZONES AS SHOWN ON SITE BY PAINTING GUTTER RED.
8. MARK THE WORDS "FIRE ZONE" IN WHITE LETTERS AT WHITE LOTS AT LEAST 3 INCHES HIGH AT 35' INTERVALS ALONG THE CURB OR PAVEMENT AS NOTED ON THE SITE PLAN.
9. ALL OPERATIONS OF GATED ACCESS FIRE ACCESS ROADS MUST BE PROVIDED WITH A KNOX KEY SWITCH. GATES ACROSS GATED FIRE ACCESS ROADS SHALL BE EQUIPPED WITH GATE OPERATORS COMPLYING WITH UL 325 AND ASTM F2200.
10. BY ANY MEANS OF THE MEANS OF THE GATE IN THE EVENT OF POWER LOSS IS REQUIRED.
11. UTILITIES ARE REQUIRED ON ALL STRUCTURES WHERE THE VERTICAL GRADE DIFFERENCE IS GREATER THAN 30 INCHES ACCORDING TO THE UNIFORM BUILDING CODE. REFER TO ARCHITECTURAL PLANS FOR GUARDRAIL DESIGN AND LAYOUT.
12. COMPLIANCE WITH THE COMMERCIAL AND MULTI-FAMILY RECYCLING ORDINANCE IS MANDATORY FOR MULTI-FAMILY COMPLEXES WITH 100 OR MORE UNITS AND BUSINESSES WITH 100 OR MORE EMPLOYEES [AUSTIN CITY CHARTER 15-5-91]
13. EACH COMPACT PARKING SPACE/ISLE WILL BE SIGNED "SMALL CAR ONLY."

1. WHEN MORE THAN ONE BUILDING OR FACILITY IS LOCATED ON A SITE, AT LEAST ONE ACCESSIBLE ROUTE MUST BE PROVIDED BETWEEN ACCESSIBLE ELEMENTS, FACILITIES, AND BUILDINGS.
2. ACCESSIBLE ROUTES MUST NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP.
3. ACCESSIBLE ROUTES MUST HAVE CROSS-SLOPE NO GREATER THAN 1:50.
4. GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM AND SURF RESISTANT.
5. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN.
6. DETECTABLE WARNINGS FOR CURB RAMPS SHALL FOLLOW TDR TECHNICAL REQUIREMENTS. DETECTABLE WARNING SURFACES SHALL CONSIST OF RAISED, TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 IN. x 1 IN. A HEIGHT OF NOMINAL 0.2 IN. AND A CENTER TO CENTER SPACING OF NOMINAL 1.5 IN. DETECTABLE WARNING SURFACES SHALL BE PLACED ON EITHER SIDE OF A RAMP ON DARK OR DARK ON LIGHT. THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTERLOCKING, DOWNSLOPE-RESISTANT MATERIAL.
7. ACCESSIBLE PARKING SPACES MUST BE LOCATED ON A SURFACE WITH SLOPE NOT EXCEEDING 1:50.
8. ACCESSIBLE PARKING SPACES MUST BE LOCATED ON THE SHORTEST POSSIBLE ACCESSIBLE ROUTE OF TRAVEL TO AN ACCESSIBLE BUILDING ENTRANCE. IN FACILITIES WITH MULTIPLE ACCESSIBLE BUILDING ENTRANCES, ACCESSIBLE PARKING SPACES MUST BE LOCATED NEAR THE CLOSEST AND MOST DISPERSED AND LOCATED NEAR THE ACCESSIBLE ENTRANCES.
9. ACCESSIBLE PARKING SPACES MUST BE IDENTIFIED BY A SIGN, CENTERED AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE "RESERVED" OR "ACCESSIBLE" IN LANGUAGE UNDERSTOOD BY THE GENERAL PUBLIC. SIGNS MUST BE LOCATED 60" MINIMUM ABOVE THE GROUND SO THAT THEY CANNOT BE OCCUPIED BY A VEHICLE PARKED IN THE SPACE. SEE SIGN DETAIL ON SHEET 100.
10. AT EVERY PRIMARY PUBLIC ENTRANCE AND AT EVERY MAJOR JUNCTION ALONG OR LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL, THERE MUST BE A SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. SIGNS MUST INDICATE THE DIRECTION TO ALL ACCESSIBLE BUILDING ENTRANCE.
11. THE CONTRACTOR SHALL VERIFY ALL GRADES CONCERNING ACCESSIBLE ROUTES OF TRAVEL AND BUILDING ENTRANCES.
12. THE CONTRACTOR SHALL CONTACT THE ENGINEER 48 HOURS PRIOR TO COMMENCEMENT OF PLACEMENT OF CURBS, RAMP AND SIDEWALKS IN ORDER TO VERIFY FORM PLACEMENT, SLOPES AND GRADES.

Figure 1. Schematic diagram of the experimental setup. The subject is seated in a chair and views the screen through a mirror. The screen displays the target (a red dot) and the starting position (a green dot). The subject's hand is positioned at the starting position. The distance between the starting position and the target is 10 cm. The subject is instructed to move the hand from the starting position to the target. The movement is recorded by a video camera. The data are analyzed using a computer program.

LINE TABLE			
No.	BEARING	LENGTH	RECORD
L1	N68°09'21"E	19.74'	(N68°58'20"E 19.74')
L2	S70°31'34"W	22.64'	(S67°52'00"W 25.71')
L3	N68°03'26"E	24.04'	(N70°13'46"E 23.92')

AUSTIN FIRE DEPARTMENT
OCT 27 2017
Don A. R...
APPROVED

NO DISTURBANCE, CONSTRUCTION OR DEVELOPMENT IS ALLOWED WITHIN THE CRITICAL ENVIRONMENTAL FEATURE SETBACKS OTHER THAN ALLOWED IN THE RESTRICTIVE COVENANT AGREEMENT RECORDED IN DOCUMENT NO. 2009010344. WILLIAMSON COUNTY DEED RECORDS.

FILE NUMBER: SP-2017-0143C APPLICATION DATE: 4/25/17

OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.

PROJECT EXPIRATION DATE (DD-MY-YYYY) _____

RELEASED FOR GENERAL COMPLIANCE: 3/5/18 ZONING: CC-MB-CC

Rev. 3	Correction 3
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REQUIRED BUILDING PERMITS AND/OR A NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE