

H01/1



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

## NOTIFICATIONS

CASE#: C15-2018-0043

LOCATION: 3906 MANCHACA ROAD



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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

1" = 333'



## CITY OF AUSTIN

### Development Services Department

One Texas Center | Phone: 512.978.4000  
505 Barton Springs Road, Austin, Texas 78704

# H01/2

## Board of Adjustment General/Parking Variance Application

**WARNING: Filing of this appeal stops all affected construction activity.**

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. ***If more space is required, please complete Section 6 as needed.*** All information is required (if applicable).

### For Office Use Only

Case # \_\_\_\_\_ ROW # \_\_\_\_\_ Tax # \_\_\_\_\_

### Section 1: Applicant Statement

Street Address: 3906 Manchaca Road

Subdivision Legal Description:

ABS 676 SUR 19 RIDDLE C H ACR 0.3200

Lot(s): \_\_\_\_\_ Block(s): \_\_\_\_\_

Outlot: \_\_\_\_\_ Division: \_\_\_\_\_

Zoning District: \_\_\_\_\_

I/We Alicia Browner on behalf of myself/ourselves as  
authorized agent for RTAB Holdings, LLC affirm that on  
Month Select , Day Select , Year Select , hereby apply for a hearing before the  
Board of Adjustment for consideration to (select appropriate option below):

☐ Erect ☐ Attach ☐ Complete ☐ Remodel ☒ Maintain ☐ Other: \_\_\_\_\_

Type of Structure: Fabric and steel cantilevered awning to cover parking

Portion of the City of Austin Land Development Code applicant is seeking a variance from.

Steel post supports of the parking awning are within the setback

---

---

---

---

## Section 2: Variance Findings

The Board must determine the existence of, sufficiency of, and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional supporting documents.

**NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.**

I contend that my entitlement to the requested variance is based on the following findings:

### Reasonable Use

The zoning regulations applicable to the property do not allow for a reasonable use because:

Setback is larger than the beginning of the parking area, so awning supports had to be in the setback.

---

---

---

---

---

### Hardship

a) The hardship for which the variance is requested is unique to the property in that:

A series of small trees at the back of the property provide shade and privacy to us and our neighbors to the back. Copious numbers of birds inhabit the trees for Ligustrum berries; and were damaging the finish on employee's parked cars and bikes. Employees were imposing on neighborhood street parking to avoid the birds. Large pecan root zone to the side of the parking precludes an awning pylon outside the setback.

b) The hardship is not general to the area in which the property is located because:

Most properties do not have parking next to a large number of Ligustrum trees. In fact, though our back yard has this, our front yard does not have this issue.

---

---

---

---

## Area Character

The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

Awning is very attractive; made of green fabric that blends into the trees and provides a low visual impact. Awning allows us to keep the greenery buffer provided by the trees; thus it creates privacy, especially to the neighbor to the back.

---

---

---

## Parking (additional criteria for parking variances only)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed in the City of Austin Land Development Code Chapter 25-6, Appendix A with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specific regulation because:

---

---

---

---

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

---

---

---

---

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

---

---

---

---

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

---

---

---

---

**Section 3: Applicant Certificate**

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Applicant Signature: Alicia Browner Digitally signed by Alicia Browner  
DN: cn=Alicia Browner, o=ou  
email=abrowner@preludedynamics.com, c=US  
Date: 2018.08.13 23:23:33 -0800 Date: 8/14/2018

Applicant Name (typed or printed): Alicia Browner and Richard Tiekem

Applicant Mailing Address: 3906 Manchaca Rd

City: Austin State: TX Zip: 78704

Phone (will be public information): 512-476-5100

Email (optional – will be public information): \_\_\_\_\_

**Section 4: Owner Certificate**

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Owner Signature: RTAB Holdings, Inc Date: 8/14/2018

Owner Name (typed or printed): Alicia Browner

Owner Mailing Address: 3906 Manchaca Rd

City: Austin State: TX Zip: 78704

Phone (will be public information): 512-476-5100

Email (optional – will be public information): \_\_\_\_\_

**Section 5: Agent Information**

Agent Name: \_\_\_\_\_

Agent Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone (will be public information): \_\_\_\_\_

Email (optional – will be public information): \_\_\_\_\_

**Section 6: Additional Space (if applicable)**

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

---

---

---

---

**Section 3: Applicant Certificate**

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Applicant Signature: \_\_\_\_\_ Date: 8/14/2018

Applicant Name (typed or printed): Alicia Browner and Richard Tieken

Applicant Mailing Address: 3906 Manchaca Rd

City: Austin State: TX Zip: 78704

Phone (will be public information): 512-476-5100

Email (optional – will be public information): \_\_\_\_\_

**Section 4: Owner Certificate**

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Owner Signature: \_\_\_\_\_ Date: 8/14/2018

Owner Name (typed or printed): Alicia Browner

Owner Mailing Address: 3906 Manchaca Rd

City: Austin State: TX Zip: 78704

Phone (will be public information): 512-476-5100

Email (optional – will be public information): \_\_\_\_\_

**Section 5: Agent Information**

Agent Name: \_\_\_\_\_

Agent Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone (will be public information): \_\_\_\_\_

Email (optional – will be public information): \_\_\_\_\_

**Section 6: Additional Space (if applicable)**

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

---

---

---

---



[illegible][illegible]

1. **Inventory identification:** Item type, lot #, and quantity.
2. **Inventory description:** Item name, item number, and item location.
3. **Inventory location:** Item location and item condition.
4. **Inventory condition:** Item condition and item location.
5. **Inventory status:** Item status and item location.
6. **Inventory history:** Item history and item location.
7. **Inventory tracking:** Item tracking and item location.
8. **Inventory reporting:** Item reporting and item location.
9. **Inventory management:** Item management and item location.
10. **Inventory control:** Item control and item location.
11. **Inventory security:** Item security and item location.
12. **Inventory safety:** Item safety and item location.
13. **Inventory quality:** Item quality and item location.
14. **Inventory value:** Item value and item location.
15. **Inventory cost:** Item cost and item location.
16. **Inventory revenue:** Item revenue and item location.
17. **Inventory profit:** Item profit and item location.
18. **Inventory loss:** Item loss and item location.
19. **Inventory waste:** Item waste and item location.
20. **Inventory scrap:** Item scrap and item location.
21. **Inventory return:** Item return and item location.
22. **Inventory disposal:** Item disposal and item location.
23. **Inventory recycling:** Item recycling and item location.
24. **Inventory reuse:** Item reuse and item location.
25. **Inventory repair:** Item repair and item location.
26. **Inventory maintenance:** Item maintenance and item location.
27. **Inventory inspection:** Item inspection and item location.
28. **Inventory testing:** Item testing and item location.
29. **Inventory calibration:** Item calibration and item location.
30. **Inventory verification:** Item verification and item location.
31. **Inventory validation:** Item validation and item location.
32. **Inventory confirmation:** Item confirmation and item location.
33. **Inventory authorization:** Item authorization and item location.
34. **Inventory approval:** Item approval and item location.
35. **Inventory rejection:** Item rejection and item location.
36. **Inventory acceptance:** Item acceptance and item location.
37. **Inventory completion:** Item completion and item location.
38. **Inventory closure:** Item closure and item location.
39. **Inventory termination:** Item termination and item location.
40. **Inventory cancellation:** Item cancellation and item location.
41. **Inventory deletion:** Item deletion and item location.
42. **Inventory archiving:** Item archiving and item location.
43. **Inventory backup:** Item backup and item location.
44. **Inventory restore:** Item restore and item location.
45. **Inventory update:** Item update and item location.
46. **Inventory delete:** Item delete and item location.
47. **Inventory insert:** Item insert and item location.
48. **Inventory modify:** Item modify and item location.
49. **Inventory delete:** Item delete and item location.
50. **Inventory insert:** Item insert and item location.
51. **Inventory modify:** Item modify and item location.
52. **Inventory delete:** Item delete and item location.
53. **Inventory insert:** Item insert and item location.
54. **Inventory modify:** Item modify and item location.
55. **Inventory delete:** Item delete and item location.
56. **Inventory insert:** Item insert and item location.
57. **Inventory modify:** Item modify and item location.
58. **Inventory delete:** Item delete and item location.
59. **Inventory insert:** Item insert and item location.
60. **Inventory modify:** Item modify and item location.
61. **Inventory delete:** Item delete and item location.
62. **Inventory insert:** Item insert and item location.
63. **Inventory modify:** Item modify and item location.
64. **Inventory delete:** Item delete and item location.
65. **Inventory insert:** Item insert and item location.
66. **Inventory modify:** Item modify and item location.
67. **Inventory delete:** Item delete and item location.
68. **Inventory insert:** Item insert and item location.
69. **Inventory modify:** Item modify and item location.
70. **Inventory delete:** Item delete and item location.
71. **Inventory insert:** Item insert and item location.
72. **Inventory modify:** Item modify and item location.
73. **Inventory delete:** Item delete and item location.
74. **Inventory insert:** Item insert and item location.
75. **Inventory modify:** Item modify and item location.
76. **Inventory delete:** Item delete and item location.
77. **Inventory insert:** Item insert and item location.
78. **Inventory modify:** Item modify and item location.
79. **Inventory delete:** Item delete and item location.
80. **Inventory insert:** Item insert and item location.
81. **Inventory modify:** Item modify and item location.
82. **Inventory delete:** Item delete and item location.
83. **Inventory insert:** Item insert and item location.
84. **Inventory modify:** Item modify and item location.
85. **Inventory delete:** Item delete and item location.
86. **Inventory insert:** Item insert and item location.
87. **Inventory modify:** Item modify and item location.
88. **Inventory delete:** Item delete and item location.
89. **Inventory insert:** Item insert and item location.
90. **Inventory modify:** Item modify and item location.
91. **Inventory delete:** Item delete and item location.
92. **Inventory insert:** Item insert and item location.
93. **Inventory modify:** Item modify and item location.
94. **Inventory delete:** Item delete and item location.
95. **Inventory insert:** Item insert and item location.
96. **Inventory modify:** Item modify and item location.
97. **Inventory delete:** Item delete and item location.
98. **Inventory insert:** Item insert and item location.
99. **Inventory modify:** Item modify and item location.
100. **Inventory delete:** Item delete and item location.

[illegible][illegible][illegible]

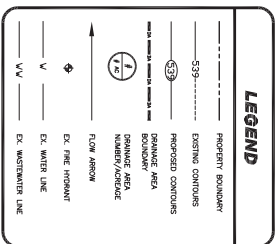
Table 2: Hydromulching for Permanent Vegetative Stabilization			
Material	Description	Longevity	Typical Applications
Biodegradable Mulch	Organic, 80% Organic	1-2 Years	Soil Erosion Control
Geotextile Fabric	Non-biodegradable	5-10 Years	Vegetation Establishment
Geogrid	Reinforcing Fibers	10+ Years	Slope Stabilization

[illegible]

**LEGAL DESCRIPTION:** 0.329 OF AN ACRE, MORE OR LESS, OF LAND AREA IN THE G.H. RIDDLE SURVEY, IN TRAVIS COUNTY, TEXAS, BEING PART OF LAND DONATED TO THE STATE OF TEXAS BY JOHN A. RIDDLE, DECEASED, AND BEING MORE PARTICULARLY DESCRIBED AND SHOWN ON A PLAT OF SURVEY BY JAMES M. SHELLEY, DATED MAY 20, 1909, FOLD A-116, AS RECORDED IN DOCUMENT NO. 2009096864, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

**ENGINEER:**  
MICHAEL A. RIVERA, P.E.  
RIVERA ENGINEERING  
P.O. BOX 90485  
AUSTIN, TEXAS 78709-0485  
(512) 899-3310 PHONE

1. CONTOUR INFORMATION FROM CITY OF AUSTIN  
REVIEW TOPOGRAPHIC DATA.
2. ALL IMPROVEMENTS (INCLUDING LANDSCAPING) MUST BE  
INSTALLED TO INSURE PROPER DRAINAGE TO EXISTING  
DRAINAGE CANALS AND AREAS CONTAINING NO DRAINAGE  
THREATS IS PROPOSED.
3. ALL IMPROVEMENTS (INCLUDING LANDSCAPING) MUST BE  
INSTALLED TO INSURE PROPER DRAINAGE TO EXISTING  
DRAINAGE CANALS AND AREAS CONTAINING NO DRAINAGE  
THREATS IS PROPOSED.

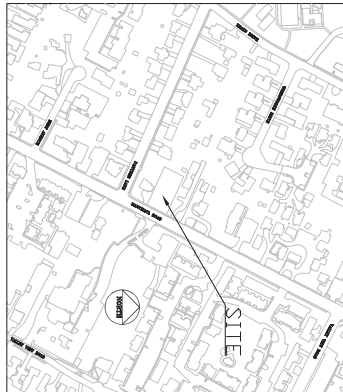


PROJECT NAME:	—	DESIGNED BY:	STAFF
FILE NAME:	—	DRAWN BY:	STAFF
DATE:	APRIL 2018	CHECKED BY:	STAFF
SCALE:	AS NOTED	REVISED BY:	MAR



**RIVERA ENGINEERING**  
 TX PE Firm Registration Number F-11492  
 P. O. Box 99485 Austin, Texas 78709-0485  
 Telephone 512.899.3310

LOCATION MAP  
N.T.S.  
MAPSCO PAGE 674J - CITY GRID MG14  
SUBMITTAL DATE: JANUARY 6, 2016



IMPERVIOUS COVERAGE CALCULATIONS	
TOTAL LOT	= 142,619.3 SQ. FT. = 0.327 ACRES
EXISTING BUILDING	= 2,163.3 SQ. FT. = 0.050 ACRES
PAVING DRIVEWAY AND CONCRETE	= 5,617.0 SQ. FT. = 0.13 ACRES
LANDSCAPE SAVING AREA	= 175.5 SQ. FT. = 0.004 ACRES
TOTAL IC	= 8,755.8 SQ. FT. = 0.194 ACRES
% I.C.	= 57.5%

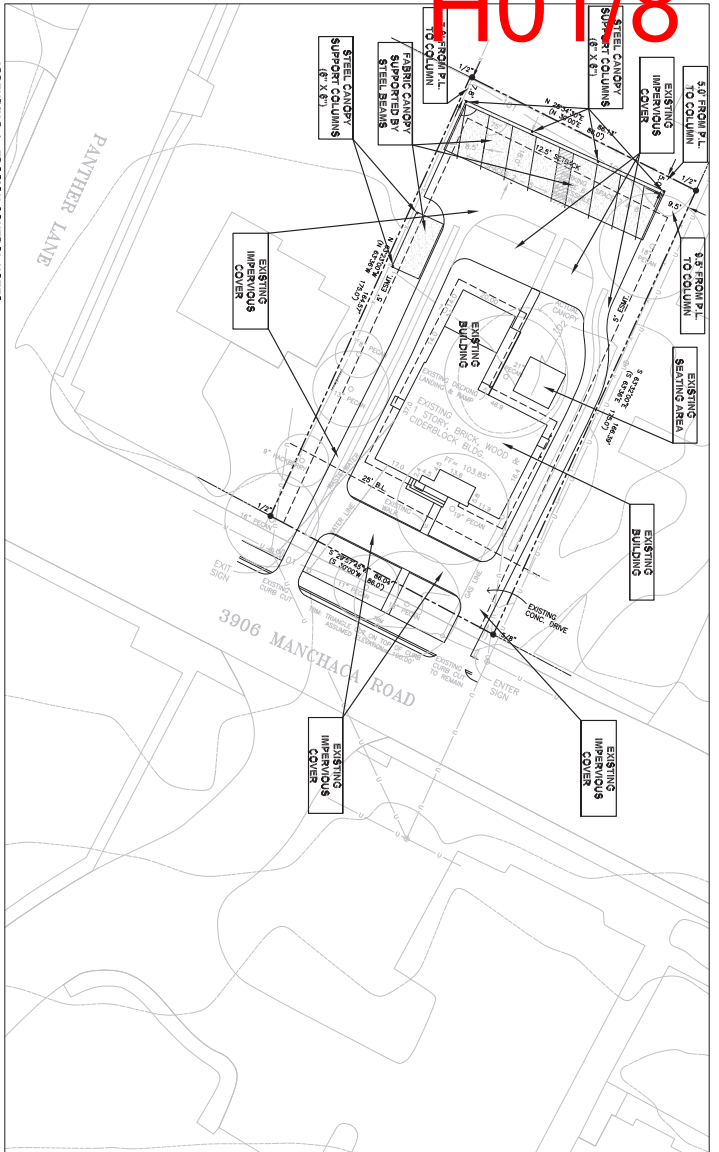
**PRELUDE DYNAMICS, LLC.**  
3906 MANCHACA ROAD  
AUSTIN, TEXAS 78704

---

**TE DEVELOPMENT EXEMPTION  
PLAN**

[illegible]

H01/8



APPENDIX B-1 - EROSION CONTROL NOTES

- The contractor shall install erosion control measures in accordance with the following: 1. Erosion control measures shall be installed on all exposed soil surfaces within 14 days of construction. 2. Erosion control measures shall be maintained throughout the construction period. 3. Erosion control measures shall be removed only after the area has been stabilized and approved by the City of Austin. 4. Erosion control measures shall be installed on all exposed soil surfaces within 14 days of construction. 5. Erosion control measures shall be maintained throughout the construction period. 6. Erosion control measures shall be removed only after the area has been stabilized and approved by the City of Austin.

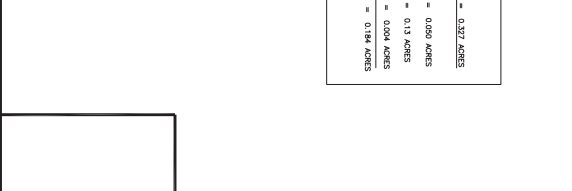
PERMANENT VEGETATION STABILIZATION

- The contractor shall install permanent vegetation stabilization measures in accordance with the following: 1. Permanent vegetation stabilization measures shall be installed on all exposed soil surfaces within 14 days of construction. 2. Permanent vegetation stabilization measures shall be maintained throughout the construction period. 3. Permanent vegetation stabilization measures shall be removed only after the area has been stabilized and approved by the City of Austin.

LEGAL DESCRIPTION

0.250 OF AN ACRES MORE OR LESS OF LAND AREA...  
LEGAL DESCRIPTION:  
0.250 OF AN ACRES MORE OR LESS OF LAND AREA...  
LEGAL DESCRIPTION:  
0.250 OF AN ACRES MORE OR LESS OF LAND AREA...

LOCATION MAP



LEGEND

- PROPERTY BOUNDARY
- EXISTING CONDITIONS
- PROPOSED CONDITIONS
- DRAINAGE AREA
- DRAINAGE AREA NUMBER/ACREAGE
- EX. FIRE HYDRANT
- EX. WATER LINE
- EX. WATERMETER LINE

PROJECT NAME

PROJECT NAME: PRELUDE DYNAMICS, LLC.  
DESIGNED BY: STAFF  
DRAWN BY: STAFF  
CHECKED BY: STAFF  
REVIEWED BY: STAFF  
DATE: APRIL 2018  
SCALE: AS NOTED



## INTRODUCTION

- Owner: Alicia Browner, Ph.D. (RTAB Holdings, LLC)
- Property type: **Owner occupied, small business**
  - **Zoned: LO-MU – Used as LO ----- 2,300 sf**
- Address: 3906 Manchaca Rd., Austin, TX 78704
- Purpose: Seek a variance for a parking lot awning setback

# OUR MISSION STATEMENT

## Prelude Dynamics

### Mission:

Speed the development of cures for human and animal health with clinical trial software that is efficient, powerful, customizable and affordable.

- Locally and privately owned by 30-yr residents of Austin.
- In business since 2004.
- 18 Austin employees in high-tech jobs.
- Bus. Model: "SaaS" software run in a big data center, computers serving FDA clinical trials.
- Not open to the public. No in/out traffic. No shipping. No nights or weekends.



# SOFTWARE TO COLLECT DATA FOR CLINICAL TRIALS

H01/11



## Human Studies

- All Phases of Clinical Trials
- Registries

## Companion Animal Studies

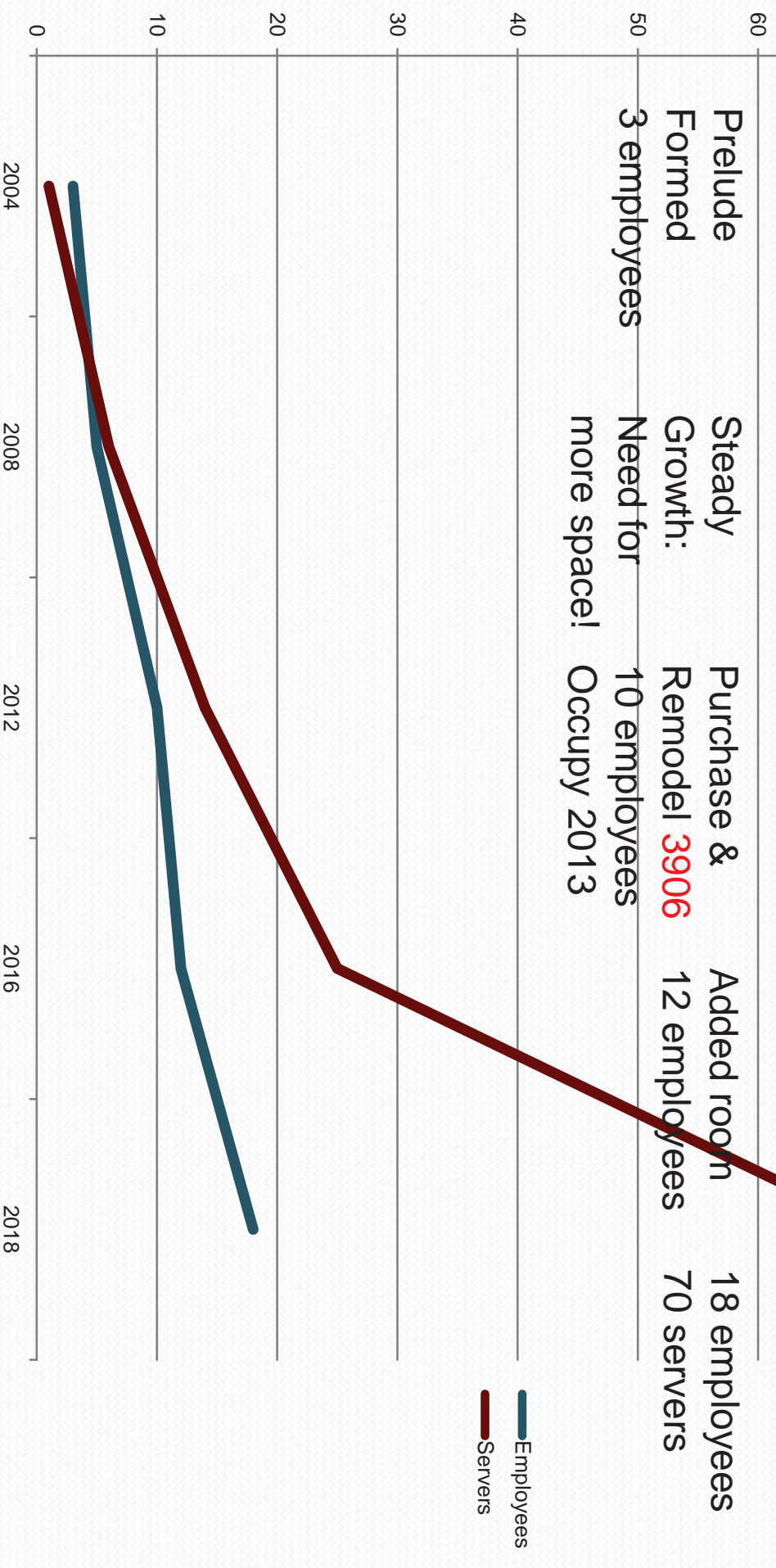
- POC Studies
- Field Studies
- Registries

## Production Animal Studies

- Animal-based
- Pen-based

H01/12

# BUSINESS TIMELINE





## PROPERTY HISTORY: GOAL

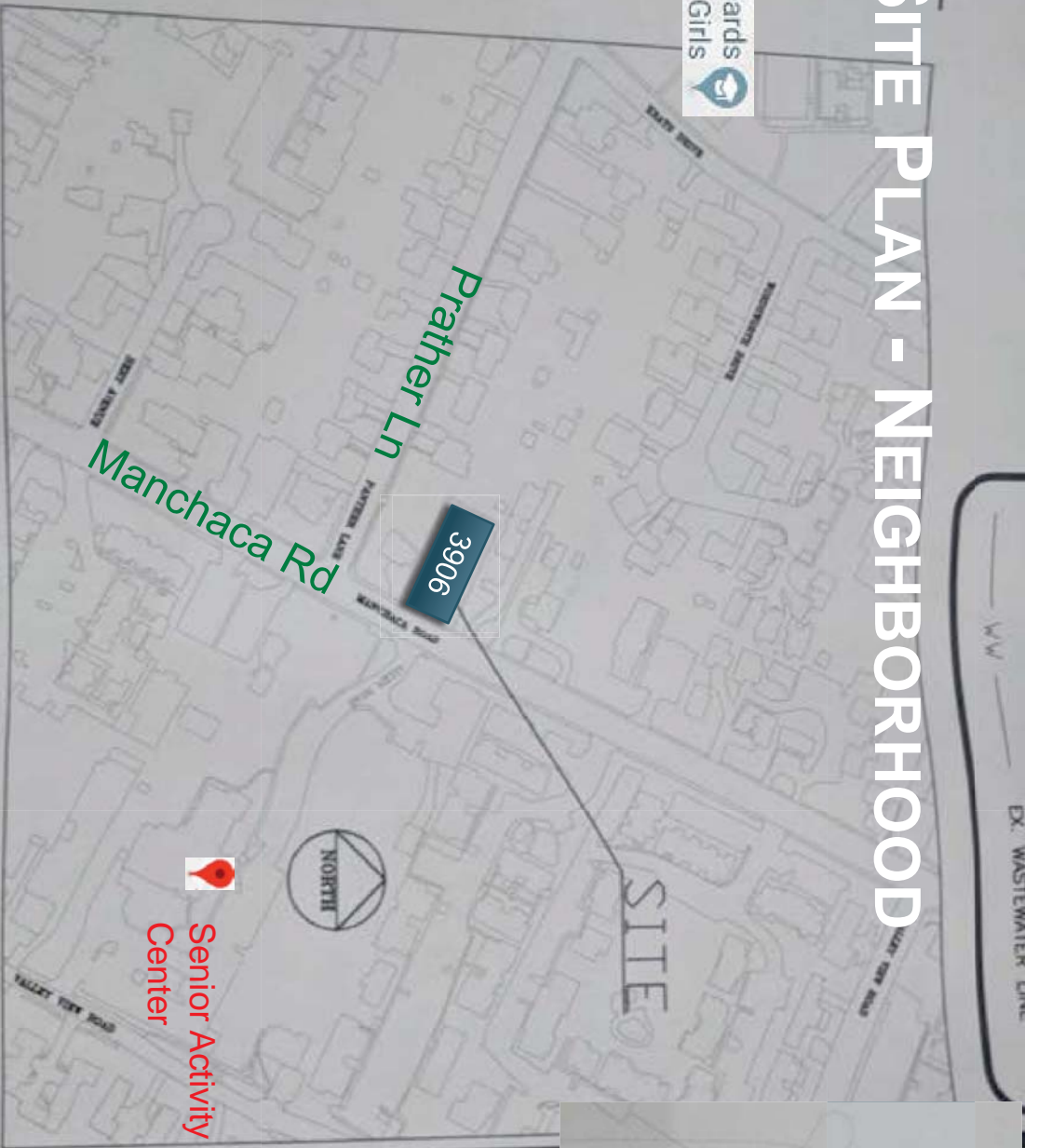
- Create a property that would be aesthetically pleasing to all and an asset to the neighborhood
- We understand the importance of keeping the neighborhood nice and protecting neighbors
  - Richard: served many years on a MUD board
  - Alicia: served many years on HOA Board and Architectural Committee



# SITE PLAN - NEIGHBORHOOD

Ann Richards  
School For Girls

AND AREA  
COUNTY,  
CONVEYED  
JANETTE M.  
S, LLC.  
64,  
NTY, TEXAS.



LOCATION MAP  
N.T.S.  
MAPSCO PAGE 674J - CITY GRID MG14  
SUBMITTAL DATE: JANUARY 6, 2016

Senior Activity  
Center

DE DYNAMICS, LLC.

MANCHACA ROAD  
AUSTIN, TEXAS 78704

DEVELOPMENT EXEMPTION  
PLAN

## LEGAL DESCRIPTION:

0.329 OF AN ACRE, MORE OR LESS, OF LAND AREA  
IN THE C.H. RIDDLE SURVEY IN TRAVIS COUNTY,  
TEXAS, BEING THAT SAME TRACT OF LAND CONVEYED  
IN A DEED DATED MAY 10, 2009 FROM JEANETTE M.  
SHERBET, ET ALUS. TO JR SHELLEY HOLDINGS, LLC.  
AS RECORDED IN DOCUMENT NO. 2009096864,  
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

## PROPERTY OWNER:

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

## ENGINEER:

MICHAEL A. RIVERA, P.E.  
RIVERA ENGINEERING  
P.O. BOX 90485  
AUSTIN, TEXAS 78709-0485  
(512) 899-3310 PHONE





H01/16

## ORIGINAL PROPERTY





H01/17

## ORIGINAL PROPERTY





H01/18

## BEFORE AND AFTER

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





LO-MU

H01/19



Received lots of compliments from neighbors

# TIME LINE FOR 3906 MANCHACA

H01/20

1948

Building constructed

1985-7

Upgrade sewer/electric/HVAC

Aug 2012

Acquired by RTAB, LLC

Oct 2012

Remodel #1 – up to code, Cert. of Occupancy

May 2013

Re-Zone LO-MU - granted

Nov 2014

Remodel #2 – add 230sf – permit, site plan exemption

Jan 2015

Remodel #3 – add another 230sf – permit, change use

Mar 2017

Awning installed – no permit known to be needed

Mar 2018

Code Violation – leading to BOA hearing – Oct 2018



## HARDSHIP ON THE PROPERTY

- A series of trees at the back of the property provide shade and privacy to us and our neighbors to the back.
- Copious numbers of birds inhabit the trees for Ligustrum berries; and were damaging the finish on employee's parked cars and bikes.
- Employees were imposing on neighborhood street parking to avoid the birds.
- Large pecan root zone to the side of the parking precludes an awning pylon outside the setback

H01/22

# VEHICLE DAMAGE





## GOALS

- Position a parking cover to avoid the large pecan root zone; reduce street impact; minimize its impact (nestled in the trees) and address parking on property.
- Choose green fabric that blends into the trees and provides a low visual impact.
- Keep the greenery buffer, providing privacy, especially to the neighbor to the back

*We didn't realize an awning was considered a "structure" and required a permit or that the supports were subject to a setback. Shade Pro did not mention that we would need a permit.*



H01/24

**SOLUTION: ADD AN AWNING TUCKED INTO TREES**





H01/25

## FIREPROOF FABRIC

Green

Porous

Low Profile

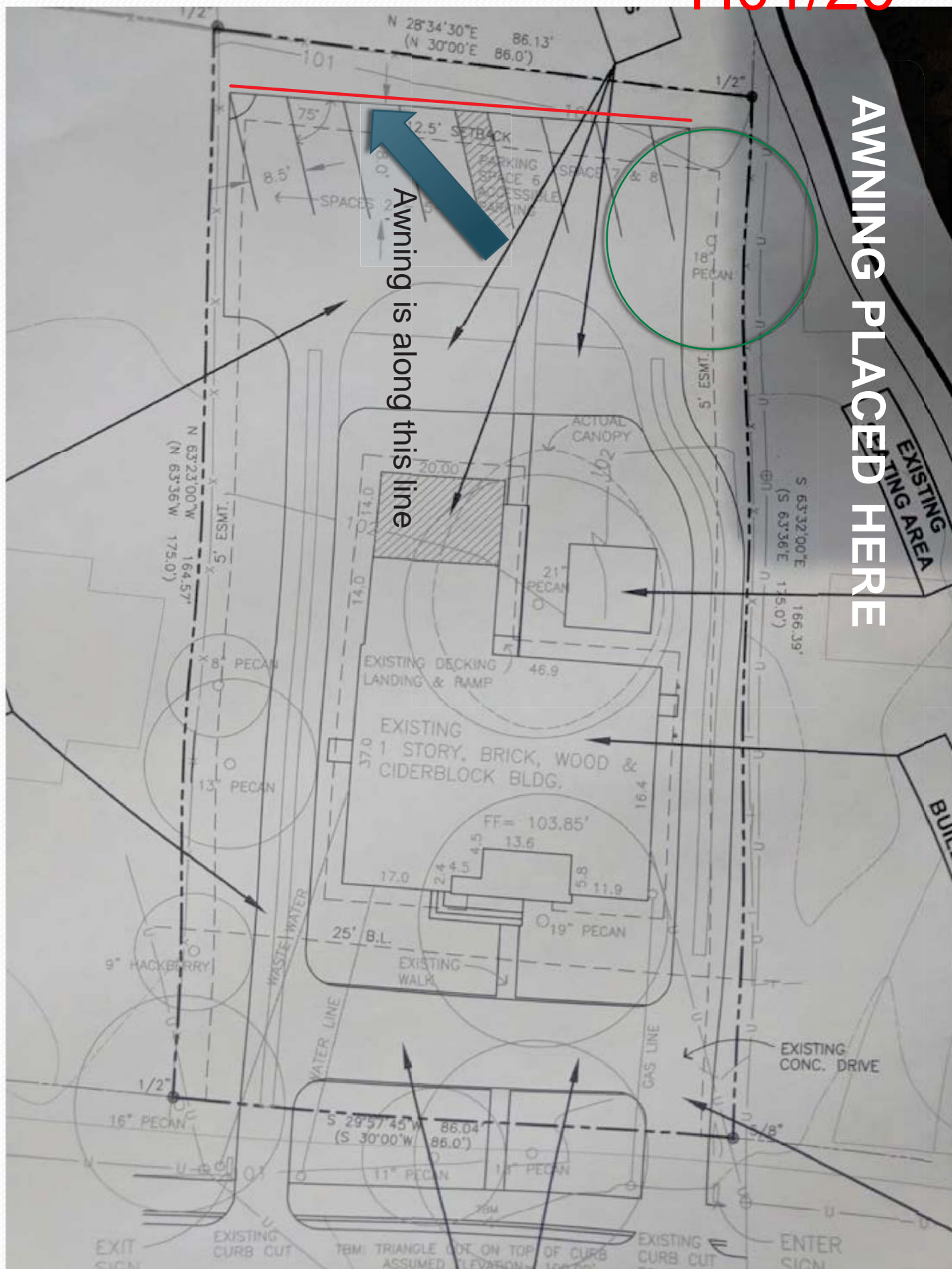
Unobtrusive





AWNING PLACED HERE

Awning is along this line



H01/27

# VIOLATION REPORT



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

AUSTIN CODE  
DEPARTMENT

## NOTICE OF VIOLATION

Case Number: CV-2018-049361  
Via Certified Mail # 7014 1120 0000 2198 0072

March 7, 2018

RTAB Holdings LLC  
3906 Manchaca Road  
Austin, Texas, 78704

RE: 3906 MANCHACA RD AUSTIN TX 78704  
Locally known as 3906 MANCHACA RD AUSTIN TX 78704  
Legally described as ABS 676 SUR 19 RIDDLE C H ACR 0.3200  
Zoned as LO  
Parcel Number 0404110112

Dear RTAB Holdings LLC:

The City of Austin Code Department investigated the property described above. Austin City Code violations were found that require your immediate attention. A description of the violation(s) and compliance timeframe(s) are provided in the attached violation report.

After receipt of this Notice, and until compliance is attained, the Austin City Code prohibits the sale, lease, or transfer of this property unless:

- You provide the buyer, lessee, or other transferee a copy of this Notice of Violation, and
- You provide the name and address of the buyer, lessee, or other transferee to the Code Official.

For additional information, I can be reached at (512)974-9115 or David Downing@AustinTX.gov. Please reference case number CV-2018-049361. Hours of operation are: Monday – Friday, 7:30 a.m. – 4:00 p.m.

Para obtener más información, llame al (512)974-9115 o envíe un correo electrónico a David.Downing@AustinTX.gov. Por favor, consulte caso número CV-2018-049361. El horario de atención es: lunes a viernes, 7:30 a.m. – 4:00 p.m.

Sincerely,

David Downing, Austin Code Officer  
City of Austin Code Department

## VIOLATION REPORT

Date of Notice:

March 7, 2018

Code Officer:

David Downing

Case Number:

CV-2018-049361

Property Address:

3906 MANCHACA RD AUSTIN TX 78704  
Locally known as 3906 MANCHACA RD AUSTIN TX 78704  
Zoned as LO

The items listed below are violations of the Austin City Code, and require your immediate attention. If the violations are not brought into compliance within the timeframes listed in this report, enforcement action may be taken. Timeframes start from the Date of Notice.

Violation Type: **Land Use**  
**"Parking canopies"**

Austin City Code Section: **Building Permit Requirement (S25-11.32)**

Description of Violation: Parking canopies have been installed. These are not shown on the approved site plan from the approved plans for the development of the site.

Date Observed: 03/06/2018

Timeframe to Comply: 30 Day(s)

Recommended Resolution: Submit the necessary application to Development Services for the approval and inspection of the parking canopy structures.

Austin City Code Section: **Site Plans Required (S25-5-1)**

**"accessible  
space"**

Description of Violation: The conditions at the site do not match the approved site plan. No accessible space (a5) is labeled and the accessible route has violations.

Date Observed: 03/06/2018

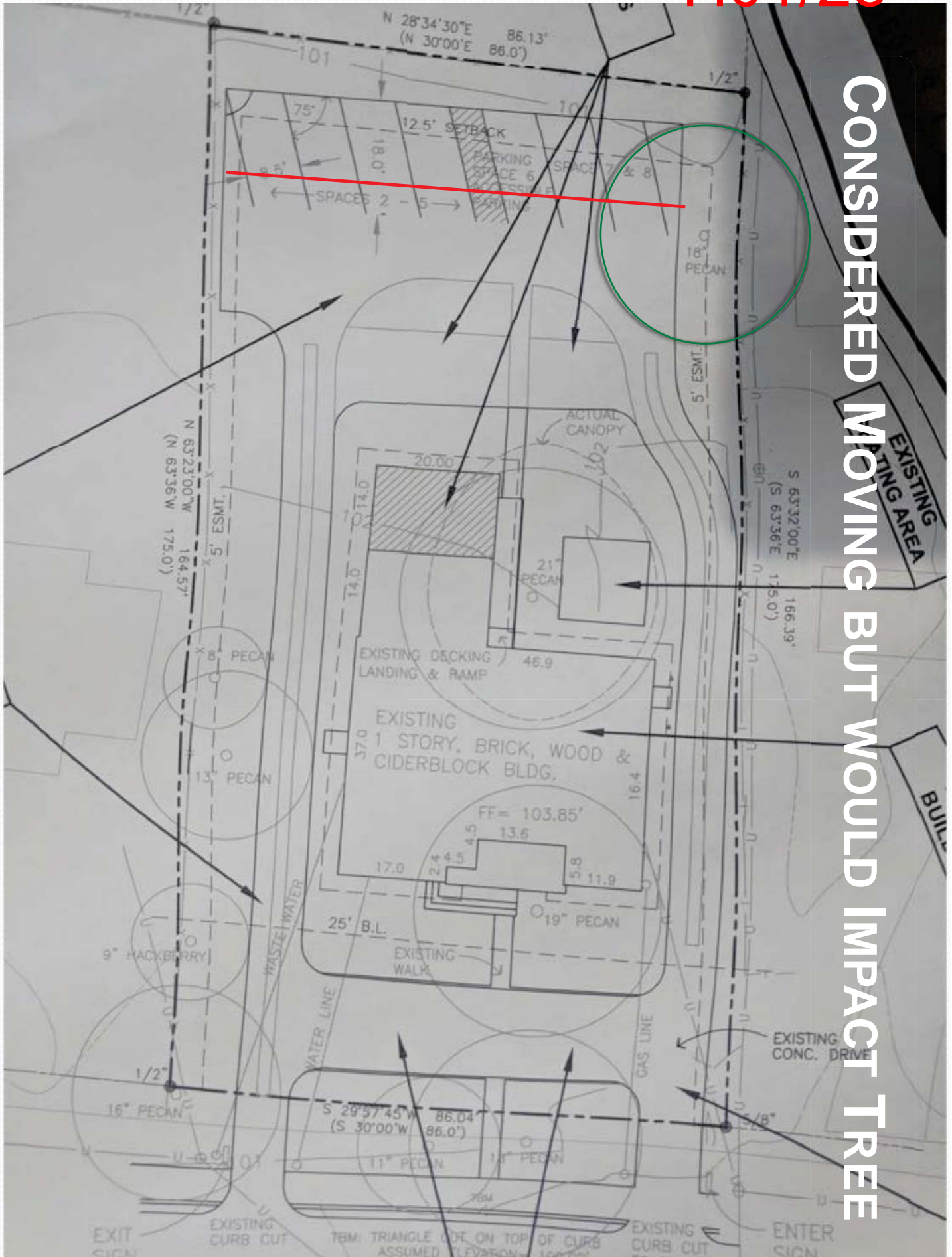
Timeframe to Comply: 30 Day(s)

Recommended Resolution: Complete the work at the site to match the approved site plan. Alternatively, apply for a site plan revision to Development Services to approve the conditions as they exist on the site.

Notes: Permit violations require the permit(s) to be issued and all required inspections to be completed to attain compliance. For questions concerning land use violations, please contact the Development Services Department at 512-978-4000. You can also visit <http://www.austintexas.gov/development-services> for more information.



CONSIDERED MOVING BUT WOULD IMPACT TREE





# SOLUTION: SUPPORT OF OUR NEIGHBORS

To City of Austin Officials:

I understand that 3906 Manchaca Rd. is requesting a variance to keep their parking awning at the back of the property, partially in the buffer zone. I have no objection to the awning remaining in its current location and configuration.

My address is 3904 Manchaca Rd

Signed:

Date: 05/29/18

JUDY FLORES - A UNIT

To City of Austin Officials:

I understand that 3906 Manchaca Rd. is requesting a variance to keep their parking awning at the back of the property, partially in the buffer zone. I have no objection to the awning remaining in its current location and configuration.

My address is 3904 B. MANCHACA

Signed:

Date: 5/22/2018

JUDY FLORES - B UNIT

To City of Austin Officials:

I understand that 3906 Manchaca Rd. is requesting a variance to keep their parking awning at the back of the property, partially in the buffer zone. I have no objection to the awning remaining in its current location and configuration.

My address is 3904 Manchaca Rd.

Signed:

Date: 5/22/18

MICHAEL WHITE - PROPERTY OWNER

To City of Austin Officials:

I understand that 3906 Manchaca Rd. is requesting a variance to keep their parking awning at the back of the property, partially in the buffer zone. I have no objection to the awning remaining in its current location and configuration.

My address is 2006 Prather Lane 78704

Signed:

Date: 5/11/18

Catherine Sanderson (owner)

To City of Austin Officials:

I understand that 3906 Manchaca Rd. is requesting a variance to keep their parking awning at the back of the property, partially in the buffer zone. I have no objection to the awning remaining in its current location and configuration.

My address is 2006 Prather Lane

Signed:

Date: May 17th 2018

A. T. Sanderson  
Owner

## NEIGHBOR SUPPORT

*To City of Austin Officials:*

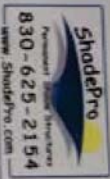
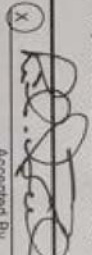
*I understand that 3906 Manchaca Rd. is requesting a variance to keep their parking awning at the back of the property, partially in the buffer zone. I have no objection to the awning remaining in its current location and configuration.*

- Andrew Sanderson (resident and owner)  
2006 Prather Lane (property to the back)
- Catherine Sanderson (resident and owner)  
2006 Prather Lane (property to the back)
- Juan Flores (resident)  
3904 Manchaca Rd #A (property to the north)
- JP Shepard (resident)  
3904 Manchaca Rd #B (property to the north)
- Michael White (owner)  
3904 Manchaca Rd (property to the north)
- Property to the south is a commercial property



# OBTAINED ENGINEERING DRAWINGS

Paid ShadePro  
\$1077 for  
engineering drawings

<b>ShadePro</b> 1067 FM 306 # 303 New Braunfels TX 78130 830-625-2154 Phone 214-488-8707 Cell		 Permanent Shade Structures 830-625-2154 www.ShadePro.com		<b>Proposal</b> Date 13-Aug-18 Quote good for 45 days.																			
<b>Billing Address:</b> Company: RTAB Holdings LLC Contact: Richard Tieren Address: 3906 Manchaca Rd Austin, TX 78704 City/State/Zip: 512-476-5100 Phone: 512-825-5301 Mobile Phone: 512-825-5301 E-mail: <a href="mailto:rtab@centraldynamics.com">rtab@centraldynamics.com</a>		<b>Shipping Address:</b> Company: RTAB Holdings LLC Contact: Richard Tieren Address: 3906 Manchaca Rd Austin, TX 78704 City/State/Zip: 512-476-5100 Phone: 512-825-5301 Mobile Phone: 512-825-5301 E-mail: <a href="mailto:rtab@centraldynamics.com">rtab@centraldynamics.com</a>																					
Qty	Size	Hgt	Structure Type	Style	Netting	PIC Color	Unit Price	Total															
2			Stamped Engineer Drawing				\$	995.00															
* Includes Delivery & Installation																							
<table border="0"><tr><td>Sub Total</td><td>\$</td><td>995.00</td></tr><tr><td>Sales Tax</td><td>\$</td><td>82.09</td></tr><tr><td>Total</td><td>\$</td><td>1,077.09</td></tr><tr><td>Amount Due Now</td><td>\$</td><td>1,077.09</td></tr><tr><td>Upon Completion</td><td></td><td></td></tr></table>									Sub Total	\$	995.00	Sales Tax	\$	82.09	Total	\$	1,077.09	Amount Due Now	\$	1,077.09	Upon Completion		
Sub Total	\$	995.00																					
Sales Tax	\$	82.09																					
Total	\$	1,077.09																					
Amount Due Now	\$	1,077.09																					
Upon Completion																							
<b>Method of Payment:</b> <input type="checkbox"/> Check Number <input checked="" type="checkbox"/> Credit Card Number Name on Card: <u>RICHARD TIENEN</u> Security Code <u>          </u> Amount Collected <u>1077.09</u>																							
<small>When a check is provided as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction. Privacy Act Statement required by 5 U.S.C. 552a(d)(3) as governed by the rules of the NACHA, if you wish to opt out of check conversion notify us on this document and return with payment.</small>																							
Kyle Coconise ShadePro Representative 13-Aug-18 Date			Accepted By <u></u> 16 AUG 2018 Date																				
Rev 9/10/2015			ShadePro Permanent Shade Structures			p 1 of 2																	

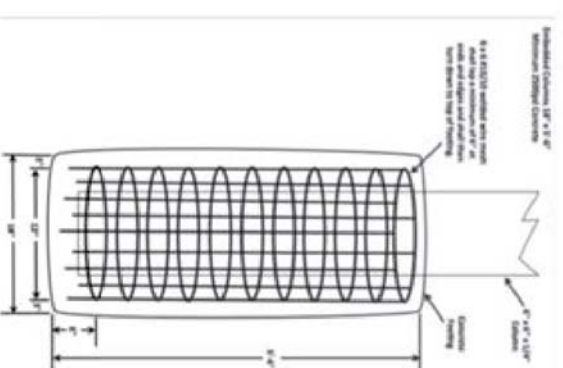
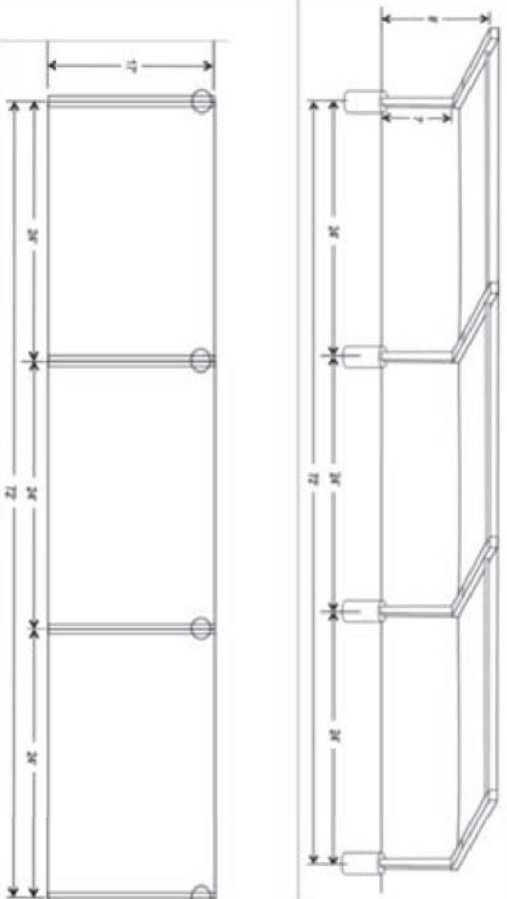
H01/31

## INSTALLED AWNING - ENGINEERING

4 posts  
6x6



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



All Measurements are Center to Center of Column

All phases of the work shall conform to standard methods of steel fabrication and construction as set forth by the 2015 International Building Code and the AISI Manual of Steel Construction. Concrete / Foundation work shall be in accordance with the ACI 318-14.

Structural steel shall be cold-formed structural quality steel, welded or seamless, complying with ASTM A-500, Grade B.

Columns 6\" x 6\" x 1/4\" Tubing

Beams 4\" x 6\" x 1/4\" Tubing

Upper Support 2 7/8\" Sch 40 Pipe

Column & Beam Flange to Flange Plate Connections 10\" x 24\" x 1/2\" Plate w/

Gussets (6) 3/4\" Bolts, Nut, Lock Washers & (12) Flat Washers

Columns Embedded 18\" x 6\" with min. 2500psi Concrete Reinforced with Wire Mesh per Detail

All field connections shall be bolted in accordance with ASTM Structural Specification for Bolted Connections. No welding shall be done in the field.

100% High-density polyethylene woven architectural fabric membrane canopy Commercial 95 by Gale Pacific. Tested to ASTM E-8400 meeting Class A requirements and NFPA 701-99 method 2. Sewn with Gore-Texura thread.

Design Criteria:

2015 International Building Code

Roof Live Load 5psf

Roof Dead Load 1psf

Snow Load 5psf

Wind Speed 120mph (3 sec. gust)

Exposure B Occupancy Code II

Importance Factor 1.00

Wind Velocity Pressure 5psf

Seismic Category A



ShadePro

15879 IH 35 N

Selma TX 78154

Ph 210-651-1041

Fax 210-651-1042

Email:

Information@ShadePro.com



Primero Engineering  
F-2864

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





# H01/33

SGS

www.elsevier.com/locate/jbiotec

# WARRANTY, WINDS AND PERMITS

ShadePro

1067 FM 306 #202

New Braunfels TX 78130

830-625-2154 Phone



Warranty

## 6. Manufacturer's Warranty.

Warranty will be validated upon final payment of the invoice. Failure to pay final balance due will result in the warranty being voided. Warranty covers Shade netting failure due to Ultraviolet deterioration, and faulty workmanship for a period of ten years. Not covered are rips and tears caused by means other than faulty workmanship. Shade netting is not warranted against contact with chemicals, caustic materials, open flames or any other heat source. ShadePro is not responsible for errors or damage in installation or modification by non ShadePro approved installers and the warranty will become void. The warranty will become void if installed on frames other than those manufactured by ShadePro. Steel frames and cables are covered for a period of twenty years against failure due to corrosion or faulty workmanship. ShadePro does not warranty against surface rust, however the frame is guaranteed not to fail due to corrosion or rust on the frame, fittings or cable. Powder coating is warranted for one year.

## 7. Adverse weather conditions and natural disasters.

Shade Structures are warranted not to fail in winds up to 90 miles per hour. The warranty does not cover natural disasters such as earthquakes, blizzards, shifts of terrain, or tornados in general vicinity. The installation warranty will be considered void if a ShadePro product is installed within the boundaries of a flood plane or failure due to saturated terrain or floods. If the structure is installed in an area exposed to hurricanes, remove shade netting and roof structure when a hurricane warning is issued. The fixed posts will normally withstand hurricane force winds if installed by a ShadePro trained installer.

## 8. Permits.

Quoted price does not include the cost of permits. It is the customer's responsibility to obtain and pay for all permits. Required drawings will be an additional expense.



## OPTIONS

- Obtain a variance for the awning setback (our preference!)
- Demolish the awning and remove the trees along the property line that the birds occupy.

Thank you for your  
consideration

From: [Heldenfels, Leane](#)  
To: [Ramirez, Diana](#)  
Subject: c15-2018-0043/3906 Manchaca Road amanda, advance packet - put after submittal pics, maps being sent in a seperate email  
Date: Thursday, September 27, 2018 9:50:11 AM

---

**Sent:** Monday, September 24, 2018 3:44 PM  
**To:** Heldenfels, Leane  
**Cc:** [REDACTED]  
**Subject:** Re: 3906 Manchaca Road Board of Adjustment

Hi Leane,

Facing the property, the southside (left) line is a combination of chain link and wood pickets. That adjacent side is a commercial property. The chain link on that side is 4ft and extends from the street back for about 1/3 of the line. It is original to the property from the 50's-60's.

Near the where that properties backyard would begin, newer wood fence with vertical pickets continue to the back of their property. Those pickets appear to have been made from trimmed 1x6x6 treated lumber. The net height is 5.5ft and was installed by the property owner next door for their dog training business. Its not our fence. That property owner removed the older chain link, which was falling down in places, to install that wood fence.

The small awning on that side has Class A fire retardant fabric that is several feet above; and not overhanging the wood fence.

Other fences:

- the westside (back of the property) line is all original legacy chain link. Its 3.5ft. tall, and covered in green plant material, vines etc, naturally screening the backyard of the SF residence behind from view. Its quite opaque.

- the northside (right) line is wood 1x6's, mounted horizontally connecting original posts. Its my repair of old wood pickets that were falling down, and dates to when the property was bought. That property is a Duplex.