

**CITY OF AUSTIN  
Board of Adjustment  
Decision Sheet**

**DATE:** Thursday, November 8, 2018

**CASE NUMBER:** C15-2018-0043

<input checked="" type="checkbox"/>	Brooke Bailey
<input checked="" type="checkbox"/>	William Burkhardt
<input type="checkbox"/>	Christopher Covo (out)
<input checked="" type="checkbox"/>	Eric Golf
<input type="checkbox"/>	Melissa Hawthorne (out)
<input type="checkbox"/>	Bryan King
<input type="checkbox"/>	Don Leighton-Burwell
<input checked="" type="checkbox"/>	Rahm McDaniel
<input type="checkbox"/>	Martha Gonzalez (Alternate)
<input checked="" type="checkbox"/>	Veronica Rivera
<input type="checkbox"/>	James Valdez
<input checked="" type="checkbox"/>	Michael Von Ohlen
<input checked="" type="checkbox"/>	Kelly Blume (Alternate)
<input type="checkbox"/>	Ada Corral (Alternate)

**OWNER/APPLICANT:** Alecia Browner

**ADDRESS:** 3906 MANCHACA RD

**VARIANCE REQUESTED:** The applicant has requested variance(s) from Section 25-2-492 (D) (Site Development Regulations) to decrease the minimum side yard setback from 5 feet (required) to 2.1 feet (requested) along the south property line in order to maintain a recently erected fabric and steel cantilevered shade structure for the parking area of an office building in a "LO-MU", Limited Office – Mixed Use zoning district.

**BOARD'S DECISION:** October 8, 2018 POSTPONED TO November 8, 2018 (6:00PM) BY STAFF (RE NOTICE NEEDED);

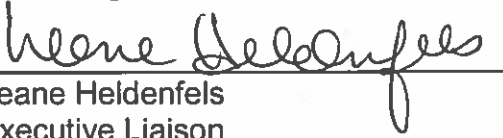
**RENOTICE:** The applicant has requested variance(s) from Section 25-2-492 (D) (Site Development Regulations) to decrease the minimum side yard setback from 5 feet (required) to 2.1 feet (requested) along the south property line, and Section 25-2-1062 (C) (Height Limitations and Setbacks for Small Sites) to decrease the minimum side and rear setback from an SF-5 or more restrictive property from 22.0 feet (required) to 5 feet (requested) in order to maintain a recently erected fabric and steel cantilevered shade structure for the parking area of an office building in a "LO-MU", Limited Office – Mixed Use zoning district.


**BOARD'S DECISION:** Nov 8, 2018 The public hearing was closed on Board Member Michael Von Ohlen motion to Postpone to December 10, 2018, Board Member Brooke

Bailey second on a 7-3 vote (Board members Bryan King, Don Leighton-Burwell, James Valadez nay); POSTPONED TO DECEMBER 10, 2018.

**FINDING:**

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:  
(b) The hardship is not general to the area in which the property is located because:
3. 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:

  
Leane Heldenfels  
Executive Liaison

  
William Burkhardt  
Chairman



Folder Number	Ref. #	In Date	Issued	Status	Folder Name	Folder Description	Issue User	Expiry Date	Final Date
1952 D1588 WTS 00 W	D1588	Jun 03, 1952	Jun 03, 1952	Expired	PIER Migration Water Tap - 3906			Jun 03, 1954	
1958 29753A STS 00 W	29753A	Jul 25, 1958	Jul 25, 1958	Expired	PIER Migration Sewer Tap - 3906	Pulled Meter Residential		Jul 24, 1960	
1985 003114 00 00 PP	8522032	Sep 17, 1985	Sep 17, 1985	Final	3906 Manchaca Road A 00000		PIER_ADP	Oct 03, 1985	Oct 03, 1985
1985 003490 00 00 EP	8522401	Sep 18, 1985	Sep 18, 1985	Final	3906 Manchaca Road A 00000	A/C Furnace Changeout Residential	PIER_ADP	Apr 01, 1986	Oct 03, 1985
1985 003490 00 00 MP	8522401	Sep 18, 1985	Sep 18, 1985	Final	3906 Manchaca Road A 00000	A/C Furnace Changeout Residential	PIER_ADP	Apr 01, 1986	Oct 03, 1985
1985 022032 00 00 MP	8514508	Jun 20, 1985	Jun 20, 1985	Final	3906 Manchaca Road A 00000	Service Change	PIER_ADP	Aug 29, 2007	Jul 01, 1985
1985 022032 00 00 EP	8514508	Jun 20, 1985	Jun 20, 1985	Final	3906 Manchaca Road A 00000	Service Change	PIER_ADP	Jul 01, 1985	
1985 024782 00 00 BP	8620556	Oct 09, 1986	Oct 09, 1986	Expired	3906 Manchaca Road A 00000	Roofing Residence	PIER_ADP	Apr 07, 1987	Apr 07, 1987
1987 004865 00 00 PP	8708277	May 14, 1987	May 14, 1987	Final	3906 Manchaca Road A 00000	Replace Sewer Line Residential	PIER_ADP	Apr 21, 1988	Apr 21, 1988
2000 028206 311 0 EX	001010311	Oct 10, 2000	Oct 10, 2000	Final	SUEP Permit #001010311	8230-SOUTH-WASTEWATER AFFECTED@3906 MANCHACA RD6148-7S41 CREW-SR#80516DEBI 912-6109			
2000 158332 00 01 P	BPP-00064744	May 19, 2000		Active	3906 MANCHACA RD	Permit Number: 00064744.			
2012 089161 000 00 TP		Sep 04, 2012	May 17, 2013	Closed	3906 MANCHACA RD		Douglas Dear		
2012 096611 RA 00 PR	2012-096611	Sep 24, 2012	Oct 19, 2012	Approved	3906 MANCHACA RD	Partially-demolish sections of the existing structure (old garage and a portion of the exterior wall where the ground-floor	BATCHERK	Mar 23, 2013	Oct 19, 2012
2012 106473 000 00 MP	2012-106473	Oct 19, 2012	Feb 28, 2013	Final	3906 MANCHACA RD	Partially-demolish sections of the existing structure (old garage and a portion of the exterior wall where the ground-floor	Gabriel	May 17, 2013	May 17, 2013
2012 106473 000 00 EP	2012-106473	Oct 19, 2012	Nov 06, 2012	Final	3906 MANCHACA RD	Partially-demolish sections of the existing structure (old garage and a portion of the exterior wall where the ground-floor	Gabriel	May 16, 2013	May 16, 2013
2012 106473 000 00 BP	2012-106473	Oct 19, 2012	Oct 22, 2012	Final	3906 MANCHACA RD	Partially-demolish sections of the existing structure (old garage and a portion of the exterior wall where the ground-floor	Angelica Yanez	May 17, 2013	May 17, 2013
2012 106473 000 00 PP	2012-106473	Oct 19, 2012	Dec 14, 2012	Final	3906 MANCHACA RD	Partially-demolish sections of the existing structure (old garage and a portion of the exterior wall where the ground-floor	Diana Cortinas	May 15, 2013	May 15, 2013
2012 112213 000 00 EP	2012-112213	Nov 06, 2012	Nov 06, 2012	Final	3906 MANCHACA RD	Temp meter loop for pmt # 2012-106473.	Gabriel	Nov 07, 2012	Nov 07, 2012
2013 002593 000 00 DS	2013-002593	Jan 10, 2013	Jan 10, 2013	Final	3906 MANCHACA RD	Construct new 2nd driveway approach to create circular drive.**nmt	MAYBRRYN	Apr 12, 2013	Apr 12, 2013
2013 035999 000 00 CC		Apr 10, 2013		Closed	3906 MANCHACA RD	WWWOP- building an office in a residential	Irene Montez		Apr 22, 2013
2013 058348 14 00 ZC	C14-2013-	Jun 05, 2013		Closed	3906 Manchaca Road	The applicant is proposing to rezone property from SF-3 to LO.		May 31, 2014	
2013 059107 000 00 EX	2013-059107	Jun 07, 2013	Jun 12, 2013	Expired	AEU - Manchaca Rd 3906 pole	*** Original work dates Jun 07, 2013 - Jul 07, 2013 Extended on Jul 10, 2013***wr 110439 AE replacing rotten pole	Markus Roby	Aug 10, 2013	
2014 067905 000 00 DA	DA-2014-0580	Jun 27, 2014	Jul 22, 2014	Closed	RTAB - 3906	APPROVED Exemption	Andria Burt		
2014 079053 T 00 PR	2014-079053	Jul 28, 2014	Jan 05, 2015	Approved	3906 MANCHACA RD	Change of Use and Addition from Residence to Admn/Bus/Prof Office.	Nicolette Lange	Jul 23, 2015	Jan 05, 2015
2014 114627 000 00 DA	DA-2014-0952	Oct 23, 2014	Nov 05, 2014	Agreed	RTAB-3906	APPROVED EXEMPTION	Andria Burt		Nov 05, 2014
2015 000508 000 00 PP		Jan 05, 2015		VOID	3906 MANCHACA RD	Change of Use and Addition from Residence to Admn/Bus/Prof Office.		Sep 30, 2015	
2015 000508 000 00 BP	2015-000508	Jan 05, 2015	Jan 05, 2015	Final	3906 MANCHACA RD	Change of Use and Addition from Residence to Admn/Bus/Prof Office. ** No Plumbing Work is Included***	Jessica Davis	Jul 23, 2015	Jul 23, 2015
2015 000508 000 00 MP	2015-000508	Jan 05, 2015	Jun 29, 2015	Final	3906 MANCHACA RD	Change of Use and Addition from Residence to Admn/Bus/Prof Office.	DEMERSM	Jul 14, 2015	Jul 14, 2015
2015 000508 000 00 EP	2015-000508	Jan 05, 2015	Mar 18, 2015	Final	3906 MANCHACA RD	Change of Use and Addition from Residence to Admn/Bus/Prof Office.	Diana Cortinas	Jul 21, 2015	Jul 21, 2015
2018 000042 C15 00 BA	C15-2018-	Sep 11, 2018		Awaiting Hearing	3906 MANCHACA ROAD	Maintain a recently constructed fabric and steel cantilevered awning/carport to protect and shade employee cars.			
2018 026370 000 00 EX	2018-026370	Feb 28, 2018	Mar 01, 2018	Expired	AWU - MANCHACA RD 3906 -	SR: 731943 - 3906 MANCHACA RD - CROSS STREET: VALLEY VIEW - EMERGENCY WATER SERVICE REPAIR	Laura	Mar 28, 2018	
2018 048013 000 00 CC		Mar 04, 2018		Active	3906 MANCHACA ROAD	Commercial building, no 8 privacy fence. whole back of lot is now covered with concrete, adjacent property cant drain	AMANDA EAI		
2018 049361 000 00 CV		Mar 06, 2018		Active	3906 MANCHACA ROAD	Commercial building, no 8 privacy fence. whole back of lot is now covered with concrete, adjacent property cant drain			





1. The contractor shall install erosion/sedimentation controls, tree/natural area protective fencing and control "Pre-Construction" tree fertilization (if applicable) prior to any site preparation work (clearing, grubbing or excavation).
2. The placement of erosion/sedimentation controls shall be in accordance with the City of Austin Critical Area Ordinance and Erosion Control and Sedimentation Control Plan. The COA ESC Plan shall be consulted and used as the basis for TPDES required SWPPP. If a SWPPP is required, it shall be available for review by the City of Austin Environmental Inspector at all times during construction, including at the Pre-Construction meeting. The SWPPP shall be reviewed and approved by the City of Austin Environmental Inspector. The SWPPP shall be reviewed for permit approval by COA EV Plan Reviewers as well as COA EV Inspectors.

-Plan sheets submitted to the City of Austin MUST show the following:

- Direction of flow during grading operations.
- Location, description, and calculations for off-site flow diversion structures.
- Areas that will not be disturbed; natural features to be preserved.
- Delineation of contributing drainage area to each proposed BMP (e.g., silt fence, sediment basin, etc.)
- Location and type of E&S BMPs for each phase of disturbance.
- Calculations for BMPs as required.
- Location and description of temporary stabilization measures.
- Location of on-site spoils, description of handling and disposal of borrow materials, and description of on-site permanent spoils disposal areas, including size, depth of fill and revegetation procedures.

- Describe sequence of construction as it pertains to ESC including the following elements:

1. Installation sequence of controls (e.g. perimeter controls, then sediment basins, then temporary stabilization, then permanent, etc.)
2. Project phasing if required (LOC greater than 25 acres)
3. Sequence of grading operations and notation of temporary stabilization measures to be used
4. Schedule for converting temporary basins to permanent WQ controls
5. Schedule for removal of temporary controls
6. Anticipated maintenance schedule for temporary controls

- Categorize each BMP under one of the following areas of BMP activity as described below:

- 3.1 Minimize disturbed area and protect natural features and soil
- 3.2 Control Stormwater flowing onto and through the project
- 3.3 Stabilize Soils
- 3.4 Protect Slopes
- 3.5 Protect Storm Drain Inlets
- 3.6 Establish Perimeter Controls and Sediment Barriers
- 3.7 Retain Sediment On-Site and Control Dewatering Practices
- 3.8 Establish Stabilized Construction Exits
- 3.9 Any Additional BMPs

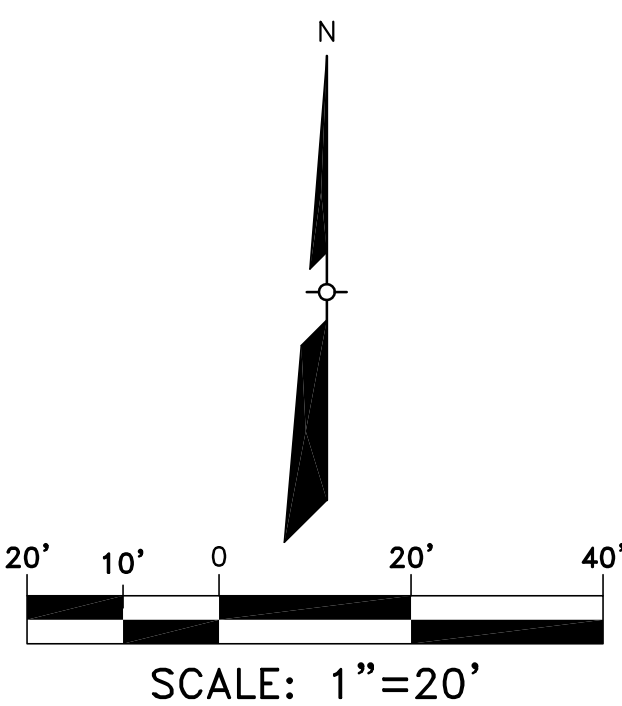
- Note the location of each BMP on your site map(s).
- For any structural BMPs, you should provide design specifications and details and refer to them.

-For more information, see City of Austin Environmental Criteria Manual 1.4.

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-For more information, see City of Austin Environmental Criteria Manual 1.4.

3. The Placement of tree/natural area protective fencing shall be in accordance with the City of Austin standard Notes for Tree and Natural Area Protection and the approved Grading/Tree and Natural Area Plan.
4. The Environmental Reference shall be held on-site with the contractor, design Engineer/permit applicant and Environmental Inspector after installation of the erosion/sedimentation controls, tree/natural area protection measures and "Pre-Construction" tree fertilization (if applicable) prior to beginning any site preparation work. The Environmental Reference shall be held for a minimum of 90 days. The Department, 512-974-2278 or by email at environmental.inspections@austintx.gov, at least three days prior to the meeting date. COA approved EPCs and TPDES SWPPP (if required) should be reviewed by COA EIV Inspector at this time.
5. Any revision to the approved plan or EPC/TPDES must be submitted to the City from those shown on the approved plans will require a revision and must be approved by the reviewing Engineer, Environmental Specialist or City Abolrist as appropriate. Major revisions must be submitted to the City Engineer, Environmental Specialist or City Abolrist for review. The Environmental Inspector, Erosion and Sedimentation Control Plan may be required by the Environmental Inspector.



**NOTE:**

1. CONTOUR INFORMATION FROM CITY OF AUSTIN  
AERIAL TOPOGRAPHIC DATA.

CONSTRUCTION NOTES:

1. THIS SITE PLAN EXEMPTION APPLICATION IS FOR INSTALLATION OF REQUIRED ACCESSIBLE SPACES. IN ADDITION, REMOVAL OF EXISTING PAVEMENT AREAS IN EXCHANGE FOR APPROVAL TO INSTALL NEW PAVEMENT IN LANDSCAPE ISLAND AREAS CONTAINING NO EXISTING TREES IS PROPOSED.
2. ALL IMPROVEMENTS (INCLUDING LANDSCAPING) MUST BE CHECKED FOR PROPER CLEARANCE TO UNDERGROUND AND OVERHEAD UTILITIES. UTILITY COMPATIBLE TREES MUST BE USED WITHIN AND ADJACENT TO EXISTING EASEMENTS (REFER TO UTILITY COMPATIBLE TREE LIST AVAILABLE FROM THE CITY OF AUSTIN).

**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 30, 2009 FROM JEANETTE M.  
SHELBY, ET ALIUS, TO JB SHELBY 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



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

IMPERVIOUS COVERAGE CALCULATIONS			
<u>TOTAL LOT</u>	<u>=</u>	<u>14,216.3 SQ. FT.</u>	<u>= 0.327 ACRES</u>
EXISTING BUILDING	=	2,183.3 SQ. FT.	= 0.050 ACRES
EXISTING CONCRETE	=	5,817.0 SQ. FT.	= 0.13 ACRES
LIMESTONE SEATING AREA	=	175.5 SQ. FT.	= 0.004 ACRES
<u>TOTAL IC</u>	<u>=</u>	<u>8,175.8 SQ. FT.</u>	<u>= 0.184 ACRES</u>
<u>% I.C.</u>	<u>=</u>	<u>57.5%</u>	

NOTE: SURVEY INFORMATION FROM PROPERTY SURVEY BY  
MCMINN SURVEYING COMPANY AND REPRODUCED  
HEREON. DIMENSIONS FROM CANOPY TO PROPERTY  
LINES WERE DETERMINED BY RIVERA ENGINEERING.  
I, MICHAEL A. RIVERA, P.E. DO HEREBY CERTIFY TO  
THEIR ACCURACY.





By Eben Kellogg at 1:52 pm, Sep 28, 2018

**PARKING TABLE -- OFFICE**

2283 SQ. FT. OFFICE
1 SPACE/275 SQ. FT.
REQUIRED SPACES = 8
PROVIDED SPACES = 8

**IMPERVIOUS COVERAGE CALCULATIONS**

TOTAL LOT	= 14,216 SQ. FT.
EXISTING BUILDING	= 2,003 SQ. FT.
EXISTING PARKING PAD	= 2,172 SQ. FT.
EXISTING DRIVEWAYS	= 1,872 SQ. FT.
EXISTING DECKING/RAMP & LNDG. X.5	= 57 SQ. FT.
EXISTING WALKS & A/C PADS	= 222 SQ. FT.
<b>TOTAL EXISTING IMP.</b>	<b>= 6,326 SQ. FT.</b>
PROPOSED ADDITIONAL BUILDING	= 280 SQ. FT.
PROPOSED ADDITIONAL CONCRETE DRIVE	= 717 SQ. FT.
<b>TOTAL ADDITIONAL IMPERVIOUS</b>	<b>= 997 SQ. FT.</b>
<b>TOTAL NEW IMP.</b>	<b>= 7,323 SQ. FT.</b>

**EXISTING 44.5% IMP. COVERAGE**

**PROPOSED NEW 51.5% IMP. COVERAGE**

The site plan includes detailed annotations such as "SHADE AREA REPRESENTS NEW CONCRETE", "NEW O.H.", "ACTUAL CANOPY", "EXISTING CONC. PAD", "PARKING SPACE 6 ACCESSIBLE PARKING", "SPACE 7 & 8", "SETBACK", "WATER LINE", "GAS LINE", "EXIT SIGN", "ENTER SIGN", and various dimensions for setbacks, easements, and tree protection zones. The central building is labeled "EXISTING 1 STORY, BRICK, WOOD & CIDERBLOCK BLDG." with a finished floor elevation of 103.85'.

NOTES:  
- PROVIDE TREE PROTECTION PLANKS.

 **SITE PLAN**  
SCALE: 1" = 20.00'

49 IRON ROD FOUND

J.O.# 062012

CMM

**McMinn**

**Land Surveying Company**

4008 GREENMOUNTAIN LANE  
AUSTIN, TEXAS 78759  
(512) 343-1970  
FAX (512) 243-6439



**CITY OF AUSTIN  
Board of Adjustment  
Decision Sheet**

**DATE: Monday October 08, 2018**

**CASE NUMBER: C15-2018-0043**

\_\_\_\_ Brooke Bailey  
\_\_\_\_ William Burkhardt  
\_\_\_\_ Christopher Covo  
\_\_\_\_ Eric Golf  
\_\_\_\_ Melissa Hawthorne  
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\_\_\_\_ Rahm McDaniel  
\_\_\_\_ Martha Gonzalez (Alternate)  
\_\_\_\_ Veronica Rivera  
\_\_\_\_ James Valdez  
\_\_\_\_ Michael Von Ohlen  
\_\_\_\_ Kelly Blume (Alternate)  
\_\_\_\_ Pim Mayo (Alternate)

**OWNER/APPLICANT: Alecia Browner**

**ADDRESS: 3906 MANCHACA RD**

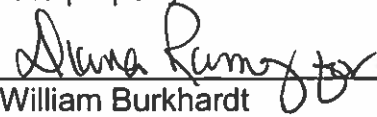
**VARIANCE REQUESTED:** The applicant has requested variance(s) from Section 25-2-492 (D) (Site Development Regulations) to decrease the minimum side yard setback from 5 feet (required) to 2.1 feet (requested) along the south property line in order to maintain a recently erected fabric and steel cantilevered shade structure for the parking-area of an office building in a "LO-MU", Limited Office – Mixed Use zoning district.

**BOARD'S DECISION: October 8, 2018 POSTPONED TO November 8, 2018 (6:00PM)  
BY STAFF (RE NOTICE NEEDED)**

**FINDING:**

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:  
(b) The hardship is not general to the area in which the property is located because:
3. 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:

  
\_\_\_\_\_  
Leane Heldenfels  
Executive Liaison

  
\_\_\_\_\_  
William Burkhardt  
Chairman



O-3/7



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

O-3/8

## 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:

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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:

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

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

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**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 Tiekens

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).

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[illegible]

- [illegible]

[illegible]

- [illegible]

[illegible]

- | Total 2. Information for Permanent Reproduction   |                   |  |                   |
|---|-------------------|--|-------------------|
| Parental Name (Print)   | Lineage           | Typed Identification   | Application Notes |
| 105. Mother's<br>date of birth  | 6 months          | 2005 to 2003 by per<br>parental consent<br>(recommended)                                   |                   |
| 106. Father's<br>date of birth  | 9 to 12<br>months | 2005 to 2003 by per<br>parental consent<br>and written<br>consent of<br>own legal guardian |                   |
| 107. (Print) Address: 425 Capital<br>Blvd., Suite 100<br>Ft. Lauderdale, FL 33304   |                   |  |                   |
| 108. (Print) Phone: (954) 578-2828  |                   |  |                   |
| 109. (Print) Fax: (954) 578-2828  |                   |  |                   |
| 110. (Print) E-mail: <a href="mailto:info@pawsonhudson.com">info@pawsonhudson.com</a>   |                   |  |                   |
| 111. (Print) Website: <a href="http://www.pawsonhudson.com">www.pawsonhudson.com</a>  |                   |  |                   |
| 112. (Print) Other: PAWSON HUDSON, LLC<br>Address: 2005 W. MANICHA ROAD, SUITE 100, FT 79794<br>Fort Lauderdale, FL 33304<br>Phone: (954) 578-2828<br>Fax: (954) 578-2828<br>E-mail: <a href="mailto:info@pawsonhudson.com">info@pawsonhudson.com</a><br>Website: <a href="http://www.pawsonhudson.com">www.pawsonhudson.com</a><br>Printed: (Print) from responsible for long-term care production maintenance |                   |  |                   |
| 113. (Print) Other: CONTRACTOR  |                   |  |                   |

Table 2: Hydromulching for Permanent Vegetative Stabilization

Material	Description	Longevity	Typical Applications	Application Rates
Bonded Fiber	80% Organic			
Matrix	dehydrated fibers			

(B-N)	
10% Tackifier	6 months
On slopes up to 2:1	2500 to 4000 lbs per acre (see manufacturer)

and engine  
soil conditions  
recommendations)

Fiber Reinforced Matric (FRM)	65% Organic Cellulose fibers 25% Reinforcing	Up to 12 months	On slopes up to 1:1 and erodible soil conditions	3000 to 4500 lbs per acre (see manufacturer recommendations)
----------------------------------	--	--------------------	--	--

10. **Developer Information:**  
 Fibers of Interest  
 10% Tockifier  
 General: 87AR-HOLDINGS, LLC

Current: 1100 7th Street, S.W.  
(512) 476-5100.  
Address: 3906 Manchaca Road, Austin, TX 78704  
Owner's successful response for other alterations:

Person or firm responsible for erosion/sedimentation control maintenance:  
**ROVERA ENGINEERING, Phone# (512) 899-3310**

**CONTRACTOR** \_\_\_\_\_  
**Phone/Fax:** \_\_\_\_\_  
 Person or firm responsible for tree/natural area protection maintenance:  
 \_\_\_\_\_

11. The contractor shall not dispose of surplus excavated material from the site without

notifying the Development Service Department on 5/12-9/4-22/8 at least 48 hours prior with the location and a copy of the permit issued to receive the material.

---

**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 COMVEED IN A DEED DATED MAY 30, 2009 FROM JEWETTE M. SHELLEY, ET ALUS, TO JB SHELLEY HOLDINGS, LLC, AS RECORDED IN DOCUMENT NO. 2009098684, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

**PROPERTY OWNER:**  
RTAB HOLDINGS, LLC  
PRELUDE DYNAMICS, LLC  
3906 MANCHACA ROAD  
AUSTIN, TEXAS 78704  
(512) 478-5100  
**ENGINEER:**

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

---

LOCATION MAP  
N.T.S.  
MAPSCO PAGE 674J - CITY GRID MG1  
SUBMITTAL DATE: JANUARY 6, 2016

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

<b>LEGEND</b>	
	PROPERTY BOUNDARY
SSS.....	EXISTING CONTIGUOUS
50%	POTENTIAL CONTIGUOUS
	DRAINAGE AREA
	BOUNDARY
	DRAINAGE AREA
	BOUNDARY
	NATURAL/CULTURE
	FLOW DIRECTION
	E6 FIRE HYDRANT
	E6 WATER LINE
	E6 WASTEWATER LINE



**RIVERA ENGINEERING**  
 TX PE Firm Registration Number F-11492  
 P. O. Box 90485 Austin, Texas 78709-0485  
 Telephone 512.899.3310

[illegible]

STATE OF TEXAS  
MICHAEL A. RIVERS  
PROFESSIONAL ENGINEER  
60198  
REGISTERED

[illegible]

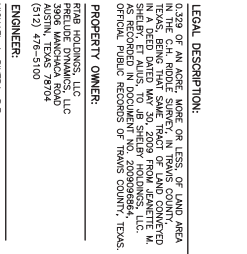
- [illegible]

[illegible]

- | Variable            | Unit                   | Mean  | Standard deviation | Minimum | Maximum |
|---------------------|------------------------|-------|--------------------|---------|---------|
| 1. Age              | Years                  | 32.1  | 5.2                | 21      | 45      |
| 2. Sex              | Male/Female            | 0.55  | 0.50               | 0       | 1       |
| 3. Education        | Years                  | 12.5  | 1.8                | 9       | 16      |
| 4. Income           | \$/month               | 1,200 | 300                | 800     | 1,800   |
| 5. Health           | Good/Bad               | 0.70  | 0.45               | 0       | 1       |
| 6. Family size      | Persons                | 3.5   | 1.2                | 1       | 6       |
| 7. Urban/rural      | Urban/Rural            | 0.60  | 0.49               | 0       | 1       |
| 8. Employment       | Employed/Unemployed    | 0.85  | 0.36               | 0       | 1       |
| 9. Marital status   | Married/Single         | 0.75  | 0.43               | 0       | 1       |
| 10. Religion        | Hindu/Muslim/Christian | 0.40  | 0.50               | 0       | 1       |
| 11. Literacy        | Literate/Illiterate    | 0.90  | 0.30               | 0       | 1       |
| 12. Social class    | High/Low               | 0.50  | 0.50               | 0       | 1       |
| 13. Political party | Congress/Other         | 0.65  | 0.48               | 0       | 1       |
| 14. Caste           | Upper/Lower            | 0.30  | 0.46               | 0       | 1       |
| 15. Religion        | Hindu/Muslim/Christian | 0.40  | 0.50               | 0       | 1       |
| 16. Caste           | Upper/Lower            | 0.30  | 0.46               | 0       | 1       |
| 17. Religion        | Hindu/Muslim/Christian | 0.40  | 0.50               | 0       | 1       |
| 18. Caste           | Upper/Lower            | 0.30  | 0.46               | 0       | 1       |
| 19. Religion        | Hindu/Muslim/Christian | 0.40  | 0.50               | 0       | 1       |
| 20. Caste           | Upper/Lower            | 0.30  | 0.46               | 0       | 1       |

[illegible]

- [illegible]



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

INTERVALS COVERAGE		
TOTAL LOT	=	142.63 SQ. FT. = 0.327 ACRES
DRIVING	=	2,785.3 SQ. FT. = 0.069 ACRES
EXISTING	=	5,817.0 SQ. FT. = 0.13 ACRES
CONCRETE	=	173.5 SQ. FT. = 0.004 ACRES
LANDSTONE	=	
SLABING AREA	=	
TOTAL IC	=	8,705.8 SQ. FT. = 0.194 ACRES
% I.C.	=	57.5%

LOCATION MAP  
N.T.S.  
MAPSCO PAGE 674J - CITY GRID MG1  
SUBMITTAL DATE: JANUARY 6, 2016

[illegible]



## 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



### Human Studies

- All Phases of Clinical Trials
- Registries

### Companion Animal Studies

- POC Studies
- Field Studies
- Registries

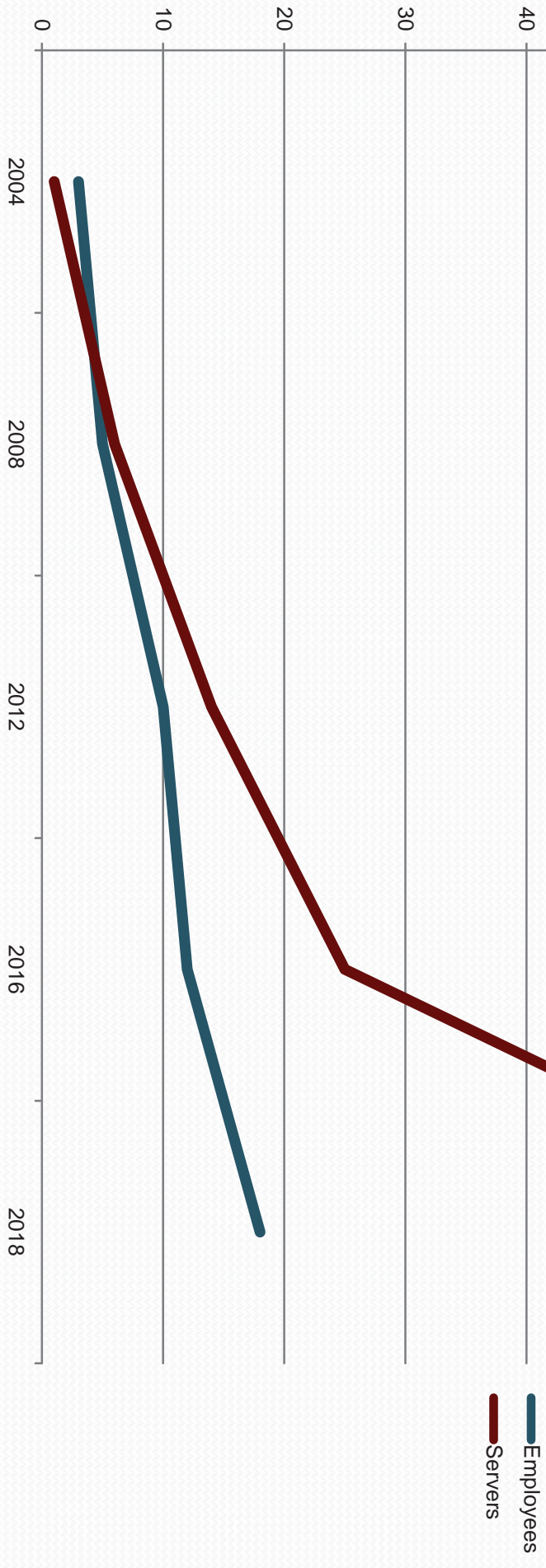
### Production Animal Studies

- Animal-based
- Pen-based

# BUSINESS TIMELINE



Prelude Formed 3 employees	Steady Growth: Need for more space!	Purchase & Remodel 3906 10 employees Occupy 2013	Added room 12 employees	18 employees 70 servers
-------------------------------	--	---	----------------------------	----------------------------





## 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

O-3/19

# SITE PLAN - NEIGHBORHOOD

Ann Richards  
School For Girls



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

**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. SHELLEY, 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







O-3/21

## ORIGINAL PROPERTY





O-3/22

## ORIGINAL PROPERTY





O-3/23

## BEFORE AND AFTER

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





O-3/24

LO-MU



Received lots of compliments from neighbors

# TIME LINE FOR 3906 MANCHACA

O-3/25

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

O-3/27

# 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.*

O-3/29

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





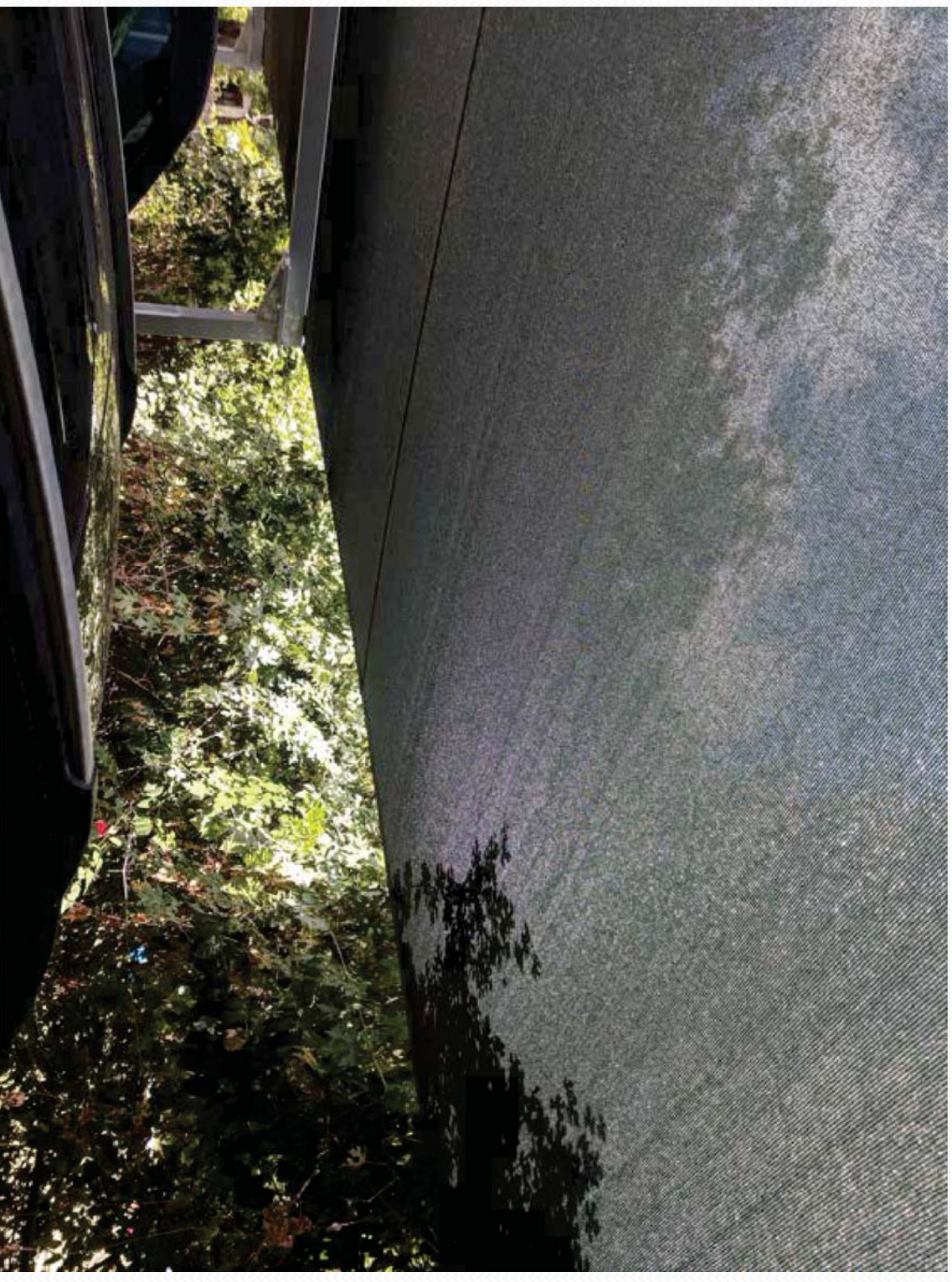
## FIREPROOF FABRIC

Green

Porous

Low Profile

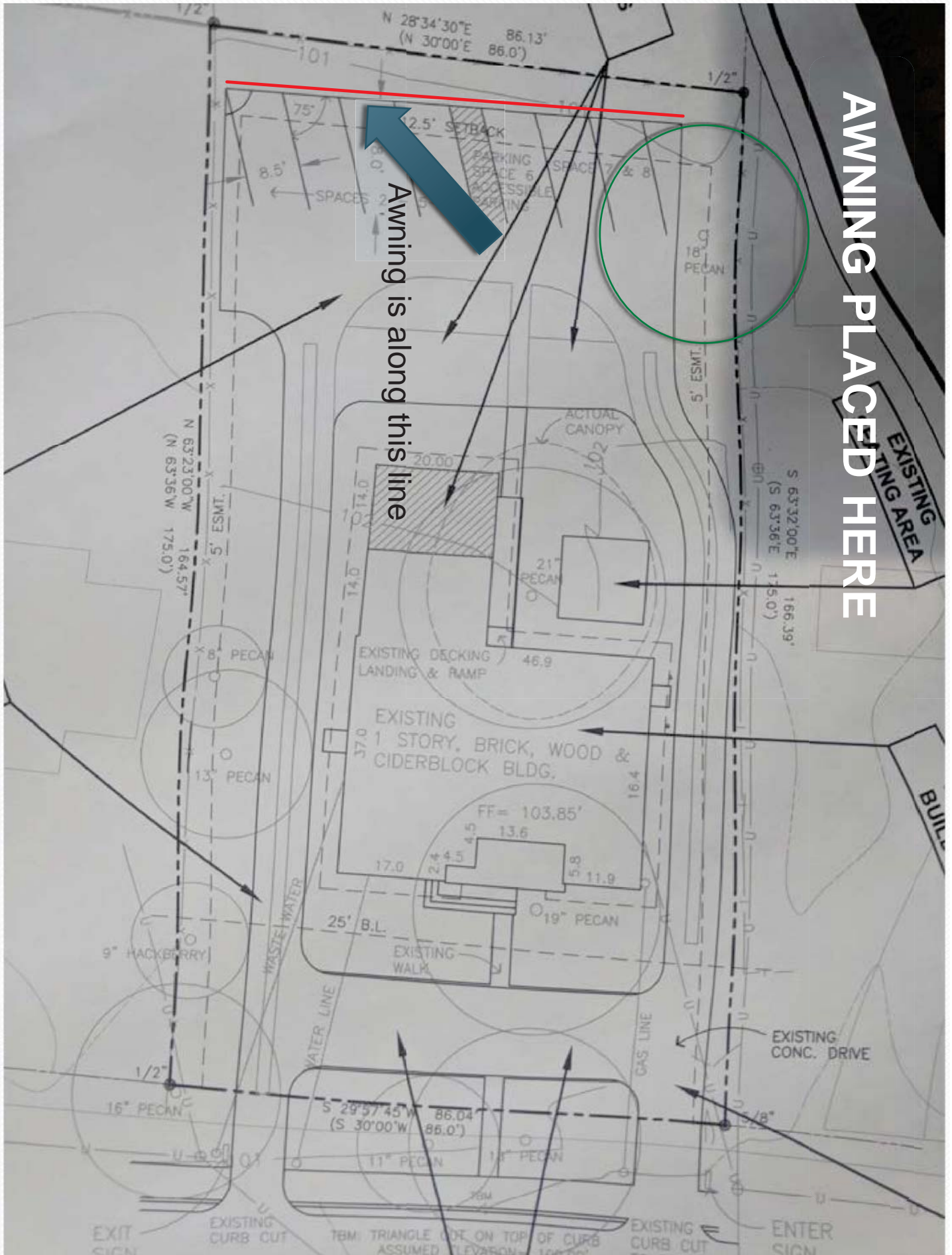
Unobtrusive





AWNING PLACED HERE

Awning is along this line





# VIOLATION REPORT



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

**AUSTINCODE**  
**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** **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

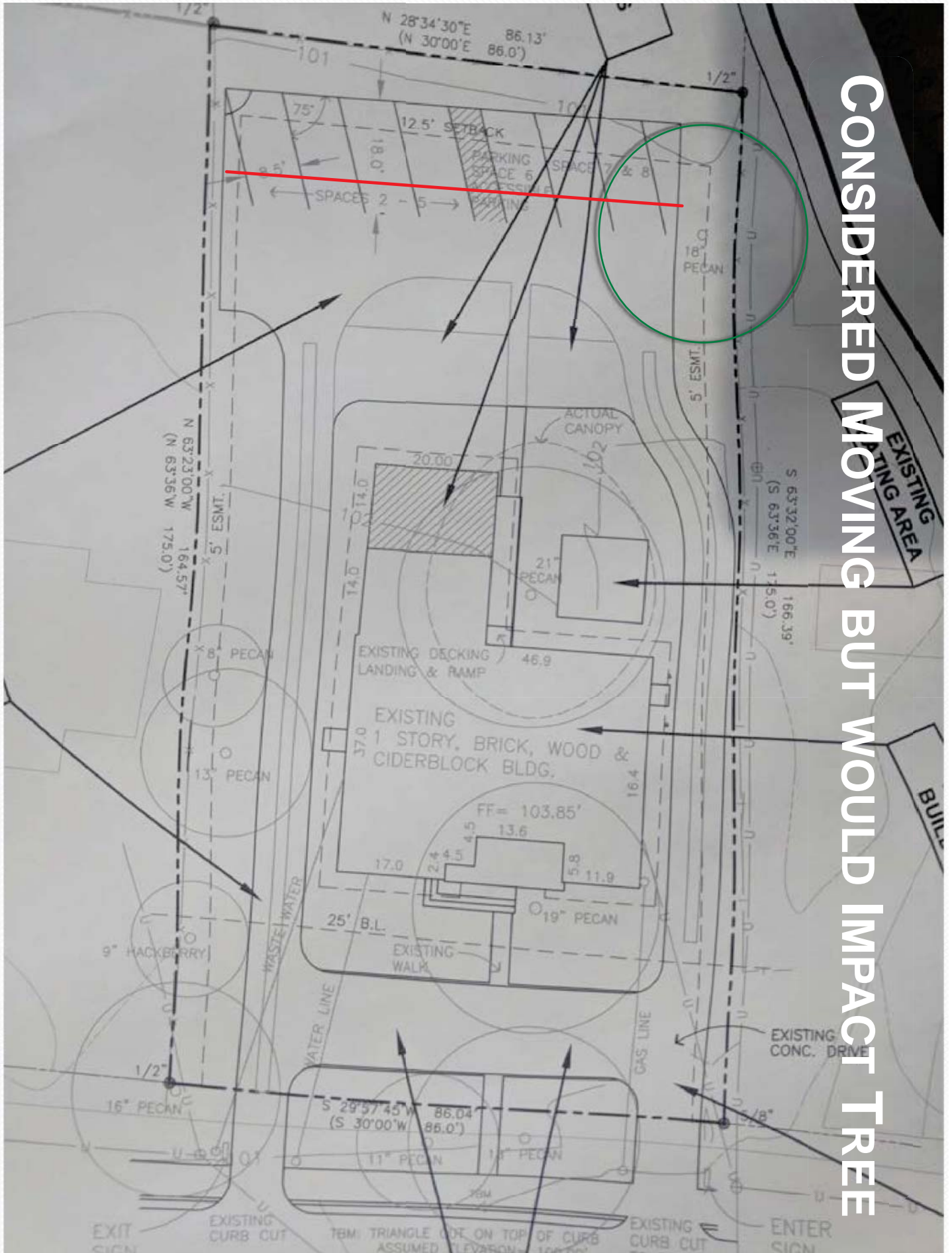
Timeframe to Comply: 30 Day(s)

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.

emilud12

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. Mansueti

Signed:

Date: 5/22/2018

J.P. SHEPHERD 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



**ShadePro**  
1067 FM 206 # 202  
New Braunfels TX 78136  
830-625-2154 Phone  
**210-455-8702 Cell**

# Proposal

Date 13 Aug 18  
Quote good for 45 days.

## Shipping Address:

Company: RTAB Holdings LLC  
Contact: Richard Tieszen  
Address: 3906 Manchaca Rd.  
City/State/Zip: Austin TX 78704  
Phone: 512-476-5100  
Mobile Phone: 512-825-5901  
E-mail: rtiens@fabundynamics.com

## Billing Address:

Company: RTAB Holdings LLC  
Contact: Richard Tieszen  
Address: 3906 Manchaca Rd.  
City/State/Zip: Austin TX 78704  
Phone: 512-476-5100  
Mobile Phone: 512-825-5901  
E-mail: rtiens@fabundynamics.com

- \* Includes Delivery & Installation

Qty	Size	Hgt	Structure Type	Drawing	Style	Nesting	PIC Color	Unit Price	Total
2								\$	995.00

Sub Total	\$	995.00
Sales Tax	\$	82.09
Total	\$	1,077.09
Amount Due Now	\$	1,077.09
Upon Completion		

## Method of Payment

☐ Check Number \_\_\_\_\_

☒ Credit Card Number \_\_\_\_\_

Name on Card **RICHARD TIESZEN**

Security Code \_\_\_\_\_

Amount Collected **1077.09**

We warrant check it 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. 552(a)(6) is governed by the rules of the NACMA, if you wish to opt out of check transmission notify on this document and return with payment.

Kyle Coccomise

ShadePro Representative

13-Aug-18

Date

(X)

Accepted By

**16 AUG 2018**

Date

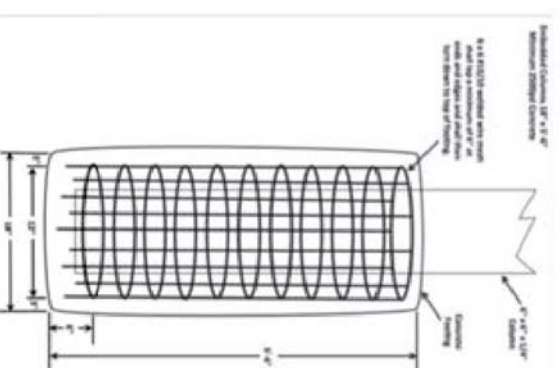
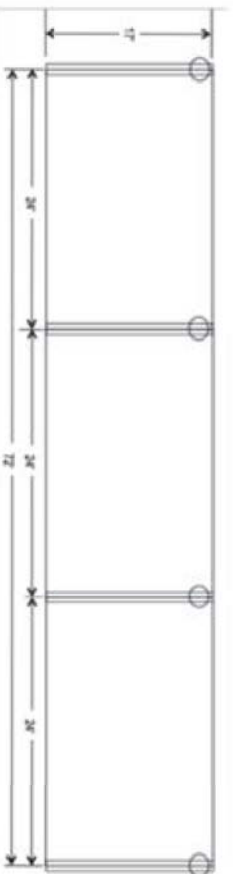
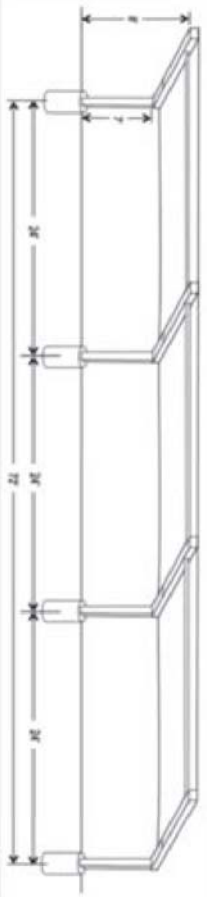
ShadePro

Permanent Shade Structures

Rev 9/10/2015

p 1 of 2

6x9



### Permanent Shade Structures

Chen et al.

15879 IH 35 N

Salmon TX 78154

PN 210-651-1041

Fax 210-651-1041

Email

information@ShadePro.com

Prinero Engineering  
F-2864



O-3/38

**SGS**

TEST REPORT

CLIENT:

Geac Pacific USA, Inc.  
295 W. Central Pkwy, Suite 1704  
Altamonte Springs, FL 32714

Attn: Susan Yuskalis

Test Report No: 654-030608

Date: February 22, 2010

**SUBJECT:** Testing to ASTM E-84

**SAMPLE ID:** Sample identified as "Commercial 96" was received from the client on 2/19/10 in good condition. The sample was described by the manufacturer of containing the following items:

- Sample Description: Commercial 95
- Sample / Style Number: Commercial 95
- Material Content: Knitted HDPE
- Client PO: SY021609

**TEST REQUESTED:** Perform standard flame spread and smoke density developed classification tests on the sample supplied by the Client in accordance with ASTM Designation E84-09a. Standard Method of Test for Surface Burning Characteristics of Building Materials. The test procedure is equivalent to UL 723, ANSI/ULPFA No. 255 and UBC No. 6-1.

**PREPARATION:** The sample material was submitted in one roll and trimmed to fit dimensions of furnace, measuring 2" by 24". The sample was supported using rods and wire.

TEST DATE: 2/22/10

**RESULTS:** Results can be found on the following pages and apply only to the sample tested

**CLASSIFICATION:** The sample received a 'Class A' rating in accordance with the NIPA and IBC classification chart on page two of this report.

SIGNED FOR AND ON BEHALF OF  
SGS U.S. TESTING COMPANY INC.

### Engineering Technician

Page 1 of 5

Fire Technology Department Manager

# 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.



## PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, **you are not required to attend.** However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed application. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice will be sent.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing;

- and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
  - is the record owner of property within 500 feet of the subject property or proposed development; or
  - is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our website:

[www.austintexas.gov/department/development-services](http://www.austintexas.gov/department/development-services)

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. **All comments received will become part of the public record of this case.**

**Case Number:** C15-2018-0043, 3906 Manchaca Road

**Contact:** Leane Heldenfels, 512-974-2202, [leane.heldenfels@austintexas.gov](mailto:leane.heldenfels@austintexas.gov)

**Public Hearing:** Board of Adjustment, Monday October 8, 2018

*Eugelbertus KRAMER*

Your Name (please print)

☒ I am in favor  
☐ I object

*2100 Wardsworth Drive Aust. 78704*

Your address(es) affected by this application

*[Signature]*

Signature

Date

Daytime Telephone: *512-795-1297*

Comments:

*I agree with the requested variance of Petric 25-2-492*

**Comments must be returned not later than 10am the day of the hearing to have them seen by the Board at this hearing, return via:**

**Mail:** City of Austin-Development Services Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

(Note: mailed comments must be postmarked by the Wednesday prior to the hearing for the Board to see them at this hearing)

**Fax:** (512) 974-6305

**Email:** [leane.heldenfels@austintexas.gov](mailto:leane.heldenfels@austintexas.gov)