



# City of Austin

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

## AUSTIN **CODE** DEPARTMENT

### **NOTICE OF VIOLATION**

**Case Number: CV-2020-041829**

via Certified Mail # 7017 0190 0000 3852 9437

March 12, 2020

2010 SOUTH LAMAR LLC  
165 W 73RD ST  
NEW YORK, NY 10023 2901

RE: 2010 S LAMAR BLVD AUSTIN TX 78704  
Locally known as 2010 S LAMAR BLVD AUSTIN TX 78704  
Legally described as LOT 9-14 STAEHEL AND WENDLANDT RESUB FREDERICKSBURG  
ROAD ACRES 2  
Zoned as CS  
Parcel Number 0100050111

Dear 2010 SOUTH LAMAR 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 512-974-2519 or [Edmond.Su@austintexas.gov](mailto:Edmond.Su@austintexas.gov). Please reference **case number** CV-2020-041829. Hours of operation are: Monday – Friday, 7:30 a.m. - 4:00 p.m. If I am unavailable, contact the Code Connect line at (512) 974-CODE (2633) or [codeconnect@austintexas.gov](mailto:codeconnect@austintexas.gov).

Para obtener más información, llame al 512-974-2519 o envíe un correo electrónico a [Edmond.Su@austintexas.gov](mailto:Edmond.Su@austintexas.gov). Por favor, consulte **caso número** CV-2020-041829. El horario de atención es: lunes a viernes, 7:30 a.m. - 4:00 p.m. Si no estoy disponible, comuníquese con Code Connect marcando al (512) 974-CODE (2633) o por correo electrónico [codeconnect@austintexas.gov](mailto:codeconnect@austintexas.gov).

Sincerely,

Edmond Su, Austin Code Officer  
City of Austin Code Department



FOR CODE QUESTIONS, CONTACT:

**512.974.CODE (2633)**  
[CODECONNECT@AUSTINTEXAS.GOV](mailto:CODECONNECT@AUSTINTEXAS.GOV)  
MONDAY - FRIDAY 8:00 AM - 4:00 PM



## VIOLATION REPORT

**Date of Notice:** March 12, 2020

**Code Officer:** Edmond Su

**Case Number:** CV-2020-041829

**Property Address:** 2010 S LAMAR BLVD AUSTIN TX 78704  
Locally known as 2010 S LAMAR BLVD AUSTIN TX 78704  
Zoned as CS

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: STRUCTURE MAINTENANCE**

Austin City Code Section: General (§506.1)

Description of Violation: Observed open exposed piping system directly discharged wasted water into public storm drain system.

All plumbing fixtures shall be properly connected to either a public sewer system or to an approved private sewage disposal system.

Date Observed: 03/11/2020

Timeframe to Comply: 30 Day(s)

Recommended Resolution: Remove current system or redirect waste water into proper sewer drainage system.

**Notes:** If the corrective action requires a permit or demolition, please contact the Development Services Department at 311. You can also visit <http://www.austintexas.gov/departments/development-services> for more information.

**In order to close the above code violation(s), an inspection will need to be conducted. Please contact Austin Code Department Officer Edmond Su at 512-974-2519 or [Edmond.Su@austintexas.gov](mailto:Edmond.Su@austintexas.gov) to schedule an inspection.**

**Si no puede leer esta notificación en inglés, pida una traducción en español.**

**Appeal:** Any structure maintenance issue indicated in this report may be appealed to the Building and Standards Commission. The appeal must be filed no later than **20 days** after the date of this notice and contain **all** of the following information:

- a brief statement as to why the violation is being appealed
- any facts that support the appeal
- a description of the relief sought
- the reasons why the appealed notice or action should be reversed, changed, or set aside
- the name and address of the appellant

An appeal may be delivered in person to our office located at 5202 E. Ben White Blvd. Unit 5, Suite 550, Austin, TX 78741 or mailed to: **Building and Standards Commission, c/o Austin Code Department, P.O. Box 1088 Austin, Texas 78767.**

**Violation Type: LAND USE**

Austin City Code Section: Building Permit Requirement (§25-11-32)

Description of Violation: Observed expired permit (2001 000034 00 00 BP Building Permit )

Commercial construction performed without required permit(s).

Date Observed: 03/11/2020

Timeframe to Comply: 30 Day(s)

Recommended Resolution: Finalize all trade permits.

Austin City Code Section: Building Permit Requirement (§25-11-32)

Description of Violation: Observed expired permit (2018 190185 000 00 PP Plumbing Permit )

Commercial construction performed without required permit(s).

Date Observed: 03/11/2020

Timeframe to Comply: 30 Day(s)

Recommended Resolution: Finalize all trade permits.

Austin City Code Section: Building Permit Requirement (§25-11-32)

Description of Violation: Observed expired permit (2009 054467 000 00 EP Electrical Permit)

Commercial construction performed without required permit(s).

Date Observed: 03/11/2020

Timeframe to Comply: 30 Day(s)

Recommended Resolution: Finalize all trade permits.

**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 311. You can also visit <http://www.austintexas.gov/departments/development-services> for more information.

**Violation Type: PROPERTY ABATEMENT**

Austin City Code Section: Duty to Maintain Property In Sanitary Condition (§10-5-21)

Description of Violation: Observed stagnant water accumulated on the property.

An owner, tenant, resident or person in charge of any property within the City of Austin must maintain said property free of grass and weeds over 12 inches tall, brush, garbage, rubbish, trash, debris, standing water or other objectionable, unsightly or unsanitary matter.

Date Observed: 03/11/2020

Timeframe to Comply: 7 Day(s)

Recommended Resolution: Maintain property to avoid insects infestation.

**Notes:** Failure to correct this condition by the above deadline may result in City action to clean the property at your expense. **Should another violation occur within one year of the date of this notice, the City may take action to clean the property without further notice to you and at your expense.**

**Appeal:** An owner may appeal a notice of violation issued under this article by filing a written statement with the director of the designated department not later than the seventh day after the notice is given. An owner may only appeal on the following grounds:

- (1) The notice was not properly served; or

(2) A violation did not exist on the property on the date the notice was issued.

An appeal may be delivered in person to the Austin Code Department located at 5202 E. Ben White Blvd. Unit 5, Suite 550, Austin, TX 78741 or mailed to: **City of Austin Code Department, ATTN: Code Official, P.O. Box 1088, Austin, Texas 78767.**

## **IMPORTANT INFORMATION**

### **Failure to Correct**

If the violations are not brought into compliance within the timeframes listed in the violation report, enforcement action may include:

- Criminal charges in the City of Austin Municipal Court subjecting you to fines of up to \$2,000 per violation, per day.
- Civil penalties in an Administrative Hearing subjecting you to fines of up to \$1,000 per violation, per day, along with additional fees.
- Suspension or cancellation of existing site plan, permit or certificate of occupancy. If the site plan, permit or certificate of occupancy is suspended or revoked, the utility service to this property may be disconnected.
- Civil injunctions or penalties in State court.
- For dangerous or substandard buildings, the City of Austin may also take action with the Building and Standards Commission (BSC) to order the vacation, relocation of occupants, securing, repair, removal or demolition of a building, and civil penalties.

### **Ownership Information**

According to the records of the County, you own the property described in this notice. If this property has other owners, please provide me with this information. If you no longer own this property, you must execute an affidavit form provided by our office. This form should state that you no longer own the property, the name of the new owner, and their last known address. The affidavit must be delivered in person or by certified mail, with return receipt requested, to the Austin Code Department office no later than 20 days after you receive this notice. If you do not submit an affidavit, it will be presumed that you own the property described in this notice.

An affidavit form is available at [www.austintexas.gov/code-resources](http://www.austintexas.gov/code-resources), or at the office at 5202 E. Ben White Blvd. Unit 5, Suite 550, Austin, TX 78741. The completed affidavit should be mailed to: **City of Austin Code Department, P.O. Box 1088, Austin, Texas 78767.**

### **Complaints**

You may file a written complaint or commendation regarding an Austin Code Department Officer no later than 3 days after you receive this notice. Please reference your case number. The complaint or commendation should be mailed to: **City of Austin Code Department, ATTN: Code Official, P.O. Box 1088, Austin, Texas 78767.**



# SAFE & SOUND

## ! WITH AUSTIN CODE !

To report a potential code violation:

# CALL 3-1-1

## What does a code inspector check for?

### DANGEROUS STRUCTURES



- Abandoned Buildings
- Open & Accessible Buildings
  - Severely Damaged
    - Roofs
    - Wall Cracks
    - Cracked Foundations

CALL 3-1-1

### SUBSTANDARD CONDITIONS



- Water Leaks
- Lack of Hot Water
- Exposed Electrical Wiring
  - Broken Windows
- Doors or Windows That Won't Open

ACKNOWLEDGE • ASSESS • ACT

### FIRE-DAMAGED BUILDINGS



- Broken Glass
- Unsure Footing
- Possible Collapse
- Exposed Electrical Wires
- Potential Gas Leaks
- Water Pipe Damage

RESPECT THE TAPE



**AUSTINCODE**  
**DEPARTMENT**

The Austin Code Education and Outreach Division





# SANO y SALVO



## CON AUSTIN CODE



Para reportar una propiedad con posibles violaciones

## LLAME AL 3-1-1

### ¿Que verifica un inspector de código?

#### ESTRUCTURAS PELIGROSAS



- Edificios abandonados
- Edificios abiertos y accesibles
  - Daños graves a:
    - Techos
    - Grietas en la pared
  - Fundaciones agrietadas

LLAME AL 3-1-1

#### CONDICIONES DE SUBSISTENCIA



- Fugas de agua
- Falta de agua caliente
- Cables eléctricos expuestos
  - Ventanas rotas
  - Puertas o ventanas que no abren

RECONOZCA • EVALUE • ACTUE!

#### EDIFICIOS DAÑADOS POR FUEGO



- Vidrios quebrados
- Paso inseguro
- Posible colapso
- Cables eléctricos expuestos
- Posibles fugas de gas
- Daño en la tubería de agua

RESPETE LA CINTA!



**AUSTINCODE  
DEPARTMENT**

La División de Educación y Alcance del Código de Austin