



# City of Austin

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

## AUSTIN **CODE** DEPARTMENT

### **NOTICE OF VIOLATION**

**Case Number: CV-2020-029615**

Via Certified Mail # 7014 1200 0000 1728 5916

February 24, 2020

2021 SOUTH LAMAR LP  
% Sheldon D Kahn  
804 CONGRESS AVE STE 300  
AUSTIN TX 78701-2630

RE: 2027 S LAMAR BLVD AUSTIN TX 78704  
Locally known as 2027 S LAMAR BLVD AUSTIN TX 78704  
Legally described as LOT 8-9 \* LESS NE 150X175 FT BLK 1 \*LESS N5 FT FREDERICKSBURG  
ROAD ACRES  
Zoned as CS-V  
Parcel Number 0100050316

Dear 2021 SOUTH LAMAR LP:

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 512-974-6087 or [John.Hale@austintexas.gov](mailto:John.Hale@austintexas.gov). Please reference **case number** CV-2020-029615. 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 512-974-6087 o enviar un correo electrónico a [John.Hale@austintexas.gov](mailto:John.Hale@austintexas.gov). Por favor, consulte **caso número** CV-2020-029615. 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,

John Hale, Austin Code Officer  
City of Austin Code Department

## **VIOLATION REPORT**

**Date of Notice:** February 24, 2020

**Code Officer:** John Hale

**Case Number:** CV-2020-029615

**Property Address:** 2027 S LAMAR BLVD AUSTIN TX 78704  
Locally known as 2027 S LAMAR BLVD AUSTIN TX 78704  
Zoned as CS-V

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**

Austin City Code Section: §25-2-808(C) - RESTAURANTS AND COCKTAIL LOUNGES

Description of Violation: The restaurant operating at this location has a late-hours permit from the Texas Alcoholic Beverage Commission (TABC) which requires a conditional use permit from the City of Austin.

Date Observed: 02/20/2020

Timeframe to Comply: 30 Day(s)

Recommended Resolution: Obtain a conditional use permit for the restaurant, or discontinue serving alcohol after 11:59pm on Monday through Saturday night and 12:59am Sunday morning. If the hours are reduced, your TBAC permit will also need to reflect the change.

**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/department/development-services> for more information.

## **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 codigo?

#### 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