ZONING CHANGE REVIEW SHEET

CASE: C14-2008-0025 – Circle Oaks

Business Park

Z.A.P. DATE: August 5, 2008

August 19, 2008

ADDRESS: 3107, 3109 and 3111 West Slaughter Lane

OWNERS: James Gang Living Trust

(Carol and Max James);

Marsha and Robert Pittman

AGENT: McClean & Howard, L.L.P.

(Jeff Howard)

ZONING FROM: SF-2

TO: GO

AREA: 0.615 acres

AMENDED TO: GO-CO

(approximately 26,789.40 square feet)

SUMMARY STAFF RECOMMENDATION:

The Staff's recommendation is to grant limited office – conditional overlay (LO-CO) combining district zoning. The Conditional Overlay limits the number of driveways on West Slaughter Lane to one and prohibits access to Rochelle Drive via the platted access easement.

ZONING & PLATTING COMMISSION RECOMMENDATION:

August 5, 2008: APPROVED A POSTPONEMENT REQUEST BY THE APPLICANT AND NEIGHBORHOOD TO AUGUST 19, 2008.

[K. JACKSON; T. RABAGO – 2ND] (6-0) C. HAMMOND – ABSENT

August 19, 2008: APPROVED LO-CO DISTRICT ZONING WITH THE CO ALLOWING MEDICAL OFFICES LESS THAN 5,000 SQUARE FEET IN SIZE, AND ALL NEIGHBORHOOD OFFICE (NO) DISTRICT USES; AND LIMITED TO THE EXISTING IMPERVIOUS COVER ON-SITE.

[K. JACKSON; T. RABAGO -2^{ND}] (7-0)

ISSUES:

The Applicants would like to discuss the recommendation of the Zoning and Platting Commission with the Council.

On August 15, 2008, the Applicants amended their rezoning request to GO-CO with the Conditional Overlay limiting development of the property to Personal Services and Business Support Services and all permitted LO uses and LO site development regulations.

A valid petition of 31.88% has been filed by the adjacent property owners in opposition to this rezoning request.

A representative of Tanglewood Forest Limited District has submitted a letter of opposition to the rezoning request. Correspondence is provided at the back of the Staff packet.

A Code Enforcement citation has been issued for the extermination services and hair salon businesses. The owner of the extermination business has provided a letter to the Applicant stating that he will be vacate the property by September 2, 2008 (please refer to the attached letter).

The adjacent property owner to the west is supportive of the Applicant's rezoning request.

The subject rezoning area is platted as Block A, Lots 1, 2 and 3 of Tanglewood Forest Section Four, Phase-E (C8-82-032.02.1(84)). There is a 20-foot wide Access and Public Utility Easement that straddles the property line between Lots 1 through 5 that have West Slaughter Lane frontage and Lots 8 through 11 that have Foxton Cove frontage. The access easement is constructed as a driveway from Slaughter Lane on Lot 1 and serves the four lots that are developed with office and commercial uses and a rear parking area, including Lots 2 and 3. There is a wood privacy fence located at the edge of the driveway, and both the fence and the driveway are inside of the property boundary of the residential lots that front on Foxton Cove.

There is also a plat note that states, "Individual driveway access to Riddle Road (note: renamed as Slaughter Lane) is prohibited from Lots 1-5, Block A". The three lots being considered for rezoning also have one direct, shared driveway to West Slaughter Lane, and thus are not in conflict with the plat note.

DEPARTMENT COMMENTS:

The subject three platted lots are zoned single family residence standard lot (SF-2), and consist of two multi-tenant structures that contain a hair salon, administrative and professional offices, a medical office and an adjacent parking and driveway area. The western lot has direct driveway access to West Slaughter Lane and contains a shared parking area that serves these businesses. The driveway extends at the rear of these lots within a 20-foot wide platted access easement. Single family residences within Section 4, Phase E of Tanglewood Forest subdivision are adjacent to the south (SF-2). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

City records at the time of annexation (December 31, 1997) indicate that the two structures provided space for administrative, business, professional and medical offices, a talent agency and a driving school (the latter two are classified as personal improvement services). The talent agency and driving school have since vacated the property. The exterminating services business and the hair salon were not in existence at the time of annexation and are considered illegal uses. The owner of the exterminating services business provided notice that he will vacate the property by September 2, 2008. The Applicant proposes to rezone the lots to the general office (GO-CO) district consistent with the existing range of office uses and the hair salon (a personal services use, first allowed in the GO district). The subject three lots as well as the adjacent two lots to the east have been removed from the subdivision's Covenants and

Restrictions. Please refer to Exhibit C (Uses Existing at the time of Annexation), D (Letter from Absolute Pest Management) and E (Uses that Have Occupied the Buildings Since 1987)

Since 1998, rezoning requests from SF-2 to office and commercial districts have been made for many properties on West Slaughter Lane. The rezonings have provided for the conversion of single family residences to office (NO and LO), civic and a limited number of neighborhood commercial (LR) uses. Staff recommends LO district zoning in the context of its location on an arterial roadway, compatibility with the adjacent office uses to the east, rehabilitation center to the west (a residential treatment use, conditional in the LR district), and single family residences to the south.

EXISTING ZONING AND LAND USES:

0	ZONING	LAND USES
Site	SF-2	Hair salon; Medical office; Real estate offices; Appraisal office; Insurance company; Extermination services; Administrative offices for a plumbing supplier; Parking area
North	MF-3-CO; LR-CO; RR; SF-1	Convalescent services; Retail shopping center; Indoor sports and recreation; Convenience storage; Dentist's office
South	SF-1; SF-2	Single family residences within Tanglewood Forest
East	SF-2	Insurance office; One single family residence
West	I-RR	Rehabilitation center

AREA STUDY: N/A

TIA: Is not required

WATERSHED: Slaughter Creek –

DESIRED DEVELOPMENT ZONE: No

Barton Springs Zone

NEIGHBORHOOD ORGANIZATIONS:

- 217 Tanglewood Forest Neighborhood Association
- 219 Palomino Park Homeowners Association 384 - Save Barton Creek Association
- 428 Barton Springs / Edwards Aquifer Conservation District
- 465 Cherry Creek on Brodie Neighborhood Association
- 511 Austin Neighborhoods Council 627 - Onion Creek Homeowners Association
- 742 Austin Independent School District
- 786 Home Builders Association of Greater Austin
- 943 Save Our Springs Alliance
- 959 Villages Neighborhood Association 997 Tanglewood Oaks Owners Association
- 1113 Austin Parks Foundation

1037 – Homeless Neighborhood Association

SCHOOLS:

Baranoff Elementary School

Bailey Middle School

Bowie High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2007-0133 – Doak Rezoning – 3105 and 3107 West Slaughter Lane	SF-2 to NO	To Deny NO-CO zoning	Withdrawn after posting of the agenda
C14-05-0150 – Slaughter Lane Multifamily – 3226 West Slaughter Lane	MF-4-CO to MF-4-CO to change conditions of zoning, being an increase the height and reduction of the density	To Grant MF-4-CO with changes to the previous CO being a reduction of the zoning impervious cover to 15% and the density to 6.2 dwelling units per acre, and allowing up to 60 feet in height	Approved MF-4-CO for 7.25 acres with the CO as ZAP recommended, plus a two-star Green Building rating for buildings over 45 feet tall and a 646 foot setback from adjacent residentially zoned property (8-9-06).
C14-04-0090 – Star Center – 3100 West Slaughter Lane	LR-CO to GR-CO	To grant GR-CO with CO allows personal improvement services and all NO-CO uses	Approved GR-CO as ZAP recommended, with a Restrictive Covenant addressing IPM / Grow Green and coal-tar based sealants (8-26-04).
C14-03-0143 – Slaughter Assisted Living – 3200 West Slaughter Lane	I-RR to MF-3- CO	To Grant MF-3-CO with CO to include convalescent services as the only permitted use and all other SF-6 uses	Approved MF-3-CO as ZAP recommended (12-11-03).
C14-03-0165 – Shaid Zoning – 3206 West Slaughter Lane	I-RR to SF-6	To Grant SF-6	Approved SF-6 as ZAP recommended (4-22-04).
C14-02-0173 – Tristan – 10003 Rocking Horse Road	DR to GR LO-CO to GR	To Grant NO-CO with conditions of no additional impervious cover; prohibit access to Rocking Horse Road. To Grant GR-CO	Approved NO-CO with the CO establishing the maximum impervious cover at 21.9 percent and prohibiting access to Rocking Horse Road (7-17-03). Approved GR-CO as

Chade Halless	Τ	w/CO for list of	
Shady Hollow			recommended by ZAP
Retail Center –		prohibited uses, 40'	(12-5-02).
9700 Block of		height and 2,000 trips.	
Brodie Lane			
C14-02-0102 -	I-SF-2; SF-2 to	To Grant LR-MU-CO	Granted LO-CO for
3401 Joint Venture	LO-MU-CO;	with list of prohibited	Tracts 1 and 2 and LR-
- 3305 to 3415	LR, as amended	uses, 2,000 trips and 8	CO for Tract 3 (3-27-
West Slaughter		driveway cuts.	03).
Lane	Tê.		
C14-01-0159 -	LO-CO to SF-3	To Grant SF-3	Approved SF-3
Austin Star – 3014			(1-10-02).
Block of Aftonshire			(
Way			
C14-00-2032 -	LR-CO to LR-	To Grant LR-CO	Approved LR-CO
Texcon	CO	w/conds.	w/conditions (4-20-
Convenience Store			00).
- 3020 West			30).
Slaughter Lane	00		45
C14-99-0070 -	I-RR to GO	To Grant GO-CO	Approved GO-CO
Westoak Woods		w/conds.	w/conditions (12-2-
Baptist Church -			99).
2900 West			
Slaughter Lane			
C14-97-0156 -	I-RR and I-SF-2	To Grant RR; SF-2;	Approved RR; SF-2;
Southland Oaks	to RR; SF-1; SF-	SF-4A; LO; LR; and P	SF-4A; LO; P
Municipal Utility	2; SF-3; SF-4;	, b. 71, 150, 1510, and 1	w/conditions (6-25-
District – Brodie	SF-6; GR; P		98).
Lane at Slaughter	51 0, GR, 1		50).
Lane			
C14-96-0039 -	I-RR to GR; LR	To Grant GR-CO on	Approved as per PC
Dennis & Faye	I III to GIC, LIC	Tract 1; LR-CO on	recommendation
Artale – 3110		Tract 2	(5-23-96).
Block of West		114012	(<i>3-23-70)</i> .
Slaughter Lane			
Staughter Lane			

RELATED CASES:

The property was annexed into the City limits on December 31, 1997.

The Owners applied for community commercial (GR) zoning in 1998-99 (C14-98-0241). The Owners withdrew the case prior to Planning Commission action.

The rezoning area represents Block A, Lots 1, 2 and 3 of Tanglewood Forest, Section Four Phase-E, recorded in March 1985 (C8-82-32.02.1(84)). Please refer to Exhibit B. There are no pending site plan applications on the subject property.

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bus Route	Bike Route
West Slaughter	90 –	87 feet	Major	Yes	Yes	Yes,
Lane	100		Arterial			Priority 1
	feet		Divided			
			(27,681 vpd,			
			COA 12-02-			
	Į.		03)			

CITY COUNCIL DATE:

August 28, 2008

ACTION: Approved a Postponement by the Staff to September 25, 2008 (7-0).

September 25, 2008

ORDINANCE READINGS: 1st

 2^{nd}

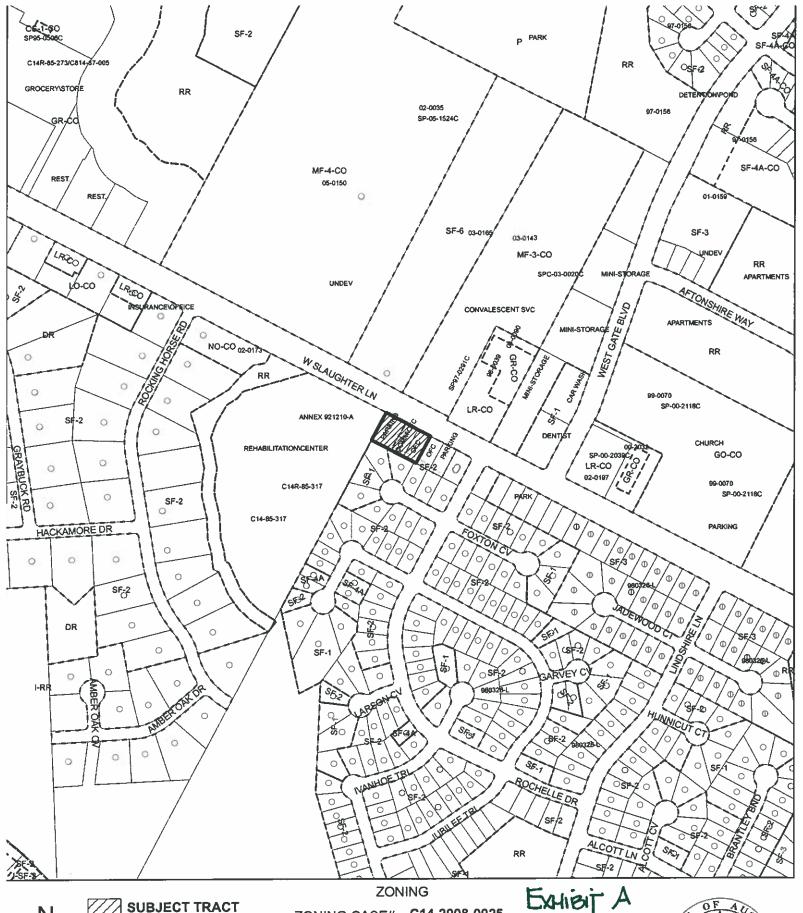
3rd

ORDINANCE NUMBER:

CASE MANAGER: Wendy Rhoades

e-mail: wendy.rhoades@ci.austin.tx.us

PHONE: 974-7719











ZONING

C14-2008-0025 ZONING CASE#:

ADDRESS: 3107, 3109 & 3111 W SLAUGHTER LN

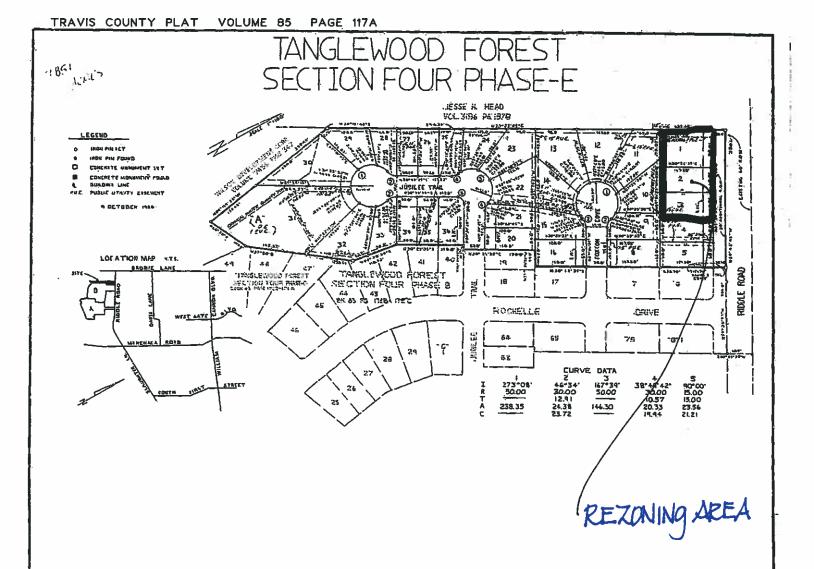
SUBJECTAREA: 0.615 ACRES

D14-15 GRID:

W. RHOADES MANAGER:







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EXHIBIT B RECORDED PUT

(8-82-32.02.1 (84)

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123 Lacy Dariens 3819 C004 869-4823	AND ARTHUR AND			LAUNDERERS	-6215 C039 280-2266	10110 Tamez Jaime	-1435 C039 292-6509	17004 Madonna Flaymond A
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129 Welenczyk Anna	651 Hoffmelater G			ASCLEPIUS FOUNDATION	-8216 CO39 290-5852	10108 BLIND CONNECTION. 10109 Jennison Lens. 10119 Tamez Jaine 10119 Tamez Jaine 10204 Hemiton J M 10206 Brooks Larry D 10207 Malone Jense D 10210 Pitslord Terrell A Pitslord Wade Shevilo Kevin J J Shevilo Trend	1432 C039 282-1306 1433 C039 282-6676	TECHNOLOGY
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208 Kegel Anthony 3822 C004 863-2148	SKYVIEW TER (L)	78641		DAVID W EUERS	,6216 C039 280-1117	Shevin Kevin Jr	-1433 C039 292-1804	Hastings Pat III
209 Warren Devid	106 Riley Sam	-9741 FICOS 250-1000		GREAT HAIRCUTS	-6216 C039 280-3665 -6216 C039 282-4659	Shevin Trad	2219 C039 282-4334	Sienon Pilley R
216 Stengte R E	Tobey R G	-9741 ROOS 259-1998 -9741 ROOS 259-2358	ł	MEDICAL CLAIMS- MANAGEMENT	-8215 C039 290-2956	10305 Woodland Travia W	2219 C039 282-4334 2219 C039 282-1028	BUSINESSES 2
221 Guenowski Linds3821 C004 869-4771	111 Berry Jamie	-9747 R006 280-1431	1	PIZZA HUT \$11516	-8218 C039 282-3409 -6216 C039 282-4947			SLEEPY HOLLOW DR #
232 McAinter Edward3822 C004 930-5430	112 Alte Carla	-9742 R006 259-1906	l	Euera David W	-8216 C039 290-1117	10400 Clark Jack D. 10404 BANKER AUTOMOTIVE		13902 Fox Peggy
222 McAlleier Edward. 3482 C004 930-460 300 King Teylor 3824 C004 930-900 404 Teylor Rathryn. 3828 C004 883-8724 Trivid Heather 3828 C004 888-8724 Twidd Heather 3828 C004 888-800 Twidt Kally 3828 C004 888-2013	114 R J PRECISION	-9742 PIOOS 259-1906	2103 2106	Moore Jack S	-5068 FIG24 282-1359 -5068 FIG24 282-1246 -5068 FIG24 282-1246	Benter Donelde E	-2222 C039 282-9268	
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Twist Kelly	118 Drybrood Olela	-9742 ROOS 259-1853	2107	Scherer W H	-5068 PIC24 282-1245 -5076 PIC24 282-1532 -6077 PIC24 282-0094	Goetze Y W	2222 C099 282-0815	Sancoviii Jadus
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123 Eby Mary L 3862 C004 868-6933	125 Avery Stephen	-9747 ROOS 259-2117		LANE SLAUGHTER		10606 EPINIES PETRO CONSULTING INC	2223 C039 290-8906	WHOLESALE
Smith Terry K3652 COO4 669-6933 125 Gingran Joan3852 COO4 669-6745 Gingran Phil -3852 COO4 669-6745	Pairlok Arry Patrick Mids 125 EJR CO Cramer Elizabeth	-9747 ROOS 259-8903	1	CHIROPRACTIC HATIONWICE INSURANCE.	-5077 R024 200-8212 -6077 R024 200-5123	Kortan Carlena	•2223 C039 290-95TH I	
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	Roe Evelyne	-0742 R006 258-0422		INVESTMENTS	-8877 R024 280-0865	BARN. Heddock Carl G. 10706 Folis David R. Mixxell J. 10711 Larkin Glorn.	2225 C039 282-1007	Thomoson Donalda E
SKYLOOP DR (A) 78745	I 127 Yannov Culeste	-9747 R006 280-0490		THAI HERBS & SPICES	-5977 R024 280-5164	Married J	-2227 C039 292-1908	14104 Lujon M
100 Marquez Jose	128 PARSONS COUNTERTOPS	-9747 R006 259-0910		Quick Deniel W	-6077 P024 290-6114 -6077 P024 290-6212	10715 Lake George L	2226 C030 280-2518	14107 Lonez George L
106 Hernandez Jesse	A CAB Persona Theresa		0.05	LAMB VENTURES INC	-5923 C036 290-5235		-2220 CCCC 202LEGBE I	Lopez Lydin
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204 LONGHORN SLINDS & OFAPERIES	BUSINESSES 4	HOUSEHOLDS 26	2407	Greenwood Stan	-5965 C096,280-8114	Hollingsworth A W	2239 C039 290-2008	7obin A R
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304 Gerza Gundelupa4427 C014 328-3252		4715 C038 448-1442	2413	Long Aaron	-6065 C036 292-8482	10015 Kromer James	-2230 C039 282-8364	Hawkina Elles
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							EXHIBIT	
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June 2, 2008

JP Investments 3109 A Slaughter Lane West Austin TX 78748

Curt Stefka,

Please consider this our 90 day notice to vacate the property located at 3107 B Slaughter Lane West Austin TX 78748. Should you have any questions please feel free to contact me at 512-444-0262.

Tony Ragan

Best regards,

President

Slaughter Lane Tenants

A Beautiful You Hair Salon

Absolute Pest Control

Action Mortgage

Austin Driving School

Austin Steel Framing Sys.

Advocet Capital

Bob McNeely Graphics

Capital City Driving

■ Central Texas Realty

City Express Delivery

Chris Copeland, Attorney

Collier Equipment CorpComputer Vision

DB Talent

Discovery Resource

■ Dr. Sam Bennett

■ Dr. Donna Hudspeth

■ DS Residential

Ed Neal, Art Gallery

Farmers Insurance

First Stop

Greg Meyer

Infinity Computer

Jim Hix Realty

John Johnson

Larsen Supply Company

Lawless & Cox

Mariah Resources

Pascual Piedfort

Precision Inspection

Rebecca Tassi, Interior Design

Rent to Own Center

Richard Hampton Drywall

St. Philip Church

Sapphire Homes

Schaefer Law Firm

Speak Freely Speech Therapy

State Farm, Steve Lucca

Stefka & Rogers Co.

Stefka Home & Land Co.

Texas Investment Builders

■ Texas State Billing

Trion Sales

Troy Castillo

■ Tug Hill Construction

Texas Towing

United Casualty

Veronica Snyder, Attorney

SUMMARY STAFF RECOMMENDATION:

The Staff's recommendation is to grant limited office – conditional overlay (LO-CO) combining district zoning. The Conditional Overlay limits the number of driveways on West Slaughter Lane to one and prohibits access to Rochelle Drive via the platted access easement.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. The proposed zoning should be consistent with the purpose statement of the district sought.

LO zoning is intended for office use predominantly serving the neighborhood or community needs, such as professional, semi-professional and medical offices, which may be located within or adjacent to residential neighborhoods. The proposal meets the purpose statement set forth in the <u>Land Development Code</u>. The subject lot is adjacent to a neighborhood that is largely single family. The proposed office use would potentially serve the surrounding neighborhoods.

2. Zoning changes should promote an orderly and compatible relationship among land uses.

Since 1998, rezoning requests from SF-2 to office and commercial districts have been made for many properties on West Slaughter Lane. The rezonings have provided for the conversion of single family residences to office (NO and LO), civic and a limited number of neighborhood commercial (LR) uses. Staff recommends LO district zoning in the context of its location on an arterial roadway, compatibility with the adjacent office uses to the east, rehabilitation center to the west (a residential treatment use, conditional in the LR district), and single family residences to the south.

EXISTING CONDITIONS

Site Characteristics

The subject three lots contain a hair salon, medical office, real estate offices, appraisal office, insurance company; a pest control company and an administrative offices for a plumbing supplier; and an adjacent parking area and rear driveway.

Environmental & Impervious Cover

This site is located over the Edward's Aquifer Recharge Zone. The site is in the Slaughter Creek Watershed of the Colorado River Basin, which in this area is classified as a Barton Springs Zone (BSZ) watershed. It is in the Drinking Water Protection Zone.

This property would be eligible to use LDC 25-8-27 (Redevelopment Exception in the Barton Springs Zone) which was adopted by Council in November 2007. This ordinance was developed for sites in the Barton Springs Zone that are not compliant with the SOS

Ordinance (i.e., higher amount of impervious cover and older/no water quality controls). The ordinance, which is applied at the site plan stage, allows redevelopment projects to keep but not exceed their existing amount of impervious cover. Since it looks like Circle Oaks Business Center has greater than 40% impervious cover, the Applicants would have to install a sedimentation/filtration pond on-site and provide enough off-site mitigation land to reduce the combined impervious cover to 20%. For mitigation, the Applicants could either pay into the Barton Springs Zone Mitigation Fund (\$15,000/acre) or provide mitigation land that met certain criteria (e.g., adjacent to existing protected land). To the extent that part of their site could be treated using SOS-level water quality controls (e.g., retention-irrigation, vegetative filter strip), they would not have to mitigate for that portion of the site. Also, all redevelopment projects would still have to comply with other Code requirements (e.g., zoning limitations, landscape ordinance, parkland dedication, etc.)

According to flood plain maps, there is no flood plain within the project location.

The site is not located within the endangered species survey area.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features.

Under current watershed regulations, development or redevelopment on this site will be subject to providing structural sedimentation and filtration basins with increased capture volume and 2 year detention. Runoff from the site is required to comply with pollutant load restrictions as specified in LDC Section 25-8-514.

Transportation

No additional right-of-way is needed at this time.

If the requested zoning is granted, it is recommended that joint access be provided for the three lots.

If the requested zoning is granted, it is recommended that access to Rochelle Drive via the joint access easement be prohibited as a condition of zoning.

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or

abandonments required. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Site Plan and Compatibility Standards

Site plans will be required for any new development other than single-family or duplex residential.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

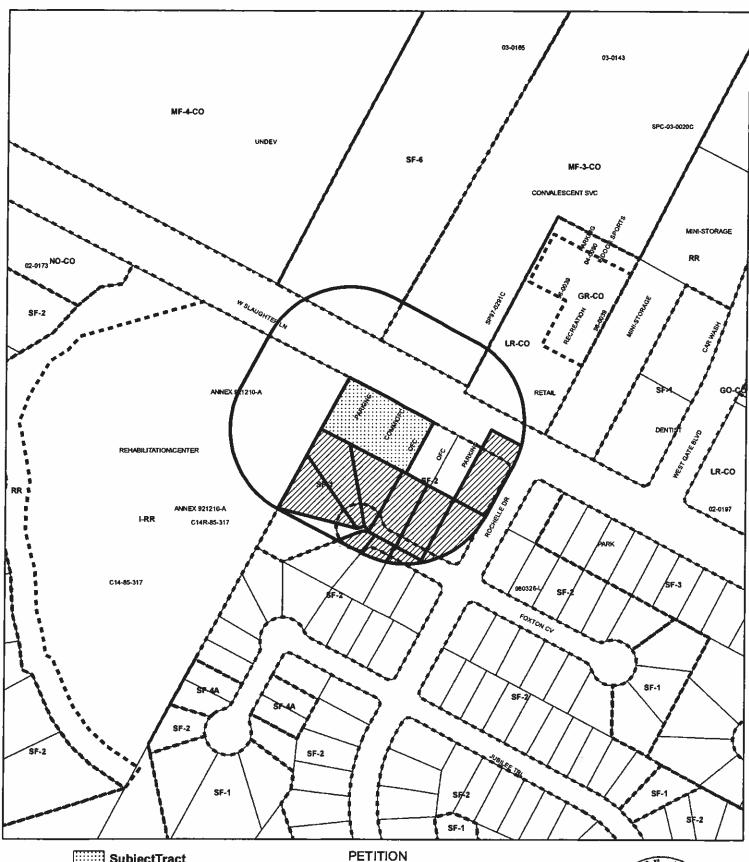
The site is subject to compatibility standards. Along the east and south property lines, the following standards apply:

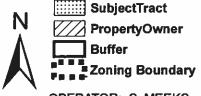
- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- for a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
- No parking or driveways are allowed within 25 feet of the property line.
- In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.

Additional design regulations will be enforced at the time a site plan is submitted.

PETITION

Case Number:		C14-2008-0025	Aug. 27, 2008	
	31 0	7, 310 <mark>9, 3111 W SLAUGHTER</mark>	LANE	
otal Ar	rea Within 200' of Subj	ect Tract	260,299.58	
		GRANADO CASMIRO A		
1	04-2825-0801	& GLORIA Q	13,684.08	5.269
2	04-2825-0802	TREVINO TEDDY	8,735.58	3.369
3	04-2825-0809	SHERRILL PAUL K III	9,880.15	3.809
4	04-2825-0810	SCHRIBER STEVEN A	9,772.12	3.75%
1	-	SCHRIBER MICHAEL		
5 _	04-2825-0811	EUGENE	10,366.38	3.989
		WOLFF HEIDI B &	100	
6 _	04-2825-0812	CHRIS D	12,839.13	4.93%
7 _	04-2825-0901	MAHONEY MICHAEL S	18.95	0.019
		MCHAM STANLEY W &		
8 _	04-2825-0904	GAIL S	2,427.45	0.93%
		BRUMBACK RICHARD		
9 _	04-2825-0905		1,666.52	0.649
		MORTON JAMES W &		
10 _	04-2825-0907	DEBORA J	1,973.68	0.769
		BRONNENBERG		
11 _	04-2828-0730	BEVERLY ANN	11,622.95	4.479
12				0.00%
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	Stacy Meeks		82,986.99	31.88%





CASE#: C14-2008-0025

ADDRESS: 3107, 3109, 3111 W SLAUGHTER LANE

GRID: D14 & D15

CASE MANAGER: W. RHOADES



PETITION

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than 552

To:

Austin City Council

Address of

Date: 7-7-08
File Number: C14-2008-0025

Rezoning Request: 3107 3109 3111 W. Slaughter 1

(51)	ATE REASONS FOR YOUR PI	ROTEST)
(PLEASE USE BLACK INK	WHEN SIGNING PETITION)	
Signature Start 5	Printed Name TEUEN A. SCHRIBER	Address 3104 FOX toN COVE 78748
	PAUL SHERRILL /	3104 FOXTON COVE 78748
Beisch Verylore	Beverehi Hurha	a 3110 Folton Cove 18748
Keel Votrino	TEO TREVINO	3100 FOKTON COVE 78748
Michael E. Schriber	Michael Schriber	
James Wy Mother	James W. Morton	
- Olid Wall	Heidi Wolff	3108 Foxton Car 78748
Jan O. M. Stan	STAN W. MEHAM	3105 FOXTON COVE 18748
Muld Sutt Motorey	Michael Scott Mahoney	3101 FOXTON COVE 78748
Diame tire la	Lasmira Grande	3101 S/aughter 78200
Riddla Back let	Kichard A. Brumback III	3103 Fexton Care 78748
		A4
	7.4	
Date: 7-7-08		: STEVEN SCHRIBER T: (512) 970-7501

PETITION

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than $\frac{1}{2}$

(STATE REASONS FOR YOUR PROTEST)

To:

Austin City Council

Date: 2-18-2008

Address of

File Number: C14-2008 -0025

Rezoning Request: 3107, 3109, 3111 W. Slaughter IN

(PLEASE USE BLACK INK WHEN SIGNING PETITION)						
Signature Binald I Don	Printed Name Ronald F. Dorko	Address 3508 Foxton Cv				
Date: 7-7-08		ame: Steven A. Schrißer nber:(512) 970-7501				



February 21, 2008

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

Neighborhood Planning and Zoning Attn: Wendy Rhoades 505 Barton Springs Rd. 5th Floor Austin, TX 78704

Re: Application for Rezoning

C14-2008-0025

Dear Madams and Sirs:

Please be informed that it is Austin Recovery's desire to support a zoning request for the above case number on the frontage of 3107 & 3109 & 3111 W. Slaughter Lane from SF-2 to GO, NO or LR.

Austin Recovery is the owner of the adjoining property.

Thank you,

Jimmy Ochs LOSW, LCDC Chief Operating Officer

Rhoades, Wendy

From: Alison Gardner for the Control of the Control

Sent: Monday, August 04, 2008 9:17 AM

To: Jeff Howard; Rhoades, Wendy
Subject: RE: Slaughter Lane Re-zoning

Yes.

From: Jeff Howard [resulter] Howard @meleanhowardiaw.com

Sent: Mon 8/4/2008 8:07 AM

To: Rhoades, Wendy; Alison Gardner

Subject: RE: Slaughter Lane Re-zoning

Yes.

Jeffrey S. Howard McLean & Howard, LLP 1004 Mopac Circle, Suite 100 Austin, Texas 78746 Telephone (512) 328-2008 Facsimile (512) 328-2409 www.mcleanhowardlaw.com

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From: Rhoades, Wendy [mailto:Wendy.Rhoades@ci.austin.tx.us]

Sent: Monday, August 04, 2008 8:06 AM

To: Jeff Howard; Alison Gardner

Subject: RE: Slaughter Lane Re-zoning

Jeff and Alison,
May I assume that the postponement request is to the August 19th meeting?
Thank you,
Wendy

From: Jeff Howard | mailto the marchonic earl toward language |

Sent: Friday, August 01, 2008 5:00 PM **To:** Alison Gardner; Rhoades, Wendy **Subject:** RE: Slaughter Lane Re-zoning

I confirm our agreement to postpone as stated in Alison's email. Thanks.

Jeffrey S. Howard McLean & Howard, LLP 1004 Mopac Circle, Suite 100 Austin, Texas 78746 Telephone (512) 328-2008

Facsimile (512) 328-2409 www.mcleanhowardlaw.com

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From: Alison Gardner [mailto:agazdner@sbaustlidag.com]

Sent: Friday, August 01, 2008 4:39 PM

To: Rhoades, Wendy **Cc:** Jeff Howard

Subject: Slaughter Lane Re-zoning

Wendy,

Jeff and I have spoken and it is my understanding that we are in agreement to request a joint postponement. Jeff can confirm by email. My and Jeff's clients (Mike and Steve Schriber & the applicant, respectively) agree that they are not going to seek another postponement unless again jointly agreed upon. Thanks for your patience.

Regards, Alison

Alison Gardner Stahl, Bernal & Davies, L.L.P. 7320 N. Mopac, Suite 211 Austin, Texas 78731 Direct (512) 652-2949 Fax (512) 346-2712 agardner@sbaustinlaw.com

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August 18, 2008

VIA E-MAIL

Wendy Rhoades
Neighborhood Planning & Zoning Department
City of Austin
505 Barton Springs Road, 5th Floor
Austin, Texas 78701

Re: C14-2008-0025, Rezoning for 3107, 3109, and 3111 West Slaughter Lane

Dear Ms. Rhoades:

On behalf of the Tanglewood Forest Limited District (the "District") as an interested party to the above-mentioned rezoning case, this letter is written to express our opposition to the rezoning request.

The structures on these properties were original built in 1986 as residential model homes for residential use, in accordance with the technical requirements set forth for a residential building. Subsequently, these homes were converted into commercial uses and have since been used for that purpose. Over the years, there have been 48 different tenants that have occupied these structures. Currently, there are multiple tenants within each structure, ranging from administrative and professional offices, personal improvement services to medical office. Given the array of tenants over the past decade, one could only assume that there have been numerous interior remodels to these structures. Theoretically, if the buildings were structurally altered in any fashion upon a tenant changeover, a building permit should have been obtained from the City of Austin. It does not appear as though there have been any building permits, or a certificate of occupancy ever issued for these structures.

Therefore, the District is extremely concerned that these structures do not adhere to the technical codes from a health and safety perspective. For that reason, the District respectfully requests that the Zoning and Platting Commission and City Council deny this rezoning request. Or, if the Zoning and Platting Commission and City Council see fit to approve the rezoning request, that they do so with a condition that each tenant obtain a certificate of occupancy from the Building Official within 60 days of adoption of the zoning ordinance by City Council and ensure that the current structures are in compliance with the health and safety codes.

In addition, we also request that the applicant be required to change their signage to comply with the Scenic Corridor Ordinance that applies to Slaughter Lane.

Thank you for your consideration of the matter.

Respectfully submitted by,

Linda Klar Vice President Tangelwood Forest Limited District



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August 15, 2008

Via Facsimile 974-6054

Ms. Wendy Rhodes Neighborhood Planning and Zoning Dept. City of Austin 505 Barton Springs One Texas Center, 5th Floor Austin, Texas 78704

Re:

Zoning Case No. C14-2008-0025

Applicant/Owner Name: James Gang Living Trust, et al

Dear Ms. Rhodes:

As you recall, we discussed with you and Jerry Rusthoven several weeks ago that the applicant would be seeking a "GO-CO" zoning designation in this case with a Conditional Overlay that would (i) limit the site development regulations to those that apply in the "LO" base zoning district, and (ii) limit the uses so that only LO permitted uses plus Personal Services and Business Support Services would be permitted (all other uses allowed in GO would be prohibited uses). As Agent for the above referenced zoning application, please accept this letter as an official revision to our zoning application to change the proposed zoning from GO to GO-CO with the conditional overlay as set forth in the foregoing sentence. Please let me know if you will need any additional information in order to amend the application.

Thank you for your cooperation. Should you have any questions, please do not hesitate to call me.

cc:

Curt Stefka Max James Bob Pittman