

**ZONING CHANGE REVIEW SHEET**

CASE: C14-2022-0020 – 2103 W Slaughter

DISTRICT: 5

ZONING FROM: LR-MU-CO

ZONING TO: GR

ADDRESSES: 2103 West Slaughter Lane

SITE AREA: 0.7682 acres (33,462.79 square feet)

PROPERTY OWNER / AGENT: Shokrollah Delaram

CASE MANAGER: Wendy Rhoades (512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov))

STAFF RECOMMENDATION:

**The Staff recommendation is to grant neighborhood commercial – mixed use – conditional overlay (LR-MU-CO) combining district zoning. The Conditional Overlay would be modified to remove three uses from the prohibited use list in Ordinance No. 20140807-156 as shown in Exhibit B: consumer repair services, guidance services, and pet services. The basis of Staff's recommendation is provided on pages 2 - 3.**

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

**May 17, 2022:**

CITY COUNCIL ACTION:

**June 16, 2022:**

ORDINANCE NUMBER:

ISSUES:

Correspondence received from a customer of the existing pet services business as well as adjacent residents are attached at the back of the Staff report.

The existing pet services and indoor sports and recreation uses are not allowed by the existing LR-MU-CO zoning and have resulted in active Code violation on the property. A rezoning application was filed on February 26, 2022 as a first step in addressing the Code violation. The Applicant has indicated that he is partially in agreement with the Staff recommendation. That is, he is agreeable to the Staff recommendation that would allow for consumer repair services, guidance services, and pet services, but indicates he would like to continue the indoor sports and recreation use until a different location can be found. ***Please refer to Exhibit C (Notice of Code Violation).***

CASE MANAGER COMMENTS:

The subject rezoning area consists of one platted lot and a portion of another and has access to West Slaughter Lane and Allred Drive. The lot fronting Slaughter Lane and the north 45 feet of the adjoining lot are zoned neighborhood commercial – mixed use – conditional overlay (LR-MU-CO) district by a 2014 rezoning case. The 2,060 square foot single family residential structure was originally constructed on the common lot line, hence the need in 2009 and 2014 to rezone a portion of the adjoining lot to the south. The Conditional Overlay allows for personal services, personal improvement services, general retail sales (convenience), and other neighborhood office (NO) zoning district uses and development regulations (C14-2014-0187). Access is taken by way of a circular driveway to West Slaughter Lane. The remainder of the lot which faces Allred is zoned single family residence – standard lot (SF-2) district zoning, contains an efficiency unit and has its own driveway access and is not proposed to change.

The property to the east also has driveway access to Slaughter Lane (GO-MU-CO), while the property to the west takes access to a driveway that connects to Riddle Road (LR-MU-CO). There are single family residences on platted lots to the south (SF-2) and across Slaughter Lane to the north, there is a shopping center (GR). ***Please refer to Exhibits A (Zoning Map), A-1 (Aerial View), and B (2014 Rezoning Ordinance).***

Former businesses on the property included a personal services use (a tattoo shop) and a personal improvement services use (a tutoring center) which have both ceased operations. The Applicant requested community commercial (GR) zoning in order to allow for additional uses on the property, including pet services for a dog day care and indoor sports and recreation for a game room. Staff has discussed with the Applicant that the pet services use is first allowed in the neighborhood commercial (LR) zoning district and the indoor sports and recreation use is first allowed in the GR district.

BASIS OF RECOMMENDATION:

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

*Applicant's request:* The proposed community commercial (GR) district is intended for office and commercial uses serving neighborhood and community needs, including both unified shopping centers and individually developed commercial sites, and typically requiring locations accessible from major trafficways.

*Staff recommendation:* The neighborhood commercial (LR) district is intended for shopping facilities that provide limited business services and offices to the residents of the neighborhood, such as consumer repair services, food sales, service stations, and pet services. The purpose statement listed in the City of Austin *Land Development Code* states: “The Neighborhood Commercial district is the designation for a commercial use that provides business service and office facilities for the residents of a neighborhood. Site development regulations and performance standards applicable to a LR district use are designed to ensure

that the use is compatible and complementary in scale and appearance with the residential environment.” The mixed use (MU) district is intended to allow for office, retail, commercial and residential uses to be combined in a single development. The Conditional Overlay (CO) combining district may be applied in combination with any base district. The district is intended to provide flexible and adaptable use or site development regulations by requiring standards tailored to individual properties.

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

Within the past two decades, office zoning has been granted for three other properties on this block of Riddle Road / Slaughter Lane. Although the adjacent property to the west is zoned LR-MU-CO with the Conditional Overlay allowing for general retail sales (convenience), restaurant (limited) uses, and all GO uses, Staff is concerned about extending the precedent for more intense commercial zoning along this block of Slaughter Lane. Staff recognizes that this property has access to Slaughter Lane, a heavily travelled roadway, however, the intent of the existing Conditional Overlay is to enable redevelopment while retaining the residential character of existing buildings, and maintain compatibility with the single family residences to the south.

Staff has reviewed and is unable to recommend the Applicant’s request for GR zoning given that many of the land uses permitted in the GR district are incompatible with the single family residences in the vicinity. However, Staff is able to recommend LR-CO and remove three of the less intensive land use classifications from the prohibited uses listed in the 2014 rezoning ordinance as described below:

**consumer repair services** – the use of a site for the provision of repair services to individuals or households rather than firms. This use includes appliance repair shops, watch or jewelry repair shops, and musical instrument repair shops, and *excludes* auto repair services, equipment repair, and service stations (includes a Jiffy Lube or a vehicle inspection shop)

**guidance services (a civic use)** – the use of a site for the provision of daytime counseling, guidance, recuperative, or similar services to persons requiring rehabilitation assistance as the result of mental illness, alcoholism, detention, drug addiction, or similar condition. Staff has received guidance that prohibiting this use could be viewed as discriminating against those suffering from a medical condition.

**pet services** – the use of a site for the retail sale of small animals customarily used as household pets, or the provision of veterinary, grooming, or boarding services, totally within a building. This use includes pet stores, small animal clinics, and pet grooming shops, but excludes uses for livestock and large animals.

Allowing for pet services would partially address the Code violation on the property. The other two uses described above do not currently exist on the property. The indoor sports and

recreation use is not allowed in the LR-MU-CO zoning district and requires the GR zoning district. If GR zoning is not approved, then the use must cease as directed by Austin Code.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	GO-MU-CO	Pet services; Indoor sports and recreation
<i>North</i>	GR	Shopping center with food sales, retail and restaurant uses, auto repair business and liquor store
<i>South</i>	SF-2	Single family residences on Allred Drive
<i>East</i>	GO-CO; GR	Undeveloped; Financial services
<i>West</i>	LR-MU-CO; SF-2; NO	Single family residences; Offices

AREA STUDY: Not Applicable

TIA: Is not required

WATERSHED: Slaughter Creek – Suburban

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: Yes

COMMUNITY REGISTRY LIST:

242 – Slaughter Lane Neighborhood Association      511 – Austin Neighborhoods Council  
 627 – Onion Creek Homeowners Association  
 742 – Austin Independent School District      1214 – Baurle Ranch Homeowners Association  
 1228 – Sierra Group, Austin Regional Group      1343 – Oak Hill Trails Association  
 1363 – SEL Texas      1424 – Preservation Austin x  
 1530 – Friends of Austin Neighborhoods  
 1531 – South Austin Neighborhood Alliance (SANA)  
 1550 – Homeless Neighborhood Association      1559 – Palomino Park HOA  
 1596 – TNR BCP – Travis County Natural Resources  
 1616 – Neighborhood Empowerment Foundation      1774 – Austin Lost and Found Pets

SCHOOLS:

Kocurek Elementary School

Bailey Middle School

Akins High School

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2012-0162 – Riddle Road Retail Center – 2301 Retail Rd	SF-2 to LO, as amended	To Grant	Apvd (5-09-2013).
C14-2011-0168 – Dean's .524 – 2101 West Slaughter	NO-CO to GO-MU-CO	To Grant GO-MU-CO w/the CO for: 1) a 25' vegetative buffer along	Apvd GO-MU-CO (3-01-2012).



Lane		the south property line, 2) prohibits vehicular access to Allred Drive, and 3) and allows for personal services and other permitted neighborhood office (NO) zoning district uses and development regulations	
C14-2011-0136 – Traywick 3 – 2105 and 2107 W. Slaughter Ln.; 2109 Riddle Rd.	SF-2; LO-CO to LR	To Grant GO-MU-CO and LO-MU-CO	Apvd LR-MU-CO, w/CO limited to general retail sales (convenience) and restaurant (ltd.), all GO uses and 2,000 trips (2-2-2012).
C14-2008-0114 – 2105 and 2107 West Slaughter Ln	SF-2 to LR	To Grant LO-CO w/CO limited to medical offices, NO zoning uses and NO development regulations for impervious cover and height	Apvd LO-CO as Commission recommended (8-21-2008).
C14-02-0083 – 2308 Riddle Road	DR to SF-3	To Grant SF-3	Apvd (8-22-2002).
C14-02-0061 – Lot 7, Rezone – 2101 West Slaughter Ln	SF-2 to NO	To Grant NO-CO with 25' buffer on south and west sides of property	Apvd NO-CO with CO for a 25' vegetative buffer and prohibiting access to Allred Drive (8-1-2002).
C14-97-0120 – Residential Services – 2111 West Slaughter Ln	SF-2 to NO	To Grant NO zoning	Apvd (11-20-1997).

#### RELATED CASES:

In May 2014, the Owner filed a rezoning application to GR that was later amended to LR-MU-CO in order to allow for additional uses on the property, including personal improvement services, general retail sales, and restaurant uses. On August 7, 2014, Council approved adding these three uses in addition to general retail sales (convenience) on the property (C14-2014-0187 – 2103 West Slaughter Lane Zoning Change).

On February 4, 2010, Council approved rezoning the property from SF-2 to GO-MU-CO with the CO for personal services, other neighborhood office (NO) zoning district uses and development regulations. The rezoning was accompanied by a Restrictive Covenant prohibiting business operations between the hours of 10 p.m. and 9 a.m. Monday through Saturday, and on Sundays (C14-2009-0149 – 2103 West Slaughter Lane Zoning Change).

The property is platted as Lot 6, and the north 45 feet of Lot 9, Block A of the Ford Oaks subdivision, recorded in June 1946 (C8-1946-1765). Prior to the expansion of West Slaughter Lane, right-of-way was acquired along the frontage of Lot 6. Notes on the Ford Oaks plat that was recorded in 1946 designate the use of all lots except for four lots located at the intersection of Riddle Road and Allred Drive to residential uses. However, a subsequent plat note states that, "...these restrictions and covenants shall be binding until January 1, 1960."

On February 29, 2012, a site plan exemption was approved to change the use of the property from residential to office, and create a 940 square foot area for parallel parking (DA-2012-0256).

EXISTING STREET CHARACTERISTICS:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
West Slaughter Lane	Level 4 (Arterial)	120 feet	81 – 102 feet	76 feet	Yes	Buffered bike lane	Yes
Allred Drive	Level 1 (Local)	50 feet	50 feet	18 feet	No	N/A	Yes

OTHER STAFF COMMENTS:Inclusive Planning

**Project Name and Proposed Use:** 2103 W Slaughter. 0.7682 acre from LR-MU-CO to GR.  
Existing commercial building to proposed retail zoning / use.

Yes	Imagine Austin Decision Guidelines
<b>Compact and Connected Measures</b>	
Y	<b>Imagine Austin Growth Concept Map:</b> Located close to, within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified on the Growth Concept Map. <b>Name(s) of Activity Center/Activity Corridor/Job Center:</b> Slaughter Lane Station Neighborhood Center; Slaughter Lane Activity Corridor
Y	<b>Mobility and Public Transit:</b> Located within 0.25 miles of public transit stop and/or light rail station.
Y	<b>Mobility and Bike/Ped Access:</b> Adjoins a public sidewalk, shared path, and/or bike lane.
Y	<b>Connectivity, Good and Services, Employment:</b> Provides or is located within 0.50 miles to goods and services, and/or employment center.
Y	<b>Connectivity and Food Access:</b> Provides or is located within 0.50 miles of a grocery store/farmers market.
	<b>Connectivity and Education:</b> Is located within 0.50 miles from a public school or university.
	<b>Connectivity and Healthy Living:</b> Provides or is located within 0.50 miles from a recreational area, park and/or walking trail.
Y	<b>Connectivity and Health:</b> Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, specialized outpatient care.)
	<b>Housing Affordability:</b> Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable house.
	<b>Housing Choice:</b> Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.
	<b>Mixed Use:</b> Provides mixed use development (minimum 10% residential and 10% non-residential floor area).
	<b>Culture and Creative Economy:</b> Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
6	<b>Total Number of "Yes's"</b>

Drainage

The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City's Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

### Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Slaughter Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to floodplain maps there is no floodplain within or adjacent to the project location.

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

Numerous trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 512-974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2-year storm on site.

### Impervious Cover

The maximum impervious cover allowed by the GR and the LR-MU zoning districts would be 80%, which is a consistent figure between the *zoning and watershed* regulations.

### PARD – Planning & Design Review

There are currently no parkland requirements for uses other than residential and hotel. Given that the application is for GR, general retail, there would not be parkland dedication requirements or parkland impacts at the time of site plan or subdivision.

### Site Plan and Compatibility Standards

A site plan will be required for any new development other than single-family, two-family or duplex residential.

Any new development is subject to the design standards in Subchapter E (*Design Standards and Mixed Use*). Additional comments will be generated when a site plan is submitted.

This site will be subject to compatibility standards for any new development, given that it is located within 540 feet from property in an SF-5 or more restrictive zoning district (SF-2 in this case). Along the S, SW and SE property lines, the following standards apply:

- No new structure may be built within 25 feet of the property line.
- No new parking or driveways are allowed within 25 feet of the property line.
- A fence, berm, or dense vegetation must be provided to screen adjoining compatibility-triggering 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-2 properties.

Along the aforementioned property lines and the NE property line, the following standards apply:

- No new structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No new structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- For a new structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, the height is limited to 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the SF-2 properties.
- For a new structure more than 300 feet but not more than 540 feet from property zoned SF-5 or more restrictive, the height is limited to 60 feet plus one foot for each four feet of distance in excess of 300 feet from the SF-2 properties.
- Additional design regulations will be enforced at the time a site plan is submitted.

Because this site contains existing development, please refer to the list of Permitted, Conditional and Prohibited Land Uses in 25-2-491 to ensure that any proposed land use will be allowable under the proposed zoning district.

Compliance with Scenic Roadway sign regulations in 25-10-124 is required for this site.

A Unified Development Agreement would be required for any development on this site, given that it is comprised of two separate lots.

#### Transportation

Assessment of required transportation mitigation, including the potential dedication of right of way and easements and participation in roadway and other multi-modal improvements, will occur at the time of site plan application. A traffic impact analysis shall be required at the time of site plan if triggered per LDC 25-6-113.

The Austin Strategic Mobility Plan (ASMP) calls for 120 feet of right-of-way for West Slaughter Lane. It is recommended that 60 feet of right-of-way from the existing centerline should be dedicated for Slaughter Lane according to the Transportation Plan with the first site plan or subdivision application [LDC 25-6-51 and 25-6-55].

#### 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 any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance.

Depending on the development plans submitted, water and or wastewater service extension requests may be required. 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.

#### INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

Exhibits A and A-1: Zoning Map and Aerial View  
Exhibit B: 2014 Rezoning Ordinance  
Exhibit C: Notice of Code Violation

Correspondence Received











## 2103 W Slaughter

Exhibit A - 1

-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE
-  CREEK BUFFER

ZONING CASE#: C14-2022-0020  
 LOCATION: 2103 West Slaughter Lane  
 SUBJECT AREA: 0.7682 Acres  
 GRID: E14  
 MANAGER: WENDY RHOADES



1" = 100'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



**ORDINANCE NO. 20140807-156**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2103 WEST SLAUGHTER LANE FROM GENERAL OFFICE-MIXED USE-CONDITIONAL OVERLAY (GO-MU-CO) COMBINING DISTRICT TO NEIGHBORHOOD COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (LR-MU-CO) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from general office-mixed use-conditional overlay (GO-MU-CO) combining district to neighborhood commercial-mixed use-conditional overlay (LR-MU-CO) combining district on the property described in Zoning Case No. C14-2014-0087, on file at the Planning and Development Review Department, as follows:

Lot 6 and the north 45 feet of Lot 9, Block A, Ford Oaks Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 4, Page 264 of the Plat Records of Travis County, Texas; SAVE AND EXCEPT 0.11 acres out of Lot 6 being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 2103 West Slaughter Lane in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A. Development of the Property shall comply with the following regulations:

- 1) the minimum front yard setback is 25 feet;
- 2) the maximum floor-to-area ratio of 0.35:1;
- 3) the maximum building coverage is 35 percent;
- 4) the maximum impervious cover is 60 percent;
- 5) the maximum height is limited to 35 feet;
- 6) the maximum height is limited to two stories;
- 7) the interior side yard setback is 5 feet;
- 8) the rear yard setback is 5 feet;

Exhibit B

B. The following uses are conditional uses of the Property:

College and university facilities  
Private secondary educational facilities

C. The following uses are prohibited uses of the Property:

Alternative financial services	Consumer convenience services
Consumer repair services	Club or lodge
Custom manufacturing	Cultural services
Financial services	Food sales
Service station	General retail sales (general)
Guidance services	Hospital services (limited)
Off-site accessory parking	Pedicab storage and dispatch
Pet services	Plant nursery
Printing and publishing	Restaurant (general)
Restaurant (limited)	Medical offices (not exceeding 5000 square feet of gross floor area)
Medical offices (exceeding 5000 square feet of gross floor area)	

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the neighborhood commercial (LR) base district, the mixed use combining district and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on August 18, 2014.

**PASSED AND APPROVED**

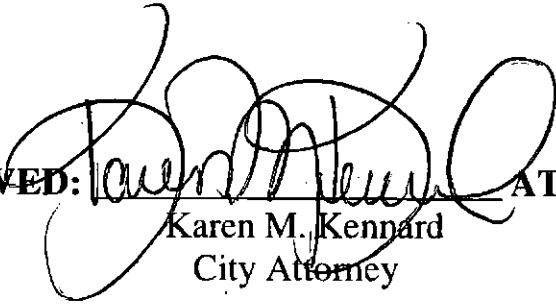
\_\_\_\_\_, August 7, 2014

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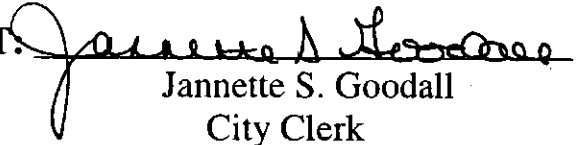
Lee Leffingwell  
Mayor

**APPROVED:**



Karen M. Kennard  
City Attorney

**ATTEST:**



Jannette S. Goodall  
City Clerk

C14-2014-0087

0.1179 Acres  
Parcel # (17)

February 3, 1986  
84325

Exhibit "A"

STATE OF TEXAS

COUNTY OF TRAVIS

FIELDNOTE DESCRIPTION of 0.1179 acres of land out of the Walker Wilson Survey No. 2 in Travis County, Texas, being a portion of that certain tract of land conveyed to Jack Spencer Moore, et ux, in Volume 1565, Page 362 as recorded in the Deed Records of Travis County, Texas, being Lot 6, Block A, Ford Oaks Subdivision as recorded in Book 4, Page 264, of the Plat Records of Travis County Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the south right-of-way line of Slaughter Lane, being the northwest corner of said Lot 6 and the northeast corner of Lot 5, of the said Ford Oaks Subdivision, for the northwest corner hereof;

THENCE, with the south right-of-way line of Slaughter Lane and the north line of said Lot 6, N 87° 18' 12" E, 200.27 feet to a 1/2" iron rod found at the northeast corner of the said Lot 6, also being the northwest corner of Lot 7 of said Ford Oaks Subdivision;

THENCE, with the east line of the said Lot 6 and the west line of Lot 7, of the said Ford Oaks Subdivision, S 02° 23' 13" E, 32.58 feet to a 1/2" iron rod set;

THENCE, through said Lot 6, the following two (2) courses and distances:

- 1) S 87° 36' 47" W, 1.02 feet to a 1/2" iron rod set for a point of curvature;
- 2) Along the arc of the curve to the right 200.48 feet, having a delta angle of 11° 06' 26", a radius of 1034.17 feet, whose chord bears N 86° 50' 00" W, 200.17 feet to a 1/2" iron rod set in the west line of said Lot 6 and in the east line of said Lot 5;

THENCE, with the west line of said Lot 6 and the east line of Lot 5, of the said Ford Oaks Subdivision, N 02° 26' 44" W, 12.13 feet to the PLACE OF BEGINNING, CONTAINING 0.1179 acres (5,135 square feet) of land area.

That I, Tom H. Milo, a Registered Public Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 5th day of February, 1986, A.D.



Tom H. Milo  
Registered Public Surveyor  
No. 4334 - State of Texas

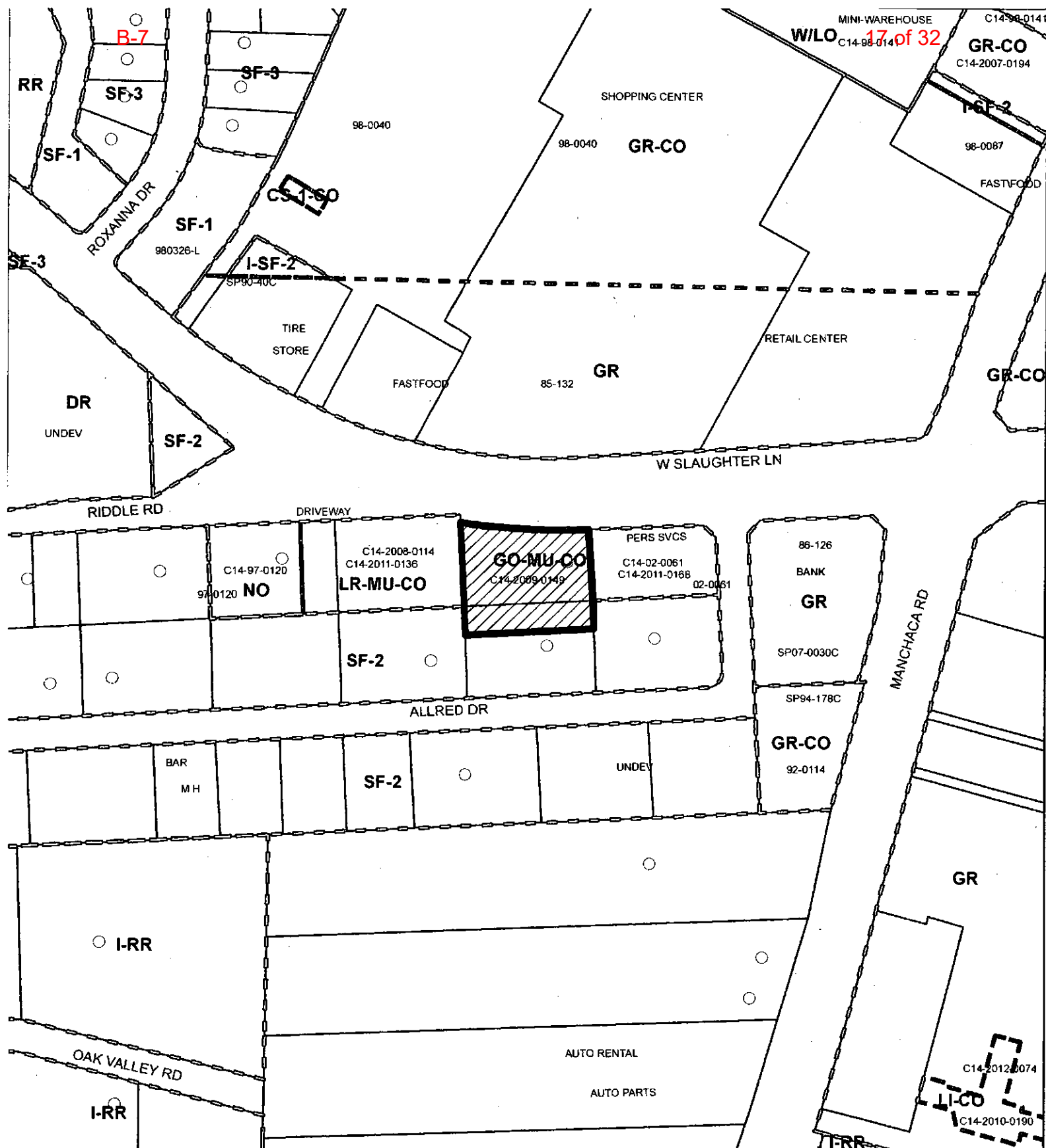
INTERPRETERS COUNTY OFFICES  
I hereby certify that this instrument was filed in the office of the County Clerk of Travis County, Texas, and is a true and correct copy of the original as recorded in the Public Records of Travis County, Texas.




NOV 30 1987



COUNTY CLERK  
TRAVIS COUNTY, TEXAS

10503 0622



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**ZONING**  
CASE#: C14-2014-0087

1" = 200'

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 n by the City of Austin regarding specific accuracy or completeness.



Exhibit B



# City of Austin

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

## AUSTIN CODE DEPARTMENT

### NOTICE OF VIOLATION

**Case Number: CV-2021-176211**

via Certified Mail #7014 1820 0000 2196 2801

November 5, 2021

DELARAM SHOKROLLAH  
15114 WELLS PORT DR  
AUSTIN, TX 78728-4560

RE: 2103 W SLAUGHTER LN AUSTIN TX 78748  
Locally known as 2103 W SLAUGHTER LN AUSTIN TX 78748  
Legally described as LOT 6 LESS N .1179AC PLUS LOT 9 BLK A FORD OAKS  
Zoned as LR-MU-CO  
Parcel Number 0430210107

Dear DELARAM SHOKROLLAH:

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 512-656-4161 or [Sandy.VanCleave@austintexas.gov](mailto:Sandy.VanCleave@austintexas.gov). Please reference **case number** CV-2021-176211. 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 512-656-4161 o enviar un correo electrónico a [Sandy.VanCleave@austintexas.gov](mailto:Sandy.VanCleave@austintexas.gov). Por favor, consulte **caso número** CV-2021-176211. 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,

*Sandy Van Cleave*

Sandy Van Cleave, Austin Code Officer  
City of Austin Code Department

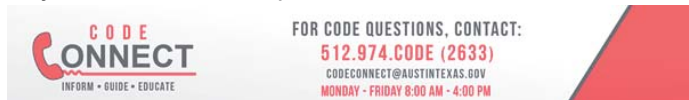


Exhibit C



## VIOLATION REPORT

**Date of Notice:** November 5, 2021

**Code Officer:** Sandy Van Cleave

**Case Number:** CV-2021-176211

**Property Address:** 2103 W SLAUGHTER LN AUSTIN TX 78748  
Locally known as 2103 W SLAUGHTER LN AUSTIN TX 78748  
Zoned as LR-MU-CO

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.

*Due to the ongoing Declaration of Local Disaster, the Austin Code Department understands that additional time may be required to comply with this notice. **If additional time is required, please contact your Code Officer to request an extension.** Extensions will be considered after evaluating the severity and frequency of the violation, available resources to correct the violation, and the impact of the continued violation on the public health and safety.*

**Violation Type:** LAND USE**Austin City Code Section:** Signs In All Districts (§25-10-102)

**Description of Violation:** Feather/banner signs are illegal in all sign districts. There are two feather/banner signs in front of the front entrance to Foxy Roxy's Doggy Dayout and one feather/banner sign in the front right-of-way of the property.

**Date Observed:** 11/04/2021

**Timeframe to Comply:** 14 Day(s)

**Recommended Resolution:** Remove all feather/banner signs from the property.

**Austin City Code Section:** Sign Setback Requirements (§25-10-191)

**Description of Violation:** There is a 3-sided free-standing sign, with 64 square feet of signage on each side of the sign, located on the front east side of the property within 12 feet to the right-of-way. There is one 64 square feet free standing sign at the front of the property that is encroaching in the right-of-way and there is one 64 square foot sign at front of the property within 12 feet of the right-of-way.

**Date Observed:** 11/04/2021

**Timeframe to Comply:** 14 Day(s)

**Recommended Resolution:** Remove the three free standing signs within or adjacent to the right-of-way. Sign requirements for this property must comply with the scenic roadway sign district regulations.

**Austin City Code Section:** Certificate of Occupancy Required (§25-1-361)

**Description of Violation:** A person may not use, occupy, or change the existing use or occupancy of a structure unless the building official has issued a new Certificate of Occupancy for the structure. The Certificate of Occupancy does not reflect pet services and indoor entertainment as the current use or occupancy.

**Date Observed:** 11/04/2021

**Timeframe to Comply:** 30 Day(s)

**Recommended Resolution:** Convert the use of the building to its approved use, which is administrative/professional office use; or submit a change-of-use building application to the Development Services Department for an approved use for this property's zoning district and effective ordinances.

**Austin City Code Section:** Permitted, Conditional, and Prohibited Uses (§25-2-491)

**Description of Violation:** The use of the property on record is for administrative/professional office use and is zoned as neighborhood commercial-mixed use-conditional overlay. Ordinance No. 20140807-156 prohibits the use of pet services on the property, and indoor entertainment is prohibited in a neighborhood commercial zoning district.

**Date Observed:** 11/04/2021

**Timeframe to Comply:** 30 Day(s)

**Recommended Resolution:** Cease using any prohibited uses of the property listed in Ordinance No. 20140807-156 and any prohibited uses under City Code 25-2-491.

**Austin City Code Section:** Site Plans Required (§25-5-1)

**Description of Violation:** The current approved and released site plan/site plan exemption does not reflect the property's use of pet services and indoor entertainment. Additionally, there is not an approved and released site plan/site plan exemption for the storage, placement and use of the RV motorhome on the property.

**Date Observed:** 11/04/2021

**Timeframe to Comply:** 30 Day(s)

**Recommended Resolution:** Obtain a site plan/site plan exemption for the storage, placement and use of the RV motorhome on the property. Additionally, obtain a site plan/site plan exemption if there is a change-of-use to the property's current approved use.

**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.**

# Community Resources

Austin Code Department aims to bring our communities to a safe standard for Austin residents and visitors. This list of community resources is available to help Austin residents resolve potential hazards.

## General Information

- **Austin 311** · A single point of contact for every City department 24 hours a day, 7 days a week. Dial: 311 or visit [austintexas.gov/department/311](http://austintexas.gov/department/311)
- **Texas 2-1-1** · Free information from state and local health and human services programs, 24 hours a day 7 days a week. Dial: 211, or 877-541-7905 or visit [www.211texas.org](http://www.211texas.org).
- **Travis County Resources** · Direct services or through non-profit sectors that address community, family support services, weatherization and home repair. Phone numbers by zip **(78701)** 512-854-4120, **(78653)** 512-854-1520, **(78704)** 512-854-1550, **(78645)** 512-854-9130, **(78735)** 512-854-1500, **(78660)** 512-854-2130 or 512-854-1530 or visit [www.traviscountytexas.gov/health-human-services/divisions/family-support-services](http://www.traviscountytexas.gov/health-human-services/divisions/family-support-services).
- **United Way / Connect ATX** · Free or reduced cost services like medical care, food, job training and more [www.unitedwayaustin.org/connectatx](http://www.unitedwayaustin.org/connectatx).

## Housing

- **Neighborhood Housing & Community Development (NHCD)** · (*Austin*) Provides housing and community development services to eligible residents. Dial: 512-974-3100 or visit [austintexas.gov/department/housing](http://austintexas.gov/department/housing)
- **Development Services Department (DSD)** · (*Austin*) Collects and reviews zoning fees & expired permits, building inspections form requests. Dial: 512-978-4000 or visit [austintexas.gov/department/development-assistance-center](http://austintexas.gov/department/development-assistance-center)
- **Building and Strengthening Tenant Action (BASTA)** · Helps renters work with their neighbors to improve conditions in their homes by providing one-on-one guidance and group training in outreach methods, facilitation techniques, negotiation strategy, campaign planning, and property research. Dial: 512-522-9984 or visit [www.bastaaustin.org](http://www.bastaaustin.org)
- **Austin Tenants Council** · Protects tenant's rights and educates the community on fair housing to advocate for safe, decent and affordable housing for all. Dial: 512-474-6000 or visit [www.housing-rights.org](http://www.housing-rights.org)
- **Austin Area Urban League** · Provides home repairs, advocacy, financial empowerment and workforce and career development. Dial: 512-478-7176 or visit <http://aaul.org>.

## Health and safety

- **Austin Public Health's (APH)** • Assists with Graffiti removal, rodent control, swimming pool/spa inspections, health screening and free social services. Neighborhood centers provide basic needs (food pantry), seasonal program services (Christmas Bureau application) and crisis intervention. Dial: 512-972-5000 or visit: [austintexas.gov/department/health](http://austintexas.gov/department/health).
- **Texas Department of Family and Protective Services (DFPS)** • Provides investigative services for abuse, neglect or financial exploitation for persons aged 65 or older or if age 18-65, with mental, physical or developmental disabilities. Visit [www.dfps.state.tx.us](http://www.dfps.state.tx.us).
- **Easter Seals Central Texas** • Supports those with disabilities, supplies summer camps and employment opportunities. Offer a community for women with disabilities and adult day care services as well as in-home care, therapy and mental health programs. Dial: 512-615-6820 or visit [www.easterseals.com/centraltx](http://www.easterseals.com/centraltx)
- **Meals on Wheels Central Texas** • Provides resources including home care, veteran services, home repair, treatment for depression and quality meals. Dial: 512-476-6325 or visit [www.mealsonwheelscentraltexas.org](http://www.mealsonwheelscentraltexas.org).
- **Texas Department on Aging and Disability Services (DADS)** • Offers community partner, faith and community-based programs that support the needs of aging adults. Dial: 1-855-937-2372 or [www.dads.state.tx.us](http://www.dads.state.tx.us)
- **Texas Health and Human Rights Services department** • Provides advice and advocacy for those experiencing discrimination or abuse in nursing homes, assisted living facilities, home health or hospice settings. Dial: 1-800-458-9858 or visit [www.dads.state.tx.us/services/crs](http://www.dads.state.tx.us/services/crs).

## Legal assistance

- **Texas RioGrande Legal Aid (TRLA)** • Free civil legal services for residents and represents migrant or seasonal workers. Operates public defender programs that represent low-income and indigent people in areas including family, employment, foreclosure, bankruptcy, subsidized housing, farmworker, civil rights, and environmental law. Dial: 1-888-988-9996 or visit [www.tria.org/office/austin](http://www.tria.org/office/austin).

For more information about the Austin Code Department, check out our websites:

[www.austintexas.gov/code](http://www.austintexas.gov/code) | <http://austincodeit.github.io/open.html>

JOHN POWELL  
AUSTIN TX 78748

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May 8, 2022

Wendy Rhoades  
Case Manager  
PO Box 1088  
Austin TX 78767  
Via email: wendy.rhoades@austintexas.gov

RE Case Number: C14-2022-0020  
Contact: Wendy Rhoades, Case Manager  
Public Hearing: May 17, 2022, Zoning and Platting Commission

Dear Ms. Rhoades

I am writing to express my support for the rezoning proposed in the above-mentioned case. I am a customer of the pet services small business located on this site. I work Monday through Friday and my two dogs, Butch and Sundance, receive excellent supervised care from Ali Delaram's staff. I depend on this small business.

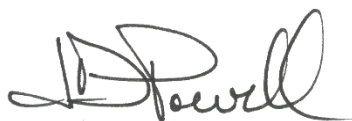
I support the rezoning to General Retail because it serves my needs and promotes economic resiliency in Austin's small business sector. Mr. Delaram and his staff are an inclusive workforce who provide excellent customer service and safety to their customers' pets. The economic opportunity provided by this small business is aligned with Austin's Strategic Direction 2023 regarding Economic Opportunity and Affordability, specifically with these two strategies:

Assess outcomes of our programs that support entrepreneurship and designated small, minority-owned, women-owned and disadvantaged businesses and optimize for participant success (e.g. business expansion, revenue, profitability).

Support a resilient business environment that supports a climate of innovation, entrepreneurship, and investment and reflects our community values by optimizing City processes and regulations to improve affordability and timeliness.

Thank you for your consideration in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "J Powell", with a stylized, cursive script.

John Powell



March 2022

# NEWS TODAY

Latest news and bulletin updates

## Do you know what is happening in your neighborhood?

The latest updates

Proposed Zoning Changes are happening. It is up to us to stop them. 2103 has been operating this gambling/ sweepstakes operation in our neighborhood for 2 ½ years. This facility has also been running businesses that are not zoned for this property. They are now trying to re-zone this property from a Neighborhood Commercial district to a Community Commercial District to keep running their illegal business. They operate 24/7 We have all witnessed the increased activity that has come in and out of this property. As a Neighborhood community we have no problem with having a mixed-use neighborhood so long as those are family oriented. We have schools, churches and lots of families with small children living in our community.. All property owners within this zone will be affected. Property taxes will increase..



Casino on 2103 W. Slaughter Ln

## The rezoning case must be reviewed at public hearings by the Zoning and Platting Commission and the City Council



### Zoning Case C14-2022-0020

For more information insert the case number at the following website  
<https://abc.austintexas.gov/web/permit/public-search-other>

### For Questions regarding zoning Contact Wendy Rhoades, City Staff

512-974-7719

Or email

[Wendy.rhoades@austintexas.gov](mailto:Wendy.rhoades@austintexas.gov)

Refer to case number

### Additional information

Please visit

[www.austintexas.gov/planning](http://www.austintexas.gov/planning)

For additional Comments contact



**From:**  
**To:** [Rhoades, Wendy](#)  
**Subject:** Rezoning 2103 W Slaughter  
**Date:** Thursday, March 24, 2022 4:40:29 PM

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\*\*\* External Email - Exercise Caution \*\*\*

Ms. Wendy Rhoades,

I'm representing the owners of 10203 Old Manchaca and this letter is regarding the proposed rezoning of 2103 W Slaughter. The owners are very much opposed to any zoning change that would legitimize either of the current businesses located at 2103 W Slaughter. There is a dog daycare on one side of the property that at any time of the day you can hear constant loud barking and yelling that is highly distressing and not easily ignored. The gambling outfit on the other side of the building brings in very questionable people and activities at all hours of the night and day. This type of establishment should not be operating within this neighborhood and puts everyone on edge.

The proposed rezoning is extremely concerning and we appreciate your time and consideration on this matter.

**Lauren Reeves**  
Operations Manager  
512.657.1065

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**From:**  
**To:** [Rhoades, Wendy](#)  
**Subject:** Rezoning Case C14-2022-0020  
**Date:** Monday, March 28, 2022 2:33:33 PM

---

\*\*\* External Email - Exercise Caution \*\*\*

Dear Wendy Rhoades,

I am writing this letter in reference to Zoning Case **C14-2022-0020** to voice my opposition to any zoning changes under consideration in regards to the property located at **2103 W Slaughter Lane**

This property has been a longstanding source of trouble for the residents in my neighborhood. On one side of the building there is a dog daycare which causes considerable hardship to my property as well as my neighbors. Numerous times over the course of the day, the relative tranquility of our street is interrupted by a cacophony of barking dogs too loud to ignore, often then by a shrill dog whistle, which seems to do nothing to stop the barking. I currently share a fence with this property, and the daily noise I can hear inside my home, with all of the windows closed, is completely intolerable.

The other side of the building is even more problematic: the establishment appears to be some sort gambling outfit (It is a smoky, darkly lit room that is filled with computers set up as gambling machines). They are open 24 hours a day and bring a host of extremely nefarious characters into our neighborhood. I have, on multiple occasions, had my fence kicked in and defaced from their location where we share a property line.

I am voicing my extreme opposition to any zoning changes that would allow this business to expand, serve alcohol, or otherwise worsen their impact on our neighborhood and my own home, where we residents are already suffering the ill-effects of their presence nearby.

Thanks you for your time and consideration. If you have any questions or would like to discuss the matter further, I would be happy to speak with you at your convenience.

Sincerely,

Terry Lee Hill

512-751-0066

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**From:**  
**To:** [Rhoades, Wendy](#)  
**Subject:** Zonning Case # C14-2022-0020  
**Date:** Monday, March 28, 2022 2:38:28 PM

---

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Rhoads,

I am writing to object to the zoning change for 2103 Slaughter Ln. I am writing as the Travis County Democratic Party Precinct Chair for precinct 334 which includes the address and the addresses of other members of our party.

My understanding is that the property is not even currently zoned for the current purposes it is being used for.

The gambling business that is being operated there, Cloud 9 Sweepstakes Cafe, has brought a horrible amount of criminal activity to our community. After living at 2200 Allred drive for years while this business was started and growing I had numerous break-ins at my house and had to confront people trespassing in the creek that runs through the yard who said they were just on their way to the "game room".

Last year I sold that property because I was concerned about growing crime in the area and because I had numerous trespassers and burglaries. It was a threat to my and my 12 year old daughter's personal safety. I was convinced after speaking to patrons of the business, the owners of the property, law enforcement, and public officials that the operation was illegal and was making our neighborhood more dangerous. I managed to buy a house a mile or so away that seems much safer, and which is in our same precinct.

I had found evidence of injectable drug use and graffiti advertising sex for money at an overpass immediately adjacent to where the creek enters the yard at Riddle Road and very close to the address where the variance is requested. I have observed individuals congregating that I also see hanging out at the gambling place. That area is right next to Idyllwild Park where the patrons of the place seem to like to hang out and get high. The place is regularly very busy during the very early morning hours, 2-3 a.m.

It was reported to me that the place was being used for illegal purposes. I reported this to the Austin Police Department and the Travis County Sheriff.

The dog training facility creates such loud noise from the dogs that it is a nuisance, too.

I urge the commission to please do not let this zoning change be approved.

I am available to answer any questions.

Chris Corsbie  
512-917-8121







**From:**  
**To:** [Craig, Ken](#); [Rhoades, Wendy](#)  
**Subject:** Objection to proposed re-zoning  
**Date:** Thursday, March 31, 2022 2:13:49 PM

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\*\*\* External Email - Exercise Caution \*\*\*

Ms. Rhodes and Mr. Craig,

My name is Randall Gibson and I have owned my home located at [2104 Allred Drive](#) for the past sixteen years. During that time, the property next to mine located at [2103 West Slaughter Lane](#) has gone from being a residence to a series of businesses and has now become something that is a nuisance and very disturbing to the neighborhood. A portion of the building has become a dog kennel. There is nearly a continuous barking all day and into the wee hours of the morning which is quite an annoyance and disturbs my sleep. The other business that operates from the building appears to be some sort of computer gambling room. There are large numbers of people coming and going all hours of the day and night. There are stereos blaring, loud conversations and car doors opening and closing just feet from my bedroom window that is very disruptive to my sleep which I need to perform duties at my daytime job. Furthermore, I have seen the police at this location several times which makes me wonder if I am safe in my own home. I am very much against any zoning changes to this property that would allow this activity to go on any longer than it already has.

Respectfully,

Randall Gibson

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# **PUBLIC HEARING INFORMATION**

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to participate in a public hearing, you are not required to participate. This meeting will be conducted both online and in-person at which you will have the opportunity to speak FOR or AGAINST the proposed development or change. Contact the case manager for further information on how to participate in the public hearings. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

Staff is conducting a pilot program to receive case-related comments online which can be accessed through this link or QR code: <https://bit.ly/ATXZoningComment>.



During its public hearing, the board or commission may postpone or continue an application's hearing to a later date or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. 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 is required.

During its public hearing, the City Council may grant or deny a zoning request or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: [www.austintexas.gov/planning](http://www.austintexas.gov/planning).

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice. Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and will be published online.

Case Number: C14-2022-0020  
Contact: Wendy Rhoades, 512-974-7719  
Public Hearing: May 17, 2022, Zoning and Planning Commission

Eddie Dean  
Your Name (please print)

201 N. Starlight  
Your address(es) affected by this application (optional)

Signature: [Signature] Date: May 10, 2022

Daytime Telephone (Optional): 512-731-4848

Comments: Nothing is good about a gaming room. I have fear for my family living next door to this place. It is open 24-7 Not good. People are in our yard parking lot we have video urinating and drugs stop please stop

If you use this form to comment, it may be returned to:  
City of Austin, Housing & Planning Department  
Wendy Rhoades  
P.O. Box 1088, Austin, TX 78767  
Or email to: [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)

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However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

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Case Number: C14-2022-0020  
Contact: Wendy Rhoades, 512-974-7719  
Public Hearing: May 17, 2022, Zoning and Planning Commission

Keagy Marks  
Your Name (please print)

201 N. Starlight  
Your address(es) affected by this application (optional)

Signature: [Signature] Date: May 11, 2022

Daytime Telephone (Optional): 512-731-9696

Comments: There is no reason for a gaming room in our neighborhood. He also has more traffic people going in and out all day and night. Business hours closed 7 days 24 hrs. We live next door. People are in our parking lot and we are afraid for our home.

If you use this form to comment, it may be returned to:  
City of Austin, Housing & Planning Department  
Wendy Rhoades  
P.O. Box 1088, Austin, TX 78767  
Or email to: [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)

They need shut down