

SECOND / THIRD READINGS SUMMARY SHEET

CASE: C14-2022-0020 – 2103 W Slaughter

DISTRICT: 5

ADDRESS: 2103 West Slaughter Lane

PROPERTY OWNER / APPLICANT: Shokrollah Delaram

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

REQUEST: **Approve Second and Third Readings**
 From neighborhood commercial – mixed use – conditional
 overlay (LR-MU-CO)
 To community commercial (GR)

CITY COUNCIL ACTION:

July 28, 2022:

June 16, 2022: *APPROVED LR-MU-CO DISTRICT ZONING TO REMOVE CONSUMER REPAIR SERVICES AND GUIDANCE SERVICES FROM THE PROHIBITED USE LIST, ON FIRST READING. VOTE: 11-0.*

NOTE: *CODE ENFORCEMENT STAFF TO VISIT PET SERVICES BUSINESS PRIOR TO SECOND AND THIRD READINGS.*

ORDINANCE NUMBER:

ISSUES:

The draft rezoning ordinance reflects Council action taken on First Reading. That is, the pet services and off-site accessory parking uses continue to be listed as prohibited uses of the Property.

On Friday, July 1, 2022, Code inspection staff visited the property and confirmed that the indoor sports and recreation use has been vacated. It is now serving as an indoor dog pen for the pet services use. The Applicant has submitted correspondence expressing his desire to pursue pet services use as a permitted use of the Property. Please refer to correspondence and photos at the very back of this report.

The Owner has a recreational vehicle (RV) parked within the proposed rezoning area. Subsequent to the Zoning and Platting Commission meeting, Staff learned that in order to allow for continued parking of the RV, it is necessary to remove off-site accessory parking from the list of prohibited uses. (As information, the Code only addresses RVs (screened) on residential lots, hence the need to allow for the off-site accessory parking use for an RV on a commercial property.) The Owner has provided correspondence with a request to remove off-site accessory parking from the list of prohibited uses and has filed a site plan exemption

application with the Development Services Department to show the recreational vehicle on the property. Removing off-site accessory parking as a prohibited use and filing a site plan exemption application will be another step towards addressing the Code violations on the property.

Correspondence received from customers of the existing pet services business as well as adjacent residents is 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 an 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 is in agreement with the recommendation of the Zoning and Platting Commission and the indoor sports and recreation use was closed on June 15, 2022. ***Please refer to Exhibit C (Notice of Code Violation).***

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)

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: *APPROVED LR-MU-CO DISTRICT ZONING AS STAFF RECOMMENDED*

***[S. BOONE; N. BARRERA-RAMIREZ – 2ND] (7-0) D. KING – ABSTAINED;
J. KIOLBASSA, H. SMITH, R. WOODY – ABSENT***

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CASE MANAGER COMMENTS:

The subject rezoning area consists of one platted lot and a portion of another and has access to West Slaughter Lane. 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-MU-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; Recreational vehicle
<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: NoSCENIC ROADWAY: YesCOMMUNITY 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 Lane	NO-CO to GO-MU-CO	To Grant GO-MU-CO w/the CO for: 1) a 25' vegetative buffer along 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	Apvd GO-MU-CO (3-01-2012).
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 (C14-2014-0087 – 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

ADDITIONAL STAFF COMMENTS:Inclusive Planning

Yes	Imagine Austin Decision Guidelines
Compact and Connected Measures	
Y	Imagine Austin Growth Concept Map: 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. Name(s) of Activity Center/Activity Corridor/Job Center: Slaughter Lane Station Neighborhood Center; Slaughter Lane Activity Corridor
Y	Mobility and Public Transit: Located within 0.25 miles of public transit stop and/or light rail station.
Y	Mobility and Bike/Ped Access: Adjoins a public sidewalk, shared path, and/or bike lane.
Y	Connectivity, Good and Services, Employment: Provides or is located within 0.50 miles to goods and services, and/or employment center.
Y	Connectivity and Food Access: Provides or is located within 0.50 miles of a grocery store/farmers market.
	Connectivity and Education: Is located within 0.50 miles from a public school or university.
	Connectivity and Healthy Living: Provides or is located within 0.50 miles from a recreational area, park and/or walking trail.
Y	Connectivity and Health: Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, specialized outpatient care.)
	Housing Affordability: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable house.
	Housing Choice: 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.
	Mixed Use: Provides mixed use development (minimum 10% residential and 10% non-residential floor area).
	Culture and Creative Economy: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
6	Total Number of "Yes's"

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


$$1'' = 400'$$


SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2022-0020

Exhibit A



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 the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or

Created: 2/28/2022



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



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.

1" = 100'

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

§
§
§

Lee Leffingwell
Mayor

APPROVED: _____
Karen M. Kennard
City Attorney

ATTEST: _____
Jannette S. Goodall
City Clerk

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
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



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. 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.

Para obtener más información, llame al 512-656-4161 o enviar un correo electrónico a 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.

Sincerely,

Sandy Van Cleave

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

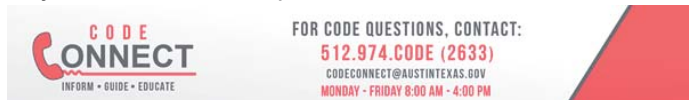


Exhibit C

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, 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
- **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.
- **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.
- **United Way / Connect ATX** · Free or reduced cost services like medical care, food, job training and more 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
- **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
- **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
- **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
- **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/departments/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.
- **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
- **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.
- **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
- **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.

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.

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

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

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.

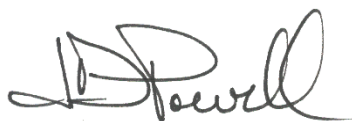
I support the rezoning to General Retail because it serves my needs and promotes economic resiliency in Austin's small business sector. Mr. Delaram and his staff are an inclusive workforce who provide excellent customer service and safety to their customers' pets. The economic opportunity provided by 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

Wendy Rhoades

Case Manager

PO Box 1088

Austin, TX 78767

Wendy.rhoades@austintexas.gov

RE: Case Number C14-2022-0020

Contact: Wendy Rhoades

Public Hearing: May 17, 2022 Zoning and Platting Commission

Ms. Rhoades,

I am writing to express my support for rezoning proposing in the above case number. I am a customer of Foxy Roxy and my dog Gus goes to the doggie daycare on a regular basis. I work full time and live in an apartment down the road from the daycare. It is a very convenient location for me between home and work. Gus received excellent care from Ali Delaram and his staff. I depend highly on his small business.

Thank you for you,

Sincerely,

A handwritten signature in cursive script that reads "Krystal Troup". The ink is dark and the signature is fluid, with the first and last names being more prominent than the middle name.

Krystal Troup

832-656-8103

From:
To: [Rhoades, Wendy](#)
Subject: Case Number: C14-2022-0020
Date: Friday, May 13, 2022 9:02:47 PM

*** External Email - Exercise Caution ***

Case Number: C14-2022-0020
Contact: Wendy Rhodes, 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. My mother is a customer of the pet services small business located on this site. She is a Registered Nurse and I am a Public Healthcare worker. we both work Monday through Friday and weekends. As a nurse she must work nights so I have taken the responsibility to pick them up from daycare before she gets home.

As the daughter who works from home at an apartment that does not allow dogs I can conveniently pick up my mom's two dogs, Rex and Coco, and receive excellent supervised care from Ali Delaram's staff. Myself and my mother 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 as well as support for two COVID Emergency response workers. 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.

Rayna Goransson

512-779-8653

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From:
To: [Rhoades, Wendy](#)
Subject: Case # C14-2022-0020
Date: Sunday, May 15, 2022 1:51:49 PM

*** External Email - Exercise Caution ***

Foxy Roxys Doggie Day Out

Good afternoon Ms. Rhoades,

I'm writing this letter in support of a local business that truly adds value to our community. I have been bringing my pup, Claude, to doggie day care with Ali since someone dumped him in my neighborhood 2 years ago. Not only does Ali and his team create a safe place to bring our four legged babies, but they are so involved with our community. I've been to doggie birthday parties and graduation ceremonies for pups where multiple residents have attended. As you can imagine this helps grow our community. Please do not change the zoning to allow for yet another condo that compromises our flood zones and runs out our local business owners. Foxys is a great place that unites people through animals, and we need it to stay. Thank you for reading and your consideration.

Courtney Kaulbach

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From:
To: [Rhoades, Wendy](#)
Subject: Foxy Roxy's Case No: C14-2022-0020
Date: Sunday, May 15, 2022 6:29:30 PM

*** External Email - Exercise Caution ***

RE: Case No> C14-2022-0020
Public Hearing May 17, 2022
Public Hearing May 17 Zoning and Planning Commission

cc: Wendy Rhoades
Case Manager
PO BOX 1088
Austin, Texas 78767

Dear Ms Rhoades and To Whom It Concerns:

This letter is in support of Foxy Roxy's Doggy Day Care in relation to the rezoning proposal referenced in the above case no.

I am a longtime client of Ali Delaram dba Foxy Roxy's Doggie Day Care.

I work as a registered nurse full-time and live in the community. It is extremely important to me that my dogs are in the care of someone whom I trust and with whom my dogs have an established report. They have consistently received excellent care and training at Foxy Roxy's.

I bring my dogs, Rex and Coco, to Foxy Roxy's regularly knowing they are safe and having fun with Ali, staff, and the other dogs at doggie daycare while I am able to go to work, live in the neighborhood, and pay property taxes in the community.

Foxy Roxy's is an extremely important part of our daily lives. Without the excellent and affordable care for my dogs, it would be challenging for me to work full time.

Moreover, small, locally owned businesses are important to maintain a sense of community and neighborhood. Ali Delaram is a community-minded business owner who works closely with his clients as well as dogs from shelters; he cares about his clients and each dogs' needs.

This is a dog-friendly neighborhood; it would be very upsetting and difficult for many if this community friendly business and its staff were forced to relocate.

Please feel free to contact me if I can offer any further assistance.

Respectfully,

Eileen

Eileen Schwartz, RN-BSN

10212 Lindshire Lane
Austin, Texas 78748
512-796-3279

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From:
To: [Rhoades, Wendy](#)
Subject: Case #C14-2022-0020
Date: Monday, May 16, 2022 10:14:08 AM

*** External Email - Exercise Caution ***

Dear Ms Rhoades,

I am writing in support of Ali Delaram and his training and pet service business.

I am not an Austin citizen, but I do run a dog rescue program, Doodle Dandy Rescue, that operates in Austin, Dallas, Houston and San Antonio. I want to write to you to tell you of the need for Ali's services and to ask you to block the rezoning of his business.

We rescued a dog from a neighborhood group in Austin who discovered him running the streets. His owners didn't want him, so we were contacted to bring him into the rescue. He was reactive, afraid and lashed out at everyone who came close. We had him in foster care and began slowly to make progress with him, but it was very slow. We had him in a board and train as well, and while there was some progress, we were not confident in his behavior to place him back with a foster or to adopt him out. We had Rollie for just over a year before we met Mr. Delaram. Within a week of working with Mr Delaram and his pack of balanced dogs, Rollie was able to greet people appropriately, be petted and sit in stranger's laps. He was a different dog! For the first time in a year, we saw the potential in this little pup and knew that he had a future in a home. As we were about to prepare his adoption posting, Mr. Delamar asked if he could adopt Rollie! Were we thrilled.....yes! What a perfect home for him to work with the dog pack and help other dogs like they had helped him.

I know that Mr. Delaram is an excellent trainer for dogs who are on their last chance. I saw real transformation, and I want Mr. Delaram to be able to help more dogs like Rollie. His work with dogs who have run out of chances is remarkable, and I know that many dog's lives are saved by the work he does. I want to support the proposed zoning change to allow him to stay where he is and continue the vital work that he does. I have attached a couple of pictures that show Rollie with Mr. Delaram on his adoption day and also one of Rollie on the beach in California. He was able to go through the airport and fly in the cabin of the plane. If you had known Rollie, you would understand what an amazing milestone this is for him. His future was bleak until he was trained and adopted by Mr. Delaram. I'm grateful to show my support for his business and hope that you will allow the rezoning so he can continue the life saving work that he does.

Thanks for reading my letter.

Sally Hammond, Ex. Dir. Doodle Dandy Rescue

Doodle Dandy Rescue
972-333-7362

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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

Refer to case number

Additional information

Please visit

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

*** 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

*** 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 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.

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

Reagy Marks

Your Name (please print)

2101 W Slaughter

Your address(es) affected by this application (optional)

Reagy Marks

Signature

☐ I am in favor
☒ I object

May 11-22

Date

Daytime Telephone (Optional):

512-731-9696

Comments:

There is NO Reason
for a Gaming Room -
in our Neighbor Hood, he also
has more Traffic people going
in an out all day and Night.
Business Never 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

They Need
Shut down

PUBLIC HEARING INFORMATION

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Case Number: C14-2022-0020

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: May 17, 2022, Zoning and Platting Commission

Eddie Dean

Your Name (please print)

2101 W Slaughter

Your address(es) affected by this application (optional)

Eddie Dean

Signature

May 10, 2021

Date

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 drug's.
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

Objection to Application for Zoning Variance for 2103 West Slaughter

Case # ZAP 5-17-C14-2022-0020

Problem

Since the learning center on the property failed to succeed as a business, the dog training facility and the gambling casino have correlated with an increase in property crime, hard drug dealing including fentanyl and methamphetamine "rock",

- *multiple burglaries

- *used syringes, gang graffiti, and advertisements for sex for money in the cave under Riddle Road at Little Slaughter Creek coming from Idyllwild Park to 2200 Allread

- *numerous police calls to 2103 West Slaughter and surrounding properties due to property crime and hard drug dealing

- *Proximity of this adult entertainment establishment to family oriented businesses and neighborhood

Who I am

I am Chris Corsbie, the Travis County Democratic Party Precinct Chair for this area, Precinct 334. I own a house and live within one half mile of 2103 W. Slaughter Ln. My background is a 17 year career as an educator including 7 years in inn-city, at risk neighborhoods in East Dallas and South Austin, and 7 years at the univeristy level.

Now I own a court interpreting firm, Clear Word Interpreting, with extensive experience in the criminal courts and social services. I was the owner and resident of 2200 Allred from 2015 to 2021 where I lived with my elementary aged daughter.

When we reclaimed the property it was a junky squat with graffiti saying, "Wake up and Rage" and Kill Cops, decorating the old structures. A disabled sexworker with substance abuse proble3ms was living on the property with now water or electricity. We were broken into four times after the "game room" was opened at 2103 W. Slaughter. Numerous times people were found wandering around in the creek on the property trespassing wanting to find the game room or a place to socialize. I sold my property in part because I was concerned for my and my young daughter's personal safety after being advised by APD to purchase a shotgun and to be prepared to defend my home against dangerous criminals involved with such operations. I now own a home in a more secure location approximately .5 mi. From 2103 W. Slaughter.

Stakeholders and Community Partners

In my role as a community advocate our community has worked with numerous stakeholders to address the problems this property's operation has exacerbated.

Myself and various members of our community here in Pct. 334, including people experiencing homelessness, have worked with:

*Coun

*Councilmember Kitchen

*South Travis United Democrats

JillyLube

HEB

Chris's Liquors

*South Travis United Democrats

*Travis County Sheriff's Department

*Tanglewood Forest Lmtd. District Board of Directors

* Southern Pacific Railroad Police,

*Congressman Lloyd Doggett

to address problems with fentanyl and methamphetamine dealing in our neighborhood and the socioeconomic deprivation that those who deal in this deadly trade exploit. Federal law enforcement is investigating allegations of links to organized smuggling perated out of 2103 W. Slaughter at this time.

Community need at “Slauchaca” (Slaughter & Manchaca)

Since the pandemic decimated a number of local businesses, some distressed commercial property owners have been lured into business relationships with a dangerous adult entertainment establishment.

Our community has many families with children, elderly retired people, and people who need a safe, peaceful business community that will service their needs and provide stable employment..

The South Austin Karate School on Allred Dr went out of business. There is a need for positive extracurricular service providers. There is a need for more affordable housing and offices for non-profits building community and healing urban blight.

We need a laundrymat due to the increasing number of condos and apartments. We need street lighting and sidewalks to increase safety for our community members who do not drive. We need more family friendly entertainment operations like a pottery studio, dance instruction center, and senior respite care operations. We do not need or want an adult gambling establishment with crowds gathered until 4 a.m. socializing in the parking lot which makes this location attractive to existing problem hard drug users and sex workers.

Community Volunteers need help

One stakeholder, Mr. James Stinson, who is contemplating how to develop to best serve the community volunteered his personal time to clear out a big patch of bamboo immediately west of 2103 W. Slaughter which he owns. Patrons from the gambling casino had been sleeping there. There were many liquor bottles, garbage, human waste, and six people sleeping there when he had to ask them to leave so he could clear the bamboo. Someone had been prowling in his neighbors yard so he wanted to increase visibility.

Don Allen, a community handyman, his assistant Joe, and I all picked up the garbage Mr. Stinson gathered and disposed of it properly.

Photos







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FORMATION

ed and acted upon at two
ision and the City Council.
expected to participate in a
pate. This meeting will be
which you will have the
proposed development or
er information on how to
lso contact a neighborhood
pressed an interest in an

o receive
can be
R code:



mission may postpone or
te or may evaluate the City
ut forwarding its own
the board or commission
stonement or continuation
cement, no further notice is

may grant or deny a zoning
oning than requested but in

velopment, the Council may
NG DISTRICT to certain
g District simply allows
ready allowed in the seven
ne MU Combining District
mercial, and residential uses

Austin's land development
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: June 16, 2022, City Council

Eddie Dean
Your Name (please print)

2101 W Slaughter Ln Austin, TX 78748
Your address(es) affected by this application (optional)

Eddie Dean
Signature

JUNE 2-2022
Date

Daytime Telephone (Optional): 512-731-4848

Comments: This is my second Not in Favor
for any Zone Changing! Due to all
these businesses at this location, Gaming
room, Dog Kennel, Taco Trucks and ~~the~~ He
Has mobile Home park in the back and
Living in it. People going in and out
Dogs barking all night, and smoke from
the Taco Truck, it was never told that
all this business can operate to us.

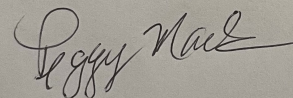
If you use this form to comment, it may be returned to:
City of Austin, Housing & Planning Department
Wendy Rhoades
P. O. Box 1088, Austin, TX 78767
Or email to:
wendy.rhoades@austintexas.gov
We was told
it was ~~not~~ it
was zoned for A
LEARNING AFTER school
for children.

June 8, 2022

Hi,

My name is Peggy Marks, and I am writing with regards to the zoning of a property located at 2103 W. Slaughter Ln. My home is located directly adjacent to a dog day care that is currently operating at this location. It is my understanding that the business is trying to have Pet services removed as a restricted use in order to make the business legal. My husband and I have been living with the sound of barking dogs for years and are very opposed to any change in zoning that would allow this business to continue to operate. The dogs at that pet daycare bark with anxiety because of the high activity of the surrounding businesses. The gaming room, which is actually an illegal gambling room, is open 24 hours a day, seven days a week. People go in and out of the gaming room all day and all night. The high activity makes the dogs bark. The taco wagon's open around 6:30 in the morning, and again the dogs start barking. This property has been a dog business for a very long time, originally the owner had it operating as a dog kennel. The businesses operating were never supposed to have been in our neighborhood. We were told that this property would be an after school learning center for children. We built our home in 2010, we did expect that there would be growth in the neighborhood, but we were expecting these to be family oriented and community use. This property is not for family use, it is being used for personal gains. Enough is enough. I would like you to ask yourself how safe you'd feel living next door to someone who does not think of the safety risks that his businesses bring to our community and children. I would like to ask the council to vote against the removal of the pet services as a restricted use for the property. As for the Marks family, we object to the removal of pet services as a restricted use.

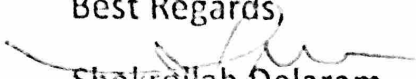
Thank you,
Peggy Marks



To: Dear City council,

This proposal has been prepared to remove off-site accessory parking from the list of prohibited uses. Thank you for your consideration and attention to this matter.

Best Regards,


Shokrollah Delaram



Site Plan Exemption Request Form

DevelopmentATX.com | Phone: 311 (or 512-974-2000 outside Austin)
For submittal and fee information, see austintexas.gov/digitaldevelopment

Download document before entering information.

NOTE:

Upon completion of staff review, the applicant will be informed of results by email.

An Austin Build + Connect (AB+C) account is required to submit this form.

Register at Austin Build + Connect: <http://austintexas.gov/page/austin-build-connect-abc>.

Provide all information requested on the attached **Site Plan Exemption Request Form**. An incomplete request form will not be accepted. Specific or additional information regarding the correction may be attached as a memorandum or letter.

For instructions on digital submissions, please visit [Digital Development](#).

If you have any questions regarding the Site Plan Exemption request process, please contact the DAC staff at 311 or (512) 974-2000 outside Austin, Monday through Friday.

Email Address: shdelaram@yahoo.com

Austin Build + Connect (AB+C) ID#:

To locate your Austin Build + Connect (AB+C) ID number, login to your account and navigate to My Profile.



Site Plan Exemption Request Form

DevelopmentATX.com | Phone: 311 (or 512-974-2000 outside Austin)

For submittal and fee information, see austintexas.gov/digitaldevelopment

Site Address: 2103 W. Slaughter Ln Austin TX 78748

Project Name: RV

Legal Description: Lot 6 less N .1179 AC plus Lot 9 Blk a Ford Oaks.

Zoning: LR-MU-CO | SF-2 Watershed: SLAUGHTER CREEK | SUBURBAN Flood Plain? ☐ Yes ☒ No

Existing Land Use(s): LR-MU-CO | SF-2

Proposed Land Use(s): park my RV in my property lot 6 LR-MU-CO (backyard)

Brief/General Description of the Development being sought:

Get permission to park my RV at backyard.

Attach a detailed description of the proposed development in a memorandum or letter and a site plat or survey plan that graphically indicates, but is not limited to:

- existing trees
- buildings
- parking areas
- roadways/streets
- accessible parking
- access route
- all areas of impervious cover (existing & proposed)
- erosion controls (i.e.: silt fencing, tree protection)
- limits and type of construction
- location of construction
- on-site sewage (septic) system
- number of currently occupied residential units to be closed or demolished (if 5 or more, tenant notification may be required and a certified form may be required with your application per LDC 25-1-712)

I, Shokrollah Delaram

(Name)

, do hereby certify that I am the

☒ owner ☐ owner's agent (to act as the owner's agent, written authorization from the owner must be provided) of this described property, and in this capacity, submit this request for exemption from the site plan submittal requirements pursuant to Chapter 25-5-2 of the City of Austin Land Development Code.

Furthermore, I certify and acknowledge that:

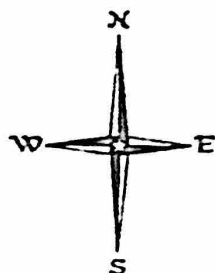
1. Although the proposed development does not require a formal site plan approval, it may require, prior to beginning any site work, the approval of the subdivision or issuance of a building, remodel, and/or demolition permit;
2. Although the proposed development complies with all applicable zoning regulations, it does not prohibit enforcement of restrictive covenants and/or deed restrictions;
3. The approval of this exemption request does not constitute authorization to violate any provisions of the Austin City Code or other applicable requirements, which includes the use or occupancy of the improvement.
4. The approval notice with paid receipt shall be clearly posted on site and protected from the elements at all times.

(Signature of Requester)

Date: 05/23/20

Phone: (512) 371-1112

Address: 15114 Wells Port Dr Austin TX 78728



BLAUGHTER LANE (L.O.W. 74744)

INSTRUMENT 200271 per 10/03/620
INSTRUMENT 20071 per Vol. 4 Pg. 254
INSTRUMENT 200007

TRAVIS COUNTY
10.1770 ACRES
VOLUME 10703 PAGE 422

FORD OAKS
VOLUME 4
PAGE 264

107 5

LOT 3

BLOCK A

SURVEY PLAT OF

TRACT 1, LOT 6, BLOCK A, FORD OAKS,
A SUBDIVISION IN TRAVIS COUNTY, TEXAS.
ACCORDING TO THE MAP OR PLAT THEREOF,
RECORDED IN VOLUME 4 PAGE 264 OF THE
PLAT RECORDS OF TRAVIS COUNTY, TEXAS,
SAVE AND EXCEPT THAT CERTAIN (0.1179
ACRE) TRACT CONVEYED TO TRAVIS COUNTY
IN GENERAL WARRANTY DEED RECORDED IN
VOLUME 10503 PAGE 820 OF THE REAL
PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS

TRACT 2, LOT 9, BLOCK A, FORD OAKS,
A SUBDIVISION IN TRAVIS COUNTY, TEXAS.
ACCORDING TO THE MAP OR PLAT THEREOF,
RECORDED IN VOLUME 4 PAGE 264 OF THE
PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

LOCATED AT 2103 SLAUGHTER LANE.

LOT 8

LOT 13

LOT 1

ALLRED DRIVE (40)

LOT

LET 13

BLOCK B

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

The uncharged does hereby certify that a survey of this city made on the ground of the property legally described herein and is accurate to the best of my abilities and that there are no boundary line conflicts, encroachments, shortages in area overlapping of improvements, existing utility lines, or roads in place, except as shown herein, and said property shall be dedicated roadway. The property is within Zone X local government to be included in the 100 Year Flood Plain according to the Federal Emergency Management Agency Flood Insurance Rate Map Plate 16025A C283 F. dated January 9, 2000

THIS 14th DAY OF NOVEMBER A.D. 2008

BY Holt Carson
Holt Carson
Registered Professional Land Surveyor No. 5168
HOLT CARSON INC
1904 Foreman Road Austin, Texas 78741
(512) 442-0963



Note
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of the Fiat Records of Travis County, Texas

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Exhibit Survey of Property

From: [Rhoades](#)
To: [Wendy](#)
Subject: Re: For ZAP 5-17-2022 - C14-2022-0020 - 2103 W Slaughter
Date: Saturday, May 28, 2022 12:03:21 PM

*** External Email - Exercise Caution ***

Hello Wendy,

I received notice for Hearing on June 16 at 2pm at city hall for 2103 W Slaughter Ln, is it be the as meeting on 5/17/2022 or different,

The Tenant at Cloud 9 (entertainment) will move and closed on June 15,2022 and will be ready to inspection by Sandy Van Cleave(notified him by email and can inspect Cloud 9 closed and clear the case). Thank you again.

Best Regards

S. Delaram

On May 23, 2022, at 4:00 PM, Rhoades, Wendy
<Wendy.Rhoades@austintexas.gov> wrote:

Thank you. I will attach your correspondence to the backup material that will be forwarded to the City Council.

Wendy Rhoades

From: shdelaram
Sent: Monday, May 23, 2022 3:38 PM
To: Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>
Subject: Re: For ZAP 5-17-2022 - C14-2022-0020 - 2103 W Slaughter

*** External Email - Exercise Caution ***

Good afternoon,

Thank you again response to my email,
attached is site plan exemption form prepare
to file.

Best Regards,

S. Delaram

On Monday, May 23, 2022, 02:09:53 PM CDT, Rhoades, Wendy
<wendy.rhoades@austintexas.gov> wrote:

Mr. Delaram,

Since this issue did not arise until after the Zoning and Platting Commission action, please prepare correspondence addressed to the City Council (send it to me and I will forward to the Mayor and Council for their consideration). Your correspondence should state that you also propose to remove off-site accessory parking from the list of prohibited uses and submit a site plan exemption application to the Development Services Department to show the recreational vehicle on the property. Removing off-site accessory parking as a prohibited use and submitting a site plan exemption application will be another step towards addressing the Code violations on the property.

Please let me know if you have any questions.

Sincerely,

Wendy Rhoades

From: S Delaram
Sent: Monday, May 23, 2022 10:36 AM
To: Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>
Subject: Re: For ZAP 5-17-2022 - C14-2022-0020 - 2103 W Slaughter

*** External Email - Exercise Caution ***

Good Morning,

I am working on site plan exemption request form for permit park my RV at backyard Lot6

2103 W Slaughter Ln Austin TX 78748. I am requesting to remove prohibited Off-site accessory parking on The following users are prohibited users of the property.

Best Regards

S. Delaram

From: "Rhoades, Wendy" <Wendy.Rhoades@austintexas.gov>
Date: May 13, 2022 at 10:30:50 AM CDT
To: "Rhoades, Wendy" <Wendy.Rhoades@austintexas.gov>
Subject: For ZAP 5-17-2022 - C14-2022-0020 - 2103 W Slaughter

Good morning,

The Zoning and Platting Commission (ZAP) agenda is attached and the Staff report which includes all correspondence received to date is provided in the link below. The 2103 W Slaughter rezoning case is Item B-7 on the agenda and will be a discussion item.

Please refer to page 6 for a link to register in advance of the meeting to address the Commission. Page 7 includes information about parking validation and Speaker testimony time allocation. Below is a link to the Staff report.

Rezoning – [ZONING CHANGE REVIEW SHEET \(austintexas.gov\)](#)

Please note, the ZAP meeting has the option of allowing the public to participate via telephone as well as in-person. **In order to address the ZAP by telephone, please be sure to sign up through the speaker registration link below prior to 2 pm on Tuesday, May 17th.**

<https://forms.office.com/Pages/ResponsePage.aspx?id=9hleXKumRUux0L5GCKmmf-rCcM0VJ45NoBmTPGEWfEdURjVJU0RZND3WE1TMEhHTFk1N1RBSDICVi4u>

In-person speakers are able to sign up any time prior to the ZAP 6 pm start time.

The public may also watch the Council Meeting online at: <http://www.austintexas.gov/page/watch-atxn-live>.

Sincerely,

Wendy Rhoades

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Rhoades, Wendy

From: Van Cleave, Sandy
Sent: Friday, July 1, 2022 2:40 PM
To: Rhoades, Wendy
Subject: RE: 2103 W Slaughter Ln Austin TX 78748
Attachments: Photos-7-1-22.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon Wendy,

I made it out to the pet services business on 2103 W Slaughter Lane. I confirmed that the gaming business (Cloud 9) had vacated the building. They are currently using the space as a dog pen. I attached a couple of pictures showing all signage had been removed and showing the inside of the room that was used by the gaming business.

The RV is still present. A site plan exemption for the storage of the RV was submitted on 6/10/22 (2022 084035 000 00 DA). Amanda shows it is pending review. I spoke with Mr. Delaram's Son who stated that they were going to remove the RV and store it at another location.

Walking through the building, I noted there was not adequate exit luminaires at egress locations in the building, which I mentioned to Mr. Delaram that it would be something the building inspector will check during the change-of-use inspection. I did reiterate that once everything is approved, a change-of-use building permit application and site plan/site plan exemption still needs submitted for the pet services/kennels.

Let me know if you need any additional information.

Thanks

From: Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>
Sent: Sunday, June 19, 2022 12:38 PM
To: Van Cleave, Sandy <Sandy.VanCleave@austintexas.gov>
Subject: FW: 2103 W Slaughter Ln Austin TX 78748

Hi Sandy,

Below is the response I received from Mr. Delaram in response to my earlier email.

Wendy Rhoades

From: S Delaram <shdelaram@yahoo.com>
Sent: Sunday, June 19, 2022 12:35 PM
To: Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>; Ali Direct Number 949 Delaram <alidelaraminfo@gmail.com>
Subject: Re: 2103 W Slaughter Ln Austin TX 78748

*** External Email - Exercise Caution ***

Hello,

Thank you again for following up the case, we are ready to inspect order by code Enforcement staff conduct an on-site visit to the pet services business on the property, I already filed site plan exemptions for the RV and is pending to proceed need creat bill account that can pay , I didn't heard anything from development zoning yet.
Best Regars
S. Delaram

On Jun 19, 2022, at 9:10 AM, Rhoades, Wendy <Wendy.Rhoades@austintexas.gov> wrote:

Good morning,

As a follow up to last Thursday's Council meeting, Council approved LR-MU-CO district zoning to remove consumer repair services and guidance services from the prohibited use list, on First Reading. Council has requested that Code Enforcement staff conduct an on-site visit to the pet services business on the property prior to this rezoning case proceeding on Second and Third (final) Readings which I am scheduling for Thursday, July 28th (the next City Council meeting).

Council did not vote to approve removing off-site accessory parking from the prohibited use list for the RV parked onsite at last Thursday's Council meeting.

If you have any questions, please let me know.

Sincerely,
Wendy Rhoades
512-974-7719

From: Rhoades, Wendy
Sent: Tuesday, June 14, 2022 3:58 PM
To: S Delaram <shdelaram@yahoo.com>
Subject: RE: 2103 W Slaughter Ln Austin TX 78748

Thank you, Mr. Delaram. I will upload your correspondence to the Council website so that it can be viewed in advance of Thursday's meeting.

Sincerely,
Wendy Rhoades

From: S Delaram <shdelaram@yahoo.com>
Sent: Tuesday, June 14, 2022 3:32 PM
To: Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>; Van Cleave, Sandy <Sandy.VanCleave@austintexas.gov>
Cc: Ali Direct Number 949 Delaram <alidelaraminfo@gmail.com>
Subject: 2103 W Slaughter Ln Austin TX 78748

*** External Email - Exercise Caution ***

Hello,
Just wanted to verify that entertainment business (Cloud9) closed and totally moved out effective June 14 2022.

Best Regards
S. Delaram
(512)371-1112

CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to cybersecurity@austintexas.gov.

Best Regards
S. Delaram
(512)371-1112

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07/01/22 01:48 PM



Shokrollah Delaram
Property Owner
2103 W Slaughter Ln
Austin TX 78748

City Council

July 12, 2022

RE: Zoning Case No. C14-2022-0020, 2103 W SLAUGHTER LANE

Dear Council,

I am writing regarding the zoning case referenced above and the small business owned and operated by my son, Ali Delaram. Ali is the owner of Foxy Roxy's Doggy Day Out, a pet services small business located at this address in your district. Please note the gaming service tenant cited as concern has been evicted and the space has been repurposed for climate-controlled pet services.

I am requesting the addition of pet services to the conditional uses for this property as recommended by Housing and Planning Department staff. Ali's small business employs eleven people. He has 20 years of experience training and caring for dogs. His primary business is boarding and daycare. He also specializes in training aggressive dogs that are considered "throw-away" animals destined to be euthanized. His rate of success with these animals encourages him to continue his work for the sake of owners and their reformed pets.

We are concerned about the eminent loss of Ali's small business if pet services is not added to the conditional use for this property. Customers depend on Ali and his staff for a safe, supervised place to leave their pets while they work and travel. Employees depend on Ali for an income in this difficult economic time. Ali's staff and customers cannot afford to lose this small business. Adding pet services as a conditional use contributes directly to maintaining Austin's resilient economy, supports small business, and provides opportunity for employees and customers.

It is my belief that city government works effectively and collaboratively for all of us. I believe the addition of pet services to the conditional uses for this site is the ethical and equitable choice for the outcome in this case. I want to thank you, your fellow council members, and our Mayor for your consideration in this matter. I look forward to an outcome that serves the best interest of our diverse and vibrant city.

Sincerely,



Shokrollah Delaram

CC:

Steve Adler
Mayor

Leslie Pool
Council Member, District 7

Natasha Harper-Madison
Council Member, District 1

Paige Ellis
Council Member, District 8

Vanessa Fuentes
Council Member, District 2

Kathie Tovo
Council Member, District 9

Sabino "Pio" Renteria
Council Member, District 3

Alison Alter
Council Member, District 10

José "Chito" Vela
Council Member, District 4

Wendy Rhoades
Case Manager
Housing and Planning Department

Ann Kitchen
Council Member, District 5

Mackenzie Kelly
Council Member, District 6