

From: [Van Cleave, Sandy](#)
To: [Tiemann, Donna](#)
Cc: [Lucas, Joseph](#); [Rhoades, Wendy](#); [Alvarado, Robert](#); [Rhoades, Wendy](#)
Subject: RE: Item 146 July 28 council agenda
Date: Thursday, July 21, 2022 2:16:12 PM
Attachments: [Photos-7-21-22.pdf](#)
[image004.png](#)
[Inspection Report - 7-20-22.pdf](#)

Good Afternoon Ms. Tiemann,

I completed an inspection yesterday at the property located at 2103 W. Slaughter Lane. I attached my narrative for my inspection report and photos that were taken on the property. I reached out to Animal Services to check if there are any city codes that are regulated for kennels and was told that kennel operations are regulated through the State level. If the zoning gets passed, then the property owner would still need to submit a change-of-use building application. Once the application is approved, then a building inspector would go out and inspect the building to ensure compliance with applicable building codes, as well as life and safety requirements. If the zoning does not pass, then the property owner needs to cease the pet services use on the property. As you know, the current use is for professional office use. We are waiting for a hearing in Municipal Court for the prohibited use. Let me know if you have any questions.

Sincerely,



Sandy Van Cleave, MBA
Inspector

City of Austin, Code Department

CEO License No. 6787

P: 512-974-1937 | E: Sandy.VanCleave@austintexas.gov

"Together we make the community better"

Follow Us



FOR CODE QUESTIONS, CONTACT:

512.974.CODE (2633)

CODECONNECT@AUSTINTEXAS.GOV

MONDAY - FRIDAY 8:00 AM - 4:00 PM

From: Tiemann, Donna
Sent: Tuesday, July 19, 2022 3:15 PM
To: Van Cleave, Sandy <Sandy.VanCleave@austintexas.gov>
Subject: Item 146 July 28 council agenda

Hi Sandy,

I'm emailing regarding a zoning case at 2103 Slaughter. At the initial hearing Cm Kitchen requested to have code go out to the site related to violations to evaluate status and the pet services activity. Do you have additional information you can share on your findings?

Many thanks,

-d

Donna Tiemann

Office of Council Member Ann Kitchen, District 5

Chief of Staff

Direct Phone: 512-978-2166

Main Phone: 512-978-2105

On July 20, 2022, Inspector Kleinert and Inspector Van Cleave conducted a follow-up inspection at 2103 W. Slaughter Lane. The following was observed during the inspection.

The gaming business that was previously occupying the west side of the building has vacated the building. The business identified as Foxy Roxy's Doggy Dayout is currently occupying the entire building. The space previously used as the gaming room is currently being used as an area for dogs to run freely. The area is approximately 600-700 square feet with no furnishings. There were approximately 30 dogs on the property, whereas the majority of the dogs were in the room previously used as the gaming room. There is one restroom with gender neutral signage located on the west side of the room.

The east side of the building consisted of a small office area at the front of the structure and two small rooms behind the office. There were four dogs running freely in the two rooms behind the office area. There is an attached structure on the east side of the building that is used to house dogs.

There were exit signs and fire extinguishers on the front and back entrances. The inside of the structure is air conditioned and was free of dog feces and urine.

In the back yard at the east side of the structure were six dog pens that measured 4 x 4 (16 square feet). The pens were open metal chain link pens that had a metal cover over the pens and had a misting system running across the top of the pens. On the west side of the back yard, there were four long dog runs consisting of chain-link fencing that had tarps covered on the top of the dog runs. The temperature at the time of inspection was 105 degrees and it was noted that there were no dogs in the backyard area at the time of inspection. The backyard area was free of any dog feces.

Outdoor enclosure areas for six or more dogs must have a 50 foot setback distance from an adjacent residence or business. The property meets the requirements on all sides except on the east side of the property because the property line is adjacent to the neighboring property line's business on the east side of the structure. The property owner would need to extend a fence line along the sidewalk area in the backyard to meet the setback distance to the adjacent neighboring property.

There is an RV travel trailer on the property that is prohibited. I was able to verify the RV travel trailer has water and electric connections hooked-up to the RV, propane for a water heater and/or cooking, and a sewer line that is illegally hooked-up for sewer from the RV. From verifying the illegal hook-ups and viewing furniture items in front of the RV, it is apparent that someone is living in the RV. Mr. Delaram stated that no one was living in the RV and they were in the process of moving the RV off the property. It was explained that taking occupancy, as well as the utility hookups, were not allowed on the property.

The front of the property consisted of two food trailers, which are permitted on neighborhood commercial mixed-use properties.

Mr. Delaram had stated that the dogs at the facility had been obtained from other agencies and are being put up for adoption. Mr. Delaram stated that they are not providing any other services at this time; however, a website for the business (<https://foxyroxysatx.com>) advertises adoptions, boarding, grooming, daycare and training services. Mr. Delaram indicated that the business employs 12 individuals and about half are full-time and half are part-time. It was explained that the business is currently prohibited and a change-of-use application would need to be submitted to DSD if the zoning change to pet services were approved. A municipal court hearing is pending for an affidavit filed in municipal court on 2/23/22 for prohibited use of the property.



Front of Property

07/20/22 10:54 AM



Food Trailer - West Side

07/20/22 10:54 AM



2103 W SLAUGHTER LANE
Case CC-2021-175963

7/20/2022
Code Officer Sandy Van Cleave



Food Trailer - West Side

07/20/22 10:55 AM

2103 W SLAUGHTER LANE
Case CC-2021-175963

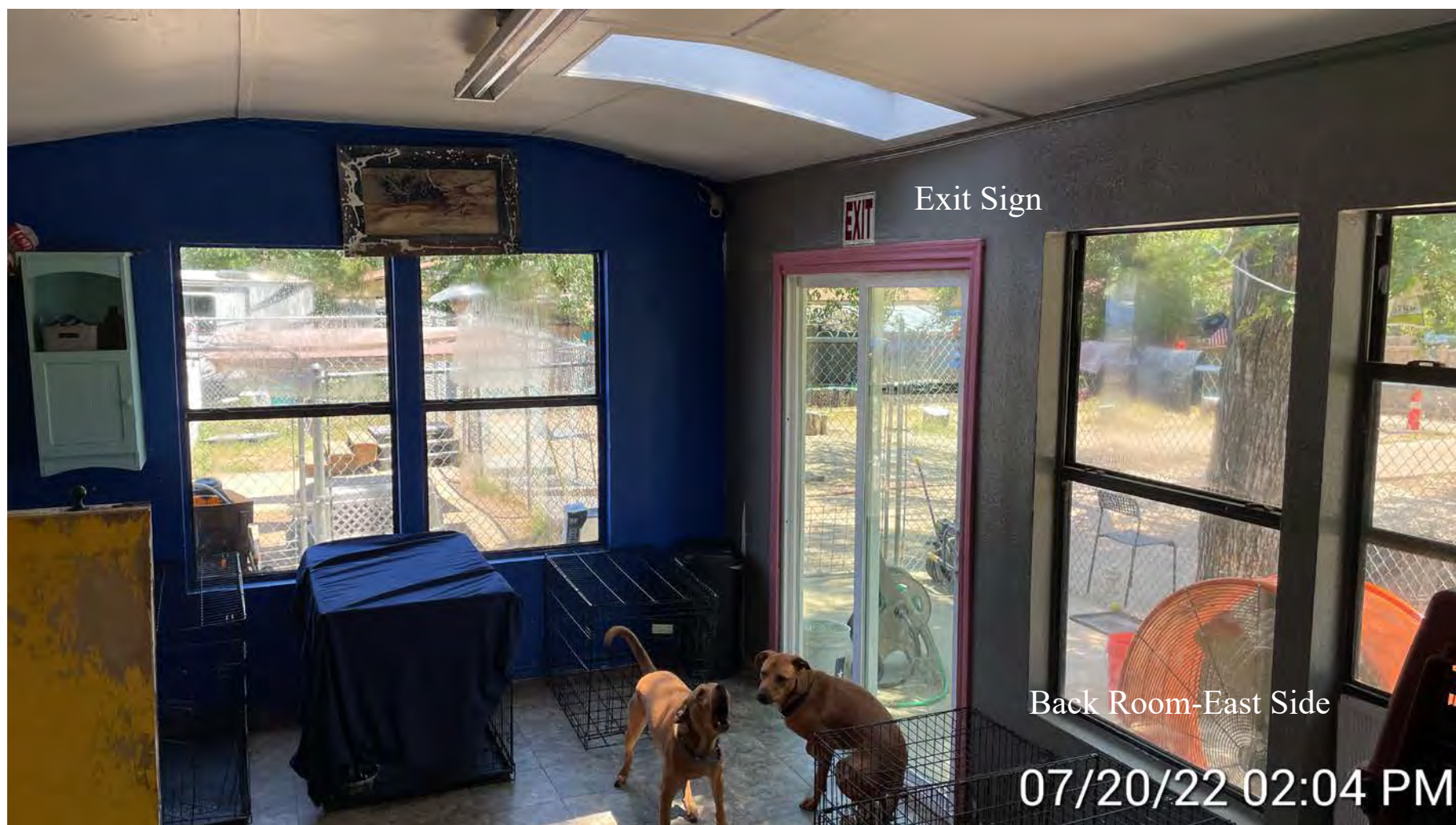
7/20/2022
Code Officer Sandy Van Cleave



2103 W SLAUGHTER LANE
Case CC-2021-175963

7/20/2022
Code Officer Sandy Van Cleave



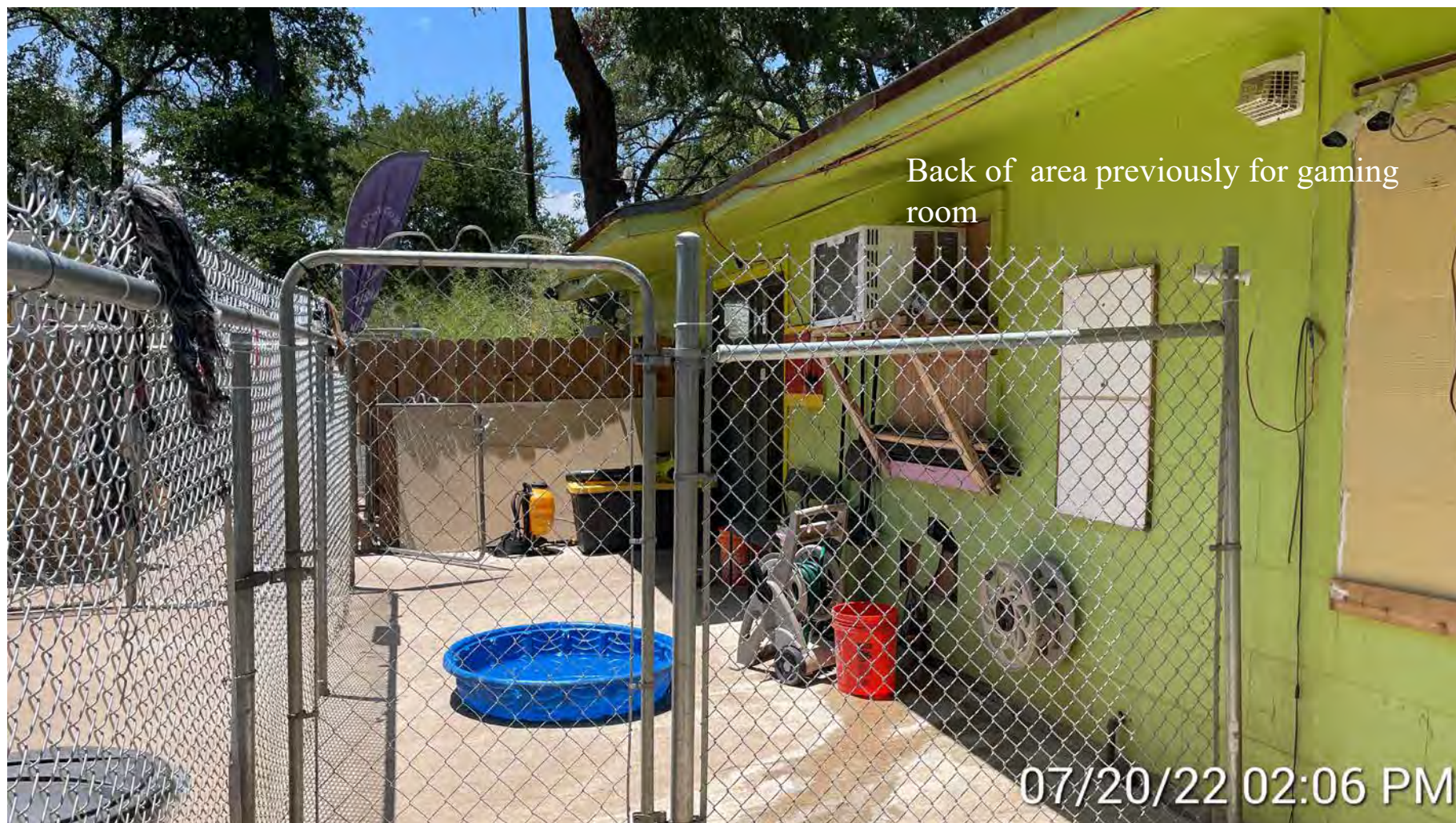


2103 W SLAUGHTER LANE
Case CC-2021-175963

7/20/2022
Code Officer Sandy Van Cleave







Back of area previously for gaming
room

07/20/22 02:06 PM







2103 W SLAUGHTER LANE
Case CC-2021-175963

7/20/2022
Code Officer Sandy Van Cleave





Area behind back fence

07/20/22 02:08 PM





Illegal RV Storage

The sidewalk area represents
the 50 foot setback

07/20/22 02:14 PM







2103 W SLAUGHTER LANE
Case CC-2021-175963

7/20/2022
Code Officer Sandy Van Cleave





2103 W SLAUGHTER LANE
Case CC-2021-175963

7/20/2022
Code Officer Sandy Van Cleave



2103 W SLAUGHTER LANE
Case CC-2021-175963

7/20/2022
Code Officer Sandy Van Cleave







2103 W SLAUGHTER LANE
Case CC-2021-175963

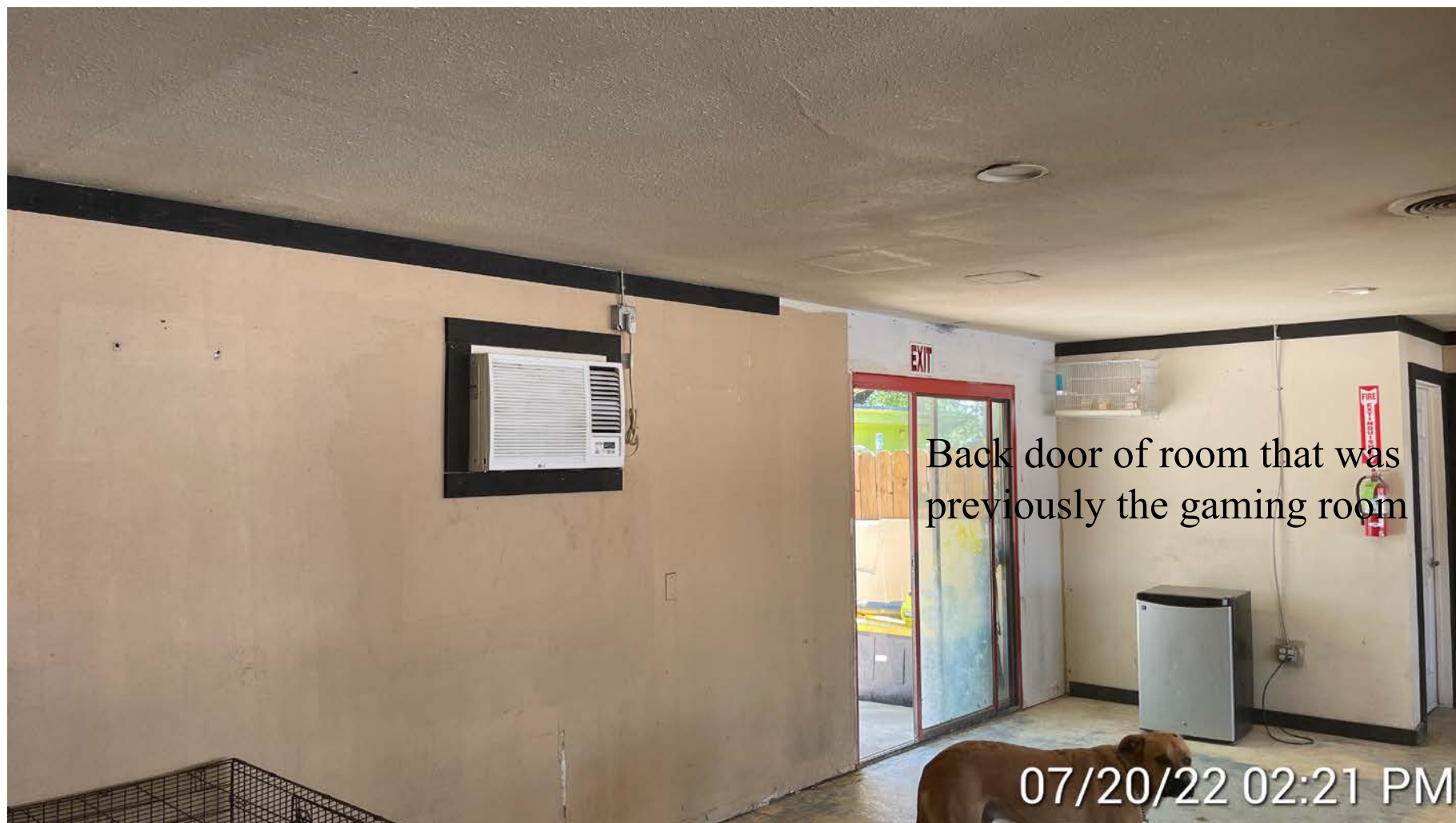
7/20/2022
Code Officer Sandy Van Cleave



2103 W SLAUGHTER LANE
Case CC-2021-175963

7/20/2022
Code Officer Sandy Van Cleave





Back door of room that was
previously the gaming room

07/20/22 02:21 PM





dog crates in room that was previously the gaming room





Fire extinguisher front office

