

ZONING CHANGE REVIEW SHEET

CASE: C14-2023-0066

DISTRICT: 5

ZONING FROM: LO

ZONING TO: ~~GR~~-LR

ADDRESS: 6905 West Gate Boulevard

SITE AREA: 1.33 acres
(57934.8 sq. ft.)

PROPERTY OWNER: First Texas Dollar Partner LLC (Michael Hankins)

AGENT: Lentworth Consulting LLC (Ignacio Gonzales, Jr.)

CASE MANAGER: Cynthia Hadri 512-974-7620, Cynthia.hadri@austintexas.gov

STAFF RECOMMEDATION:

The staff recommendation is to grant community commercial (GR) district zoning.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

September 5, 2023: *APPROVED THE APPLICANTS AMENDED REQUEST FOR LR DISTRICT ZOINING.*

[B.GREENBERG; D.FOUTS – 2ND] (9-0) R. JOHNSON, H. SMITH – ABSENT; TWO VACANCIES ON THE DAIS

CITY COUNCIL ACTION:

October 5, 2023:

ORDINANCE NUMBER:

ISSUES:

The applicant amended their request for GR to LR. *Please refer to Exhibits D (Applicants Amended Request Letter)*

CASE MANAGER COMMENTS:

The subject rezoning area is on the intersection of West William Cannon and West Gate Boulevard and is currently zoned limited office (LO) District. There are single family residences to the south (SF-3), across the street to the west (GR), to the North (LO-NP), and to the east (LO-CO). The proposed zoning is consistent with the Imagine Austin Comprehensive Plan as it is on West William Cannon Activity Corridor and would provide services to the surrounding community.

Please refer to Exhibits A (Zoning Map) and A-1 (Aerial Exhibit).

The applicant has filed a request to rezone the property to community commercial (GR) district in order to open an Animal Dermatology Clinic which is intended to make a positive change on the existing building and property in the area. The clinic will only be for dogs and cats and will not require any outside facilities.

BASIS OF RECOMMENDATION:

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

The community commercial (GR) district is the designation for an office or other commercial use that serves neighborhood and community needs and that generally is accessible from major traffic ways. The GR zoning district allows for pet services on the property.

2. *Zoning should allow for a reasonable use of the Property.*

Staff recommends the Applicant's request because the lot meets the intent of the GR district as it is accessible on major traffic ways. A rezoning would be consistent with that of the established parcels to the west and northwest of the Property.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LO	Office
<i>North</i>	LO-NP	Office
<i>South</i>	SF-3	Single Family Residences
<i>East</i>	LO-CO SF-3	Offices Single Family Residences
<i>West</i>	GR	Community Commercial – Bowling Alley

NEIGHBORHOOD PLANNING AREA: N/A

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

WATERSHED: Williamson Creek – Suburban

SCHOOLS: Austin Independent School District

Cunningham Elementary School Covington Middle School Crockett High School

COMMUNITY REGISTRY LIST:

Austin Independent School District
Austin Lost and Found Pets
Austin Neighborhoods Council
Brodie Lane Homeowners Assoc.
Cherry Creek Village Neighborhood
Cherry Creek Westgate

East Oakhill Neighborhood Assoc.
First Texas Dollar Partners
Friends of Austin Neighborhoods
Go Austin Vamos Austin 78745
Homeless Neighborhood Association
Neighborhood Empowerment Foundation

Onion Creek Homeowners Assoc.
 Palomino Park HOA
 Preservation Austin
 SELTexas
 Save Our Springs Alliance
 Shiloh Oaks Neighborhood Association

Sierra Club Austin Regional Group
 South Austin Neighborhood Alliance
 (SANA)
 TNR BCP – Travis County Natural
 Resources

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2015-0166 2716 West William Cannon Drive	GR-NP to CS-2- NP	Approved CS-1-NP	Approved CS-1-NP as Commission recommended (2/9/2016)
C14-2021-0161 3101 West William Cannon Drive	LO-CO to MF-4	Forwarded to Council without a recommendation due to lack of an affirmative vote (3/1/2022)	Case withdrawn by applicant, no action taken (12/1/2022)

RELATED CASES:

There are no related cases.

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning

Project Name and Proposed Use: 6905 WEST GATE BLVD. C14-2023-0066. 1.33 acres from LO to GR. Vet Dermatology Clinic

Yes	Imagine Austin Decision Guidelines
Complete Community Measures	
Y	Imagine Austin Growth Concept Map: Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. Names of Activity Centers/Activity Corridors/Job Centers: West William Cannon 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.
	Connectivity and Food Access: Provides or is located within 0.50 miles of a grocery store/farmers market.
	Connectivity and Education: Located within 0.50 miles from a public school or university.
Y	Connectivity and Healthy Living: Provides or is located within 0.50 miles from a recreation area, park or walking trail.
	Connectivity and Health: Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, and/or specialized outpatient care.)
	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.
	Housing Affordability: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
	Mixed use: Provides a mix of residential and non-industrial uses.
	Culture and Creative Economy: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site.
	Creative Economy: Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
	Workforce Development, the Economy and Education: Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in a particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	Industrial Land: Preserves or enhances industrial land.
5	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 Williamson 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 a floodplain within or adjacent to the project location. Based upon the location of the floodplain, offsite drainage should be calculated to determine whether a Critical Water Quality Zone exists within 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.

At this time, site specific information is unavailable regarding 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.

At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

PARD – Planning & Design Review

Parkland dedication fees may apply to any future site or subdivision applications resulting from this rezoning. As of January 1, 2023, new commercial uses are subject to parkland dedication requirements at the time of site plan and subdivision.

Site Plan

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made if a site plan is submitted.

The site is subject to compatibility standards. Along the northern property line, the following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- A landscape area is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- Additional design regulations will be enforced at the time a site plan is submitted.

Austin Transportation Department – Engineering Review

The Austin Strategic Mobility Plan (ASMP) calls for 154 feet of right-of-way for W. William Cannon Drive. It is recommended that 77 feet of right-of-way from the existing centerline

should be dedicated for W. William Cannon Drive according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

The Austin Strategic Mobility Plan (ASMP) calls for 116 feet of right-of-way for West Gate Boulevard. It is recommended that 58 feet of right-of-way from the existing centerline should be dedicated for West Gate Boulevard according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

EXISTING STREET CHARACTERISTICS:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
W. William Cannon Drive	Level 4 - Major Arterial	154'	127'	85'	Yes	Yes	Yes
West Gate Boulevard	Level 3 - Major/Minor	116'	90'	60'	Yes	Yes	Yes
Lazy Oaks Drive	Level 1 - Residential	58'	60'	42'	Yes	Yes	Yes

TIA: It is not required

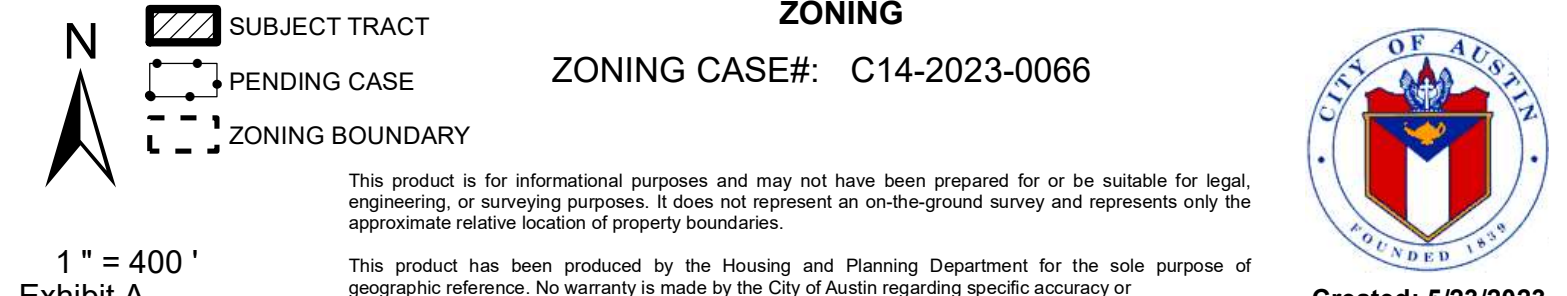
Austin Water Utility

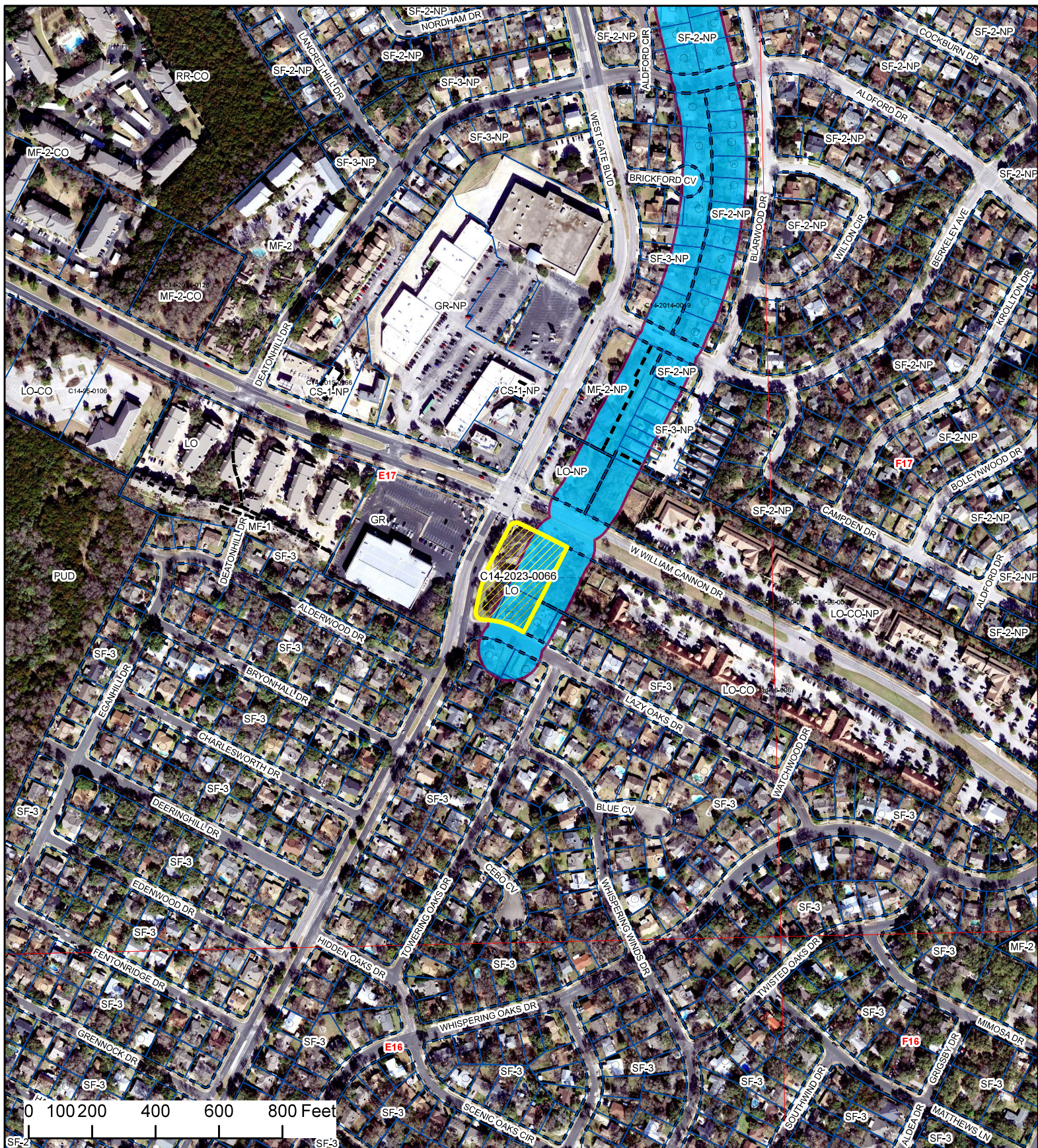
The landowner intends to serve the site with existing City of Austin water utilities.

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. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at ser@austintexas.gov.

INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

- A. Zoning Map
- B. Aerial Map
- C. Applicant's Summary Letter
- D. Applicant's Letter for Amended Application
- Correspondence from Interested Parties





6905 West Gate Blvd.



SUBJECT TRACT



ZONING BOUNDARY



PENDING CASE



CREEK BUFFER

ZONING CASE#: C14-2023-0066
LOCATION: 6905 West Gate Blvd.
SUBJECT AREA: 1.33 Acres
GRID: E17
MANAGER: Nancy Estrada



Exhibit B

This product has been produced by the Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Created: 7/11/2023

LENWORTH CONSULTING LLC

P.O. Box 3098, Cedar Park, Texas 78630 (512) 658-8896 lenworthconsul@gmail.com

April 21, 2023

City of Austin Zoning Case Manager
6310 Wihelmina Delco Dr.
Austin, Tx 78752

RE: Re-Zoning request at 6905 West Gate Blvd.

Dear Case Manager:

This zoning case application is being file in order to make a positive change on the existing building and property in the area.

The property has an existing building and parking lot meets all of the needs required for an Animal Dermatology Clinic without effecting the neighborhood and surrounding business. This new clinic is for cats and dogs only with no outside facilities requirements. This property has a lot of space between any residents and or business that being an ideal perfect location for that business in this area of town.

If you have any questions or concerns, I can be reached at (512) 658-8896 or by email lenworthconsul@gmail.com.

Thank you for your assistance with this zoning case.



Ignacio (Nash) Gonzales, Jr.
Manager
LENWORTH Consulting LLC
(512) 658-8896

LENWORTH CONSULTING LLC

P.O. Box 3098, Cedar Park, Texas 78630 (512) 658-8896 lenworthconsul@gmail.com

September 6, 2023

City of Austin, Housing and Planning Department
Attn: Cynthia Hadri, Planner III
P.O. Box 1088
Austin, TX 78767

RE: C14-2023-0066, 6905 Westgate Blvd.

Dear Ms. Hadri,

Thank you and all staff for your assistance with our reference zoning case and its adjustments.

I received a call from Mr. Lucio Varala, PhD who lives at 2616 Lazy Oaks Dr. and who reside next door to our project. He contacted me because he had some concerns about our GR zoning we were requesting on our site next door to his property. After careful discussion between us, we came to an agreement to change from GR zoning being requested on our application to LR zoning designation that is specific use for the dog and cat clinic we were requesting the use for.

All changes were forward to all involved on the case including planning commission board and was approved as requested September 5, 2023

Thank you for your professional and positive assistance with this matter.

Sincerely,



Ignacio (Nash) Gonzales, Jr
Manager
Lenworth Consulting LLC

From: [Lindsey McDougall](#)
To: [Public Comment](#)
Subject: Case Number C14-2023-0066
Date: Sunday, August 27, 2023 4:14:42 PM

See objection

CAUTION: This is an EXTERNAL email. Please use caution when clicking links or opening attachments. If you believe this to be a malicious or phishing email, please report it using the "Report Message" button in Outlook or forward to cybersecurity@austintexas.gov.

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: C14-2023-0066
Contact: Cynthia Hadri, 512-974-7620
Public Hearing: September 5, 2023, Zoning and Platting Commission

Lindsey McDougall
Your Name (please print)

2706 Alderwood Dr. 78745
Your address(es) affected by this application (optional)

Lindsey McDougall 8/29/23
Signature Date

Daytime Telephone (Optional):

Comments: The zoning change will result in more traffic. Traffic should be directed away from Westgate Lane because Westgate Lane is predominated by residential zoning & is winding & wooded & intended for residential traffic.

If you use this form to comment, it may be returned to:
City of Austin, Housing & Planning Department
Cynthia Hadri
P. O. Box 1088, Austin, TX 78767
Or email to:
cynthia.hadri@austintexas.gov

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.

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Case Number: C14-2023-0066

Contact: Cynthia Hadri, 512-974-7620

Public Hearing: September 5, 2023, Zoning and Platting Commission

Claudine Gavoniat

Your Name (please print)

7007 West Gate Blvd

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

[Signature]

Signature

Date

Daytime Telephone (Optional):

512 988 9964

Comments:

Hopefully not too late but
we object to this proposal which
will attract parking near our
homes & detract from our home
values

☐ I am in favor
☒ I object

If you use this form to comment, it may be returned to:
City of Austin, Housing & Planning Department

Cynthia Hadri

P. O. Box 1088, Austin, TX 78767

Or email to:

cynthia.hadri@austintexas.gov

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Case Number: C14-2023-0066

Contact: Cynthia Hadri, 512-974-7620

Public Hearing: September 5, 2023, Zoning and Platting Commission

Josephine Fontenot

Your Name (please print)

☐ I am in favor
☒ I object

7001 Towering Oaks Dr Austin 78745

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

Josephine Fontenot

Signature

09/05/23

Date

Daytime Telephone (Optional):

Comments: Congestion w/ 11 OCCURS ON
LARGY OAKS DR.

If you use this form to comment, it may be returned to:
City of Austin, Housing & Planning Department

Cynthia Hadri

P. O. Box 1088, Austin, TX 78767

Or email to:

cynthia.hadri@austintexas.gov

Hadri, Cynthia

From: Lucio Varela

Sent: Tuesday, September 5, 2023 10:20 AM

To: Acosta, Cesar; Thompson, Carrie; Fouts, David; Floyd, William; Boone, Scott; Flores, Alejandra; Stern, Lonny; Garrett, Kendra; Greenberg, Betsy; Smith, Hank; Rivera, Andrew

Subject: C14-2023-0066

Greetings members of the Zoning & Platting Commission,

My name is Lucio Varela and my wife, Ela Varela, and I live at 2616 Lazy Oaks Dr. which is next door to the property described in Case: C14-2023-0066 located at 6905 West Gate Boulevard. I would like to offer the following comments regarding the staff's recommendation to change the zoning designation of this property from LO to GR.

First, in 1976 when we moved to the property where we reside, the land located at 6905 West Gate Boulevard was zoned as residential. In the early 1980s the land was purchased by two local pediatricians who approached the neighborhood association to inform the neighbors of their planned use for the property which required an LO zoning designation. The neighborhood supported their request and the new zoning designation was granted by the City Council. The point is that the applicant sought neighborhood involvement and feedback prior to submitting their request to the Commission and City Council. In this Case, no interaction occurred whatsoever.

Second, I began my communication with the Zoning and Platting Commission staff on June 13, 2023 and terminated on September 1, 2023. The information I received regarding Case: C14-2023-006 was very limited. So I asked to be provided an explanation as to why the proposed use (Cat and Dog Dermatology Clinic) of the property did not qualify to operate under the current LO zoning designation, since prior use of the building was also medical. The response I received was: "Regarding regulations, the Planning Team reviews and makes decisions based on Chapter 25-2 of City of Austin Land Development Code. GR is consistent with the zoning at that intersection (West Gate & William Cannon). More intensive zoning such as GR can be located near the intersections of arterial roadways or at the intersections of arterials and major collectors." This leads me to conclude the request and the recommendation are dissonant and the drive is to change the zoning to GR whether it is applicable or not. Third, upon reviewing the existing zoning and land uses chart information and the staff's recommendation, I find incongruence, since the chart does not describe the property located northwest of this property which is zoned GR and houses a significant number of retail and

commercial businesses, yet the staff uses it to justify their GR zoning recommendation. There are more properties on the north and east of this property that are zoned LO and more properties south and east of this property that are zoned SF, but were not considered in making this recommendation. It appears the intent here is not to be consistent with the established parcels, but to ensure the property is rezoned to GR, which begs the questions: what is the real intended use for this property and when will this happen?

And fourth, the proposed zoning change could have an adverse impact on the traffic moving through the neighborhood, specifically Lazy Oaks Drive. Parking could also become an issue because it could spill over to Lazy Oaks Dr.

If the proposed use is allowed under the LO zoning designation, my recommendation is to keep the current LO zoning designation. Furthermore, from my perspective there is an issue regarding transparency that hangs over this case.

Thank you for your attention and consideration.

Sincerely,

Lucio Varela, PhD
2616 Lazy Oaks Dr.
Austin, Texas 78745

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Hadri, Cynthia

From: Lucio Varela
Sent: Tuesday, September 5, 2023 12:03 PM
To: Rivera, Andrew; Hadri, Cynthia; Smith, Hank - BC; Greenberg, Betsy - BC; lenwothconsul@gmail.com;
Subject: Postponement of Case: Item 04 C14-2023-0066 - 6905 West Gate Blvd; District 5

External Email - Exercise Caution

To all concerned,

My name is Lucio Varela, and I live at 2616 Lazy Oaks Drive, next door to the property in question. I am requesting a postponement on hearing this case today until the neighbors have an opportunity to negotiate with the applicant for a zoning code more in line with the requested use for this property. A period of four weeks would be ideal.

Thank you for your attention and consideration.

Sincerely,

Lucio Varela, PhD
2616 Lazy Oaks Dr.
Austin, Texas 78745

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Hadri, Cynthia

From: Lucio Varela
Sent: Tuesday, September 5, 2023 3:01 PM
To: Rivera, Andrew; Hadri, Cynthia; Smith, Hank - BC; Betsy Greenberg; lenworthconsul@gmail.com; Paul Roussos
Subject: Fw: Postponement of Case: Item 04 C14-2023-0066 - 6905 West Gate Blvd; District 5

External Email - Exercise Caution

Mr. Ignacio Gonzales, Jr. and I spoke this afternoon after I filed to postpone hearing Case: Item 04 C14-2023-0066 - 6905 West Gate Blvd; District 5 this evening. We agreed to recommend a change from a GR zoning to LR zoning designation that is specific for the dog and cat clinic. I thank Mr. Gonzales for reaching out to me and for his good will regarding this matter. As he states in his message, which is included in this communication, he sent the same document to Ms. Hadri to have the change included in the presentation tonight. If all goes well and the recommendation for LR zoning is presented to the commission I will support the request. My request for postponement is dropped if the change to LR is recommended by the staff.

Thank you for your attention and consideration.

Sincerely,

Lucio Varela, PhD
2616 Lazy Oaks Dr.
Austin, Texas 78745

----- Forwarded Message -----

From: Ignacio Nash Gonzales <lenworthconsul@gmail.com>
To: Lucio Varela
Cc: Hadri, Cynthia <cynthia.hadri@austintexas.gov>
Sent: Tuesday, September 5, 2023 at 02:22:29 PM CDT
Subject: Re: Postponement of Case: Item 04 C14-2023-0066 - 6905 West Gate Blvd; District 5

Hello, Mr. Varela, thanks for taking my call and I am so glad we have come to an agreement in changing the zoning request (GR) on the application to LR. The zoning request is to allow a Pet Client on site which is not allowed under the existing zoning (LO).

I will also call and email this memo to Mrs. Hadri and hope she can make that change at her presentation to the Planning Commission Board.

Any question or concerns, please let me know. Thank you and look forward to a workable relationship.

Thanks,

Ignacio Gonzales, Jr.
Manager
LENWORTH Consulting LLC
(512) 658-8896

On Sep 5, 2023, at 1:21 PM, Lucio Varela wrote:

----- Forwarded Message -----

From: Lucio Varela

To: Andrew.Rivera@austintexas.gov <andrew.rivera@austintexas.gov>; Cynthia.Hadri@austintexas.gov <cynthia.hadri@austintexas.gov>; bc-hank.smith@austintexas.gov <bc-hank.smith@austintexas.gov>; bc-betsy.greenberg@austintexas.gov <bc-betsy.greenberg@austintexas.gov>; lenwothconsul@gmail.com <lenwothconsul@gmail.com>

Sent: Tuesday, September 5, 2023 at 12:02:31 PM CDT

Subject: Postponement of Case: Item 04 C14-2023-0066 - 6905 West Gate Blvd; District 5

To all concerned,

My name is Lucio Varela, and I live at 2616 Lazy Oaks Drive, next door to the property in question. I am requesting a postponement on hearing this case today until the neighbors have an opportunity to negotiate with the applicant for a zoning code more in line with the requested use for this property. A period of four weeks would be ideal.

Thank you for your attention and consideration.

Sincerely,

Lucio Varela, PhD
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Austin, Texas 78745

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Hadri, Cynthia

From: Paul Roussos
Sent: Tuesday, September 5, 2023 4:23 PM
To: Rivera, Andrew; Hadri, Cynthia; Smith, Hank - BC; Betsy Greenberg; lenworthconsul@gmail.com; Lucio Varela
Subject: Re: Postponement of Case: Item 04 C14-2023-0066 - 6905 West Gate Blvd; District 5

You don't often get email from roussos@swbell.net. [Learn why this is important](#)

External Email - Exercise Caution

Thank you, Lucio for reaching an agreement with Mr. Gonzales for an LR zoning for cats and dogs only. I can support this.

Paul

On Tuesday, September 5, 2023 at 03:01:32 PM CDT, Lucio Varela wrote:

Mr. Ignacio Gonzales, Jr. and I spoke this afternoon after I filed to postpone hearing Case: Item 04 C14-2023-0066 - 6905 West Gate Blvd; District 5 this evening. We agreed to recommend a change from a GR zoning to LR zoning designation that is specific for the dog and cat clinic. I thank Mr. Gonzales for reaching out to me and for his good will regarding this matter. As he states in his message, which is included in this communication, he sent the same document to Ms. Hadri to have the change included in the presentation tonight. If all goes well and the recommendation for LR zoning is presented to the commission I will support the request. My request for postponement is dropped if the change to LR is recommended by the staff.

Thank you for your attention and consideration.

Sincerely,

Lucio Varela, PhD
2616 Lazy Oaks Dr.
Austin, Texas 78745
(512) 294-3591

----- Forwarded Message -----

From: Ignacio Nash Gonzales <lenworthconsul@gmail.com>
To: Lucio Varela
Cc: Hadri, Cynthia <cynthia.hadri@austintexas.gov>

Sent: Tuesday, September 5, 2023 at 02:22:29 PM CDT

Subject: Re: Postponement of Case: Item 04 C14-2023-0066 - 6905 West Gate Blvd; District 5

Hello, Mr. Varela, thanks for taking my call and I am so glad we have come to an agreement in changing the zoning request (GR) on the application to LR. The zoning request is to allow a Pet Client on site which is not allowed under the existing zoning (LO).

I will also call and email this memo to Mrs. Hadri and hope she can make that change at her presentation to the Planning Commission Board.

Any question or concerns, please let me know. Thank you and look forward to a workable relationship.

Thanks,

Ignacio Gonzales, Jr.
Manager
LENWORTH Consulting LLC
(512) 658-8896

----- Forwarded Message -----

From: Lucio Varela

To: Andrew.Rivera@austintexas.gov <andrew.rivera@austintexas.gov>; Cynthia.Hadri@austintexas.gov <cynthia.hadri@austintexas.gov>; bc-hank.smith@austintexas.gov <bc-hank.smith@austintexas.gov>; bc-betsy.greenberg@austintexas.gov <bc-betsy.greenberg@austintexas.gov>; lenwothconsul@gmail.com <lenwothconsul@gmail.com>;

Sent: Tuesday, September 5, 2023 at 12:02:31 PM CDT

Subject: Postponement of Case: Item 04 C14-2023-0066 - 6905 West Gate Blvd; District 5

To all concerned,

My name is Lucio Varela, and I live at 2616 Lazy Oaks Drive, next door to the property in question. I am requesting a postponement on hearing this case today until the neighbors have an opportunity to negotiate with the applicant for a zoning code more in line with the requested use for this property. A period of four weeks would be ideal.

Thank you for your attention and consideration.

Sincerely,

Lucio Varela, PhD
2616 Lazy Oaks Dr.
Austin, Texas 78745
(512) 294-3591