

ZONING CHANGE REVIEW SHEET

CASE: C14-2017-0122 – S. Lamar VMU

Z.A.P./ P.C. DATE:

November 14, 2017

November 28, 2017

January 9, 2018

ADDRESS: 1401 & 1311 South Lamar Boulevard

DISTRICT AREA: 5

OWNER/APPLICANT: Seamless GCW, LTD

AGENT: Armbrust and Brown (Richard Suttle)

ZONING FROM/TO:

Tract 1:

From: General commercial services – conditional overlay (CS-CO)

To: General commercial services – vertical mixed use (CS-V)

Tract 2:

From: General commercial services – vertical mixed use – conditional overlay (CS-V-CO)

To: General commercial services – vertical mixed use (CS-V)

AREA: 1.5 acres (65,340 square feet)

STAFF RECOMMENDATION:

Recommend General commercial services – vertical mixed use - conditional overlay (CS-V-CO) for both Tracts 1 & 2.

The following uses will be prohibited:

Adult-oriented businesses	Exterminating services
Agricultural sales and services	Funeral Services
Alternative financial services	Kennels
Automotive rentals	Laundry services
Automotive sales	Limited warehousing and distribution
Bail bonds	Outdoor entertainment
Campground	Outdoor sports & recreation
Construction sales and services	Pawn shop services
Convenience Storage	Plant nursery
Drive-in service	Scrap and salvage services
Drop-off recycling collection facility	Service station
Equipment sales	Vehicle Storage
Equipment services	

A restaurant (general) use on the Property that requires a late hours permit is prohibited.

Staff supports removing the Floor to Area Ratio (FAR) because it is counter to the intentions of vertical mixed use development. Staff also recommends prohibiting additional uses (beyond the existing prohibited uses) unsuitable in a mixed use development which the applicant supports.

PLANNING COMMISSION RECOMMENDATION:

January 9, 2018: Approved Postponement Request by Applicant to January 23, 2018

DEPARTMENT COMMENTS: The subject property consists of two platted lots totaling 1.5 acres (.61 ac & .89 ac respectively) located on the southeastern corner of a larger property (1311 S. Lamar) which fronts South Lamar Boulevard south of W. Gibson Street in the Zilker Neighborhood. South Lamar Boulevard is a core-transit corridor. This property backs to the Missouri-Pacific railroad and is currently used for automotive repair services. The front tract (2.4 acres) includes the Genie Car Wash facility and is also owned by the applicant. Tracts 1 and 2 are occupied by Leonard's Garage (automotive repair) and Jiffy Lube respectively. The larger parcel in front of Tract 1 is zoned general commercial services-vertical mixed use (CS-V). The applicant is requesting consistent zoning districts in order to develop the tracts as a mixed use project and use the density bonus the "V" allows. In return for the density bonus, 10% of the residential units will be affordable.

Both tracts were zoned CS-CO in 1989. The conditional overlay restricts the property to a maximum floor to area ratio (FAR) of .30 to 1 and prohibits the following uses:

Building maintenance services	Kennels
Campground	Limited warehousing and distribution
Construction sales and services	Maintenance and service facilities
Convenience storage	Vehicle storage
Equipment services	

During the Vertical Mixed Use (VMU) opt in/out process in 2008, Tract 2 and the larger 2.4 acre tract adjacent to Tract 1 were given a "V". During that process the Zilker Neighborhood Association supported including both the larger tract and the 1311 S. Lamar property but zoning staff did not recommend both because the rear property did not have frontage on S. Lamar Boulevard.

Please see attached letter from the Zilker Neighborhood Association (ZNA) which provides background on their decision making process and support for inclusion of both properties. Also, as part of that process, should the density bonus be used, the Zilker Neighborhood Association requested the affordability level be 60% median family income (MFI).

A zoning application for 1311 S. Lamar (C14-2016-0132) was previously submitted for CS-V and recommended by the Planning Commission (CS-V-CO), February 14, 2017 (VOTE 7-0-3). The City Council approved CS-V-CO on first reading, March 3, 2017. At first reading the Council approved the Planning Commission recommendation with

the same prohibited uses in the current staff recommendation, the prohibition of outdoor amplified sound and a requirement that the mix of affordable residential units match the market rate units. The previous applicant withdrew the application prior to second and third reading at Council.

ISSUES:

The applicant and ZNA are working on a private restrictive covenant.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	CS-CO	Auto repair
<i>North</i>	CS-V	Auto repair
<i>East</i>	SF-3-NP	Single family residence (across railroad ROW)
<i>South</i>	CS-V-CO	Auto repair and gas station
<i>West</i>	CS, CS-V	Auto repair

NEIGHBORHOOD PLANNING AREA: Zilker NPA (Suspended) **TIA or NTA:** N/A

WATERSHED: West Bouldin Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

Austin Heritage Tree Foundation
Austin Neighborhoods Council
Bike Austin
Bouldin Creek Neighborhood Association
Bouldin Creek Neighborhood Planning Team
Friends of Austin Neighborhoods

Friends of Zilker
Homeless Neighborhood Association
Preservation Austin
Real Estate Council of Austin
Save our Springs Alliance
Sierra Club Austin Regional Group
South Central Coalition
Zilker Neighborhood Association

SCHOOLS: Austin HS, O'Henry MS, Zilker Elementary

CASE HISTORIES FOR THIS PROPERTY

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-2016-0132 1311 S. Lamar	CS-CO to CS-V	CS-V-CO (2/17/17)	Approved CS-V-CO 1 st Reading only (3/2/17). Withdrawn by applicant prior to 2 nd & 3 rd reading.
C14-88-0094 1400 S. Lamar Blvd.	SF-3 to CS	Approved CS-CO	Approved CS-CO (12/14/1989)

CASE HISTORIES FOR SURROUNDING PROPERTIES

associated ground floor retail (approximately 800 sq. ft.) Additionally the applicant is requesting the removal of the Conditional Overlay that limits the floor area ratio to just .3:1 FAR limitation. This project would be combined with two other adjacent properties to provide one contiguous site for their proposed vertical mixed use project.

Connectivity: Public sidewalks are located along both sides of S. Lamar Blvd, and transit stops are within walking distance to this location. The Walkscore for this property is 78/100, meaning most errands may be accomplished on foot. The AARP Livability Index Score is 54/100 (50/100 is the average score). The Livability Index measures housing, neighborhood, transportation, environment, health, engagement, and opportunity characteristics.

Imagine Austin

Imagine Austin Growth Concept Map, found in the Imagine Austin Comprehensive Plan, identifies this section of S. Lamar Boulevard as an Activity Corridor. Activity Corridors are characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. Along many corridors, there will be both large and small redevelopment sites. The following Imagine Austin policies are applicable to this case and support 'complete communities.'

- LUT P3. Promote development in compact centers, communities, or along corridors that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.

- LUT P4. Protect neighborhood character by directing growth to areas of change that includes designated redevelopment areas, corridors and infill sites. Recognize that different neighborhoods have different characteristics and new and infill development should be sensitive to the predominant character of these communities.

- LUT P7. Encourage infill and redevelopment opportunities that place residential, work, and retail land uses in proximity to each other to maximize walking, bicycling, and transit opportunities.

Based upon the property: (1) being located along a major Activity Corridor as identified in the Imagine Austin Growth Concept Map, which supports mixed use and residential projects and; (2) the Imagine Austin policies referenced above, which supports a variety of land uses along corridors promote complete communities, this proposed vertical mixed use project appears to be supported by the Imagine Austin Comprehensive Plan.

NPZ Environmental Review – Alex Butler 512-974-2067

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the West Bouldin Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.
2. Zoning district impervious cover limits apply in the Urban Watershed classification.
3. According to floodplain maps there is no floodplain within or adjacent to the project location.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. 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 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.
6. This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm.
7. 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.

DSD Transportation Review – Katie Wettick – 512-974-3529

- TR1 Per Ordinance No. 20170302-077, off-site transportation improvements and mitigations may be required at the time of site plan application. This section of South Lamar is located within the South Lamar Corridor Plan and required mitigations may include implementing portions of the corridor plan.
- TR2. This site is located adjacent to the West Bouldin Creek Greenway. PARD may provide comments regarding trail construction or connections.
- TR3. Janae Ryan, Urban Trails, Public Works Department and Nathan Wilkes, Bicycle Program, Transportation Department may provide additional comments regarding bicycle and Austin pedestrian connectivity per the Council Resolution No. 20130620-056.

- TR4. A Traffic Impact Analysis shall be required at the time of site plan if triggered per LDC 25-6-113. LDC, Sec. 25-6-113.

Existing Street Characteristics:

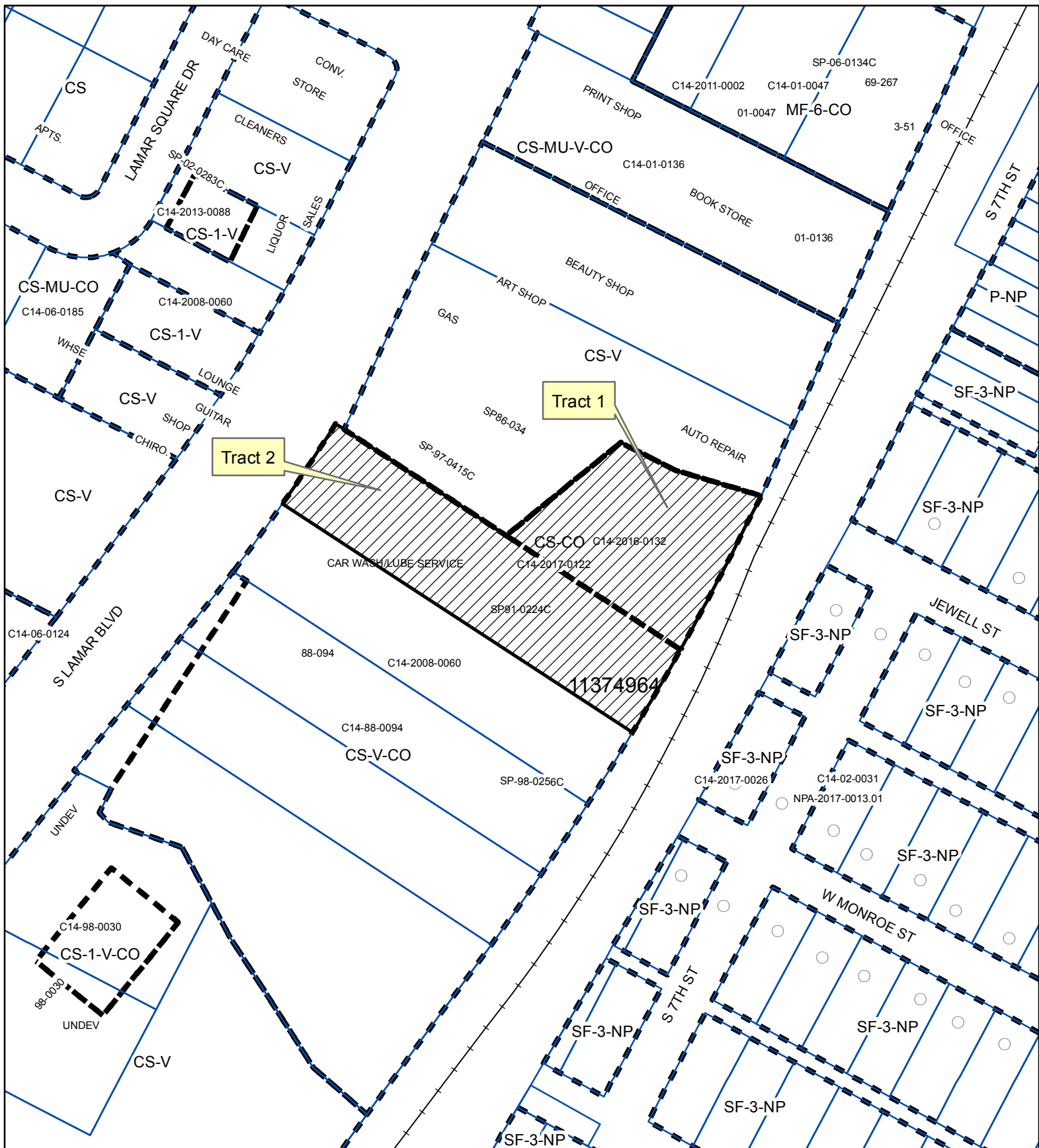
Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
South Lamar Boulevard	110'	60'	Major Arterial	Yes, both sides	Yes, bike lanes	Yes 3, 484, 338, 803

NPZ Austin Water Utility Review – Neil Kepple – 512-972-0077

FYI: 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, water or wastewater easements, utility relocations and or abandonments required by the proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance. 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 fees once the landowner makes an application for Austin Water utility tap permits.

NPZ Site Plan Review – Cindy Edmond 512-974-3437




- SP1 Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.
- SP2. Site plans will be required for any new development other than single-family or duplex residential.
- SP3. Any development which occurs in an SF-6 or less restrictive zoning district which is located 540 feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.



ZONING

Zoning Case: C14-2017-0122



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 125'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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



From: [latherton](#)
To: [Guernsey, Greg](#); [REDACTED]
Cc: [Moore, Andrew](#); lbojo@drennergroupp.com; [District 5](#)
Subject: 1311 S Lamar (2016-148059 ZC) zoning correction
Date: Wednesday, December 14, 2016 10:15:04 AM
Attachments: [1311 SLamar VMU Exhibit2-3.pdf](#)
[1311 SLamar VMU Exhibit4.pdf](#)
[1311 SLamar zoning error.docx](#)

Hello, Greg.

Attached is the request from ZNA President Jeff Jack for an administrative correction of a zoning error that I mentioned to you Monday night at the BoA meeting.

An application has been filed to place Unit 2 at 1311 S. Lamar in the VMU overlay. According to ZNA's VMU application from 2007, a rezoning review and hearing should be unnecessary, because the parcel should have been designated VMU in the 2008 ordinance. The attached letter and exhibits explain why we think the parcel was incorrectly mapped in 2008 and why we are requesting that you correct the zoning administratively, from CS-CO to CS-V-CO.

We would hate to spend any more time and expense on something the general membership reviewed and approved 10 years ago.

Thanks for your attention.

L. Atherton

On behalf of the ZNA Executive Committee
(512-447-7681)



Zilker Neighborhood Association

August 9, 2007

RECEIVED

AUG - 9 2007

Neighborhood Planning & Zoning

Red by [Signature]

Mr. Greg Guernsey
Director, Neighborhood Planning and Zoning Department
505 Barton Springs Road
5th Floor, Room 525

Re: ZNA Vertical Mixed Use application amendment

Greg

On June 4, 2007, the Zilker Neighborhood Association submit our application for the Opt-in/Opt-out VMU process. At that time we chose to take advantage of the City Council's approved extension of time for neighborhoods to submit their final VMU recommendations and essentially submitted a place holder with regard to the detail recommendations on the application of VMU, Dimensional Standards and Parking Reductions. However we did at that time and continue to recommend that the level of affordability for rental units be set at 60% of median family income for our neighborhood.

With regard to detail recommendations for all properties along Zilker's two Core Transit Corridors, Barton Springs Road and South Lamar, please find attached the Zilker Neighborhood Associations final recommendations. In evaluating all of the properties along the CTC's we encountered numerous discrepancies in property addresses between the City's VMU map and what is either the locally know business address or what is noted in the Travis County Appraisal District's tax rolls. Therefore we have created a spreadsheet to more clearly identify which properties are being referenced in the Opt-out process.

In addition we also noted several properties on the City of Austin VMU maps that do not front either South Lamar or Barton Springs Road. Where those addresses showed up in the City's VMU maps we believe they should not be considered for VMU at this time, but rather be considered later as part of the Opt-in process. However we have included these properties to be sure that they were addressed and have noted them to be opted out. We understand that the ability to "Opt-in" a property that is not on a CTC is not time limited and can be done in the future. So at this point, other than for those properties that we feel were inadvertently included on the City's VMU maps, we are not adding any Opt-in properties at this time.

We have also included a summary of the column categories used in our spreadsheet, which includes the criteria that our neighborhood used in evaluating the appropriateness of applying VMU to these CTC properties. These five criteria are referenced on the spreadsheet under ZNA Criteria. And finally we have included the property photographs that are referenced again on the spreadsheet.

The Zilker Neighborhood Association has been working on this recommendation for over six months and has had several quarterly meetings and numerous Executive Committee meetings where this issue has been discussed. As you are aware this is a complicated ordinance, has had several changes since it was originally adopted and it has very important ramifications to our neighborhood. And with over 170 individual properties to evaluate, it has not been a quick or simple process to come to consensus on our recommendations. However these recommendations represent a thoughtful and well considered approach to balancing our neighborhoods responsibility for accommodating reasonable growth and the preservation of what makes our Zilker neighborhood a unique and wonderful place to live. Because of the complexity of the issues involved and the careful deliberation that we have had, parcel by parcel, we believe that these recommendations should be supported by the City staff and adopted by the City Council as described in the attached spread sheet without any changes.

We would also like to meet with the City staff that will be reviewing our recommendations prior to them making their own recommendations. Because of the discrepancies in the street addresses, concerns about very deep commercial lots extending into the residential fabric of the neighborhood and confusion on some of the properties shown on the City's VMU maps, we feel a meeting with staff would be helpful to ensure that all correct properties are accounted for and that our evaluation criteria is clearly understood by City staff.

Finally we are aware of the problem that has arisen with the Expedited Residential Permit Parking (RPP) program. The City Council's intent of allowing neighborhoods to move forward with protections for our residential areas from intrusive over flow parking due to increased commercial development facilitate with the application of VMU has to be respected. Our submittal is based on the understanding that we can utilize this expedited process if we need to. To have this neighborhood preservation tool removed by staff after it was part of our consideration in where to apply VMU is unacceptable. Had this interpretation by staff been know earlier in our process our recommendations may have been different. But at this late hour we do not have the time to reexamine how the lack of the expedited RPP program would have changed our recommendations. Therefore we urge the staff and City Council to correct this situation and reinstate what all of our neighborhoods understood would be available to us to deal with the potential residential parking problems aggravated by the application of VMU.

Please let me know when a meeting with staff can be arranged to review our recommendations and confirm property addresses. As you are aware the South Lamar Combined Neighborhood Planning area may be getting started again soon and we would like to have the application of VMU to our commercial corridors resolved before resuming the neighborhood planning process. If you have any questions please give me a call.

Thanks for you consideration of our recommendations.



Jeff Jack
ZNA President
447-5877

S Lamar Address	Current Use	VMU Address	Photo No	Res	VMU	ZNA Criteria					Density Dimens.	Bonus Parking	Property ID	Ref ID 2	Owner Name	\$ Value
919	Town Hollow apts	909, 1200 Treadwell	E109	X	NA								100030	1000303060	WOLF MOUNTAIN RANCH	3,818,045
Intersection Treadwell																
1001	Rising Sun garage	1001 or 1007	E110		IN						YES	YES	100024	1000302050	MONTWALK HOLDINGS LTD	266,224
1103	vacant lot	None	none		IN						YES	YES	100023	1000302040	MONTWALK HOLDINGS LTD	156,250
1105	Salon (Historic House)		E111			OUT	X						100022	1000302030	MONTWALK HOLDINGS LTD	226,404
1107	Rock Gym		E112		IN						YES	YES	100021	1000302020	GSGP LP	71,858
1109	Rock Gym	1109	E112		IN						YES	YES	100020	1000302010	GSGP LP	156,611
Intersection Gibson																
1201	Magnolia Condos	1201-19	E113	X	NA						YES	YES	100008	1000301050	BRIZENDINE CHARLES	267,264
none	Magnolia Condos	1107, 1203, 1205 Gibson	E113	X	NA						YES	YES	100012	1000301090	AVERA DEVELOPMENT	467,570
1217	Magnolia Condos		E113	X	NA											
1303	Brake Specialist	1221-1307	E114		IN						YES	YES	100014	1000301110	WHITLOCK BRYSON	639,975
1311	Genie Car Wash	1403	E115		IN						YES	YES	100013	1000301100	MACE CAR WASH	1,160,662
1401	Jiffy Lube	1403	E116		IN						YES	YES	100019	1000301160	CACR LP	968,063
1403	Texaco	1407	E117		IN						YES	YES	100018	1000301150	1403INC	1,638,892
1421	Slick Willie's strip center	1407, 1509	E118		IN						YES	YES	100015	1000301120	TEMPLE CENTER SQUARE	3,136,000
1515	Security Self Storage		E119		IN						YES	YES	380392	4000402110	Security Portfolio	3,343,109
1607	Longhorn Collision	1603	E120		IN						YES	YES	100309	600505010	BARTLETT FAMILY	498,863
Intersection Evergreen																
1615	B&M Transmission		E121		IN						YES	YES	100306	1000504200	HARDY MICHAEL	354,010
1621	Cartridge World		E122		IN						YES	YES	100305	1000504190	CUMMINGS HILMA	154,754
1623	Barocca Hair		E123		IN						YES	YES	100304	1000504170	BUSTAMANTE MANUEL F &	247,742
1701	Room Service		E124		IN						YES	YES	100298	1000504090	BUSTAMANTE MANUEL F &	153,830
1703	Mom's Tattoo		E125		IN						YES	YES	100297	600504080	OBREGON DEBORAH	215,261
1705	law office		E126		IN						YES	YES	100296	1000504070	STORK ERWIN K	133,009
1705	rear retail (1)	None	none		IN						YES	YES				
1707	gift shop		E127		IN						YES	YES	100295	1000504060	MILLER RITA A	197,459
1803	Beck Auto	1711	E128		IN						YES	YES	100293	1000504040	HARDIN SEAN T	20,300



MEMORANDUM

To: Shari Pape, Administrative Supervisor
WPDR-Intake

From: George Adams, Assistant Director
Neighborhood Planning & Zoning

Date: November 27, 2007

Subject: VMU Notification Procedures

As you are aware, the Neighborhood Planning & Zoning Department will be processing approximately 30 Vertical Mixed Use (VMU) zoning applications over the next four to six months. Due to the large number of parcels to be rezoned and the short time frame, we will not be submitting tax maps with the zoning applications; rather we request that notification labels be generated using only the GIS system. We understand that by using only the current GIS system there is some risk that not all parcels will be identified (e. g. condominiums). To address this concern NPZD, in coordination with CTM, will use information provided by TCAD to identify and create labels for those parcels with condominiums that may be missed with the current system.

cc: Julie Lipton, WPDR
Greg Guernsey, NPZD
Almira Baranovicht, WPDR
Paul Frank, NPZD
Sean McClurkan, CTM
Melissa Laursen, NPZD
Andrew Holubeck, NPZD
Wendy Rhoades, NPZD
Mark Walters, NPZD



**City of Austin
Planning and Development Review
Land Status Determination
1995 Rule Platting Exception**

October 22, 2009

File Number: **C8I-2009-0259**

Address: **1311 S LAMAR BLVD**

Tax Parcel I.D. # **0100030117 & 0100030110**

Tax Map Date: **03/05/2004**

The Watershed Protections & Development Review has determined that this parcel, as described in the attached description and map, **IS EXCEPTED FROM THE REQUIREMENT TO PLAT** in accordance with the Land Development Code, Section 25-4-2(C), and is eligible to receive utility service.

The parcel of land consists of five acres or less, and is described as being **Lot 3 Commercial Square and .606 Acres out of Lot 1 Maufrais Subdivision** in the current deed, recorded on **May 18, 1999**, in **Document #1999035229**, Travis County Deed Records. This parcel existed in its current configuration on January 1, 1995, as evidenced by a deed recorded on **Dec 22, 1994**, in Volume **12341**, Page **39**, Travis County Deed Records. The parcel was lawfully receiving utility service, as defined in Section 212.012 of the Texas Local Government Code, on January 1, 1995, as evidenced by **water** service on **Oct 15, 1982**. The parcel meets the requirements of the Land Development Code for roadway frontage and is located on an existing street.

Additional Notes/Conditions:

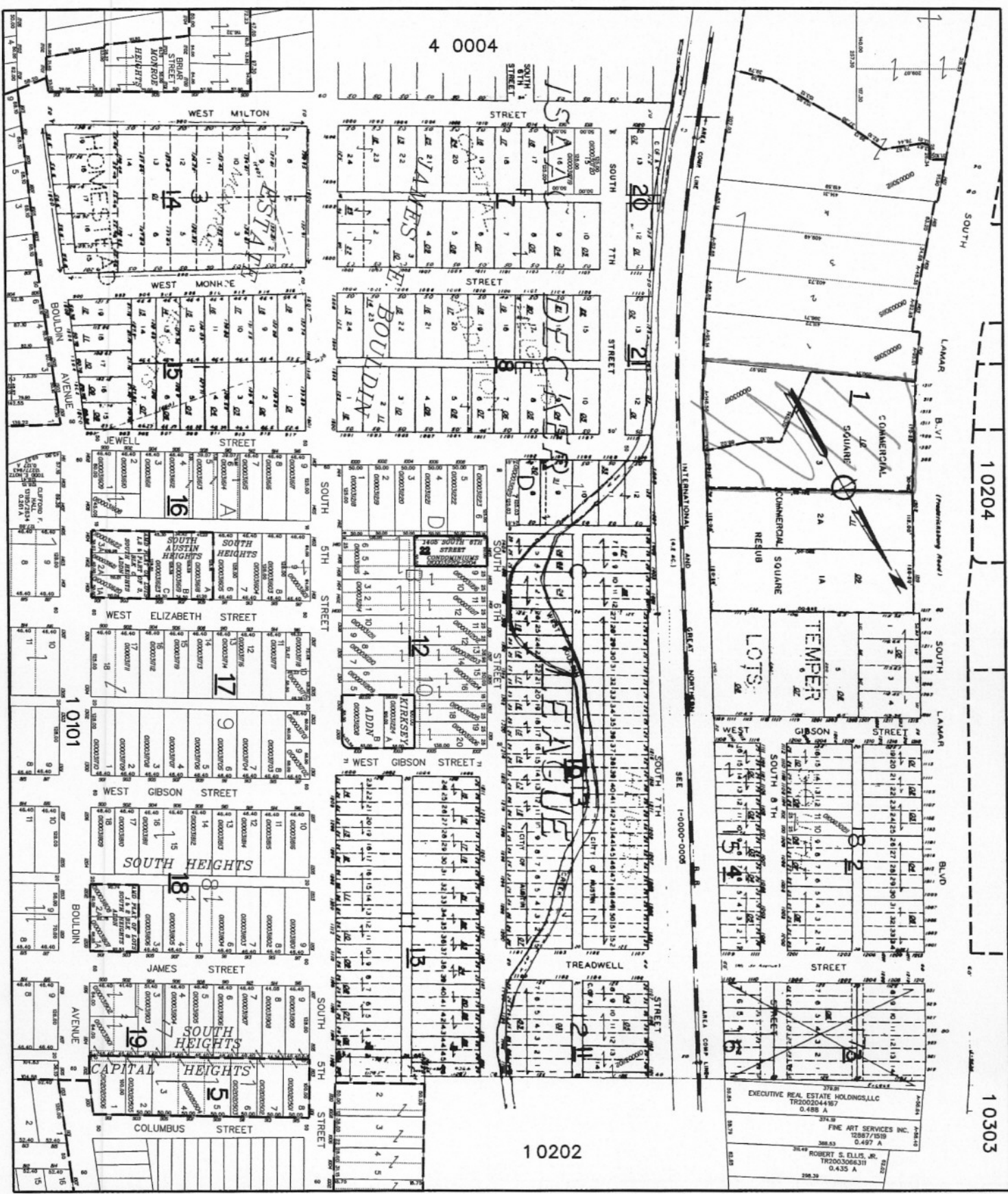
NONE

This determination of the status of the property is based on the application of Chapter 212, Municipal Regulation of Subdivisions and Property Development, Texas Local Government Code; and the City of Austin Land Development Code, Chapter 25-4, Subdivision. Recognition hereby does not imply approval of any other portion of the City Code or any other regulation.

By: _____

Daniel Word, Representative of the Director
Planning and Development Review

CE-2004-0059



MAP NO.
10003

SCALE
0' 100'

TRAVIS CENTRAL APPRAISAL DISTRICT
8314 Cross Park Drive
Austin, Tx 78754
Internet Address WWW.TRAVISCAD.ORG
Main Telephone Number (512)834-9317
Fax Number (512)835-5371
Appraisal Information (512)834-9138
TDD (512)836-3328

ASSOCIATIONS
AUSTIN COMMUNITY COLLEGE
AUSTIN SD
CITY OF AUSTIN
TRAVIS COUNTY

REVISIONS
02/05/2004 ASV

From: [eric](#)
To: [Moore, Andrew](#)
Subject: case # C14-2016-0132
Date: Monday, January 09, 2017 6:06:17 PM

Hello Andrew,

My name is Eric Anderson, and my wife and I own several properties that will be affected by the rezoning application per the case C14-2016-0132. We have lived in our house at 1018 West Milton Street for 30 years and are concerned about the type of projects that the rezoning of 1311 S. Lamar Blvd Bldg.B will result in.

Several years ago another property on S. Lamar, where the current business Gibson Street Bar 1109 S. Lamar, was rezoned. Originally the applicants asked for a permit that would allow outdoor music along with the bar. That request was denied as the outdoor music would negatively affect the residents across and along Bouldin Creek West. The creek is a natural amphitheater. Anyway, Gibson Bar was allowed to develop, and then several months after they opened, the owners applied for and received a permit to build a deck on the back of the bar giving out into the West Bouldin Creek greenbelt. The resulting noise....drunk people hooting and hollering until 2 am in the morning could be easily heard as far away as Bouldin Avenue and Gibson Street. I know this because I walk my dog late at night in that area, and the partying from the Gibson bar was and is readily audible. Personally I am not against partying and enjoy going to bars and doing just what they are doing at Gibson Street Bar. But I am against having to forcibly listen to the hooting and hollering inside my house that I pay dearly in taxes to live in.

By now you can see where my concerns lie as to the proposed development at 1311 S. Lamar. It's not just the kind of businesses, but the way those businesses may impact our neighborhood even after the development process is complete. I have tried to go to the website provided on the letter I received from the City of Austin for my information, but was unable to connect. I would appreciate any information you could give me to address my concerns. Austin is becoming, each day, a more dense urban environment, which I personally support. But if we are going to live close together, we must continue to develop in a way that respects the privacy and sanctity that all of its residents deserve. thank you,
Eric Anderson Brenda Fonder 512 751-8129