



**South Lamar Neighborhood Association**  
2302 Del Curto Rd Austin TX 78704 512-589-0184

February 8, 2019

Re: C14-2018-0128, 2323 S. Lamar, rezoning hearing, Feb. 12, 2019  
To: City of Austin Planning Commission

In the case of C14-2018-0128, 2323 S. Lamar, the South Lamar Neighborhood Association (SLNA) requests a two-week postponement of the hearing from February 12. The zoning outcome stands to have a powerful impact on the neighborhood and time is needed to discuss and document many factors that would generally come up during the site plan. Some items we have been unable to get concrete answers from City of Austin staff and the applicant. Whatever agreements we can get included in the zoning case before Planning Commission review will be improving the process going forward for all parties involved.

Specifically, but not exhaustively,

- The size of the project will trigger the transportation impact analysis, and our concern is the attenuation could negatively affect residential streets by channeling of traffic. Of course, it is our goal not to have that outcome.
- The proposed unit count has been presented and discussed in vague and ambiguous terms. Parkland fee-in-lieu has stated 180 units.
- That all below ground parking will support the number of vehicles on the property. Both customer/guest, as well as worker and residents. We understand there are two different 20% parking reductions allowed by code, but we want to warrant that both are not applied jointly.
- Storm water management and mitigation.
- General confusion and disagreement between the intentions of the applicant and the City of Austin's South Lamar Corridor Plan, including right-of-way acquisition and allowed curb cuts/drives on Lamar and Bluebonnet as well as the location of left turns out of the neighborhood

SLNA is collaborating with both the Zilker Neighborhood Association and the office of Council member Ann Kitchen to consolidate a list of open questions to enlist response from the Zoning and Review Department. We hope to see those answers before this case goes to hearing at the Planning Commission.

Regards,  
Brian Chappell

*Brian B Chappell*  
President, SNLA