

**ZNA SUPPLEMENTAL COMMENTS (18 SEP 2019)
TO THE CITY COUNCIL ON 211 SOUTH LAMAR PUD REZONING**

The Zilker Neighborhood Association wishes to amend and supplement its comments dated September 12, 2019.

BUILDING HEIGHT

After discussion with City staff and re-examining the language on building height in Part 4.H.1.b of the proposed ordinance, we believe the language is still ambiguous and confusing but can be interpreted to describe the building blocks as shown in the attached Exhibit 1. We still have a problem with the increase in height for the second building block and with the ordinance language because it does not describe the width of the second building block. As we read the language, the second building block on the exterior side of the "U" could possibly be just a ledge one foot wide. The second building block was intended to create a lower height immediately adjacent to West Riverside Drive and Lee Barton Drive so that it did not loom so high over the park land. In looking at the building elevations in the site plan, the second building block is so small as to be almost insignificant and one has to wonder why the second building block is even mentioned. The City Council should not allow the height of the second building block to be increased (if fact, it should be reduced) and should specify a minimum width.

NATURAL BUILDING MATERIALS

We were able to examine the site plan at the City offices and discovered that the notes for the external surfaces of the proposed hotel building at the City offices showed that no natural building materials were being used (see Exhibit 2). The City staff seemed to indicate that they do not require the developer to comply with §25-2-723(E)(3) of the Land Development Code because they do not have a definition for "natural building materials." If this is the case, then it is imperative that the City Council define "natural building materials" in the ordinance for this PUD. We have talked to several architects in both Austin and outside of Austin. The consensus seems to be that "natural building materials" includes stone, wood, and masonry but not glass, metal, or plastics. Glass is, of course, necessary for windows, but it must be limited. The exterior of this building appears to be 85 - 95% glass. We believe that this is exactly what the code provision on "natural building materials" was designed to prevent. It was envisioned that buildings adjacent to a park would fit in better if they were made mostly of natural building materials. It is the requested change of use from residential use to non-residential use (i.e., a hotel) that resulted in provision §25-2-723(E)(3) becoming applicable. Ignoring this provision of the code essentially results in repeal of the provision without any input from the public. The City Council should not allow the PUD zoning to be used to eliminate requirements within the Waterfront Overlay.

SUPPLEMENTAL EXHIBIT 1



SUPPLEMENTAL EXHIBIT 2

EXTERIOR ELEVATION NOTES

- 01 EXPOSED TO VIEW CONCRETE
- 02 GLASS TYPE 1
- 03 GLASS TYPE 2
- 04 GLASS TYPE 3 (1' PANELS)
- 05 METAL PANEL
- 06 NOT USED
- 07 GLASS RAILING
- 08 ROOF SCREEN SYSTEM
- 09 ALUMINUM CANOPY
- 10 PAINTED CMU BLOCK
- 11 SLAB EDGE COVER
- 12 GLASS TYPE 4
- 13 METAL CANOPY