

ZONING CHANGE REVIEW SHEET

CASE: C14-2025-0106 - 108 W. Gibson

DISTRICT: 9

ADDRESS: 108 West Gibson Street and 107 West James Street

SITE AREA: 1.54 acres (67, 082 sq. ft.)

ZONING FROM: CS-MU-V-CO-ETOD-DBETOD-NP

ZONING TO: CS-MU-V-CO-ETOD-DBETOD-NP to modify a condition of zoning
*(as amended)

PROPERTY OWNER: 3423 Gibson LLC

AGENT: Drenner Group, PC (Leah Bojo)

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

STAFF RECOMMENDATION:

The staff recommendation is to grant general commercial services - mixed use - vertical mixed use building - conditional overlay - equitable transit-oriented development - density bonus equitable transit-oriented development - neighborhood plan (CS-MU-V-CO-ETOD-DBETOD-NP) combined district zoning, to modify a condition of zoning, specifically to remove Part 3. A, B and D and modify Part 3. C of the Conditional Overlay established in Ordinance No. 20110825-103. Please refer to Exhibit D (Redlined Ordinance No. 20110825-103).

PLANNING COMMISSION ACTION / RECOMMENDATION:

February 10, 2026: *APPROVED THE APPLICANT'S REQUEST TO MODIFY THE CONDITION OF ZONING.*

[C. GANNON; F. MAXWELL - 2ND] (11-0) A. LAN – ABSENT; ONE VACANCY ON THE DIAS

January 13, 2026: *APPROVED THE NEIGHBORHOOD'S POSTPONTMENT REQUEST TO FEBRURY 10, 2026.*

[F. MAXWELL; P. BRETON - 2ND] (11-0) TWO VACANCIES ON THE DIAS

CITY COUNCIL ACTION:

March 26, 2026:

March 12, 2026: *APPROVED THE NEIGHBORHOOD'S POSTPONTMENT REQUEST TO MARCH 24, 2026.*

[N. HARPER-MADISON; Z. QADRI - 2ND] (11-0)

ORDINANCE NUMBER:

ISSUES:

*On January 5, 2026, the applicant amended their application to match staff recommendation. The original request had Outdoor Entertainment as a conditional use, staff recommendation was to add Outdoor Sports and Recreations as conditional as well.

On March 9, 2023, City Council approved Resolution No. 20230309-016 accepting the Equitable Transit-Oriented Development Policy Plan and directing the City Manager regarding next steps for implementation of items intended to benefit the Project Connect Phase 1 Austin Light Rail project. This included development of code amendments to support transit in May of 2024 (Ordinance No. 20240516-005), including creation of the ETOD combining district (restrictions on non-transit supportive uses) and the DBETOD combining district (allowing residential use, and relaxing some development standards including increased height in exchange for income-restricted housing). Properties within one half-mile of the Phase 1 Austin Light Rail alignment and Priority Extensions were included within this overlay, and certain properties were rezoned through a City-initiated process to include the ETOD and DBETOD combining districts. Further, properties rezoned with DBETOD combining district were categorized into Subdistrict 1 (maximum allowable height of 120 feet) or Subdistrict 2 (maximum allowable height of 90 feet), generally based on property distance of ¼-mile or ½-mile from the Phase 1 alignment, respectively. However, that rezoning process did not modify any base district zoning or any combining district zoning, which is the subject of this request.

CASE MANAGER COMMENTS:

The property in question is approximately 1.54 acres, is developed with one main building and a smaller building used as office spaces. The property has access to West St. James Street (level 1) and West Gibson Street (level 1), it is currently zoned general commercial services – mixed use – vertical mixed use building – conditional overlay – equitable transit oriented development – density bonus equitable transit oriented development – neighborhood plan (CS-MU-V-CO-ETOD-DBETOD-NP) combined zoning district. This site is in the Bouldin Creek Neighborhood Planning Area and the area is characterized as mixed use with residential, offices, personal services, restaurants and commercial uses (SF-3-NP; CS-1-CO-ETOD-DBETOD-NP; CS-1-V-CO-ETOD-DBETOD-NP; CS-V-CO-ETOD-DBETOD-NP; CS-MU-CO-ETOD-DBETOD; CS-V-CO-ETOD-DBETOD, CS-H-CO-ETOD-DBETOD). The Texas School for the Deaf is to the west and is unzoned (UNZ). ***Please refer to Exhibits A (Zoning Map) and B (Aerial View).***

The applicant is requesting general commercial services - mixed use - vertical mixed use building - conditional overlay - equitable transit-oriented development - density bonus

equitable transit-oriented development - neighborhood plan (CS-MU-V-CO-ETOD-DBETOD-NP) combining district zoning, to modify a condition of zoning, specifically to remove Part 3. A, B and D and modify Part 3. C of the Conditional Overlay established in Ordinance No. 20110825-103. The staff is recommending the amended request for a change in conditions to the conditional overlay as listed in the backup. ***Please refer to Exhibits C (Applicant's Summary Letter) and D (Redlined Ordinance No. 20110825-103).***

The applicant is requesting general commercial services - mixed use - vertical mixed use building - conditional overlay - equitable transit-oriented development - density bonus equitable transit-oriented development - neighborhood plan (CS-MU-V-CO-ETOD-DBETOD-NP) combining district zoning and to remain in Subdistrict 1, which would allow a development to include multi-family units requiring an affordable component in targeted areas to support future transit. A building constructed under ETOD and DBETOD standards allows for a mix of residential uses and transit-supportive commercial uses, and the result is typically retail, restaurants and offices on the ground floor, and residential units on upper levels. Those uses deemed non-transit-supportive have been prohibited or made as conditional within the ETOD combining district.

A development utilizing the "density bonus ETOD" incentives is permitted with a base CS district, and must include an affordability component for residential use in order to obtain incentives, including height maximum of up to 120 feet in the CS district (60 feet base district plus up to 60 feet height incentive) and relaxation of development and compatibility standards, such as floor to area ratio (FAR), setbacks and building coverage.

There are several methods of satisfying DBETOD development affordability requirements, based on whether the proposed units will be offered as rental or for ownership.

For rental units, the options are based on a tiered system tied to achievable maximum height or modified development standards.

- i. To achieve 60 feet in height or to utilize a development standard under DBETOD that is not height-related, a development must provide:
 - a minimum of 10% of the residential units as affordable for lease and occupancy by households earning 60% or less than the Austin-Round Rock Metropolitan Statistical Area MFI;
- ii. To achieve 90 feet in height, a development must provide:
 - a minimum of 12% of the residential units as affordable for lease and occupancy by households earning 60% or less than the Austin-Round Rock Metropolitan Statistical Area MFI; or
 - a minimum of 10% of the residential units as affordable for lease and occupancy by households earning 50% or less MFI.
- iii. To achieve 120 feet in height, a development must provide:
 - a minimum of 15% of the residential units as affordable for lease and occupancy by households earning 60% or less than the Austin-Round Rock Metropolitan Statistical Area MFI; or
 - a minimum of 12% of the residential units as affordable for lease and occupancy by households earning 50% or less MFI.

There are two options of satisfying DBETOD development affordability requirements which include ownership units:

- 1) a minimum of 12% of the units as affordable for ownership and occupancy by households earning 80% or less than the Austin-Round Rock Metropolitan Statistical Area MFI; or
- 2) an in-lieu-fee payment to the Housing Trust Fund, equivalent to 125% of the required percentage of the total residential units, including the mix of bedrooms required, at the rate set in the fee schedule at the time of site plan submittal.

BASIS OF RECOMMENDATION:

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

The general commercial services district is intended predominately for commercial and industrial activities of a service nature having operating characteristics or traffic service requirements generally incompatible with residential environments.

The mixed use combining district is intended for combination with selected base districts, in order to permit any combination of office, retail, commercial, and residential uses within a single development.

The vertical mixed use building (V) combining district may be applied in combination with any commercial base zoning district and allows for a combination of office, retail, commercial and residential uses within a vertical mixed use building.

The conditional overlay combining district may be applied in combination with any base district. The district is intended to provide flexible and adaptable use or site development regulations by requiring standards tailored to individual properties.

The equitable transit-oriented development combining district promotes transit-supportive uses, increases bicycle, pedestrian, transit connectivity, and housing options, near public transit, and prohibits certain commercial, industrial, and agricultural uses.

The density bonus equitable transit-oriented development combining district allows for residential uses, modifies compatibility standards and site development regulations, and grants additional building height in exchange for income-restricted housing.

The neighborhood plan district denotes a tract located within the boundaries of an adopted Neighborhood Plan.

2. *Zoning should allow for reasonable use of the property.*

The applicant is requesting a change in conditions for the property which would align with the City's goals when establishing the equitable transit-oriented development

(ETOD) Overlay. There are several prohibited uses remaining on the property from the existing conditional overlay.

3. *Zoning should promote clearly-identified community goals, such as creating employment opportunities or providing for affordable housing.*

This rezoning authorizes a property to participate in a voluntary density bonus or incentive program that provides modifications to development regulations or other regulatory-related benefits in exchange for community benefits. In exchange for increased development potential, the development is required comply with affordable housing requirements as per the DBETOD combining district regulations. This request continues to align with City objectives to increase density and affordability in exchange for relaxed development standards.

4. *The rezoning should be consistent with the policies and principles adopted by the City Council.*

City Council has provided policy and direction for having more residential density and increased affordability and equitable transit-oriented development, as well as incentivizing vertical mixed use buildings throughout the City.

5. *The proposed zoning should satisfy a real public need and not provide special privilege to the owner.*

Part of the ETOD policy implementation included mitigation measures to help reduce displacement pressures during redevelopment. The implementation measures require development utilizing the DBETOD program to comply with residential redevelopment requirements to preserve existing affordable and/or attainable housing opportunities for low- and middle-income households. Further, implementation measures require new development utilizing the DBETOD program to provide the right to return to certain qualifying businesses (certain non-residential uses) in the new development with right to return to affordable, comparably sized spaces. The ETOD policies seek to balance the need for increased density and activity surrounding transit with displacement pressures associated with said redevelopment.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	CS-MU-V-CO-ETOD-DBETOD-NP	
<i>North</i>	SF-3-NP; CS-V-CO-ETOD-DBETOD	Single Family; Restaurants; Hotel; Commercial uses
<i>South</i>	SF-3-NP CS-V-CO-ETOD-DBETOD CS-H-CO-ETOD-DBETOD CS-MU-CO-ETOD-DBETOD	Single Family; Restaurants; Hotel; Commercial uses
<i>East</i>	CS-1-CO-ETOD-DBETOD-NP CS-1-V-CO-ETOD-DBETOD-NP CS-V-CO-ETOD-DBETOD-NP	Restaurants; Hotel; Commercial uses
<i>West</i>	SF-3-NP; UNZ	Single Family; Texas School for the Deaf

NEIGHBORHOOD PLANNING AREA: Bouldin Creek

WATERSHED: East Bouldin Creek (Urban)

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS: Austin Independent School District

Travis Heights Elementary School

Lively Middle School

Travis High School

COMMUNITY REGISTRY LIST:

Austin Heritage Tree Foundation
 Bike Austin
 Cantarra Homeowners Association, Inc.
 Friends of Austin Neighborhoods
 Harris Branch Residential Property
 Owners Association

Homeless Neighborhood Association
 North Gate Neighborhood Association
 North Growth Corridor Alliance
 Pflugerville Independent School District
 SELTEXAS
 Sierra Club, Austin Regional Group

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2014-0117– Terrace Hotel	CS-NCCD-NP to CS-NCCD-NP and CS-1-NCCD-NP for a change in conditions	To Grant Staff Recommendation CS-NCCD-NP and CS-1-NCCD-NP subject to the following conditions: 1) Vehicle trips per day shall not exceed 2,000; 2) Outdoor amplified sound shall be prohibited; 3) Liquor sales use shall be prohibited; 4) The number of hotel and condominium residential units shall not exceed a maximum of 102 units; and 5) Condominium residential use shall not exceed 15 units of the units constructed. (10/28/2014)	Approved Planning Commission Recommendation (12/11/2014)
C14-2024-0137 – 1207 S 1st Street	CS-MU-V-CO-ETOD-DBETOD-NP to CS-MU-V-CO-ETOD-DBETOD-NP for the ground floor commercial	To Grant CS-MU-V-CO-ETOD-DBETOD-NP for the ground floor commercial modification and remove the conditional overlay will be modified to remove a portion of a building or structure that	Approved Planning Commission Recommendation (3/27/2025)

	modification. (*as amended)	exceeds 35 feet in height must fit within an envelope delineated by a 60-degree angle measured from the top of the structure to a property line that adjoins a public street. (2/11/2025)	
C14-2025-0044 – 1700 South Congress	CS-V-CO-ETOD-DBETOD-NP to CS-1-V-CO-ETOD-DBETOD-NP	To Grant CS-1-V-CO-ETOD-DBETOD-NP; The Conditional Overlay subjects the property to the following conditions: 1. Parking is prohibited in a required front yard; and 2. The following use is a conditional use: • A general retail sales (general) use that exceeds 20,000 square feet in gross floor area. (5/13/2025)	Approved Planning Commission Recommendation (07/24/2025)

RELATED CASES:

C14-2011-0060: West Gibson Commercial - The applicant is proposing to rezone property from CS-MU-V-CO-NP to CS-MU-V-CO-NP. The Planning Commission approved the staff recommendation of CS-MU-V-CO-NP (7/12/2011). The City Council approved the staff recommendation of CS-MU-V-CO-NP (8/25/2011).

C14-2007-0220: Bouldin Vertical Mixed Use (VMU) Zoning - VMU zoning to selected tracts.

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning:

Project Name and Proposed Use: 108 W GIBSON STREET. C14-2025-0106. Project: 108 W Gibson. 1.54 acres from CS-MU-V-CO-ETOD-DBETOD-NP to CS-MU-V-CO-ETOD-DBETOD-NP. Boulding Creek Neighborhood Plan. Existing: office (medium) and office (small). Proposed: office (medium), restaurant, and office (small). Note that the applicant proposes to amend the relevant zoning ordinance, including the removal of conditions related to building coverage, height and FAR limits.

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 *: <ul style="list-style-type: none"> • 0.04 miles from the South Congress Activity Corridor
Y	Mobility and Public Transit *: Located within 0.25 miles of public transit stop and/or light rail station. <ul style="list-style-type: none"> • 0.07 miles to bus stop along S Congress Ave
Y	Mobility and Bike/Ped Access *: Adjoins a public sidewalk, shared path, and/or bike lane. <ul style="list-style-type: none"> • Sidewalk present along W Gibson St
Y	Connectivity, Good and Services, Employment *: Provides or is located within 0.50 miles to goods and services, and/or employment center. <ul style="list-style-type: none"> • Goods and Services and Employment opportunities present along S Congress Ave
Y	Connectivity and Food Access *: Provides or is located within 0.50 miles of a grocery store/farmers market. <ul style="list-style-type: none"> • 0.4 miles to Tiny Grocer grocery store
Y	Connectivity and Education *: Located within 0.50 miles from a public school or university. <ul style="list-style-type: none"> • Within 0.5 miles of the Texas School for the Deaf
	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.
Y	Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone
7	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 located in the East 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.

Zoning district impervious cover limits apply in the Urban Watershed classification.

According to floodplain maps there is no floodplain within or adjacent to 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.

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.

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.

Fire: There are no comments.

PARD – Planning & Design Review:

At the time of subdivision or site plan, per City Code § 25-1-601, Parkland dedication will be required for any new applicable uses proposed by this development if the proposed conditions are removed from the site with CS-MU-V-CO-ETOD-DBETOD-NP zoning. Whether the requirement shall be met with fees in-lieu or dedicated land will be determined using the criteria in City Code Title 25, Article 14, as amended. Should any fees in-lieu be required, those fees shall be used toward park investments in the form of land acquisition and/or park amenities within the surrounding area, per the Parkland Dedication Operating Procedures § 14.3.11 and City Code § 25-1-609.

If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: ann.desanctis@austintexas.gov. At the applicant's request, PARD can provide an early determination of whether fees in-lieu of land will be allowed.

Site Plan:

Site plans will be required for any new development except for residential only project with up to 4 units.

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

Compatibility Standards

The site is subject to compatibility standards due to the adjacency of SF-3 zoning to the west (i.e., the triggering property).

Reference 25-2-1051, 25-2-1053

Any structure that is located:

At least 50 feet but less than 75 feet from any part of a triggering property may not exceed 60 feet

Less than 50 feet from any part of a triggering property may not exceed 40 feet

Reference 25-2-1061

A 25-foot compatibility buffer is required along the property line shared with the triggering property. No vertical structures are permitted in the compatibility buffer.

Reference 25-2-1062(B), 25-8-700

An on-site amenity, including a swimming pool, tennis court, ball court, or playground, may not be constructed 25 feet or less from the triggering property.

Reference 25-2-1062

The applicant is responsible for requesting relocation and demolition permits once the site plan is approved. The City Historic Preservation Officer will review all proposed building demolitions and relocations prior to site plan approval. If a building meets city historic criteria, the Historic Landmark Commission may initiate a historic zoning case on the property.

Austin Transportation Department – Engineering Review:

Transportation assessment/traffic impact analysis and transportation demand management plan shall be required at the time of site plan **if triggered per LDC 25-6 and TCM 10.2.1**. Assessment of required transportation mitigation, including the potential dedication of right of way and easements and participation in roadway and other multi-modal improvements, will occur at the time of site plan application.

TPW-TDS supports the proposed amendments to the zoning ordinance with regards to the removal of trip caps.

The Austin Strategic Mobility Plan (ASMP) calls for 58 feet of right-of-way for W James ST. It is recommended that 29 feet of right-of-way from the existing centerline should be dedicated for W James ST according to the Transportation Plan with the first subdivision or site plan application. It appears that the right-of-way is sufficient but this should be confirmed with a survey with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

The Austin Strategic Mobility Plan (ASMP) calls for 58 feet of right-of-way for W Gibson ST. It is recommended that 29 feet of right-of-way from the existing centerline should be dedicated for W Gibson ST 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 James ST	Level 1	58'	58'	31'	No	No	Yes
W Gibson ST	Level 1	58'	56'	30'	Yes	No	Yes

Austin Water Utility:

No comments on zoning change.

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, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance.

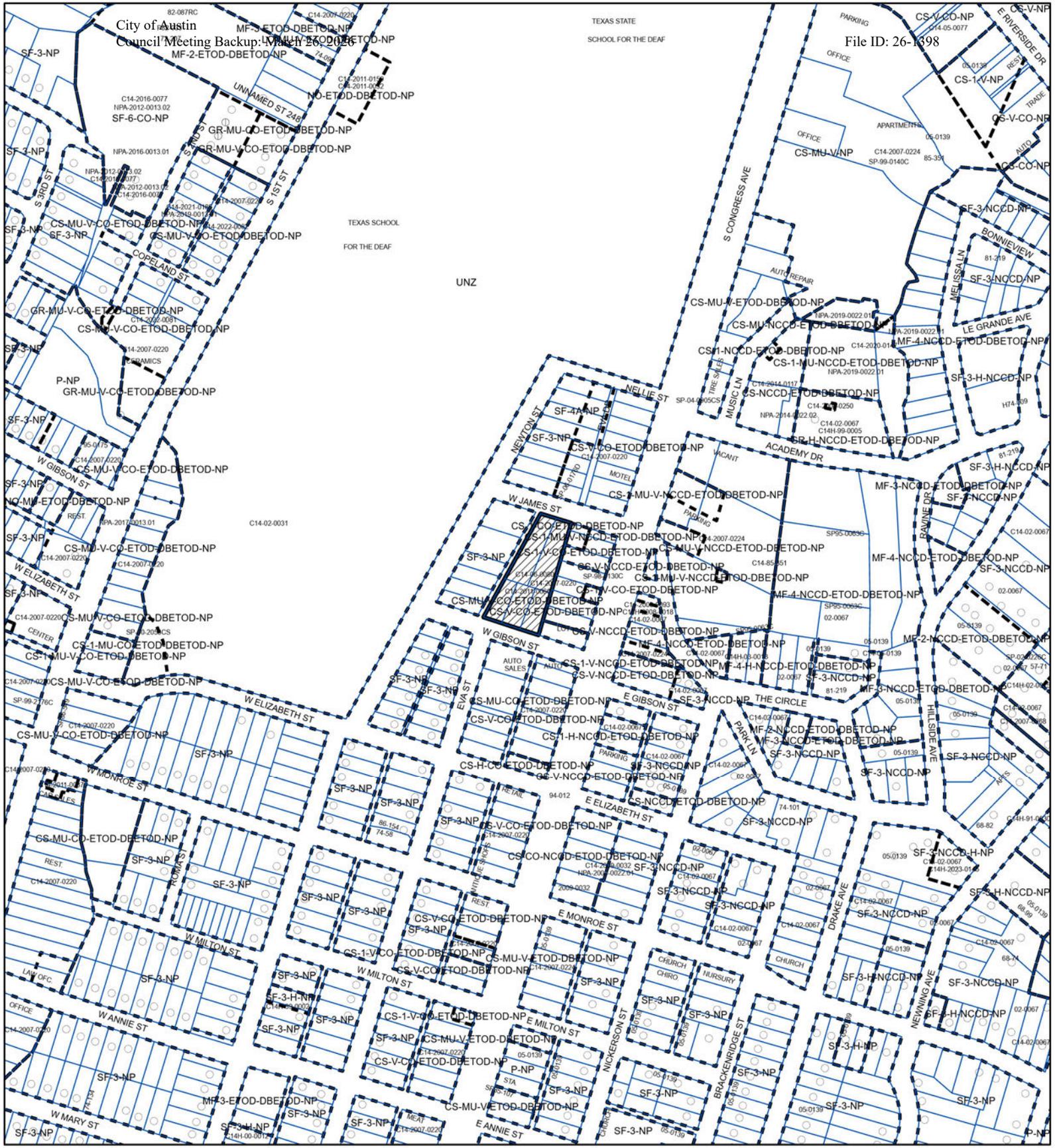
Based on current public infrastructure configurations Service Extension Requests (SER) will be required to provide service to this lot. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at ser@austintexas.gov.

All new development within the proposed project will be subject to City Code Chapter 25-9 and any future amendments relating to reclaimed water connections, water benchmarking, and mandatory onsite water reuse.

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 fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

- A. Zoning Map
 - B. Aerial Map
 - C. Applicant's Summary Letter
 - D. Redlined Ordinance No. 20110825-103
- Correspondence from Interested Parties



ZONING

ZONING CASE#: C14-2025-0106



 SUBJECT TRACT

 PENDING CASE

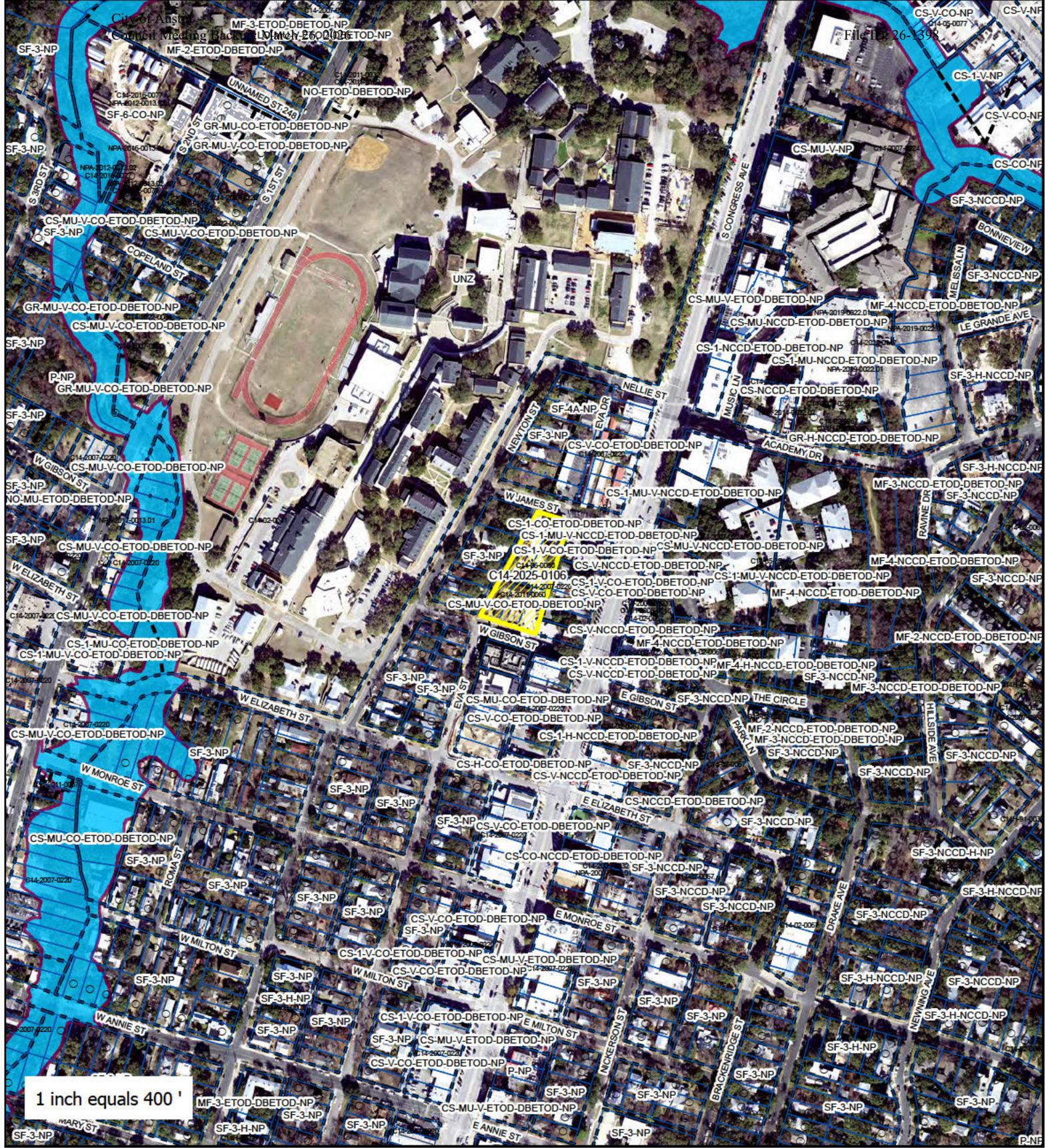
 ZONING BOUNDARY



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 Austin Planning for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





108 W Gibson



-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE
-  CREEK BUFFER

ZONING CASE#: C14-2025-0106
 LOCATION: 108 W Gibson St;
 107 W James St
 SUBJECT AREA: 1.54 Acres
 MANAGER: Cynthia Hadri



DRENNER GROUP

January 7, 2026

Ms. Lauren Middleton-Pratt, Planning Director
City of Austin Planning Department
Permitting and Development Center (PDC)
6310 Wilhelmina Delco Drive
Austin, TX 78752

Via Electronic Delivery

Re: 108 W Gibson Street – Updated Zoning application for the property located at 108 W Gibson Street and 107 W James Street, comprised of Lots 28-32, Nora Eck Resubdivision, west portion of Block 13 and Block 2A, Swisher Addition, an addition in the City of Austin, plus the vacated alley out of the Newning Resubdivision of Block 13, and 2A, as shown on a plat of record in Volume 3, Page 228, Travis County Plat Records (the "Property")

Dear Ms. Middleton-Pratt:

As representatives of the owners of the Property, we respectfully submit the enclosed rezoning application package. The project is titled 108 W Gibson Street and is 1.54-acres of land, located on the north side of W. Gibson Street between Newton Street and S. Congress Avenue. The Property is in the Full Purpose Jurisdiction of the City of Austin.

The Property is currently zoned CS-MU-V-CO-ETOD-DBETOD-NP (General Commercial Services – Mixed Use – Vertical Mixed Use Building – Conditional Overlay – Equitable Transit Oriented Development – Density Bonus Equitable Transit Oriented Development – Neighborhood Plan). We are proposing to rezone to amend the Conditional Overlay.

Per Zoning Ordinance 20110825-103, the following conditions apply to the Property which we propose to remove or amend:

1. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 1,400 trips per day (*remove*).
2. A Commercial use may not exceed 20,000 square feet of gross building coverage. An underground parking structure is not included in the calculation of building coverage. (*remove*):
3. The following uses are prohibited uses of the Property (*remove*):
 - a. Multifamily Residential
 - b. Business or trade school
 - c. Business support services
 - d. Commercial off-street parking
 - e. Congregate Living
 - f. Consumer convenience services
 - g. Indoor entertainment
 - h. Indoor sports and recreation
 - i. Medical offices (exceeding 5,000 square feet of gross floor area)
 - j. Medical offices (not exceeding 5,000 square feet of gross floor area)

Exhibit C

- k. Outdoor entertainment (*Amend to make Conditional, see next section*)
 - l. Outdoor sports and recreation (*Amend to make Conditional, see next section*)
 - m. Plant nursery
 - n. Restaurant (general)
 - o. Restaurant (limited)
 - p. Club or lodge
 - q. Community events
 - r. Community recreation (public)
 - s. Community recreation (private)
 - t. Cultural services
 - u. Day care services (commercial)
 - v. Day care services (general)
 - w. Day care services (limited)
4. The following uses are conditional uses of the Property (*add*):
- a. Outdoor entertainment
 - b. Outdoor sports and recreation
5. Development of the Property shall comply with the following conditions (*remove*):
- a. The maximum building coverage is 60 percent.
 - b. The maximum impervious cover is 75 percent.
 - c. The maximum height is 50 feet from ground level.
 - d. The maximum floor-to-area ratio is 1.25 to 1.0.

The Property is located in the Bouldin Creek Neighborhood Planning Area and there are no proposed changes to the Future Land Use Map.

A Traffic Impact Analysis (TIA) is not required per the attached TIA determination waiver dated 9/26/2025 by Kaylie Coleman from Transportation Department Services.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Sincerely,



Leah M. Bojo

cc: Joi Harden, Planning Department (*via electronic delivery*)

ORDINANCE NO. 20110825-103

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 108 WEST GIBSON STREET IN THE BOULDIN CREEK NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-V-CO-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-V-CO-NP) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from general commercial services-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-MU-V-CO-NP) combining district to general commercial services-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-MU-V-CO-NP) combining district on the property described in Zoning Case No. C14-2011-0060, on file at the Planning and Development Review Department, as follows:

Lots 28-32, Nora Eck Resubdivision, west portion of Block 13 and Block 2A, Swisher Addition, an addition in the City of Austin, plus the vacated alley out of the Newning Resubdivision of Block 13, and 2A, as shown on a plat of record in Volume 3, Page 228, Travis County Plat Records (the "Property"),

locally known as 108 West Gibson Street, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. Except as specifically provided in Part 3 and Part 4, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district, the mixed use combining district, and other applicable requirements of the City Code.

PART 3. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

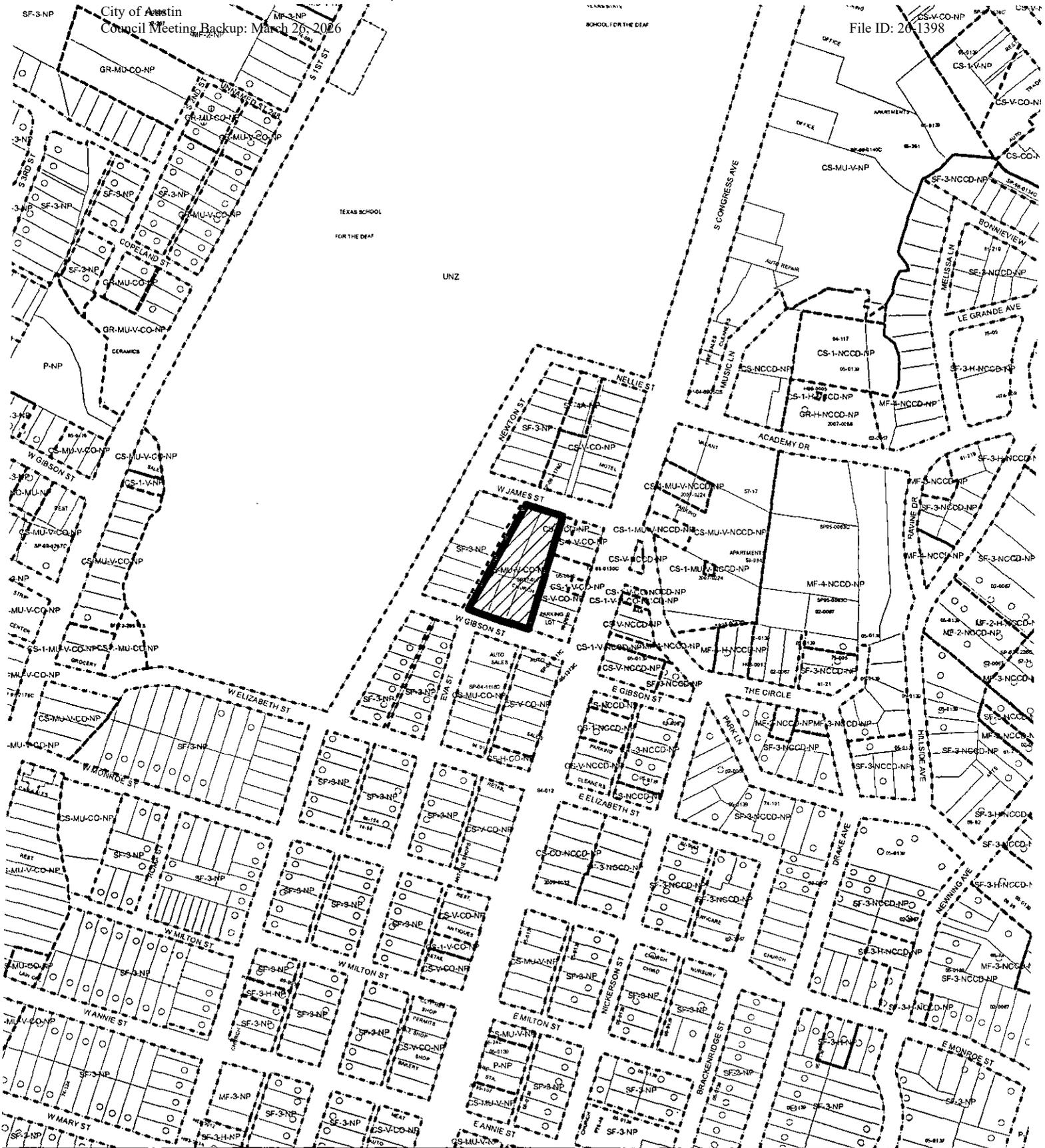
~~A. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered~~

~~cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 1,400 trips per day.~~

~~B. A commercial use may not exceed 20,000 square feet of gross building coverage. An underground parking structure is not included in the calculation of building coverage.~~

C. The following uses are prohibited uses of the Property:

- | | |
|--|--|
| Bed and breakfast residential (Group 1) | Bed and breakfast residential (Group 2) |
| Duplex residential | Mobile home residential |
| Multifamily residential | Agricultural sales and services |
| Automotive rentals | Telecommunication services |
| Automotive repair services | Automotive sales |
| Automotive washing (of any type) | Bail bond services |
| Building maintenance services | Business or trade school |
| Business support services | Campground |
| Commercial blood plasma center | Commercial off-street parking |
| Communication services | Construction sales and services |
| Consumer convenience services | Consumer repair services |
| Convenience storage | Drop-off recycling collection facilities |
| Electronic prototype assembly | Equipment sales |
| Exterminating services | Safety services |
| Funeral services | Indoor entertainment |
| Indoor sports and recreation | Kennels |
| Laundry services | Medical offices (exceeding 5000 sq.ft. of gross floor area) |
| Medical offices (not exceeding 5000 sq.ft. of gross floor area) | Monument retail sales |
| Outdoor entertainment | Outdoor sports and recreation |
| Pawn shop services | Plant nursery |
| Printing and publishing | Research services |
| Restaurant (general) | Restaurant (limited) |
| Service station | Theater |
| Vehicle storage | Veterinary services |
| Custom manufacturing | Limited warehousing & distribution |
| Club or lodge | College and university facilities |
| Communication services facilities | Community events |
| Community recreation (public) | Community recreation (private) |
| Congregate living | Cultural services |
| Day care services (commercial) | Day care services (general) |



ZONING EXHIBIT A

-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING CASE#: C14-2011-0060
 LOCATION: 108 W GIBSON STREET
 SUBJECT AREA: 1.54 ACRES
 GRID: H21, J21
 MANAGER: STEPHEN RYE



1" = 400'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

January 6, 2026

From: 04 Lofts Condo Association (1401 Eva St)

To: Cynthia Hadri, Austin Planning

CC: Richardo Silini and Kathy Brocato – 04 Lofts Board

Dear Cynthia

The 04 Lofts Condo requests that case C14-2025-0106 be postponed from January 13, 2026, Regular Planning Commission meeting to February 10, 2026, Planning Commission Meeting.

Due to the Christmas and New Year holiday and short meeting notice (mailed on January 2nd) we would like to be requested a postponement. In addition, we would like to meet with our City Council Representative and have detailed discussions with the applicant prior to calling a Condo Association Meeting to discuss our position with our 28 residents.

Thank you for your consideration.



04 Lofts Condo Association President, Mike Wichterich

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.

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: C14-2025-0106
Contact: Cynthia Hadri, 512-974-7620
Public Hearing: January 13, 2026, Planning Commission

Marcie Calhoun

Your Name (please print)

1401 EVA St. #307, Austin 78704

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

Marcie Calhoun

Signature

1/9/26

Date

I am in favor
 I object

Daytime Telephone (Optional): 646-321-5828

Comments: I am an owner and resident of 04 Lofts, directly across Gibson Street from the 108 W. Gibson project + propose re-zoning. Very concerned that my investment will be diminished if a re-zone would approve building upward and a building of 90-120 ft. is approved. This blocks our view of downtown, why I purchased here and affect resale value.

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



Regarding Case Number: C14-2025-0106

From David Bjorndahl [REDACTED]
Date Sun 1/11/2026 8:44 PM
To Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

You don't often get email from [REDACTED] [Learn why this is important](#)

External Email - Exercise Caution

Case Number: C14-2025-0106
Contact: Cynthia Hadri
Public Hearing: Jan. 13th, 2026 Planning Commission

Greetings,

My name is David Bjorndahl, my wife Whitney and I live at 1401 Eva St [REDACTED]. We object to the proposed zoning changes made in Case Number: C14-2025-0106, the project located at 108 West Gibson St and 107 West James Street. We ask that you respectfully honor the existing conditions that are in place that have allowed us and our neighbors to enjoy South Congress.

- We believe the proposed changes will add to issues with traffic congestion in the streets and parking for residents and visitors in the neighborhood.
- The existing church at 108 W. Gibson was remodeled beautifully with respect to our neighborhood and did not subtract from the character of South Congress. This was a win-win for everyone. Changing the height restriction will materially change our neighborhood. Why not respect it and build within the limits.
- We are also concerned about the noise pollution that will result from an outdoor event venue (<https://www.arenahall.com/events>)
- The notice letter mentions income restricted housing, use and execution of this is vague. Looking at <https://www.arenahall.com/membership>, this is a professional paid membership club, connecting entrepreneurs with their respective business community. While you could argue startup founders are "income restricted" I don't believe this use is consistent with the spirit and intent of the city's allowance.

Thank you for your consideration in this matter,
David Bjorndahl
Whitney Keeton

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Case number C14-2025-0106 Zoning change

From Melody Snow [REDACTED]
Date Fri 1/9/2026 10:01 AM
To Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

You don't often get email from [REDACTED]. [Learn why this is important](#)

External Email - Exercise Caution

Melody Snow 1401 Eva Street [REDACTED] Austin Texas 78704 [REDACTED]

Comments to above case.

We live directly across from the proposed building and fought this same battle about 10 years ago. This is a neighborhood and we don't want the increased traffic and parking hassles that this rezoning might cause. It's beautiful building now and we would like it to stay the same size as it is and was 10 years agreed to by the city.

Melody Snow

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For any additional questions or concerns, contact CSIRT at "cybersecurity@austintexas.gov".



Case Number C14-2025-0106

From Thomas Davis [REDACTED]
Date Tue 1/13/2026 12:42 AM
To Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

External Email - Exercise Caution

Cynthia, regarding the referenced Case Number above, I object to its implementation. I have attached my comments as to why. I really appreciate all the help you have given me and the '04 Lofts owners in understanding something we really don't want. It does not benefit our wonderful living facility at '04 Lofts in any way. Thank you.

Thomas Davis
1401 Eva St. [REDACTED]
Austin, TX 78704

Application for rezoning/covenant changes (C-14-2025-0106) does nothing to improve the betterment of the SoCo neighborhood and Bolden Creek. Approval would mean much more congestion in an already congested area. There are virtually no free parking areas and since one of principals owes the nearest parking spaces to the 108 W. Gibson project, he stands to gain. The [information of record](#) and is the architectural planning stage calls for at least a 60' office building, several housing [area's](#) for the project's "leaders of the future". The revised "Church" will be repurposed to allow a kitchen facility to use for entertaining of guest to entice them for participation in this movement of likely 100 people. The Restaurant, [General and Limited](#), in requested Covenant change specifies only for preparation and retail sale of food. Treating the Church as a Club or Lodge does nothing but allow for potential of a night club development at some point. This same request was petitioned to COA in 2011 and was defeated so why is it revisited? Answer, someone stands to make a great deal of money at some point. It should be noted that the January 2, 2025 notice [from COA](#) carried the wrong Ordinance number (20010825-103). The correct rezoning case was 2011-10825-103. In summary, this request for rezoning and CO changes benefits not the City of Austin, it's neighborhood 's, or residents but likely a few individuals.

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Re: Notice of public hearing for rezoning

From Tommy Jacoby [REDACTED]
Date Fri 1/9/2026 10:45 AM
To Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

External Email - Exercise Caution

Thanks

I am ok with the proposed "add" to the conditional overlay, but object to the sections they propose to "remove".

On Jan 9, 2026, at 10:42 AM, Hadri, Cynthia <Cynthia.Hadri@austintexas.gov> wrote:

Hi Tommy,

Please see the attached TIA document, a TIA is not required.

Best Regards,

<Outlook-A
picture .png>

Cynthia Hadri
Planner Senior
Planning Department
512-974-7620
cynthia.hadri@austintexas.gov

Please note: E-mail correspondence to and from the City of Austin is subject to required disclosure under the Texas Public Information Act.

From: Tommy Jacoby [REDACTED]
Sent: Friday, January 9, 2026 10:23 AM
To: Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>
Subject: Re: Notice of public hearing for rezoning

You don't often get email from [REDACTED]
[why this is important](#)

External Email - Exercise Caution

Thanks you Cynthia,

Can you share the TIA determination waiver dated 9/26/2025
by Kaylie Coleman from Transportation Department Services?

On Jan 9, 2026, at 10:16 AM, Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>
wrote:

Hi Tommy,

The zoning case will not be changing the current zoning string. It will stay CS-
MU-V-CO-ETOD-DBETOD-NP. The applicant filed the application to request a
change in conditions to the conditional overlay (-CO) on the property.

The Nature of rezoning section describes what the applicant is looking to
change from the existing ordinance. Please use this [link](#) from the Planning
Commission's webpage to view the staff report which goes into more detail
about what the zoning case. I've also attached the applicant's amended
Summary Letter (included in the staff report) which highlights the requests. It
can also be found on the [AB+C portal](#) when searching the case number (C14-
2025-0106).

Please let me know if you need any more information or have any more
questions.

Best regards,

<Outlook-A
picture .png>

Cynthia Hadri
Planner Senior
Planning Department
512-974-7620
cynthia.hadri@austintexas.gov

*Please note: E-mail correspondence to and from the City of Austin is subject to
required disclosure under the Texas Public Information Act.*

From: Tommy Jacoby <[REDACTED]>
Sent: Thursday, January 8, 2026 3:21 PM
To: Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>
Subject: Notice of public hearing for rezoning

[You don't often get email from [REDACTED]. Learn why this is important
at <https://aka.ms/LearnAboutSenderIdentification>]

External Email - Exercise Caution

Hello, I received the notice below regarding the property at 108 West Gibson Street and 107 W. James Street.

As you will see in the attachment to this email is very unclear to me what the current zoning is and what is being proposed to change too. It says "From/To" but then I do not see anywhere in the subsequent paragraph where it explains what it currently is and what is being proposed to change to.

In summary I would like to better understand what this request is.

For example, what are the current limitations with the existing zoning relative to the owners plans? What do they want to do on the property that currently the zoning does not allow for?

Can you help bring some clarity to this for me?

Thank you
Tommy Jacoby
[REDACTED] Newton St

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<image0.jpeg>

<Updated Applicant Summary Letter - Zoning - 108 W Gibson.pdf>

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<10 TIA Determination Not Required (10 TIA Determination Not Required.pdf).pdf>

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Outlook

Re: PROTEST: Case Number C14-2025-0106 (108 W Gibson St)

From Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

Date Tue 1/13/2026 10:11 AM

To Kathy Brocato [REDACTED]

Cc ralphbrocato [REDACTED]

No Problem, please let me know if there is anything else you need.

Best,



Cynthia Hadri

Planner Senior

Planning Department

512-974-7620

cynthia.hadri@austintexas.gov

Please note: E-mail correspondence to and from the City of Austin is subject to required disclosure under the Texas Public Information Act.

From: Kathy Brocato [REDACTED]

Sent: Monday, January 12, 2026 9:22 PM

To: Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

Cc: ralphbrocato [REDACTED]

Subject: Re: PROTEST: Case Number C14-2025-0106 (108 W Gibson St)

External Email - Exercise Caution

Ms. Hadri,

Thank you very much for the clarification. I really appreciate it.

Kathy

On Jan 12, 2026, at 3:44 PM, Hadri, Cynthia <Cynthia.Hadri@austintexas.gov> wrote:

Hi Kathy,

Thank you for your comments and concerns, they will be submitted to the Commission and City Council. Regarding your concerns for the individual condominium unit owners be counted as only one owner for zoning change purposes. I have spoken with the applicant and this will not apply to the zoning case, all owners will be counted as individuals, as that is the normal process. Please let me know if I can help with anything else.

Best Regards,



Cynthia Hadri
Planner Senior
Planning Department
512-974-7620
cynthia.hadri@austintexas.gov

Please note: E-mail correspondence to and from the City of Austin is subject to required disclosure under the Texas Public Information Act.

From: Kathy Brocato [REDACTED]
Sent: Monday, January 12, 2026 11:03 AM
To: Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>; ralphbrocato [REDACTED]
Subject: PROTEST: Case Number C14-2025-0106 (108 W Gibson St)

External Email - Exercise Caution

Dear Ms. Hadri,

Ralph Brocato and I are writing as the owners of a property at [REDACTED] Eva St Unit [REDACTED], which is directly affected by the proposed rezoning of 108 West Gibson Street and 107 West James Street.

Please let this email serve as our formal protest against the rezoning application for **Case Number C14-2025-0106**. We object to this application for the following reasons:

- **Outdoor Entertainment/Noise:** The request to add Outdoor Entertainment and Outdoor Sports and Recreation as permitted uses is concerning due to significant noise pollution and late-night disturbances to nearby residential homes (including people residing in condominiums).
- **Building Height:** The request to increase the height limit from 50 feet to 90 feet is excessive for this location and would negatively impact the character and scale of our immediate neighborhood. Please note that the proposed building changes do not face nor are located on South Congress Ave.

- **Traffic and Parking:** The affected streets are narrow and already face congestion. The proposed uses would significantly increase traffic and create a severe shortage of available parking for neighborhood residents.

We understand that the Drenner Group has requested that the individual condominium unit owners be counted as only one owner for zoning change purposes. We would object to this as all condominium owners are considered individual owners for tax purposes and can be individually affected by the proposed zoning changes.

Attached is our signed protest.

Thank you very much for your assistance with this. If possible, please confirm receipt of this protest.

Kathy Harris Brocato

[REDACTED]

Owner of Unit [REDACTED] with Ralph Brocato

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NOTICE OF PUBLIC HEARING FOR REZONING

Case Number: C14-2025-0106

Mailing Date: January 2, 2026

Este aviso le informa de una audiencia pública tratando de un cambio de zonificación dentro de una distancia de 500 pies de su propiedad. Si usted desea recibir información en español, por favor llame al (512) 974-3531.

The City of Austin has sent this letter to inform you that we have received an application for rezoning of a property. We are notifying you because City Ordinance requires that all property owners within 500 feet, residents who have a City utility account address within 500 feet, and registered environmental or neighborhood organizations whose declared boundaries are within 500 feet be notified when the City receives an application.

Project Location:	108 West Gibson Street and 107 West James Street
Owner:	3423 Gibson LLC
Applicant:	Drenner Group, PC (Leah Bojo) 512-807-2918

Proposed Zoning Change:

From/To: CS-MU-V-CO-ETOD-DBETOD-NP - General Commercial Services district is intended predominately for commercial and industrial activities of a service nature having operating characteristics or traffic service requirements generally incompatible with residential environments.

Mixed Use combining district is intended for combination with selected base districts, in order to permit any combination of office, retail, commercial, and residential uses within a single development.

Vertical Mixed Use Building (V) combining district may be applied in combination with any commercial base zoning district and allows for a combination of office, retail, commercial and residential uses within a vertical mixed use building. **Conditional Overlay combining district** may be applied in combination with any base district. The district is intended to provide flexible and adaptable use or site development regulations by requiring standards tailored to individual properties. **Equitable Transit-Oriented Development combining district** promotes transit-supportive uses, increases bicycle, pedestrian, transit connectivity, and housing options, near public transit, and prohibits certain commercial, industrial, and agricultural uses. **Density Bonus Equitable Transit-Oriented**

Development combining district allows for residential uses, modifies compatibility standards and site development regulations, and grants additional building height in exchange for income-restricted housing. **Neighborhood Plan district** denotes a tract located within the boundaries of an adopted Neighborhood Plan.

Nature of Rezoning: The applicant is requesting a rezoning to modify the conditional overlay established by Ordinance No. 20010825-103, associated with zoning case C14-2011-0060. Therefore, they are requesting to remove Part 3, A, B and D of the Conditional Overlay established in Ordinance No. 20010825-103. The request also seeks to amend the existing conditional overlay 1) to add Outdoor Entertainment and Outdoor Sports and Recreation uses as conditional uses on the property, 2) to add back the following uses as permitted uses on the property:

- Multifamily Residential
- Business or trade school
- Business support services
- Commercial off-street parking



PROTEST: Case Number C14-2025-0106 (108 W Gibson St)

From Austin Tanner [REDACTED]
Date Sun 1/11/2026 6:18 PM
To Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>
Cc Turner Tomlinson [REDACTED]

You don't often get email from [REDACTED] [Learn why this is important](#)

External Email - Exercise Caution

Dear Ms. Hadri,

Turner and I are writing as the owners of a property at 1401 Eva St Unit [REDACTED], which is directly affected by the proposed rezoning of 108 West Gibson Street and 107 West James Street.

Please let this email serve as our formal protest against the rezoning application for **Case Number C14-2025-0106**. We object to this application for the following reasons:

- **Building Height:** The request to increase the height limit from 50 feet to 90 feet is excessive for this location and would negatively impact the character and scale of our immediate neighborhood.
- **Outdoor Entertainment/Noise:** The request to add Outdoor Entertainment and Outdoor Sports and Recreation as permitted uses is highly concerning due to the proximity to residential homes. This would lead to significant noise pollution and late-night disturbances.
- **Traffic and Parking:** Our street already faces congestion. The proposed uses would significantly increase traffic and create a severe shortage of available parking for residents.

Please confirm receipt of this protest.

Thanks,

Austin Tanner and Turner Tomlinson

[REDACTED]
Co-owners of Unit [REDACTED]

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 Outlook

Objections to Rezoning Application 108 W. Gibson

From Thomas Davis [REDACTED]

Date Wed 2/4/2026 2:20 PM

To Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

 1 attachment (15 KB)

Objections to Zoning Change 108 W. Gibson Project.docx;

External Email - Exercise Caution



Cynthia, I submit the attached objections to the above which will be heard on February 10th by the Planning Commission. Thank you for your assistance in providing input and information.

Thomas Davis

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For any additional questions or concerns, contact CSIRT at "cybersecurity@austintexas.gov".

Planning Commission: 108 W. Gibson Project

Thank you for information provided regarding above. I object to the proposal to basically eliminate Ordinance 20110825-203 and zoning C14-2011-0060.

In reading the information provided, the applicant would be satisfied to have the Site Plan (3A) , Commercial Use square footage, of 20,000 SF (likely exceeded at existing site now) (3B), Building Height (would exceed 50' now in Covenants). In addition, want Outdoor Entertainment and Outdoor Sports and Recreation added.

OBJECTIONS:

Beneath the above, applicant or property owner would be applying for a building permit if zoning change approved, to allow for a new office/retail building at 1318 S. Congress. The Cove exists at this address at present and would have to be torn down. See attached Architectural Plan 8 as part of the major plan. If approved to build, it would be a major disruption to normal traffic/pedestrian flow at the corner of Gibson and South Congress affecting business restaurants in that area. The height (90-120') on said building would be totally out of proportion to existing buildings. The addition of Outdoor Entertainment and Sports/Recreation) is very vague as to the intended use. It lends itself to excessive noise for the neighborhood which already has more than enough weekend music available. The applicant did not furnish notifications to all residents of 1401 Eva as required. The applicant's client (Arena Hall) is currently owner of one of these types of Clubs/Lodges at 1809 Pearl Street and unclear why another is needed. They have reportedly paid \$2 Million on two properties adjacent to and near the proposed zoning change request (see 5). This appears to be a HQ's for an "International Christian Movement for Emerging Leaders" which is not spelled out in any of applicant's information and will be made possible by a change in zoning for expansion beyond existing zoning. It should also be noted that any addition for Restaurant in existing covenants would preclude that use if for retail sales and not a Club/Lodge. In summary, this application for Rezoning is of no benefit to the local neighborhoods, retail merchants or public in general and would only further create existing congestion in the area of Gibson and South Congress. The application is extremely vague as to the original intent that was proposed. While it appeared as a few harmless additions to the existing 20110825-103 covenants and no information as to C-14-2025-0106, it bears a much closer evaluation by the Planning Commission and should be closely examined.



February 4, 2026

RE: Case Number: **C14-2025-010**

Project Location: **108 W. Gibson Street and 107 W. James Street**

Public Hearing: February 10, 2026, Planning Commission

The applicant is requesting to rezone approximately 1.54 acres from CS-MU-V-CO-ETOD-DBETOD-NP to CS-MU-V-CO-ETOD-DBETOD-NP and to change certain existing conditional uses associated with this property.

Dear Ms. Hadri,

The Bouldin Creek Neighborhood Association (BCNA) opposes the request to eliminate certain conditional uses identified by Drenner Group (on behalf of 3432 Gibson LLC) in zoning case # C14-2025-010.

Both the 2006 and 2011 agreements that the Bouldin Creek Neighborhood Association made with the previous owners of this property were the result of thorough, extensive, and careful negotiations involving residents, BCNA, the property owners, and, to a certain extent, the city.

At its meeting on February 3, 2026, the Steering Committee of the Bouldin Creek Neighborhood Association unanimously voted to oppose this rezoning case.

The Bouldin Creek Neighborhood Association reaffirms its unwavering support for homeowners and residents opposing the rezoning of 108 W. Gibson.

Nature of Rezoning: *The applicant is requesting a rezoning to modify the conditional overlay established by Ordinance No. 20110825-103, associated with zoning case C14-2011-0060. Therefore, they are requesting to remove Part 3. A, Band D of the Conditional Overlay established in Ordinance No. 20110825-103. The request also seeks to amend the existing conditional overlay 1) to add Outdoor Entertainment and Outdoor Sports and Recreation uses as conditional uses on the property, 2) to add back the following uses as permitted uses on the property:*

Bouldin Creek Neighborhood Association, P. O. Box 3683, Austin, Texas 78764

Multifamily Residential	Medical offices (not exceeding 5,000 square feet of gross floor area)	Community recreation (private)
Business or trade school	Plant nursery	Congregate living
Business support services	Restaurant (general)	Cultural services
Commercial off-street parking	Restaurant (limited)	Day care services (commercial)
Consumer convenience services	Club or lodge	Day care services (general)
Indoor entertainment	Community events	Day care services (limited)
Indoor sports and recreation	Community recreation (public)	Community recreation (private)
Medical offices (exceeding 5,000 square feet of gross floor area)		Congregate living

Thank you,



Greg Smith, President
Bouldin Creek Neighborhood Association

CC: Cynthia Hadri, Joi Harden, Leah M. Bojo, Melissa Beeler, Mike Wichterich

Bouldin Creek Neighborhood Association, P. O. Box 3683, Austin, Texas 78764



Gibson St Case #C14-2025-0106

From Karen McCallum [REDACTED]
Date Thu 2/5/2026 8:41 PM
To Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

You don't often get email from [REDACTED] [Learn why this is important](#)

External Email - Exercise Caution

Hi Cynthia,

I am reaching out regarding the rezoning on Gibson Street across from 04 Lofts. As a resident of 04 Lofts for 8 years, I **OBJECT** to this rezoning for reasons including:

- **Traffic and Parking:** Our neighborhood infrastructure is already strained by heavy traffic and limited parking. Introducing these proposed uses would further burden the area, intensifying congestion and leaving residents with even fewer reliable parking options.
- **Building Height:** Increasing the allowable height from 50 feet to 90 feet is a dramatic change that does not align with the existing scale of nearby homes and buildings. Such a substantial increase would disrupt the visual harmony and established character of our community.
- **Outdoor Entertainment/Noise:** Allowing Outdoor Entertainment and Outdoor Sports and Recreation so close to residential properties raises serious concerns. These activities are likely to generate elevated noise levels and extended hours of activity, which would be disruptive to families and homeowners in the immediate vicinity.

Thank you,

Karen McCallum
[REDACTED] Eva St [REDACTED]
Austin, Tx 78704
[REDACTED]

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For any additional questions or concerns, contact CSIRT at "cybersecurity@austintexas.gov".



Outlook

Objection to Proposed Rezoning – 108 W. Gibson (C14-2025-0106)

From Ryan Allen [REDACTED]
Date Fri 2/6/2026 8:53 AM
To Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

You don't often get email from [REDACTED] [Learn why this is important](#)

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Dear Ms. Hadri,

We are writing to formally object to the proposed rezoning request for 108 W. Gibson, Austin, TX 78704 (Case No. C14-2025-0106).

We are owners of a residential property located directly across the street from the subject site, and we believe the scope and intensity of the requested zoning changes would have significant adverse impacts on the surrounding residential neighborhood. While we recognize and support thoughtful development and appropriate rezoning in general, the magnitude of the changes proposed here raises serious concerns regarding livability, neighborhood compatibility, and long-term property values.

Our primary concerns include the following:

Traffic and Parking Impacts

The surrounding streets already experience substantial congestion and limited parking availability. The proposed uses would markedly increase vehicular traffic, delivery activity, and visitor parking demand, exacerbating an already strained situation. This would likely result in spillover parking into residential areas and reduced access for existing residents.

Building Height and Scale

The request to increase the height limit from 50 feet to 90 feet is excessive for this location and is incompatible with the established character and scale of the immediate neighborhood. A structure of this height would significantly alter sightlines, create visual intrusion, and undermine the predominantly residential context across the street.

Loss of Privacy and Residential Overlook

The proposed increase in height and intensity would directly impact the privacy of nearby residential units. A 90-foot structure across the street would introduce substantial overlook into homes, balconies, and private living spaces, fundamentally altering the sense of privacy currently enjoyed by residents. This type of vertical intrusion is particularly inappropriate given the immediate adjacency to residential properties and would materially diminish our ability to use and enjoy our home.

Outdoor Entertainment, Sports, and Noise

The proposed addition of Outdoor Entertainment and Outdoor Sports and Recreation as permitted uses is particularly troubling given the site's close proximity to homes. These uses would introduce

persistent noise, amplified sound, and late-night activity, substantially diminishing residents' quality of life and enjoyment of their homes.

In summary, while we are not opposed to redevelopment or rezoning in principle, we believe this proposal seeks an unusually broad set of entitlements that prioritize maximum financial return without adequate consideration for neighboring residential properties. We respectfully request that these concerns be carefully evaluated and that any rezoning be scaled appropriately to reflect the residential nature of the surrounding area.

Thank you for your time and consideration. We appreciate your attention to the impacts this proposal may have on existing residents and the broader community.

Kind regards,

Ryan Allen and Caleb Kramer

██████ Eva Street, ██████

Austin, TX 78704

████████████████████

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Objection rezoning 108 West Gibson

From marcie calhoun [REDACTED]

Date Mon 2/23/2026 2:34 PM

To Marcie Calhoun [REDACTED] Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

External Email - Exercise Caution

Please see enclosed rejection and comments. Thank you.

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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.

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: C14-2025-0106
Contact: Cynthia Hadri, 512-974-7620
Public Hearing: March 12, 2026, City Council

Marcie Calhoun
Your Name (please print) I am in favor I object

HDI EVA Street #307, Austin TX
Your address(es) affected by this application (optional)

Marcie Calhoun
Signature Date 2/23/26

Daytime Telephone (Optional):

Comments: Opposing for following reasons:
Traffic + Parking - our street already has significant congestion
Building Height - oppose request to increase 50-90 ft. negatively impacting views, scale of our neighborhood + resale value.
Outdoor Entertainment will also increase noise.

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

Sent from my iPhone