



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;

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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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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.