



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>

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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:

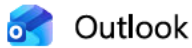
- **Traffic and Parking:** Our neighborhood infrastructure is already strained by heavy traffic and limited parking. Introducing these proposed uses would further burden the area, intensifying congestion and leaving residents with even fewer reliable parking options.
- **Building Height:** Increasing 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 S [REDACTED]
Austin, Tx 78704
[REDACTED]

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



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>

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External Email - Exercise Caution

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
[REDACTED] Eva Street, [REDACTED]
Austin, TX 78704
[REDACTED]

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