



C14-2025-0106

From Danielle Towslee [REDACTED]
Date Sun 2/8/2026 9:59 AM
To Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>

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Hi Cynthia,

I am writing to object to case number C14-2025-0106.

My name is Danielle Towslee, and I live at 1401 Eva St., [REDACTED] Austin, TX 78704. I can be reached at [REDACTED] and 425-275-6900.

My objections are as follows:

- **Traffic and Parking:** Our street already has excessive congestion. The proposed uses would significantly increase traffic and create a severe shortage of available parking for the neighborhood residents.
- **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.

Thank you,
Danielle

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



Object to Case Number: C14-2025-0106

From Pamela Pantera [REDACTED]

Date Fri 2/6/2026 11:07 AM

To Hadri, Cynthia <Cynthia.Hadri@austintexas.gov>; Dan Pantera <dpantera@houstonmethodist.org>

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Cynthia, I received notice of public hearing for rezoning for 108 West Gibson St. and 107 W. James Street. I live across the street and 04 Lofts unit# [REDACTED] and I object to this zoning request change for the following reasons

- **Traffic and Parking:** Our street already has excessive congestion. The proposed uses would significantly increase traffic and create a severe shortage of available parking for the neighborhood residents.
- **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.

Thank you in advance for a decision that is best for our community,
Daniel and Pamela Pantera

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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: February 10, 2026, Planning Commission

Jerry Bertrand
Your Name (please print) I am in favor
 I object

1401 Eva St Unit 402, Austin, TX 78704
Your address(es) affected by this application (optional)

Jerry Bertrand
Signature Date 2/8/26

Daytime Telephone (Optional): 512-497-3322

Comments: *Traffic and Parking: Our street already has excessive congestion. The proposed uses would significantly increase traffic and create a severe shortage of available parking for the neighborhood residents.

*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.

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