

February 8, 2026

From: 04 Flats Condominium Homeowner Association (1401 Eva St)

To: Cynthia Hadri, Austin Planning

CC: Richardo Silini and Kathy Brocato – 04 Lofts Board, Leah Bojo

Dear Cynthia

The 04 Flats Condominium Homeowners Association: C14-2025-0106

Austin Planning Commission,

Since our postponement of the January 13, 2026 Planning Commission Meeting we have been in constructive dialog with the applicant (the Drenner Group) and believe we are aligned with the most important changes they need in the Conditional Overlay to complete their project. Below are our views on each provision.

Part 3 A. Currently the proposal is to strike all language regarding traffic. 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. Gibson Street is only 600 feet (approximately) from South Congress to Newton and then dead ends into the School for the Deaf. We do not have a specific request on how many trips are reasonable, but no restriction seems insufficient.

Part 3 B. The applicant stated that the current building is out of compliance and exceeds 20,000 sq ft. We do not have an objection to the current building, and we are happy to agree that the limitation should be expanded to match the existing building. We were told by the applicant no new structures that would add square footage would be added. If their plans differ then we would like to be informed.

Part 3 C. We are fine with all deleted limitations except we were told that outdoor entertainment would be subject to additional permitting. Outdoor Entertainment as permitted uses is particularly troubling given the site's 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. We would like the commission to consider noise restrictions.

In addition, we were told that the restaurant provision needs to be struck since the applicant would like to serve food at business functions and that it would not be a full-scale restaurant. If that is indeed the case, we have no objections.

Part 3 D a. Building Coverage - Our understanding is the building will not be changed, and we have no objections if the building coverage is adjusted to match the existing structure.

Part 3 D. b. Impervious Cover – we do not object to the adjusting the provision to match the current structure

Part 3. D. c. Maximum Height - **The applicant told us that they don't plan on building additional structures that would require a height adjustment. We would like to maintain the height restriction.**

Part 3 D. d. – **Maximum Floor ratio** – we do not object to any changes to match the current structure.

Mike Wichterich
HOA President
04 Flats Condominium Homeowners Association