

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHORHOOD PLAN: North Shoal Creek

CASE#: NPA-2025-0031.01

DATE FILED: August 13, 2025

PROJECT NAME: 8701 N Mopac Rezoning

PC DATE: March 10, 2026
February 10, 2026
January 13, 2026

ADDRESS/ES: 8701 N Mopac Expy SVRD NB

DISTRICT AREA: 10

SITE AREA: 6.39 acres

OWNER/APPLICANT: Mopac Atrium Investments, LLC, a Texas limited liability company

AGENT: Dubois Bryant & Campbell, LLP (David Hartman)

CASE MANAGER: Maureen Meredith **PHONE:** (512) 974-2695

STAFF EMAIL: Maureen.Meredith@austintexas.gov

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Commerce

To: Mixed Use Activity HUB/Corridor

Base District Zoning Change

Related Zoning Case: C14-2025-0031.01

From: CS

To: LI-PDA

NEIGHBORHOOD PLAN ADOPTION DATE: August 23, 2018

CITY COUNCIL DATE: May 21, 2026

ACTION:

PLANNING COMMISSION RECOMMENDATION:

April 14, 2026 – Approved on the consent agenda the Applicant’s request for Mixed Use Activity HUB/Corridor. [C. Haney 1st; P. Breton -2nd] Vote: 11-0 [D. Skidmore absent. One vacancy on the dais].

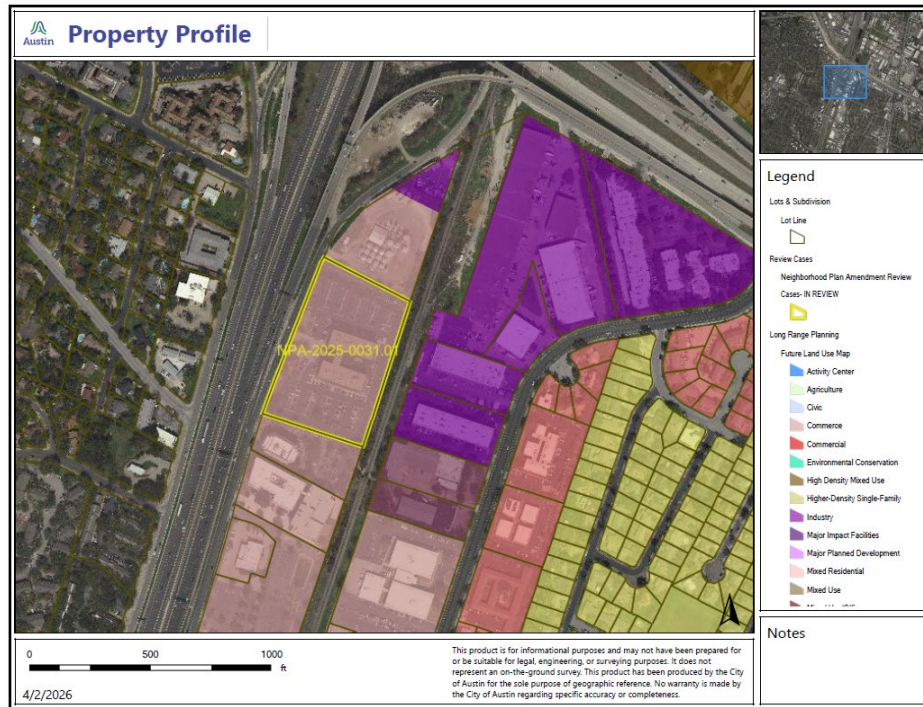
March 10, 2026 – Postponed to the April 14, 2026 hearing on the consent agenda at the request of the neighborhood. [B. Bedrosian – 1st; N. Barrera-Ramirez – 2nd] Vote: 11-0 [A. Lan off the dais. One vacancy on the dais].

February 10, 2026 – Postponed to March 10, 2026 on the consent agenda at the request of the Applicant. [F. Maxwell – 1st; B. Bedrosian – 2nd] Vote: 11-0 [A. Lan absent].

January 13, 2026 – Postponed to February 10, 2026 on the consent agenda at the request of the Applicant. [F. Maxwell – 1st; P. Breton – 2nd] Vote: 11-0 [Two vacancies on the dais].

STAFF RECOMMENDATION: Staff supports the applicant’s request for Mixed Use Activity HUB/Corridor land use.

BASIS FOR STAFF’S RECOMMENDATION: Staff supports the applicant’s request for Mixed Use Activity HUB/Corridor land use because the property is located along the MOPAC service road where this land use is appropriate. The applicant’s original request was to build multifamily residential development in this location but revised their zoning request to prohibit residential uses and to reduce the maximum building height from 180 feet to 120 feet.



MOPAC FRONTAGE ROAD

VISION: Mopac's frontage road hosts highway-scale office and commercial uses that cater to workers and customers from all across Austin and Central Texas.

The Mopac Frontage Road is separated from the majority of the North Shoal Creek planning area by the Union-Pacific railroad tracks and is difficult to access other than by car. The Mopac Frontage Road, particularly north of Steck Avenue, is characterized by an increasing number of multi-story office buildings. The exception to this is at the northern edge of the frontage road where Mopac meets US 183 and there is a heavier industrial use—Ergon Asphalt and Emulsions, Inc.

As sites along the frontage road redevelop, a mix of four to six-story office building heights would be appropriate. Residential uses are not compatible with the fast-moving highway traffic and loud and frequent railroad traffic.

Land Use Policies for Mopac Frontage Road

- MF P1 Encourage a balance of offices and services, discourage residential.
- MF P2 Allow building heights of four to six-stories and vehicular-oriented site design.
- MF P3 Integrate beautification of landscape areas and plant trees to provide shade along walk and bike paths.

LAND USE DESCRIPTIONS:

EXISTING LAND USE:

Commerce - This character district accommodates commercial activities such as retail entertainment venues, or campuses located mostly along highway frontage roads. Although these sites should allow for internal pedestrian connectivity, their overall design is fashioned to the needs of people arriving by car. Residential uses are inappropriate due to a lack of external connectivity.

Character and Intent

- Entirely commercial, no residential uses.
- Typical Land Uses
 - *Primary Uses:* Office, retail restaurants, services, car dealerships and multitenant commercial.
 - *Secondary Uses:* Entertainment, recreation, institutional uses, ponds and storm water facilities.

Commerce District Features

The following features were identified as characteristics that should be typical to the Commerce District:

- Auto-oriented, region-serving commercial with frontage road access
- Building heights up to six stories where not adjacent to Residential Core
- Heights should step down to be compatible with adjacent residences
- Placement of windows should respect the privacy of neighboring residences
- Landscaping and fences to buffer adjacent residences
- Adequate parking, visible from street
- Multi-lane drive-thru facilities.

PROPOSED LAND USE:

Mixed Use Activity Corridor – Mostly mixed-use or commercial, some residential parcels. This character district is applied along major commercial roadways well-served by transit, designated as Activity Corridors on Imagine Austin’s “Growth Concept Map,” and other roads identified through the planning process. Access to frequent transit makes these corridors good locations for a mix of housing and commercial uses. This district offers residents along the corridor and in nearby neighborhoods convenient access to work, entertainment, shopping, and services. Although they provide access to local residents, these corridors can be destinations for people across Austin and the region. Buildings along these corridors will be taller near major roadways. If adjacent to single-family areas design considerations such as lower heights, architectural designs, and landscaping should be used to ensure compatibility with residential lots.

Typical Land Uses

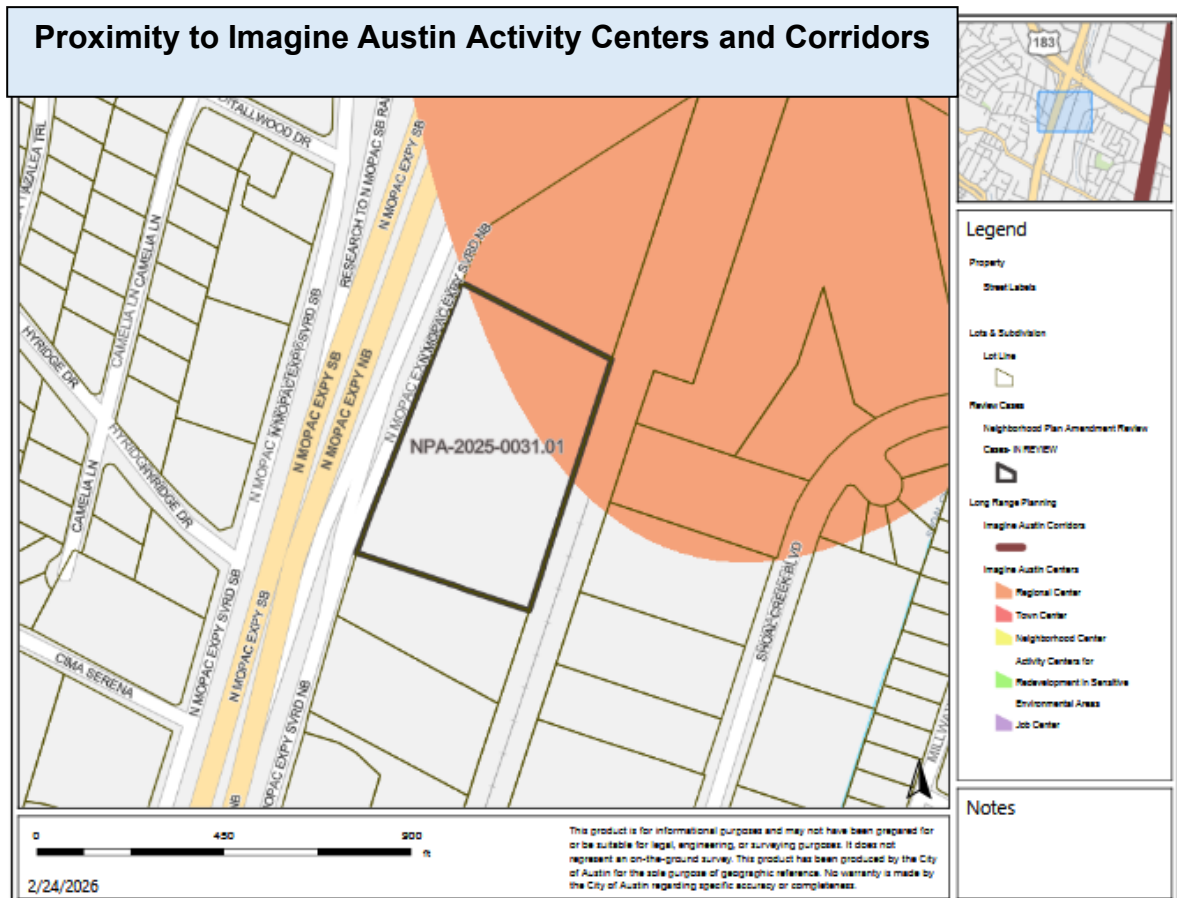
Primary Uses: Mixed-use, commercial, retail, restaurants, transit-oriented development
Secondary Uses: Multi-family, office, civic and institutional uses, community buildings

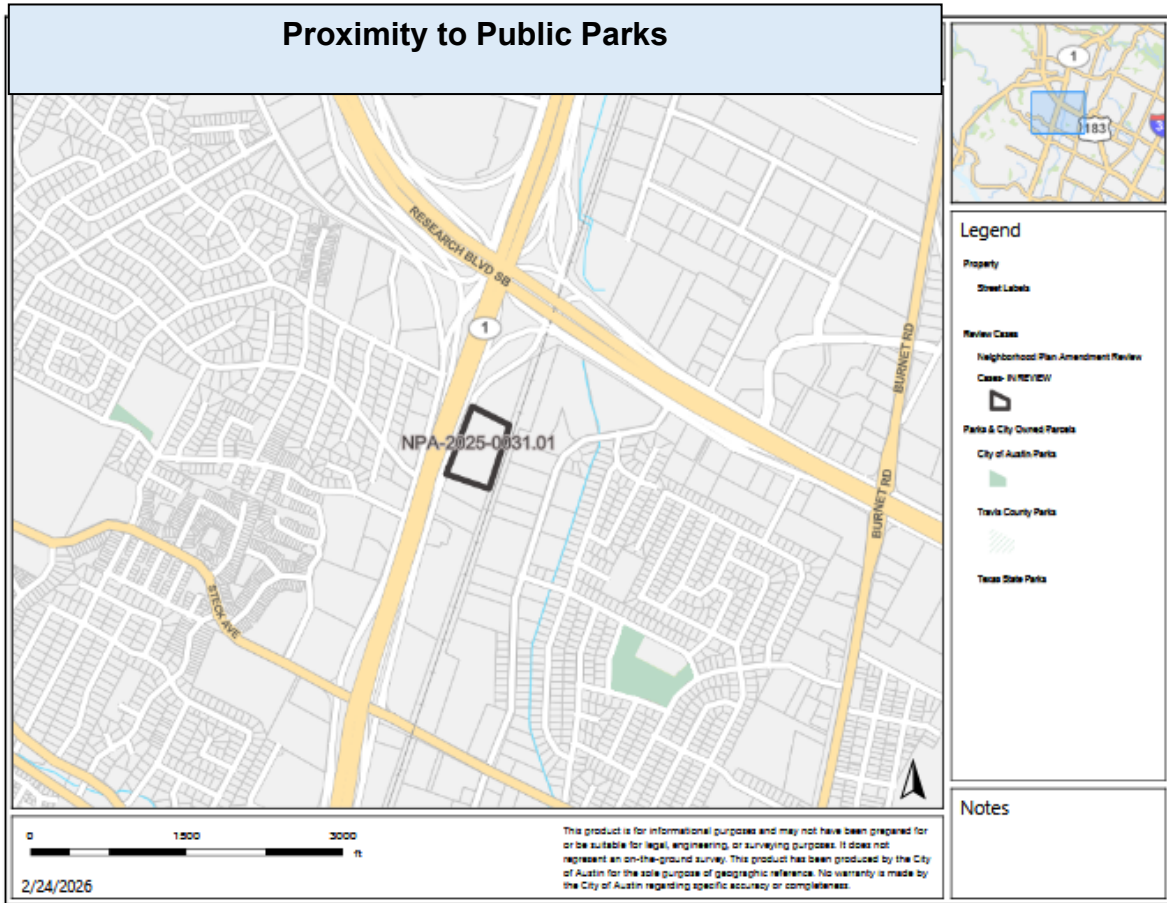
MIXED USE ACTIVITY CORRIDOR FEATURES. The following features are identified as characteristics that should be typical to the Mixed-Use Activity Corridor:

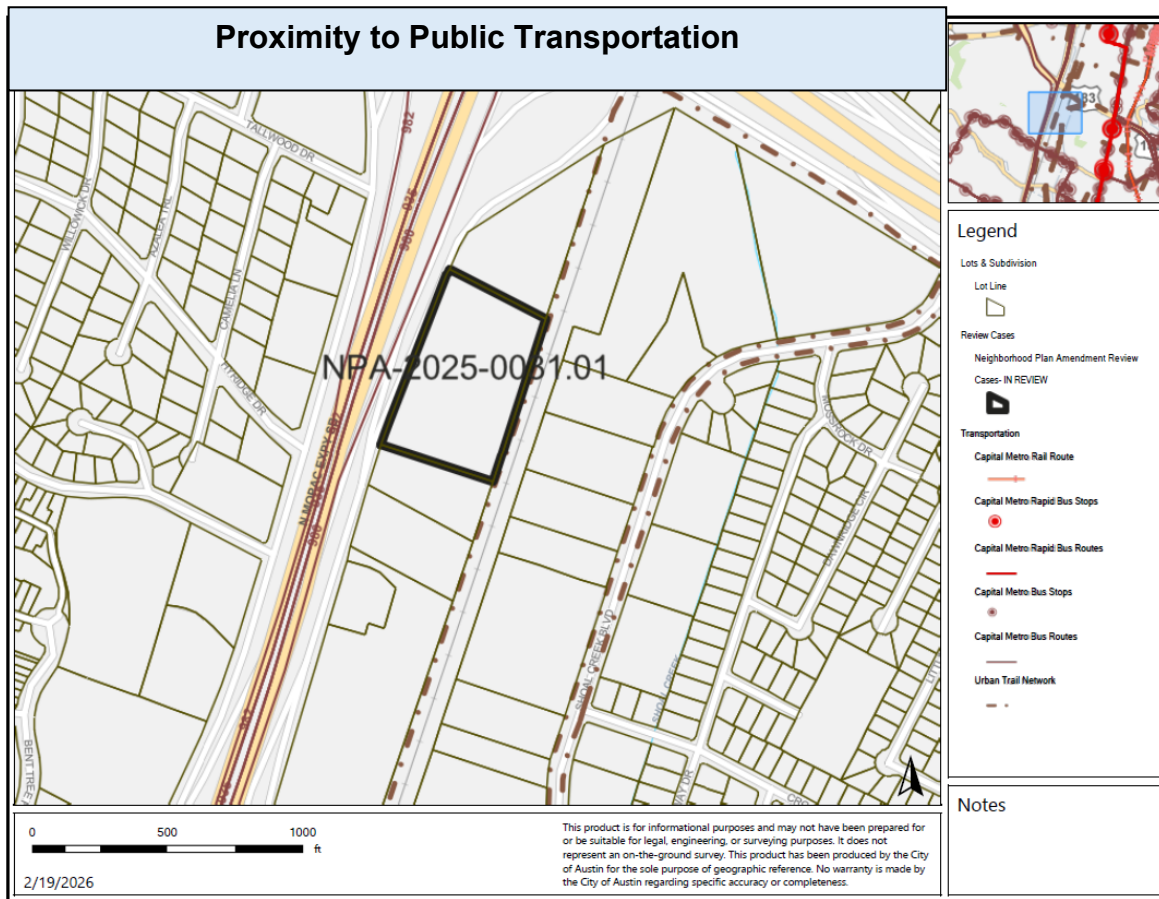
- Buildings located close to the street
- Wider sidewalks, street furniture, and street trees
- Sidewalk cafe seating allowed
- Façades with display windows along sidewalk
- Pedestrian-scaled lighting
- Buildings no taller than five stories, and heights should vary from lot to lot
- Development should support increased transit ridership
- Building heights should step down to be compatible with adjacent houses
- Placement of windows and balconies should respect the privacy neighboring of residences
- Landscaping and architectural designs to buffer adjacent residences
- Mostly mixed-use, neighborhood and region-serving commercial, some apartment buildings
- Parking structures hidden from the street or adjacent houses
- Surface parking on the side of or behind buildings
- Limited drive-thru facilities
- Open and green space should be incorporated into developments.

Yes	Imagine Austin Decision Guidelines
Complete Community Measures	
Yes	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. Name(s) of Activity Center/Activity Corridor/Job Center: <ul style="list-style-type: none"> • On the edge of the North Burnet/Gateway Station Activity Center
Yes	Mobility and Public Transit: Located within 0.25 miles of public transit stop and/or light rail station.
Yes	Mobility and Bike/Ped Access: Adjoins a public sidewalk, shared path, and/or bike lane.
Yes	Connectivity, Good and Services, Employment: Provides or is located within 0.50 miles to goods and services, and/or employment center.
No	Connectivity and Food Access: Provides or is located within 0.50 miles of a grocery store/farmers market.
No	Connectivity and Education: Located within 0.50 miles from a public school or university. <ul style="list-style-type: none"> • 1.3 miles to Pillow Elementary School, 3025 Crosscreek Dr, Austin, TX 78757
Yes	Connectivity and Healthy Living: Provides or is located within 0.50 miles from a recreation area, park or walking trail. <ul style="list-style-type: none"> • Proposed Urban Trail
Yes	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.) <ul style="list-style-type: none"> • 0.2 miles from Texas Children’s Specialty Care Austin, 8611 N Mopac Expy #300, Austin, TX 78759
No	Housing Affordability: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing. <ul style="list-style-type: none"> • The revised zoning change request removes housing

No	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.
No	Mixed use: Provides a mix of residential and non-industrial uses.
No	Culture and Creative Economy: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
No	Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site.
No	Creative Economy: Expands Austin’s creative economy (ex: live music venue, art studio, film, digital, theater.)
Not known	Workforce Development, the Economy and Education: Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
No	Industrial Land: Preserves or enhances industrial land.
Yes	Not located over the Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone
7	Total Number of “Yeses”







IMAGINE AUSTIN GROWTH CONCEPT MAP

Definitions

Neighborhood Centers - The smallest and least intense of the three mixed-use centers are neighborhood centers. As with the regional and town centers, neighborhood centers are walkable, bikable, and supported by transit. The greatest density of people and activities in neighborhood centers will likely be concentrated on several blocks or around one or two intersections. However, depending on localized conditions, different neighborhood centers can be very different places. If a neighborhood center is designated on an existing commercial area, such as a shopping center or mall, it could represent redevelopment or the addition of housing. A new neighborhood center may be focused on a dense, mixed-use core surrounded by a mix of housing. In other instances, new or redevelopment may occur incrementally and concentrate people and activities along several blocks or around one or two intersections. Neighborhood centers will be more locally focused than either a regional or a town center. Businesses and services—grocery and department stores, doctors and dentists, shops, branch libraries, dry cleaners, hair salons, schools, restaurants, and other small and local businesses—will generally serve the center and surrounding neighborhoods.

Town Centers - Although less intense than regional centers, town centers are also where many people will live and work. Town centers will have large and small employers, although fewer than in regional centers. These employers will have regional customer and employee bases, and provide goods and services for the center as well as the surrounding areas. The buildings found in a town center will range in size from one-to three-story houses, duplexes, townhouses, and rowhouses, to low-to midrise apartments, mixed use buildings, and office buildings. These centers will also be important hubs in the transit system.

Regional Centers - Regional centers are the most urban places in the region. These centers are and will become the retail, cultural, recreational, and entertainment destinations for Central Texas. These are the places where the greatest density of people and jobs and the tallest buildings in the region will be located. Housing in regional centers will mostly consist of low to high-rise apartments, mixed use buildings, row houses, and townhouses. However, other housing types, such as single-family units, may be included depending on the location and character of the center. The densities, buildings heights, and overall character of a center will depend on its location.

Activity Centers for Redevelopment in Sensitive Environmental Areas - Five centers are located over the recharge or contributing zones of the Barton Springs Zone of the Edwards Aquifer or within water-supply watersheds. These centers are located on already developed areas and, in some instances, provide opportunities to address long-standing water quality issues and provide walkable areas in and near existing neighborhoods. State-of-the-art development practices will be required of any redevelopment to improve stormwater retention and the water quality flowing into the aquifer or other drinking water sources. These centers should also be carefully evaluated to fit within their infrastructural and environmental context.

Job Centers - Job centers accommodate those businesses not well-suited for residential or environmentally- sensitive areas. These centers take advantage of existing transportation infrastructure such as arterial roadways, freeways, or the Austin-Bergstrom International airport. Job centers will mostly contain office parks, manufacturing, warehouses, logistics, and other businesses with similar demands and operating characteristics. They should nevertheless become more pedestrian and bicycle friendly, in part by better accommodating services for the people who work in those centers. While many of these centers are currently best served by car, the growth Concept map offers transportation choices such as light rail and bus rapid transit to increase commuter options.

Corridors - Activity corridors have a dual nature. They are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. Corridors are also characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. Along many corridors, there will be both large and small redevelopment sites. These redevelopment opportunities may be continuous along stretches of the corridor. There may also be a series of small neighborhood centers, connected by the roadway. Other corridors may have fewer redevelopment

opportunities, but already have a mixture of uses, and could provide critical transportation connections. As a corridor evolves, sites that do not redevelop may transition from one use to another, such as a service station becoming a restaurant or a large retail space being divided into several storefronts. To improve mobility along an activity corridor, new and redevelopment should reduce per capita car use and increase walking, bicycling, and transit use. Intensity of land use should correspond to the availability of quality transit, public space, and walkable destinations. Site design should use building arrangement and open space to reduce walking distance to transit and destinations, achieve safety and comfort, and draw people outdoors.

BACKGROUND: The applicant proposes to change the land use on the future land use map from Commerce to Mixed Use Activity HUB/Corridor.

The applicant proposes to change the zoning on the property from CS (General Commercial Services district) to LI-PDA (Limited Industrial district – Planned Development Area). The applicant’s original request was to build a multifamily development but on March 30, 2026 amended their zoning application to remove this request and to reduce the maximum building height from 180 feet to 120 feet. For more information on the proposed zoning, see case report C14-2025-0088.

PUBLIC MEETINGS: The ordinance-required community meeting was virtually held on February 25, 2026. The recorded meeting can be found here: <https://publicinput.com/neighborhoodplanamendmentcases>. Approximately 115 meeting notices were mail to people who have utility accounts (renters) and own property within 500 feet of the subject tract, in addition to neighborhood and environmental groups who requested notification for the area. Three City of Austin staff members attended from Austin Planning, Maureen Meredith, Mark Walters, and Chase Gonsoulin. David Hartman from Dubois Bryant & Campbell, LLP, the applicant’s agent, also attended. Six people from the neighborhood attended.

Below are highlights of David Hartman’s presentation. *(NOTE: The zoning application was revised on March 31, 2026 removing the request for residential units and reducing the maximum building height request from 180 feet to 120 feet).*

- We are requesting to rezone the property from CS to LI-PDA.
- The current use is an office building.
- The adjacent streets are Level 4 and Level 5
- There are multiple Capital Metro stops near the property
- The property is close to the North Burnet/Gateway Regional Activity Center
- Near proposed urban trails
- Proposed maximum height of 180 feet. *(Note: Amended to max. height 120 ft.)*
- Proposed Floor Area Ratio of 3:1
- Multiple rezoning of properties in the area (see Applicant’s presentation)

Q: Some concerns the Planning Contact Team has is if the site was developed today the impervious cover would be 80%. The property is near the Shoal Creek Trail, and the Shoal

Creek headwaters is within 1000 feet and is very prone to flooding. The site has no water quality protection. The bike trails are difficult to get to because they are on the other side of the railroad tracks. We are concerned about our neighborhood being surrounded by tall, high-rise buildings.

A: I plan to meet with your team again and look forward to continuing this dialog with this case. For the record, in terms of impervious cover of the site zone CS zoning today, which is 95% impervious cover, for our zoning case it's a lateral IC from CS zoning.

Q: On page 32 of our North Shoal Creek Neighborhood Plan, it says the Mopac Frontage Road is not compatible for residential uses with the fast moving highway traffic and loud and frequent railroad traffic.

A: Thank you for pointing that out, I saw that in the plan. As you know, one of the purposes of these plan amendments is to revisit and update or refresh plans as they organically grow over time. Given the proximity to amenities, this is the right place for residential and other uses that would be allowed.

Q: You mentioned access to the 183 ramps, but it looks like this is not easy to do. Access by car even to the core part of neighborhood is not very friendly. Do you have a different configuration to allow access to your property?

A: I will study the ingress and egress of the property of the property again and will be able to talk about this when we meet tomorrow.

Q: I didn't see with the housing component that affordable units were being provided.

A: We will voluntarily offer affordable housing units. We will partner with HomeBase or Habitat for Humanity and have a private restrictive covenant with 10% at the current MFI. We did this with another PDA zoning case near this property. ***(NOTE: The applicant amended their zoning request to remove the request for residential uses).***

Q: Would the current zoning allow for a hotel?

A: The current zoning of CS would allow a hotel use.

Q: With the CS zoning, what is the maximum height currently allowed?

A: With CS, the maximum height is 60 feet. The PDA zoning allows you to modify the height. With this project, 180 feet is the proposed maximum ***(Note: revised zoning application reduce this to maximum 120 feet).***

Q: You mentioned a potential for a medical connection; can you talk more about this?

A: For my subject tract is a use category called Hospital Services Limited for outpatient services.

Comments:

- I don't have any problems with height necessarily, but the way that this proposed development weaves into the neighborhood is going to be incredibly limited. I would say this development is probably almost exclusively limited to motor vehicle access.

**Applicant Summary Letter from Application
submitted on August 11, 2026**



David Hartman (512) 685-
3408
dhartman@dbcllp.com 303
Colorado, Suite 2300
Austin, TX 78701
www.dbcllp.com

August 11, 2025

Lauren Middleton-Pratt
Director, Planning Department
City of Austin
6310 Wilhelmina Delco Drive
Austin, Texas 78752

Re: 8701 N Mopac Multifamily – Rezoning and Neighborhood Plan Applications for 6.39 acres
located at 8701 N Mopac Expy SVRD NB, Austin, Texas 78759 (“Property”)

Dear Ms. Middleton-Pratt:

We respectfully submit the enclosed Zoning and Neighborhood Plan Amendment (“NPA”) applications for 8701 N Mopac Multifamily as representatives of the owners of the above stated Property.

The Property covers 6.39 acres located at 8701 N Mopac Expy SVRD NB, Austin, Texas 78759. The Property is currently developed with office space and related parking and has direct access to the N. MoPac Expy Service Road. The current zoning of the Property is General Commercial Services (“CS”), and we are requesting Limited Industrial Services – Planned Development Area (“LI-PDA”) zoning with a maximum height of 180’ and 3:1 FAR for the entire Property to authorize development of a multifamily project. The proposed Planned Development Area development standards for the Property in connection with the zoning application are set forth on the attached Exhibit “A”.

The Property is located near two Imagine Austin Centers - the North/Burnet Gateway Station | Regional Center which is identified in the Imagine Austin Comprehensive Plan as Austin’s “second downtown,” and the Anderson Lane Station Neighborhood Center. The adjacent Loop 1/Mopac Expressway Toll Road and Research Boulevard are both ASMP Level 5 Streets. The Property has direct access to the N Mopac Expressway service road that provides access to N Mopac Expressway and also runs directly to Braker Lane and the North/Burnet Gateway area. The Property is located adjacent to multiple bus routes/stops, bike routes, and an urban trail network. Adjacent property is zoned CS and LI-PDA (maximum 75’ height). Additional adjacent tracts are zoned NBG CMU-Midway (maximum 350’ height, 10:1 FAR), NBG-CMU (maximum 180’ height, 3:1 FAR), NBG-WMU (maximum 120’ height, 3:1 FAR) and LI-PDA (maximum 180’ height, 3:1 FAR).

The Property is located within the North Shoal Creek Neighborhood Plan. The Future Land Use Map (“FLUM”) designates the Property as “Commerce,” therefore we have submitted a NPA application requesting that the FLUM designation be changed to “Mixed-Use Activity Corridor.”

The TIA Determination Worksheet dated August 8, 2025, signed by Mustafa Wali, states that a Traffic Impact Analysis is not required.

If you have any questions about the applications or need additional information, please do not hesitate to contact me at your convenience. Thank you for your time and attention to this project.

Very truly yours,

David Hartman

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

**Revised Zoning Application Summary Letter dated
March 30, 2026**



David Hartman
(512) 685-3409
303 Colorado, Suite 2300
Austin, TX 78701
dhartman@dbcllp.com

March 30, 2026

Lauren Middleton-Pratt
Director, Planning Department
City of Austin
6310 Wilhelmina Delco Drive
Austin, Texas 78752

Re: 8701 N Mopac Rezoning – Applicant Amendment Letter to the Rezoning Application (case #C14-2025-0088) for 6.39 acres located at 8701 N Mopac Expy SVRD NB, Austin, Texas 78759 (“Property”)

Dear Ms. Middleton-Pratt:

We respectfully submit this letter to amend the zoning application currently under review (assigned case C14-2025-0088) for the project initially titled “8701 N Mopac Multifamily” for which the initial zoning application was submitted on August 19, 2025, as representatives of the owners of the above stated Property.


The initial zoning application for the Property that was initially submitted seeks to in part to authorize the following on the Property: 1) a maximum height of 180 feet, and 2) multiple residential uses. This amendment requests the following on the Property for the zoning case:

- a) Reduce the maximum authorized height from 180 feet to 120 feet;
- b) Eliminate all proposed residential uses. Specifically, the following residential uses will be prohibited uses: Bed and Breakfast (Group 1 and Group 2), Condominium Residential, Multifamily Residential, and Townhouse Residential; and
- c) Revise the zoning case/project name for zoning case #C14-2025-0088 from “8701 N Mopac Multifamily” to “8701 N. Mopac Rezoning”.

The proposed Planned Development Area development standards for the Property in connection with this amended zoning application are set forth on the attached Exhibit “A”. An updated TIA Determination worksheet dated March 30, 2026 and signed by Mustafa Wali, states that a Traffic Impact Analysis is not required.

If you have any questions about the zoning application amendment or need additional information, please do not hesitate to contact me at your convenience. Thank you for your time and attention to this project.

Very truly yours,


David Hartman

**Letter of Recommendation from the Neighborhood
Plan Contact Team (NPCT)**

From: AK Cobb <>
Sent: Tuesday, April 7, 2026 3:16 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Cc: eicksteadj@[REDACTED]; dzahsh <dzahsh@[REDACTED]>; adynaton1@[REDACTED]; Sharon.justice@[REDACTED]; stevenw@[REDACTED] Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>
Subject: Re: April 14 PC, NSC NPCT Rec ltr? NPA-2025-0031.01_8701 N Mopac

Hello Maureen,

I hope this email finds you well.

Please include the attached letter of recommendation from the North Shoal Creek NP Contact Team, along with the attached March 30, 2026 letter from David Hartman, to be submitted to Planning Commission for their April 14 session.

I mentioned to Mr. Hartman, and I will to you here as well, that the last line of Exhibit "A" of his March 30 letter should be deleted, as the amended application eliminates all proposed residential uses.

The line states: "6. There are no minimum site area requirements for residential uses."

Please let me know if there is anything else that you need from us.
Thank you for your assistance throughout this process.

Sincerely,

Amelia

From: North Shoal Creek Neighborhood Plan Contact Team
Date: April 6, 2026
To: City of Austin Housing & Planning Department Planning Commission Re:
Recommendation on Plan Amendment Case #NPA-2025-0031.01 and Zoning
Case # C14-2025-0088, located at 8701 N Mopac Expy SVRD NS

The North Shoal Creek Neighborhood Plan Contact Team met in person on April 6, 2026 to consider Plan Amendment Case #NPA-2025-0031.01 along with associated Zoning Case #C14-2025-0088, as amended by applicant in a letter to Austin Planning Department dated March th, 2026. Both cases are associated with the property located at 8701 N Mopac Service Road.

As allowed per our bylaws, team members discussed and voted on the question of supporting or opposing the following two items:

- 1) To change the future land use map (FLUM) from Commerce to Mixed-Use Activity HUB/Corridor; and
- 2) To change the zoning from CS (General Commercial Services) to LI-PDA (Limited Industrial District—Planned Development Area).

The Contact Team's primary concern with the original application was the inclusion of residential uses for this property. In meetings with applicant's counsel, we raised the following issues related to residential uses:

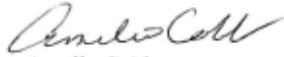
- The site is realistically only accessible by vehicle.
- There is only access into and out of the property from the northbound Mopac service road, and entry to the on-ramp to 183 is extremely risky.
- Concern about emergency vehicle access.
- There is inadequate public transportation.
- This site is isolated from the North Shoal Creek residential core by the railroad tracks.
- There is no safe connection for pedestrians/cyclists to any of the existing neighborhoods.
- No contiguous access to Pillow Elementary for student transport.
- Adjacent property on the north side is a commercial industrial facility (Ergon Asphalt and Emulsions), which is not safe for residents.

The applicant's amendment letter dated March 30, 2026 eliminates all residential uses and limits building height to 120 ft.. In light of that update, the Contact Team voted 8 to 0 to support the amended application to change the future land use map from Commerce to Mixed Use Activity Corridor and to change the zoning from CS to LI-PDA.

The North Shoal Creek Neighborhood Plan Contact Team does not support the 95% impervious and building cover proposed in Exhibit "A" of the applicant's amendment letter and requests that the Planning Commission limit impervious and building cover for this property to 80% due to the proximity to Shoal Creek's headwaters. Greater water quality and quantity treatment is important for preventing flooding and pollution into Shoal Creek. The site also includes heritage trees which should be preserved and protected.

As stewards of the North Shoal Creek Neighborhood Plan, we appreciate this opportunity to engage with City staff in the process of reviewing these applications for zoning change and FLUM amendment. We support the proposed amended zoning and FLUM changes, with the changes to the Site Development Standards requested above.

Sincerely,



Amelia Cobb
Chair
North Shoal Creek Neighborhood Plan Contact Team

512-364-5519



David Hartman
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303 Colorado, Suite 2300
Austin, TX 78701
dhartman@dbcclp.com

March 30, 2026

Lauren Middleton-Pratt
Director, Planning Department
City of Austin
6310 Wilhelmina Delco Drive
Austin, Texas 78752

Re: 8701 N Mopac Rezoning – Applicant Amendment Letter to the Rezoning Application (case #C14-2025-0088) for 6.39 acres located at 8701 N Mopac Expy SVRD NB, Austin, Texas 78759 (“Property”)

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- c) Revise the zoning case/project name for zoning case #C14-2025-0088 from “8701 N Mopac Multifamily” to “8701 N. Mopac Rezoning”.

The proposed Planned Development Area development standards for the Property in connection with this amended zoning application are set forth on the attached Exhibit “A”. An updated TIA Determination worksheet dated March 30, 2026 and signed by Mustafa Wali, states that a Traffic Impact Analysis is not required.

If you have any questions about the zoning application amendment or need additional information, please do not hesitate to contact me at your convenience. Thank you for your time and attention to this project.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'David Hartman', is written over a light blue horizontal line.

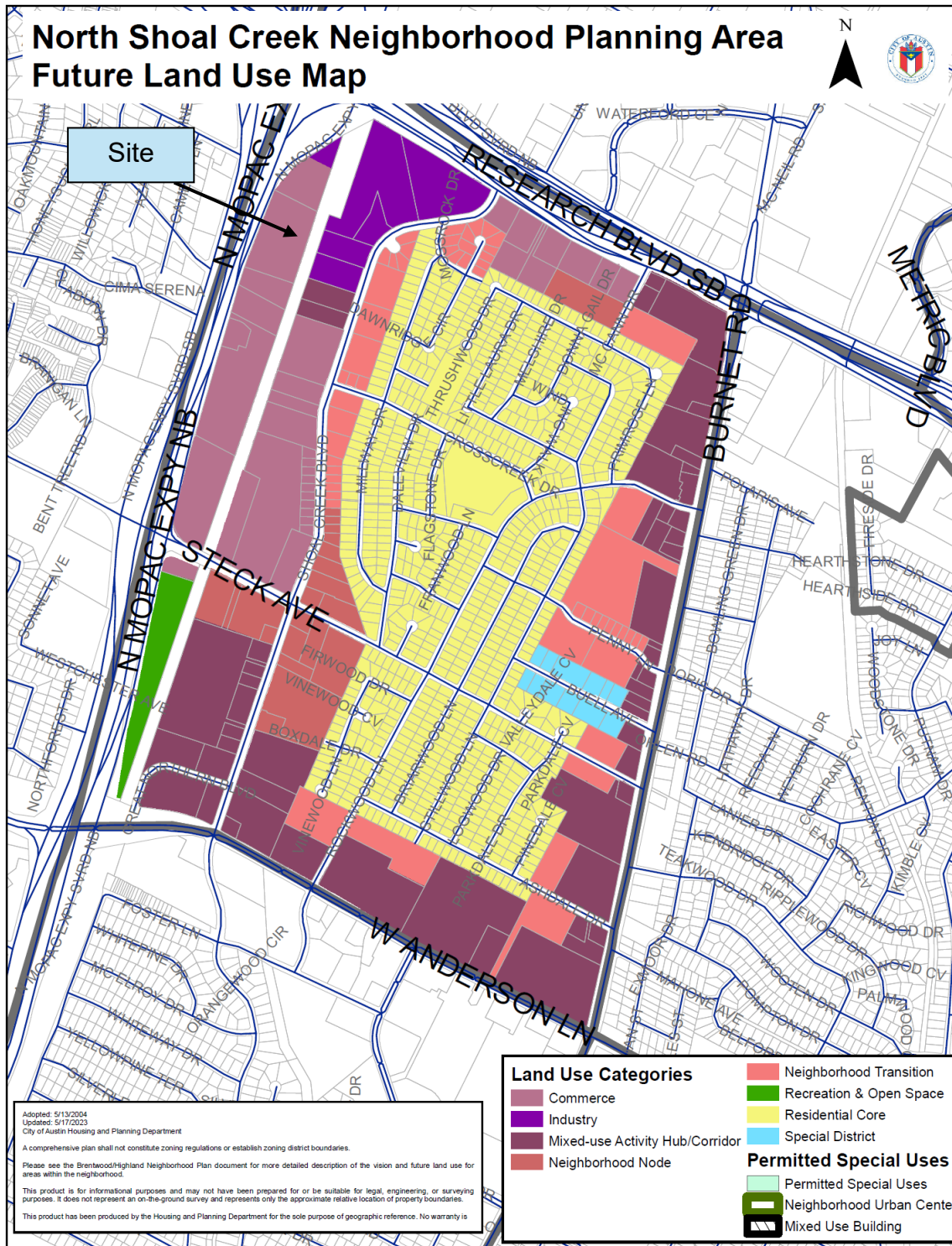
David Hartman

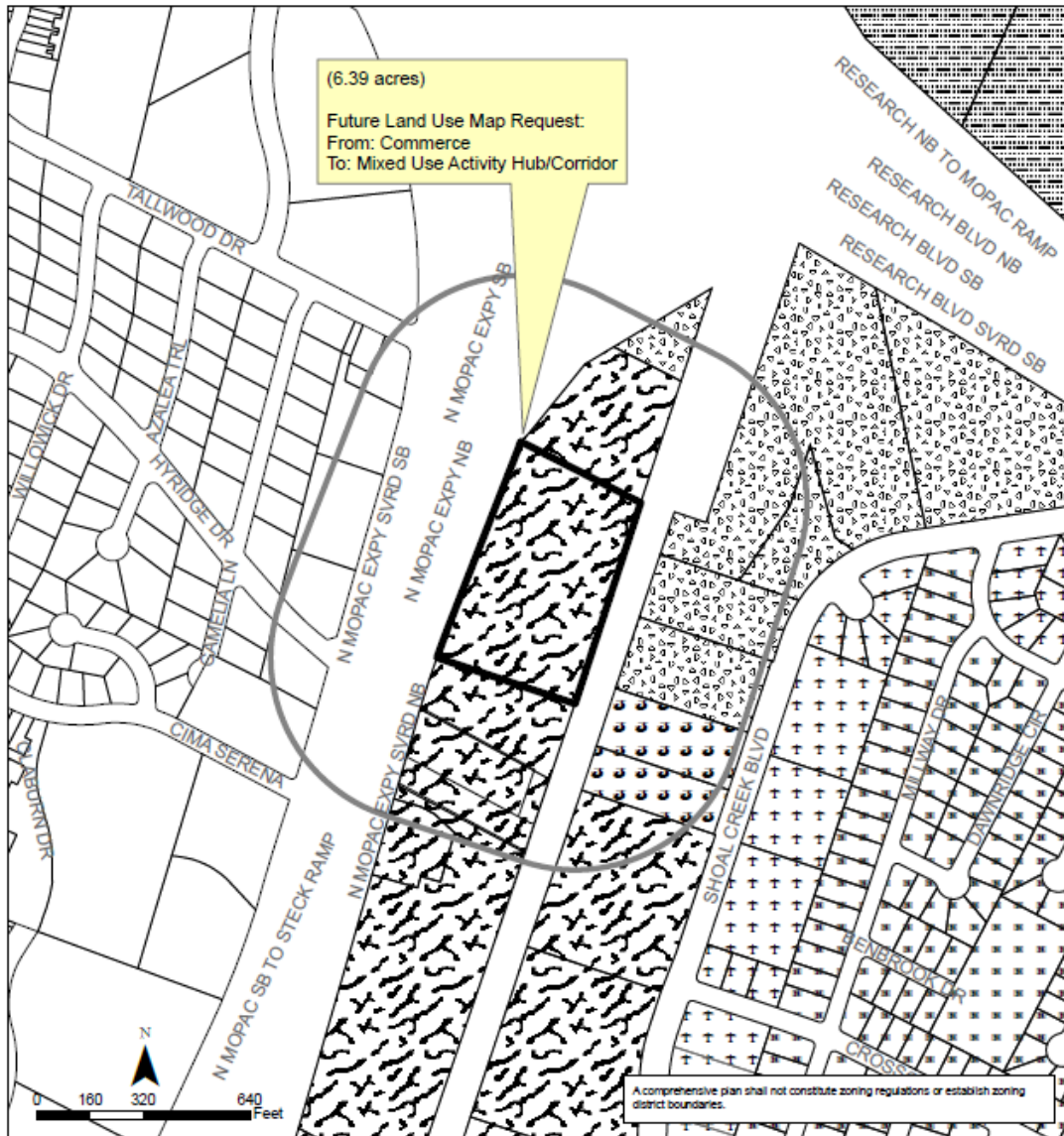
Exhibit "A"

Applicant Amendment Letter
Amended Proposed Planned Development Area Development Standards for 8701 N Mopac Multifamily

The Proposed Planned Development Area standards for the Property in connection with the zoning application are as follows:

- A. Uses. All permitted, conditional, and prohibited uses under LI zoning are permitted, conditional, and prohibited uses for the LI-PDA zoning for the subject tract with the following modifications in Section A(1) through A(3) below.
1. Permitted Uses. The following uses are additional permitted uses:
 - a) Hospital services (Limited)
 - b) Private Primary Educational Facilities
 - c) Private Secondary Educational Facilities
 - d) Public Primary Educational Facilities
 - e) Public Secondary Educational Facilities
 2. Conditional Uses. The following use is an additional conditional use:
 - a) Hospital Services (General)
 3. Prohibited Uses. The following uses are prohibited as principal uses:
 - a) Monument retail sales
 - b) Scrap and salvage
 - c) Basic industry
 - d) General warehousing and distribution
 - e) Light manufacturing
 - f) Recycling center
 - g) Resource extraction
- B. Site Development Standards. LI site development standards apply to the LI-PDA zoning for the subject tract, with the following modifications in Section B(1)-B(6) below.
1. Maximum Height: 120'
 2. FAR: 3:1
 3. Impervious Coverage: 95%
 4. Building Coverage: 95%
 5. Setbacks:
 - a) Front yard: 0'
 - b) Street side yard: 0'
 - c) Interior side yard: 0'
 - d) Rear yard setback: 0'
 6. There are no minimum site area requirements for residential uses.





North Shoal Creek Neighborhood Planning Area
NPA-2025-0031.01

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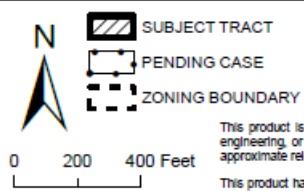
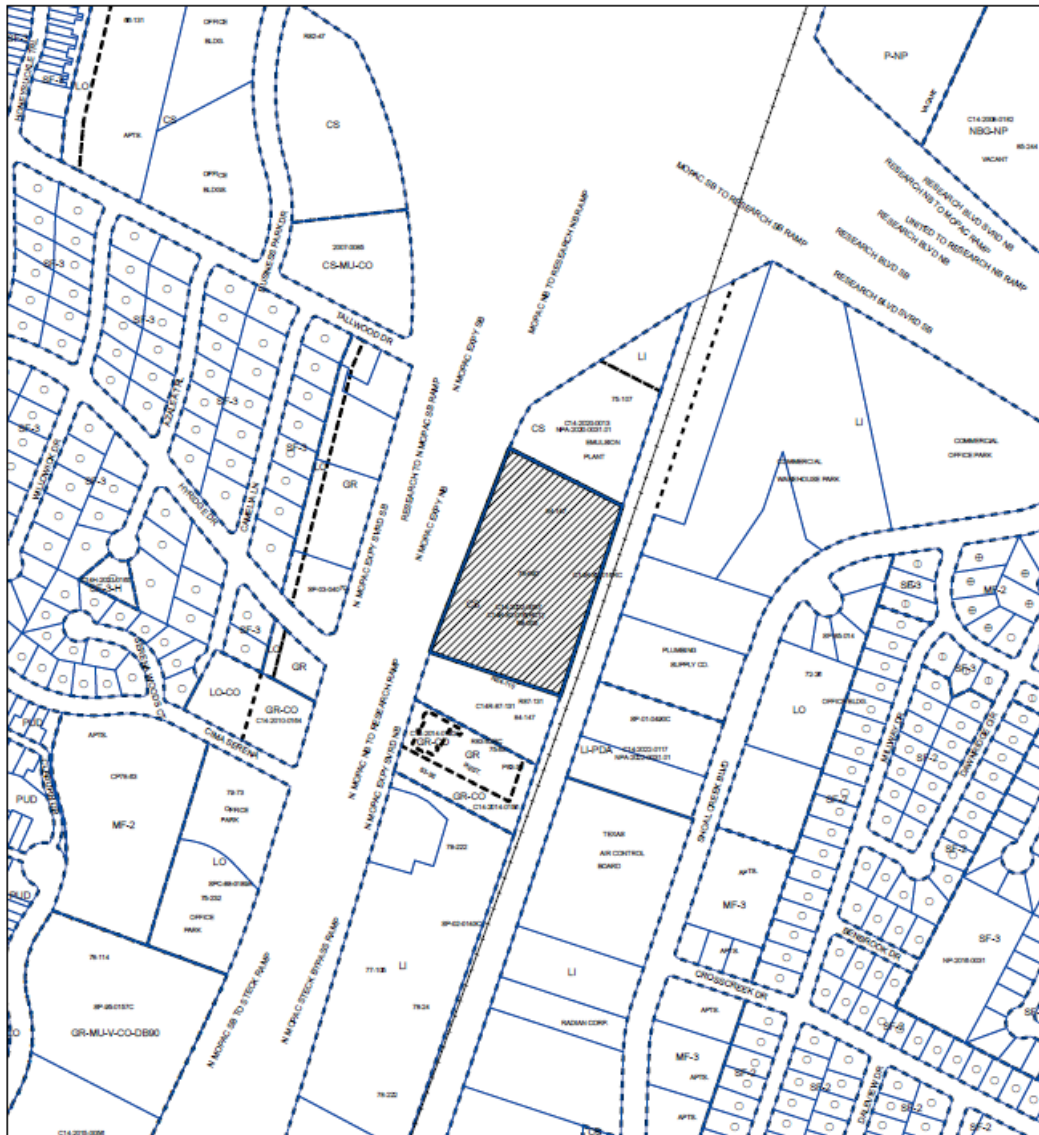
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City of Austin
 Planning Department
 Created on 8/21/2025, by: MeeksS

Future Land Use

	Subject Tract		Residential Core
	500 ft. notf. boundary		Mixed-use Activity Hub/Corridor
	Commerce		High Density Mixed-Use
	Neighborhood Transition		Industry



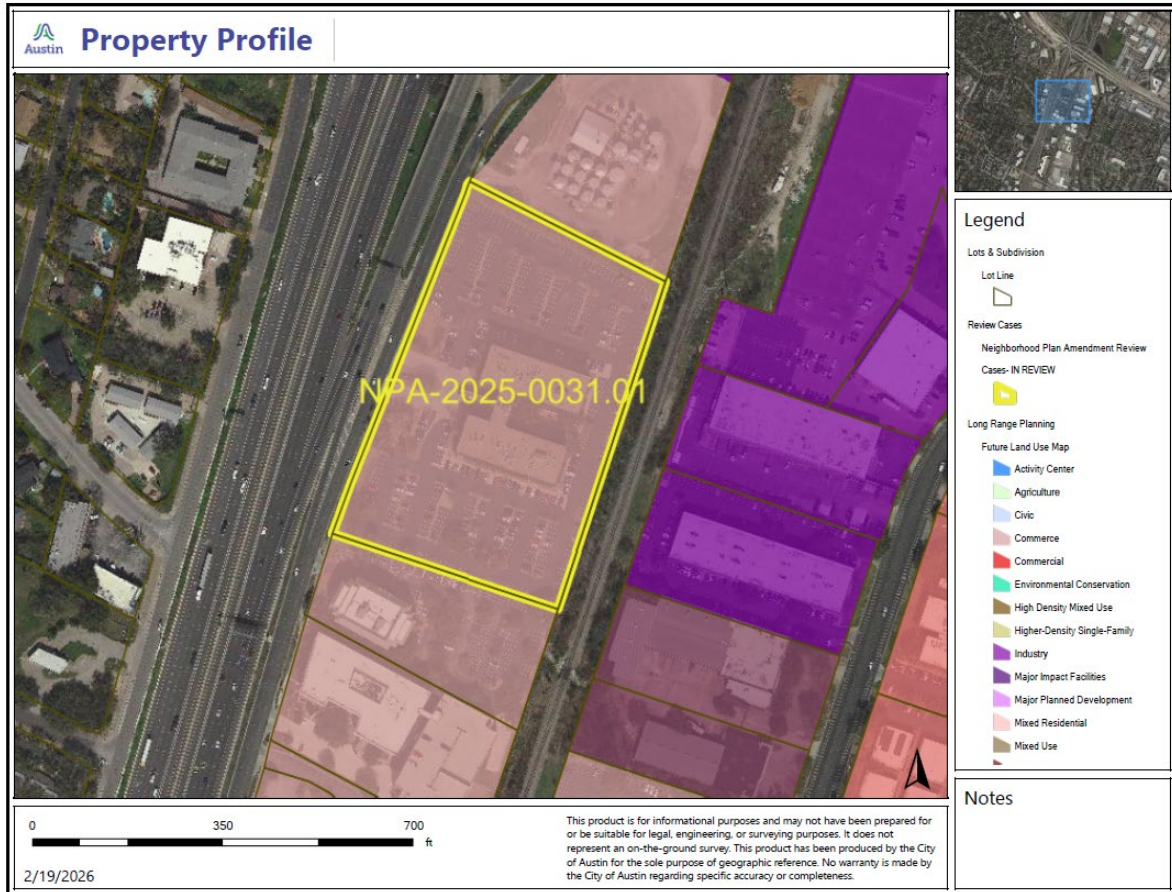
ZONING
 ZONING CASE#: C14-2025-0088

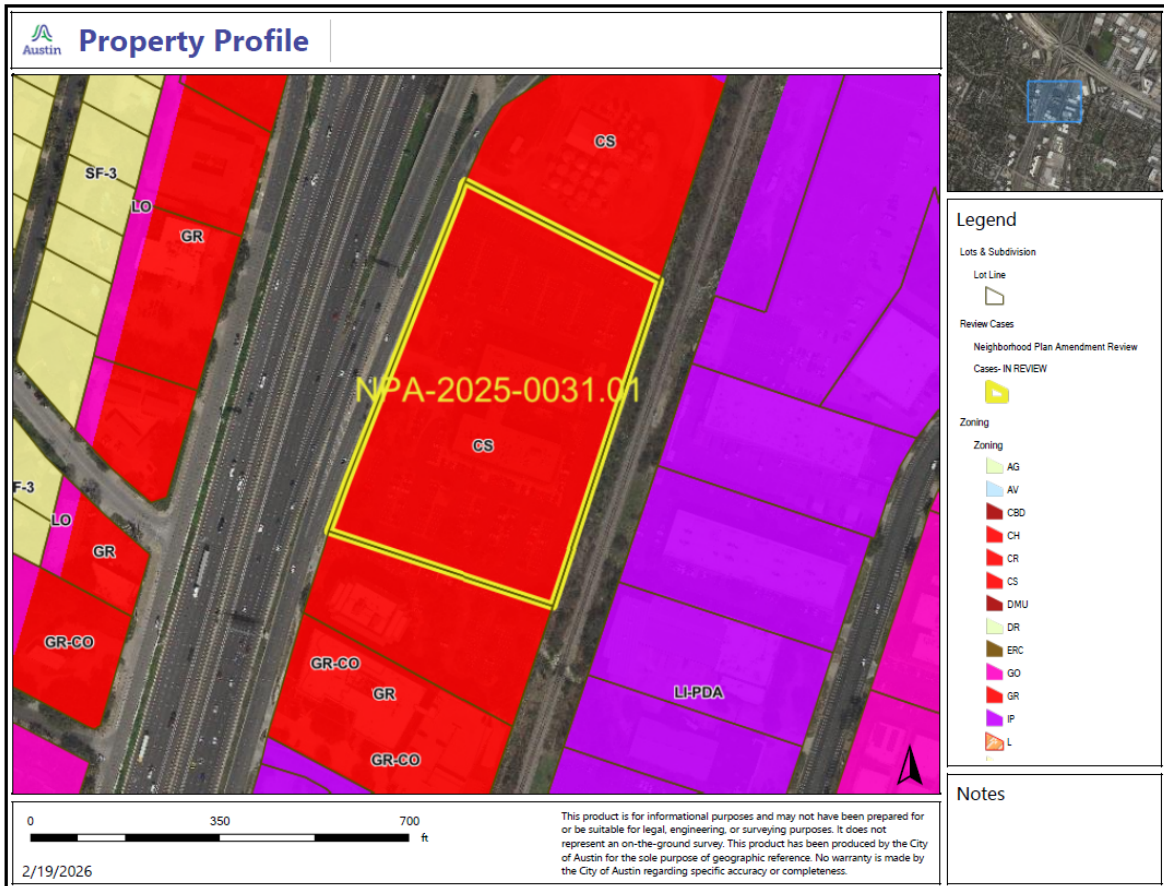
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Created: 8/20/2025





David Hartman's Presentation at the February 25, 2026 Virtual Community Meeting

8701 N Mopac Expy SVRD NB Zoning Application and Neighborhood Plan Amendment

Virtual City Hosted Community Meeting
2/25/2026

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Project Overview

Approximately 6.39 acres located just off the Mopac Expressway near US-183 intersection, currently developed as an office building.

- Located along Mopac Boulevard which is an ASMP level 5 Street
 - Directly off the North Mopac to Braker Ramp to US-183 Ramp feeder road which is an ASMP level 4 street.
- Near intersection of US-183, which is ASMP level 5 street.
- Joint Use Access through property located to the south.
- Multiple Capital Metro bus routes/stops near the site, including MetroRapid route/stops along Burnet Rd.
- The site is located next to the North Burnet/Gateway Station Regional Center and the Anderson Lane Imagine Austin Centers.
- Adjacent to Austin Urban Trail.

Current zoning: CS

Adjacent zoning: CS to the north (rezoned from LI in 2020).
LI-PDA (75' height) to the east (rezoned in 2023).
NBG-CMU-Midway (max. 350', 10:1 FAR). 121 acres to the northwest.
NBG-RSMU (max. 491', 12:1 FAR) approved by Planning Commission on 2/24/26. 373 acres to the north.
NBG-CMU (max. 180', 3:1 FAR).
NBG-WMU (max. 120', 3:1).
LI-PDA (max. 180', 3:1 FAR).

Currently "Commerce" Character District/FLUM per North Shoal Creek Neighborhood Plan.

Proposed zoning & FLUM: LI-PDA with maximum height of 180', 3:1 FAR. Mixed Use Activity Hub/Corridor FLUM.

Proposed development: Mixed Use, including multifamily.

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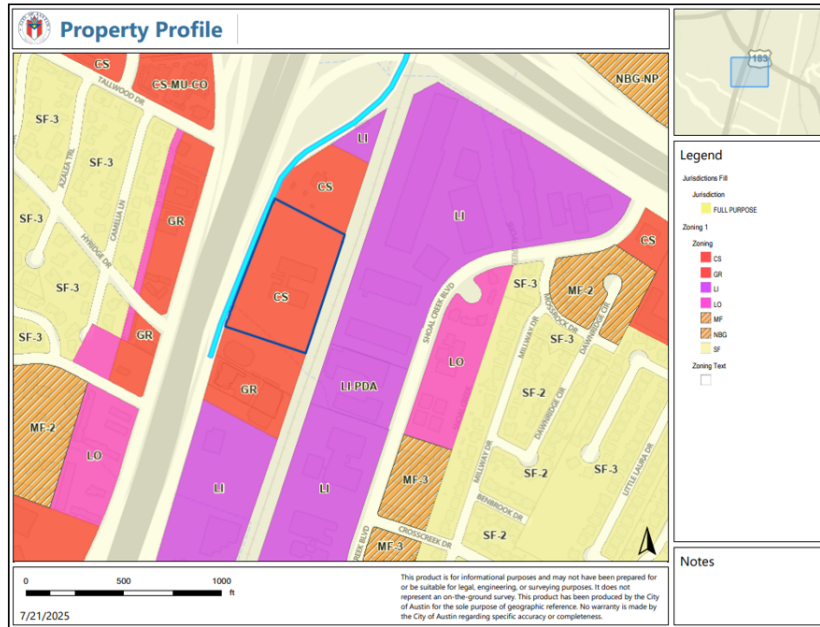
Aerial View



Adjacent Uses

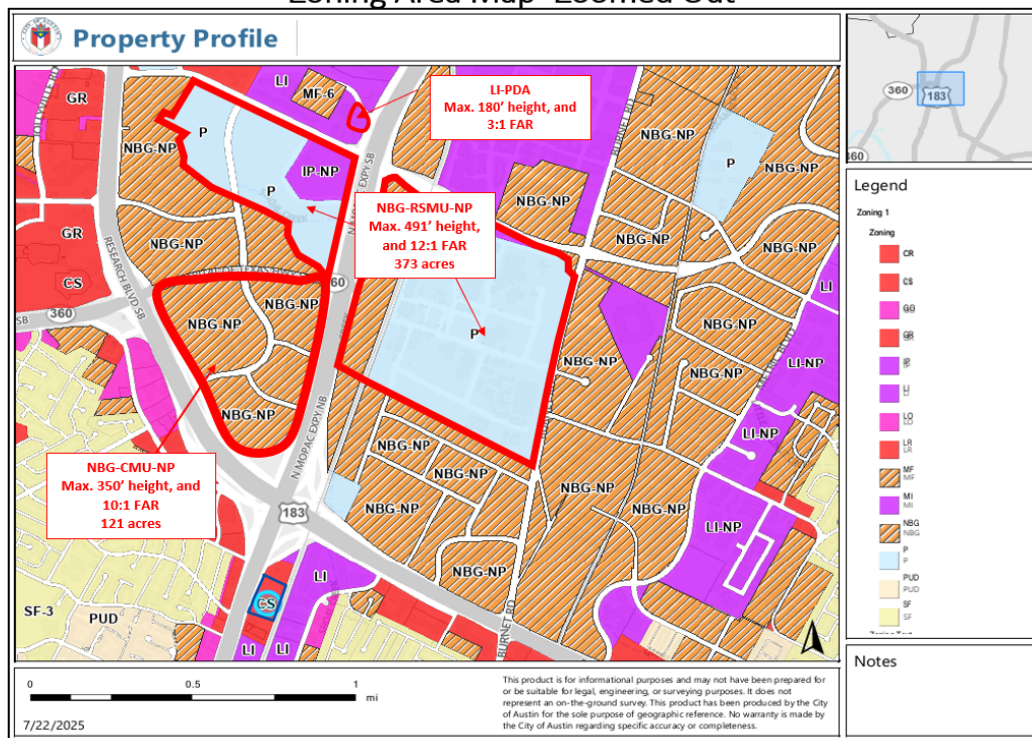


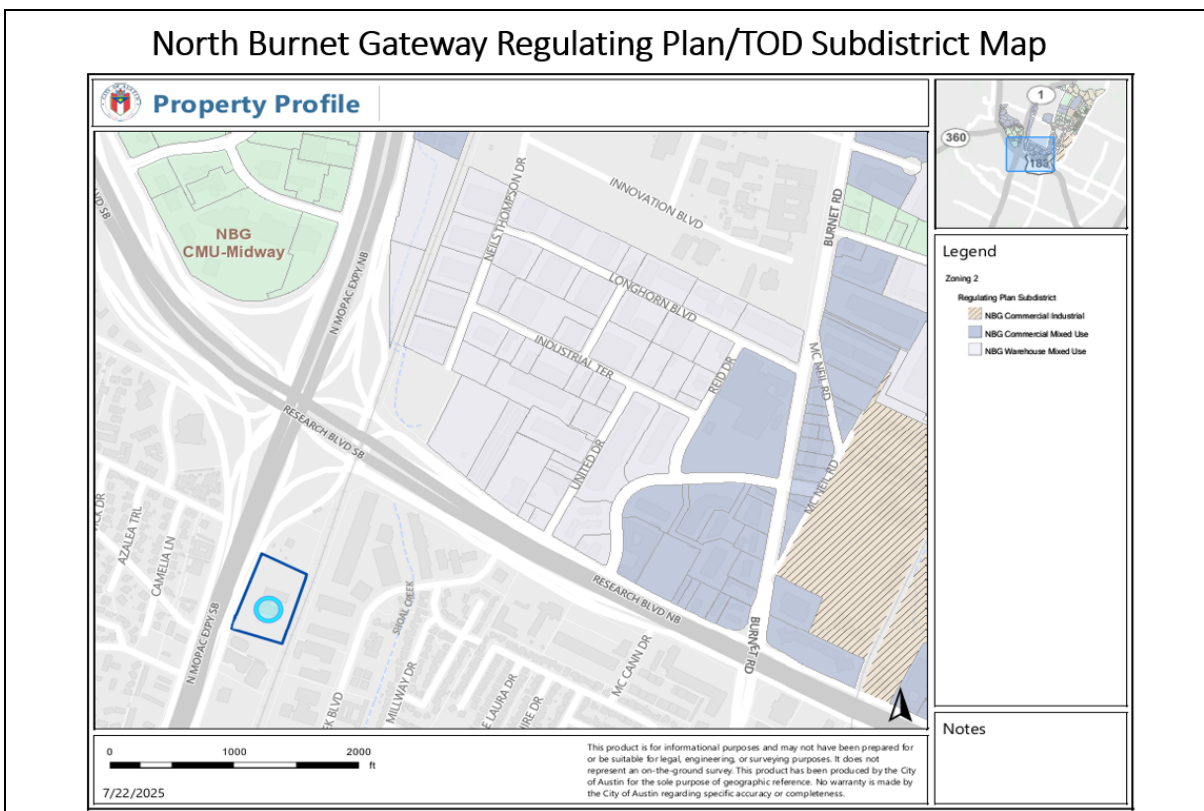
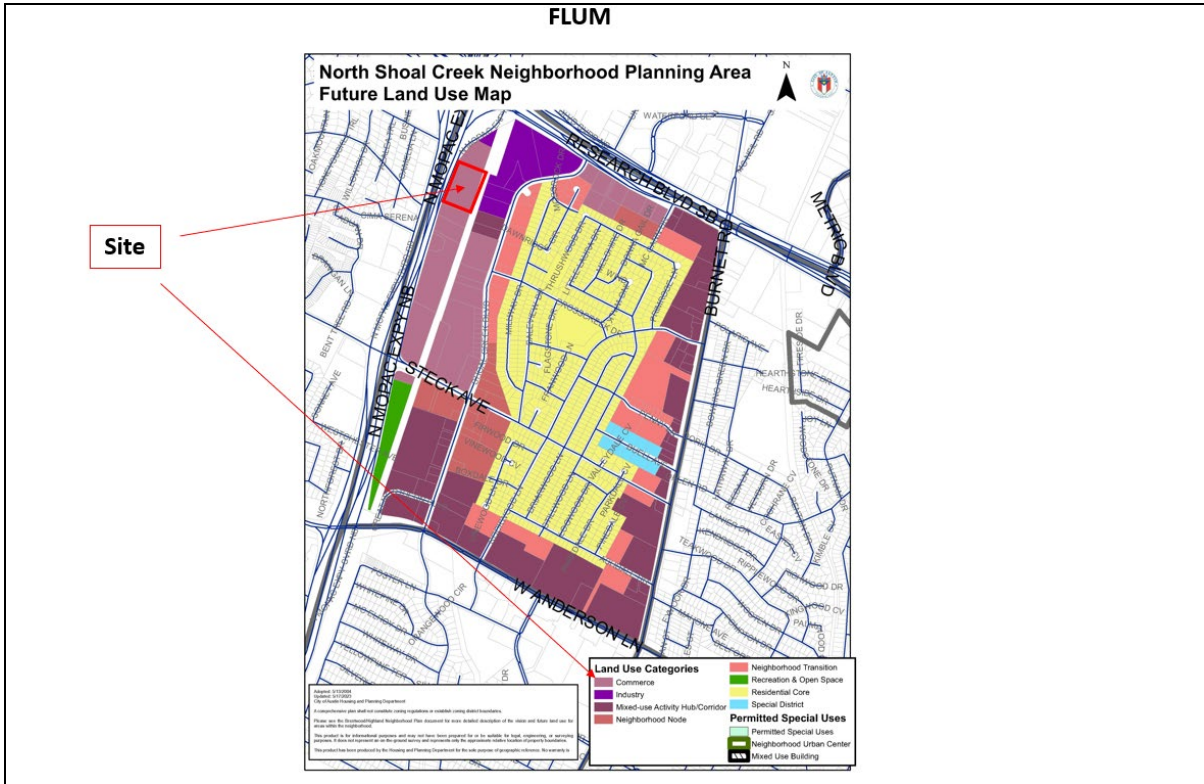
Zoning Area Map- Zoomed In

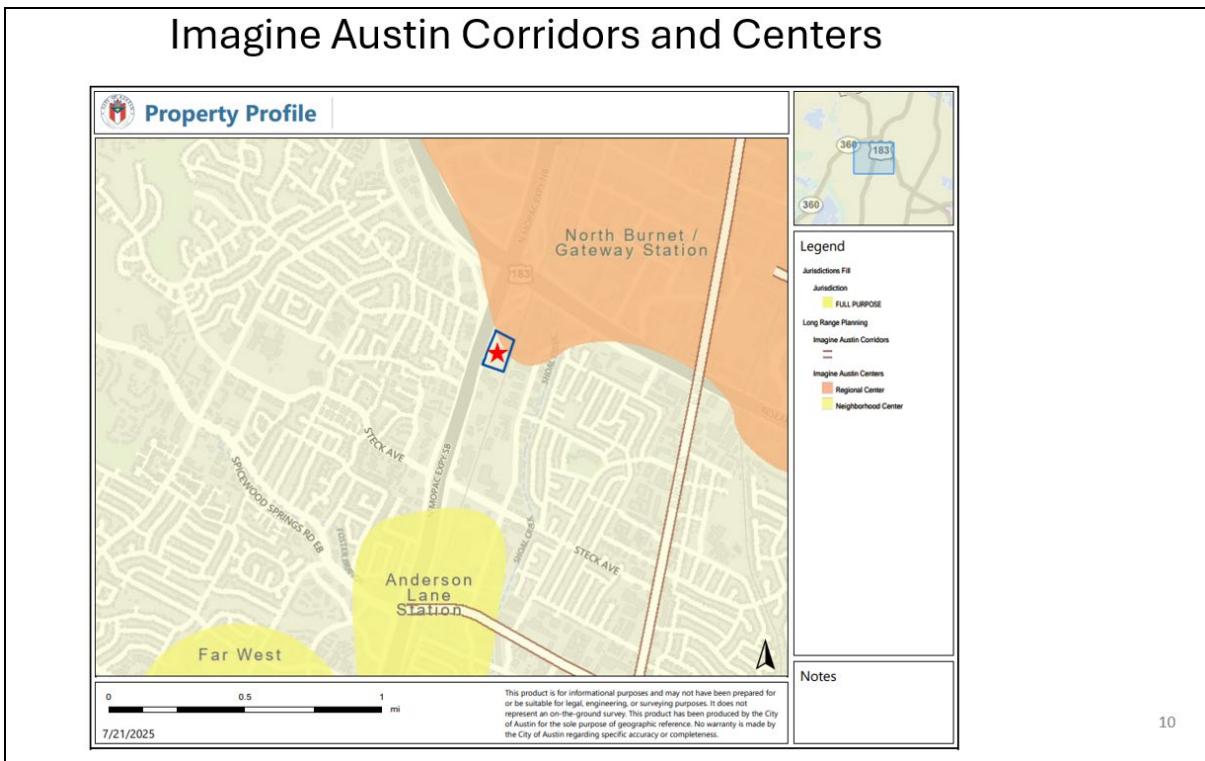
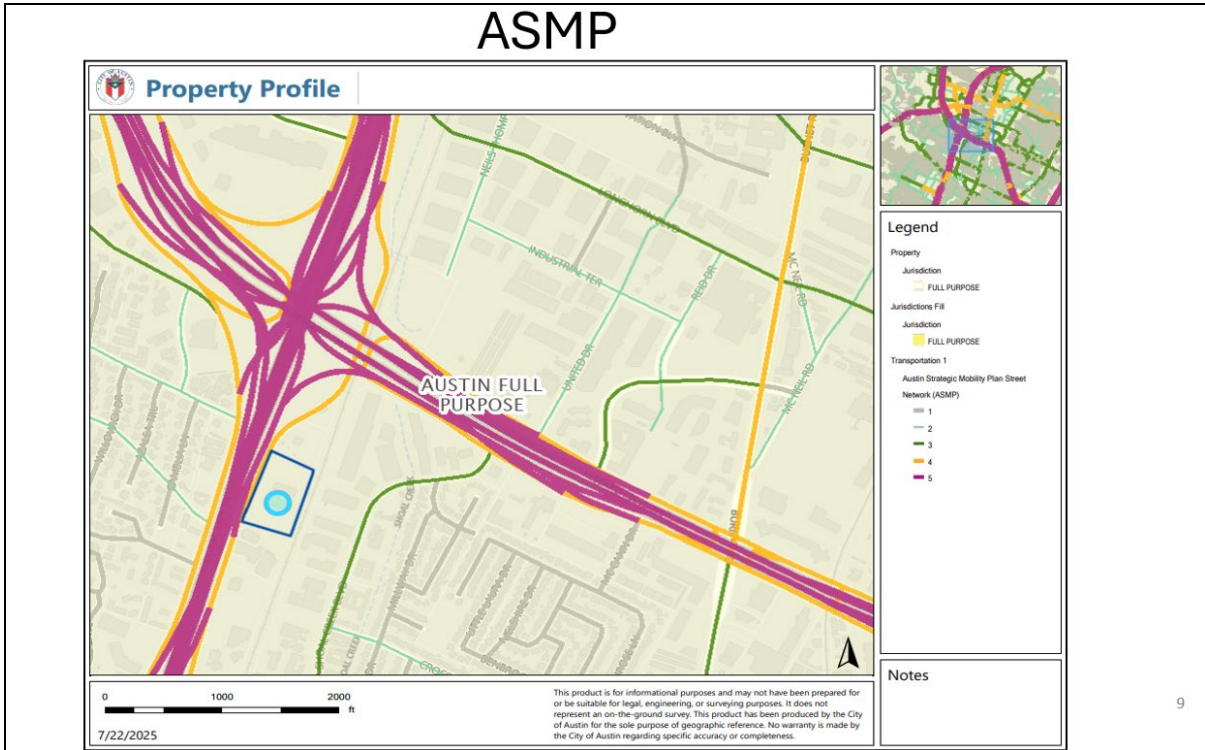


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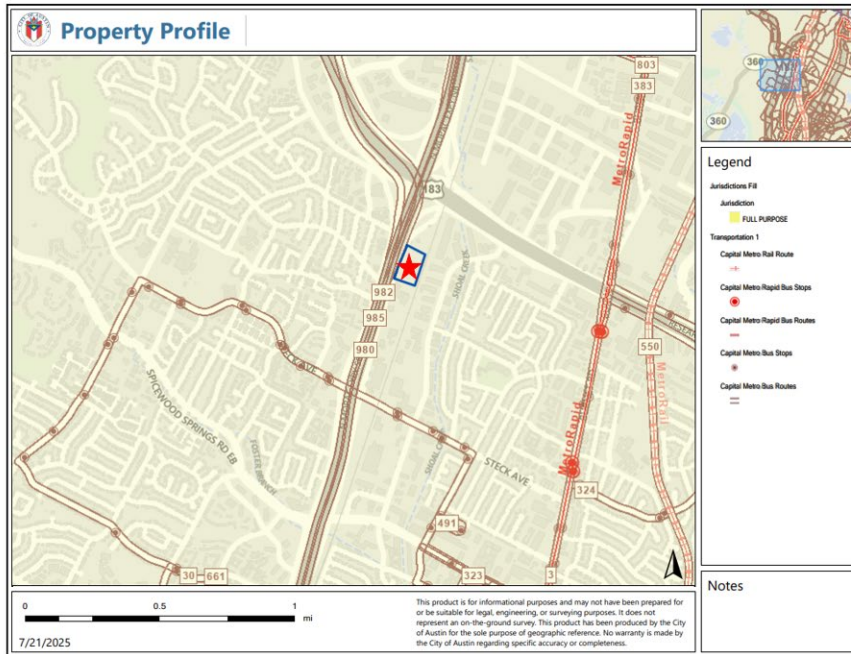
Zoning Area Map- Zoomed Out



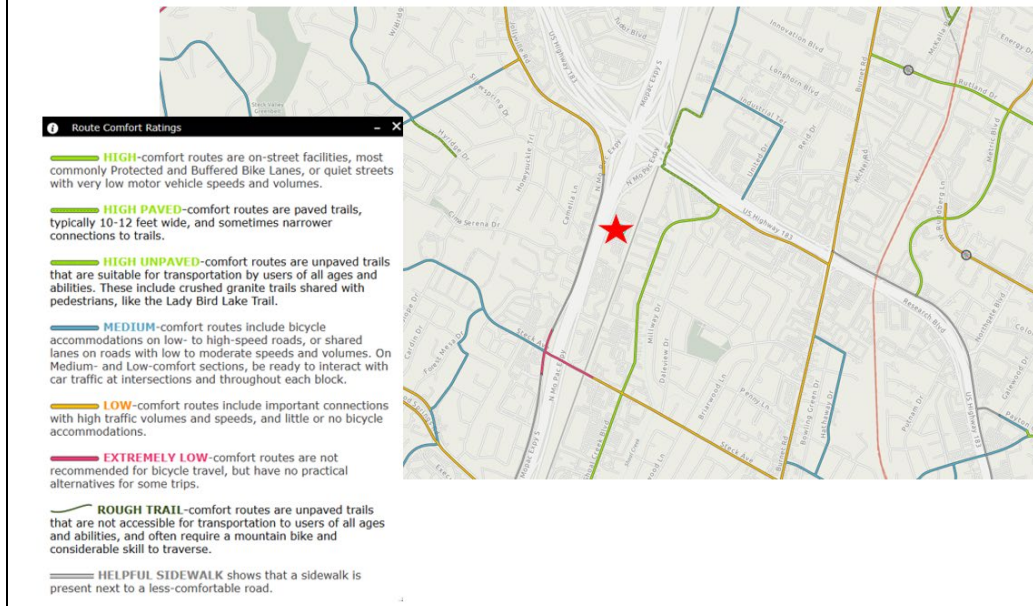




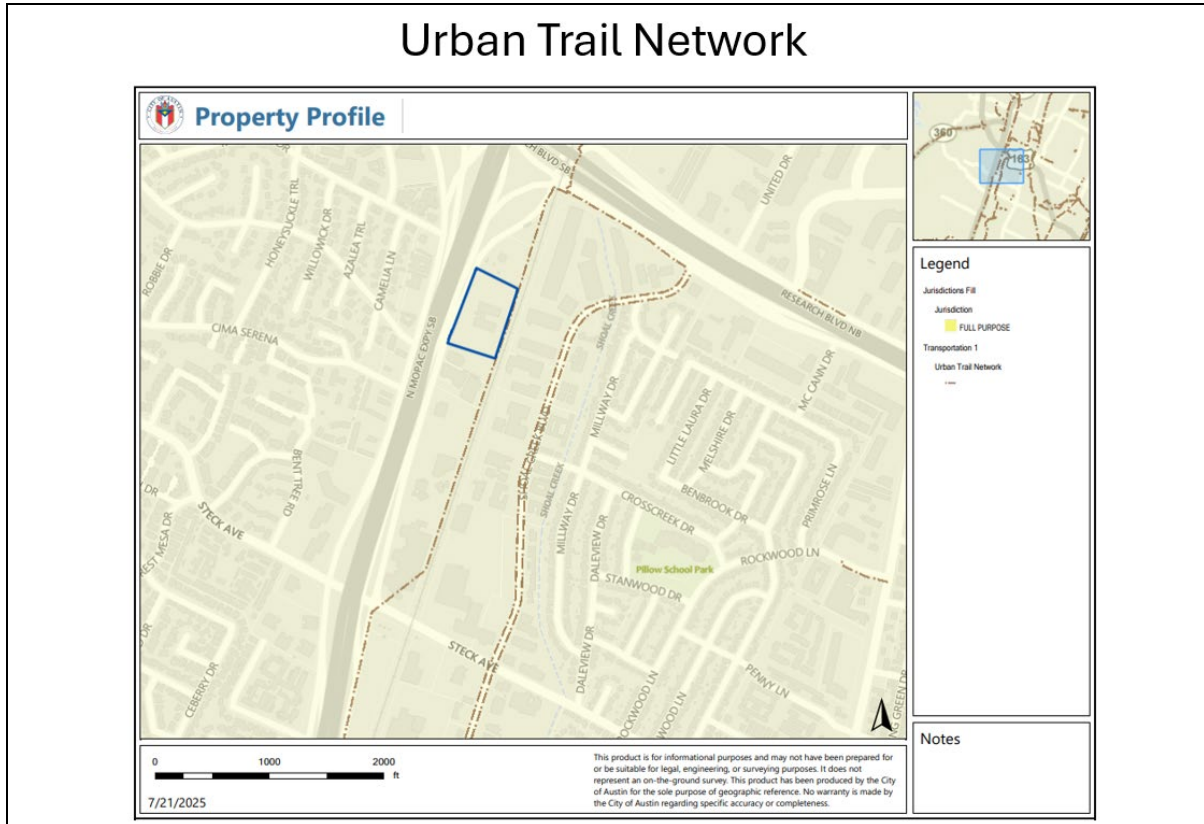
Cap Metro Stops/Routes



Bicycle Routes



Urban Trail Network



Supports Goals and Policies of North Shoal Creek Neighborhood Plan

Supports NSCNP "Housing Opportunity" (Note: NSCNP added 151 acres that could be used as housing, focused on NSCNP area perimeter including Shoal Creek Blvd.):

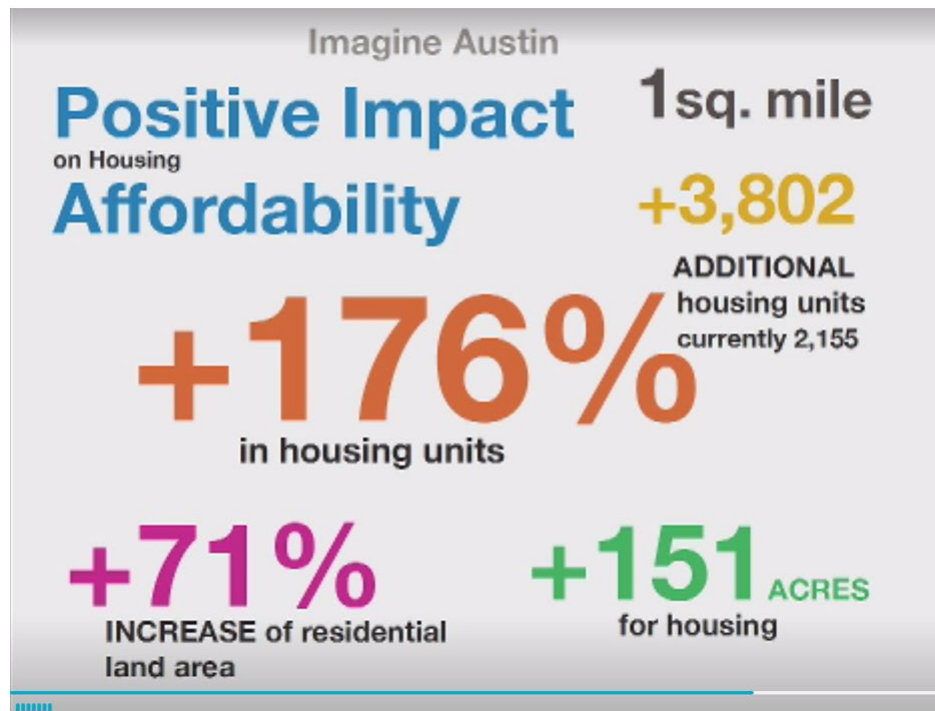
Housing Goal: Maintain a balance of housing types for a variety household sizes and incomes.

Housing Opportunity Policies:

H P1 Meet the housing needs of people of all races/ethnicities, ages, abilities, and other protected classes with a variety of housing options within North Shoal Creek.

H P3 Encourage location of residential units near transit to improve overall housing and transportation affordability.

Excerpt North Shoal Creek N.A. Presentation 8/23/18 Austin City Council



Excerpt Planning and Zoning Dept. Presentation 8/23/18 Austin City Council

Increasing Housing Opportunity

Areas where FLUM
could allow rezoning to
Multi-Family districts



Correspondence Received

No correspondence received.