

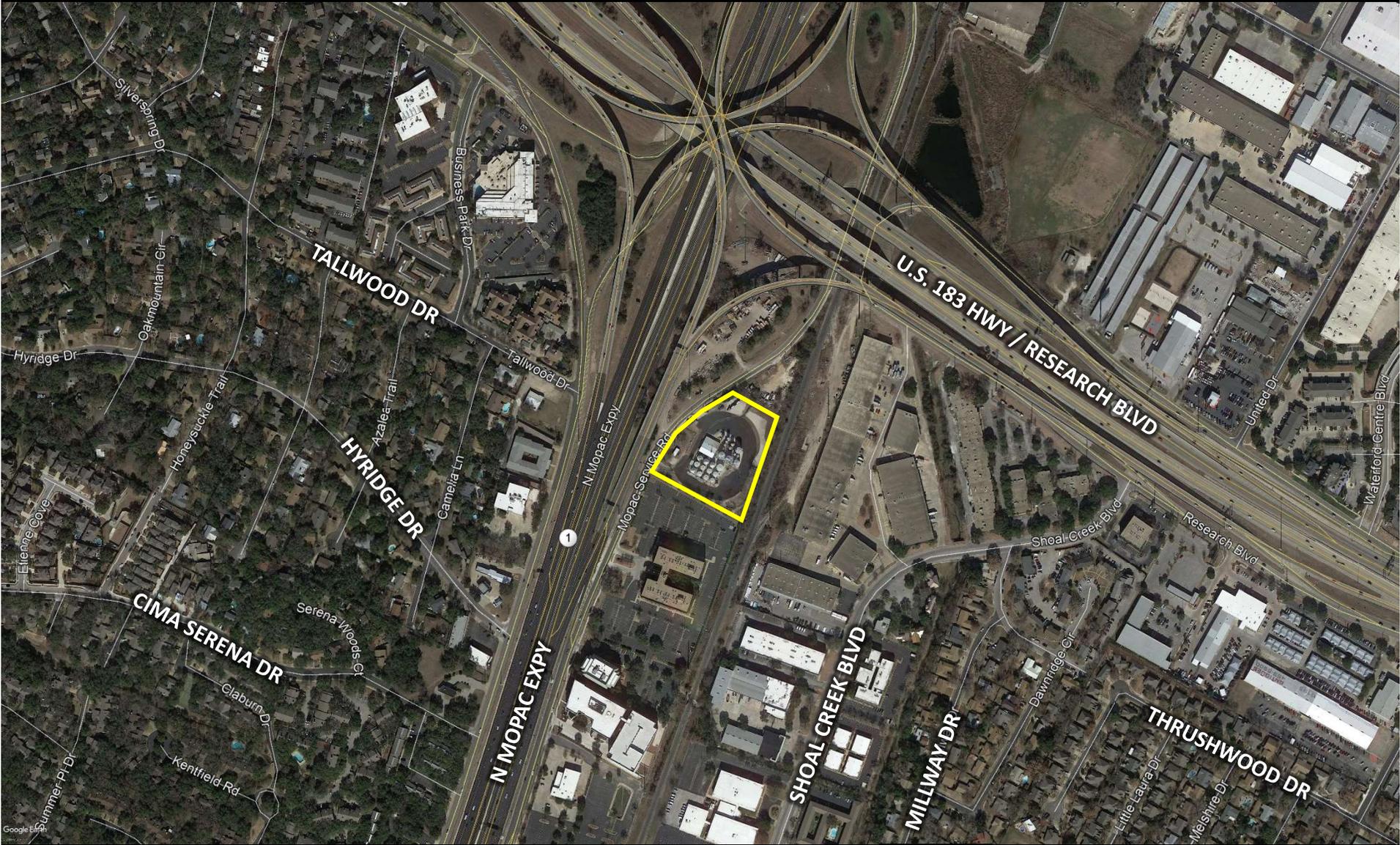
8703 N. Mopac

NPA-2020-0031.01

C14-2020-0013

Planning Commission

May 12, 2020



Silver Spring Dr

Oak Mountain Cir

TALLWOOD DR

Business Park Dr

Hyridge Dr

Honeysuckle Trail

HYRIDGE DR

Azalea Trail

Tallwood Dr

Camelia Ln

N Mopac Expy

Mopac Service Rd

U.S. 183 HWY / RESEARCH BLVD

United Dr

Waterford Centre Blvd

Etienne Cove

CIMA SERENA DR

Serena Woods Ct

Glaburn Dr

N MOPAC EXPY

SHOAL CREEK BLVD

Shoal Creek Blvd

Research Blvd

MILLWAY DR

Dawnridge Cir

THRUSHWOOD DR

Little Laura Dr

Melshire Dr

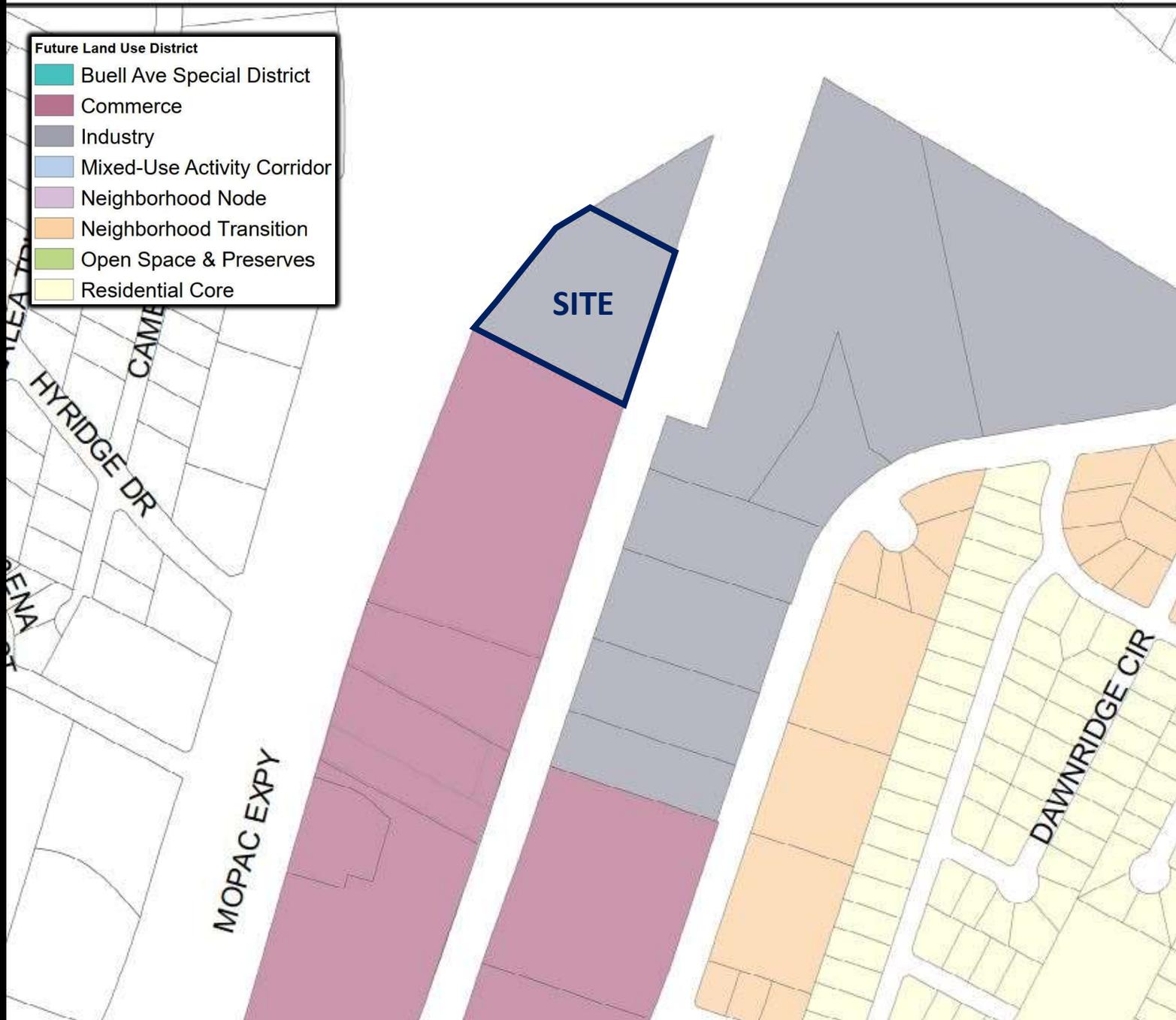
Google Earth

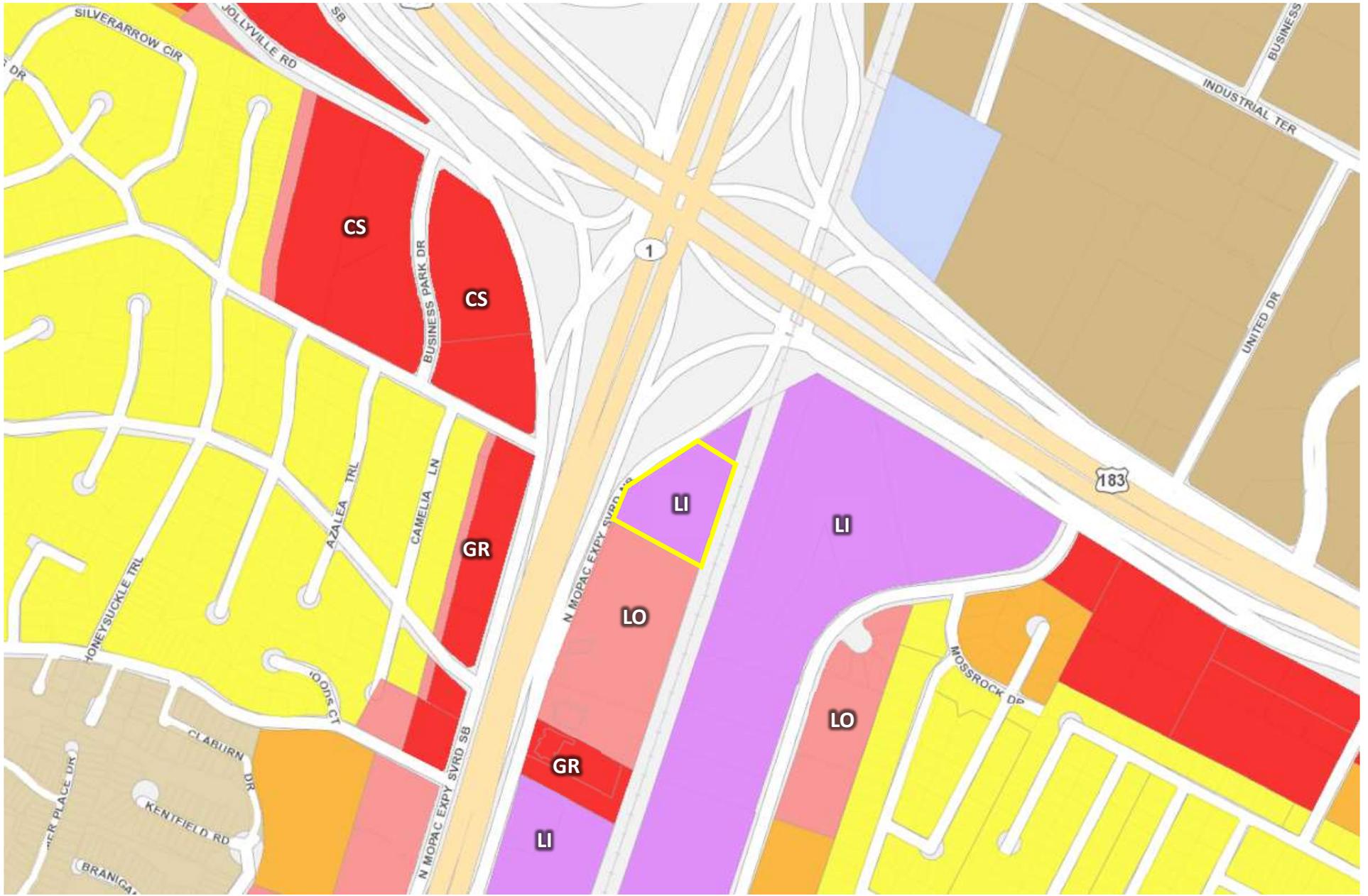
Site Details

- 3.29 acres / 143,312 square feet
- Located at the SEC of Mopac and US 183
- Zoned: LI
- FLUM: Industry
- Existing use: Ergon Asphalt & Emulsions
- North Shoal Creek Neighborhood Plan – adopted August 2018

Future Land Use District

- Buell Ave Special District
- Commerce
- Industry
- Mixed-Use Activity Corridor
- Neighborhood Node
- Neighborhood Transition
- Open Space & Preserves
- Residential Core





Request

- Amendment to the North Shoal Creek Neighborhood Plan FLUM

Industry  Commerce
&

- Rezoning from LI-NP (Limited Industrial – Neighborhood Plan) to CS-NP (General Commercial Services – Neighborhood Plan).

**North Shoal Creek Neighborhood Plan Contact Team
8608 Donna Gail Drive
Austin, Texas 78757**

November 20, 2019

Re: Neighborhood Plan Amendment

Denner Group
ATTN: Amanda Swore
200 Lee Barton Drive, Suite 100
Austin TX 78704

Dear Amanda,

The North Shoal Creek Neighborhood Plan Contact Team has approved submission of an out of cycle application to amend the North Shoal Creek Neighborhood Plan regarding the property at 8703/8803 North MoPac Expressway.


Kenneth R. Webb,
Acting Chair,
NSCNP Contact Team
nscontactteam@gmail.com
512-452-3251

Letter of Recommendation from the North Shoal Creek NPCT

From: NSC Contact Team

Sent: Thursday, April 02, 2020 3:42 PM

To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>

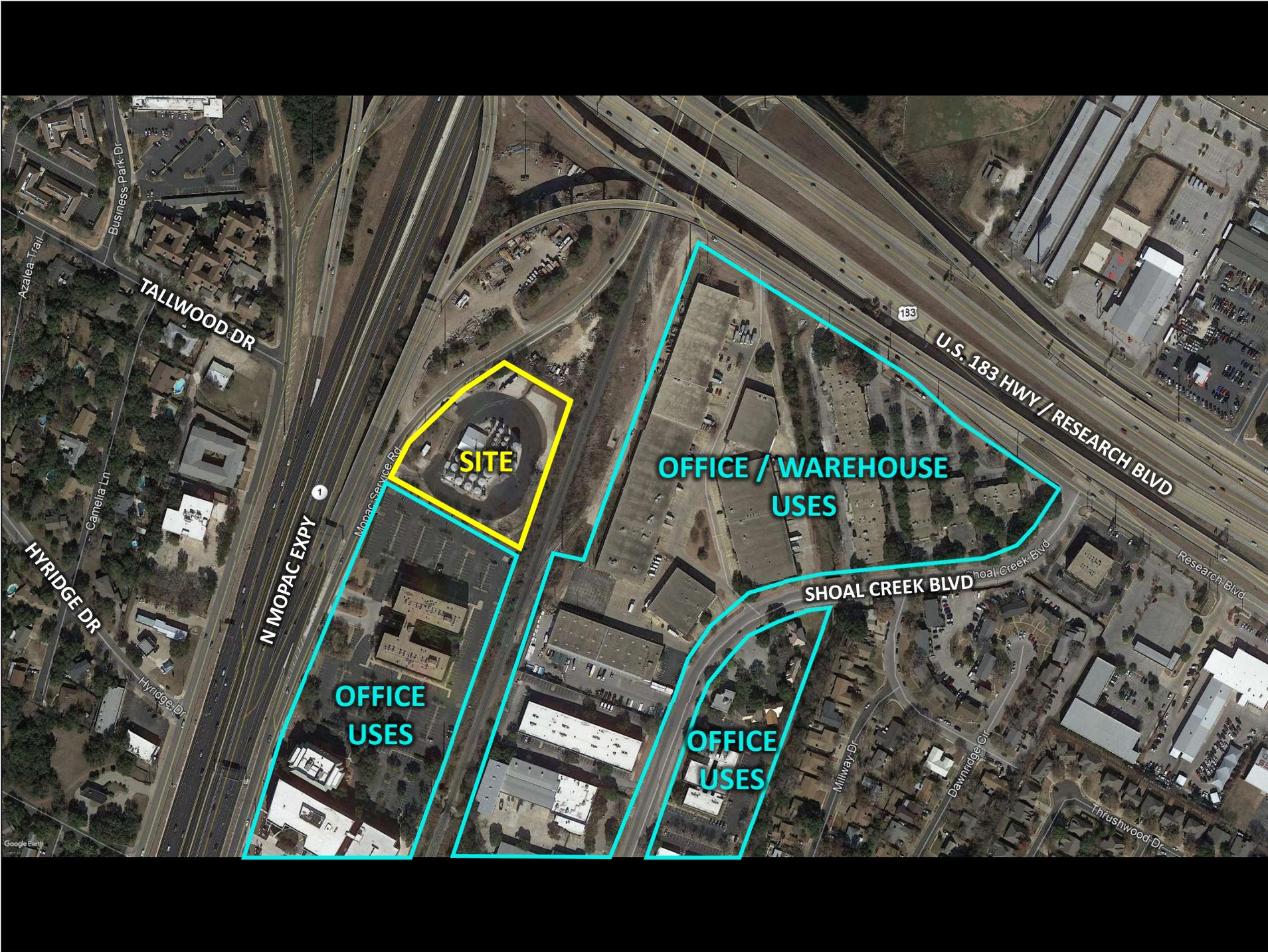
Cc: Greathouse, Stevie <stevie.greathouse@austintexas.gov>; Amanda Swor <aswor@drennergroupp.com>; District10 <District10@austintexas.gov>; District 7 <District7@austintexas.gov>

Subject: Re: Case Number NPA-2020-0013.01

This pertains to Case Number NPA-2020-0013.01, Application for Neighborhood Plan Amendment for 8803 N MOPAC EXPY SVRD,

On March 12, 2020, the North Shoal Creek Neighborhood Plan (NSCNP) Contact Team approved a resolution to recommend approval of the neighborhood plan amendment, identified as Case Number: NPA-2020-0031.01, to change the future land use/character districts for the property at 8803 N MOPAC EXPY within the North Shoal Creek neighborhood plan from Industry to Commerce.

Kenneth Webb,
Chair, NSCNP Contact Team



SITE

OFFICE / WAREHOUSE USES

OFFICE USES

OFFICE USES

N MOPAC EXPY

U.S. 183 HWY / RESEARCH BLVD

SHOAL CREEK BLVD

TALLWOOD DR

HYRIDGE DR

Azalea Trail

Camelia Ln

HyrIDGE Dr

Mopac Service Rd

Millway Dr

Dawnridge Cir

Thrushwood Dr

Research Blvd

