

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

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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

**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.