



NOTICE OF PUBLIC HEARING FOR REZONING

Mailing Date: August 7, 2026

Case Number: C14-2025-0064

Este aviso le informa de una audiencia pública tratando de un cambio de zonificación dentro de una distancia de 500 pies de su propiedad. Si usted desea recibir información en español, por favor llame al (512) 974-3531.

The City of Austin has sent this letter to inform you that we have received an application for rezoning of a property. We are notifying you because City Ordinance requires that all property owners within 500 feet, residents who have a City utility account address within 500 feet, and registered environmental or neighborhood organizations whose declared boundaries are within 500 feet be notified when the City receives an application.

Project Location:	11010-1/2 South Mopac Expressway Southbound
Owner:	Circle C Land, LP, Erin D. Pickens
Applicant	Drenner Group PC, Amanda Swor, (512) 807-2904

Proposed Zoning Change:

Tract 1

From: CS-MU-CO – General Commercial Services district is intended predominately for commercial and industrial activities of a service nature having operating characteristics or traffic service requirements generally incompatible with residential environments. **Mixed Use combining district** is intended for combination with selected base districts, in order to permit any combination of office, retail, commercial, and residential uses within a single development. **Conditional Overlay combining district** may be applied in combination with any base district. The district is intended to provide flexible and adaptable use or site development regulations by requiring standards tailored to individual properties.

To: CS-MU-CO – General Commercial Services district (please see description above). **Mixed Use combining district** (please see description above). **Conditional Overlay combining district** (please see description above).

Tract 2

From: GO-MU-CO – General Office district is intended for offices and selected commercial uses predominately serving community and city-wide needs. **Mixed Use combining district** (please see description above). **Conditional Overlay combining district** (please see description above).

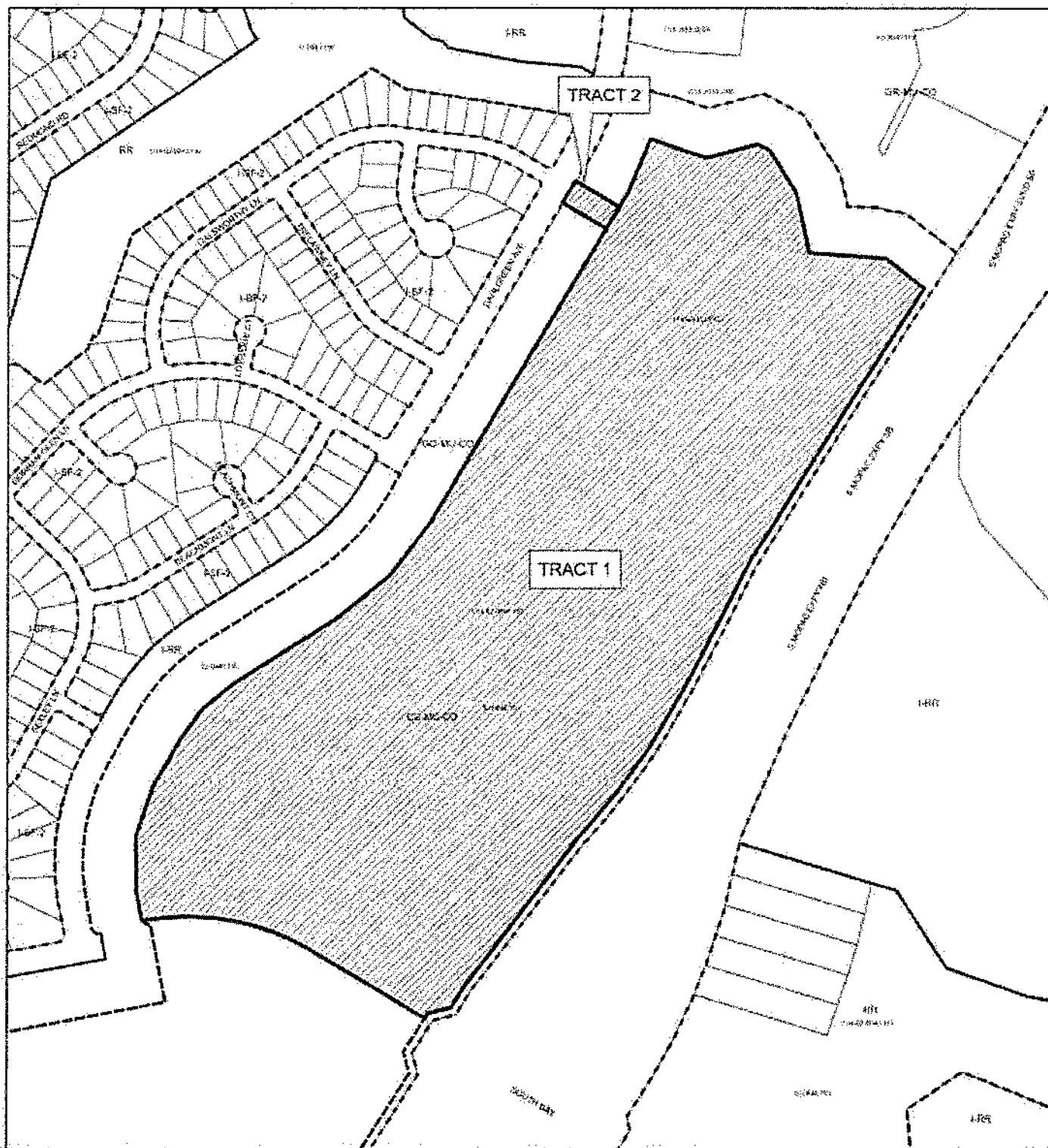
To: GO-MU-CO – General Office district (please see description above). **Mixed Use combining district** (please see description above). **Conditional Overlay combining district** (please see description above).

Nature of Amendment to Tract 1 and Tract 2 is to change conditions of zoning in Ordinance No. 020801-31 (identified therein as Tract B and a portion of Tract B-1).

This application is scheduled to be heard by the **Zoning and Platting Commission** on **August 18, 2026**, beginning at **6:00 p.m.** The meeting will be held **in-person** at City Hall Council Chambers, 301 West 2nd Street and **online** viewable at <http://www.atxn.tv>.

To participate at this Public Hearing, you may either attend virtually by viewing the meeting online and registering to speak in advance or by going to City Hall at 301 West 2nd Street and attending in-person. For additional information on how to participate in the meeting, please contact the case manager listed below by email or phone or go to the Zoning and Platting Commission website: <http://www.austintexas.gov/content/zoning-and-platting-commission>.

If you have any questions concerning the zoning change application, please contact Nancy Estrada of Austin Planning at 512-974-7617 or via email at nancy.estrada@austintexas.gov and refer to the Case Number at the top right of this notice. You can find more information on this application by inserting the case number at the following website: <https://abc.austintexas.gov/citizenportal/app/public-search>.



1" = 400'

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2025-0064



Austin

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by Austin Planning for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

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