



NOTICE OF PUBLIC HEARING FOR REZONING

Mailing Date: July 24, 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:

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.

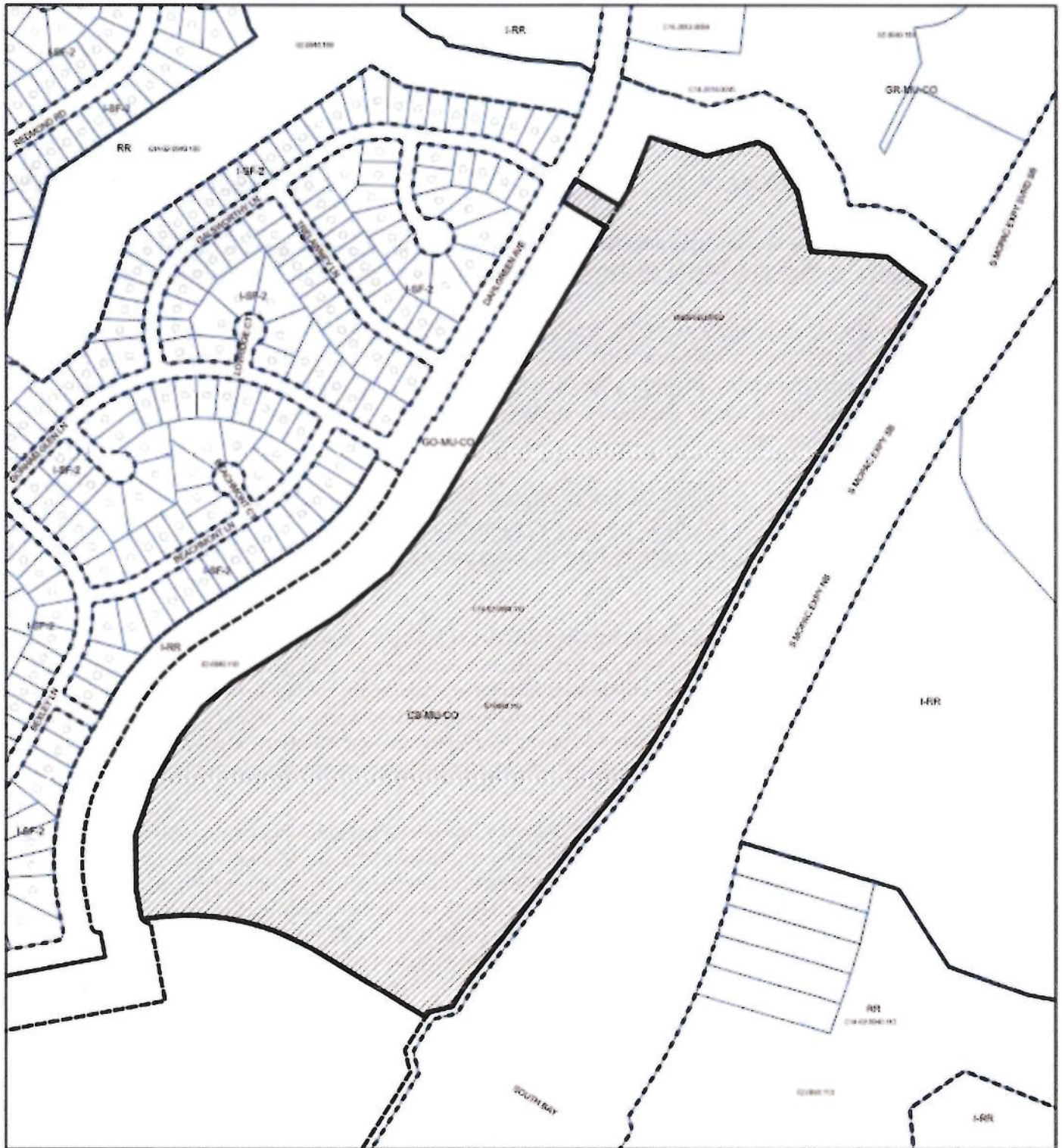
To: CS-MU-CO – General Commercial Services district is intended predominately for commercial and industrial activities of a service nature having operating characteristics or traffic service requirements generally incompatible with residential environments. **Mixed Use combining district** is intended 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.

Nature of Amendment is to change conditions of zoning.

This application is scheduled to be heard by the **Zoning and Platting Commission** on **August 4, 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>



ZONING

ZONING CASE#: C14-2025-0064



- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

1" = 400'

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.



Created: 7/22/2026

INFORMACIÓN DE AUDIENCIA PÚBLICA

Esta petición de zonificación / rezonificación será revisada y se tomarán medidas en dos reuniones públicas diferentes: antes de la Comisión de Usos Urbanos y el consejo municipal. Aunque se espera que solicitantes y/o su(s) agente(s) se presenten en una audiencia pública, usted no está obligado de atender. Esta reunión se llevará a cabo tanto en línea a través de internet igual como en persona. Por estos medios tendrá la oportunidad de hablar A FAVOR o EN CONTRA del propuesto desarrollo o cambio. Póngase en contacto con el administrador de casos para más información sobre cómo participar en las audiencias públicas. Usted también puede contactar organizaciones ambientales o asociaciones de vecinos que han expresado interés en una aplicación que afecta a su vecindario.

Durante la audiencia pública, la comisión podría postergar o continuar audiencia del caso en una fecha futura, o puede evaluar la recomendación de los oficiales municipales y las del público al mismo tiempo mandando su recomendación al cabildo municipal. Si la comisión anuncia una fecha y hora específica para postergar o continuar discusión, y no se extiende más de 60 días, no tendrá obligación de otra notificación pública.

El cabildo municipal, durante su audiencia pública, puede otorgar o negar una petición de zonificación, rezonificar el terreno a una clasificación de zonificación menos intensiva que lo que es pedida. En ningún caso se otorgara una clasificación de zonificación más intensiva de la petición.

Para otorgar un desarrollo de usos urbanos mixtos, el cabildo municipal puede agregar la designación USO MIXTO (MU) DISTRITO COMBINADO, *Mixed-use (MU) Combining District*, a ciertos usos urbanos de comercio. La designación MU- Distrito Combinado simplemente permite usos urbanos residenciales en adición a los usos ya permitidos el los siete distritos con zonificación para comercio. Como resultado, la designación MU- Distrito Combinado, otorga la combinación de oficinas, comercio, y usos urbanos residenciales en el mismo sitio. Para más información acerca del proceso de desarrollo urbano de la ciudad de Austin, por favor visite nuestra página de la Internet: www.austintexas.gov/planning.

Comentarios escritos deberán ser sometidos a la comisión (o a la persona designada en la noticia oficial) antes de la audiencia pública. Sus comentarios deben incluir el nombre de la comisión, la fecha de la audiencia pública, y el número de caso de la persona designada en la noticia oficial. La correspondencia y la información enviada a la Ciudad de Austin están sujetas a la Ley de Información Pública de Texas (Capítulo 552) y serán publicadas en línea.

Numero de caso: C14-2025-0064

Persona designada: Nancy Estrada, 512-974-7617

Audiencia Publica: 4 de agosto del 2026, Comisión de Zonificación y Platting

Su nombre (en letra de molde)

☐ A favor
☐ En contra

Su domicilio(s) afectado(s) por esta solicitud (opcional)

Firma

Fecha

Número de teléfono durante el día (**Opcional**):

Comentarios:

Si usted usa esta forma para proveer comentarios, puede retornarlos:

City of Austin - PDC

O por correo electrónico a:

Austin Planning

nancy.estrada@austintexas.gov

Nancy Estrada

P. O. Box 1088

Austin, TX 78767

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to participate in a public hearing, you are not required to participate. This meeting will be conducted both online and in-person at which you will have the opportunity to speak FOR or AGAINST the proposed development or change. Contact the case manager for further information on how to participate in the public hearings. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice. Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and will be published online.

Case Number: C14-2025-0064

Contact: Nancy Estrada, 512-974-7617

Public Hearing: August 4, 2026, Zoning and Platting Commission

Your Name (please print)

☐ I am in favor
☐ I object

Your address(es) affected by this application (optional)

Signature

Date

Daytime Telephone (Optional):

Comments:

If you use this form to comment, it may be returned to:

City of Austin - PDC

Or email to:

Austin Planning

nancy.estrada@austintexas.gov

Nancy Estrada

P. O. Box 1088

Austin, TX 78767