

ZONING CHANGE REVIEW SHEET

CASE: C14-2026-0027 – 4106 Medical Parkway DISTRICT: 10

ZONING FROM: LO

ZONING TO: GR-CO-ETOD-DBETOD

ADDRESS: 4106, a portion of 4100 and 4102 1/2 Medical Parkway

SITE AREA: 1.0 acres (43, 560 sq. ft.)

PROPERTY OWNER: Medical Parkway Plaza, LLC

AGENT: HD Brown Consulting (Amanda Brown)

CASE MANAGER: Cynthia Hadri 512-974-7620, Cynthia.hadri@austintexas.gov

STAFF RECOMMENDATION:

The staff recommendation is to grant community commercial – conditional overlay - equitable transit-oriented development – density bonus equitable transit-oriented development (GR-CO-ETOD-DBETOD) combined district zoning. The conditional overlay is for a maximum height of 50 feet on the property.

The applicant is not seeking a modification request for the ground floor pedestrian-oriented commercial space.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

July 7, 2026: APPROVED THE APPLICANT'S REQUEST FOR GR-CO-ETOD-DBETOD COMBINED DISTRICT ZONING.

[R. PUZYCKI; L. STERN - 2ND] (6-1) – B. GREENBERG – AGAINST; S. BOONE, A. CORTES, T. MAJOR, C. TSCHOEP – ABSENT

CITY COUNCIL ACTION:

August 27, 2026:

ORDINANCE NUMBER:

ISSUES:

On March 9, 2023, City Council approved Resolution No. 20230309-016 accepting the Equitable Transit-Oriented Development Policy Plan and directing the City Manager

regarding next steps for implementation of items intended to benefit the Project Connect Phase 1 Austin Light Rail project. This included development of code amendments to support transit in May of 2024 (Ordinance No. 20240516-005), including creation of the ETOD combining district (restrictions on non-transit supportive uses) and the DBETOD combining district (allowing residential use, and relaxing some development standards including increased height in exchange for income-restricted housing). Properties within one half-mile of the Phase 1 Austin Light Rail alignment and Priority Extensions were included within this overlay, and certain properties were rezoned through a City-initiated process to include the ETOD and DBETOD combining districts. Further, properties rezoned with DBETOD combining district were categorized into Subdistrict 1 (maximum allowable height of 120 feet) or Subdistrict 2 (maximum allowable height of 90 feet), generally based on property distance of ¼-mile or ½-mile from the Phase 1 alignment, respectively. However, some properties within the one half-mile buffer were not included in this City-initiated process, which is the subject of this request.

CASE MANAGER COMMENTS:

The property in question is approximately one acre, developed with one commercial building at approximately 6,500 square feet and a parking lot. The property is on Medical Parkway, a level 3 Austin Strategic Mobility Plan (ASMP), an Imagine Austin Corridor and is adjacent to the Burnet Road Activity Corridor. The site is currently zoned Limited Office (LO) district zoning and is surrounded by office, commercial and retail uses (CS-1, GR, LO, CS, LO-ETOD-DBETOD, LR-ETOD-DBETOD, CS-ETOD-DBETOD) to the north, south and east. There are also residential zonings (SF-3 and MF-4) to the west and south. ***Please refer to Exhibits A (Zoning Map) and B (Aerial View).***

Staff is recommending the community commercial – conditional overlay - equitable transit-oriented development – density bonus equitable transit-oriented development (GR-CO-ETOD-DBETOD) combined district zoning for the property. The staff recommendation is based on the combination of the surrounding zoning, compatibility requirements, the building size and street types. There is no demolition proposed for the property, the applicant is intending to keep the existing building for additional uses on the property. The conditional overlay applied to the property is for a maximum height of 50 feet which is applicable only to the base zoning district, While the applicant is not seeking to utilize the ETOD density bonus at this time, it would supersede the height restriction. The ETOD overlay also prohibits many uses that are non-transit-supportive, which is why staff has not prohibited any uses for this site.

The applicant is requesting community commercial – conditional overlay - equitable transit-oriented development – density bonus equitable transit-oriented development (GR-CO-ETOD-DBETOD) combining district zoning and to remain in Subdistrict 2 which would allow a development to include multi-family units requiring an affordable component in targeted areas to support future transit. A building constructed under ETOD and DBETOD standards allows for a mix of residential uses and transit-supportive commercial uses, and the result is typically retail, restaurants and offices on the ground floor, and residential units on upper levels. Those uses deemed non-transit-supportive have been prohibited or made as

conditional within the ETOD combining district. ***Please refer to Exhibit C (Applicant Summary Letter).***

A development utilizing the “density bonus ETOD” incentives is permitted with a base GR district, and must include an affordability component for residential use in order to obtain incentives, including height maximum of up to 90 feet in the GR district (60 feet base district plus up to 30 feet height incentive) and relaxation of development and compatibility standards, such as floor to area ratio (FAR), setbacks and building coverage. There are several methods of satisfying DBETOD development affordability requirements, based on whether the proposed units will be offered as rental or for ownership.

For rental units, the options are based on a tiered system tied to achievable maximum height or modified development standards.

- i. To achieve 60 feet in height or to utilize a development standard under DBETOD that is not height-related, a development must provide:
 - a minimum of 10% of the residential units as affordable for lease and occupancy by households earning 60% or less than the Austin-Round Rock Metropolitan Statistical Area MFI;
- ii. To achieve 90 feet in height, a development must provide:
 - a minimum of 12% of the residential units as affordable for lease and occupancy by households earning 60% or less than the Austin-Round Rock Metropolitan Statistical Area MFI; or
 - a minimum of 10% of the residential units as affordable for lease and occupancy by households earning 50% or less MFI.

There are two options of satisfying DBETOD development affordability requirements which include ownership units:

- 1) a minimum of 12% of the units as affordable for ownership and occupancy by households earning 80% or less than the Austin-Round Rock Metropolitan Statistical Area MFI; or
- 2) an in-lieu-fee payment to the Housing Trust Fund, equivalent to 125% of the required percentage of the total residential units, including the mix of bedrooms required, at the rate set in the fee schedule at the time of site plan submittal.

BASIS OF RECOMMENDATION:

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

The Community Commercial district is intended for office and commercial uses serving neighborhood and community needs, including both unified shopping centers and individually developed commercial sites, and typically requiring locations accessible from major traffic ways.

The 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.

The Equitable Transit-Oriented Development combining district promotes transit-supportive uses, increases bicycle, pedestrian, transit connectivity, and housing options, near public transit, and prohibits certain commercial, industrial, and agricultural uses.

The Density Bonus Equitable Transit-Oriented Development combining district allows for residential uses, modifies compatibility standards and site development regulations, and grants additional building height in exchange for income-restricted housing.

2. *Zoning should allow for reasonable use of the property.*

The applicant is looking to add more commercial uses to their property that would serve the neighborhood for the existing building with this rezoning. Staff recommends the applicant's request as the lot meets the intent of the GR district and the addition of the ETOD-DBETOD to the zoning string would prohibit the more intense commercial uses listed in the ETOD ordinance.

3. *Zoning should promote clearly-identified community goals, such as creating employment opportunities or providing for affordable housing.*

This rezoning authorizes a property to participate in a voluntary density bonus or incentive program that provides modifications to development regulations or other regulatory-related benefits in exchange for community benefits. In exchange for increased development potential, the development is required comply with affordable housing requirements as per the DBETOD combining district regulations. This request continues to align with City objectives to increase density and affordability in exchange for relaxed development standards.

4. *The rezoning should be consistent with the policies and principles adopted by the City Council.*

City Council has provided policy and direction for having more residential density and increased affordability and equitable transit-oriented development, as well as incentivizing vertical mixed use buildings throughout the City.

5. *The proposed zoning should satisfy a real public need and not provide special privilege to the owner.*

Part of the ETOD policy implementation included mitigation measures to help reduce displacement pressures during redevelopment. The implementation measures require development utilizing the DBETOD program to comply with residential redevelopment requirements to preserve existing affordable and/or attainable housing opportunities for low- and middle-income households. Further, implementation measures require new development utilizing the DBETOD program to provide the right to return to certain qualifying businesses (certain non-residential uses) in the new development with right to return to affordable, comparably sized spaces. The ETOD policies seek to balance the need for increased density

and activity surrounding transit with displacement pressures associated with said redevelopment.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LO	Medical Offices
<i>North</i>	CS-1; CS	Restaurant/ Bar
<i>South</i>	GR; LO; MF-4; CS-ETOD-DBETOD	Multifamily Residential; Commercial Office Uses
<i>East</i>	CS; LO-ETOD-DBTOD; LR- ETOD-DBTOD; CS- ETOD-DBTOD; SF-3	Service Station, Offices and Commercial Uses
<i>West</i>	SF-3	Single Family Residential

NEIGHBORHOOD PLANNING AREA: N/A

WATERSHED: Shoal Creek (Urban)

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS: Austin Independent School District

Bryker Woods Elementary School O Henry Middle School Austin High School

COMMUNITY REGISTRY LIST:

Austin Independent School District
Austin Neighborhoods Council
Bull Creek Road Coalition
Friends of Austin Neighborhoods
Homeless Neighborhood Association

North Austin Neighborhood Alliance
Preservation Austin
Rosedale Neighborhood Assn.
Shoal Creek Conservancy

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2025-0023– Project Name	LO-ETOD-DBETOD to LR-ETOD- DBETOD	To Grant LR-ETOD- DBETOD (4/8/2025)	Approved LR-ETOD- DBETOD as Planning Commission Recommended (5/22/2025)
C14-2019-0066 – Lamborghini Dealership - Aux Com Lot	LO to GR-CO; as amended	Expired	Expired

C14-95-0130 – Caldwell Co./Russell Sports	SF-3 to LO-CO	N/A	Approved LO-CO with medial offices as a prohibited use (11/30/1995)
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RELATED CASES: There are no related cases.

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning:

Project Name and Proposed Use: 4106 MEDICAL PARKWAY. C14-2026-0027. Project: 4106 Medical Parkway. 1 acre from LO to GR-ETOD-DBETOD. Existing: medical-dental office building. Proposed: medical-dental office building. Note that the applicant is requesting ETOD-DBETOD to allow for the option for a vertical mixed-use project; however, with no redevelopment plans proposed, the associated housing and mixed-use measures are not considered met.

Yes	Imagine Austin Decision Guidelines
Complete Community Measures *	
Y	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. Names of Activity Centers/Activity Corridors/Job Centers *: • Adjacent to Burnet Road Activity Corridor
Y	Mobility and Public Transit *: Located within 0.25 miles of public transit stop and/or light rail station. • Adjacent to bus stops along Medical Pkwy
Y	Mobility and Bike/Ped Access *: Adjoins a public sidewalk, shared path, and/or bike lane. • Sidewalk and bike lane present along Medical Pkwy
	Connectivity, Good and Services, Employment *: Provides or is located within 0.50 miles to goods and services, and/or employment center. • Within 0.5 miles of Goods and Services along Medical Pkwy and Burnet Rd
Y	Connectivity and Food Access *: Provides or is located within 0.50 miles of a grocery store/farmers market. • 0.3 miles to Central Market grocery store
	Connectivity and Education *: Located within 0.50 miles from a public school or university.
Y	Connectivity and Healthy Living *: Provides or is located within 0.50 miles from a recreation area, park or walking trail. • 0.3 miles to Ramsey Neighborhood Park
Y	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.) • Within 0.5 miles of Ascension Seton Medical Center, Austin Heart Central, and medical services along Medical Pkwy, including on-site medical services
	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.
	Housing Affordability *: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.

	Mixed use * : Provides a mix of residential and non-industrial uses.
	Culture and Creative Economy * : Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	Culture and Historic Preservation : Preserves or enhances a historically and/or culturally significant site.
	Creative Economy : Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
	Workforce Development, the Economy and Education : Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in a particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	Industrial Land : Preserves or enhances industrial land.
Y	Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone
7	Number of "Yes's"

Drainage:

The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City's Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

Environmental:

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Shoal Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

Zoning district impervious cover limits apply in the Urban Watershed classification.

According to floodplain maps there is no floodplain within or adjacent to the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm.

At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

Fire: There are no comments.

PARD – Planning & Design Review:

Parkland dedication fees may apply to any future site or subdivision applications resulting from this rezoning. As of January 1, 2024, new commercial, non-residential uses are not subject to parkland dedication requirements at the time of site plan and subdivision.

Please note that with potential redevelopment, residential units that are certified affordable and income-restricted are exempt from the parkland dedication requirements per City Code § 25-1-601(D)(4). Parkland dedication will be required for any new market-rate residential units that may be proposed by this development, at the time of subdivision or site plan, per City Code § 25-1-601.

If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: ann.desantis@austintexas.gov. At the applicant's request, PARD can provide an early determination of parkland dedication requirements.

Site Plan:

Zoning Cases

FYI: All comments regarding the effects of the proposed rezoning on subsequent Site Plan Review applications are intended to assist in identifying potential development constraints but do not include all regulations which may affect a specific proposal. Changes to property boundaries and requests for development cannot include all regulatory limitations which may apply to a specific subject to modification or reconsideration if affected by a change in property boundaries or if development is proposed on only a portion of the land proposed for rezoning. These comments are intended to assist in identifying potential development constraints, but do not address the actual restrictions which will apply to a specific development proposal. Austin Development Services offers a variety of pre-application review options to assist in evaluating specific development proposals prior to Site Plan Application.

Site plans will be required for any new development except for residential only projects with up to 4 units.

Any new development is subject to Subchapter E Commercial Design Standards. Additional comments will be made when the site plan is submitted.

Compatibility Standards

The site is subject to compatibility standards due to the adjacency of SF-3 zoning to the west (i.e., the triggering property).

Reference 25-2-1051, 25-2-1053

Any structure that is located:

a. At least 50 feet but less than 75 feet from any part of a triggering property may not exceed 60 feet

b. Less than 50 feet from any part of a triggering property may not exceed 40 feet

Reference 25-2-1061

A 25-foot compatibility buffer is required along the property line shared with the triggering property. No vertical structures are permitted in the compatibility buffer.

Reference 25-2-1062(B), 25-8-700

An on-site amenity, including a swimming pool, tennis court, ball court, or playground, may not be constructed 25 feet or less from the triggering property.

Reference 25-2-1062

ETOD

A certification letter from the Housing Department is required before filing for a site development permit.

DBETOD

This site must meet affordability minimums per LDC 25-2-654 to be eligible for DBETOD.

A signed approval letter from the Housing Department will be required with site plan submittal.

Subchapter E applies to this site to the extent of conflict

Medical Parkway is your Principal Street for this site. 75% of the building frontage will be required to be commercial or civic uses.

Development Standards

a. FYI: No more than two floors may include non-residential uses.

b. FYI: Cocktail lounges and performance venues can only be located on the first or second story.

c. FYI: No residential uses may be located below a cocktail lounge or performance venue.

d. FYI: Subdistrict 1 building height is limited to a maximum of 60' over base zoning, up to 120'

e. FYI: Subdistrict 2 building height is limited to a maximum of 30' over base zoning, up to 90'

This site is adjacent to a site that contains one to three dwelling units and is zoned SF-5 or more restrictive. A compatibility buffer 25' in width, designed to 25-8-700 and 25-2-653(H) will be required. Any structure that is located less than 50 feet from any part of a triggering property may not exceed 60 feet.

Austin Transportation Department – Engineering Review:

Assessment of required transportation mitigation, including the potential dedication of right of way and easements and participation in roadway and other multi-modal improvements, will occur at the time of site plan application. **Transportation assessment/traffic impact analysis and transportation demand management plan shall** be required at the time of site plan if triggered per **LDC 25-6 and TCM 10.2.1.**

The Austin Strategic Mobility Plan (ASMP) calls for 72 feet of right-of-way for Medical Parkway. It is recommended that 36 feet of right-of-way from the existing centerline should be dedicated for Medical Parkway according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

Existing Street Characteristics:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Medical Parkway	Level 3	72 feet	Approx 80 feet	Approx 29 feet	Yes	Buffered bike lane	Yes

Austin Water Utility:

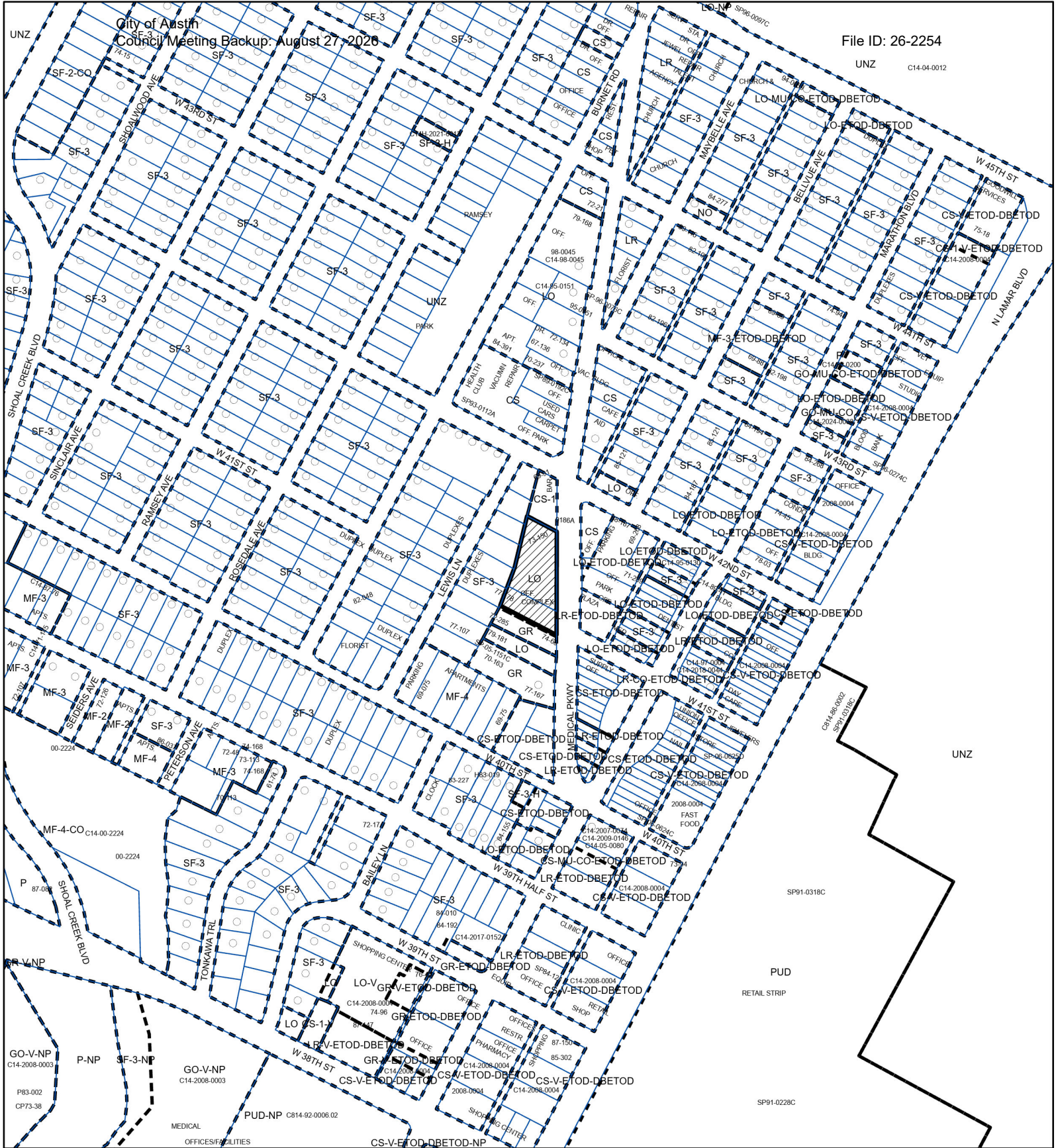
No comments on zoning change.

FYI: The landowner intends to serve the site with existing City of Austin water utilities.

Based on current public infrastructure configurations, it appears that service extension requests (SER) will be required to provide service to this lot. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at ser@austintexas.gov.

INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

- A. Zoning Map
- B. Aerial Map
- C. Applicant's Summary Letter
- D. Applicant's Amended Summary Letter
- Correspondence from Interested Parties





H D | B R O W N

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

Via Electronic Submittal

RE: Rezoning request for 4106, and a portion of 4100, 4102 ½, and 4104 Medical Parkway; TCAD Parcel 217803 and a portion of Parcel 217800 (the “Property”)

Dear Mrs. Middleton-Pratt:

As representatives of the owner of the above stated Property, we respectfully submit an application for rezoning for 4106, and a portion of 4100, 4102 ½, and 4104 Medical Parkway. The Property is currently zoned Limited Office (LO), and the proposed rezoning is Community Commercial – ETOD-DBETOD (GR-ETOD-DBETOD), consistent with the existing commercial zoning pattern along Medical Parkway.

The current tenant’s lease for a medical office expires next year, so the Property owner wants to rezone to GR to allow for more potential tenants such as coffee shop, restaurant, retail, etc. There are currently no plans for redevelopment of the Property, however ETOD-DBETOD is also requested for an affordable, vertical mixed-use project in the longer-term future.

The Property is not within a Neighborhood Plan, therefore no FLUM amendment is not required. The surrounding zoning is CS and CS-1 to the north and northeast, LR-ETOD and LO-ETOD and CS to the east, GR to the south, and SF-3 to the west. The surrounding uses are office to the south, duplex residential to the west, personal improvement and personal services to the east, and on-site liquor sales to the north.

Neighborhood outreach has been conducted, and notice was provided to property owners within 500 feet of the Property in accordance with City of Austin requirements.

If you have any questions regarding this request or need additional information, please do not hesitate to contact me at your convenience.

Very truly yours,



Amanda Couch Brown

H D | B R O W N

06/23/2026

Andrea Bates, Interim Director of Planning
City of Austin Planning Department
6310 Wilhelmina Delco Drive
Austin, Texas 78752

Re: Amended rezoning request for C14-2026-0027 located at 4106, 4100,
4102 1/2, and 4014 Medical Pkwy; TCAD Parcel 217803 and a portion of
Parcel 217800 (the "Property")

Dear Ms. Bates:

As representatives of the owner of the above stated Property, we respectfully submit an amendment to the application for rezoning for 4106, 4100, 4102 1/2, and 4014 Medical Pkwy. The Property is currently zoned Limited Office (LO), and the proposed rezoning is Community Commercial – Conditional Overlay – ETOD-DBETOD (GR-CO-ETOD-DBETOD). The requested CO includes the following:

- The maximum height shall be 50'

If you have any questions regarding this request or need additional information, please do not hesitate to contact me at your convenience.

Very truly yours,



Amanda Couch Brown