

## ZONING CHANGE REVIEW SHEET

CASE: C14-2026-0012 – 8011 Brodie Ln

DISTRICT: 8

ADDRESS: 8011 Brodie Lane

ZONING FROM: NO-MU-CO

TO: LO-MU-CO

SITE AREA: 0.41 acres

PROPERTY OWNER: Cool Breeze Residential Properties, LLC

AGENT: The Isidore Law Group (Eustace Isidore)

CASE MANAGER: Reese McMichael (512-974-7633, [reese.mcmichael@austintexas.gov](mailto:reese.mcmichael@austintexas.gov))

### STAFF RECOMMEDATION:

**The staff recommendation is to grant limited office – mixed use (LO-MU) district zoning.**

### ZONING & PLATTING COMMISSION ACTION / RECOMMENDATION:

**April 21, 2026: APPROVED STAFF'S REQUEST FOR LO-MU.**  
*[L. OSTA LUGO; D. FOUTS - 2ND] (7-1) B. GREENBERG - NAY; A. FLORES, C. TSCHOEPE, T. MAJOR – ABSENT; A. CORTES - OFF THE DAIS.*

### CITY COUNCIL ACTION:

**May 28, 2026:**

### ORDINANCE NUMBER:

### ISSUES:

None at this time

### CASE MANAGER COMMENTS:

The subject rezoning area consists of approximately 0.41 acres located at the northeast corner of the intersection of Brodie Lane and Thomas Kincheon Street. Situated on the site is a small office building that formerly housed a local branch of Farmers Insurance. Furthermore, this property features a parking lot with 13 parking spaces, including one handicap-accessible space. Vehicle access is taken from Thomas Kincheon Street.

The current zoning district of this property, established in 2004 by Ordinance No. 040617-Z-3, is Neighborhood Office, Mixed Use – Conditional Overlay (NO-MU-CO); the conditional overlay in effect for this property limits vehicle trips generated by use of this property to 300 trips per day.

Adjacent land uses consists of single family residences to the east, commercial services and retail to the south and west, and commercial offices to the north. ***Please refer to Exhibits A (Zoning Map) and B (Aerial View).***

As for the transportation context of the larger vicinity surrounding this property, the Austin Strategic Mobility Plan (ASMP) identifies Thomas Kincheon Street as a level 1 street and Brodie Lane as a level 3 street, and MoPac Expressway is within 1.5 miles of this property. Immediately across Brodie Lane from this property is a Capitol Metro Bus station, at which the 333 bus arrives approximately every 30 to 40 minutes, between 5:30 AM and 11:20 PM every day of the week.

The applicant is requesting limited office – mixed use – conditional overlay (LO-MU-CO) combined district zoning for a proposed medical office use (not exceeding a gross floor area of 5,000 square feet). Currently, there is no proposed construction to augment the existing building, nor site.

Staff is recommending limited office – mixed use (LO-MU) district zoning. The conditional overlay will be removed. The Austin Transportation Department and Public Works (ATPW) no longer require conditional overlays that limit vehicle trips per day.

The applicant is in agreement with the staff recommendation.

**BASIS OF RECOMMENDATION:**

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

The Limited Office (LO) district is intended for offices predominately serving neighborhood or community needs, which may be located within or adjacent to residential neighborhoods.

The Mixed Use (MU) 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.

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.

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

Staff recommends the applicant’s request because the property meets the intent of the LO base district, as the rezoning would permit the applicant to operate a limited, small-scale medical office to service the surrounding neighborhood and broader community.

3. *Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.*

The proposed rezoning would be compatible with adjacent uses, as this property is situated on a notable thoroughfare with other neighborhood-scale commercial uses, including uses similar to the applicant’s limited medical office use such as a veterinary clinic and chiropractic office.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	NO-MU-CO	Undeveloped
<i>North</i>	NO-MU-CO	Professional Offices
<i>South</i>	LR	Consumer Repair Services, General Retail Sales (General), Professional Offices
<i>East</i>	SF-3	Single-Family Residential
<i>West</i>	LR	General Retail Sales (Convenience)

NEIGHBORHOOD PLANNING AREA: N/A

WATERSHED: Williamson Creek – Barton Springs Zone

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS: Austin Independent School District

Boone Elementary School

Covington Middle School

Crockett High School

COMMUNITY REGISTRY LIST:

Oak Hill Association of Neighborhoods  
 Preservation Austin  
 Go Austin Vamos Austin 78745  
 South Austin Neighborhood Alliance  
 Friends of Austin Neighborhoods  
 Brodie Lane Homeowners Association

Onion Creek Homeowners Association  
 TNR – Balcones Canyonlands Preserve  
 Austin Neighborhoods Council  
 Homeless Neighborhood Association  
 Austin Independent School District  
 Save Our Springs Alliance

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-04-0047	SF-3 to NO-MU	To Grant NO-MU-CO, in line with staff’s recommendation to	Approved as ZAP recommended (06/17/2004)

		approve on condition that development of the property does not produce land uses that generate an excess of 300 vehicle trips per day.	
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RELATED CASES:

N/A

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning

**Project Name and Proposed Use:** 8011 BRODIE LANE. C14-2026-0012. Project: 8011 Brodie Ln. 0.4067 acres from NO-MU-CO to LO-MU-CO. Existing: vacant single tenant office building. Proposed: clinic/medical office.

Yes	Imagine Austin Decision Guidelines
<b>Complete Community Measures *</b>	
	<b>Imagine Austin Growth Concept Map:</b> 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. <b>Names of Activity Centers/Activity Corridors/Job Centers *:</b>
Y	<b>Mobility and Public Transit *:</b> Located within 0.25 miles of public transit stop and/or light rail station. <ul style="list-style-type: none"> <li>• <b>0.03 miles to Bus Stop along Eskew Dr</b></li> </ul>
Y	<b>Mobility and Bike/Ped Access *:</b> Adjoins a public sidewalk, shared path, and/or bike lane. <ul style="list-style-type: none"> <li>• <b>Sidewalk and Bike Lane present along Brodie Ln</b></li> </ul>
Y	<b>Connectivity, Good and Services, Employment *:</b> Provides or is located within 0.50 miles to goods and services, and/or employment center. <ul style="list-style-type: none"> <li>• <b>Goods and Services present along Brodie Ln</b></li> </ul>
	<b>Connectivity and Food Access *:</b> Provides or is located within 0.50 miles of a grocery store/farmers market.
Y	<b>Connectivity and Education *:</b> Located within 0.50 miles from a public school or university. <ul style="list-style-type: none"> <li>• <b>0.4 miles to Boone Elementary School</b></li> </ul>
Y	<b>Connectivity and Healthy Living *:</b> Provides or is located within 0.50 miles from a recreation area, park or walking trail. <ul style="list-style-type: none"> <li>• <b>0.4 miles to Boone Elementary School track and field</b></li> </ul>
Y	<b>Connectivity and Health *:</b> 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.)
	<b>Housing Choice</b> *: 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.
	<b>Housing Affordability</b> *: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
	<b>Mixed use</b> *: Provides a mix of residential and non-industrial uses.
	<b>Culture and Creative Economy</b> *: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	<b>Culture and Historic Preservation</b> : Preserves or enhances a historically and/or culturally significant site.
	<b>Creative Economy</b> : Expands Austin’s creative economy (ex: live music venue, art studio, film, digital, theater.)
	<b>Workforce Development, the Economy and Education</b> : 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.
	<b>Industrial Land</b> : Preserves or enhances industrial land.
	<b>Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone</b>
6	<b>Number of “Yes’s”</b>

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

1. This site is located over the Edwards Aquifer Recharge Zone. The site is in the Williamson Creek Watershed of the Colorado River Basin, which is classified as a Barton Springs Zone Watershed by Chapter 25-8 of the City’s Land Development Code. It is in the Drinking Water Protection Zone.
2. Project applications at the time of this report are subject to the SOS Ordinance that allows 15% impervious cover in the recharge zone
3. According to floodplain maps there is no floodplain within or adjacent to the project location.

4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. 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.
6. Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site. Runoff from the site is required to comply with pollutant load restrictions as specified in Land Development Code.
7. 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.

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.

Site Plan

No comments on zoning change.

Transportation – Engineering Review

The Austin Strategic Mobility Plan (ASMP) calls for 116 feet of right-of-way for Brodie Lane. It is recommended that 58 feet of right-of-way from the existing centerline should be dedicated for Brodie Lane according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

The adjacent street characteristics table is provided below:

<b>Name</b>	<b>ASMP Classification</b>	<b>ASMP Required ROW</b>	<b>Existing ROW</b>	<b>Existing Pavement</b>	<b>Sidewalks</b>	<b>Bicycle Route</b>	<b>Capital Metro (within ¼ mile)</b>
Brodie Lane	Level 3	116	77'	72'	Yes	Yes	Yes

Thomas Kincheon Street	Level 1	58'	44'	28'	Yes	No	Yes
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Austin Water Utility

No comments on zoning change.

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

Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at [ser@austintexas.gov](mailto:ser@austintexas.gov).

INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

Exhibit A: Zoning Map

Exhibit B: Aerial Photograph