

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1623 AND 1701 1/2 WEST PARMER LANE FROM NEIGHBORHOOD COMMERCIAL (LR) DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (GR-MU-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from neighborhood commercial (LR) base district to community commercial-mixed use-conditional overlay (GR-MU-CO) combining district on the property described in Zoning Case No. C14-2025-0124, on file at the Planning Department, as follows:

LOTS 2-B AND 2-C, BLOCK B, RESUBDIVISION of LOT 2, BLOCK B, VILLAGE AT RIVER OAKS SECTION FIVE, a subdivision in the City of Austin, Travis County Texas, according to the map or plat of record in Document No. 200500058, of the Official Public Records of Travis County, Texas (the "Property"),

locally known as 1623 and 1701 1/2 West Parmer Lane in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "A"**.

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

The following uses are prohibited uses of the Property:

- | | |
|--------------------------------|----------------------------------|
| Alternative Financial Services | Automotive Rentals |
| Automotive Sales | Automotive Washing (of any type) |
| Bail Bond Services | Commercial Off-Street Parking |
| Drop-Off Recycling | Exterminating Services |
| Pawn Shop Services | Service Station |

PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district and other applicable requirements of the City Code.

35
36
37
38
39
40
41
42
43
44
45
46
47
48
49

PART 4. This ordinance takes effect on _____, 2026.

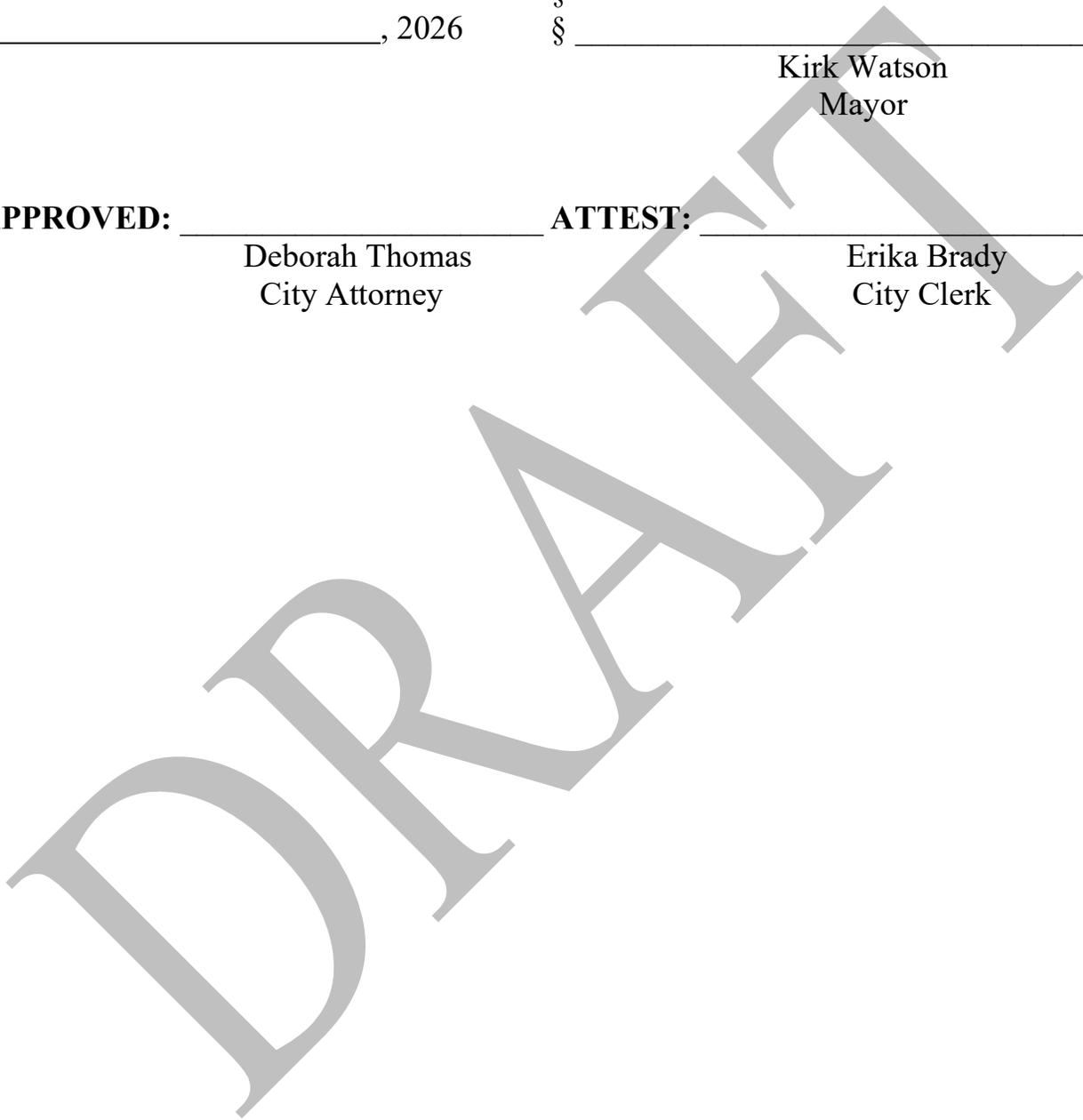
PASSED AND APPROVED

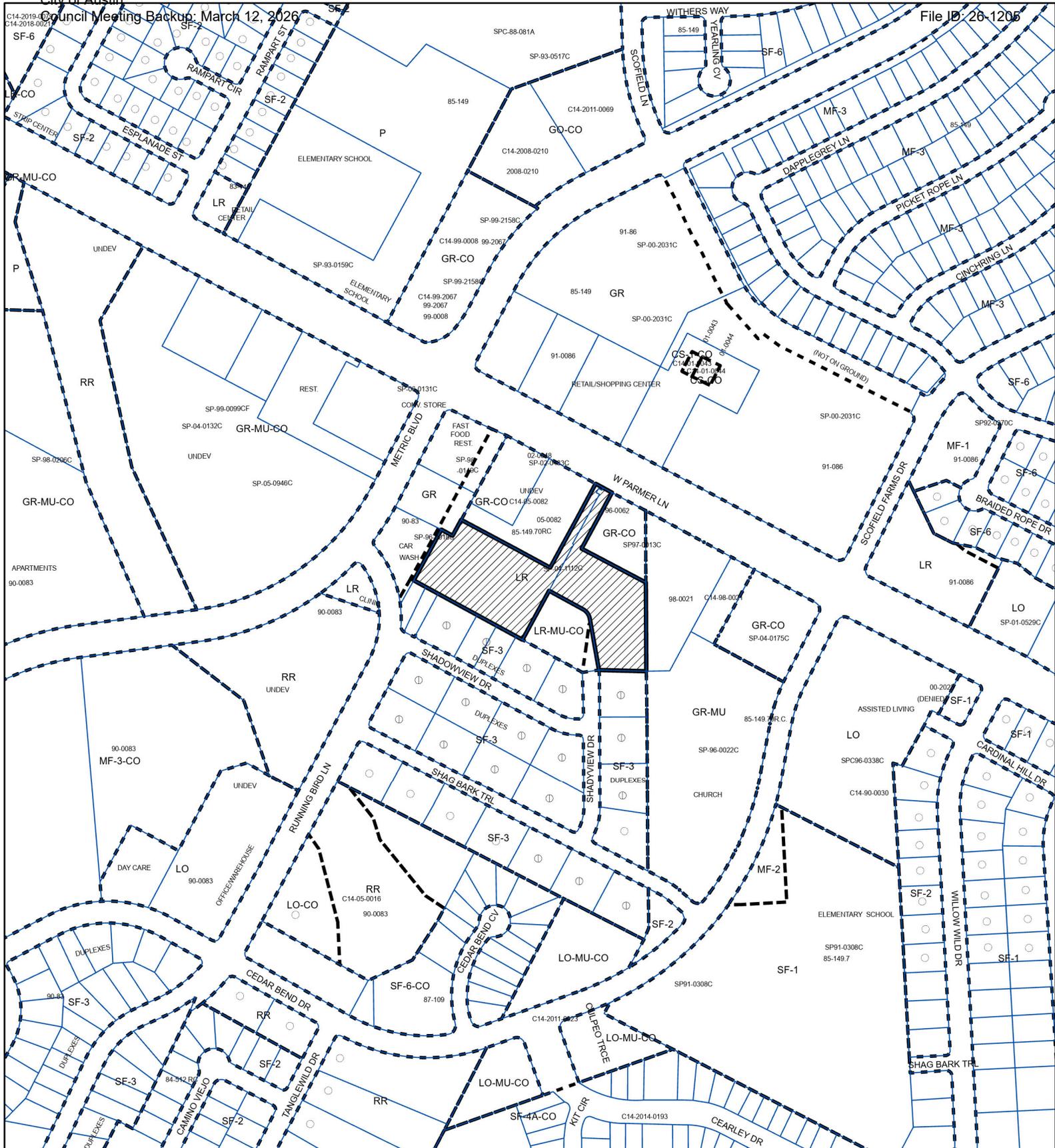
_____, 2026 §
 §
 §

Kirk Watson
Mayor

APPROVED: _____
Deborah Thomas
City Attorney

ATTEST: _____
Erika Brady
City Clerk





ZONING EXHIBIT "A"

ZONING CASE#: C14-2025-0124



 SUBJECT TRACT

 PENDING CASE

 ZONING BOUNDARY



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.

