

ZONING CHANGE REVIEW SHEET

CASE: C14-2025-0124 – Parmer Lane Center

DISTRICT: 7

ADDRESS: 1623 West Parmer Lane & 1701 1/2 West Parmer Lane

ZONING FROM: LR

TO: GR-MU

SITE AREA: 4.05 acres

PROPERTY OWNER/APPLICANT: Son Thai

CASE MANAGER: Sherri Sirwaitis (512-974-3057, sherri.sirwaitis@austintexas.gov)

STAFF RECOMMEDATION:

Staff recommends GR-MU-CO, Community Commercial-Mixed Use-Conditional Overlay Combining District, zoning. The conditional overlay will prohibit Automotive Rentals, Automotive Sales, Automotive Washing, Drop-Off Recycling, Exterminating Services and Pawn Shop Services uses on the property.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

February 3, 2026: Approved staff's recommendation of GR-MU-CO, with the addition of the following prohibited uses Alternative Financial Services, Service Station, Bail Bond Services and Commercial Off-Street Parking (8-0, A. Flores, S. Boone and T. Major-absent); B. Greenberg-1st, L. Osto-Lugo-2nd.

CITY COUNCIL ACTION:

March 12, 2026

ORDINANCE NUMBER:

ISSUES:

After the Zoning and Platting Commission hearing, Austin Code made the staff aware of code complaints for this property. There is a Structure Maintenance violation due to an unlicensed motor vehicle/RV on the site and a Property Abatement violation with observed rubbish, unsightly items, and high grass and weeds. *Please see Exhibit C - Notices of Violation - Case Number: CV-2026-026674 and Case Number: CV-2026-026651.*

CASE MANAGER COMMENTS:

The property in question is an undeveloped 4.05 acre area. The lots to the north fronting Parmer Lane, contain a retail strip center and an automotive repair business. To the east, there is an undeveloped area and a detention pond. The lots to the west are developed with restaurant uses and a car wash. To the south, there are duplex residences and office uses. The applicant is requesting a rezoning to GR-MU to develop retail, office, restaurant uses and residential uses at this location.

The staff recommends Community Commercial-Mixed Use-Conditional Overlay Combining District zoning, with a conditional overlay to prohibit the more intensive commercial uses adjacent to the SF-3 zoning/residential uses to the south. The GR base district will permit additional commercial services on this property with access to West Parmer Lane a designated activity corridor (Parmer Lane Activity Corridor). These undeveloped lots are located within an existing commercial center at the southeast intersection of two Level 4/arterial roadways, Metric Boulevard and Parmer Lane. The proposed MU combining district will allow for a mixture of uses at this location near a Capital Metro bus route (325-Metric/Rundberg) and bus stops (12430 Metric/Parmer and 4795 – Metric/Running Bird) to the west at the intersection of Metric Boulevard and Running Bird Lane.

The applicant agrees with the staff's recommendation.

BASIS OF RECOMMENDATION:

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

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.

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.

2. *The proposed zoning should promote consistency and orderly planning.*

The proposed zoning is consistent with the existing GR, GR-CO and GR-MU zoning to the north, east and west. The property under consideration is located within an existing

commercial center at the southeast intersection of two Level 4/arterial roadways along an Imagine Austin Comprehensive Plan designated activity corridor near transportation options.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LR	Undeveloped
<i>North</i>	GR, GR-CO	Retail Center (Sparkle Nails, Clean Laundry, Lone Star Kolaches, Discount Cleaner, SIP & Munch, Which Wich Superior Sandwiches, Wing Stop), Automotive Repair (Austin's Automotive Specialists)
<i>South</i>	SF-3, LR-MU-CO, LR	Duplex and Single-Family Residences, Office
<i>East</i>	GR-MU	Undeveloped, Detention Pond, Financial Services (Wells Fargo), Religious Assembly (Parmer Lane Baptist Church)
<i>West</i>	GR, LR	Restaurant (McDonalds, Taco Shack), Automotive Washing (Touchless Automatic Car Wash), Kennels (Taurus Dog Academy), Veterinary Services (Austin Vet Care at Metric, Eye Care for Animals)

NEIGHBORHOOD PLANNING AREA: N/A

AREA STUDY: North Lamar Area Study

WATERSHED: Walnut Creek

CAPITOL VIEW CORRIDOR: N/A

SCENIC ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

Austin Neighborhoods Council,
Friends of Austin Neighborhoods,
Homeless Neighborhood Association

SCHOOLS: Austin I.S.D.
Pillow Elementary School
Burnett Middle School
Anderson High School

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-05-0082 - Parmer Lane Retail: 1701 Partner Lane	GR-CO, LR to GR-CO	08/02/05: Approved staff's recommendation of GR-CO zoning, with CO to prohibit automotive rental, automotive sales, automotive washing (of any type), drop-off recycling collection facility, exterminating services, indoor sports and recreation, pawn shop, counseling services, guidance services, residential treatment and transitional housing uses (8-0, J. Mather-absent).	9/01/05: Ordinance No. 20050901-ZQ10 for GR-CO combining district zoning was approved.
C14-00-2033 - Little Steps Child Care	SF-3 to LR-MU-CO	Recommended LR-MU-CO zoning, with a trip limit	Approved LR-MU-CO zoning, with a trip limit of 315 vehicles per day
C14-98-0021 - Parmer Lane Baptist Church	MF-2 to GR-CO	Recommended GR-CO zoning, with a vehicle trip limit	Approved GR-CO zoning, with a 2000 vehicle trip limit per day
C14-96-0062 - Brake Specialists	LR to GR-CO	Recommended GR-CO zoning, with vehicle trip limit	Approved GR-CO zoning, with 2000 vehicle trip limit per day

RELATED CASES:

C8-04-0139.0A - Subdivision Case

OTHER STAFF COMMENTS:

Comprehensive Planning

Project Name and Proposed Use: 1701-1/2 W PARMER LANE. C14-2025-0124. Project: Parmer Lane Center. 4.05 acres from LR to GR-MU. Existing: vacant. Proposed: office (8,000 sf), retail (8,000 sf), and residential (16 units).

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 *: <ul style="list-style-type: none"> • Adjacent to Parmer Lane Activity Corridor
Y	Mobility and Public Transit *: Located within 0.25 miles of public transit stop and/or light rail station. <ul style="list-style-type: none"> • Bus stops present along Metric BLVD
Y	Mobility and Bike/Ped Access *: Adjoins a public sidewalk, shared path, and/or bike lane. <ul style="list-style-type: none"> • Sidewalks and bike lanes present along Parmer Lane and Metric BLVD
Y	Connectivity, Good and Services, Employment *: Provides or is located within 0.50 miles to goods and services, and/or employment center. <ul style="list-style-type: none"> • Goods and Services present along Parmer Lane
	Connectivity and Food Access *: Provides or is located within 0.50 miles of a grocery store/farmers market.
Y	Connectivity and Education *: Located within 0.50 miles from a public school or university. <ul style="list-style-type: none"> • 0.2 miles to Parmer Lane Elementary School
	Connectivity and Healthy Living *: Provides or is located within 0.50 miles from a recreation area, park or walking trail.
	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.)
Y	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.
Y	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
8	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 in the Walnut Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

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.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

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

No comments.

Parks and Recreation

Parkland dedication will be required for the new applicable uses proposed by this development, multifamily, office, and retail with proposed GR-MU zoning, at the time of subdivision or site plan, per City Code § 25-1-601. Whether the requirement shall be met with fees in-lieu or dedicated land will be determined using the criteria in City Code Title 25, Article 14, as amended. Should any fees in-lieu be required, those fees shall be used toward park investments in the form of land acquisition and/or park amenities within the surrounding area, per the Parkland Dedication Operating Procedures § 14.3.11 and City Code § 25-1-609.

If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: ann.desanctis@austintexas.gov. At the applicant's request, PARD can provide an early determination of whether fees in-lieu of land will be allowed.

Site Plan

Zoning Cases

1. Site plans will be required for any new development except for residential only project with up to 4 units.
2. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

Compatibility Standards

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

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

4. 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

5. A 25-foot (15-foot if site is less than 75 feet wide) 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

6. 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

Transportation

The Austin Strategic Mobility Plan (ASMP) calls for 154 feet of right-of-way for Parmer Lane. It is recommended that 77 feet of right-of-way from the existing centerline should be dedicated according to the ASMP with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

The adjacent street characteristics table is provided below:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Parmer Lane	Level 4	154'	145'	107'	Yes	No	Yes

Water Utility

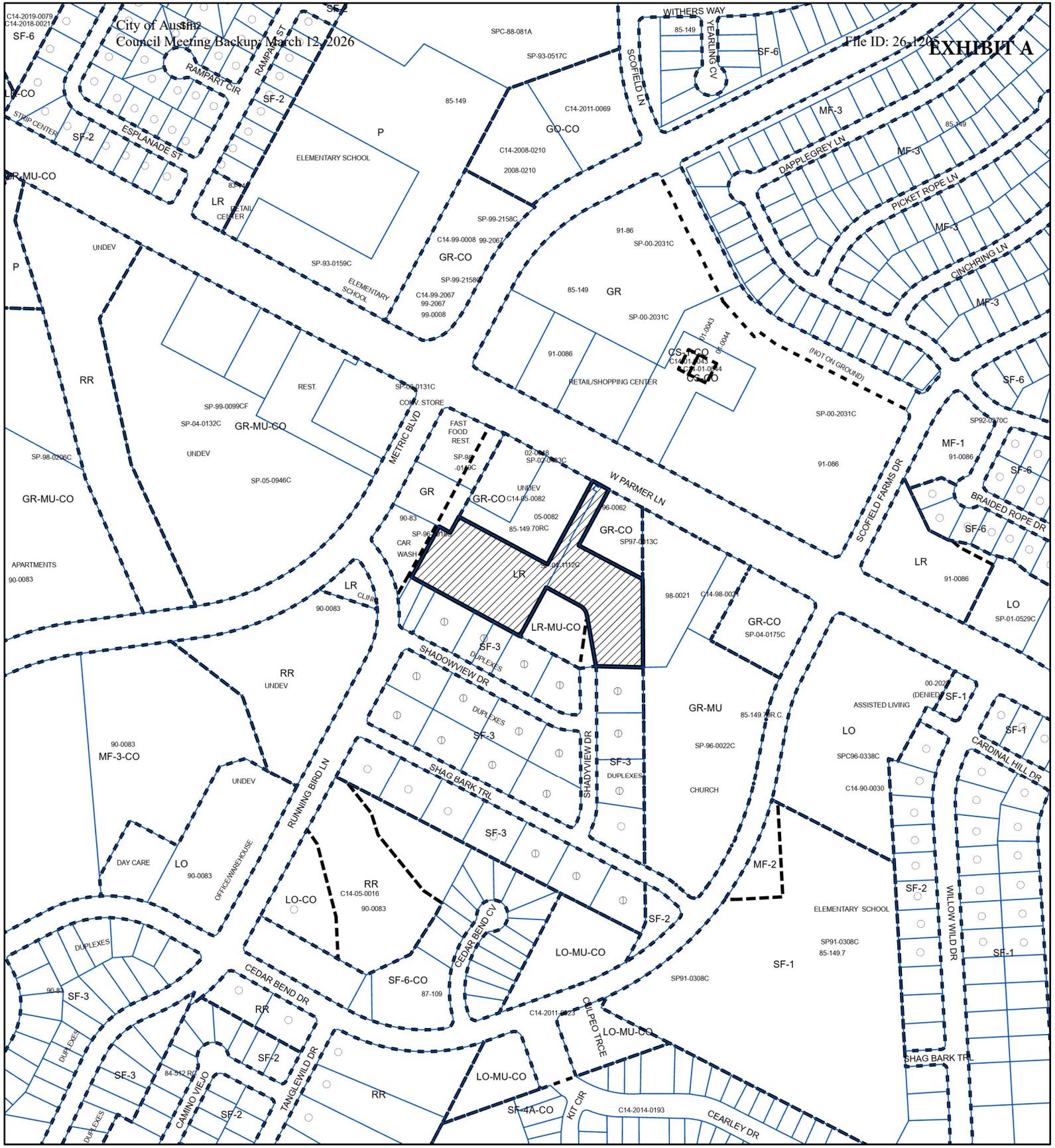
No comments on zoning change.

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.

INDEX OF EXHIBITS TO FOLLOW

- A. Zoning Map
- B. Aerial Map
- C. Notice of Violation - Case Number: CV-2026-026674 and
Notice of Violation - Case Number: CV-2026-026651



C14-2019-0079
C14-2018-0021
SF-6

City of Austin
Council Meeting Backup March 12, 2026

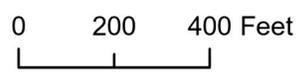
File ID: 26-120 EXHIBIT A

ZONING

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.



Created: 12/29/2025

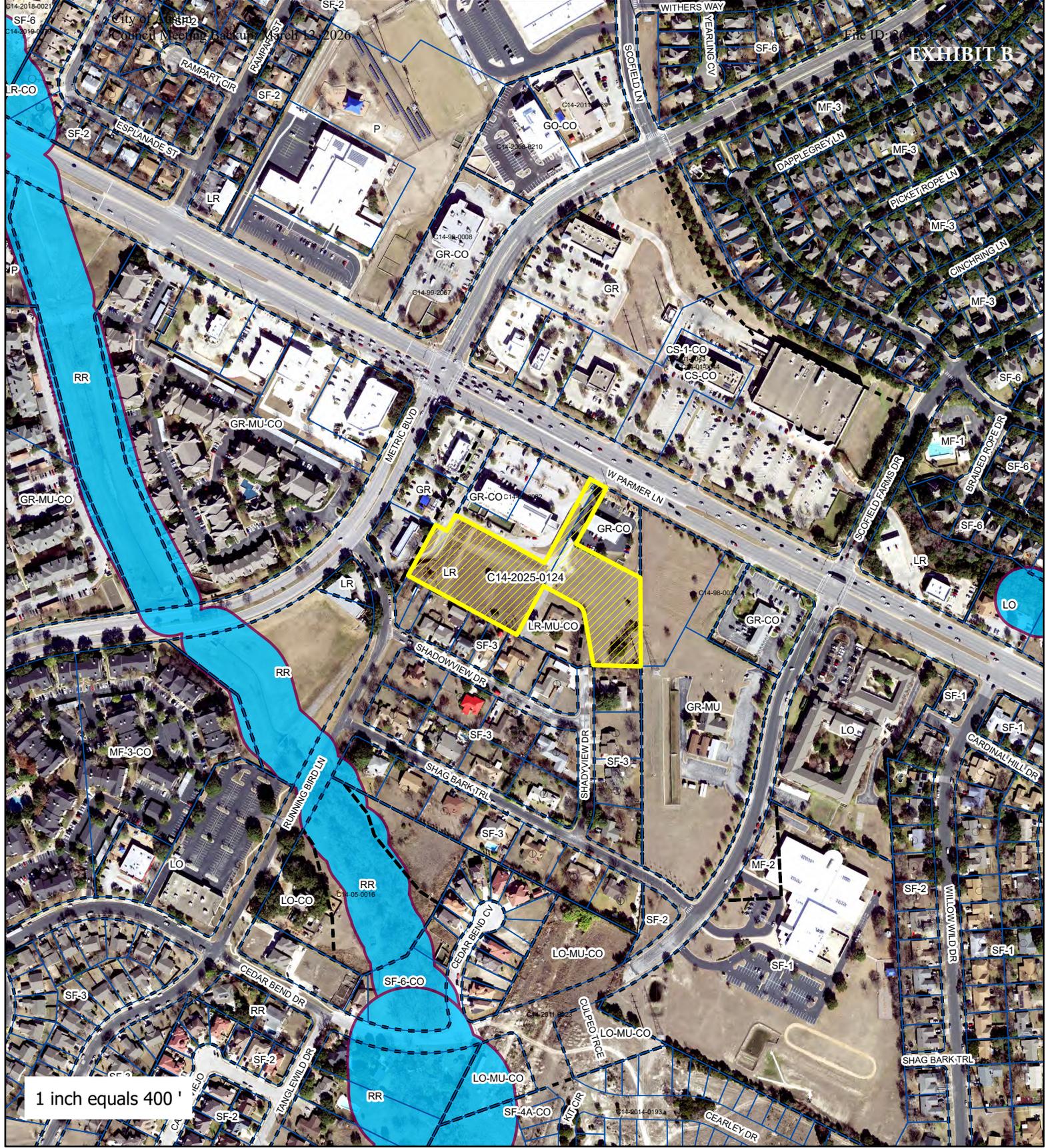


EXHIBIT B

1 inch equals 400'

Parmer Lane Center

-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE
-  CREEK BUFFER

ZONING CASE#: C14-2025-0124
 LOCATION: 1623, 1701 1/2 W Parmer Ln
 SUBJECT AREA: 4.05 Acres
 MANAGER: Sherri Sirwaitis



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Created: 1/26/2026



NOTICE OF VIOLATION

Case Number: CV-2026-026674
via Certified Mail #11111

March 5, 2026

SES 057 LLC
PO BOX 80181
AUSTIN, TX 78708 0181

RE: 1623 W PARMER LN AUSTIN TX 78758
Locally known as 1623 W PARMER LN AUSTIN TX 78758
Legally described as LOT 2-B BLK B VILLAGE AT RIVER OAKS SEC 5 RESUB OF LOT 2 BLK B
Zoned as GR-CO
Parcel Number 0260180431

Dear SES 057 LLC:

The City of Austin Development Services Department investigated the property described above. Austin City Code violations were found that require your immediate attention. A description of the violation(s) and compliance timeframe(s) are provided in the attached violation report.

After receipt of this Notice, and until compliance is attained, the Austin City Code prohibits the sale, lease, or transfer of this property unless:

- You provide the buyer, lessee, or other transferee a copy of this Notice of Violation; and
- You provide the name and address of the buyer, lessee, or other transferee to the Code Official.

For additional information, I can be reached at (512)439-9241 or Forrest.Pobst@austintexas.gov. Please reference **case number** CV-2026-026674. Hours of operation are: Monday – Friday, 7:30 a.m. - 4:00 p.m. If I am unavailable, contact DSD Code Connect line at (512) 974-CODE (2633) or DSDCodeConnect@austintexas.gov.

Para obtener más información, llame al (512)439-9241 o envíe un correo electrónico a Forrest.Pobst@austintexas.gov. Por favor, consulte **caso número** CV-2026-026674. El horario de atención es: lunes a viernes, 7:30 a.m. - 4:00 p.m. Si no estoy disponible, comuníquese con DSD Code Connect marcando al (512) 974-CODE (2633) o por correo electrónico DSDCodeConnect@austintexas.gov.

Sincerely,

Forrest Pobst

Forrest Pobst, Austin Code Inspector City of Austin Development Services Department



For assistance, contact:

512-974-CODE (2633)

DSDCodeConnect@austintexas.gov

Date of Notice: March 5, 2026

Code Officer: Forrest Pobst
Case Number: CV-2026-026674
Property Address: 1623 W PARMER LN AUSTIN TX 78758
Locally known as 1623 W PARMER LN AUSTIN TX 78758
Zoned as GR-CO

The items listed below are violations of the Austin City Code, and require your immediate attention. If the violations are not brought into compliance within the timeframes listed in this report, enforcement action may be taken. Timeframes start from the Date of Notice.

Violation Type: STRUCTURE MAINTENANCE

Austin City Code Section: Motor Vehicles (§302.8)
Description of Violation: Observed RV in disrepair. Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.
Date Observed: 03/05/2026
Timeframe to Comply: 14 Day(s)
Recommended Resolution: Make the RV operable and remove from the property.

Notes: If the corrective action requires a permit the permit is issued by the Development Services Department. For resources and contact information, please visit www.austintexas.gov/dsd or call 311.

An inspection on any required permits will need to be conducted before the above code violation(s) can be closed. Please visit www.austintexas.gov/page/building-inspections or call 311 for information on how to schedule an inspection.

Appeal: Any structure maintenance issue indicated in this report may be appealed to the Building and Standards Commission. The appeal must be filed no later than **20 days** after the date of this notice and contain **all** of the following information:

- a brief statement as to why the violation is being appealed
- any facts that support the appeal
- a description of the relief sought
- the reasons why the appealed notice or action should be reversed, changed, or set aside
- the name and address of the appellant

An appeal may be delivered in person to our office located at City of Austin Permitting and Development Center, 6310 Wilhelmina Delco Dr, Austin, TX 78752 or mailed to: **Building and Standards Commission, c/o Development Services Department Code Compliance, P.O. Box 1088 Austin, Texas 78767.**

Violation Type: PROPERTY ABATEMENT

Austin City Code Section: Duty to Maintain Property In Sanitary Condition (§10-5-21)
Description of Violation: Observed high grass and weeds, brush piles, cut trees, junk, rubbish, unsightly items at the large vacant lot property. An owner, tenant, resident or person in charge of any property within the City of Austin must maintain said property free of grass and weeds over 12 inches tall, brush, garbage, rubbish, trash, debris, standing water or other objectionable, unsightly or unsanitary matter.
Date Observed: 03/05/2026
Timeframe to Comply: 7 Day(s)
Recommended Resolution: Mow the high grass and weeds, remove the brush piles and junk, rubbish and unsightly items from the property.

Notes: Failure to correct this condition by the above deadline may result in City action to clean the property at your expense. **Should another violation occur within one year of the date of this notice, the City may take action to clean the property without further notice to you and at your expense.**

Appeal: An owner may appeal a notice of violation issued under this article by filing a written statement with the director of the designated department not later than the seventh day after the notice is given. An owner may only appeal on the following grounds:

- (1) The notice was not properly served; or
- (2) A violation did not exist on the property on the date the notice was issued.

An appeal may be delivered in person to the Development Services Department Code Compliance located at City of Austin Permitting and Development Center, 6310 Wilhelmina Delco Dr, Austin, TX 78752 or mailed to: **City of Austin Development Services Department, ATTN: Code Official, P.O. Box 1088, Austin, Texas 78767.**

IMPORTANT INFORMATION

Failure to Correct

If the violations are not brought into compliance within the timeframes listed in the violation report, enforcement action may include:

- Criminal charges in the City of Austin Municipal Court subjecting you to fines of up to \$2,000 per violation, per day.
- Civil penalties in an Administrative Hearing subjecting you to fines of up to \$1,000 per violation, per day, along with additional fees.
- Suspension or cancellation of existing site plan, permit or certificate of occupancy. If the site plan, permit or certificate of occupancy is suspended or revoked, the utility service to this property may be disconnected.
- Civil injunctions or penalties in State court.
- For dangerous or substandard buildings, the City of Austin may also take action with the Building and Standards Commission (BSC) to order the vacation, relocation of occupants, securing, repair, removal or demolition of a building, and civil penalties.

Ownership Information

According to the records of the County, you own the property described in this notice. If this property has other owners, please provide me with this information. If you no longer own this property, you must execute an affidavit form provided by our office. This form should state that you no longer own the property, the name of the new owner, and their last known address. The affidavit must be delivered in person or by certified mail, with return receipt requested, to the Development Services Department office no later than 20 days after you receive this notice. If you do not submit an affidavit, it will be presumed that you own the property described in this notice.

An affidavit form is available at www.austintexas.gov/code-resources, or at the office at City of Austin Permitting and Development Center, 6310 Wilhelmina Delco Dr, Austin, TX 78752. The completed affidavit should be mailed to: **City of Austin Development Services Department, P.O. Box 1088, Austin, Texas 78767.**

Complaints

You may file a written complaint or commendation regarding a Development Services Department Code Compliance Officer no later than 3 days after you receive this notice. Please reference your case number. The complaint or commendation should be mailed to: **City of Austin Development Services Department, ATTN: Code Official, P.O. Box 1088, Austin, Texas 78767.**

Language Access

Free language assistance services are available to you. Call 1-512-974-2633.

<p>Español (Spanish)</p>	<p>ATENCIÓN: si habla español, tiene a su disposición servicios gratuitos de asistencia lingüística. Llame al 1-512-974-2633.</p>
<p>한국어 (Korean)</p>	<p>주의: 한국어를 사용하시는 경우, 언어 지원 서비스를 무료로 이용하실 수 있습니다. 1-512-974-2633 번으로 전화해 주십시오.</p>
<p>中文 (Chinese)</p>	<p>注意: 如果您使用繁體中文, 您可以免費獲得語言援助服務。請致電 1-512-974-2633。</p>
<p>中文 (Simplified Chinese)</p>	<p>注意: 如果您讲中文, 则可以免费使用语言帮助服务。拨打1-512-974-2633.</p>
<p>Tiếng Việt (Vietnamese)</p>	<p>CHÚ Ý: Nếu bạn nói Tiếng Việt, có các dịch vụ hỗ trợ ngôn ngữ miễn phí dành cho bạn. Gọi số 1-512-974-2633.</p>
<p>اردو (Urdu)</p>	<p>خبردار: اگر آپ اردو بولتے ہیں، تو آپ کو زبان کی مدد کی خدمات مفت میں دستیاب ہیں۔ 1-512-974-2633. کال کریں</p>
<p>العربية (Arabic)</p>	<p>ملحوظة: إذا كنت تتحدث اذكر اللغة، فإن خدمات المساعدة اللغوية تتوافر لك بالمجان. اتصل برقم 1-512-974-2633</p>
<p>မြန်မာ (Burmese)</p>	<p>သတိပြုရန် - အကယုၣ် သံသညာမနုၣ်မာစကား ကို ငျာပါက၊ ဘာသာစကား အကူအညီ၊ အခမဲ့၊ သံသတကြံ စီစဉ်ဆောင်ရွက်ပေးပါမည့်။ ဖုန်းနံပါတ် 1-512-974-2633 သို့မူ ခေငံ့ဆိုပါ။</p>
<p>Français (French)</p>	<p>ATTENTION : Si vous parlez français, des services d'aide linguistique vous sont proposés gratuitement. Appelez le 1-512-974-2633.</p>
<p>हिंदी (Hindi)</p>	<p>ध्यान दें: यदि आप हिंदी बोलते हैं तो आपके लिए मुफ्त में भाषा सहायता सेवाएं उपलब्ध हैं। 1-512-974-2633 पर कॉल करें।</p>

Community Resources | Recursos Comunitarios

The Development Services Department Code Compliance aims to bring our communities to a safe standard for Austin residents and visitors. The following resources are available to help Austin residents resolve potential hazards.

La Unidad de Cumplimiento de Códigos del Departamento de Servicios de Desarrollo tiene como objetivo llevar a nuestras comunidades un estándar seguro para los que viven y visitan Austin. Los siguientes recursos están disponibles para ayudar a los residentes de Austin a resolver posibles peligros.

General Information Información General		
Austin 3-1-1  3-1-1  austintexas.gov/department/311	A single point of contact for every City department 24 hours a day, 7 days a week	<i>Un punto de contacto para cada departamento de la ciudad disponible 24 horas del día, 7 días de la semana</i>
Austin 2-1-1  2-1-1  877-541-7905  www.211texas.org	Information from state and local health and human services programs, 24 hours a day 7 days a week.	<i>Información de programas estatales y locales de salud y servicios humanos, 24 horas del día los 7 días de la semana</i>
United Way / Connect ATX  www.unitedwayaustin.org/connectatx	Free or reduced cost services like medical care, food, job training and more	<i>Servicios gratuitos o de costo reducido como atención médica, alimentos, capacitación laboral y más</i>
Housing Vivienda		
Housing Department Departamento de Vivienda  512-974-3100  austintexas.gov/department/housing	Housing and community development services to eligible residents	<i>Servicios de vivienda y desarrollo comunitario a personas elegibles</i>
Building and Strengthening Tenant Action (BASTA) Buscando Acción y Solidaridad que Transforme el Arrendamiento  512-522-9984  bastaaustin.com/	Helps renters work with neighbors to improve living conditions via tenant organizing	<i>Ayuda a los inquilinos a trabajar con los vecinos para mejorar las condiciones de vida a través de la organización de inquilinos</i>
Texas RioGrande Legal Aid (TRLA)  833-329-8752  trla.org	Austin Tenants Council Project Proyecto del Consejo de Inquilinos de Austin  512-474-6000  512-474-1961  trla.org/atc	TRLA: Free civil legal services for residents and migrant/seasonal workers. TRLA public defender programs represent low-income and indigent people in various areas of the law. Austin Tenants Council Project: Protects tenant's rights and educates the community on fair, decent housing.
		TRLA: Servicios legales civiles gratuitos a los residentes y a trabajadores migrantes/estacionales. Programas de defensa pública de TRLA representan a personas indigentes y de bajos ingresos en una variedad de áreas de la ley. El Proyecto del Consejo de Inquilinos de Austin: Protege los derechos de inquilinos y educa a la comunidad sobre la vivienda justa y decente.



NOTICE OF VIOLATION

Case Number: CV-2026-026651
via Certified Mail #11111

March 5, 2026

2380 MARINA VIEW WAY LLC
P O Box 80181
AUSTIN, TX 78708-0181

RE: 1701 W PARMER LN AUSTIN TX 78758
Locally known as 1701 W PARMER LN AUSTIN TX 78758
Legally described as LOT 2-B BLK B VILLAGE AT RIVER OAKS SEC 5 RESUB OF LOT 2 BLK B
Zoned as GR-CO
Parcel Number 0260180431

Dear 2380 MARINA VIEW WAY LLC:

The City of Austin Development Services Department investigated the property described above. Austin City Code violations were found that require your immediate attention. A description of the violation(s) and compliance timeframe(s) are provided in the attached violation report.

After receipt of this Notice, and until compliance is attained, the Austin City Code prohibits the sale, lease, or transfer of this property unless:

- You provide the buyer, lessee, or other transferee a copy of this Notice of Violation; and
- You provide the name and address of the buyer, lessee, or other transferee to the Code Official.

For additional information, I can be reached at (512)439-9241 or Forrest.Pobst@austintexas.gov. Please reference **case number** CV-2026-026651. Hours of operation are: Monday – Friday, 7:30 a.m. - 4:00 p.m. If I am unavailable, contact DSD Code Connect line at (512) 974-CODE (2633) or DSDCodeConnect@austintexas.gov.

Para obtener más información, llame al (512)439-9241 o envíe un correo electrónico a Forrest.Pobst@austintexas.gov. Por favor, consulte **caso número** CV-2026-026651. El horario de atención es: lunes a viernes, 7:30 a.m. - 4:00 p.m. Si no estoy disponible, comuníquese con DSD Code Connect marcando al (512) 974-CODE (2633) o por correo electrónico DSDCodeConnect@austintexas.gov.

Sincerely,

Forrest Pobst

Forrest Pobst, Austin Code Inspector City of Austin Development Services Department



For assistance, contact:

512-974-CODE (2633)

DSDCodeConnect@austintexas.gov

Date of Notice: March 5, 2026

Code Officer: Forrest Pobst
Case Number: CV-2026-026651
Property Address: 1701 W PARMER LN AUSTIN TX 78758
Locally known as 1701 W PARMER LN AUSTIN TX 78758
Zoned as GR-CO

The items listed below are violations of the Austin City Code, and require your immediate attention. If the violations are not brought into compliance within the timeframes listed in this report, enforcement action may be taken. Timeframes start from the Date of Notice.

Violation Type: PROPERTY ABATEMENT

Austin City Code Section: Duty to Maintain Property In Sanitary Condition (§10-5-21)

Description of Violation: Observed rubbish, unsightly items, and high grass and weeds. An owner, tenant, resident or person in charge of any property within the City of Austin must maintain said property free of grass and weeds over 12 inches tall, brush, garbage, rubbish, trash, debris, standing water or other objectionable, unsightly or unsanitary matter.

Date Observed: 03/05/2026

Timeframe to Comply: 7 Day(s)

Recommended Resolution: Mow the high grass and weeds. Remove the rubbish and unsightly items.

Notes: Failure to correct this condition by the above deadline may result in City action to clean the property at your expense. **Should another violation occur within one year of the date of this notice, the City may take action to clean the property without further notice to you and at your expense.**

Appeal: An owner may appeal a notice of violation issued under this article by filing a written statement with the director of the designated department not later than the seventh day after the notice is given. An owner may only appeal on the following grounds:

- (1) The notice was not properly served; or
- (2) A violation did not exist on the property on the date the notice was issued.

An appeal may be delivered in person to the Development Services Department Code Compliance located at City of Austin Permitting and Development Center, 6310 Wilhelmina Delco Dr, Austin, TX 78752 or mailed to: **City of Austin Development Services Department, ATTN: Code Official, P.O. Box 1088, Austin, Texas 78767.**

IMPORTANT INFORMATION

Failure to Correct

If the violations are not brought into compliance within the timeframes listed in the violation report, enforcement action may include:

- Criminal charges in the City of Austin Municipal Court subjecting you to fines of up to \$2,000 per violation, per day.
- Civil penalties in an Administrative Hearing subjecting you to fines of up to \$1,000 per violation, per day, along with additional fees.
- Suspension or cancellation of existing site plan, permit or certificate of occupancy. If the site plan, permit or certificate of occupancy is suspended or revoked, the utility service to this property may be disconnected.

- For dangerous or substandard buildings, the City of Austin may also take action with the Building and Standards Commission (BSC) to order the vacation, relocation of occupants, securing, repair, removal or demolition of a building, and civil penalties.

Ownership Information

According to the records of the County, you own the property described in this notice. If this property has other owners, please provide me with this information. If you no longer own this property, you must execute an affidavit form provided by our office. This form should state that you no longer own the property, the name of the new owner, and their last known address. The affidavit must be delivered in person or by certified mail, with return receipt requested, to the Development Services Department office no later than 20 days after you receive this notice. If you do not submit an affidavit, it will be presumed that you own the property described in this notice.

An affidavit form is available at www.austintexas.gov/code-resources, or at the office at City of Austin Permitting and Development Center, 6310 Wilhelmina Delco Dr, Austin, TX 78752. The completed affidavit should be mailed to: **City of Austin Development Services Department, P.O. Box 1088, Austin, Texas 78767.**

Complaints

You may file a written complaint or commendation regarding a Development Services Department Code Compliance Officer no later than 3 days after you receive this notice. Please reference your case number. The complaint or commendation should be mailed to: **City of Austin Development Services Department, ATTN: Code Official, P.O. Box 1088, Austin, Texas 78767.**

Language Access

Free language assistance services are available to you. Call 1-512-974-2633.

<p>Español (Spanish)</p>	<p>ATENCIÓN: si habla español, tiene a su disposición servicios gratuitos de asistencia lingüística. Llame al 1-512-974-2633.</p>
<p>한국어 (Korean)</p>	<p>주의: 한국어를 사용하시는 경우, 언어 지원 서비스를 무료로 이용하실 수 있습니다. 1-512-974-2633 번으로 전화해 주십시오.</p>
<p>中文 (Chinese)</p>	<p>注意: 如果您使用繁體中文, 您可以免費獲得語言援助服務。請致電 1-512-974-2633。</p>
<p>中文 (Simplified Chinese)</p>	<p>注意: 如果您讲中文, 则可以免费使用语言帮助服务。拨打1-512-974-2633.</p>
<p>Tiếng Việt (Vietnamese)</p>	<p>CHÚ Ý: Nếu bạn nói Tiếng Việt, có các dịch vụ hỗ trợ ngôn ngữ miễn phí dành cho bạn. Gọi số 1-512-974-2633.</p>
<p>اردو (Urdu)</p>	<p>خبردار: اگر آپ اردو بولتے ہیں، تو آپ کو زبان کی مدد کی خدمات مفت میں دستیاب ہیں۔ 1-512-974-2633. کال کریں</p>
<p>العربية (Arabic)</p>	<p>ملحوظة: إذا كنت تتحدث اذكر اللغة، فإن خدمات المساعدة اللغوية تتوافر لك بالمجان. اتصل برقم 1-512-974-2633</p>
<p>မြန်မာ (Burmese)</p>	<p>သတိပြုရန် - အကယုၣ် သံသညာမနုၣ်မာစကား ကို ငျာပါက၊ ဘာသာစကား အကူအညီ၊ အခမဲ့၊ သံသတကြံ စီစဉ်ဆောင်ရွက်ပေးပါမည့်။ ဖုန်းနံပါတ် 1-512-974-2633 သို့မူ ခေငံ့ခိုပါ။</p>
<p>Français (French)</p>	<p>ATTENTION : Si vous parlez français, des services d'aide linguistique vous sont proposés gratuitement. Appelez le 1-512-974-2633.</p>
<p>हिंदी (Hindi)</p>	<p>ध्यान दें: यदि आप हिंदी बोलते हैं तो आपके लिए मुफ्त में भाषा सहायता सेवाएं उपलब्ध हैं। 1-512-974-2633 पर कॉल करें।</p>

Community Resources | Recursos Comunitarios

The Development Services Department Code Compliance aims to bring our communities to a safe standard for Austin residents and visitors. The following resources are available to help Austin residents resolve potential hazards.

La Unidad de Cumplimiento de Códigos del Departamento de Servicios de Desarrollo tiene como objetivo llevar a nuestras comunidades un estándar seguro para los que viven y visitan Austin. Los siguientes recursos están disponibles para ayudar a los residentes de Austin a resolver posibles peligros.

General Information Información General		
Austin 3-1-1  3-1-1  austintexas.gov/department/311	A single point of contact for every City department 24 hours a day, 7 days a week	<i>Un punto de contacto para cada departamento de la ciudad disponible 24 horas del día, 7 días de la semana</i>
Austin 2-1-1  2-1-1  877-541-7905  www.211texas.org	Information from state and local health and human services programs, 24 hours a day 7 days a week.	<i>Información de programas estatales y locales de salud y servicios humanos, 24 horas del día los 7 días de la semana</i>
United Way / Connect ATX  www.unitedwayaustin.org/connectatx	Free or reduced cost services like medical care, food, job training and more	<i>Servicios gratuitos o de costo reducido como atención médica, alimentos, capacitación laboral y más</i>
Housing Vivienda		
Housing Department Departamento de Vivienda  512-974-3100  austintexas.gov/department/housing	Housing and community development services to eligible residents	<i>Servicios de vivienda y desarrollo comunitario a personas elegibles</i>
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Austin Tenants Council Project Proyecto del Consejo de Inquilinos de Austin  512-474-6000  512-474-1961  trla.org/atc	Austin Tenants Council Project: Protects tenant's rights and educates the community on fair, decent housing.	<i>El Proyecto del Consejo de Inquilinos de Austin: Protege los derechos de inquilinos y educa a la comunidad sobre la vivienda justa y decente.</i>



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