

ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 200 AND 204 WEST MARY STREET IN THE  
3 BOULDIN CREEK NEIGHBORHOOD PLAN AREA FROM FAMILY  
4 RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO  
5 NEIGHBORHOOD COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY-  
6 NEIGHBORHOOD PLAN (LR-MU-CO-NP) COMBINING DISTRICT.

7  
8 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

9  
10 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
11 change the base district from family residence-neighborhood plan (SF-3-NP) combining  
12 district to neighborhood commercial-mixed use-conditional overlay-neighborhood plan  
13 (LR-MU-CO-NP) combining district on the property described in Zoning Case No. C14-  
14 2023-0021, on file at the Planning Department, as follows:

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16 LOT 6, BLOCK 29, SWISHER ADDITION, a subdivision in the City of Austin,  
17 Travis County, Texas, according to the map or plat of record in Volume 1, Page 2,  
18 of the Plat Records of Travis County, Texas (the “Property”),

19  
20 locally known as 200 and 204 West Mary Street in the City of Austin, Travis County,  
21 Texas, generally identified in the map attached as **Exhibit “A”**.

22  
23 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
24 established by this ordinance is subject to the following conditions:

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26 The following uses are prohibited uses of the Property:

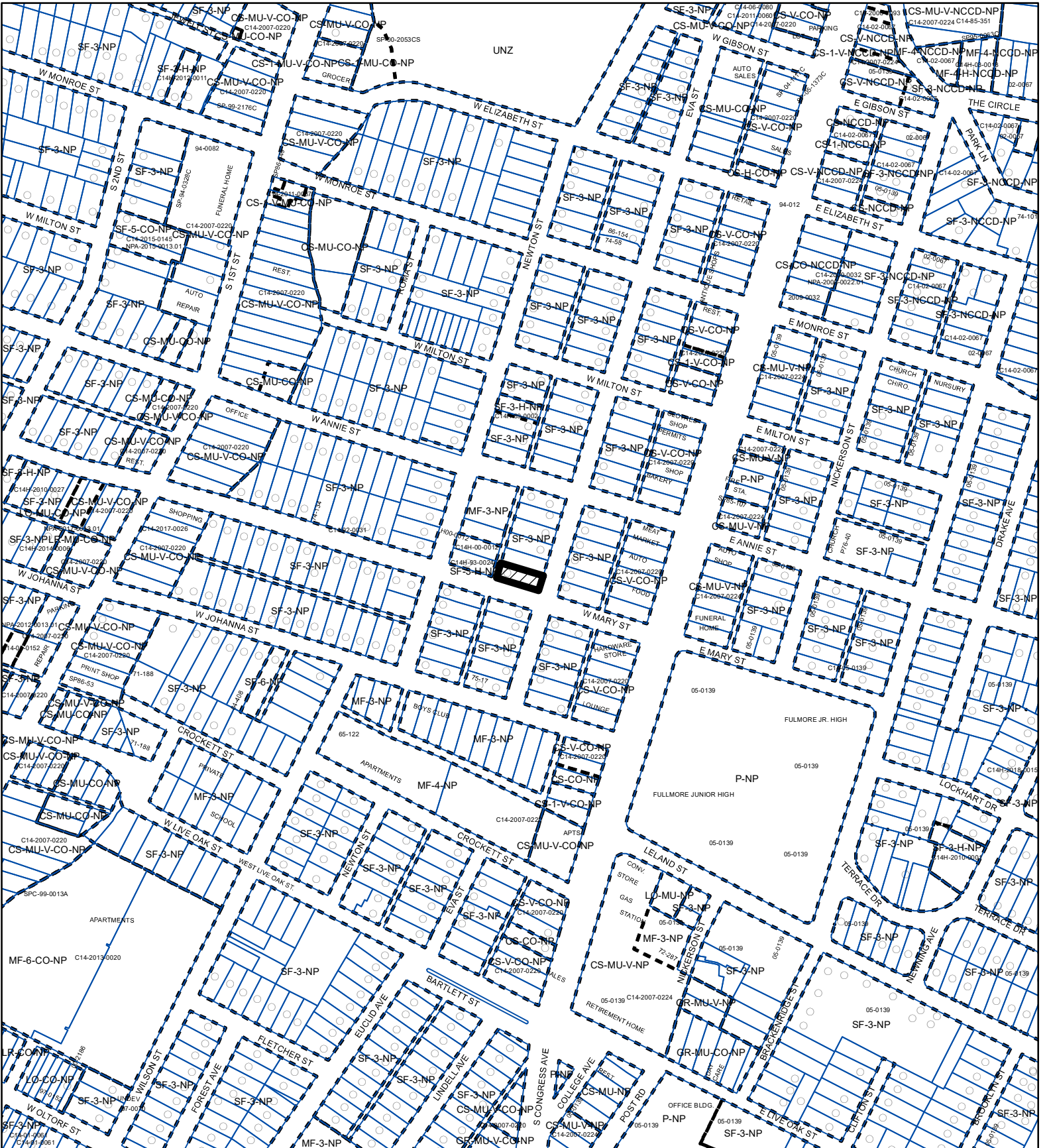
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College and University Facilities	Financial Services
Off-Site Accessory Parking	Pedicab Storage and Dispatch
Pet Services	Printing and Publishing
Professional Office	Service Station
Theater	

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

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





**ZONING EXHIBIT "A"**

ZONING CASE#: C14-2023-0021


  
 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 the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or

1" = 400'

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