



July 15, 2024

RE: July 18, 2024 Council Meeting Agenda Items 158, 159
Case Number(s): NPA-2023-0013.01, C14-2023-0021
Project Address: 200, 204 W. Mary St.
Requested Change: From SF-3-MU-CO-NP (family residence-neighborhood plan)
to Neighborhood Mixed Use, LR-MU-CO-NP (neighborhood commercial-mixed use-
conditional overlay-neighborhood plan)

Dear Council Members,

The Bouldin Creek Neighborhood Association (BCNA) supports this requested change. We also want to provide the adjacent neighbors with a chance to observe and examine the proposed development plans for this site.

The Bouldin Creek Neighborhood Association respectfully requests that you make the restaurant use (Restaurant General and Restaurant Limited) on this property a conditional use. While these are permitted uses under the requested LR-MU-CO-NP zoning, the property is located in the heart of an established neighborhood, surrounded by single family zoning on all four sides.

By making restaurant use (both General and Limited) conditional, the applicant will need to go before the Planning Commission with their plans, allowing neighbors to examine and consider the proposed site plan along with other issues involved in commercial use.

Sincerely,

Thom Parker, President

Bouldin Creek Neighborhood Association, P. O. Box 3683, Austin, Texas 78764