



December 10, 2024

RE: Dec 12, 2024 Council Meeting Agenda Items 88,89
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 strongly support making restaurant use on this site a conditional use.

The Bouldin Creek Neighborhood Association respectfully asks that you make all restaurant use (Restaurant General and Restaurant Limited) on this property a conditional use. While restaurant use is permitted 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 present their plans to the Planning Commission, allowing adjacent neighbors and the neighborhood association to examine and consider the proposed site plan along with other issues involved in commercial use.

Sincerely,

A handwritten signature in black ink, appearing to read "Thom Parker", written in a cursive style.

Thom Parker, President

CC: Joi Harden, Maureen Meredith, Jonathan Tomko, Alexis Garcia, Melissa Beeler,
Natalie Deller

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