

ORDINANCE NO. 20241212-089

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 200 AND 204 WEST MARY STREET IN THE BOULDIN CREEK NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO NEIGHBORHOOD COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LR-MU-CO-NP) 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 family residence-neighborhood plan (SF-3-NP) combining district to neighborhood commercial-mixed use-conditional overlay-neighborhood plan (LR-MU-CO-NP) combining district on the property described in Zoning Case No. C14-2023-0021, on file at the Planning Department, as follows:

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

locally known as 200 and 204 West Mary Street 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:

(A) The following uses are prohibited uses of the Property:

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

(B) The following uses are conditional uses of the Property:

Restaurant (General)	Restaurant (Limited)
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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.

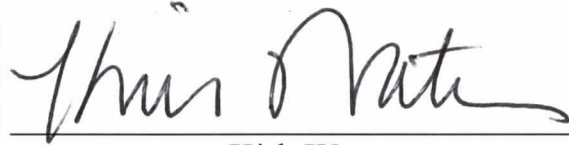
PART 4. Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 020523-33 that established zoning for the Bouldin Creek Neighborhood Plan.

PART 5. This ordinance takes effect on December 23, 2024.

PASSED AND APPROVED

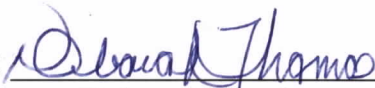
December 12, 2024

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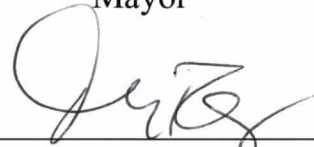
Kirk Watson
Mayor

APPROVED:



Deborah Thomas
Interim City Attorney

ATTEST:



Myrna Rios
City Clerk

Created: 3/10/2023