

PLANNING COMMISSION SUMMARY SHEET

ZONING CASE: C14-2022-0203 – Riverside and Vargas

REQUEST:

C14-2022-0203 - Riverside and Vargas - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 6610 East Riverside Drive (Carson Creek Watershed). Applicant's Request: To rezone from East Riverside Corridor (ERC-Corridor Mixed Use Subdistrict) and East Riverside Corridor (ERC-Neighborhood Mixed Use Subdistrict) to East Riverside Corridor (ERC-Corridor Mixed Use Subdistrict), and to amend Figure 1-6 (*East Riverside Corridor Hub Map*) to include the entire lot in the Hub boundary, to Figure 1-7 (*East Riverside Corridor Height Map*) to designate the entire lot as 60 feet for an allowable height, and to Figure 1-8 (*East Riverside Corridor Development Bonus Height Map*), to increase the maximum building height up to 120 feet through participation in a density bonus program. Staff Recommendation and Planning Commission Recommendation: To grant East Riverside Corridor (ERC-Corridor Mixed Use Subdistrict), and to amend Figure 1-6 (*East Riverside Corridor Hub Map*) to include the entire lot in the Hub boundary, to Figure 1-7 (*East Riverside Corridor Height Map*) to designate the entire lot as 60 feet for an allowable height, and to Figure 1-8 (*East Riverside Corridor Development Bonus Height Map*), to increase the maximum building height up to 120 feet through participation in a density bonus program. Owner/Applicant: East Riverside Drive UP, LLC (Shawn A.J. Gross). Agent: Drenner Group, PC (Amanda Swor). City Staff: Nancy Estrada, 512-974-7617.

DISTRICT: 3

DATE: March 9, 2023

PLANNING COMMISSION ACTION:

Motion by Commissioner Anderson, seconded by Commissioner Howard to grant East Riverside Corridor (ERC-Corridor Mixed Use Subdistrict), and to amend Figure 1-6 (*East Riverside Corridor Hub Map*) to include the entire lot in the Hub boundary, to Figure 1-7 (*East Riverside Corridor Height Map*) to designate the entire lot as 60 feet for an allowable height, and to Figure 1-8 (*East Riverside Corridor Development Bonus Height Map*), to increase the maximum building height up to 120 feet through participation in a density bonus program. Staff Recommendation and Planning Commission Recommendation: To grant East Riverside Corridor (ERC-Corridor Mixed Use Subdistrict), and to amend Figure 1-6 (*East Riverside Corridor Hub Map*) to include the entire lot in the Hub boundary, to Figure 1-7 (*East Riverside Corridor Height Map*) to designate the entire lot as 60 feet for an allowable height, and to Figure 1-8 (*East Riverside Corridor Development Bonus Height Map*), to increase the maximum building height up to 120 feet through participation in a density bonus program, as Staff recommended.

VOTE: 9-1, Commissioner Llanes Pulido voted nay; Commissioner Mushtaler abstained; Commissioner Flores absent; One vacancy on the Commission.