

PLANNING COMMISSION SUMMARY SHEET

ZONING CASE: C14-2022-0107 – Vargas Mixed Use

REQUEST:

C14-2022-0107 – Vargas Mixed Use - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 400 Vargas Road and 6520 Lynch Lane (Country Club East and Colorado River Watersheds). Applicant's Request: To rezone Tract 1 from community commercial-neighborhood plan (GR-NP) district zoning to general commercial services-mixed use-neighborhood plan (CS-MU-NP) combining district zoning, and to rezone Tract 2 from neighborhood commercial-neighborhood plan (LR-NP) district zoning to neighborhood commercial-mixed use-neighborhood plan (LR-MU-NP) combining district zoning. Staff Recommendation: To grant community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district zoning, with conditions for Tract 1, and neighborhood commercial-mixed use-neighborhood plan (LR-MU-NP) combining district zoning for Tract 2. Planning Commission Recommendation: To grant general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district zoning, with conditions for Tract 1, and neighborhood commercial-mixed use-neighborhood plan (LR-MU-NP) combining district zoning for Tract 2. Owner/Applicant: Vargas Properties I Ltd and Jayco Holdings I Ltd (Jay Chernosky). Agent: Thrower Design, LLC (A. Ron Thrower). City Staff: Nancy Estrada, Planning Department, 512-974-7617. - District 3

DISTRICT: 3

DATE: April 11, 2023

PLANNING COMMISSION ACTION:

Approved CS-MU-CO-NP combined district zoning for Tract 1, with added conditions and LR-MU-NP combined district zoning for Tract 2. The Conditional Overlay prohibits the following uses on Tract 1: Automotive Rentals, Automotive Repairs & Services, Automotive Sales, Automotive Washing (of any type), Bail Bond Services, Commercial Off-Street Parking, Drop-Off Recycling Collection Facility, Exterminating Services, Off-Site Accessory Parking, Pawn Shop Services, Adult Oriented Businesses, Agricultural Sales & Service, Commercial Blood & Plasma Center, Construction Sales & Service, Kennels, Vehicle Storage **and** limits the Impervious Cover to 80%.

VOTE: [G. COX; J. MUSHTALER – 2ND] (12-0) Y. FLORES – ABSENT