



# City of Austin

## Recommendation for Action

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**File #:** 25-0734, **Agenda Item #:** 62.

5/8/2025

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### **Posting Language**

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 Request: To rezone from community commercial-neighborhood plan (GR-NP) combining district zoning to general commercial services-density bonus 90-neighborhood plan (CS-DB90-NP) combining district zoning on Tract 1 and to rezone from neighborhood commercial-neighborhood plan (LR-NP) combining district zoning to neighborhood commercial-density bonus 90-neighborhood plan (LR-DB90-NP) combining district zoning on Tract 2. Staff Recommendation and Planning Commission Recommendation: To grant general commercial services-conditional overlay-density bonus 90-neighborhood plan (CS-CO-DB90-NP) combining district zoning on Tract 1 and neighborhood commercial-density bonus 90-neighborhood plan (LR-DB90-NP) combining district zoning on 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.

### **Lead Department**

Planning Department.