

<b>Planning &amp; Zoning:</b>	6/6/2016	<b>Staff Contact:</b>	Jeremy Frazzell, Senior Planner
<b>City Council:</b>	6/28/2016	<b>E-mail:</b>	jeremyf@pflugervilletx.gov
<b>Case No.:</b>	REZ1605-02	<b>Phone:</b>	512-990-6300

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**SUBJECT:** To receive public comment and consider an application to rezone approximately 4.642 acres of land in the E. Bebee Survey No. 5, located along the south side of Black Locust, generally northwest of the Black Locust and Pfennig Ln intersection, from Neighborhood Services (NS) to Single Family Mixed Use (SF-MU) district; to be known as KP Brothers Home Rezoning. (REZ1605-02)

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**LOCATION:** The property is located along the south side of Black Locust, generally northwest of the Black Locust and Pfennig Ln intersection.

**SITE ANALYSIS:**

The proposed site is a 4.64-acre tract of unimproved, former agricultural land with direct access from Black Locust, a two-lane, collector level street. A tree line is located along the eastern property line, with an additional tree line crossing through the property approximately mid-tract in a general east to west direction. Property to the immediate west and south are part of the former parent agricultural tract and are also currently unimproved. Further to the west is the Swenson Farms single family residential subdivision, and further to the south is the Arbor Creek single family residential subdivision. To the north of Black Locust are two places of worship, followed by additional agricultural land, a single family home, and a self storage facility. To the east is additional unimproved land, followed by the Meadow Ridge single family subdivision located across Black Locust.

**ZONING and LAND USE HISTORY:**

The property was annexed into the City in 1999 (ORD No. 549-99-06-08) and subsequently zoned Agriculture/Conservation (A). In 2005, the Korean United Methodist Church of Austin proposed a rezoning of the property to the Neighborhood Transition (NT) zoning district (ORD No. 769-05-01-11). Both the subject property and the property to the west have been owned and anticipated to become future places of worship. The former NT zoning district became the current Neighborhood Services (NS) zoning district as a result of nomenclature changes with subsequent zoning ordinance amendments. Property to the immediate east was rezoned in 2012 to the former Single Family Urban (SF-U) district, now known as Single Family Mixed Use (SF-MU) district, while the property to the southwest was recently rezoned to the SF-MU zoning district in 2015.

**PROPOSED REQUEST:**

The subject property owner would like to develop the property into a single-family detached, condominium project, and has requested to rezone the property from the Neighborhood Services (NS) zoning district which only permits limited non-residential land uses, to the Single-Family Mixed Use (SF-MU) district, which permits single-family attached and detached housing opportunities as well as limited non-residential land uses.

According to the Unified Development Code, the Single Family Mixed Use (SF-MU) Residential District “...is intended to address small lot, single family detached and single family attached (townhome) housing opportunities at a low to medium density..Non-residential uses may be considered if cohesively designed as a mixed use neighborhood.”

Permitted residential land uses in the district include: Single Family Detached, Single Family Attached (3 or more units) Townhome, and Condominium.

Permitted non-residential uses within the district include: Government Facilities, Park or Playground, Personal Services, and Place of Worship.

Conditional uses include: Accessory Dwelling Unit, Live Work Unit, Amenity Center, Brewpub/Wine Bar, Day Care Facility, Dry Cleaning (minor), Farm/Ranch (orchard, vineyard, garden), Financial Institution, Health/Fitness Center, Massage Therapy, Museum/Art Gallery, Personal Services, Restaurant, Retail Sales and Services, and Utilities. Conditions associated with these land uses are described in Section 4.2.3 of the UDC.

**COMPREHENSIVE PLAN:**

The Comprehensive Land Use Plan identifies the area as Low to Medium density residential with a neighborhood center. According to the Comprehensive Plan, a neighborhood center can consist of a mix of civic, public, or commercial buildings, to provide goods and services to meet the needs of the immediate vicinity. The market catchment area for the center is typically a two to three mile radius. The proposed request is consistent with the center concept described in the Comprehensive Plan.

**STAFF RECOMMENDATION:**

The proposed zoning to the Single Family Mixed Use (SF-MU) district will provide an opportunity to develop the property with a residential land use, but retain an ability for limited non-residential uses with conditions to ensure compatibility with the adjacent single-family residential developments. The proposed request is in conformance with the Comprehensive Plan and Staff recommends approval.

**PLANNING AND ZONING COMMISSION RECOMMENDATION:**

On June 6, 2016, the Planning and Zoning Commission conducted a public hearing and recommended approval of the rezoning request with a vote of 5-0.

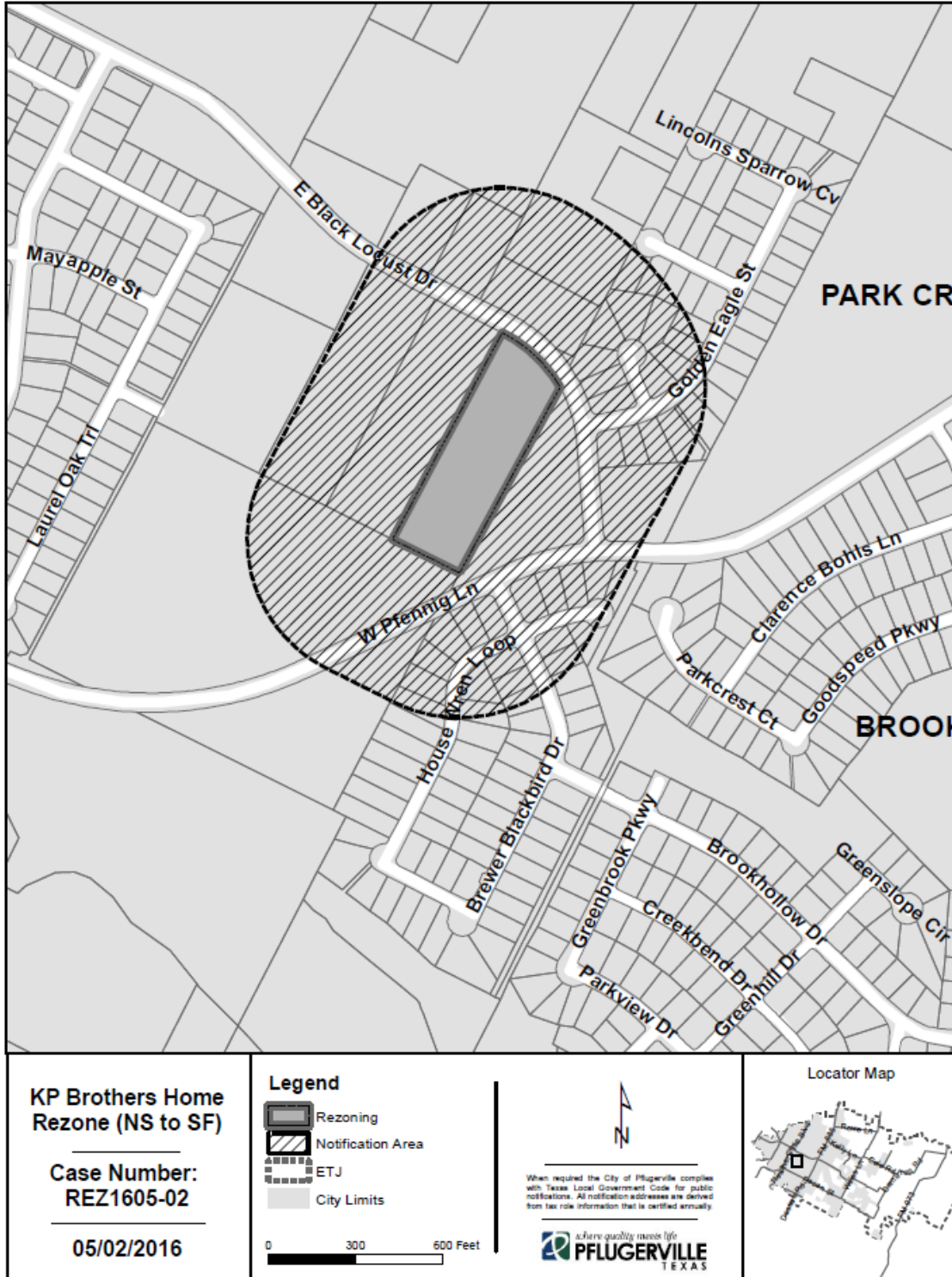
**NOTIFICATION:**

Newspaper Notification was published on May 25, 2016, notification letters were mailed to property owners within 500 feet of the property, and a sign was posted on the property, all in accordance with the minimum notification requirements. No inquiries were received regarding the proposed request at the time of this report.

**ATTACHMENTS:**

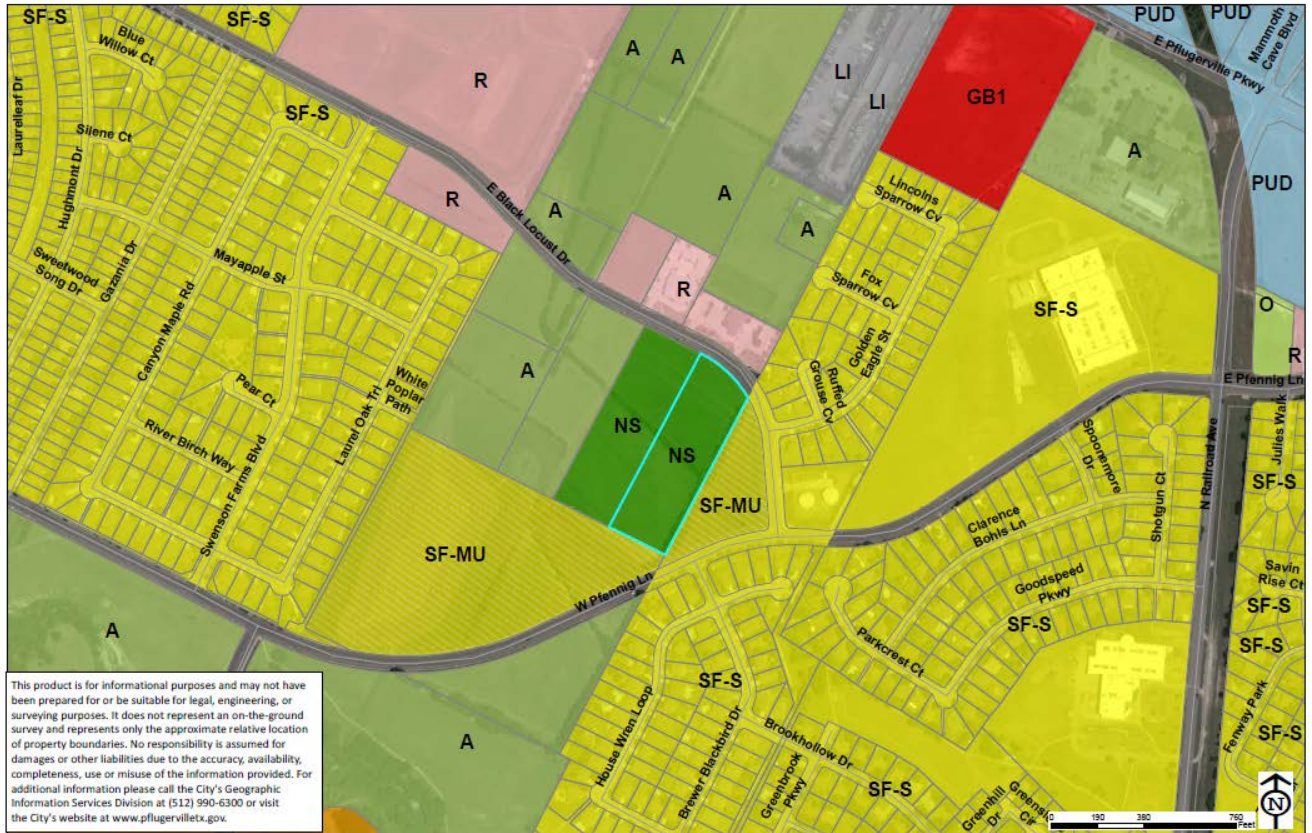
- Notification Map
- Zoning Map
- Applicant Request

**NOTIFICATION MAP**





**ZONING MAP**



**APPLICANT REQUEST:**

RECEIVED MAY X 3 2016

**REQUEST TO CHANGE ZONING**  
**CLASSIFICATION OF A PROPERTY**

**DATE:** May 2, 2016

**NAME OF PROPERTY OWNER:** Korean United Methodist Church of Austin

**ADDRESS OF PROPERTY OWNER:** 7050 Village Center Drive  
Austin, TX 78731

**CONTACT PERSON:** Yogesh "Sam" Kumar

**PHONE NUMBER:**

**E-MAIL ADDRESS:**

**LEGAL DESCRIPTION OF THE PROPERTY:** ABS 53 SUR 5 BEBEE E ACR 4.642

The current zoning of the property described above is **Neighborhood Services (NS)**. We would like to request zoning be changed to: **Single Family Mixed Use (SFMU)**. I have enclosed a zoning application along with an appropriate check amount.

We are requesting zone change to build 15 homes on this lot. I have attached preliminary layout of the 15 lots.

If you have any questions regarding this request, please do not hesitate to call me   
email me

Sincerely,

  
\_\_\_\_\_  
Yogesh "Sam" Kumar

4-29-2016  
\_\_\_\_\_  
Date

**SURVEY:**

