

**St. John Vianney Church - Rezoning from SF-1 to PF-3
ZONING ZON1811-004**



CASE PLANNER: Clyde von Rosenberg

REQUEST: Approval of a rezoning from SF-1 to PF-3

ZONING AT TIME OF APPLICATION: SF-1 (Single Family - large lot)

DESCRIPTION: 13.06 acres out of the N.B. Anderson Survey, Abstract No. 29

CURRENT USE OF PROPERTY: place of worship (SF-1, Single Family - large lot)

GENERAL PLAN LAND USE DESIGNATION: residential

ADJACENT LAND USE:

North: office/warehouse and place of worship (ETJ)

South: large lot single family, dog training facility, place of worship (ETJ)

East: office/warehouse, place of worship (ETJ)

West: (across Sunrise Road) place of worship and government facilities (C-1, General Commercial)

PROPOSED LAND USE: place of worship

TOTAL ACREAGE: 13.06

Owner:
Catholic Diocese of Austin
Patrick Baker
6225 US Highway 290 East
Austin, TX 78723

Applicant:
Migl Engineering and Consulting
Tammi Migl
9600 Escarpment Blvd., Ste. 745-174
Austin, TX 78749

Agent:
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9600 Escarpment Blvd., Ste. 745-174
Austin, TX 78749

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HISTORY: The property was annexed into the City in 2000 and zoned as SF-1 (Single Family – large lot), prior to the establishment of the PF-3 (Public Facilities – high intensity) zoning district. The church building was constructed in 2001 and 2002.

DATE OF REVIEW: December 5, 2018

LOCATION: East of Sunrise Rd. and south of Luther Peterson Pl.

STAFF REVIEW AND ANALYSIS:

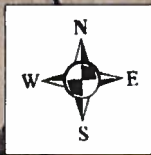
General Plan and Zoning: The General Plan designates the property for public facilities uses. It has been zoned as SF-1 (Single Family – large lot) since it was annexed.

Traffic, Access and Roads: The property has frontage on Sunrise Road, Lake Drive and Applegate Circle.

Additional considerations: The property includes the church itself, an activity center, an outdoor pavilion and parking lots. The proposed rezoning will bring the use of the property into conformance with the most relevant zoning district. The PF-3 (Public Facilities – high intensity) zoning district is appropriate for religious campuses with frontage on an arterial street. Accessory uses, which occur on the grounds of the place of worship are also allowed. These can include: principal or secondary educational facilities, offices, community recreational facilities, and day care facilities.

RECOMMENDED MOTION:

Staff recommends approval of the rezoning from SF-1 to PF-3.



Luther
Peterson Pl

Applegate Cir

**Subject Tract
13.06 ac.**

Lake Dr

Sunrise Rd

