



AGENDA MEMORANDUM

Public Hearing & First Reading Ordinance for the City Council Meeting 03/08/22
Second Reading Ordinance for the City Council Meeting 03/22/22

DATE: January 28, 2021
TO: Peter Zanoni, City Manager
FROM: Al Raymond, AIA, Director
Development Services Department
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Rezoning a property at or near 3402 Rodd Field Road

CAPTION:

Zoning Case No. 0122-03 Church Unlimited (District 5). Ordinance rezoning property at or near 3402 Rodd Field Road from the "RS-6" Single-Family 6 District to "RS-6/SP" Single-Family 6 District with a Special Permit.

SUMMARY:

The purpose is to allow for a larger 376 sq. ft. wall-mounted sign for a place of worship.

BACKGROUND AND FINDINGS:

The subject property is 9.7 acres in size. The owner is requesting a Special Permit to allow for a larger 376 sq. ft. wall-mounted sign for a place of worship. The subject property is currently zoned "RS-6" Single-Family 6 District and consists of a place of worship (Church Unlimited) that allows for a sign no bigger than 40 sq. ft. The place of worship was constructed in 2014 and is a 32,000 square foot building, a 5,000 square foot canopy and 224,623 square feet of parking for public/semi-public use and currently has no sign. To the north as well as east is property zoned "RM-1" Multifamily District with the existing use being medium density residential (Southlake Ranch Apartments, vacant). Additionally, to the north is property that is vacant zoned "FR" Farm Rural District. To the south are properties zoned "RS-6" Single-Family 6 District (Kolda Elementary) with existing land use being public/semi-public as well as "RS-4.5" Single-Family 4.5 District with low density residential uses (The Cottages at Southlake). To the west is a property is zoned "CG-2" General Commercial District and with the existing land use indoor recreation (The Moose Lodge 734) as well as vacant property zoned "FR" Farm Rural District.

Conformity to City Policy

The subject property is located within the boundaries of the Southside Area Development Plan and is planned for high-density residential uses. The proposed rezoning to the "RS-6/SP" Single-Family 6 District with a Special Permit is consistent with the adopted Comprehensive Plan (Plan CC).

Public Input Process

Number of Notices Mailed
20 within 200-foot notification area
4 outside notification area

As of January 29, 2022:

In Favor	In Opposition
0 inside notification area	1 inside notification area
0 outside notification area	0 outside notification area

Totaling 0.68% of the 200-foot notification area* is in opposition.

*Created by calculating the area of land immediately adjoining the subject property and extending 200-foot therefrom. The opposition is totaled by the total area of land that each individual property owner owns converted into a percentage of the total 200-foot notification area.

Notified property owner's land in square feet / Total square footage of all property in the notification area = Percentage of public opposition

ALTERNATIVES:

1. Denial of the zoning from the "RS-6" Single-Family 6 District with a Special Permit.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION:

Approval of the change of zoning from the "RS-6" Single-Family 6 District with a Special Permit.

Vote Count:

For:	5
Opposed:	0
Absent:	4
Abstained:	0

Staff recommends approval of the zoning request.

LIST OF SUPPORTING DOCUMENTS:

Ordinance
Presentation - Aerial Map
Planning Commission Final Report