

STAFF REPORT

Case No. 0122-03
 INFOR No. 21ZN1048

Planning Commission Hearing Date: January 12, 2022

Applicant & Legal Description	<p>Owner: Church Unlimited Applicant: Church Unlimited Location Address: 3402 Rodd Field Road Legal Description: Lot 1, Block 1, Bay Area at South Lake, located along the east side of Rodd Field Road, south of Brooke Road, and north of Airline Road</p>			
Zoning Request	<p>From: "RS-6" Single-Family 6 District To: "RS-6/SP" Single-Family 6 District with a Special Permit Area: 9.7 acres Purpose of Request: To allow for a larger wall-mounted sign for a place of worship.</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"RS-6" Single-Family 6 District	Public/Semi-Public	High-Density Residential
	<i>North</i>	"FR" Farm Rural District and "RM-1" Multifamily District	Vacant, Medium Density Residential	High-Density Residential
	<i>South</i>	"RS-4.5" Single-Family 4.5 District and "RS-6" Single-Family 6 District	Low Density Residential, Public/Semi-Public	Medium-Density Residential, Institutional
	<i>East</i>	"RM-1" Multifamily District	Vacant and Medium-Density Residential	High-Density Residential
	<i>West</i>	"CG-2" General Commercial District and "FR" Farm Rural District	Commercial, Vacant	Commercial and High-Density Residential
ADP, Map & Violations	<p>Area Development Plan: 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). City Council District: 5 Zoning Violations: None</p>			

Transportation	Transportation and Circulation: The subject property has approximately 130 feet of street frontage along Rodd Field Road which is designated as an “A3” Primary-Arterial Street. According to the Urban Transportation Plan, “A3” Primary-Arterial Streets can convey a capacity between 30,000 to 48,000 Average Daily Trips (ADT). Rodd Field Road’s full-depth reconstruction, from Saratoga Boulevard to Slough Road was completed in 2021.			
Street R.O.W.	Street	Urban Transportation Plan Type	Existing Section	Traffic Volume
	Rodd Field Road	“A3” Primary-Arterial Street	130’ ROW 44’ paved 30’ median 4 travel lanes	10,834 ADT (2018)

Staff Summary:

Development Plan: The subject property is 9.7 acres in size. The owner is requesting a Special Permit to allow for a larger wall-mounted sign for a place of worship.

Existing Land Uses & Zoning: The subject property is currently zoned “RS-6” Single-Family 6 District and consists of a place of worship (Church Unlimited). The place of worship constructed in 2014 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. 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.

AICUZ: The subject property is not located in one of the Navy’s Air Installation Compatibility Use Zones (AICUZ).

Plat Status: The property is platted.

Plan CC & Area Development Plan Consistency: 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).

Unified Development Code Consistency:

Signs §7.5.1 Purposes

- To protect the City’s appearance and the quality of life of its citizen

- To establish standards and provide controls that permit reasonable use of signs and enhance the character of the City
- To support and promote the use of signs to aid the public in the identification of businesses and other activities, to assist the public in its orientation within the City, to express the history and character of the City, to promote the community's ability to attract sources of economic development and growth, and to serve other informational purposes
- To protect the safety and efficiency of the City's transportation network by reducing the confusion and distraction to motorists, reducing collision hazards and enhancing the motorists' ability to see pedestrians, obstacles, other vehicles, and traffic signs.
- The Unified Development Code (UDC) has specific provisions for the placement of signs for noncommercial uses in single-family zoning districts. Section 7.5.13.E Freestanding and Wall Signs for Noncommercial Uses states, "Wall signs for noncommercial use located on the premise may not exceed 40 square feet each and may not be illuminated."

Department Comments:

The proposed rezoning is consistent with the Future Land Use Plan (Plan CC) of the Southside Area Development Plan; however, the following should be considered:

- The Special Permit is to permit a larger wall-mounted sign for a place of worship
- Property will maintain base zoning of "RS-6" Single-Family 6 District
- Due to distance from adjacent properties the signage will not negatively impact adjacent properties as the wall-mounted sign will only be located on the portion of the building facing Rodd Field Road.
 - 350 feet from properties to the north
 - 320 feet from properties to the south
 - 390 feet from properties to the east
 - 375 feet from properties to the west and Rodd Field
- Currently, subject property owners are limited to a wall sign of 40 square feet in area and the sign may not be illuminated
- Proposed signage will aide in identification of the property and enhance safety as the church campus has one entrance along Rodd Field Road which has a posted speed limit of 45 m.p.h.

Staff Recommendation:

Approval of the change of zoning from the "RS-6" Single-Family 6 District to the "RS-6/SP" Single-Family 6 District with a Special Permit with the following conditions:

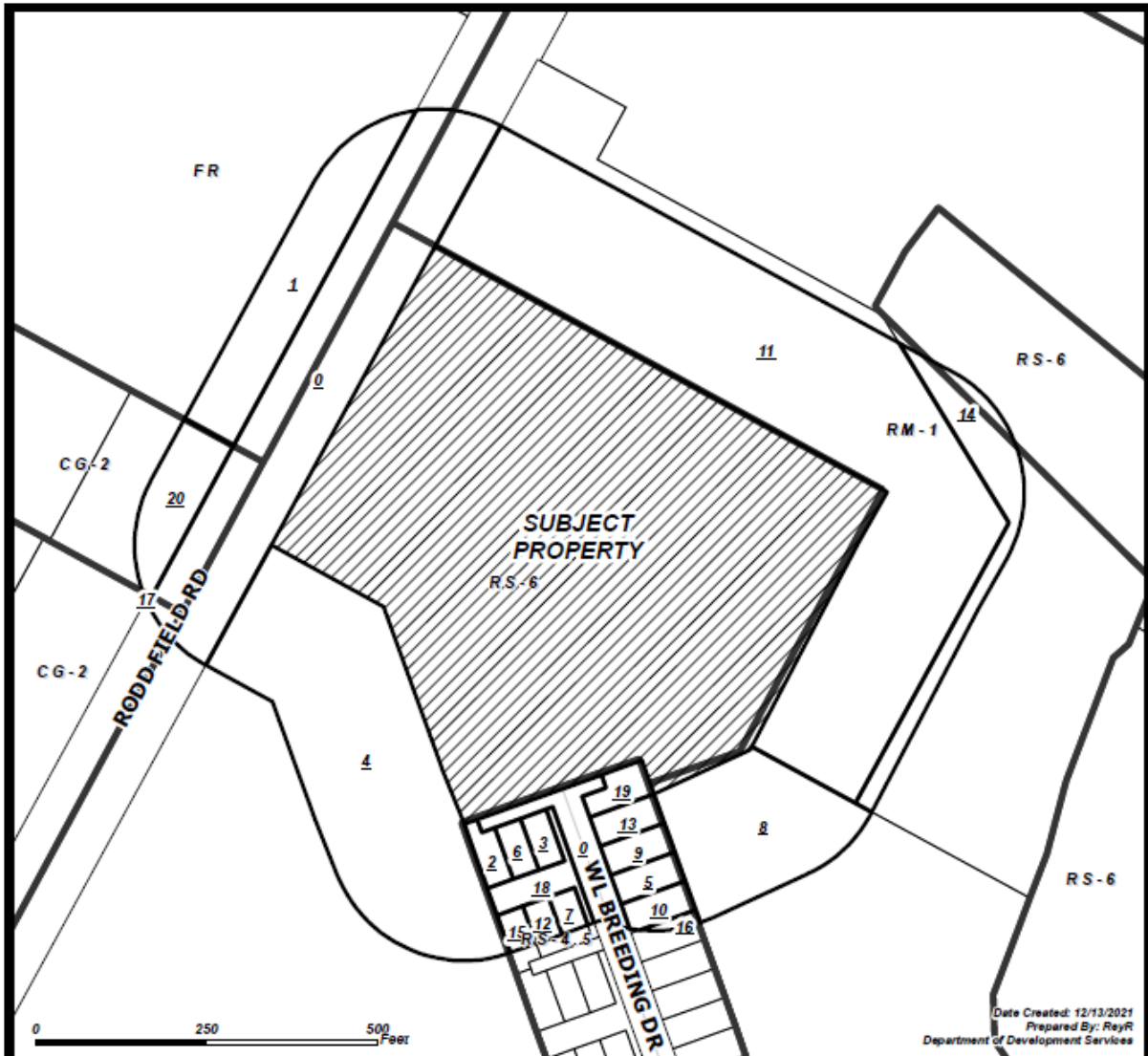
1. **Uses:** The only use(s) authorized by this Special Permit are those permitted by right in the base zoning district as per the Unified Development Code (UDC).
2. **Sign Provisions:** The wall-mounted sign for the subject property shall be permitted based on the following conditions:

- a. The maximum size of sign area shall not exceed 25% of the building wall square footage for the building elevation that faces Rodd Field Road.
 - b. The sign must be attached flat against the wall of the building and shall not project more than 36 inches from the building or structure.
 - c. The sign may be internally illuminated.
3. **Other Requirements:** The Special Permit conditions listed herein do not preclude compliance with other applicable UDC, Building, and Fire Code Requirements.
4. **Time Limit:** In accordance with the UDC, this Special Permit shall be deemed to have expired within twelve (12) months of this ordinance, unless a complete sign permit application has been submitted, and the Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.

Public Notification	Number of Notices Mailed – 20 within 200-foot notification area. 4 outside notification area
	<u>As of January 10, 2021:</u>
	In Favor – 0 inside notification area – 0 outside notification area
	In Opposition – 1 inside notification area – 0 outside notification area
Totaling 0.68% of the land within the 200-foot notification area in opposition. <small>*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</small>	

Attachments:

- A. Location Map (Existing Zoning & Notice Area)
- B. Public Comments Received (if any)



**Case # 0122-03
ZONING & NOTICE AREA**

RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	IH Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev. Overlay
ON Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-8 Single-Family 8
ON-1 Neighborhood Commercial	RS-4.6 Single-Family 4.6
ON-2 Neighborhood Commercial	RS-TF Two-Family
CR-1 Resort Commercial	RS-16 Single-Family 16
CR-2 Resort Commercial	RE Residential Estate
CG-1 General Commercial	RS-TH Townhouse
CG-2 General Commercial	SP Special Permit
CI Intensive Commercial	RV Recreational Vehicle Park
CBD Downtown Commercial	RMH Manufactured Home
CR-3 Resort Commercial	
FR Farm Rural	
H Historic Overlay	
BP Business Park	

Subject Property with 200' buffer

Owners in favor

Owners within 200' listed on attached ownership table

Owners in opposition



Persons with disabilities planning to attend this meeting, who may require special services, are requested to contact the Development Services Department at least 48 hours in advance at (361) 826-3240. Personas con incapacidades, que tienen la intención de asistir a esta junta y que requieren servicios especiales, se les suplica que den aviso 48 horas antes de la junta llamando al departamento de servicios de desarrollo, al número (361) 826-3240.

If you wish to address the Commission during the meeting and your English is limited, please call the Development Services Department at (361) 826-3240 at least 48 hours in advance to request an interpreter be present during the meeting. Si usted desea dirigirse a la comisión durante la junta y su inglés es limitado, favor de llamar al departamento de servicios de desarrollo al número (361) 826-3240 al menos 48 horas antes de la junta para solicitar un intérprete ser presente durante la junta.

**CITY PLANNING COMMISSION
PUBLIC HEARING NOTICE
Rezoning Case No. 0122-02**

Church Unlimited has petitioned the City of Corpus Christi to consider a change of zoning from the **"RS-6" Single-Family 6 District** to the **"RS-6/SP" Single-Family 6 District with a Special Permit, not resulting in a change to the Future Land Use Map. The proposed change of zoning is to allow for a larger wall sign on the property.** The property to be rezoned is described as:

A property located at or near 3402 Rodd Field Road and described as Lot 1, Block 1, Bay Area at South Lake, located along the east side of Rodd Field Road, south of Brooke Road, and north of Airline Road.

The Planning Commission may recommend to City Council approval or denial, or approval of an intermediate zoning classification and/or Special Permit. Approval of a change of zoning, if inconsistent with the City's Comprehensive Plan, will also have the effect of amending the Comprehensive Plan to reflect the approved zoning. The Planning Commission will conduct a public hearing for this rezoning request to discuss and formulate a recommendation to the City Council. The public hearing will be held **Wednesday, January 12, 2022**, during one of the Planning Commission's regular meetings, which begins at **5:30 p.m.**, in the City Council Chambers, 1201 Leopard Street. You are invited to attend this public hearing to express your views on this rezoning request. For more information, please call (361) 826-3240.

TO BE ON RECORD, THIS FORM MUST BE FILLED OUT, SIGNED BY THE CURRENT PROPERTY OWNER(S) AND MAILED IN ITS ENTIRETY TO THE DEVELOPMENT SERVICES DEPARTMENT, P. O. BOX 9277, CORPUS CHRISTI, TEXAS 78469-9277. ANY INFORMATION PROVIDED BELOW BECOMES PUBLIC RECORD.

NOTE: In accordance with the Planning Commission By-Laws, no discussion shall be held by a member or members of this Commission with an applicant or appellant concerning an application or appeal, either at home or office, or in person, by telephone call or by letter.

Printed Name: Michelle S. 33 Steven R Taylor

Address: 3402 WH Breeding DR. City/State: Corpus Christi, TX

() IN FAVOR (✓) IN OPPOSITION Phone: 361.944.7345 78414

REASON: *CU has for many years ignored, at times blatantly, that this is a RESIDENTIAL neighborhood. For almost 8 years I have been trying to communicate with them on the reduction of the bass levels of their music as it disturbs their neighbors in their homes. They continue with their distractions. Please call me for further explanation.*

Michelle S Taylor
Signature

Mrs Taylor

SEE MAP ON REVERSE SIDE
INFOR Case No. 21ZN1048
Property Owner ID: 5

Case No. 0122-02
Case Manager: Elena Buentello
Email: elenab@cctexas.com