

Zoning Case #0122-03

Church Unlimited
Rezoning for a Property at 3402 Rodd Field Road
From “RS-6” To “RS-6/SP”



City Council
March 8, 2022

Zoning Pattern and Adjacent Development



Currently Zoned: "RS-6" Single-Family 6 District

Use: Place of worship (Church Unlimited).

Building: 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.

Surrounding Uses:

- North and East: Southlake Ranch Apartments
- South: Kolda Elementary and The Cottages at Southlake
- West: The Moose Lodge 734 and vacant property

Public Notification

20 Notices mailed inside 200' buffer
4 Notices mailed outside 200' buffer

Notification Area

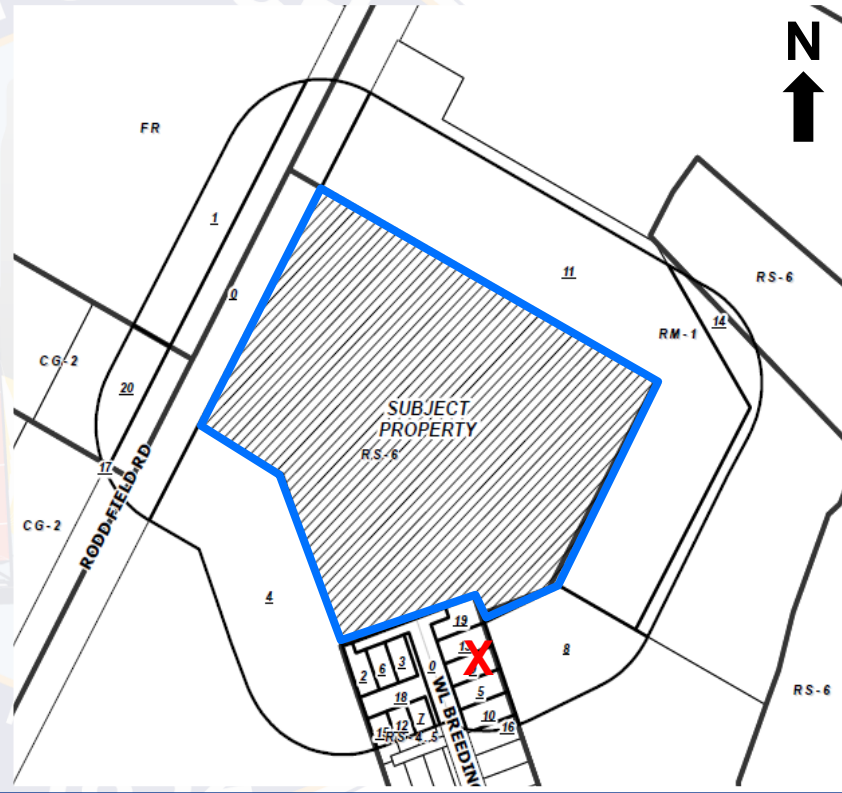
Opposed: 1 (0.68%)
Separate Opposed Owners: 1



In Favor: 0 (0.00%)



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



Staff Analysis and Recommendation



- Request: A larger wall-mounted sign for a place of worship
- Property will maintain base zoning of “RS-6” Single-Family 6 District.
- A larger sign 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.
- Currently, subject property owners are limited to a wall sign of 40 square feet in area and the sign may not be illuminated as per UDC Section 7.15.13.E
- Proposed signage will aid 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.
- Consistent with Future Land Use Map
- PC & Staff Recommendation: Approval of Special Permit

Special Permit 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. **Wall-Mounted Sign Provisions:** A wall-mounted sing shall be permitted based on the following conditions:
 - a. The maximum size of sign area shall not exceed 25% if the 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 shall only 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.
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