



Legislation Text

File #: 2018-5742, **Version:** 1

Consider public testimony regarding, and an ordinance rezoning 8.59 acres located at 1651 Sam Bass Road from the OF(Office) zoning district to the PF-2 (Public Facilities - Medium Intensity) zoning district. (First Reading)*

The request to rezone an 8.59-acre portion of the property is to accommodate a place of worship, a land use which is not permitted in the OF (Office) zoning district. Approximately 11 acres of land was rezoned to OF (Office) from SF-1 & SF-2 (Single family - large lot & standard lot) in 2008. The property contains several single family residential homes. No new development has occurred since the rezoning.

The residential designation in the general plan provides for neighborhood uses, including places of worship with limited accessory uses. The PF (Public facilities) zoning districts provide for public and institutional uses, including places of worship, at low, medium and high intensity levels. A place of worship is defined as a building providing for regular organized religious worship, including classroom space for religious education and parsonages or rectories. Accessory uses to a place of worship may include primary or secondary educational facilities, offices, community recreational facilities and day care facilities, including facilities for mother's day out programs. The size of these accessory uses is limited according to the three PF zoning district intensity levels. The PF-2 (Public facilities - medium intensity) district was determined to be the most appropriate for this site, based upon the size and location of the property. In addition to worship and religious education space, this zoning district would allow accessory uses, up to a maximum of 20,000 square feet.

The minister of Freedom Church, the applicant, wrote a letter describing their plans to construct a building for worship services of approximately 13,000 square feet for the property and it was included in the public hearing notice sent to the surrounding property owners. An email with the public notice was sent to the Oaklands HOA. A sign was posted along Sam Bass Road adjacent to the site on July 20, 2018.

The Planning and Zoning Commission held a public hearing and voted 7-0 to recommend approval of the rezoning at their meeting on August 1, 2018. One person spoke at the public hearing and voiced concerns about traffic on Sam Bass Road and Chisholm Trail road.