

## PLANNING AND ZONING COMMISSION DRAFT MINUTES, APRIL 6, 2015

PUBLIC HEARING AGENDA Item #15- S140204A - Site Plan Amendment - FBC Bus Barn (City Council District 2). Senior Planner Denice Thomas presented the case report and a Power Point presentation for a request to approve a site plan amendment to add an accessory structure (bus barn) to the existing First Baptist Church site. The 29.36-acre property, located at 950 Mayfield Rd., is zoned Planned Development 91 (PD-91) is partially within the State Highway 161 (S.H.161) Corridor Overlay District and the Interstate Highway 20 (I.H. 20) Corridor Overlay District. The owner/applicant is Bill Skaar, First Baptist Church.

Mrs. Thomas stated the site will be developed with a 44,223-square-foot religious institution with child care center. The site is currently under construction. The site plan that was approved by the City Council on February 18, 2014, identified a space where the "Bus Barn" may be placed in the future however no elevations or construction details were provided at that time so the item was not approved with the site plan.

Mrs. Thomas stated that applicant is proposing to construct a 40 foot by 80 foot metal structure. The structure will have a 20 foot by 40 foot porch, a low-sloped metal roof, and brick accents on the bases of the support posts in the front of the building. The only services provided to the building will be electrical for the purpose of security and interior lighting. The building materials are inconsistent with Appendix F of the Unified Development Code. To construct the building as desired, the applicant must request approval from the City Council. The applicant has proposed elevations that do not meet the minimum requirements of the UDC and the Corridor Overlay Districts. The applicant is requesting approval to construct the metal accessory building as depicted in the exhibits.

Mrs. Thomas stated staff opposes approval of the appeal request.

Chairman Garrett noted there were no questions for staff, opened the public hearing, and asked for speakers.

Rev. Bill Skaar with the First Baptist Church, 613 Queensway, Grand Prairie, TX was present representing the case and to respond to questions from the Commission.

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and approve case S140204A as presented by staff granting the applicants requested appeals. The action and vote being recorded as follows:

Motion: Moser

Second: Perez

Ayes: Garrett, Gray, Johnson, Perez, Philipp, Moser, Motley, Spare, and Womack

Nays: None

Approved: **9-0**

Motion: **carried.**