

## PLANNING AND ZONING COMMISSION DRAFT MINUTES OF NOVEMBER 1, 2010

### AGENDA PUBLIC HEARING ITEM: #6- S101103 – Site Plan – Crosspoint Church of Christ (City Council District 4).

Senior Planner Martin Barkman presented the case report and a Power Point presentation to the Commission for approval of a Planned Development Site Plan on 9.808 acres for a church. The subject property is currently zoned Planned Development District 140 (PD-140) and is generally located south of Interstate Highway 20 and west of Endicott Drive. The property is in the IH-20 Overlay District. The owner is Crosspoint Church of Christ, the applicant is Basic Architects. The agent is Wier & Associates

Mr. Barkman stated the proposed use will function as a church with the initial development being placed adjacent to Bardin Road. The proposed structure will be constructed of a complementary mix of split faced concrete masonry, textured concrete wall panels, stucco, western red cedar siding, and color coordinated metal wall panels and glass store front. The structure will be 18,068 square feet, and be situated on an artificial lot of 186,000 square feet or 4.269 acres. The total site is 9.808 acres. The northern portion of the site, adjacent to the Interstate Highway-20 access road will remain for future development.

Landscaping on the site is being calculated based on the artificial lot created by the current area of development, and will be located primarily along Bardin Road and in the parking areas. There will be shrubbery and ornamental tree plantings added around the building and beds with annual seasonal color at a later time.

Concrete parking will be provided that meets City standards. Parking for churches is calculated on the basis of one space per three seats in the sanctuary. Standard parking spaces required based on the sanctuary size is 134 spaces with an additional 5 spaces for the handicapped, making a total of 139 required spaces. The applicant has indicated 138 standard spaces and 7 handicapped spaces for a total of 145 spaces provided.

Mr. Barkman stated the Church has been compiling cost estimates - which impacting the project budget. He further stated it is the applicant's intent, in developing the construction document package, to represent a base-bid condition with add-alternates for exterior building materials. Staff does not object to this process and will work with the architects to finalize the exterior building material selections prior to the building permit submittal. Staff is doing this to give the church flexibility in finalizing the project budget once they have received hard competitive bids.

Mr. Barkman stated no appeals are being requested by the applicant. The Development Review Committee (DRC) recommends full approval of this case as it is in full compliance with all applicable requirements of the Unified Development Code and the Interstate Highway 20 Overlay District.

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

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The architect Stephen Elliott with Basic Architects, 1801 N. Lamar, Dallas, TX was present representing the case.

Chairman Garrett noted one speaker cards submitted in support of this case.

Gary Ethridge, 502 N.W. 16<sup>th</sup> Street, Grand Prairie, TX

There being no further discussion on the case, Commissioner Adams moved to close the public hearing and recommend approval of case S101103 as presented by staff. The action and vote being recorded as follows:

Motion: Adams

Second: Motley

Ayes: Garrett, Adams, Moss, Koerth, Motley, Waggoner and Philipp.

Nays: None

Approved: **7-0**

Motion: **carried.**