



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
FEBRAURY 5, 2018**

COMMISSIONERS PRESENT: Chairperson Lynn Motley, Vice-Chairperson Joshua Spare, Commissioners, Cheryl Smith, John Lopez, Janie Adhikari, Eduardo Carranza, and Max Coleman.

COMMISSIONERS ABSENT: Shawn Connor, Clayton Fisher, Cheryl Smith

CITY STAFF PRESENT: Steve Norwood, Director of Development Services, David Jones, Chief City Planner, Charles Lee, Senior Planner, Savannah Ware, Senior Planner, Colby Collins, Planner, Ted Helm, Planner, Daon Stephens, Transportation Planner, Steve Alcorn, Assistant City Attorney, Mark Dempsey, Deputy City Attorney, and Chris Hartmann, Executive Assistant

Chairperson Motley called the meeting to order in the Council Chambers in the City Hall Building at 6:45 p.m.

Chairperson Motley gave the invocation, Commissioner Spare led the pledge of allegiance to the US Flag, and Commissioner Lopez led the pledge of allegiance to the Texas Flag.

PUBLIC HEARING AGENDA Item #10– S180103 - Site Plan - Church on Rush Creek (City Council District 6). Senior Planner Charles Lee presented the case report and gave a Power Point presentation to approve a Site Plan to accommodate a proposed expansion of an existing church campus on one lot on 14.212 acres. The church campus is generally located at the southeast corner of E. Seeton Road and Day Miar Road, more specifically at 1355 E. Seeton Road. The property is located in the S.C. Neill Survey, Abstract No. 1159. The property is zoned Planned Development 318B (PD-318B). The applicant is Matt Moore, Claymoore Engineering Inc. and the owner is Jeff Kirkpatrick, The Church on Rush Creek.

Mr. Lee stated the applicant seeks to improve the existing 17,000 sq. ft. worship facility and campus site with an 800-seat sanctuary, a garden court and covered canopy, parking and drive ways consists of a 22,000 sq. ft. building addition along with future additions to accommodate weekly worship services as well as children ministries and auxiliary functions. The propose addition to the existing church building will be linked via a pedestrian passageway. The existing single-story 17,000 sq. ft. facility is on approximately 14 acre site, centrally located on the property approximately 200' from E. Seeton Road and 200' west of the existing overhead electric power distribution easement. The proposed improvements are planned primarily to the southwest of the church's existing facilities. The proposal also includes the construction a dumpster enclosure, concrete parking, drive aisles, landscape improvements, and sidewalks.

Mr. Lee stated access to the subject property will be from an existing driveway from E. Seeton Road, extending southward providing access and fire lane coverage for parking facilities and future building additions. The site proposing an additional drive approach providing access to proposed parking facilities located on the southern portion of the property. An additional fire lane and turn-around drive shall be provided connecting to the eastern drive and looping around the propose sanctuary and ultimately connecting to the proposed covered canopy area. Parking requirements are based on the use; therefore the seating capacity of the new sanctuary's parking calculation should be able to accommodate the subsequent ancillary uses for the existing building. The existing site has less than 200 parking spaces. The proposed site provides 400 parking spaces, with the new spaces constructed with concrete pavement. The Overlay Corridor Standards require the proposed building to be clad in 100% masonry materials, 25% Stone, excluding doors, windows, and stucco panel features. The applicant proposes using a combination of fiber cement wall panels on the north, south, eastern and western exterior elevations providing prefinished masonry wall panel elements along the eastern elevation. The connecting visible corridors and children's section of the building reflects a combination of stone, brick veneer and fiber cement plaster. The exterior elevations does provide for the 100% masonry requirement, however the design does not comply with the 25% stone material, and does not provide for cornice projections. The zoning requires a maximum thirty-five feet height limit the proposed building height is thirty-six feet, six inches in height. The proposed site exceeds the minimum landscaping requirements for Institutional Uses. The applicant is proposed to relocate a 12' X 12' masonry dumpster enclosure that will be clad in the same masonry materials as the building.

Mr. Lee stated the applicant is requesting several exceptions, specifically centered on the building design. Due to the location on the church campus, nature and function of the proposed sanctuary; staff does not object to the requested exceptions. The Development Review Committee recommends approval subject to Planning & Zoning Commission granting the following exceptions as requested.

- Exception to the minimum 25% stone requirement to exterior masonry material building element.
- Exception to the requirement of cornice projection requirement.
- Exception to the maximum 35' building requirement to 36'6".

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

Matt Moore with Clay Moore Engineering, 1903 Central Drive, Bedford, TX stepped forward representing the case and to answer questions from the commission. Mr. Moore stated they are requesting a few exceptions, but assures the addition would be a great improvement for the site.

Commissioner Spare stated he is the president of the Mira Lagos Homeowners Association they are very pleased to have them as their neighbor, great facility.

Pastor Jeff Kirkpatrick, 2300 SW Green Oaks, Arlington, TX and Sandra Beer, Architect, 2808 Fairmont Drive, Dallas, TX was present in support of this request.

There being no discussion on the case Commissioner Coleman moved to close the public hearing and approve cases S180103 as presented by staff, granting the applicants exceptions. The action and vote being recorded as follows:

Motion: Coleman

Second: Spare

Ayes: Adhikari, Carranza, Coleman, Lopez, Motley, and Spare

Nays: None

Approved: 6-0

Motion: **carried.**