

PLANNING AND ZONING COMMISSION DRAFT MINUTES, OCTOBER 6, 2014

PUBLIC HEARING AGENDA Item #9- S931201A - Site Plan Amendment - Gateway Church (City Council District 1). Senior Planner Doug Howard presented the case report and a Power Point presentation for the approval of a Site Plan Amendment. The subject site is 21.55 acres, located at 2410 N. Carrier Pkwy., zoned Planned Development 116 (PD-116) District and Single Family-One (SF-1) Residential District, and is located within the S.H. 161 Corridor Overlay District. The applicant is Matt Moore, Claymoore Engineering and the owner is Brad Henderson, Gateway Church.

Mr. Howard stated the Gateway Church will be undergoing an interior remodel. As part of their plans, the applicant is seeking approval to create additional parking areas to provide for the additional seating created. The worship area will have 1500 seats.

Mr. Howard stated there is currently 3 access points along N Carrier Pkwy and there are no proposed changes to these access points. The applicant is requesting to add an additional ground monument sign to N. Carrier Pkwy. Both the southern and northern entrances will have new signs. The applicant is proposing an additional 81,384 sqft of impervious surface; totaling 419,237 sqft of impervious surface. The existing parking area is approximately 216,000 sqft and the applicant will be adding roughly 71,000 sqft for the additional parking area; totaling about 288,000 sqft of parking. The site currently has 449 parking spaces show on the existing approved site plan. The UDC requires 1 parking space for every 3 seats in the worship area. The worship area will provide 1500 seats; requiring at least 500 parking spaces, which must include at least 9 designated handicapped spaces. The proposed development is exceeding the parking requirements in the UDC.

Mr. Howard stated there would be several services throughout the weekend; 2 services on Saturday night and 3 services on Sunday morning. The city's Transportation Department has no serious concerns any traffic issues concerning this request.

Mr. Howard stated the existing landscaping does not meet the approved landscaping plan of 1999. As part of this request, the applicant is proposing improve the landscaping plan and to fall more in line to current landscaping requirements of the Corridor Overlay District. The proposed landscape plan is substantially consistent with the landscape requirements of Article 8 and Appendix F of the UDC. Staff is satisfied with the applicant landscaping 82% of their required front yard setback along N. Carrier Pkwy and feels this meets the spirit and intent of the ordinance.

Mr. Howard stated the applicant is requesting to exceed the maximum allowable parking for this site. This development is allowed a maximum of 575 parking spaces; 15% more parking than the minimum required spaces. The applicant is requesting that 645 parking spaces be permitted; 29% more parking than the minimum required spaces.

Mr. Howard noted the applicant is requesting an appeal to the sign ordinance regarding monument signs. The UDC restricts the number of ground/monument signs on a parcel; one sign per street frontage is permitted. The applicant is asking for 2 ground monument signs along N.

Carrier Pkwy. One sign will be located at the northern access entrance and the other sign will be located at the southern access entrance.

Mr. Howard stated the Development Review Committee is in full support of a site plan amendment that conforms to the requirements of the Unified Development Code; however, staff does not have any serious objections to the applicant's requests for appeals.

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

Drew Donosky, 1105 Cheek Sparger Road, Colleyville, TX was present representing the case and to respond to questions from the Commission.

Chairman Garrett noted a speaker card submitted in support of this request.

Max Coleman, 9 Heritage Court, Grand Prairie, TX

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and recommend approval of case S931201A, granting the applicants requested appeals, and staff's recommendations. The action and vote being recorded as follows:

Motion: Moser

Second: Spare

Ayes: Arredondo, Garrett, Gray, Johnson, Moser, Spare, and Womack

Nays: None

Approved: **7-0**

Motion: **carried.**