



## CITY OF GRAND PRAIRIE COMMUNICATION

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**MEETING DATE:** 10/11/2022

**REQUESTER:** Monica Espinoza, Administrative Supervisor

**PRESENTER:** Savannah Ware, AICP, Chief City Planner

**TITLE:** STP-22-08-0038 - Site Plan – First Baptist Church at 950 Mayfield (City Council District 2). Site Plan for Family Life Center on 19.30 acres. Lot 1R, Block 1, First Baptist Church of Grand Prairie Addition, City of Grand Prairie, Dallas County, Texas, zoned PD- 91, within the SH-161 and I-20 Corridor Overlay Districts, and addressed as 950 Mayfield Road (On September 12, 2022, the Planning and Zoning Commission recommended approval by a vote of 8-0)

**APPLICANT:** David Waite, Shanks Architects

**RECOMMENDED ACTION:** Approve

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### SUMMARY:

Site Plan for Family Life Center on 19.30 acres. Lot 1R, Block 1, First Baptist Church of Grand Prairie Addition, City of Grand Prairie, Dallas County, Texas, zoned PD- 91, within the SH-161 and I-20 Corridor Overlay Districts, and addressed as 950 Mayfield Road.

### PURPOSE OF REQUEST:

The applicant intends to construct an additional gymnasium for the existing church campus. Site Plan approval by City Council is required for any project within an overlay district or planned development district. The property is within the SH-161 and I-20 Corridor Overlay Districts and zoned PD-91.

### ADJACENT LAND USES:

The following Table 1 summarizes the zoning designation and existing use for the surrounding properties.

**Table 1. Adjacent Zoning and Land Uses**

Direction	Zoning	Existing Use
North	PD-91	Undeveloped
South	PD-294	Undeveloped
West	PD-364	Commercial Uses
East	PD-152	Commercial Uses/ Single Family Residential Uses

## HISTORY:

- February 18, 2014: The City Council approved a Specific Use Permit and Site Plan to allow the construction and operation of a religious institution with a child care center (Case Number SU140207/S140204).
- April 21, 2015: The City Council approved a Site Plan Amendment to add an accessory structure (bus barn) to the existing First Baptist Church (Case Number S140204A).

## PROPOSED USE CHARACTERISTICS AND FUNCTION:

The 19.30-acres site consists of an existing 44,223 sq. ft. religious institution with a childcare center. The proposed 18,200 sq. ft. Family Life Center includes a gymnasium, a youth chapel, classrooms, and an outdoor patio. The site plan approved in 2014 accounted for this future expansion. No changes are proposed to the existing components including drive aisles, parking areas, and landscaping. All portions of the new building need to comply with Appendix F standards.

## ZONING REQUIREMENTS:

### *Density and Dimensional Requirements*

The development is subject to Article 6 in the UDC. Table 2 below evaluates the density and dimensional standards of the proposed development. The proposal meets the density and dimensional requirements.

**Table 2. Site Data Summary**

Standard	Required (GR)	Required (MF-1)	Provided	Meets
Min. Lot Area (Acres)	5,000	12,000	840,272	Yes
Min. Lot Width (Ft.)	50	100	1,525	Yes
Min. Lot Depth (Ft.)	100	120	937	Yes
Front Setback (Ft.)	25	30	315	Yes
Rear Setback (Ft.)	0	45	760	Yes
Max. Height (Ft.)	25	50	26	Yes
Max. Floor Area Ratio (FAR)	0.35:1	N/A	0.075:1	Yes

### *Parking Requirements*

No changes are proposed with this expansion. The previously approved site plan met parking requirements at the time, which accounted for future expansions at a fully developed capacity.

### *Landscape and Screening*

No changes are proposed other than additional landscaping provided as a compensatory measure for the requested variances. The enhancement includes five canopy trees and 5,030 sq. ft. of ground covers on three sides of the new gymnasium.

### *Building Elevations*

The exterior building materials include stone, brick, and stucco. Appendix F contains two window requirements. The first is that facades shall consist of windows in an area that equals 50% of the overall vertical surface of all facades or that equals 50% of the length of all facades. The second requirement is that windows shall account for 30% of the area of street-facing facades. The proposed building elevations do not meet these requirements.

Appendix F generally seeks to avoid blank exterior walls without architectural features and finishes, changes in material, and articulation. This proposal does provide some articulation features.

## **VARIANCES:**

The applicant is requesting the following variances:

1. Horizontal & Vertical Articulation – Variance to the requirement of horizontal and vertical articulations on all four facades.
2. Overall Windows – Variance to the requirement that windows account for 50% of the area of all facades to allow the building to be constructed with windows that account for 16.25% of all facades.
3. Windows on Street Facing Facades – Variance to the requirement that windows account for 30% of southeast and northeast facades to allow the building to be constructed with 12% windows on the southeast facade and 4.5% windows on the northeast facade.
4. Awnings & Canopies – Variance to the requirement for covered walkways, awnings, canopies, or porticos along at least 25% of the length of all four facades to allow 12.7% of canopies.

## **RECOMMENDATION:**

- On September 12, 2022, the Planning and Zoning Commission recommended approval by a vote of 8-0.
- The Development Review Committee (DRC) recommends approval. Staff does not object to the requested variances, noting that gymnasiums typically do not have a lot of fenestrations and articulation.