



PROJECT DESCRIPTION

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| Date: | April 23, 2026 |
| Project Name: | Cynthia Mickens Ministries Campus Project |
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| Subject: | Project Description |

I. Project Description Brief – Proposed Community Hub

PROJECT LOCATION:

302 W. Palestine St, Hutchins, TX 75141

SITE AREA:

3 acres

BUILDING SIZES:

Cumulative 65,000 SF

II. PROJECT OBJECTIVES

The Cynthia Mickens Ministries Campus Project aims to expand housing opportunities, increase dedicated community occupancy space, provide dedicated community space, optimize pantry distribution, meet parking requirements, enhance garden areas, retail and entrepreneurial space, incorporate functional program spaces within the event facility, and address stormwater retention needs.

III. PROGRAM OVERVIEW

Cynthia Mickens Ministries plans to transform its three-acre site into a vibrant community hub in Hutchins, TX. The proposal includes 32 attainable residential units designed around a shared courtyard, playground, and garden to promote community interaction. Central to the development is a new multi-purpose event facility that combines worship, education, the arts, food services, retail, and entrepreneurial spaces, creating a walkable destination for residents.

Church Sanctuary (~3,000 SF)

- Seats 100

Multi-Purpose Space (~16,500 SF)

- Classrooms
- Offices
- Conference rooms

Food/Retail (~ 12,890 SF)

- Kitchen
- Cafe
- Farmer’s Market
- Retail
- Restaurant

Housing (31,300 SF)

- Single mothers’ w/children (3 units)
 - 4 BD / 2 Bath (1,200 SF)
- Seniors (14 units)
 - 1 BD / 1 Bath (600 SF)
- Career-path (14 units)
 - 1 BD / 1 Bath (600 SF)

Garden

- Garden beds
- Bioswale Garden / Detention Pond
- Playground

Parking

- ~90 spots

IV. COMPREHENSIVE PLAN PRIORITIES

EXPAND HOUSING CHOICE & AVAILABILITY

Increase the supply of single-family homes, introduce more variety in lot sizes, and allow targeted medium-density housing to meet the needs of different household types and income levels

- The CMM Project offers an opportunity to fulfill the medium-density vision with the capacity to support various household types at all income levels through the plan’s multi-family housing development.

REZONE UNDERUTILIZED INDUSTRIAL LAND

Convert selected industrial parcels to residential and mixed-use districts to enable more housing opportunities in proximity to existing services and infrastructure.

- The CMM Project provides a mixed-use development in proximity to existing residential areas to offer potential commercial amenities to the surrounding community and create a node-like commercial/mixed-use development.

PRESERVE NEIGHBORHOOD CHARACTER

Maintain low-density development patterns in established residential areas and along key corridors like East Wintergreen, Trout, and JJ Lemmon, while integrating new developments.

INCENTIVIZE QUALITY DEVELOPMENT

Offer tools such as tax abatement, density/FAR bonuses, and expedited permitting for projects that meet city standards, incorporate amenities, or achieve LEED/NGBS standards.

- The CMM Project provides 32 new housing units to the area, providing for the density incentive without requiring the density bonus.

SUPPORT AFFORDABLE HOUSING

Encourage mixed-income neighborhoods and housing types that can serve local workers, seniors, and young families to reduce the high percentage of the workforce community in Hutchins.

- The CMM Project seeks to develop medium-density housing that would allow for 32 new units in the area. These units are intended as an attainable housing community.