



PLANNING

To: Planning & Zoning Commission **Item No. 3g**

From: Jerron Hicks, Planner

Through: David Hoover, Director of Development Services

Cc: Suzanne Porter, Planning Manager

Re: Planning & Zoning Commission Meeting – November 7, 2023

Agenda Item:

Consider and act upon a request for a Preliminary Site Plan for Lighthouse Church Addition, Block A, Lot 1, on 9.26± acres, located on the southwest corner of East First Street and Whitley Place Drive. The property is zoned Planned Development-90 (PD-90) Brookhollow North. (DEVAPP-23-0173)

Description of Agenda Item:

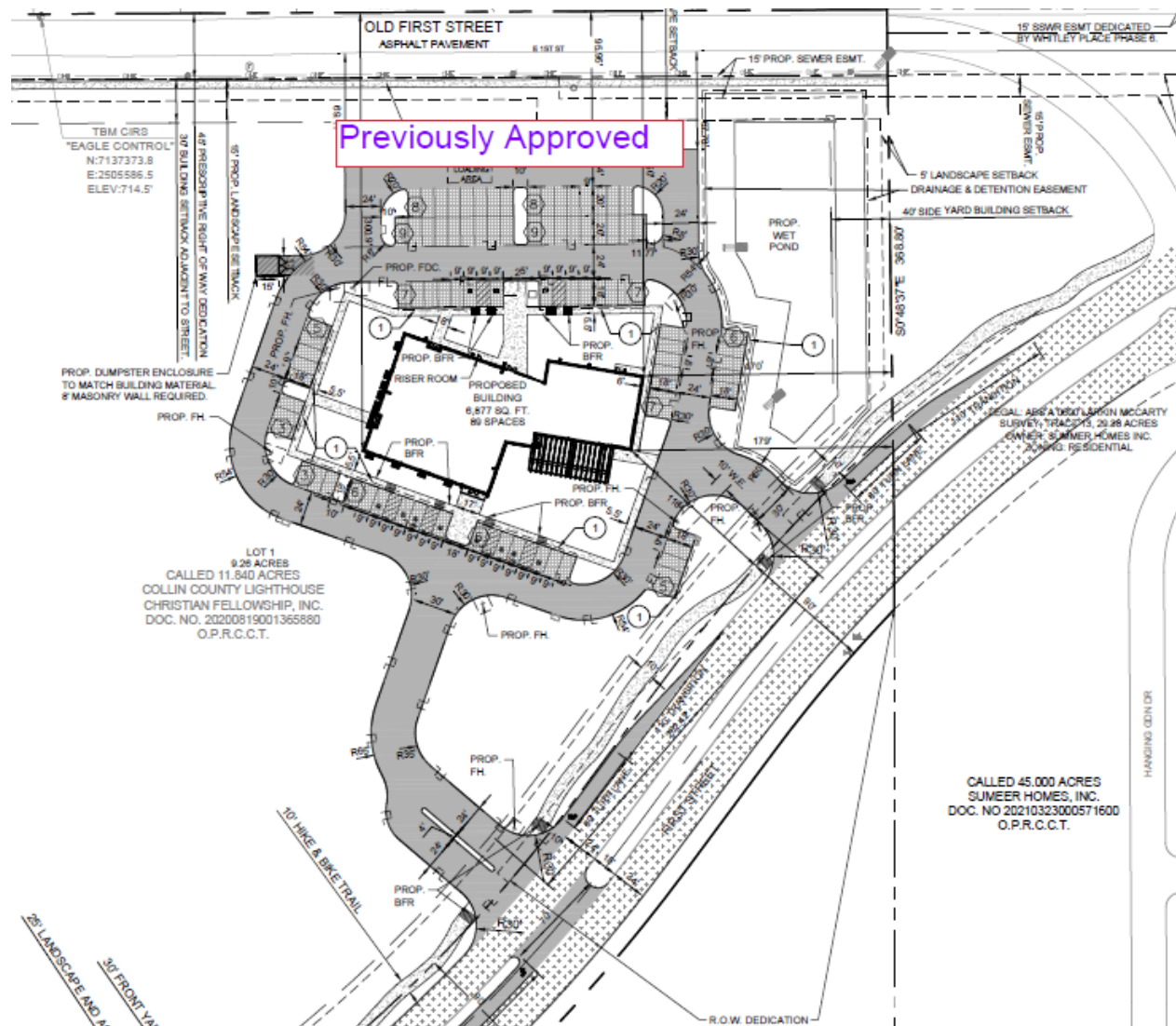
On August 16, 2022, the Planning & Zoning Commission approved a preliminary site plan (D22-0059) for a church. Following these approvals, the applicant submitted a site plan and final plat. On October 4, 2022, the Planning & Zoning Commission approved the Site Plan (D22-0079) and Final Plat (D22-0080) for the church. On both plans, the building area of the church was shown to be 6,877 square feet.

During the review of civil drawings, the applicant discovered that the approved plans incorrectly showed the building area. The building that was drawn on the plan was actually 12,030 square feet rather than 6,877 square feet. Since the parking is based on the number of seats in the main sanctuary, the required parking did not change, and the site had sufficient parking.

The applicant has plans to enlarge the building and expand the parking area in the future. This preliminary site plan has been submitted to replace the previously approved preliminary site plan. It shows the full extent of the development, which includes a 20,335 square foot building and 263 parking spaces. The development will be constructed in two phases. The Phase line is represented in blue on the plan below, and the building expansion areas in Phase 2 are outlined in red.

The civil plans are under review. A minor revision will be made to the approved site plan so that it matches Phase 1 on this preliminary site plan. All improvements associated with Phase 2,

Previously Approved Site Plan:



Attached Documents:

1. Location Map
2. Site Plan

Town Staff Recommendation:

Staff recommends approval of the Preliminary Site Plan, subject to Staff approval of a minor revision to the site plan for Phase 1 prior to approval of civil plans.