



PLANNING AND ZONING COMMISSION MEETING
CITY HALL - COUNCIL CHAMBERS, 300 W. MAIN STREET
MONDAY, SEPTEMBER 12, 2022 AT 6:00 PM

AGENDA

BRIEFING SESSION - 6:00 PM

It is the intent of the Planning and Zoning Commission to be briefed by staff, and that all items on the agenda shall be available or open for discussion during the Briefing Session. The Planning and Zoning Commission may ask applicants and other interested parties for information or presentations. All interested parties are invited to attend. Briefings are taped.

Call to Order

Agenda Review

REGULAR MEETING - 6:30 PM

Call to Order

Invocation

Pledge of Allegiance

CITIZEN COMMENTS

Citizens may speak during Citizen Comments for up to five minutes on any item not the agenda by completing and submitting a speaker card.

PUBLIC HEARING CONSENT AGENDA

Items listed on the Public Hearing Consent Agenda are considered to be routine and will be approved by one motion and one vote. There will be no separate discussion of the Public Hearing Consent Agenda items unless requested. If discussion is desired on an item, it will be considered separately. The Commission may ask questions of those present on an item from the Public Hearing Consent Agenda.

1. Approval of Minutes of the August 22, 2022, P&Z meeting

PUBLIC HEARING POSTPONEMENT, RECESS, CONTINUATIONS

In accordance with Section 1.11.5.6 of the Unified Development Code (UDC) a public hearing for which notice has been given may be postponed by announcing the postponement at or after the time and place the hearing is scheduled to begin. A public hearing may be recessed and continued any time after the hearing has commenced. Section 1.11.5.6.C of the UDC states if a postponement or continuance of a public hearing is to a specific date and time no later than 60 days from the first or most recent hearing, the announcement of the postponement or continuance at the public hearing in which the application has been postponed or continued by the Planning and Zoning Commission shall be sufficient notice and no

additional notice is required. However, the Planning and Zoning Commission may direct staff to re-notify postponed or continued applications for which public hearings have not yet commenced.

- [2.](#) SUP-22-06-0024 - Specific Use Permit/Site Plan - Victron Convenience and Gas (City Council District 4). Specific Use Permit and Site Plan for a Convenience Store with Gas Sales and a Carwash on 4.528 acres. Tract 5B2 and 6C2 of the Jerome C Survey, Abstract 972, City of Grand Prairie, Tarrant County, Texas, zoned PD-255A, within the SH 360 Corridor Overlay District, and located at the NE corner of Lynn Creek/Mildred Walker Pkwy and SH-360
- [3.](#) CPA-22-07-0008 - Comprehensive Plan Amendment - Ascend at Forum (City Council District 2). Comprehensive Plan Amendment to change the Future Land Use Map from Mixed Residential to High Density Residential and Medium Density Residential on 17.782 acres. Multiple parcels located within the Charles D. Ball Survey, Abstracts 197 and 1699, City of Grand Prairie, Tarrant and Dallas Counties, Texas, zoned Planned Development (PD-265A) for Single Family, Multi-Family, and General Retail Uses, within the I-20 Corridor Overlay District with an approximate address of 2300 S Forum Dr
- [4.](#) ZON-22-05-0015 – Ascend at Forum (City Council District 2). Zoning Change from PD-265 for Single Family, Multi-Family, and General Retail Uses to a Planned Development District for Single Family Zero Lot Line, Single Family Townhome, and Multi-Family and a Concept Plan depicting 522 units on 65.672 acres. Multiple parcels located within the Charles D. Ball Survey, Abstracts 197 and 1699, City of Grand Prairie, Tarrant and Dallas Counties, Texas, zoned Planned Development (PD-265A) for Single Family, Multi-Family, and General Retail Uses, within the I-20 Corridor Overlay District with an approximate address of 2300 S Forum Dr

ITEMS FOR INDIVIDUAL CONSIDERATION

- [5.](#) 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

PUBLIC HEARING

Members of the public may address the Commission on items listed on the agenda under Public Hearing Items. Persons wishing to address the Commission must first complete a request to speak card. A person may also use the request to speak card to indicate his or her support or opposition to a case without speaking. Cards may be picked up at the desk by the entrance to the City Council Chambers and may be deposited at the desk or given to a staff member. Speaking time is generally limited to five minutes per speaker. Per the by-laws of the Planning and Zoning Commission, the applicant and those favoring the request shall have a maximum of 30 minutes, including rebuttal, to present their arguments for the request. Those in opposition to a request shall have a maximum of 30 minutes to present their arguments against the request. When a large group is present, it is encouraged that representatives be appointed to speak for the group so that redundant testimony is minimized. Commissioners may have questions of those speaking at the public hearing. The time used to answer the Commission's questions will not be deducted from the allotted 30 minutes. These rules may be temporarily suspended, in whole or in part, by a unanimous vote of the Commission.

ADJOURNMENT

The City Hall is wheelchair accessible. If you plan to attend this public meeting and you have a disability that requires special arrangements, please call 972-237-8255 at least 24 hours in advance. Reasonable accommodations will be made to assist your needs.

MESSAGE OF RELIGIOUS WELCOME

As many of you are aware, we customarily begin our meetings with an invocation. This prayer is intended for the benefit of the board members and is directed to them and not the audience. Those who deliver the invocation may reference their own religious faith as you might refer to yours when offering a prayer. We wish to emphasize, however, that members of all religious faiths are welcome, not only in these meetings, but in our community as well. The participation of all our citizens in the process of self-government will help our fine city best serve the good people who live here. Employees and audience members are welcome to pray or not pray, and this choice will have no bearing on any vote made by the board.

Certification

In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A, the Planning and Zoning Commission agenda was prepared and posted September 09, 2022.



Monica Espinoza, Planning Secretary



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 09/12/2022

REQUESTER: Monica Espinoza

PRESENTER: Savannah Ware, AICP, Chief City Planner

TITLE: Approval of Minutes of the August 22, 2022, P&Z meeting

RECOMMENDED ACTION: Approve



PLANNING AND ZONING COMMISSION MEETING
CITY HALL - COUNCIL CHAMBERS, 300 W. MAIN STREET
MONDAY, AUGUST 22, 2022 AT 5:30 PM

MINUTES

BRIEFING SESSION - 5:30 PM

Chairperson Smith called the Briefing meeting to order at 5:30 p.m.

Call to Order

PRESENT

Chairperson Cheryl Smith
 Vice Chairperson Max Coleman
 Secretary Julia Perez
 Commissioner John Fedorko
 Commissioner Ana Coca
 Commissioner Martin Caballero
 Commissioner Michelle Madden
 Commissioner Frank Gonzalez

ABSENT

Commissioner Quentin Pete Jr.

Agenda Review

7. STP-22-07-0035 - Site Plan - Trinity Basin Preparatory (City Council District 2). Site Plan for Trinity Basin Preparatory School on 9.439 acres. Tract 5.1, Edward O'Connor Survey, Abstract 1100, City of Grand Prairie, Dallas County, Texas, zoned Planned Development (PD-99) with Genera Retail (GR) uses, within the SH-161 Corridor Overlay District with an approximate address of 3116 Carrier Pkwy

Senior Planner Dana Woods presented the case report and gave a power point presentation. Chairperson Smith stated concern with traffic. Transportation Planner Brett Huntsman stated a Traffic Impact Analysis was done.

8. STP-22-07-0034 - Site Plan - 2400 W Marshall Dr Industrial Warehouse (City Council District 1). Site Plan for a Warehouse/Distribution center on 9.55 acres. Site 7, Great Southwest Industrial District, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI), and addressed as 2400 W Marshall Dr

Senior Planner Dana Woods presented the case report and gave a power point presentation.

9. SUP-22-07-0028 - Specific Use Permit - Cielo Azul Banquet Hall (City Council District 5). Specific Use Permit for a Special Event Center on 0.364 acres. Lot 1, Block C, Chase Addition,

City of Grand Prairie, Dallas, County, Texas, zoned General Retail One (GR-1), within the Central Business District addressed as 503 W Church St

Senior Planner Dana Woods presented the case report and gave a power point presentation.

REGULAR MEETING - 6:30 PM

Chairperson Smith called the meeting to order at 6:31 p.m.

Call to Order

PRESENT

- Chairperson Cheryl Smith
- Vice Chairperson Max Coleman
- Secretary Julia Perez
- Commissioner John Fedorko
- Commissioner Ana Coca
- Commissioner Martin Caballero
- Commissioner Michelle Madden
- Commissioner Frank Gonzalez

ABSENT

- Commissioner Quentin Pete Jr.

Commissioner Perez led the Invocation.

Chairperson Smith led the Pledge of Allegiance to the US Flag and Texas Flag.

CITIZEN COMMENTS

None

PUBLIC HEARING CONSENT AGENDA

Motion made by Commissioner Coleman, Seconded by Commissioner Perez to close the public hearing and approve items one through six. The motion carried 8-0. Voting Yea: Chairperson Smith, Commissioner Coleman, Commissioner Madden, Commissioner Perez, Commissioner Gonzalez, Commissioner Fedorko, Commissioner Coca, Commissioner Caballero.

1. Approval of Minutes of the August 08, 2022, P&Z meeting

Approved on Consent Agenda

2. PLT-22-07-0073 - Final Plat - Calvary Baptist Church (City Council District 6). Final Plat of Lot 1, Block A, Calvary Church/Robinson Road Addition, creating one non-residential lot on 5.00 acres. Tract 12.1 Thomas J. Tone Survey, Abstract No. 1460, Page 235, City of Grand Prairie, Dallas County, Texas, zoned Agricultural (A), and addressed as 5125 Robinson Rd

Approved on Consent Agenda

3. PLT-22-06-0071 - Final Plat - Truck Max - Truck Maintenance Facility (City Council District 1). Final Plat of Lot 1, Block 1, Truck Max Addition, creating a non-residential lot on 2.782 acres. Tract 2.2, BBB & CRR Railroad Survey, Abstract 202, Page 460, City of Grand Prairie, Dallas County, Texas, zoned Light Industrial (LI), with SUP-1118, within the SH-161 Corridor Overlay District, and addressed as 3001 Hardrock Rd

Approved on Consent Agenda

4. PLT-22-07-0074 - Preliminary Plat - Oncor Grand Prairie Substation Addition (City Council District 3). Preliminary Plat of Lot 1, Block 1, Oncor Grand Prairie Substation Addition, creating one non-residential lot on 1.462 acres. Tract 800.2, Mercer Fain Survey, Abstract No. 475, City of Grand Prairie, Dallas County, Texas, zoned Agricultural (A), and addressed as 1335 S. Belt Line Rd

Approved on Consent Agenda

5. PLT-22-07-0076 – Final Plat - Trinity Basin (City Council District 2). Final Plat for Trinity Basin Preparatory School, Lot 1, Block 1, Trinity Basin Addition, creating one non-residential lot on 9.439 acres. Tract 5.1, Edward O'Connor Survey, Abstract 1100, City of Grand Prairie, Dallas County, Texas, zoned Planned Development (PD-99) with Genera Retail (GR) uses, within the SH-161 Corridor Overlay District with an approximate address of 3116 Carrier Pkwy

Approved on Consent Agenda

6. PLT-22-07-0077 - Replat - Lots 1R3 & 2, Block 1, Kohl's Grand Prairie Addition (City Council District 5). Replat of Lot 1R1, Block 1, Kohl's Grand Prairie Addition, creating two commercial lots on 10.887 acres. Lot 1R1, Block 1, Kohl's Grand Prairie Addition, City of Grand Prairie, Dallas County, Texas, zoned PD-20 & PD-21, within the IH 20 Corridor Overlay District, and addressed as 3865 S. Carrier Parkway

Approved on Consent Agenda

ITEMS FOR INDIVIDUAL CONSIDERATION

7. STP-22-07-0035 - Site Plan - Trinity Basin Preparatory (City Council District 2). Site Plan for Trinity Basin Preparatory School on 9.439 acres. Tract 5.1, Edward O'Connor Survey, Abstract 1100, City of Grand Prairie, Dallas County, Texas, zoned Planned Development (PD-99) with Genera Retail (GR) uses, within the SH-161 Corridor Overlay District with an approximate address of 3116 Carrier Pkwy

Senior Planner Dana Woods presented the case report and gave a power point presentation. She stated the applicant seeks Site Plan approval to construct a K-8 School on 9.439 acres. The

Unified Development Code (UDC) requires City Council approval of a Site Plan to ensure that the development meets requirements in the UDC by providing adequate circulation as well as quality site planning techniques. The UDC identifies criteria for evaluating proposed developments such as density and dimensional standards, landscaping and screening requirements, and architectural design requirements.

The applicant is requesting the following variances:

1. *Maximum Allowable Height – The UDC states that the maximum allowable height for the General Retail (GR) zoning district is 25 Ft. The top of roof deck is 32 ft.*
2. *Glazing width per Facade – Appendix F requires that facades shall consist of windows that equal 50% of the length of all facades. The proposed elevations provide window glazing with 43% (north), 29% (west), and 42% (east) of the length of all facades.*
3. *Glazing on Primary Facade – Appendix F requires that windows account for 30% of the area of the primary facade (Warrior Trail). Windows account for 15.4% of the primary facade.*

The Development Review Committee (DRC) recommends approval with the condition that the applicant close the left turn onto Carrier Pkwy. during the drop-off/pick-up times.

John Blacker 12801 N Central Ste 1400 Dallas TX., stepped forward representing the case.

Lee Osborne 100 Throckmorton St Ste 1350 Fort Worth TX., stepped forward representing the case.

Commissioner Coca asked who their Chief Academic Officer is. Mr. Osborne stated Leslie Austin. Mrs. Coca asked if it would be open enrollment. Mr. Osborne stated yes.

Motion made by Commissioner Coleman, Seconded by Commissioner Fedorko to close the public hearing and approve item STP-22-07-0035 with variances and per staff recommendations. The motion carried 6-2. Voting Yea: Chairperson Smith, Commissioner Coleman, Commissioner Madden, Commissioner Perez, Commissioner Fedorko, Commissioner Caballero. Voting Nay: Commissioner Gonzalez, Commissioner Coca.

8. STP-22-07-0034 - Site Plan - 2400 W Marshall Dr Industrial Warehouse (City Council District 1). Site Plan for a Warehouse/Distribution center on 9.55 acres. Site 7, Great Southwest Industrial District, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial (LI), and addressed as 2400 W Marshall Dr

Senior Planner Dana Woods presented the case report and gave a power point presentation. She stated the applicant seeks Site Plan approval to permit the construction of a Warehouse/Distribution Center. The zoning of the site is Light Industrial (LI) and permits the use by right. The Unified Development Code (UDC) requires City Council approval of a site plan to ensure that the development meets requirements in the UDC by providing adequate circulation as well as quality site planning techniques. The UDC identifies criteria for evaluating proposed developments such as density and dimensional standards, landscaping

and screening requirements, and architectural design requirements. The applicant is not requesting any variances. The applicant is not requesting any variances. The Development Review Committee (DRC) recommends approval.

Sidney Stratton 2021 McKinney Ave Ste 1050 Dallas TX., stepped forward representing the case.

Tyler Day 5739 Reiger Ave Dallas TX., stepped forward representing the case.

Commissioner Coleman asked will this be a speculative building. Ms. Stratton stated yes.

Motion made by Commissioner Perez, Seconded by Commissioner Coca to close the public hearing and approve STP-22-07-0034. The motion carried 8-0. Voting Yea: Chairperson Smith, Commissioner Coleman, Commissioner Madden, Commissioner Perez, Commissioner Gonzalez, Commissioner Fedorko, Commissioner Coca, Commissioner Caballero.

PUBLIC HEARING

9. SUP-22-07-0028 - Specific Use Permit - Cielo Azul Banquet Hall (City Council District 5). Specific Use Permit for a Special Event Center on 0.364 acres. Lot 1, Block C, Chase Addition, City of Grand Prairie, Dallas, County, Texas, zoned General Retail One (GR-1), within the Central Business District addressed as 503 W Church St

Senior Planner Dana Woods presented the case report and gave a power point presentation. She stated the applicant intends to operate a special event center in a lease space in an existing commercial building at 503 W Church St. Special Event Centers require a Specific Use Permit according to the Unified Development Code (UDC). The purpose of the Specific Use Permit process is to identify those uses which might be appropriate within a zoning district, but due to either their location, functional or operational nature, could have a potentially negative impact upon surrounding properties; and provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to eliminate such probable negative consequences. The applicant is not requesting any variances. The Development Review Committee (DRC) is unable to recommend approval due to the recent revocation of the SUP for this location. Staff has concerns regarding the issues that led to the recent revocation and the adjacent residential use. However, if the SUP is approved the building will have to be sprinkled according to fire codes.

Cruz Galvan 503 W Church St Grand Prairie TX., stepped forward representing the case, she stated she is the new owner of the building and will be running business differently from the previous owner. She stated a new security system was just installed and she would attend every event along with security.

Commissioner Madden asked if she reached out to her neighbors. Ms. Galvan stated no.

Commissioner Perez asked what her plans are to run her business differently. Ms. Galvan stated she plans to attend every event and be there until the events are over. She will always have security onsite and cautious on who she rents the event center to. Mrs. Perez inquired

about the number of guests. Ms. Galvan stated at max they will have 100. Mrs. Perez then asked about parking. Mrs. Galvan stated they have parking in the front and in the back of the building, but previously they used the church’s parking without permission.

Commissioner Caballero asked what her level of experience is running an event center. Ms. Galvan stated 75%.

Lt. Tim Sliva Grand Prairie Police Department, stepped forward in opposition of this request, he stated the police department continues to have concerns regarding this event center at this location. He noticed the new owner would host the same events and have the same hours that the previous owner had which causes concern. Regarding the parking, future development where the church is located would take parking away.

Motion made by Commissioner Caballero, Seconded by Commissioner Coleman to close the public hearing and deny SUP-22-07-0028. The motion carried 7-1. Voting Yea: Chairperson Smith, Commissioner Coleman, Commissioner Madden, Commissioner Perez, Commissioner Gonzalez, Commissioner Fedorko, Commissioner Caballero. Voting Nay: Commissioner Coca.

ADJOURNMENT

Chairperson Smith moved to adjourn the meeting. The meeting adjourned at 7:23 p.m.

Cheryl Smith, Chairperson

ATTEST:

Julia Perez, Secretary



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 09/12/2022

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Dana Woods, AICP, Senior Planner

TITLE: SUP-22-06-0024 - Specific Use Permit/Site Plan - Victron Convenience and Gas (City Council District 4). Specific Use Permit and Site Plan for a Convenience Store with Gas Sales and a Carwash on 4.528 acres. Tract 5B2 and 6C2 of the Jerome C Survey, Abstract 972, City of Grand Prairie, Tarrant County, Texas, zoned PD-255A, within the SH 360 Corridor Overlay District, and located at the NE corner of Lynn Creek/Mildred Walker Pkwy and SH-360

APPLICANT: Victron Energy, Inc., Melinda Nelson

RECOMMENDED ACTION: Table



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 09/12/2022

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Dana Woods, AICP, Senior Planner

TITLE: CPA-22-07-0008 - Comprehensive Plan Amendment - Ascend at Forum (City Council District 2). Comprehensive Plan Amendment to change the Future Land Use Map from Mixed Residential to High Density Residential and Medium Density Residential on 17.782 acres. Multiple parcels located within the Charles D. Ball Survey, Abstracts 197 and 1699, City of Grand Prairie, Tarrant and Dallas Counties, Texas, zoned Planned Development (PD-265A) for Single Family, Multi-Family, and General Retail Uses, within the I-20 Corridor Overlay District with an approximate address of 2300 S Forum Dr

APPLICANT: Jennifer Burns, DHI Communities

RECOMMENDED ACTION: Table



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 09/12/2022

REQUESTER: Monica Espinoza, Administrative Supervisor

PRESENTER: Dana Woods, AICP, Senior Planner

TITLE: ZON-22-05-0015 – Ascend at Forum (City Council District 2). Zoning Change from PD-265 for Single Family, Multi-Family, and General Retail Uses to a Planned Development District for Single Family Zero Lot Line, Single Family Townhome, and Multi-Family and a Concept Plan depicting 522 units on 65.672 acres. Multiple parcels located within the Charles D. Ball Survey, Abstracts 197 and 1699, City of Grand Prairie, Tarrant and Dallas Counties, Texas, zoned Planned Development (PD-265A) for Single Family, Multi-Family, and General Retail Uses, within the I-20 Corridor Overlay District with an approximate address of 2300 S Forum Dr

APPLICANT: Jennifer Burns, DHI Communities

RECOMMENDED ACTION: Table



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 09/12/2022
REQUESTER: Monica Espinoza, Administrative Supervisor
PRESENTER: June Sin, 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
APPLICANT: David Waite, Shanks Architects
RECOMMENDED ACTION: Approve

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

Table with 3 columns: Direction, Zoning, Existing Use. Rows include North (PD-91, Undeveloped), South (PD-294, Undeveloped), West (PD-364, Commercial Uses), and 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-acre 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:

The Development Review Committee (DRC) recommends approval. Staff does not object to the requested variances, noting that gynasiums typically do not have a lot of fenestrations and articulation.

Exhibit A - Location Map
Page 1 of 1

Item5.



CASE LOCATION MAP

STP-22-08-0038

First Baptist Church Family Life Center

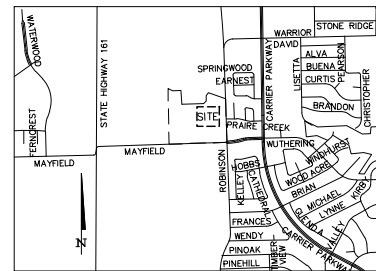
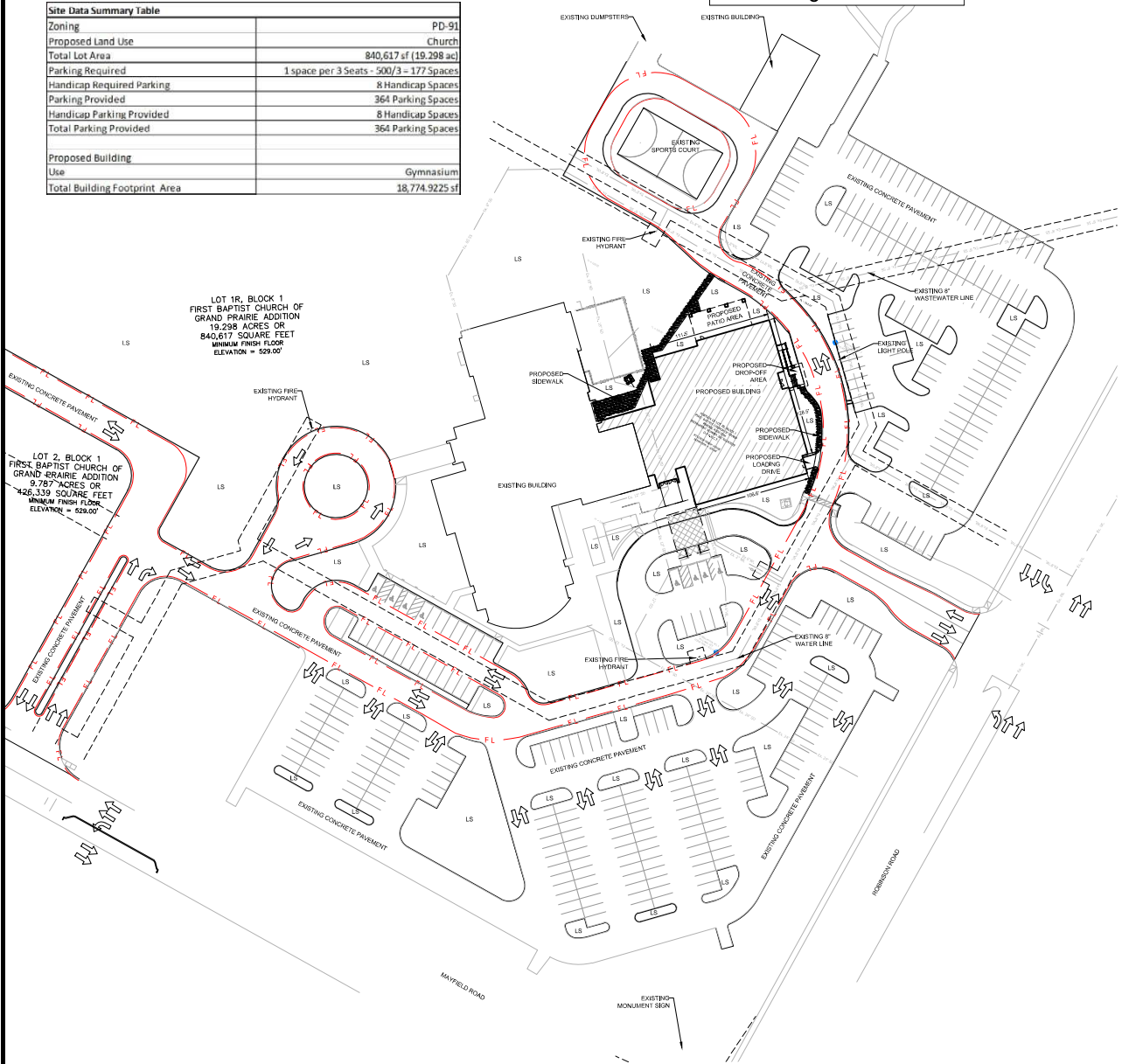


City of Grand Prairie
Development Services

(972) 237-8255
www.gptx.org

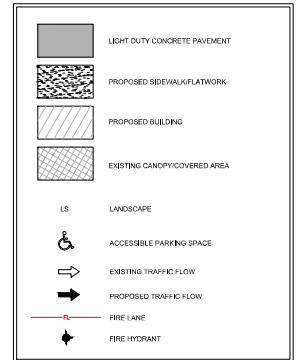
Exhibit B - Site Plan
Page 1 of 2

Site Data Summary Table	
Zoning	PD-91
Proposed Land Use	Church
Total Lot Area	840,617 sf (19.298 ac)
Parking Required	1 space per 3 Seats - 500/3 = 177 Spaces
Handicap Required Parking	8 Handicap Spaces
Parking Provided	364 Parking Spaces
Handicap Parking Provided	8 Handicap Spaces
Total Parking Provided	364 Parking Spaces
Proposed Building	
Use	Gymnasium
Total Building Footprint Area	18,774,9225 sf



LOCATION MAP
NOT TO SCALE

LEGEND



NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS. BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY.
3. ALL SIDEWALKS TO BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.0%.
4. REFER TO ARCHITECTURAL BUILDING ELEVATIONS FOR AMOUNT AND LOCATION OF PRINCIPAL JOISTS/MATERIALS.
5. REFER TO ARCHITECTURAL PLANS FOR ALL PROPOSED SIGNAGE OR FLAGS.
6. SITE IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN PER FIRM NO. 4813G0445, DATED: 03/21/2015.



ARCHITECT:
SHANKS ARCHITECT
901 MAIN STREET SUITE #6250
DALLAS, TX 75204
PHONE: (972) 758-9300
CONTACT: DAVID WAITE
CONTACT: DAVID SHANKS
EMAIL: dwaite@shanksarchitects.com

OWNER:
FIRST BAPTIST CHURCH GRAND PRAIRIE
950 MAYFIELD ROAD
GRAND PRAIRIE, TX 75052
PHONE: (972) 262-5140
CONTACT: DR. BILL SKAAR
EMAIL: bskaar@fbcp.org

ENGINEER:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
(817) 562-2004
CONTACT: HECTOR SOTELO, P.E.
EMAIL: hsotel@bannistereng.com

BENCHMARKS

NO.	DATE	REVISION/DESCRIPTION

1. SOURCE BENCHMARK: CITY OF GRAND PRAIRIE MONUMENT 36, LOCATED AT APPROXIMATELY 35 FEET EAST OF THE CENTERLINE OF WOODSTOCK DRIVE AND APPROXIMATELY 42 FEET NORTH OF THE CENTERLINE OF MAYFIELD ROAD. ELEV = 546.65

2. SITE BENCHMARK #1: 1/4" X 1/4" SET IN CONCRETE N = 693241.89 E = 2149051.72 ELEV = 532.93

3. SITE BENCHMARK #2: 1/4" X 1/4" SET IN CONCRETE N = 693651.77 E = 2150284.33 ELEV = 531.27



know what's below.
Call before you dig.
(@ least 48 hours prior to digging)

BANNISTER ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063 | 817.562.2004 | 817.962.2086 fax
REGISTRATION # P-10594 (TEXAS)

**FIRST BAPTIST CHURCH
950 MAYFIELD ROAD
GRAND PRAIRIE, TEXAS**

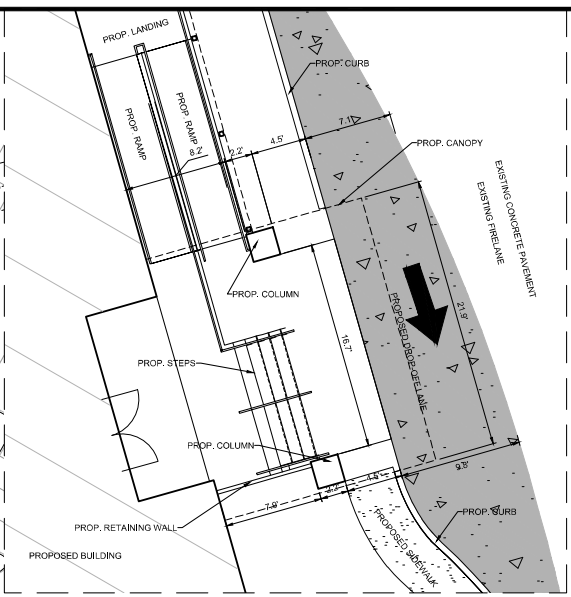
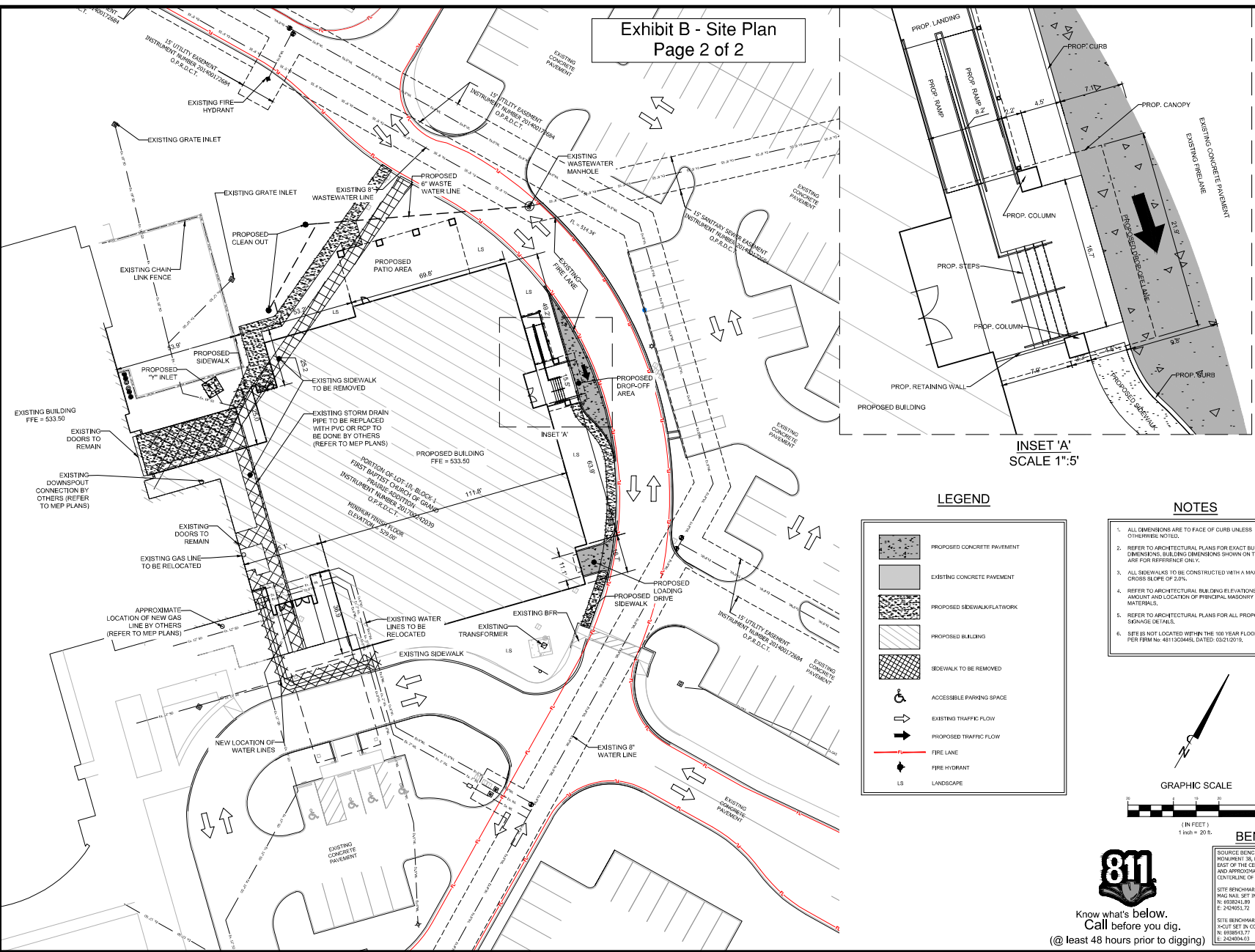
SITE PLAN

NO. 1
DATE: 10/20/2015
REVISION/DESCRIPTION: PRELIMINARY

FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION. BEFORE OR PERMITTING, THEY HAVE BEEN PREPARED BY OR UNDER THE SUPERVISION OF:
HECTOR SOTELO, P.E.
10/20/2015 10:48:00 PM 10/20/2015

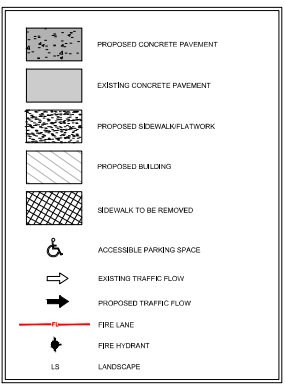
SHEET NUMBER
EX-1

Exhibit B - Site Plan
Page 2 of 2



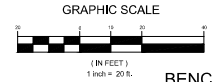
INSET 'A'
SCALE 1"=5'

LEGEND



NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS. BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY.
3. ALL SIDEWALKS TO BE CONSTRUCTED WITH A MAXIMUM GROSS SLOPE OF 2.0%.
4. REFER TO ARCHITECTURAL BUILDING ELEVATIONS FOR AMOUNT AND LOCATION OF PRINCIPAL MASONRY MATERIALS.
5. REFER TO ARCHITECTURAL PLANS FOR ALL PROPOSED SIGNAGE DETAILS.
6. SITE IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN PER FIRM NO. 48113G04HLS, DATED: 03/21/2019.



BENCHMARKS

SOURCE BENCHMARK: CITY OF GRAND PRAIRIE MONUMENT 36, LOCATED AT APPROXIMATELY 35 FEET EAST OF THE CENTERLINE OF WATERWOOD DRIVE AND APPROXIMATELY 12 FEET NORTH OF THE CENTERLINE OF MAYFIELD ROAD. ELEV = 546.65	
SITE BENCHMARK #1: ING NAIL SET IN CONCRETE N: 693241.89 E: 242651.72 ELEV = 532.53	SELECTOR A SITE/LO P.E.
SITE BENCHMARK #2: XCUT SET IN CONCRETE N: 693541.77 E: 242650.83 ELEV = 531.27	DATE: 10/4/2019



Call what's below.
Call before you dig.
(@ least 48 hours prior to digging)

BANNISTER ENGINEERING
260 North Marshall Road | Mansfield, TX 76068 | 817.942.2094 | 817.942.2095 fax
REGISTERED PROFESSIONAL ENGINEER (TEXAS)

FIRST BAPTIST CHURCH
950 MAYFIELD ROAD
GRAND PRAIRIE, TEXAS

DIMENSIONAL CONTROL PLAN

NO.	DATE	REVISION/DESCRIPTION

PRELIMINARY

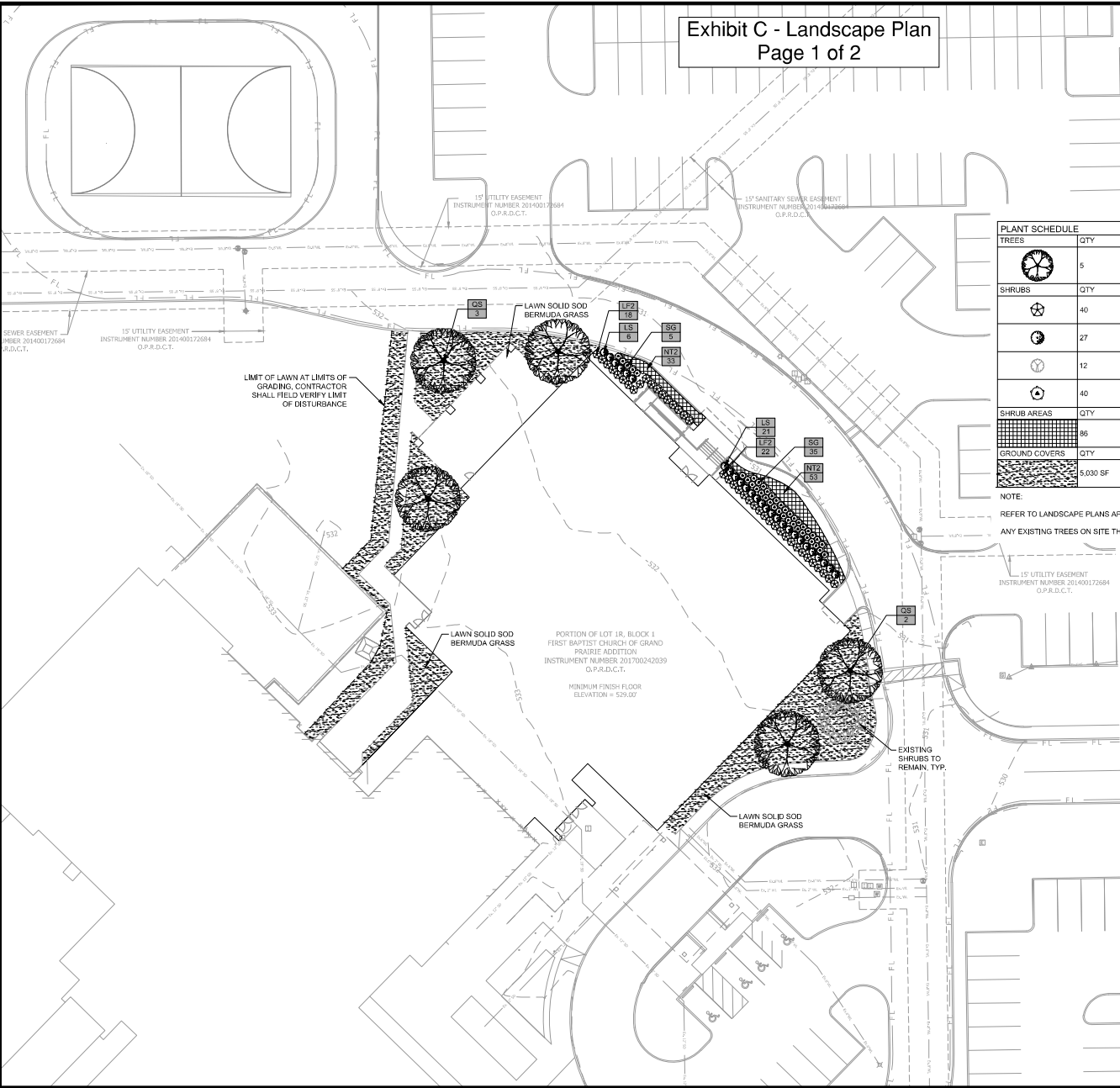
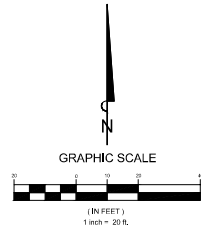
FOR REVIEW ONLY

THESE DOCUMENTS ARE FOR REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION. BEFORE OR PERMITTING, THEY HAVE BEEN PREPARED BY OR UNDER THE SUPERVISION OF

SHEET NUMBER
C-2.1

FILE: B:\14444\1201 (First Baptist Church of Grand Prairie)\236-2360 (First Baptist Church - CPE)\CADD\Sheet Set\C-2.1 Dimensional Control Plan.dwg | Date Plotted: 2/20/2023 9:41 AM | Plotted By: rjones

Exhibit C - Landscape Plan
Page 1 of 2



PLANT SCHEDULE						
TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	NOTES
	5	QUERCUS SHUMARDII SHUMARD RED OAK	45 GAL.	3"	10'-12'	FULL MATCHING, SYMMETRICAL
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	NOTES
	40	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' TM GREEN CLOUD TEXAS RANGER	3 GAL.	24" HT	PER PLAN	FULL MATCHING, SYMMETRICAL
	27	LIGUSTRUM SINENSE 'SUNSHINE' SUNSHINE LIGUSTRUM	3 GAL.	24" HT	PER PLAN	FULL MATCHING, SYMMETRICAL
	12	MYRICA CERIFERA 'DON'S DWARF' DON'S DWARF WAX MYRTLE	3 GAL.	24" HT	PER PLAN	FULL MATCHING, SYMMETRICAL
	40	SALVIA GREGGII AUTUMN SAGE	1 GAL.	12" HT	PER PLAN	FULL MATCHING, SYMMETRICAL
SHRUB AREAS	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPACING	NOTES
	86	NASSELLA TENUISSIMA 'PONY TAILS' MEXICAN FEATHERGRASS	1 GAL.	12" HT	24" O.C.	FULL MATCHING, SYMMETRICAL
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	NOTES			
	5,030 SF	CYNODON DACTYLON 'TIF 419' BERMUDA GRASS	SOD			

NOTE:
REFER TO LANDSCAPE PLANS APPROVED ON 06.19.14 THAT INCLUDE THIS PORTION OF THE PROJECT IN THE ARTIFICIAL LOT LINE.
ANY EXISTING TREES ON SITE THAT NEED TO BE REMOVED FOR CONSTRUCTION WILL BE RELOCATED ON SITE.

PORTION OF LOT 18, BLOCK 4
FIRST BAPTIST CHURCH OF GRAND
PRAIRIE ADDITION
INSTRUMENT NUMBER: 201700242039
O.P.R.D.C.T.

MINIMUM FINISH FLOOR
ELEVATION = 529.00'

BENCHMARKS

SOURCE BENCHMARK: CITY OF GRAND PRAIRIE MONUMENT 36, LOCATED AT APPROXIMATELY 75 FEET EAST OF THE CENTERLINE OF WATERSWOOD DRIVE AND APPROXIMATELY 12 FEET NORTH OF THE CENTERLINE OF MAYFIELD ROAD. ELEV = 545.65

SITE BENCHMARK #1: RING NAIL SET IN CONCRETE N: 693241.89 E: 242651.72	ELEV = 532.59
SITE BENCHMARK #2: X-CUT SET IN CONCRETE N: 693561.77 E: 242506.53	ELEV = 531.27'

811
Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)

BANNISTER
ENGINEERING
245 North Main Street, Grand Prairie, TX 76048
REGISTRATION # P-10594 (TEXAS)

FIRST BAPTIST CHURCH
950 MAYFIELD ROAD
GRAND PRAIRIE, TEXAS
LANDSCAPE PLAN

NO.	DATE	REVISION DESCRIPTION



SHEET NUMBER

L-1.0

FILE: B:\184814\2019\First Baptist Church of Grand Prairie\2024\2401\PRC Final\Landscape\Site\01 Landscape\Plan\01 Landscape Plan.dwg, 11/19/2024 11:59 AM, J. B. Baker, B.S., AIA

NO.	DATE	REVISION / DESCRIPTION

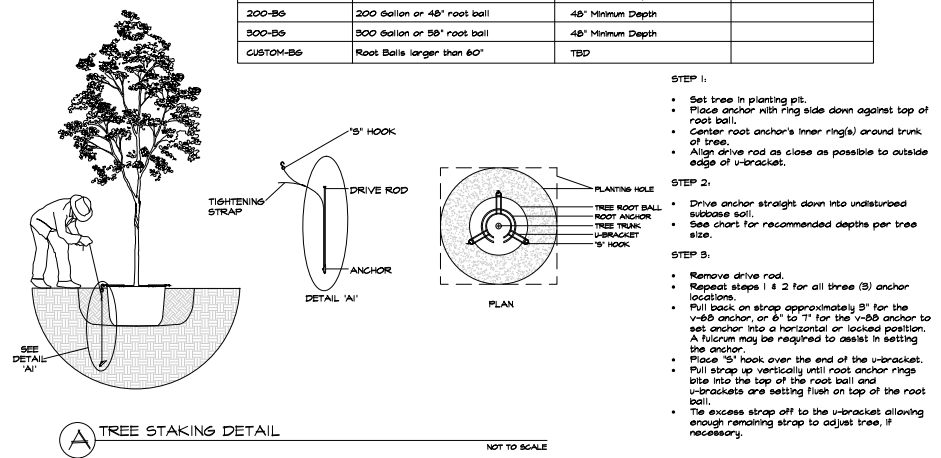


Exhibit C - Landscape Plan
Page 2 of 2

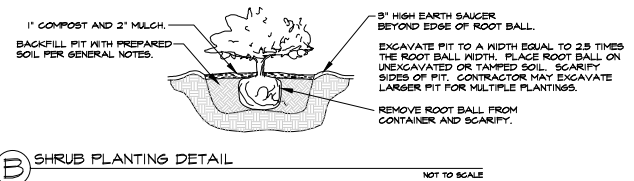
GENERAL NOTES :

1. Locate all utilities prior to digging. Contractor shall be responsible for all damage incurred by his/her work.
2. Contractor shall advise the Owner and Landscape Architect of any condition found on site which prohibits installation as shown on these plans.
3. If a discrepancy between drawings and plant schedule is found, the drawings shall take precedent over the plant schedule.
4. Plant material shall comply with all sizing and grading standards of the latest edition of 'American Standard for Nursery Stock.'
5. Contractor shall stake out tree locations and bed configuration for approval by Owner prior to installation.
6. Substitutions shall not be made without prior written authorization from the Owner or Landscape Architect.
7. All disturbed areas not indicated as planting beds shall be sodded or seeded by Contractor to provide an established turf area.
8. Contractor shall remove reasonable amount of stones, dead roots, debris and other undesirable material from existing soil.
9. If rocks are encountered, remove to a depth of 3" and add 3" of friable fertile topsoil to all sodded areas. Contractor to ensure that site is graded according to the Engineer's grading plan.
10. Lawn areas shall have 3" minimum friable topsoil and be treated with fertilizer applied at a rate of 20 pounds per 1,000 square feet.
11. Soil preparation for planting beds shall be as follows:
 - 3A of organic compost
 - 20 pounds of organic fertilizer / 1,000 sq ft of bed area
 - Till bed to a depth of 6A to 8A
 - Check soil acidity. Soil acidity should range from 5.0 to 7.0 pH. Regulate if necessary.
12. All plant beds shall be top dressed with a minimum 2"-4" tan river rock, permeable need mat shall be laid prior to river rock being installed.
13. Provide steel edge between all plant beds and lawn areas unless indicated differently on plans.
14. Tree planting pits shall be cleared of undesirable material and backfilled with prepared top soil. Place 1" of compost and 3" of shredded hardwood mulch on top of root ball.
15. The Contractor will be held liable for any damage caused to trees due to improper staking methods, including absence of staking throughout the warranty period.
16. Trees shall be planted at least 2.5 feet from any right-of-way line, curb, walk or fire hydrant, and outside all utility easements.
17. Trees shall be planted at least 8 feet from any public utility line where possible. In the event this is not possible, Contractor shall install a root barrier, per the detail(s) noted on this sheet.
18. Trees overhanging walks and parking areas shall have a clear trunk height of 7 feet from finish surface grade.
19. Contractor shall warranty plant material to remain alive and healthy for a period of one year after the final acceptance. All plant material shall be maintained in a healthy condition in accordance with the season. Dead, damaged or destroyed plant material shall be replaced in kind within thirty days. Warranty shall not include damage for loss of plant material due to natural causes, acts of vandalism or negligence on the part of the owner.
20. Landscape areas shall be kept free of trash, litter and weeds.
21. An automatic irrigation system shall be provided to maintain all landscape areas. Overspray on streets is prohibited.
22. Installing contractor to maintain landscaping for 30 days from owner occupancy to establish plants and grass, mowing and trimming to be included.
23. All areas disturbed by construction shall be fine graded and re-established by sod. These areas shall be irrigated and maintained until permanent stand of grass is achieved with a minimum of 70% coverage. This is to include all areas to the back of curb around the property.
24. Any hardwood mulched beds on site shall have permeable need mat installed prior to plant material and mulch being installed.
25. All bedding areas with ground cover (Asian Jasmine, Wintercreeper, etc.) shall be top dressed with hardwood mulch until ground cover has covered area completely.
26. Any switch gear devices, electrical transformers, telephone pedestals, and hvac units located on the property are to be screened. If these devices have been altered from the most recent plans, the contractor is to verify placement of these utilities and contact Landscape Architect for plant material specifications and placement.
27. Landscape contractor shall not place topsoil or mulch above brick ledge of the building and shall not block weep holes on the building.
28. If the grades on site at the time the landscape contractor is set to begin work does not allow the brick ledge and weep holes to remain uncovered, it is the landscape contractor's responsibility to notify the owner or general contractor immediately.

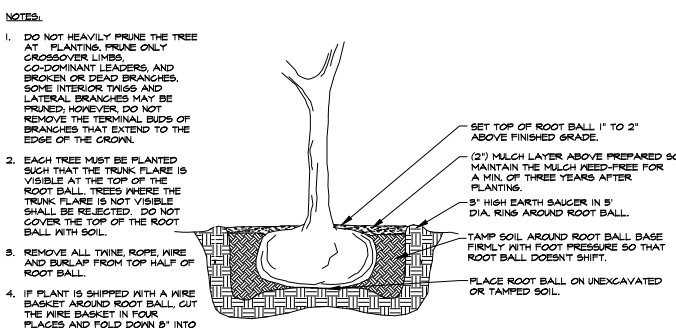
ROOT ANCHOR ITEM#	ROOT BALL & CONTAINER SIZE	ANCHOR INSTALLATION DEPTH	QUANTITY & ANCHOR SIZE
15-B6	10 / 15 gallon or 17" root ball	12 - 18" Minimum Depth	
30-B6	20 / 34 gallon or 22" root ball	18 - 24" Minimum Depth	
45/65-B6	45 / 65 gallon or 27-30" root ball	24 - 30" Minimum Depth	
100-B6	95 / 100 gallon or 36" root ball	30 - 36" Minimum Depth	
150-B6	150 gallon or 42" root ball	48" Minimum Depth	
200-B6	200 gallon or 48" root ball	48" Minimum Depth	
300-B6	300 gallon or 58" root ball	48" Minimum Depth	
CUSTOM-B6	Root Balls larger than 60"	TBD	



A TREE STAKING DETAIL
NOT TO SCALE



B SHRUB PLANTING DETAIL
NOT TO SCALE



C TREE PLANTING DETAIL
NOT TO SCALE



Know what's below.
Call what's you dig.
(@ least 48 hours prior to digging)

BENCHMARKS

SOURCE BENCHMARK: CITY OF GRAND PRAIRIE MONUMENT 36, LOCATED AT APPROXIMATELY 85 FEET EAST OF THE CENTERLINE OF WATERWOOD DRIVE AND APPROXIMATELY 6 FEET NORTH OF THE CENTERLINE OF MAYFIELD ROAD. ELEV = 545.65	
SITE BENCHMARK #1: ING. MAIL SET IN CONCRETE N: 633241.89 E: 242651.72	ELEV = 532.29
SITE BENCHMARK #2: XCUT SET IN CONCRETE N: 633551.77 E: 242650.93	ELEV = 531.27

Exhibit D - Elevations
1 of 1



Concept Renderings (Not reflective of Appendix F Design Items as shown in elevations below)



GRAND PRAIRIE APPENDIX F - BUILDING DESIGN MENU CRITERIA

- COLOR CONTRAST** EACH BUILDING FACADE PROVIDES A MINIMUM OF 2 CONTRASTING COLORS OF MATERIALS.
- ARTICULATED PUBLIC ENTRANCE (HIGHLIGHT 1)** THE ENTRANCE TO THIS BUILDING SEGMENT OF THE ENTIRE FACILITY PROVIDES A PROJECTED FACADE, A RAISED CANOPY PORTION, PAIRS OF DOUBLE DOORS, AND DIFFERING MATERIALS.
- ROOF PROFILE VARIATION** THE BUILDING PROVIDES DIFFERING HEIGHTS OF WALL PARAPETS BASED ON THE VARYING ROOF HEIGHT PROFILES.
- ARTICULATION ELEMENTS (HIGHLIGHT & NOTE 2)** EACH BUILDING FACADE PROVIDES FACADE MODULATION THROUGH USE OF CANOPY ELEMENTS, CHANGES IN WINDOW FENESTRATION PATTERNS, AND CHANGES IN DIFFERING MATERIALS AND TEXTURES.
- ENHANCED WINDOWS** FACADES WITH WINDOWS/GLAZED OPENINGS HAVE A MINIMUM OF 2 TYPES OF WINDOW OPENINGS THAT DIFFER IN SIZE, SHAPE, AND PLACEMENT.
- CANOPY VARIATION** SEVERAL TYPES OF CANOPY COVERS/ROOFS ARE EMPLOYED.

MATERIAL CALCULATIONS		
MATERIAL	SQUARE FEET	PERCENTAGE
BRICK	1372	31%
STONE	428	9.3%
PLASTER	2035	46%
EIFS	35	0.7%
GLASS	537	12%
NET SQUARE FOOTAGE:		3,870
TOTAL SQUARE FOOTAGE:		4,407

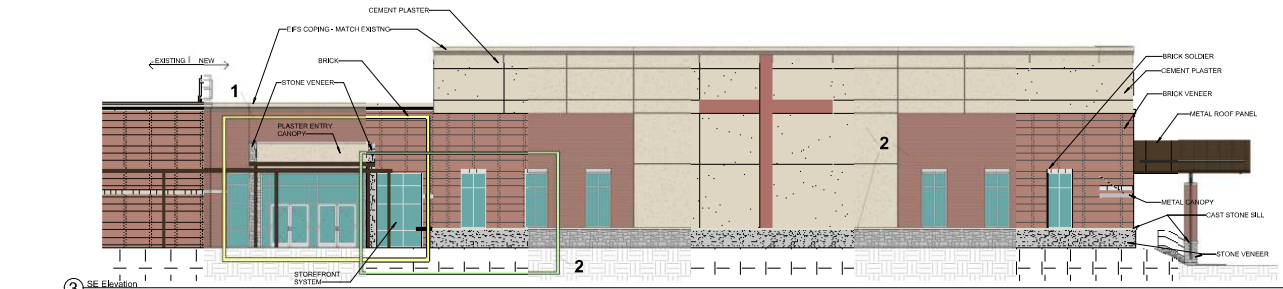
MATERIAL CALCULATIONS		
MATERIAL	SQUARE FEET	PERCENTAGE
BRICK	2626	65%
STONE	234	5.7%
PLASTER	924	22.8%
DOOR	80	2%
GLASS	184	4.5%
NET SQUARE FOOTAGE:		3,864
TOTAL SQUARE FOOTAGE:		4,048

MATERIAL CALCULATIONS		
MATERIAL	SQUARE FEET	PERCENTAGE
BRICK	2614	67%
PATIO CANOPY	278	7%
PLASTER *	809	—
GLASS	1008	26%
NET SQUARE FOOTAGE:		2,892
TOTAL SQUARE FOOTAGE:		3,900

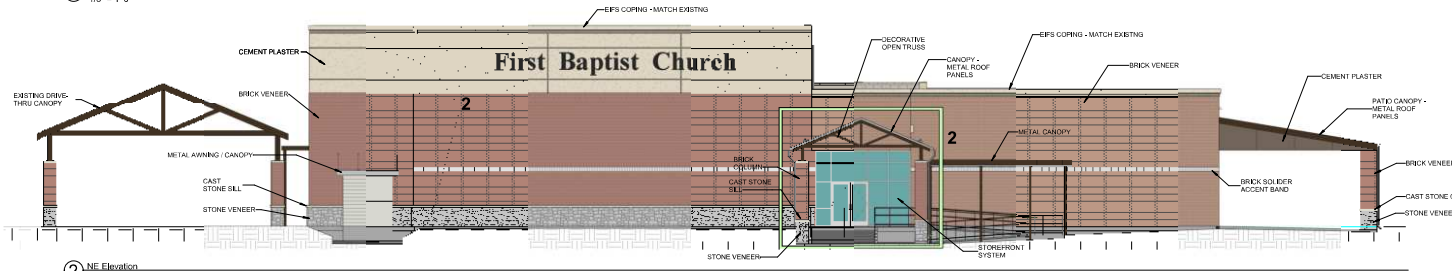
* NOT INCLUDED IN TOTAL FOR THIS ELEVATION - HIGH WALL AT GYM; NOT IN PLANE OF 1ST STORY FACADE

FACADE PLAN

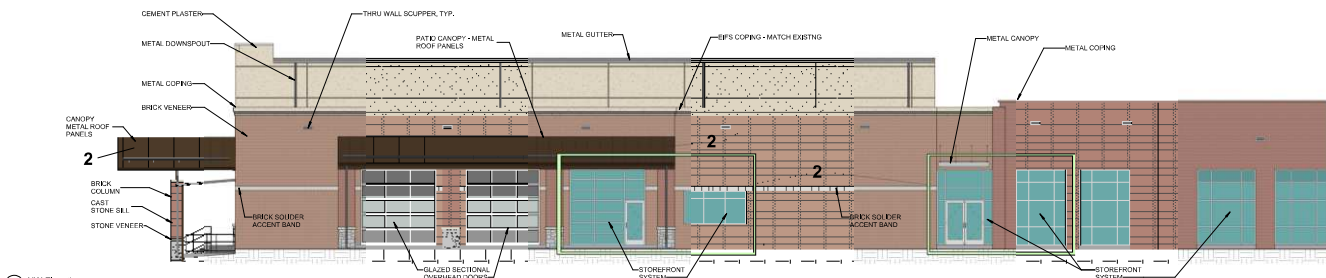
FIRST BAPTIST CHURCH of GRAND PRAIRIE
LOT 1, BLOCK 1
29.085 ACRES - CHARLES J. BABCOCK SURVEY
ABSTRACT NO. 59 - PD-91
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS



3 SE Elevation
1/8" = 1'-0"



2 NE Elevation
1/8" = 1'-0"



1 NW Elevation
1/8" = 1'-0"

Item 5.

SHANK ARCHITECT

972.788.9000
(214) 584.5488
Dallas, Texas 75202
© 2021 Shank Architects, P.C.

08/03/2022

FIRST BAPTIST GRAND PRAIRIE

FIRST BAPTIST CHURCH GRAND PRAIRIE
FAMILY LIFE CENTER ADDITION
950 MAYFIELD ROAD
GRAND PRAIRIE, TX 75052

SA JOB # 202102

DATE OF ISSUE: 08/03/2022

No.	Date	Revision

P&Z FACADE PLAN

EXTERIOR ELEVATIONS

Exhibit E - Renderings
Page 1 of 4

3D – Looking West - Façade facing Robinson Rd. ↓

FACADE PLAN
SUPPLEMENTAL VIEWS / ELEVATIONS
FIRST BAPTIST CHURCH of GRAND PRAIRIE



3D – Looking South ↓

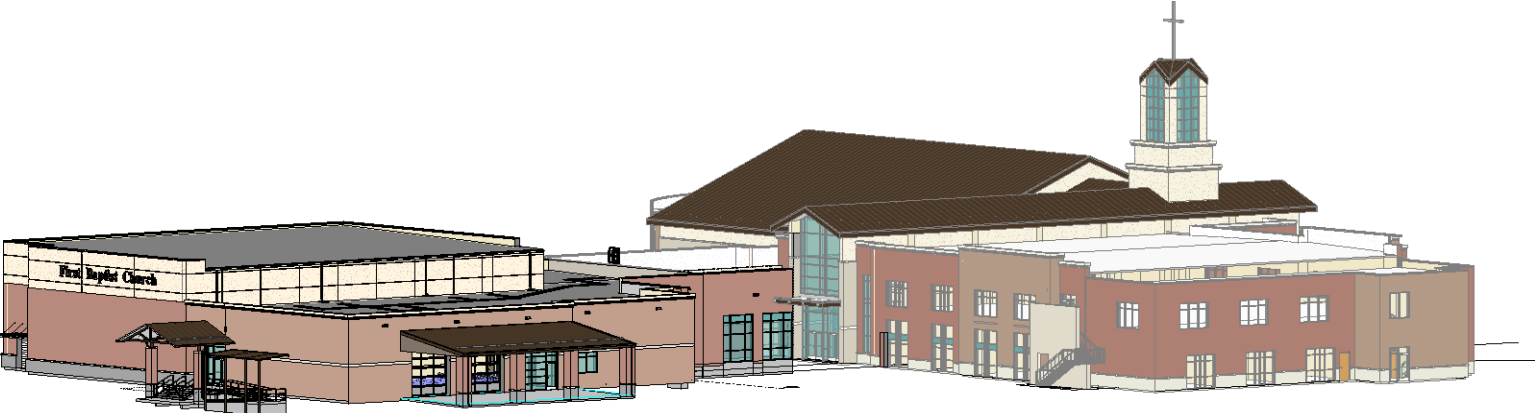
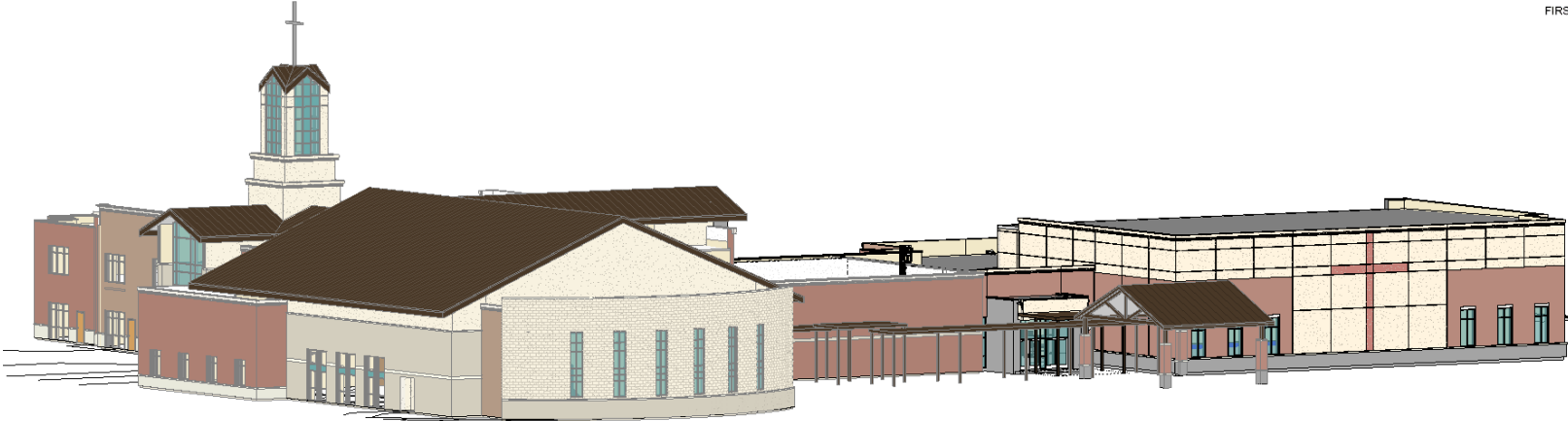


Exhibit E - Renderings
Page 2 of 4

3D – Looking North – Façade facing Mayfield Rd. ↓

FACADE PLAN
SUPPLEMENTAL VIEWS / ELEVATIONS
FIRST BAPTIST CHURCH of GRAND PRAIRIE



3D – Looking East ↓



Exhibit E - Renderings
Page 3 of 4

FAÇADE PLAN
SUPPLEMENTAL VIEWS / ELEVATIONS
FIRST BAPTIST CHURCH of GRAND PRAIRIE

SE Elevation – Overall ↓



NE Elevation – Overall ↓



Exhibit E - Renderings
Page 4 of 4

NW Elevation – Overall ↓

