



Legislation Text

File #: 18-2975, **Version:** 3

Ordinance - Third and Final Reading of an Ordinance Approving a Change of Zoning from PD Planned Development District to PD Planned Development District for a Church and Associated Uses on Approximately 7.59 Acres Known as Lot 6R, Block 4, Hillcrest West Addition and Approximately 4.74 Acres out of the W.C. Price Survey, Abstract No. 1240, Tarrant County, TX, Totaling Approximately 12.33 Acres Located at 500 & 600 E. Dallas St., 310 Graves St., and 303 & 305 S. Waxahachie St.; Justin S. Gilmore of Level 5 Design Group, on behalf of Pastor Thu Nguyen of St. Jude Catholic Church (ZC#18-026)

To consider the subject zoning change request.

The Planning and Zoning Commission held a public hearing on November 5, 2018, and voted 7-0 to recommend approval with the condition that the vicinity map and plant schedule is corrected on the Landscape Plan. One neighboring resident had concerns regarding drainage, dumpster locations, fire access, the old and new facades matching, and wanted to know if the building in the southwestern portion of the property will be demolished. The applicant stated that drainage will be accommodated, existing trees and landscaping will remain, concrete lanes will not negatively affect neighbors, dumpster locations can be adjusted, the existing building in the southwestern portion of the property will be repurposed for meeting rooms, and that there are no plans to match the new facades with the old facades at this time. In addition, the fire marshal confirmed that the applicant has met all fire lane requirements and that all of the fire department's questions and comments have been addressed. The applicant has submitted revised plans that include relocated trash enclosures, a corrected vicinity map and plant schedule on the Landscape Plan, and specify the deviation as it relates to the required landscape buffer along the north property line.

First Reading

The subject property consists of 12.33 acres, currently developed with a 27,560 sq. ft. church sanctuary building, a 29,800 sq. ft. St. Vincent De Paul Society thrift store building, a 9,980 sq. ft. St. James Hall student religious center, a 5,413 sq. ft. parish office administration building, a 6,240 sq. ft. classroom building, a house, as well as parking lots with a total of 482 spaces. The property is situated on the north side of Stell Avenue, the west side of Sunnyview Drive and Graves Street, the south side of Dallas Street, and the east side of Waxahachie Street and Price Road.

Zoning Request

The property is currently zoned PD Planned Development District for a church and associated uses. The existing PD was approved in 2011. The applicant is requesting to replace the previous PD with a new PD for the same use (church and associated uses), with a new development plan and associated exhibits due to the scope of the changes that are proposed. The applicant notes that the previous development plan did not allow for the exponential growth in the children's department nor for continued growth for the entire church campus. The new proposed plan will accommodate this growth and provide improved services and facilities for its parishioners and the community as a whole.

Development Plan

The applicant is proposing to demolish the existing 29,800 sq. ft. St. Vincent De Paul Society thrift store building in the northern portion of the property and replace it with a new 31,920 sq. ft. Parish Life Center. The Parish Life Center will include a gymnasium, four classrooms, two offices, a multi-purpose room, a game room, and a banquet hall with adjacent commercial kitchen. In addition, the existing parking lots in this area will be replaced with a new parking area with 312 parking spaces. To the east of the existing Sanctuary building, the applicant will construct a new 35,390 sq. ft. two-story Faith Formations building, which will include a grand hall, five multi-purpose rooms, a library, a common room, and 17 classrooms. To the west of the Sanctuary building, the applicant will construct a new 4,200 sq. ft. connector building with a great hall, choir practice room, and commercial kitchen to serve the adjacent St. James Hall that it will connect to. The 9,980 sq. ft. St. James Hall will also be renovated as part of the project, while the parish office building will receive a new 434 sq. ft. addition to the front. Lastly, the 6,240 sq. ft. classroom building in the southwestern portion of the property will be demolished. Once the proposed improvements are completed, the total number of parking spaces will increase from 482 to 548. The different uses would typically require a total of 781 parking spaces, however it is unlikely that all of the different buildings will be at full use at any given time.

The applicant has provided a phasing plan. As part of Phase 1, the applicant will demolish the existing St. Vincent De Paul Society building and associated parking, add the bulk of the new parking spaces, and construct the new Faith Formations classroom building. Phase 1 is expected to start in January 2019 and be completed in January 2023. As part of Phase 2, the applicant will construct the new Parish Life Center, the new connector building, and the new office building addition, as well as renovate St. James Hall and remove the existing classroom buildings in the southwestern portion of the property. Phase 2 is expected to start in January 2023 and be completed in January 2027.

The applicant will provide new trash enclosures for the new Faith Formations and Parish Life buildings. The applicant notes that the trash enclosures will be screened in accordance with the regulations of Section 7301.B of the Zoning Ordinance and also notes that all equipment will be screened in accordance with the regulations of Section 7301.A of the Zoning Ordinance. The applicant notes that any new signage or modification to existing signage will comply with the regulations for institutional property as outlined in Section 7100 of the Zoning Ordinance. The applicant also notes that there will be no outside storage on the property.

Elevations

The provided Elevations show several architectural features that will be repeated throughout the different buildings and additions that will provide for a more complete and unified look within the development, including lancet windows, arches, weathered stone and brick along the base portions of the buildings, stucco along the top portions of the buildings, precast stone cornices to separate the different building materials, and sloped metal roof features. The building materials will be predominantly stucco and masonry (brick or stone). The materials percentages for all of the different buildings and each elevation are included in the exhibit. The two largest buildings (the Faith Formations and Parish Life Center buildings) will have stucco-to-masonry ratios of approximately 2:1. The office addition and connector building will be no taller than 25' in overall height. The Faith Formations building will have predominant wall plane heights of 32'-6" - 34'-6" and a height of 40'-6" at the peak of the sloped roof elements. The Parish Life Center will have predominant wall plane heights of 28'-5" - 35'5", with a height of 45'6" at the peak of the sloped roof elements.

Landscape Plan

As indicated in the Landscape Plan, the applicant will preserve 16 existing trees located primarily in the northwestern and southeastern portions of the property. In addition, the applicant will provide shade trees and ornamental trees in the parking lot islands and groundcover in the shaded areas. The new trash enclosures will be screened by evergreen shrubs. The applicant notes that the landscape buffer along the north property line is 5.82', which is a deviation from the 10' landscape buffer that is ordinarily required.

Summary

The proposed new buildings, building additions, and overall parking increases will allow for the continued growth of the St. Jude Catholic Church community. In addition, the plan will provide for the demolition of older buildings that have very little life expectancy remaining. The proposed architecture will be consistent across the different buildings and additions, creating a unified look and feel throughout the development, while the new parking areas will allow for landscaping enhancements.

Second Reading

The City Council held a public hearing and first reading on November 26, 2018 and voted 7-0 to approve as presented.

Third Reading

The City Council held a public hearing and second reading on December 10, 2018 and voted 7-0 to approve as presented.

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