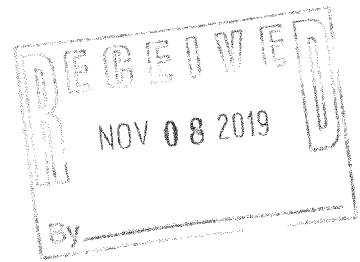


LAND USE STATEMENT
First Unitarian Church of Dallas



The First Unitarian Church of Dallas (the “Church”) requests an amendment to PD 24 to update our fellowship hall, which was built in the early 1950’s and has not been renovated in over 25 years. This update will replace the existing fellowship hall and old office building primarily using the existing building footprint.

The First Unitarian Church of Dallas has owned this property since 1944 and initially built the chapel, fellowship hall, classrooms, offices, library and nursery followed by the religious education building in 1955. In addition to Sunday school, this education building housed a religious affiliated nursery pre-school that provided care and developmental activities for many of the area’s children for over 11 years. The sanctuary building was dedicated in 1964. Modest improvements were made to the church buildings in 1985 and in the 1990’s. In 2005 the church constructed a new building on the south side of the campus along St. Andrews for offices and religious education classrooms.

The church’s fellowship hall, library, and old office building are worn and need updating. These buildings, on the interior of the campus, will be replaced primarily using the same footprint that we currently have and reusing the existing exterior stone where possible. This renovation work is designed to modernize the church’s ancillary buildings and does not increase the size of the sanctuary or capacity of the church. The intent of the improvements is to maintain the church’s facilities to the highest quality to reflect the quality development in the surrounding community.

New Construction. The proposed new building include the following:

1. 15,719 total square feet
 - a. Channing hall & supporting spaces: used for fellowship, receptions, congregational gatherings, kitchen and other church-related events;
 - b. Choir room/music center: used for music practice, congregational gatherings and other church-related events; and
 - c. Library: for church library.

Existing Buildings. The existing remaining buildings include the following:

1. Sanctuary: 7,542 square feet for worship services, congregational gatherings, and other church-related events;
2. Chapel: 1,250 square feet for worship, receptions, congregational gatherings, and other church-related events;
3. Offices: 10,228 square feet for church offices; and

4. Educational Facilities: 20,601 square feet used for Sunday school classrooms, a church operated nursery/pre-K day care center for up to 120 children, provided that no public or private school shall be permitted, and offices.

Maximum building height

The maximum building height for all buildings on the site is 35' to the top of the parapet or ridge.

Neighborhood Communications

Prior to submitting the application, the church's building team has worked diligently to notify and discuss proposed plans with neighbors within 200 to 300 feet of the church. The church mailed postcards and hand delivered invitations to the two adjacent properties a week before holding a neighborhood meeting on August 25, 2019. No one attended or called for information. During the week of September 23rd, church members then hand delivered postcards to all properties surrounding the church notifying them of an open house on September 29, 2019, and providing an email and phone number to call for more information. No residents attended the open house or contacted the church.

The church's building team members have also contacted adjacent property owners in late September and the first week of October to discuss church improvement plans as follows:

- A third personal note placed on the door of 4004 St. Andrews
- A second personal note on 4007 Normandy Ave
- Personal discussion with 4100 San Carlos (agree with church plans)
- Phone call with 4101 San Carlos (he viewed plans at church and has no issues)
- Emails to 4106 and 4110 San Carlos
- Personalized letters to 4101 and 4113 San Carlos
- A general "Dear Neighbors" letter placed on the doors of 4103 & 4105 San Carlos
- Discussions with the YMCA

Additional attempts to contact owners of 4004 St. Andrews and 4007 Normandy are ongoing.