



AGENDA MEMO

1/21/2020 Agenda

TO: Honorable Mayor and City Council

FROM: Patrick Baugh, Community Development Director

SUBJECT: Consider a request from First Unitarian Church of Dallas to amend Planned Development District 24 to allow for a new fellowship hall, choir/music center, library, and renovations of existing buildings for chapel, sanctuary, and educational facilities. The subject site is located at 4015 Normandy Avenue and currently zoned Planned Development 24.

BACKGROUND:

The First Unitarian Church of Dallas desires this amendment to revise the Detailed Site Plan to allow demolition of the existing fellowship hall and construct a new fellowship hall. Continued growth and expanded services precipitate this desire to better utilize the premises.

The new fellowship hall will be two (2) stories above grade, remaining within the existing overall maximum height of 35'. The new hall will be 15,719 square feet in floor area, just over twice the current area of 7036 square feet. The uses for the new building includes:

- Channing (fellowship) hall and supporting spaces
- Choir room/music center
- Church library

Total floor area of all buildings will increase from 46,038 to 54,721 square feet, including minor modifications to the remaining structures.

The established setbacks for the church campus will not be altered by the new work and remain:

- North: 44 feet
- East: 37 feet
- South: 39 feet
- West: 27 feet

The property is bounded by the following Zoning Districts:

- North: Planned Development 12, YMCA
- East: Single Family-2
- South: Town of Highland Park (non-residential uses currently in place)
- West: Duplex-2/ SingleFamily-4

NOTIFICATION:

A public notice was published in the Daily Commercial Record on January 2, 2020.

RECOMMENDATION:

Staff recommends that the City Council conduct a public hearing to receive a presentation from the applicant and comments from the general public on proposed amendments to Planned Development District 24.

ATTACHMENTS:

Application and land use statement
Detailed Site Plan
Renderings
TIA Summary
Ordinance