



City Council Agenda Item Summary Report

Meeting Date: September 17			
Submitted by: P. Morgan			
Consent X	Discussion Only	Public Hearing	Action/Discussion
Item Title: Consider approval of a revised site plan for C-Life Church, located at 204 F.M. 1641.			
Attachments: Site Plan Elevation Plans Landscape Plan			

Item Summary:

HH Architects, representing the property owner, requests approval of a revised site plan for C-Life Church. The purpose of the request is to establish the site design for the development of a 2nd building on their property.

Image 1: Location Map



Current Standards:

C-Life Church currently occupies the property. The property consists of 16.454 acres of land zoned within the C, Commercial District. To the east of the property is Classic Car Wash and Dal Bac Manufacturing.

Site Plan:

The site plan clarifies the proposed building is designed at 20,090 square feet. The exterior construction materials largely consist of corrugated metal, cementitious siding and aluminum storefront.

At the August 1, 2019, Planning and Zoning Commission meeting, the Commission tabled the site plan due to concerns regarding the exterior construction materials. However, effective September 1, 2019, State of Texas House Bill 2439 prevents a municipality from enforcing any code or ordinance that requires a specific type or percentage of building materials. This means the City is unable to consider the masonry percentage or materials. If the material is accepted in a recently published national code, it is an allowed material. The Building Official has confirmed that the proposed materials meet the new requirement.

Adding the 2nd building requires the property to have two-hundred thirty-three (233) parking spaces. The applicant is proposing to add two-hundred twelve (212) parking spaces, bringing the property to a total of two hundred forty-nine (249) total parking spaces.

The landscape plan meets the requirements of the zoning ordinance. Trees are provided throughout the property in accordance with parking lot and street frontage requirements.

Any signage shown will require a separate review and permit.

Image 2: Existing Site



Recommendation:

On September 5, 2019, the Planning and Zoning Commission unanimously recommended approval.