

**CITY OF EULESS
PLANNING AND ZONING COMMISSION
JUNE 7, 2016
MINUTES**

ITEM 3. HELD PUBLIC HEARING FOR SPECIFIC USE PERMIT CASE NO. 16-08-SUP, AND CONSIDERED A RECOMMENDATION FOR AN ORDINANCE

Chairman McNeese opened the public hearing at 6:46 p.m.

Director of Planning and Economic Development Mike Collins gave a brief description of the case. Real Life Ministries is seeking approval of a Specific Use Permit (SUP) for a place of worship and intends to lease 4,000 square feet of space from the property owner at 1717 W. Euless Boulevard. The remaining portion of the building has been occupied by the property owner who runs a transportation company (leased limousine service). The church has stated that they will have approximately 70 people at this location. The parking for the site has well over 70 parking spaces outside of the area that is utilized for the storage of the limousine vehicles.

Parking for places of worship are calculated at a typical one parking space for four seats within the place of worship. The site would accommodate up to three hundred members of the community.

The times the church would be in operation are 7:00 p.m. to 9:00 p.m. on Wednesdays and on Sunday mornings from 9:00 a.m. to 1:00 p.m. These hours of operations are not in conflict with the typical peak usage times of the transportation company.

Staff recommends approval with the following conditions:

- a. Tied to the place of worship representative, Denelra Dorsett and,
- b. Tied to the place of worship name, Real Life Ministries C.O.G.I.C; and,
- c. The term of this Specific Use Permit shall be granted for a period of one year in order to gauge the further appropriateness of the use at the specific location. At the end of this one year period the City Council shall determine whether to renew or extend the Specific Use Permit; and,
- d. The Specific Use Permit may be revoked if one or more of the conditions imposed by this permit has not been met or has been violated.
- e. Upon revocation or expiration of the Specific Use Permit, all uses permitted hereunder shall cease.

Chairman McNeese asked to hear from any proponents/opponents wishing to speak.

Seeing none Chairman McNeese closed the public hearing at 6:48 p.m.

Commissioner Olmstead asked the total square footage of the existing structure.

Pastor Denelra Dorsett representing Real Life Ministries, 8740 Tigress Trail, Fort Worth, Texas stated that the existing structure was 6,500 total square feet.

Chairman McNeese asked for the hours of operations and service times.

Pastor Dorsett gave an overview of the service times and hours of operation as mentioned above, including prayer at noon on Mondays and Fridays and after-school tutoring for about 15 elementary aged students during the school year on Tuesday and Thursday afternoons.

Chairman McNeese inquired about the size of the congregation and from where the church is relocating.

Pastor Dorsett explained that they are relocating from Hurst and seek a more private and independent establishment and stated that the current count of the congregation was about 95 to 150 members.

There were no further questions or comments presented by the Commission.

Kenny Olmstead made a motion to approve Case No. 16-08-SUP for a Specific Use Permit for a Place of Worship on Eules Industrial Park Addition, Block 3, Lot 1, 1717 W. Eules Boulevard, Suite 200 in the Texas Highway 10 Multi-Use District (TX-10) and approved recommendation for an Ordinance. Commissioner Owens seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Portugal, and Commission Members: Owens, Olmstead, Dunckel, and Ellis.

Nays: None

Abstention: None

Chairman McNeese declared the motion carried. (6-0-0)