



CITY COUNCIL COMMUNICATION

June 28, 2016

SUBJECT: Hold Public Hearing for Specific Use Permit Case No. 16-08-SUP and Consider First and Final Reading of Ordinance No. 2120

SUBMITTED BY: Mike Collins, Director of Planning and Economic Development

REFERENCE NO: 16-08-SUP

ACTION REQUESTED:

Receive public input regarding the request for a Specific Use Permit for a Place of Worship on Euless Industrial Park Addition, Block 3, Lot 1, 1717 W. Euless Boulevard, Suite 200 in the Texas Highway 10 Multi-Use District (TX-10) and approve Ordinance No. 2120.

ALTERNATIVES:

- Approve the request with modifications
- Table the request
- Deny the request

SUMMARY OF SUBJECT:

Applicant: Denelra Dorsett representing Real Life Ministries.

Location/Zoning: 1717 W. Euless Boulevard. The property is zoned Texas Highway 10 Multi-Use District (TX-10).

Project Summary: 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). Pastor Dorsett represented to the Planning and Zoning Commission during the public hearing that there would be approximately 95 to 150 members that attend services on a regular basis. The parking for the site has well over 70 parking spaces outside of the area that is related to the transportation business.

Parking for places of worship is calculated at 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. In addition, as part of giving back to the community, the Real Life Ministries also provides after-school tutoring during the week in the late afternoon for approximately fifteen high school students. 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.

SUPPORTING DOCUMENTS:

- Ordinance No. 2120
- Minutes – P & Z
- Application
- Map 1, Map 2, and Map 3

APPROVED BY:

_____ LG

City Manager's Office

_____ KS

City Secretary's Office