



CITY COUNCIL COMMUNICATION

June 23, 2009

SUBJECT: HOLD PUBLIC HEARING FOR SPECIFIC USE PERMIT CASE NO. 09-04-SUP, AND CONSIDER FIRST AND FINAL READING OF ORDINANCE NO. 1850

SUBMITTED BY: Mike Collins, Director of Planning and Development

REFERENCE NO: 09-04-SUP

ACTION REQUESTED:

Receive public input and motion to approve a Specific Use Permit on J.W. Lewellyn Addition, Block 1, Lot 1 for Church in TX-10 (Texas Highway 10 Multi-Use District) zoning on 2807 W. Euless Boulevard and approve Ordinance No. 1850, concurring with the Planning and Zoning Commission's 6-0 recommendation on June 2, 2009.

ALTERNATIVES:

1. Open the Public Hearing and continue it to the next meeting.
2. Open, conduct, and close the Public Hearing.
3. Approve the request – *simple majority*
4. Approve the request with modifications – *simple majority*
5. Deny the request – *simple majority*

SUMMARY OF SUBJECT:

The applicant, Mr. Abbey Adeyeye, is requesting a Specific Use Permit (SUP) to allow for a place of worship to be located within property located at 2807 W Euless Boulevard. The property is currently zoned TX-10 which requires the approval of an SUP for the placement of a church/place of worship to be allowed. The property is already developed as leasable space. The applicant intends to utilize existing space within the building that faces the frontage of SH 10. The applicant represents the Redeemed Christian Church of God. Originally, the applicant had applied for and was approved for a SUP for the period of one year (#02-08-SUP) in November 2002 at a previous location of 1717 W Euless Boulevard. A second SUP was approved for an additional year (#03-17-SUP) in December 2003. A third SUP was approved for an additional year (#04-16-SUP) in January 2005 and a fourth approval (#05-19-SUP) in January 2006. The last S.U.P. (#07-01-SUP) was approved in February 2007. The previous property that the applicant had

been occupying has modified the terms of the lease to a degree in which the applicant has found it in their interest to procure a new location.

The new proposed location has considerably better parking availability than the previous location. The RCCG intends to occupy as space that will serve a congregation of approximately forty (40) members. By the parking standards set by the City of Euless UDC, at least one parking space per four (4) congregation seats is required to be adequately parked (10 parking spaces). Immediately in front of the leased space the property owner and the applicant have indicated at least 26 spaces with additional parking to the rear of the building. Other occupants of the leased building tend to operate during the regular business week and times. Parking demand for the proposed place of worship will be primarily on the weekends, thus during off-peak hours for the rest of the development.

The Redeemed Christian Church of God is sponsored by the Dallas-area Redeemed Christian Churches of God ministry. Programs that are offered cater to the educational, physical, and spiritual needs of the youth that the center serves.

The requirement of a SUP for the TX 10 zoning district is predicated on the need for adequate parking and accessibility to public roadways to handle traffic movement. By the information provided in the application, the location proposed will be able to adequately serve both of these requirements.

The Development Review Committee (DRC) determined that the application is in substantial compliance with all technical requirements. The Planning and Zoning Commission recommends approval of the SUP with the following conditions: 1) Tied to the Pastor, Mr. Abbey Adeyeye; 2) Tied to The Redeemed Christian Church of God; and, 3) valid for the term of the initial lease of the property (2 years).

SUPPORTING DOCUMENTS:

- Ordinance No. 1850
- SUP Form
- Exhibits
- Draft Minutes – P&Z
- Application
- Letter: The Redeemed Christian Church of God
- Map 1, Map 2, and Map 3

APPROVED BY:

_____ **LG** _____

City Manager's Office

_____ **SC** _____

City Secretary's Office