



CITY COUNCIL COMMUNICATION

December 13, 2011

SUBJECT: Hold Public Hearing for Specific Use Permit Case No. 11-11-SUP and Consider First and Final Reading of Ordinance No. 1934.

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

REFERENCE NO: 11-11-SUP

ACTION REQUESTED:

Receive public input regarding a request for a Specific Use Permit on Alexander & Cullum Addition, Lots 20, 21 and a portion of 22, for Religious Worship Place in Texas Highway 10 Multi-Use District (TX-10) zoning on 104 Cullum Drive and motion to approve Ordinance No. 1934, concurring with the Planning and Zoning Commission's (6-0-0) recommendation on November 15, 2011.

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:

Applicant: Mr. Bhupinder Walia, on behalf of the Gurudwara Sikh Sangat.

Location/Zoning: 3.37 acres located at the southwest corner of Cullum Dr and SH 10. The zoning of the property is Texas Highway 10 Multi-Use District (TX-10).

Project Description: The Gurudwara Sikh Sangat is currently located at 1400 W Euless Boulevard and is seeking to develop this site as a new place of worship. The project would include the construction of an 18,191 square foot building which would be used as the place of worship, kitchen and dining area, classrooms and offices. The square footage of the worship area is 4,450 square feet. There is no fixed seating. Based on each person taking up seven square feet within the 4,450 square foot worship area, there could be up to 636

worshippers. Based on a parking ratio of 1 per 4 persons of occupancy, the required number of parking spaces is 160.

A Specific Use Permit is required for places of worship within the TX-10 zoning district and is being considered in order to evaluate the ability to adequately provide street access and parking for use of the site. If approved, a detailed site plan showing final designs and engineering will be submitted in the future by the applicant. A replat of the property will also be required. Building permits and construction plans will be reviewed.

Exhibit plans submitted with the SUP indicates a right-in only access from SH 10 and a primary access to Cullum Drive, which would enable drivers to utilize the existing SH 10 median cut for westbound movement on SH 10.

As per the requirements of the TX-10 zoning district, the site contains a ten (10') foot landscape buffer from the adjacent residential property to the south. An existing masonry wall, constructed with the residential development to the south, further enhances this buffer.

The building elevation contains dome elements consistent with traditional Sikh architecture. The primary building height at the parapet level of twenty-five (25') feet is compliant with the height restrictions of the zoning district. The primary dome at forty-four (44') feet is allowed through Section 84-130 (1) of the Unified Development Code which specifically exempts church spires and belfries from the height restrictions of the zoning ordinance. The building will be of a true-stucco masonry structure.

The parking provided meets the UDC requirements and is consistent with approvals granted to other places of worship.

The Planning and Zoning Commission recommended approval of the Specific Use Permit by a vote of 6-0 at their meeting held on November 15, 2011 with the following conditions:

- 1) Tied to the owner, Gurdwara Sikh Sangat and,
- 2) Tied to the church name Gurudwara Sikh Sangat.

SUPPORTING DOCUMENTS:

- Ordinance No. 1934
- Draft Minutes – P & Z
- Application
- Exhibits
- Map 1, Map 2, and Map 3

APPROVED BY:

_____ **LG** _____

City Manager's Office

_____ **HH** _____

City Secretary's Office