



CITY COUNCIL COMMUNICATION

February 28, 2012

SUBJECT: Hold Public Hearing For Specific Use Permit Case No. 12-01-SUP and Consider First and Final Reading of Ordinance No. 1947.

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

REFERENCE NO: 12-01-SUP

ACTION REQUESTED:

Conduct a Public Hearing regarding the request for a Specific Use Permit for a Public Assembly and Place of Worship in Texas Highway 10 Multi-Use District (TX-10) zoning in the Park Center Addition, Lot 1, 2219 W. Euless Boulevard and approve Ordinance No. 1947, concurring with the Planning and Zoning Commission's 6-0 recommendation on February 21, 2012.

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 with modifications – *simple majority*
4. Deny the request – *simple majority*

SUMMARY OF SUBJECT:

Applicant: Dr. Murali Adhikari, representing the Nepali Cultural & Spiritual Center.

Location / Zoning: 2219 W Euless Boulevard. / Texas Highway 10 Multi-Use District (TX-10).

Project Description: In January 2010, the City Council approved a Specific Use Permit for the Nepali Cultural & Spiritual Center for a Place of Worship/Assembly Use located at 2219 Euless Boulevard. Section 84-156 of the Euless Unified Development Code establishes that a Specific Use Permit is valid for two years from the date of issuance and becomes null and void unless construction or use is substantially under way during the two-year period, or

unless an extension of time is approved by the City Council. With no changes proposed to the original application that was approved, the applicant has applied for an extension of time for the SUP. As with many places of worship, funding for construction is based primarily on congregation/community pledges and donations. The applicant has indicated that they believe that they will have enough donations to secure financing that will enable them to complete initial design and construction documents. Formal submittals will be presented to the City in the next year.

If the SUP is renewed, the applicant's next step will be to replat the property and to submit a site plan. The SUP would be valid for a new two year time frame.

The Planning and Zoning Commission held a public hearing on February 21, 2012 and voted to recommend approval of the SUP by a vote of 6-0 with the following conditions:

1. The SUP would be tied to the Nepali Cultural and Spiritual Center; and,
2. All required infrastructure will be required to be installed with the initial development of the site; and,
3. All parking required to adequately serve the assembly use will be required to be installed with the initial phase of the development; and,
4. All parking, street tree and landscaping associated with the assembly use will be required to be installed with the initial phase of the development.

SUPPORTING DOCUMENTS:

- Ordinance No. 1947
- Draft Minutes – P & Z
- Application
- Exhibit(s)
- Map 1, Map 2, and Map 3

APPROVED BY:

_____ **LG** _____

City Manager's Office

_____ **KS** _____

City Secretary's Office