

ITEM 2 HOLD PUBLIC HEARING FOR SPECIFIC USE PERMIT CASE NO. 12-01-SUP, AND CONSIDER RECOMMENDATION FOR AN ORDINANCE.

Receive public input on an application 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 consider recommendation for an Ordinance.

Stephen Cook, Senior Planner, gave a brief description of the case. 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.

Places of worship and assembly uses are required to be considered for Specific Use Permits within the Texas 10 zoning district to allow the City to consider the impact of the development, affects of the development on the transportation system and to ensure adequate parking and site circulation will be maintained for the intended use.

The applicant intends to construct a multipurpose community center, a Pashupati Nath Temple, a Buddha Nath Temple and required supportive facilities at the location. The site currently is undeveloped and contains an access drive to The Right Step assistance facility. The Right Step is located to the south of the subject property and would maintain an Emergency Access, Drainage and Utility Easement (EADUE) through the subject property to provide cross access to their facility.

The entire track will be developed during the initial phase, including installation of all infrastructure, parking, access drives, EADUE's and landscaping, as well as construction of the primary phase of the assembly use. Expansion of the assembly use, the two temples and worship garden would be constructed in future phases. This process is similar to a multi-phase retail development which would have the base infrastructure and landscaping installed, but leave pad sites out for future development.

A decorative tubular steel fence with masonry columns will be installed along the outer perimeter of the site as well as along the internal EADUE. A six (6') foot masonry wall will be constructed along the rear of the property between this use and The Right Step facility.

Staff believes that the total of two-hundred (200) parking spaces and access to a state highway will allow for adequate traffic ingress and egress flow from the site. The existing access drive to the site is located at a median opening on SH 10. The configuration and size of the median opening is adequate to handle the additional traffic that the site would generate. Unlike other places of worship with weekend services, the Nepali community does not have a regularly scheduled set time for a call for worship. Therefore, there will be no specific peak period of heavy traffic. However, for special events such as weddings, annual celebrations, special classes and similar events, peak time period usage could be anticipated.

The three proposed structures on the site will exhibit culturally significant architecture in the form of sloping and curved rooflines as well as statuary. The structures will be required to meet the masonry standards of the City of Euless. Landscaping will come in the form of trees lining SH 10, along the internal access easement, as required within the parking areas, along the perimeter boundaries of the property, and as a reflection worship garden adjacent to the temples.

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 Development Services Group has reviewed and certified the application for a renewal of the SUP.

Chairman McNeese asked for any proponents/opponents to come forward for any comments. Seeing none, the public hearing was closed.

Commissioner Mennis asked for a status update for the project.

Dr. Murali Adhikari, 513 Angela Lane, Euless, Texas, 76039, informed the Commission that they were currently waiting for approval of a loan from the bank they are currently working with.

Commissioner Tompkins asked the applicant where their group is currently meeting.

Dr. Adhikari stated that they are renting a facility in Irving.

Commissioner Portugal asked the applicant how many members they have in their organization.

Dr. Adhikari stated that there are 20,000 Nepali people living in the Metroplex area and that 600 members have pledged money for this project.

Vice Chairman Mennis made a motion to recommend approval of case #12-01-SUP 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.

Commissioner Portugal seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Mennis, Commissioners Huffman, Portugal, Zahn, and Tompkins.

Nays: None

Abstention: None

The motion carried (6-0-0)