

ITEM 3 HOLD PUBLIC HEARING FOR SPECIFIC USE PERMIT CASE NO. 12-10-SUP AND CONSIDER RECOMMENDATION OF AN ORDINANCE

Receive public input regarding the request for a Specific Use Permit for Recreation Use and Aquatics Center in the Single Family Detached Dwelling District (R-1) zoning on Block A, Lot 1, Midway City Park Addition, at 300 Midway Drive and consider recommendation for an Ordinance.

Chairman McNeese opened the public hearing.

Stephen Cook, Senior Planner, gave a brief description of the case. The City of Euless is proposing an indoor and outdoor aquatic center to be constructed within Midway Park and adjacent to the Euless Family Life Center to meet the recreational and therapeutic needs of our citizens.

The proposed indoor pool structure will encompass approximately 8,000 square feet with at least 3,500 square feet of surface water. The pool will be accessible from the Senior Center as well as from the Euless Family Life Center. The indoor leisure pool will serve the therapeutic needs of our seniors as well as to serve as an additional fee-based recreational amenity. Activities will include daily exercise programming, open swim hours, and by-reservation facilities for private functions. The indoor pool will include lap swimming lanes, physical therapy pool, programmable water space for classes and programs, and sloped entry surfaces which are accessibility compliant.

Beginning with refurbishing the existing 4,100 square foot outdoor pool, the new outdoor aquatics facility will include play features, active and passive play areas for all age groups, deck space, zero-depth entry splash pool, children's water playground, shade structures, night lighting, multiple water slides, lazy river, and space for outdoor water exercise programs.

If approved, the City intends to begin construction in the fall of 2012 with anticipation to have the outdoor aquatic facility open by May 2013 and the indoor aquatic facility open by November 2013.

The City of Euless is seeking a Specific Use Permit for a Recreational Use and Aquatics Center on the entire Midway Park property. A SUP is required for all local government uses within the Single Family Detached Dwelling District (R-1).

Approval of the SUP will provide the City entitlement to the use and allow the future submittal of a site plan to the Planning and Zoning Commission and City Council for the Aquatics Center development.

The Development Services Group has certified the SUP for the consideration of the Planning and Zoning Commission. Staff recommends approval of the SUP.

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

Commissioner Tompkins requested clarification on the fact that the zoning remains the same we are simply approving an SUP.

Stephen Cook, Senior Planner, stated that municipal usage requires an SUP. The City of Euless is requesting an SUP for the entire recreational facility located at Midway City Park Addition.

Chairman McNeese asked for clarification from Gary McKamie, City Manager, about how the aquatics facility project will be paid for.

Gary McKamie, stated that the City of Euless will pay cash for the aquatics center using income primarily from the rental car fund. When the rental car fund was established and voted on by the citizens of Euless the fund was divided into three (3) dedicated areas; one-third (1/3) is dedicated to keep the tax rates down, one-third (1/3) is for debt reduction/future debt, and one-third (1/3) is for future projects/special projects. This money will be coming out of the special project portion.

Commissioner Zahn made a motion to recommend approval of case #12-10-SUP. Commissioner Portugal seconded the motion. The vote was as follows.

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

Nays: None

Abstention: None

The motion carried (7-0-0)