



CITY COUNCIL COMMUNICATION

September 25, 2012

SUBJECT: Consider a Request for a Temporary Use Permit

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

REFERENCE NO: 12-10-CC

ACTION REQUESTED:

Approve a request for a Temporary Use Permit for Mosier Valley Eagles Pathfinder Club Fundraiser Sale proposed to be located on a portion of Puente Del Oeste, Tract 5R1, 701 S. Industrial Boulevard on Sunday, September 30, 2012 from 8:00am to 5:30pm (set up from 6:00am to 8:00am and clean up from 5:30pm to 7:30pm).

ALTERNATIVES:

- Approve the request with modifications
- Deny the request

SUMMARY OF SUBJECT:

Name of Applicant: Mosier Valley Eagles Pathfinder Club associated with the Mosier Valley SDA Church located at 11404 South Pipeline Road.

Request / Location: Temporary Use Permit for a temporary parking lot sale on commercial property to be located at the southeast corner of SH 10 and S Industrial Boulevard (701 S Industrial Blvd). The proceeds from the sale are intended to fund mission trips for the club. Temporary Use Permits are governed by Section 84-84 (6) of the Unified Development Code which reads as follows:

(6) Temporary uses.

The city council may approve the operation of temporary uses on any property for a specific period of time. Such temporary uses are typically associated with an already existing use and are subject to review to ensure adequate facilities exist or will be provided to serve the public and employees of the temporary use.

a. Permit required. Temporary uses such as a carnival, concrete or asphalt batch plant, seasonal, parking lot, sidewalk, truckload and other temporary sales of merchandise may be permitted provided a temporary use permit is first obtained from the city council.

b. Effective period. No temporary use permit shall be valid for more than 90 consecutive days and shall be subject to any and all restrictions, requirements, and safeguards established by city council at the time the temporary use permit is considered.

c. Restrictions and requirements. Such restrictions, requirements or safeguards may include, but are not limited to, hours of operation, duration of the use, parking, setbacks, signage and any other requirement deemed necessary to protect the general welfare of the community and minimize negative impacts on adjacent properties.

The Pathfinders Club intends to hold a temporary parking lot sale on the site on Sunday, September 30, 2012 from 8:00am to 5:30pm (set up from 6:00am to 8:00am and clean up from 5:30pm to 7:30pm).

The group is a non-profit, youth faith based organization which is raising funds for the group's activities. The host church for the group is located on S. Pipeline Road within the City Limits of Fort Worth and the church property is not very visible.

A representative of the commercial property has submitted an email supporting the temporary use of the property for the temporary parking lot sale.

The applicant has paid the temporary use permit fee and has provided an application detailing their intended operations. The Development Services Group (DSG) has reviewed the application and recommends approval.

SUPPORTING DOCUMENTS:

- Application
- Consent Letter: Tom Purvis-Continental Real Estate
- Exhibit
- Map 1, Map 2, and Map 3

APPROVED BY:

_____ **LG** _____

City Manager's Office

_____ **KS** _____

City Secretary's Office