



## **CITY COUNCIL COMMUNICATION**

October 22, 2013

**SUBJECT:** Hold Public Hearing for Specific Use Permit Case No. 13-05-SUP and Consider First and Final Reading of Ordinance No. 2013.

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

**REFERENCE NO:** 13-05-SUP

---

### **ACTION REQUESTED:**

Receive public input regarding the request for a Specific Use Permit on Cresthaven Addition, Block 1, Lot 19, 1000 Cresthaven Drive for a Place of Worship and Pastoral Residence Use in the Community Business District (C-2) and approve Ordinance No. 2013.

### **ALTERNATIVES:**

- Approve the request with modifications
- Table the request
- Deny the request

### **SUMMARY OF SUBJECT:**

**Applicant:** Rev. Salesi Fono, representing Church of Tonga.

**Location/Zoning:** 1000 Cresthaven Drive. The property is zoned Community Business District (C-2).

**Project Summary:** Rev. Fono has made an application on behalf of the Church of Tonga to develop a place of worship located at 1000 Cresthaven Drive. The property consists of a wood frame structure that will be used as a pastoral residence and a 2,100 square foot stucco clad structure that will be converted from a (former) commercial warehouse into a worship center and sanctuary. As recommended by the Planning and Zoning Commission, a maximum occupancy of fifty-two (52) will be established. The code generally requires that one (1) parking space be provided for every four (4) seats. Because several of its' members are within walking distance from the church, it is staff's belief that six (6) parking spaces that

will be provided on site, in addition to a cooperative parking agreement with the property owner at 1002 Cresthaven will adequately accommodate the parking demand. This space will provide at least four (4) parking spaces.

There is a cultural uniqueness associated with the Church of Tonga, with visits from the church hierarchy that travel from outside of the Fort Worth area, that creates opportunities for specific events to be held at the church that will exceed the typical occupancy of fifty-two (52). To accommodate these special occasions, the SUP contains a provision that would enable the City Manager to consider providing approval for up to six (6) special events in a twelve (12) month period of time. Favorable consideration of these requests would be based on the ability of the neighborhood to accommodate the on-street parking that would allow normal street operations that provides clear passage of emergency vehicles and enables private property owner's use of their own property without being blocked by the on-street parking.

There are several unique conditions that are being recommended for approval. A condition that the SUP be valid for one (1) year is suggested for the purpose of being able to monitor the church operating under these unique conditions and determine if any issues need to be addressed or mitigated. The approval of this SUP would only provide entitlement to the property to be used as a place of worship. All of the construction work related to the conversion must meet all applicable building and fire codes. A Certificate of Occupancy will be issued only after final inspections are completed that verify code compliance.

The Planning and Zoning Commission held a public hearing on October 1, 2013. During the discussion of the SUP, the Planning and Zoning Commission recommended that the parking on-site be reduced to six (6) from eight (8) and that additional parking for the church may be accommodated through a cooperative parking agreement, providing at least four (4) parking spaces, with the property owner of 1002 Cresthaven. The property owner of 1002 Cresthaven attended the meeting and spoke in favor of the SUP and committed the utilization of his existing parking to be shared by the Church. Additionally, the Planning and Zoning Commission recommended allowing the maximum occupancy of the place of worship to be set at fifty-two (52). The Planning and Zoning Commission recommended approval of the SUP by a vote of 6-0-0 with the following conditions:

1. Tied to the pastor of the church Rev. Salesi Fono; and,
2. Tied to the place of worship name, Church of Tonga; and,
3. Prior to a Certificate of Occupancy being issued by the City of Euless, the Church of Tonga will provide any required construction drawings related to work on the building that is required to meet all applicable building and fire codes. The City will also verify that all trades that are required to complete work are licensed by the State of Texas and registered with the City of Euless; and,
4. The parking of the site will show that property will accommodate six (6) parking spaces; and,
5. A cooperative parking agreement between the Church of Tonga and the property owner of 1002 Cresthaven be signed and recorded with Tarrant County, allowing for members of the Church of Tonga to legally park at 1002 Cresthaven, in at least four (4) parking

