



PLANNING AND ZONING COMMISSION COMMUNICATION

April 16, 2013

SUBJECT: Consider a Request for a Site Plan
SUBMITTED BY: Stephen Cook, AICP - Senior Planner
REFERENCE NO: 13-01-SP

ACTION REQUESTED:

Approve a request for a Site Plan for Church Development proposed to be located on Alexander & Cullum Addition, Lots 20, 21, & a Portion of 22, 200 E. Euless Boulevard.

ALTERNATIVES:

1. Recommend approval of the request – *simple majority*
2. Recommend approval of the request with modifications – *simple majority*
3. Recommend denial of the request – *simple majority*

SUMMARY OF SUBJECT:

Applicant: Gurudwara Sikh Sangat

Location / Zoning: 200 E Euless Boulevard, zoned Texas Highway 10 Multi-Purpose Zoning District (TX-10).

Project Summary: On December 13, 2011, the City Council approved a Specific Use Permit for a place of worship for the Gurudwara Sikh Sangat. The Sikh community has submitted a site plan for the development of their worship building to begin the construction process.

The building is a proposed 19,707 square foot building which would be used as a place of worship, kitchen and dining area, classrooms, offices and a living quarter for the leader of the community. The square footage of the worship area is 4,450 square feet. There is no fixed seating. Based on each person taking up seven square feet within the 4,450 square worship area, there could be up to 636 worshippers. Based on a parking ratio of 1 per 4

persons of occupancy, the required number of parking spaces is 159.

The site will be fully landscaped with many trees planted throughout the parking area. Several of the existing large trees will be preserved especially along the southeast corner of the property abutting the existing single-family residential areas. A ten foot buffer area of landscaping will be maintained along the southern boundary of the property adjacent to the existing masonry wall. Seasonal plantings will be made along the front entrance to the building and a fountain will be constructed within the circular drive fronting the building.

In compliance with the plans submitted with the Specific Use Permit, access from E. Eules Boulevard will be made with a right-in, right-out drive approach. A primary drive will be placed on Cullum Drive.

The building elevation contains dome elements consistent with traditional Sikh architecture. The primary building height at the parapet level of twenty-five (25') feet is compliant with the height restrictions of the zoning district. The primary dome at forty-four (44') feet is allowed through Section 84-130 (1) of the Unified Development Code which specifically exempts church spires and belfries from the height restrictions of the zoning ordinance. The building will be of a true-stucco masonry structure.

The Development Services Group has reviewed the site plan and has certified that it meets the standards of the City of Eules.

Staff recommends approval of the site plan.

SUPPORTING DOCUMENTS:

- Site Plan Exhibit
- Exhibit(s)
- Application
- Map 1, Map 2, and Map 3

APPROVED BY:

MIKE COLLINS

Director of Planning and Economic Development

STEPHEN COOK

Senior Planner