



PLANNING AND ZONING COMMISSION COMMUNICATION
June 4, 2013

SUBJECT: Hold Public Hearing for Specific Use Permit Case No. 13-07-SUP,
and Consider Recommendation for an Ordinance

SUBMITTED BY: Stephen Cook, AICP – Senior Planner

REFERENCE NO: 13-07-SUP

ACTION REQUESTED:

Receive public input regarding the request for a Specific Use Permit on Alexander & Cullum Addition, Lots 20, 21 and a portion of Lot 22, 200 E. Euless Boulevard of a Place of Worship to provide a Pastoral Residence Use in the Texas Highway 10 Multi-Purpose Zoning District (TX-10) and consider recommendation for an Ordinance.

ALTERNATIVES:

1. Open the Public Hearing and continue it to the next meeting.
2. Open, conduct, and close the Public Hearing.
3. Recommend approval of the request – *simple majority*.
4. Recommend approval of the request with modifications – *simple majority*.
5. Recommend denial of the request – *simple majority*.

SUMMARY OF SUBJECT:

Applicant: Mr. Paul Bhogal, representing Gurudwara Sikh Sangat.

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

Project Summary: The applicant is requesting a modification to the Specific Use Permit which was approved in December 2011.

The SUP which granted the entitlement for the construction of a place of worship at this location did not specify the ability to construct a living quarters for the pastor of the

community within the primary structure. The living quarters would be located completely within the primary structure and be designed in such a way as to meet all fire and building codes for such a use. There are not any other changes to the site plan or use of the building as was previously approved by the Planning and Zoning Commission and City Council.

An amendment of this nature requires approval of the SUP through the Planning and Zoning Commission and City Council.

Staff recommends approval with the following conditions:

1. Tied to the place of worship owner Gurudwara Sikh Sangat; and,
2. Tied to the business name, Gurudwara Sikh Sangat; and,
3. The living quarters shall be used as a pastoral residence; and,
4. The Specific Use permit may be revoked if one or more of the conditions imposed by this permit has not been met or has been violated.

SUPPORTING DOCUMENTS:

- Draft Ordinance No. 1997
- Application
- Exhibit(s)
- Map 1, Map 2, and Map 3

APPROVED BY:

Mike Collins

Director of Planning and Economic Development

Stephen Cook

Senior Planner