



**PLANNING AND ZONING COMMISSION COMMUNICATION**  
October 1, 2013

**SUBJECT:** Hold Public Hearing for Specific Use Permit Case No. 13-05-SUP,  
and Consider Recommendation for an Ordinance

**SUBMITTED BY:** Stephen Cook, AICP – Senior Planner

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

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**ACTION REQUESTED:**

Receive public input regarding the request for a Specific Use Permit on Cresthaven Addition Lot 19, Block 1, 1000 Cresthaven Drive for a Place of Worship and Pastoral Residence Use in the Community Business District (C-2) 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:** 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 stucco clad structure that will be converted from a (former) commercial warehouse into a worship center and sanctuary. A maximum occupancy of forty four (44) 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 the eight (8) parking spaces that will be provided on site will adequately accommodate the parking demand.

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 forty-four (44). 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 must be all applicable building and fire codes. A Certificate of Occupancy will be issued only after final inspections are completed that verify code compliance.

Staff recommends approval 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 eight (8) parking spaces; and,
5. The maximum occupancy of the sanctuary would be capped at forty four (44) persons; and,
6. The Church of Tonga will be permitted to make application to the City Manager for up to six (6) Special Events per twelve (12) month period of time. During these Special Events, it is acknowledged by the City that the eight (8) permanent parking spaces will not be adequate to accommodate parking demand. In these Special Event instances, managed on-street parking may be permitted as long as the on-street parking does not interfere with normal street operation; and,
7. The residential structure will only be used for housing of the Church pastor or caretaker or to be used for immediate pastoral care and not to be used as a rental residence or used for overnight group housing; and,
8. The term of this Specific Use Permit shall be granted for a period of one (1) year in

- order to gauge the further appropriateness of the use at the specific location; and,
9. 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 #2013
- Application
- Exhibit
- Surrounding Property Owner Comments
- Map 1, Map 2, and Map 3

**APPROVED BY:**

**Mike Collins**

Director of Planning and Economic Development

**Stephen Cook**

Senior Planner