

PLANNING AND ZONING
November 18, 2014
MINUTES

The regular meeting of the Planning and Zoning Commission was called to order by Chairman Richard McNeese at 5:50 p.m. on November 18, 2014 in the Precouncil Conference Room of City Hall, 201 North Ector Drive. Those present included Chairman Richard McNeese, Commission Members Ken Olmstead, LuAnn Portugal, Ronald Dunckel, Steve Ellis, and David Brown.

During the Pre-Session Meeting:

- Director of Planning and Economic Development Collins reviewed the regular agenda items.
- Director of Planning and Economic Development Collins gave an update on the Glade Parks Development Project.

PLANNING AND ZONING CONSIDERATION OF SCHEDULED ITEMS – COUNCIL CHAMBERS

The Eules Planning and Zoning continued their meeting in the Council Chambers at 6:30 p.m. for consideration of scheduled items.

MEMBERS AND STAFF PRESENT:

Chairman Richard McNeese
Commissioner Ken Olmstead
Commissioner LuAnn Portugal
Commissioner Ronald Dunckel
Commissioner Steve Ellis
Commissioner David Brown
Hal Cranor, Director of Public Works
Mike Collins, Director of Planning and Economic Development
Paul Smith, Fire Marshal
Don Sheffield, City Building Official
Stephen Cook, Senior Planner
Michele Crooks, Development Secretary
Alicia Davenport, Administrative Secretary

MEMBERS ABSENT:

Commissioner George Zahn

VISITORS:

Joshua Taulaki
Ofeina Lolohea
Fetouloa Kisi
A'Donna Facoame
Melvin Lamb
Harry Powell
Kara Powell

Tim Rusher
Emily Ellis
Kenneth Stokes
Susan Ellis
Elijah Ellis

THE INVOCATION AND THE PLEDGE OF ALLEGIANCE: The Invocation was given by Chairman McNeese and the Pledge of Allegiance was given by Commissioner Brown.

ITEM 1 ELECTION OF OFFICERS – CHAIRMAN AND VICE CHAIRMAN

Commissioner Brown made a motion to nominate Richard McNeese for Chairman and LuAnn Portugal for Vice Chairman. Commissioner Olmstead seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Commissioners Olmstead, Portugal, Dunckel, Ellis, and Brown

Nays: None

Abstention: None

The motion carried: (6-0-0)

ITEM 2 CONSIDER APPROVAL OF PLANNING AND ZONING MINUTES
Regular Meeting of November 4, 2014.

Commissioner Portugal made a motion to approve the minutes for called meeting of November 4, 2014. Commissioner Ellis seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Commissioners Olmstead, Portugal, Dunckel, Ellis, and Brown

Nays: None

Abstention: None

The motion carried: (6-0-0)

ITEM 3 CASE NO. 14-07-RP – CONSIDER APPROVAL OF REPLAT
Approve a request for a Replat of 1.436 acres, Block B, Lot 1, Glade Parks to Block B, Lot 1R, Glade Parks. The property is located at 2721 SH 121.

Stephen Cook, Senior Planner, gave a brief description of the case. Glade Outlots A, LLC is a subsidiary holding company for the Glade Parks development. Lot 21 of the master Glade Parks Plan has been previously platted and developed. The outparcel retail center has four tenant spaces. The developer is requesting a replat of the property to appropriately indicate modifications to the easements which were made through the development / construction process.

The Development Services Group has reviewed the replat of the property and has certified that it meets the standards of the City of Euless. Staff recommends approval of the replat.

There were no questions or comments presented by the Commission.

Commissioner Brown made a motion to approve case #14-07-RP. Motion seconded by Commissioner Dunckel. The vote was as follows:

Ayes: Chairman McNeese, Commissioners Olmstead, Portugal, Dunckel, Ellis, and Brown

Nays: None

Abstention: None

The motion carried: (6-0-0)

ITEM 4 HOLD PUBLIC HEARING FOR SPECIFIC USE PERMIT CASE NO. 14-13-SUP, AND CONSIDER RECOMMENDATION FOR AN ORDINANCE.

Receive public input regarding the request for a Specific Use Permit on Plaza on the Lake Addition, Block A, Lot 1, 401 S. Industrial Boulevard for Specific Service Automotive Repair in Community Business District (C-2) zoning and consider recommendation for an Ordinance.

Chairman McNeese opened the public hearing.

Stephen Cook, Senior Planner, gave a brief description of the case. Mr. Aljabban is the business owner at 401 S. Industrial Boulevard. This SUP was originally approved on April 9, 2013. Mr. Aljabban requests that the Specific Use Permit be renewed with some changes to the conditions that were originally approved. There have been some minor requests by the City to ensure that merchandising and tire storage remain interior to the building. The applicant has complied with those requests.

The Development Services Group (DSG) has reviewed and certified the application has met all of the information required for consideration by the City of Euless. Staff recommends approval with the following conditions:

- a. The Specific Use Permit is tied to the Business Owner: Saad Aljabban; and,
- b. The Specific Use Permit is tied to the Business Name: Ten Minute Oil Change; and,
- c. All repair of vehicles, including but not limited to: mechanical repair and maintenance operations will be conducted within the building. No work will be conducted exterior to the building; and,
- d. Outdoor storage of vehicles or exterior display of merchandise, including tires are not permitted; and,
- e. All tires stored on site whether new or used, shall be stored in a manner that is screened from public view from the right-of-way and shall be stored interior to the building so as to not allow the collection of rainwater in the tires; and,
- f. The services allowed at this facility are as follows: Oil Change, Brake Repair and Replacement, Tire Repair and Replacement, Engine and Radiator Flush, Air Conditioning Service, Tune Ups, Engine Diagnostic Service, State Inspection, Light Mechanical Repair. Auto services not listed here are thereby prohibited; and,
- g. The term of this Specific Use Permit shall be granted for a period of one year in order to gauge the further appropriateness of the use at the specific location; and,
- h. 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.

Chairman McNeese asked if there were any proponents/opponents. Seeing none, the public hearing was closed.

Chairman McNeese asked if there were any issues with the access into the property or code violations.

Stephen Cook stated that the Police Department, Code Compliance Department, and Fire Department all had input on the renewal and the entrance had not been a noted concern. Any Code violations were minor and handled promptly.

There were no further questions or comments presented by the Commission.

Commissioner Brown made a motion to approve case #14-13-SUP with conditions as written. Motion seconded by Commissioner Portugal. The vote was as follows:

Ayes: Chairman McNeese, Commissioners Olmstead, Portugal, Dunckel, Ellis, and Brown

Nays: None

Abstention: None

The motion carried: (6-0-0)

ITEM 5 HOLD PUBLIC HEARING FOR SPECIFIC USE PERMIT CASE NO. 14-16-SUP, AND CONSIDER RECOMMENDATION FOR AN ORDINANCE.

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.

Chairman McNeese opened the public hearing.

Stephen Cook, Senior Planner, gave a brief description of the case. Rev. Fono has made an application on behalf of the Church of Tonga to renew the Specific Use Permit approved by the City Council on October 22, 2013. The Specific Use Permit was issued for a place of worship located at 1000 Cresthaven Drive. There were several conditions placed as part of the SUP in order for the church to be issued a Certificate of Occupancy for the site. The property consists of a wood frame structure that is used as a pastoral residence and a 2,100 square stucco clad structure that has been converted from a (former) commercial warehouse into a worship center and sanctuary. The conditions of the SUP established a maximum occupancy of fifty-two (52) people for the worship center.

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.

A condition that the SUP be renewed for six (6) months 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.

The Development Services Group has certified the application and recommends the following conditions of the Specific Use Permit:

- a. The Specific Use Permit is tied to the Chairperson of the Board of Trustees, Mr. Ofeina Lolohea and to the Rev. Salesi Fono; and,
- b. The Specific Use Permit is tied to the Church Name: Church of Tonga; and,
- c. The parking of the site will show that the property will accommodate six (6) parking spaces; and,

- d. 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 member of the Church of Tonga to legally park at 1002 Cresthaven, in at least four (4) parking spaces during times of worship; and,
- e. The maximum occupancy of the sanctuary would be capped at fifty-two (52) persons; and,
- f. 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 six (6) 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,
- g. 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,
- h. The term of this Specific Use Permit shall be granted for a period of six (6) months in order to gauge the further appropriateness of the use at the specific location; and,
- i. 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.

Chairman McNeese asked if there were any proponents/opponents.

Pastor Salesi Fono, 1000 Cresthaven Drive, Euless, TX, stated that he does have a concern as it pertains to the above listed condition D. Pastor Fono stated that the verbiage stating "times of worship" appears to allow for Sunday morning services and their church and culture meets for worship more than just Sunday morning.

Mike Collins, Director of Planning and Economic Development, stated that this condition was written with the intent of allowing for worship and church functions as they pertain to worship and not just focused on Sunday morning. The Commission has agreed to change condition d as follows:

- d. 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 member of the Church of Tonga to legally park at 1002 Cresthaven, in at least four (4) parking spaces during times of worship **and other church functions**; and,

Mr. Louis Bellot of Bellot Engineering located at 1002 Cresthaven, Euless, TX, stated that Salesi is a fantastic neighbor and the church is more than welcome to continue using his parking for their church events.

Mr. Harry Powell, 1003 Cresthaven, Euless, TX, stated that the Church of Tonga is always cooperative and very good to the neighbors. He has been at this location for fifteen (15) years and the area has never looked better.

Mr. Tim Rusher, 913 Cresthaven & 1001 Cresthaven, Euless, TX, stated that this church should be supported. Salesi is a friend and there is good work going on at this location.

Chairman McNeese asked if there were any other proponents/opponents. Seeing none, the public hearing was closed.

Commissioner Ellis asked Mr. Bellot how many parking spaces are available for the church to use.

Mr. Louis Bellot stated that there are 8 to 10 spaces they can use at any one time. He only requires one space if he is at his office, but they usually do not coincide.

Chairman McNeese asked if there were any other proponents/opponents. Seeing none, the public hearing was closed.

There were no further questions or comments presented by the Commission.

Commissioner Olmstead made a motion to approve case #14-16-SUP with conditions as modified in section d. Motion seconded by Commissioner Dunckel. The vote was as follows:

Ayes: Chairman McNeese, Commissioners Olmstead, Portugal, Dunckel, Ellis, and Brown

Nays: None

Abstention: None

The motion carried: (6-0-0)

There being no further business the meeting was adjourned at 6:57 p.m.

Chairman McNeese

Date