



PLANNING AND ZONING COMMISSION COMMUNICATION

June 7, 2016

SUBJECT: Hold Public Hearing for Specific Use Permit Case No. 16-08-SUP, and Consider Recommendation for an Ordinance

SUBMITTED BY: Stephen Cook, AICP – Senior Planner

REFERENCE NO: 16-08-SUP

ACTION REQUESTED:

Receive public input regarding the request for a Specific Use Permit for a Place of Worship on Euless Industrial Park Addition, Block 3, Lot 1, 1717 W. Euless Boulevard, Suite 200 in the Texas Highway 10 Multi-Use 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: Denelra Dorsett representing Real Life Ministries.

Location/Zoning: 1717 W. Euless Boulevard The property is zoned Texas Highway 10 Multi-Use District (TX-10).

Project Summary: Real Life Ministries is seeking approval of a Specific Use Permit (SUP) for a place of worship and intends to lease 4,000 square feet of space from the property owner at 1717 W. Euless Boulevard. The remaining portion of the building has been occupied by the property owner who runs a transportation company (leased limousine service). The church has stated that they will have approximately 70 people at this location. The parking for the site has well over 70 parking spaces outside of the area that is utilized for the storage of the limousine vehicles.

Parking for places of worship are calculated at a typical one parking space for four seats within the place of worship. The site would accommodate up to three hundred members of

the community.

The times the church would be in operation are 7:00 p.m. to 9:00 p.m. on Wednesdays and on Sunday mornings from 9:00 a.m. to 1:00 p.m. These hours of operations are not in conflict with the typical peak usage times of the transportation company.

Staff recommends approval with the following conditions:

- a. Tied to the place of worship representative, Denelra Dorsett and,
- b. Tied to the place of worship name, Real Life Ministries C.O.G.I.C; and,
- c. 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,
- d. 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
- Application
- Map 1, Map 2, and Map 3

APPROVED BY:

MIKE COLLINS

Director of Planning and Economic Development

STEPHEN COOK

Senior Planner