

ITEM 3 CASE #11-11-SUP – HOLD PUBLIC HEARING REGARDING A SPECIFIC USE PERMIT AND CONSIDER A RECOMMENDATION FOR AN ORDINANCE

Receive public input regarding a request for a Specific Use Permit on Alexander & Cullum Addition, Lots 20, 21 and a portion of 22, for a Religious Worship Place in Texas Highway 10 Multi-Use District (TX-10) zoning, and consider a recommendation regarding an Ordinance. This property is located on 104 Cullum Drive.

Chairman McNeese opened the public hearing.

Mike Collins, Director of Planning & Economic Development, gave a brief description of the case. The Gurudwara Sikh Sangat is currently located at 1400 W Euless Blvd and is seeking to develop this site as a new place of worship. The project would include the construction of an 18,191 square foot building which would be used as the place of worship, kitchen and dining area, classrooms and offices. 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. A parking ratio of 1 per 4 persons of occupancy, the required number of parking spaces is 160.

A Specific Use Permit is required for places of worship within the TX-10 zoning district and is being considered in order to evaluate the ability to adequately provide street access and parking for use of the site. If approved, a detailed site plan showing final designs and engineering will be submitted in the future by the applicant. A replat of the property will also be required. Building permits and construction plans will be reviewed.

Exhibit plans submitted with the SUP indicates a right-in only access from SH 10 and a primary access to Cullum Drive, which would enable drivers to utilize the existing SH 10 median cut for westbound movement on SH 10.

As per the requirements of the TX-10 zoning district, the site contains a ten (10') foot landscape buffer from the adjacent residential property to the south. An existing masonry wall, constructed with the residential development further enhances this buffer.

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 parking provided meets the UDC requirements and is consistent with approvals granted to other places of worship.

The Development Services Group has reviewed and certified the application for the SUP. Staff recommends approval.

Chairman McNeese asked for any proponents/opponents to come forward for any comments.

The applicant, Mr. Bhupinder Walia, 235 American Way, Arlington, TX, came forward to share with the Commission that the Gurdwara Sikh Sangat had been in Euless for 11 years. He stated:

- They do not have enough adequate classroom space for Sunday morning classes.
- They do not have adequate parking; 60 spaces with overflow next door.
- They will spend more than a million dollars to build a nice location with nice landscaping.
- It will add to the property value in that area.

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

Commissioner Tompkins stated that he has lived around the corner from Gurudwara Sikh Sangat and that they had been good neighbors. He also asked Mr. Walia what the hours of operation will be for the new location.

Mr. Walia stated that the hours would be from 10:30a until 1:30p on weekends. In particular on Sundays for regular worship service.

Commissioner Portugal also stated that Gurudwara Sikh Sangat was a good neighbor and wished them well on this project. She stated that based on the information it appears that this is a big endeavor and asked was Mr. Walia ready for such a large project.

Mr. Walia stated that they had already raised the cash to purchase the land and that they were ready for this project.

Commissioner Portugal asked how many members were in his congregation.

Mr. Walia stated that they have 200 families in their congregation and that he knew of several families moving to Euless due to the temple.

Vice Chairman Troy Mennis made a motion to recommend approval of Case #11-11-SUP with the following conditions:

- 1) Tied to the owner, Gurudwara Sikh Sangat Inc. and,
- 2) Tied to the church name Gurudwara Sikh Sangat.

Commissioner Portugal seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Mennis, Commissioners Huffman, Portugal, Tompkins and Brown.

Nays: None

Abstention: None

The motion carried (6-0-0)