

SPIN MEETING REPORT

CASE NO. N/A – case has not been formally submitted to the City

PROJECT NAME: Bethel Methodist Church of Southlake

SPIN DISTRICT: Citywide / SPIN # 15

MEETING DATE: January 12, 2009

MEETING LOCATION: 1400 MAIN STREET, SOUTHLAKE, TEXAS
MEETING ROOMS 3A & 3B

TOTAL ATTENDANCE: Twenty-five (25)

- **SPIN REPRESENTATIVE(S) PRESENT:** Mike Terry (#13)
- **APPLICANT(S) PRESENTING:** Curtis Morton, Pastor and Brad Barton, et al (8 representatives were present)
- **STAFF PRESENT:** Lorrie Fletcher, Planner I

STAFF CONTACT: Lorrie Fletcher, (817)748-8069; lfletcher@ci.southlake.tx.us

EXECUTIVE SUMMARY

Property Situation

The property is located on the northwest corner of W. Southlake Boulevard and Jellico Circle West.

Development Details

- Applicant is proposing a zoning change and concept plan to construct an 11,000 square foot church. The current zoning is SF-1A Single Family Residential District. The proposed zoning is S-P-1 Detailed Site Plan District.

QUESTIONS & DISCUSSION

QUESTION: What is the construction material?

RESPONSE: Brick – Earth brown with buff accent

QUESTION: What about the excavating and retaining wall?

RESPONSE: A retaining wall is planned near the east side of the church

QUESTION: Fencing?

RESPONSE: Cedar plank, board on board, capped with random masonry pollisters

QUESTION: Jellico West barely supports the residents; how will you support church traffic?

RESPONSE: There is no other way to enter the property. TxDOT has denied access from FM 1709 due to driveway spacing. Our church is very small and the traffic will be minimal.

COMMENT: This is already a very dangerous intersection. Any additional traffic will cause problems.

RESPONSE: We plan to inform our members and place directional signs to ensure there will only be right out turns from our property and onto FM 1709.

QUESTION: Will there be church on Wednesday nights?
RESPONSE: Yes, we hold Bible study and choir practice on Wednesday evenings.

COMMENT: The Wednesday night traffic will occur during rush hour; other churches in the area will be doing the same thing. This will cause problems.
RESPONSE: We will strongly encourage people to make right turns only.

COMMENT: You could put a gate up that would prohibit church traffic into our subdivision to ensure safety.

QUESTION: How many families attend your church?
RESPONSE: Fewer than three dozen

QUESTION: Are there plans for a church school?
RESPONSE: No

QUESTION: Will you ever expand and buy the property behind this one?
RESPONSE: No

COMMENT: Four letters were received from residents of the Vermilion subdivision. Ms. Nora Parks presented the letters. Their concerns included lack of 8' opaque screening; property values; wrong location for a church; want to keep residential zoning; privacy; and safety.

QUESTION: Why did you buy before getting approval?
RESPONSE: The property owner offered a transfer from the property on Carroll.

QUESTION: When he sold you the property, what did he tell you about the use?
RESPONSE: He told us it was residential, however, there are many residential subdivisions that have a church on the corner.

QUESTION: Why do you want to be there? It's too dangerous.
RESPONSE: We want the exposure to FM 1709. We are all concerned about safety in our neighborhoods.

QUESTION: Doesn't this property require two entrances for fire safety?
RESPONSE: The City can address this question. *They do not require two entrances. They are required to sprinkle the buildings.*

SPIN Meeting Reports are general observations of SPIN Meetings by City staff and SPIN Representatives. The report is neither verbatim nor official meeting minutes; rather it serves to inform elected and appointed officials, City staff, and the public of the issues and questions raised by residents and the general responses made. Responses as summarized in this report should not be taken as guarantees by the applicant. Interested parties are strongly encouraged to follow the case through the Planning and Zoning Commission and final action by City Council.