

**CITY OF EULESS
PLANNING AND ZONING COMMISSION
APRIL 19, 2016
MINUTES**

ITEM 2. HELD PUBLIC HEARING FOR PLANNED DEVELOPMENT CASE NO. 16-01-SUP AND APPROVED RECOMMENDATION OF AN ORDINANCE.

Chairman McNeese opened the public hearing at 6:37 p.m.

Mr. Cook, gave a brief description of the case. The Texas Highway 10 zoning district requires a Specific Use Permit for all places of worship. The congregation Iglesia Pentecostal Unida Hispana, Inc. intends to lease space at 820 Wilshire Drive. The building meets all code requirements to be used for an assembly use. Vehicle access to the site is provided from Wilshire Drive. The suite has previously been used for public assembly. The parking has proven to be adequate for off-peak hour assembly. The congregation currently is small. In the case of additional demand for parking, the owner of Adam's Automotive, the lot to the south has granted permission by letter for the place of worship to utilize their parking spaces at times of worship. This type of cross parking agreement is allowed within the same zoning district within 300 feet of the subject parcel.

The Development Services Group has reviewed and certified the application for a Specific Use Permit. Staff recommends approval with the following conditions:

1. Tied to the church pastor, Julio C Mazariego
2. Tied to the church name: Iglesia Pentecostal Unida Hispana, Inc. and,
3. No parking will be allowed on any unimproved surface; and,
4. 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,
5. 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.

Julio Mazariego, representing Iglesia Pentecostal Unida Hispana, Inc., expressed his thanks to the staff and stated that he was available for any questions.

Chairman McNeese asked Mr. Mazariego if he was in agreeance with the five conditions of the specific use permit.

Mr. Mazariego confirmed his agreeance.

Chairman McNeese asked to hear from any proponents/opponents wishing to speak.

Seeing none Chairman McNeese closed the public hearing at 6:40 p.m.

There were no questions or comments presented by the Commission.

Commissioner Ellis made a motion to approve Case No. 16-01-SUP. Commissioner Olmstead seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Portugal, and Commission Members: Owens, Olmstead, Dunckel, and Ellis.

Nays: None

Abstention: None

Chairman McNeese declared the motion carried. (6-0-0)