

**ITEM 3 CASE #11-10-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 J.W. Lewellyn Addition, Block 1, Lot 1, 2807 W Eules Blvd, for a Church in TX-10 (Texas Highway 10 Multi-Use District) zoning, and consider a recommendation regarding an Ordinance. This property is located on 2807 W Eules Blvd.

Chairman McNeese opened the public hearing.

Stephen Cook, Senior Planner, gave a brief description of the case. RCCG is seeking a renewal of a specific use permit to allow a Place of Worship use within an existing structure. The Planning and Zoning Commission recommended approval of the initial Specific Use Permit on June 2, 2009. The City Council approved the Specific Use Permit with conditions on June 23, 2009.

The RCCG intends to continue to occupy space that serves their congregation of approximately forty (40) members. By the parking standards set by the City of Eules UDC, at least one parking space per four (4) congregation seats is required to be adequately parked (10 parking spaces). Immediately in front of the leased space the property owner and the applicant have indicated at least 26 spaces with additional parking to the rear of the building. Other occupants of the leased building tend to operate during the regular business week and times. Parking demand for the place of worship continues to be primarily on the weekends, thus during off-peak hours for the rest of the development.

The Redeemed Christian Church of God is sponsored by the Dallas-area Redeemed Christian Churches of God ministry. Programs that are offered cater to the educational, physical, and spiritual needs of the youth that the center serves.

Chairman McNeese asked for any proponents/opponents to come forward for any comments. Seeing none, the public hearing was closed.

Commissioner Tompkins requested clarification on location of the church within the diagram.

Stephen Cook clarified the location.

Chairman McNeese asked what the size of the congregation is and if there is enough parking to accommodate the members?

Charlotte Prumire, 2807 W. Eules Blvd, Eules, TX, stated that the congregation is currently running 50 to 60 attendants in a weekend.

Stephen Cook stated that there was enough parking to accommodate the church and the other building tenants.

Commissioner Zahn made a motion to recommend approval of case #11-10-SUP with the following conditions:

- 1) Tied to the pastor: Mr. Abbey Adeyeye; and,
- 2) Tied to the church name: RCCG.

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

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

Nays: None

Abstention: None

The motion carried (6-0-0).