

**CITY OF EULESS
PLANNING AND ZONING COMMISSION
JUNE 21, 2016
DRAFT MINUTES**

ITEM 5. HOLD PUBLIC HEARING FOR SPECIFIC USE PERMIT CASE NO. 16-10-SUP, AND CONSIDER RECOMMENDATION FOR AN ORDINANCE.

Chairman McNeese opened the public hearing at 6:46 p.m.

Senior Planner Stephen Cook gave a brief description of the case. The Unified Development Code requires membership recreation clubs located in the C-1 zoning district, such as sports studios, to have a Specific Use Permit. This is a renewal of the Specific Use Permit originally approved in late 2014. Mr. Monroe wishes to continue to lease 6,000 s.f of space for his taekwondo studio. Classes are held between 3:00 p.m. and 9:00 p.m. The business employs three people. There is adequate parking to support all of the businesses within the center.

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

- a. Tied to the business owner, Mr. John Monroe; and,
- b. Tied to the business name: Korean Taekwondo Institute; and,
- a. 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.
- b. Upon revocation or expiration of the Specific Use Permit, all uses permitted hereunder shall cease.

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

Seeing none Chairman McNeese closed the public hearing at 6:47 p.m.

Vice Chairman Portugal expressed her enjoyment in witnessing success stories after a second round through the SUP process.

Chairman McNeese inquired about the ways in which staff confirmed that the applicant understand and agreed upon the conditions of the SUP.

Director of Planning and Economic Development Mike Collins stated that the applicant received the conditions in writing, the conditions were discussed with the owner via telephone and he personally visited on site with the manager.

There were no further questions or comments presented by the Commission.

Vice Chairman Portugal made a motion to approve Case No. 16-10-SUP for a Specific Use Permit for Sports Studio to be located on Dorris Addition, Block 1, Lot 1, 501 N.

Main Street, Suite 121 in the Neighborhood Business District (C-1), and the recommendation for an ordinance. Commissioner Brown seconded the motion. The vote was as follows:

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

Nays: None

Abstention: None

Chairman McNeese declared the motion carried. (7-0-0)