

**CITY OF EULESS  
PLANNING AND ZONING COMMISSION  
AUGUST 22, 2017  
DRAFT MINUTES**

**ITEM 4. HELD A PUBLIC HEARING FOR SPECIFIC USE PERMIT CASE NO. 17-09-SUP AND RECOMMENDED AN ORDINANCE**

Chairman McNeese opened the public hearing at 6:43 p.m.

Senior Planner Stephen Cook gave a brief description of the case. Mr. Tevi will be leasing commercial space at 820 Wilshire Drive, Suite D. This will provide meeting space for a group of Tongan men that have formed a private membership organization to meet periodically and discuss ways to help the Tongan community in Euleess.

The space is approximately 1200 SF, and would be limited to an occupancy based on the Fire Marshal and Building Official's recommendation based on Building Code. Parking is available from a parking area south of the building as well as to the parking lot to the east of the building. Staff has established a condition that parking is not allowed on the unimproved areas to the west of the building.

The Development Services Group has certified the application and recommends the following conditions of the Specific Use Permit:

- a. The Specific Use Permit is tied to owner of the assembly use Mr. Motukia Tevi; and,
- b. The Specific Use Permit is tied to the organization name Tongan Meeting Hall; and,
- c. Parking will not be allowed on any unimproved (unpaved) areas or double parked areas blocking vehicles from entering or leaving the site; and,
- d. All access to the leased space shall remain open and clear and the sidewalk kept clear for the public way; and,
- e. 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.

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

Seeing none, Chairman McNeese closed the public hearing at 6:45 p.m.

Commissioner Owens asked for clarification on the term "private membership organization," for the purpose of the meetings, and expressed concern over the late hours. He also asked what time the meetings are over.

Motukia Tevi, resident of Irving, Texas, stated that the space would be a meeting hall for Tongan men to relax and meet, and anyone is invited. There is not a schedule for the

meetings, and they can meet any night of the week. He stated that they are often meeting later than 3:00 a.m.; there is not a set closing time.

Commissioner Olmstead stated that there was a property owner response submitted from a neighbor who has concerns over the use, given prior history with the same use at that location, and asked if the group would be considerate of the neighbors given how close the residential neighborhood is to the property.

Mr. Tevi stated that he and a group of men have cleaned up the space, and are taking care of some of those issues.

Vice Chairman Portugal asked if there would be any furniture outside, and if there was sufficient parking for the number of people meeting there.

Mr. Tevi stated that there will not be any furniture outside. He also stated that they will use parking at the other business in that building.

Commissioner Dunckel asked if the space would be considered more of a social club.

Mr. Tevi stated that it could be classified as such, since they often meet to sing and play guitar.

Chairman McNeese asked about the plan for overflow parking, if the space would ever get so full that there would be parking on the street, and if they have an offsite parking agreement with any of the neighbors. He stated that excessive street parking would become a nuisance and a danger to the nearby traffic light intersection, and to the residential neighborhood.

Mr. Tevi stated that they sometimes have to park in the street, and they do not have an offsite parking agreement with any of the neighbors.

Chairman McNeese asked the staff what the maximum occupancy is for the space.

Fire Marshal Paul Smith stated that the number is approximately 80 people, based on the square footage, but could fluctuate if any area has been turned into storage space.

Director of Planning and Economic Development Mike Collins asked Mr. Cook for the number of parking spaces at the site.

Mr. Cook stated that they are required to have 25 parking spaces based on the size of the building, and there at least that many.

Mr. Collins clarified to the applicant the point of the parking space discussion, and stated that in order to support the number of people that could come into the building, if that requires them to park outside of the allotted space on site, then the site is not big enough for the proposed use.

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

Commissioner Ellis made a motion to recommend approval of Case No. 17-09-SUP for a Specific Use Permit on Oakwood Terrace North Addition, Block 16, Lot A1A1, 820 Wilshire Drive, Suite D for a Private Membership Organization (Place of Assembly) in the Texas Highway 10 Multi-Use Zoning District (TX-10) with the conditions as presented.

Commissioner Owens 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)