



CITY COUNCIL COMMUNICATION

August 27, 2013

SUBJECT: Hold Public Hearing for Specific Use Permit Case No. 13-08-SUP and Consider First and Final Reading of Ordinance No. 2000

SUBMITTED BY: Mike Collins, Director of Planning and Economic Development

REFERENCE NO: 13-08-SUP

ACTION REQUESTED:

Receive public input regarding the request for a Specific Use Permit on Mike Evans Addition, Lot 1, Block A, 204 N. Ector Drive for a Place of Worship in the Community Business District (C-2) and Planned Development District (PD) and approve Ordinance No. 2000.

ALTERNATIVES:

- Approve the request with modifications
- Table the request
- Deny the request

SUMMARY OF SUBJECT:

Applicant: Calvary Pentecostal Church, represented by Pastor Carl McLaughlin and architect Gaylen H. Laing, AIA.

Location/Zoning: 204 N. Ector Drive. The property is zoned Community Business (C-2) and Planned Development Zoning District (PD).

Project Summary: Calvary Pentecostal Church (formerly First Pentecostal Church of Euless) is seeking a specific use permit to convert the Odyssey office building back into a place of worship. The existing building at 204 N. Ector was originally constructed to house the Mike Evans Ministries. After the building was vacated by that place of worship, it was reconfigured as an office building with the previous sanctuary reconstructed into office suites. The existing structure will remain, with a new worship center addition that seats 670

constructed on the south side of the building. The new construction will emulate the façade of the existing building. The current number of parking spaces (220) exceeds the required number of spaces for the proposed church use (168).

Access to the building is made at two points onto N. Ector Drive. Staff has worked with the applicant to improve the fire lanes surrounding the building through restriping and moving a key fire hydrant.

Additional landscaping will be installed along N. Ector Drive and along the drive approach to the front entrance to the building.

The Unified Development Code requires approval of the SUP through the Planning and Zoning Commission and City Council. The Planning and Zoning Commission recommended approval of the Specific Use Permit at their August 6, 2013 meeting by a vote of 7-0-0 with the following conditions:

- a. The Specific Use Permit is tied to the Church Ownership: Calvary Pentecostal Church; and,
- b. The Specific Use Permit is tied to the Church Name: Calvary Pentecostal Church; and,
- c. 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.

SUPPORTING DOCUMENTS:

- Ordinance No. 2000
- Minutes – P & Z
- Application
- Exhibit(s)
- Map 1, Map 2, and Map 3

APPROVED BY:

_____ **LG**

City Manager's Office

_____ **KS**

City Secretary's Office