



## **CITY COUNCIL COMMUNICATION**

May 10, 2016

**SUBJECT:** Hold Public Hearing for Specific Use Permit Case No. 16-01-SUP and Consider First and Final Reading of Ordinance No. 2108

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

**REFERENCE NO:** 16-01-SUP

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### **ACTION REQUESTED:**

Receive public input regarding the request for a Specific Use Permit on Oakwood Terrace Addition, Block 16, Lot A1A1, 820 Wilshire Drive, Suite B for a Place of Worship in Texas Highway 10 multi-use District (TX-10) and approve Ordinance No. 2108.

### **ALTERNATIVES:**

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

### **SUMMARY OF SUBJECT:**

**Applicant:** Pastor Julio C. Mazariego

**Location/Zoning:** 820 Wilshire Drive, Suite B, zoned Texas Highway 10 multi-use District (TX-10).

**Project Description:** 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. The Planning and Zoning Commission held a public hearing on the Specific Use Permit on April 19, 2016 and voted to recommend 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.

**SUPPORTING DOCUMENTS:**

- Ordinance No. 2108
- Minutes – P & Z
- Application
- Letter: Adam’s Auto Service Enterprises, LLC
- Map 1, Map 2, and Map 3

**APPROVED BY:**

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City Manager’s Office

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City Secretary’s Office