



PLANNING AND ZONING COMMISSION COMMUNICATION
August 6, 2013

SUBJECT: Hold Public Hearing for Specific Use Permit Case No. 13-08-SUP,
and Consider Recommendation for an Ordinance

SUBMITTED BY: Stephen Cook, AICP – Senior Planner

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 of a Place of Worship in the Community Business District (C-2) and Planned Development District (PD) and consider recommendation for an Ordinance.

ALTERNATIVES:

1. Open the Public Hearing and continue it to the next meeting.
2. Open, conduct, and close the Public Hearing.
3. Recommend approval of the request – *simple majority*.
4. Recommend approval of the request with modifications – *simple majority*.
5. Recommend denial of the request – *simple majority*.

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: The applicant is requesting a Specific Use Permit for the use of the site as 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 to house an office building. The previous sanctuary was reconstructed into

office suites. Calvary Pentecostal Church (formerly First Pentecostal Church of Euless) is seeking to obtain a specific use permit to turn the office building back into a place of worship. The existing structure will remain, with a new sanctuary to be constructed on the south side of the building. The new construction will emulate the façade of the existing building.

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 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.

Staff recommends approval 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:

- Draft Ordinance No. 2000
- Application
- Exhibit(s)
- Map 1, Map 2, and Map 3

APPROVED BY:

Mike Collins

Director of Planning and Economic Development

Stephen Cook

Senior Planner