



PLANNING AND ZONING COMMISSION COMMUNICATION

April 19, 2016

SUBJECT: Hold Public Hearing for Specific Use Permit Case No. 16-01-SUP;
and Consider Recommendation for an Ordinance

SUBMITTED BY: Stephen Cook, AICP – Senior Planner

REFERENCE NO: 16-01-SUP

ACTION REQUESTED:

Receive public input regarding the request for a Specific Use Permit on Lot A1A1, Block 16, Oakwood Terrace North, 820 Wilshire Drive, Suite B for a Place of Worship in Texas Highway 10 Multi-Use District (TX-10) 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: 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 Inglesia Pentecostal Unidia 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. Staff recommends approval with the following conditions:

1. Tied to the church pastor, Julio C Mazariego
2. Tied to the church name: Inglesia Pentecostal Unidia 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:

- Draft Ordinance No. XXXX
- Application
- Letter from Adan Ocampo granting cross parking permission.
- Map 1, Map 2, and Map 3

APPROVED BY:

Mike Collins

Director of Planning and Economic Development

Stephen Cook

Senior Planner