

**Applicant is appealing an Administrative Official's Decision under Section 2.16.040 in an R-1/sp (Light Density Residential/Special Permit) zone.**

St. Mark's United Methodist Church has filed an Appeal of an Administrative Official's Decision (Case #ZBA08-00037) with the Zoning Board of Adjustment under Section 2.16.040, Appeals, concerning property located at 5005 Love Road in an R-1 zone.

**BACKGROUND**

*Applicant's Statement*

Please see enclosed statement of appeal and exhibits submitted by Harrel Davis, III, attorney for St. Mark's Church, regarding the City's denial of Building Permit No. BLD07-07891 for the property located at 223 Oleander.

*City's Statement*

The applicant submitted plans (Building Permit No. BLD07-07891) to the City in August 2007 for the change of occupancy of an existing building from office space to classroom space. The plans failed zoning review due to encroachments of existing buildings into the rear yard setback. The following section applies to both churches and schools which are permitted non-residential uses in residential zoning districts.

*20.12.040 Yards*

*A. Yards Generally. More than one principal building may be located on a lot in the following instances, however, the provision of these exceptions shall not be construed to allow any building to be constructed outside the buildable area of the lot:*

- 1. Institutional buildings;*
- 2. Public or semipublic buildings;*
- 3. Multifamily dwellings or groups of single-family attached buildings;*
- 4. Commercial or industrial buildings;*
- 5. Homes for the elderly.*

The code does not permit encroachments into the required setbacks for non-residential uses. The issue may be resolved by rezoning the subject property to a zone that would permit a reduction in the setbacks.

**STAFF RECOMMENDATION**

The staff is not making a recommendation.

The Zoning Board of Adjustment is empowered under Section 2.16.040, Appeals, to:

Hear and decide appeals where it is alleged there is error in any order, requirement, decision or determination made by an administrative official in the enforcement of Title 20. In exercising these powers the board may, in conformity with the state act and this chapter, reverse or affirm, wholly or partly, or may modify the order, requirement, decision or determination appealed from and may make such order, requirement, decision or determination as ought to be made, and to that end shall have all the powers of the officer from whom the appeal is taken.

Also, please note the following in Section 2.16.020, Powers:

- B. The concurring vote of seven members of the board shall be necessary to reverse any order, requirement, decision or determination of any such administrative official, or to decide in favor of the applicant on any matter upon which it is required to pass under Title 20 of this code, or to effect any variation in requirements of Title 20.

**APPELLANT'S APPLICATION  
AND  
STATEMENT OF APPEAL  
WITH  
EXHIBITS**

Gordon Mott & Davis P.C.  
ATTORNEYS AND COUNSELORS AT LAW

Harrel L. Davis III

April 14, 2008

Mailing Address:  
Post Office Box 1322  
El Paso, Texas 79947-1322  
4695 North Mesa  
El Paso, Texas 79912  
Telephone (915) 545-1133  
Telefax (915) 545-4433  
Email hdavis@gmdep.com  
Web www.gmdep.com

*Via Hand Delivery*

Zoning Board of Adjustment  
Development Services Department  
Attn: Linda Castle  
2 Civic Center Plaza, 5<sup>th</sup> Floor  
El Paso, Texas 79901

RE: St. Mark's United Methodist Church  
Building Permit No. BLD07-07891

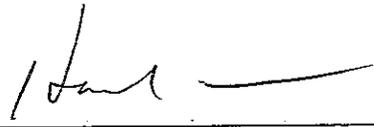
Dear Ms. Castle:

As we discussed, enclosed please find St. Mark's United Methodist Church's Zoning Board of Adjustment Application as described above. I am also enclosing a copy of the Site Plan, a Zoning Map, and a check in the amount of \$120 made payable to the City of El Paso. St. Mark's United Methodist Church is a tax-exempt organization and, therefore, there is no tax certificate.

I am also enclosing a duplicate copy of the Application and ask that you stamp it as "Received" and return it to my runner for my files. If you need additional copies of the site plan or anything else to process this application, please let me know as soon as possible.

Very truly yours,

GORDON MOTT & DAVIS P.C.

By:   
\_\_\_\_\_  
Harrel L. Davis III

cc: St. Mark's Church  
Yolanda Giner





ZONING BOARD OF ADJUSTMENT APPLICATION  
 PLANNING, RESEARCH & DEVELOPMENT DEPARTMENT  
 CITY OF EL PASO, TEXAS

**1. CONTACT INFORMATION:**

PROPERTY OWNER(S): St. Mark's United Methodist Church  
 ADDRESS: 5005 Love Road ZIP CODE: 79922 PHONE: 581-444  
 REPRESENTATIVE(S): Harrel L. Davis III, Gordon Mott & Davis P.C.  
 ADDRESS: 4695 N. Mesa St. ZIP CODE: 79912 PHONE: 545-1133  
 E-MAIL ADDRESS: hdavis@gmdep.com FAX: 545-4433

**2. PARCEL INFORMATION:**

PROPERTY IDENTIFICATION NUMBER: Not applicable 54349900000100  
 LEGAL DESCRIPTION: Lots 1 and 2 and Part of Lot 3, Tract 4, Silverwood Addition  
 STREET ADDRESS OR LOCATION: 5005 Love Road, El Paso, Texas 79922 REP DISTRICT: 8  
 ACREAGE: 2.7 (approx.) PRESENT ZONING: R-1 PRESENT LAND USE: Church offices

**3. SPECIAL EXCEPTION REQUEST:**

TYPE: \_\_\_\_\_  
 EXPLANATION OF REQUEST: \_\_\_\_\_

RESIDENTIAL (\$102.60 APPLICATION FEE)  COMMERCIAL (\$451.50 APPLICATION FEE)

**4. VARIANCE REQUEST:**

TYPE: Appeal of denial of Building Permit BLD07-07891 pursuant to EP City Code  
 EXPLANATION OF REQUEST: Section 2.16.040

RESIDENTIAL (\$102.60 APPLICATION FEE)  COMMERCIAL (\$451.50 APPLICATION FEE)

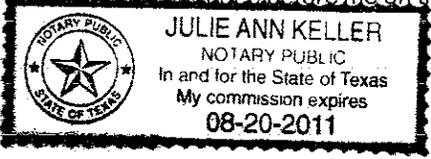
**5. ADDITIONAL INFORMATION:**

I attest that this application is complete and accurate to the best of my knowledge, and that the statements and exhibits submitted with this application are true and correct. I understand that any inaccurate or incomplete information provided on this application may delay the processing and scheduling of this request.

THE STATE OF TEXAS )  
 )  
 COUNTY OF EL PASO )

Thomas E. Neigh  
 SIGNATURE OF PROPERTY OWNER

This instrument is acknowledged before me on this 26<sup>th</sup> day of March, 2008.



Julie Ann Keller  
 STATE OF TEXAS NOTARY PUBLIC

**\*\*OFFICE USE ONLY\*\***

CASE NUMBER: ZBA08-00037 RECEIVED DATE: 04/14/08 APPLICATION FEE: \$120  
 ZBA REVIEW DATE: 05/19/08 (1:30 pm, City Council Chambers, 2<sup>nd</sup> Floor, City Hall Building)  
 ACCEPTED BY: Linda Castle FUND - 01101, DEPT ID - 99010335, ACCOUNT - 404126

APR 14 2008





**APPEAL TO THE ZONING BOARD OF ADJUSTMENT  
CITY OF EL PASO, TEXAS**

Final Decision of Administrative Official: Denial of Building Permit for Conversion of Church Offices into Church School Classrooms on Property located at 223 Oleander, El Paso, Texas 79922.

Building Permit No. BLD07-07891

Owner: St. Mark's United Methodist Church  
5005 Love Road  
El Paso, Texas 79922

Property Identification Nos.: Not applicable.

Property: Lots 1 and 2 and Part of Lot 3, Block 4, Tract 4, Silverwood Addition to the City of El Paso.

Street Address: 223 Oleander, El Paso, Texas 79922.

Representative District: 8

Acreage: 2.7 acres (approx.)

Present Zoning: R-1

Present Land Use: Church Offices

Appellant: St. Mark's United Methodist Church

Appellant's Representative: Harrel L. Davis III  
Gordon & Mott P.C.  
4695 N. Mesa Street  
El Paso, Texas 79912

Appellants hereby appeal the City of El Paso Development Services Department's denial of Building Permit No. BLD07-07891 for the property located at 223 Oleander, El Paso, Texas 79922. The City's denial of the permit was based on the City's position that a Church School is not an accessory use to the Church. A Church school is a permitted use in the district and therefore the denial of the permit was incorrect.

## INTRODUCTION AND STATEMENT OF FACTS

St. Mark's acquired the property at 5005 Love Road where its sanctuary sits today in 1945 and held its first church service there in 1946. The Church School has been located at 5005 Love Road since the 1960's. The property where the parsonage is located has been part of the main church campus since at least the 1970's, when the parsonage was constructed.

In 2003, the parsonage was converted to Church offices in order to help accommodate the growth of the Church. Such was done with the knowledge, consent and approval of the City, which issued Building Permit No. BLD003-4921, for that project. The City determined at that time, correctly, that offices for Church personnel were part of the Church's main campus. In addition, at that time, the City evaluated the parking needs for the parsonage and the Church and found that they met City Code in all respects. They still do. Attached hereto as Exhibit 1 is the letter dated May 15, 2003 from Harrel L. Davis to Terry Williams enclosing the building permit and an April 4, 2000 letter from Chuy Papa related to the parking evaluation.

The Church submitted a site plan to convert the Church offices into classrooms for the Church School, which operates out of the same Church property whose address is 5005 Love Road. The Church school (and preschool) has been operating in that location continuously since the 1960's.

The City has denied the request, stating that the use of the Property for Church School classrooms is not an accessory use of the Church use. That position is incorrect for multiple reasons.

### **STATUTORY JURISDICTION**

The ZBA is “empowered to hear and decide appeals where it is alleged there is error in any order, requirement, decision or determination made by an administrative official in the enforcement of Title 20.” El Paso City Code (“EPCC”), Section 2.16.040.

### **STATUTORY STANDING**

Appellants’ standing is conferred pursuant to Tex. Local Government Code Ann. Sec. 211.010(a). Appellant is the applicant for the building permit at issue.

### **ARGUMENT**

The property where the Church, its school and its parsonage are located is zoned R-1. Under the City Code, both churches and private schools are permitted uses for property located in an R-1 district.

The Church has been in existence since 1945 and is a registered legal nonconforming use (Exhibit 2 attached hereto). The parsonage has been part of the Church’s main campus and used for a Church purpose since the 1970’s with the approval of the City of El Paso. As recently as

2003, the City issued permits and certificate of occupancy to modify and occupy the parsonage to be used as Church offices. The request of the applicant is to continue the Church's use of the parsonage property as classrooms for the Church School instead of a Church office.

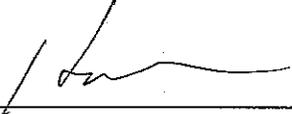
**CONCLUSION**

There was no basis under the City's Municipal Code to deny St. Mark's United Methodist Church its building permit. The decision must be set aside and the building permit approved.

DATED this 24<sup>th</sup> day of March, 2008.

Respectfully submitted,

**GORDON & MOTT P.C.**  
4695 N. Mesa Street  
El Paso, Texas 79912  
(915) 545-1133  
(915) 545-4433 (Fax)

By:   
\_\_\_\_\_  
Harrel L. Davis III  
State Bar No. 05567560  
Attorneys for St. Mark's United  
Methodist Church

# Krafsur Gordon Mott P.C.

ATTORNEYS AND COUNSELORS AT LAW

*A Member of the Network of Leading Law Firms  
"A World-Wide Association of Independent Law Firms"*

Harrel L. Davis III

Mailing Address:  
Post Office Box 1322  
El Paso, Texas 79947-1322  
4695 North Mesa  
El Paso, Texas 79912  
Telephone (915) 545-1133  
Telefax (915) 545-4433  
Email [hdavis@kgmpc.com](mailto:hdavis@kgmpc.com)  
Web [www.kgmpc.com](http://www.kgmpc.com)

May 15, 2003

Terry Williams  
Deputy Director of Building Services  
2 Civic Center Plaza, 5<sup>th</sup> Floor  
El Paso, Texas 79901

Re: St. Mark's United Methodist Church  
5005 Love Road, El Paso, Texas  
Parsonage Remodel; Building Permit No. BL003-04927

Dear Terry:

The purpose of this letter is to follow up on your conversation with Yolanda Giner as well as your earlier meetings with Tom Nagle and Denny Neesen concerning certain construction projects to take place at the Church. I just want to make sure that there is no misunderstanding between us and that the Church does not do anything that catches you by surprise.

The first project that the Church is working on is the conversion of the pastor's parsonage to Church office space. It is our understanding that, since the parsonage is located on the main campus, a special permit is not required. Therefore, the Church has obtained a building permit for that construction, a copy of which is attached for your convenience.

The key question is whether or not this conversion adversely impacts the Church parking requirements and therefore potentially limits the use of any of the church facilities. I do not believe that it does. For your convenience, I am enclosing a copy of Chuy Papa's letter of August 4, 2000 regarding parking. For the record, the Church still asserts that it is only required to have 84 parking spots. However, Mr. Papa has indicated, in his letter, the number of parking spaces he felt were needed for each portion of the Church.

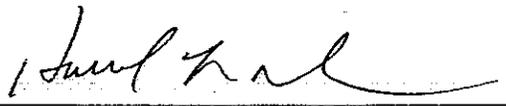
The pastor's house is approximately 1,800 feet and will, when converted, contain four offices and a reception area. Looking at Municipal Code Section 20.64.160 for office space, it appears that the house will require either four or five parking spaces and it presently has two. That will not require any additional parking as the offices will be used during the week when the sanctuary is not. Counting all of the other facilities as occupied during the week, including the fellowship hall, the Church needs, at most, using the City's method of calculation, 106 parking spaces and it has 142.

Terry Williams  
May 15, 2003  
Page 2

If I am mistaken in my assumptions or calculations, please let me know immediately. If there is anything else you feel we need to address, please also let me know. It is our goal to cooperate with the City and comply with all applicable ordinances.

Very truly yours,

**KRAFSUR GORDON MOTT P.C.**

By:   
\_\_\_\_\_  
Harrel L. Davis III

HLD/vr

cc: St. Mark's United Methodist Church  
WR Albert Construction

360119 404102



# BUILDING PERMIT

PERMIT NO.: BLD03-04927  
ISSUED: 5/13/2003  
APPLIED: 5/2/2003  
EXPIRES: 11/13/2003

SITE ADDRESS: 5005 LOVE RD  
ASSESSOR'S PARCEL NO.: 5005 LOVE RD  
PROJECT DESCRIPTION: OFFICE REMODEL

<b>OWNER/APPLICANT</b> ST MARK'S METHODIST CHURCH 5005 LOVE RD EL PASO TX 79922	<b>CONTRACTOR</b> WRA CONSTRUCTION CO., INC. 612 N RESLER EL PASO TX 79912
--	---

TYPE OF WORK: Alt/Add to Commercial	AREA	VALUE: \$6,000.00
TYPE OF USE: Church, Mosque, Synagogue, Terr	LOT: sf	<u>REQUIRED SETBACK:</u>
CENSUS CAT.: Add/Alt - Commercial	1ST FLR: 2,600.00sf	FRONT: ft
ZONING: R1 Residential District	2ND FLR: sf	SIDE 1: ft
<u>OCCUPANCY GROUPS:</u>	GAR/CARPORT: sf	SIDE 2: ft
1 A3 2	BASEMENT: sf	REAR: ft
3 4	OTHER: sf	<u>REQUIRED PARKING:</u>
<u>CONSTRUCTION TYPE:</u>	NUMBER OF UNITS: 1.00	TOTAL PARKING:
1 VB 2	STORIES: 1.00	HANDICAPPED:
3 4	BUILDING HEIGHT: ft	

Fees			
Type	By	Date	Amount
APPL	CM	5/2/2003	30.00
PRMT	EJC	5/13/2003	60.00
Total:			90.00

\*\*\* NOTICE \*\*\*

1. This permit is issued in accordance with the provisions of Chapter 18.02 of the Municipal Code and the applicant, in accepting it, obligates himself to comply fully with all the provisions of the Municipal Code and other applicable codes and ordinances insofar as they affect this permit including, but not limited to, calling for all required inspections.
2. This building permit or a copy thereof shall be kept on the site of work until completion of the project.

I hereby acknowledge that I have read this permit and state that the above information is correct, and agree to comply with all City, State and Federal Laws regulating activities covered by this permit.

Issued by

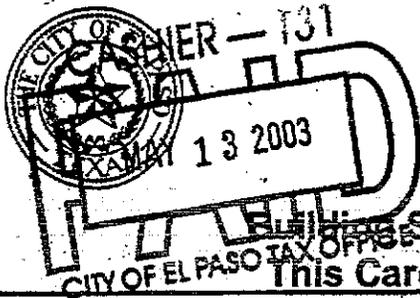
Contractor's, Owner's or Agent's Signature

**A Minimum 24 Hour Notice Is Required For All Inspections**

1. Original 2. Customer 3. Cashier 4. ELPCAD



O LEANDER



# Building Services Department Commercial Permit Inspection Record

223

RUTH  
842-8100

Building Services Department Approved Plans and  
This Card Must Be on the Job During Inspection

Job Address No. 5905 Love Rd  
 Building Permit No. BL003-04927 Date 5/13/03  
 Plumbing Permit No. \_\_\_\_\_ Date \_\_\_\_\_  
 Irrigation Permit No. \_\_\_\_\_ Date \_\_\_\_\_  
 Electrical Permit No. ELE03-03393 Date 5/29/03  
 HVAC Permit No. \_\_\_\_\_ Date \_\_\_\_\_  
 Sidewalk Permit No. \_\_\_\_\_ Date \_\_\_\_\_  
 Temporary Gas Permit No. \_\_\_\_\_ Date \_\_\_\_\_  
 Work Authorized OFFICE REMODEL

Contractor URA Construction Valuation \$ 16000.00  
 Type of Work: New  Addition  T.I.  Other: \_\_\_\_\_

Underslab Rough-In \_\_\_\_\_ Sewer Tap to Curb \_\_\_\_\_  
 Plumbing Rough \_\_\_\_\_ Sewer \_\_\_\_\_  
 Underslab HVAC \_\_\_\_\_ Slab Electrical \_\_\_\_\_  
 Foundation \_\_\_\_\_ Slab \_\_\_\_\_ Footing \_\_\_\_\_  
 Approved to Pour Sidewalks \_\_\_\_\_ FINAL \_\_\_\_\_  
 Approved to Pour Driveways \_\_\_\_\_ FINAL \_\_\_\_\_  
 Approved to Pour Drainage Structures \_\_\_\_\_ FINAL \_\_\_\_\_

**DO NOT PLACE CONCRETE UNTIL ABOVE IS APPROVED**

HVAC Rough-In \_\_\_\_\_ Plumbing Top Out \_\_\_\_\_  
 Electrical Rough-In \_\_\_\_\_ 6-20-03 Structural Framing 6/23/03

**DO NOT COVER WORK UNTIL ABOVE IS APPROVED**

CHP \_\_\_\_\_ ELECTRICAL FINAL 7-16-03  
 PLUMBING FINAL 8-1-03 ELECTRICAL SEAL # \_\_\_\_\_  
 GAS SEAL # \_\_\_\_\_ HVAC FINAL \_\_\_\_\_  
 FIRE DEPT. FINAL Final Inspt 8-6-03 REFRIGERATION FINAL \_\_\_\_\_  
 LANDSCAPE FINAL \_\_\_\_\_ ENGINEERING FINAL \_\_\_\_\_  
 BUILDING FINAL 8/8/03

**DO NOT OCCUPY BUILDING WITHOUT CERTIFICATE OF OCCUPANCY  
THIS CARD IS NOT A CERTIFICATE OF OCCUPANCY**

FOR INSPECTIONS, CALL BETWEEN 8:00 A.M. AND 5:00 P.M. FOR NEXT DAY INSPECTIONS

COMMERCIAL INSPECTION 541-4700 DEVELOPMENT INSPECTION 541-4970  
 AC - NG - FO FIRE DEPARTMENT 771-1090

CARLOS M. RAMIREZ  
MAYOR



## CITY COUNCIL

JAN SUMRALL  
DISTRICT NO. 1

ROSE RODRIGUEZ  
DISTRICT NO. 2

LARRY M. MEDINA  
DISTRICT NO. 3

JOHN COOK  
DISTRICT NO. 4

PRESI ORTEGA, JR.  
DISTRICT NO. 5

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LUIS G. SARIÑANA  
DISTRICT NO. 7

ELVIA G. HERNANDEZ  
DISTRICT NO. 8

## BUILDING SERVICES DEPARTMENT

### ZONING SECTION

April 4, 2000

Krafsur, Gordon, Mott, Davis & Woody, P.C.  
Attention: Mr. Harrel L. Davis III / Ms. Yolanda Giner  
Post Office Box 1322  
El Paso, Texas 79947-1322

Re: St. Mark's United Methodist Church, 5005 Love Road, El Paso, Texas

Dear Mr. Davis:

In reply to your request for information with regards to parking requirements for the above referenced property; the following are our findings.

We have reviewed the information submitted by you and the following is a list of the buildings, their use and their required parking:

1. *The new education building* which has twelve classrooms requires twenty-four parking spaces.
2. *School Annex* with four classrooms requires eight spaces.
3. *The old education building* having eleven classrooms and two nursery rooms requires twenty-six parking spaces.
4. *The sanctuary* having 420 seats (1 per 5 seats) requires eight-four parking spaces.
5. *Fellowship Hall* having 5,372 sq. ft. requires forty-three parking spaces.
6. *The Pastor's residence* requires two spaces.

Section 20.64.160 B of the El Paso Zoning Ordinance allows for parking requirement adjustments to be made where there are different hours of operation. Based on the time schedule submitted with your letter dated March 13, 2000, the parking requirement is one hundred and thirty-four spaces. The calculation made using the simultaneous use of the Sanctuary (84 spaces), the new education building (24 spaces) and the old education building (26 spaces). The Pastor's home has its own parking (2).



"Honor our Past..."

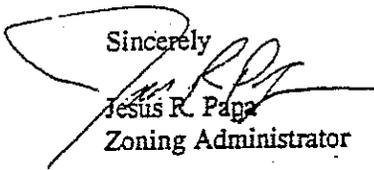
...Imagine our Future"

Page II  
St. Mark's Church  
4/4/00

Of the one hundred and thirty-four parking spaces five need to be sized and marked for use by the physically challenged and one of the five needs to be "Van Accessible".

In the event further information is needed you may contact this office at 541-4788.

Sincerely



Jesus R. Paga  
Zoning Administrator

cc: Pastor, St. Marks Church  
5005 Love Road  
El Paso, Texas

WRA Construction Co., Inc.  
Route #1, Box 628E  
Anthony, New Mexico

George C. Dusang, AIA  
Minjares Group Architects  
122 W. Castellano Dr.  
El Paso, Texas

Ms. Lupe Cuellar  
Legal Department, 9<sup>th</sup> Floor, City Hall

# Krafsur Gordon Mott P.C.

ATTORNEYS AND COUNSELORS AT LAW

Yolanda Giner

**EXHIBIT "Z"**

Mailing Address:  
Post Office Box 1322  
El Paso, Texas 79947-1322  
4695 North Mesa  
El Paso, Texas 79912  
Telephone (915) 545-1133  
Telefax (915) 545-4433  
Email yginer@krafsur.com  
Web www.krafsur.com

January 16, 2001

## VIA HAND DELIVERY

City of El Paso  
Building Services Department  
2 Civic Center Plaza  
El Paso, Texas 79901

Attention: Mr. Terry L. Williams

Re: Registration of Nonconforming Use

Dear Mr. Williams:

On behalf of our client, St. Mark's United Methodist Church ("St. Mark's"), we are submitting this correspondence to request that the existence of St. Mark's be registered with the City as a nonconforming condition. As per the City's requirements, we are enclosing the following information in support of this finding:

1. A copy of the 1977 El Paso City Directory listing St. Mark's as being located on 5005 Love Rd.
2. Certificate of Occupancy and Building Permits issued by the City to St. Mark's for the addition of classrooms to the existing structure.
3. A 1956 and 1973 City aerial photograph depicting the location of St. Mark's in its present location.
4. Three notarized written statements from Margie Cherry; Mary Lee Smith, and Bebe Mueller indicating that they have personal knowledge of the existence of the St. Mark's in its present location.
5. A copy of a St. Mark's newsletter dated as having been sent out in 1946, together with photographs of St. Mark's as it appeared on this date in its present location.
6. The City's Nonconforming Use Registration form.

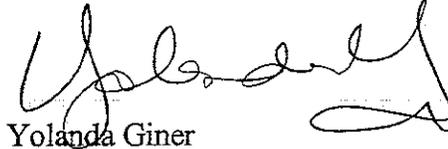
Mr. Terry Williams  
January 16, 2001  
Page 2

Additionally, St. Mark's records indicate that a registration of nonconforming use for the existence of the church was previously submitted to the City in 1999. I have discussed this matter with Mr. Robert Pena of your department; however, he was unable to locate any record of its submission. I am enclosing a copy of the original documentation as well.

Based on the supporting documents enclosed, we respectfully request that St. Mark's be registered in the City records as a nonconforming use.

Yours very truly,

**KRAFSUR GORDON MOTT P.C.**



Yolanda Giner

YG:ksw  
Enclosures

cc: Harrel Davis [Firm]  
Cindy Celum, City Attorney's Office  
John Gates, City Attorney's Office  
Pat Adatao, City of El Paso



BUILDING SERVICES DEPARTMENT  
ZONING DIVISION

FORM TO BE FILLED OUT WHEN  
REGISTERING A NONCONFORMING STRUCTURE OR USE

Name and telephone number of person registering nonconformity.  
ST. MARK'S UNITED METHODIST CHURCH. CONTACT PERSON: YOLANDA GINER

Address of nonconforming structure or use.  
5005 LOVE ROAD, EL PASO, TEXAS 79912

Legal description of nonconforming structure or use.  
LOTS 1, 2 AND A PORTION OF LOT 3, BLOCK 4, SILVERWOOD ADDITION, EL PASO

What is it that is being declared as being nonconforming (A use or a structure)? USE

Since when has the structure or use existed (Code change or annexation)? PRIOR TO 1955

Is a scaled plot plan attached? N/A

Are three affidavits attached? YES

Are affidavits properly notarized? YES

If not, what is replaced, one for one, for the affidavits.  
N/A

**FINAL NOTE:** Affidavits become a permanent part of our records, and therefore, we require they be typed on an 8 1/2" x 11" letter sized paper. Affidavits must state exactly what is being declared. Nonconforming as to height (State height), setbacks (State why - Example: 2' from front property line), use (Auto shop in C-2 zone), etc.

1977  
EL PASO  
(EL PASO COUNTY, TEXAS)  
CITY DIRECTORY

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 SINCE 1959



292

**LOVE RD—Cont'd**  
**EMORY RD ENDS**  
**SHORTY LA ENDS**  
 4865 Ruthardt Kenneth C @ 584-7672  
 4867 Aguilar Eugenio A Jr @ 584-0587  
 4895 Beeler Jack B @ 584-8419  
**LOMBARDY AV BEGINS**  
 4903 Murray Geo T @ 584-1278  
 4907 Diamos Geo F @ 584-7745  
 4915\*Callahan Steph 581-3632  
 Rear Vacant  
 4919\*Schweidel K R Jr 581-1452  
 4921 Files Exterminating Co 584-0880  
 4929 Theriot Horace J @ 584-4075  
 4946 Casas Ricardo 584-8293  
 4950 Kitty Hawk Nursery  
 4954 Lundgren Magdalena Mrs @  
 4955 Carameros Alexander H @ 584-0846  
**ROSEMONT DR BEGINS**  
 4962 Neilson Robt J @ 584-5359  
 4965 Koogle Lysle H 584-0865  
**OLEANDER AV BEGINS**  
 5000 Pratt Gerald M @ 584-1726  
 5005 Saint Mark's United Methodist Church  
 584-0313  
 5016 Walker Richd W Jr @ 584-7997  
 5018 Christensen Albert @ 581-0607  
 5020 Smith Frank C @ 584-1274  
**SILVERWOOD WAY BEGINS**  
 5025 Pettigrew Geo L @ 584-0545  
 5028\*Gunter C C 584-1951  
 5029 Stromberg Jon 581-2875  
 5032 Tidwell W N @ 584-4956  
 5033 Dumber A Carl 584-0569  
 5037 Munoz Hector 581-1619  
 5041 Lane Stanford B @ 584-1635  
 5045 Smith Robt H @ 584-3998

294

**LOWD AV —FROM 429 RIVERSIDE DR**  
**EAST TO CINEQUE DR**  
 ZIP CODE 79907  
 8000 Wilcoxson Retha J @  
 8034 Church Of Universal Love 859-6592  
 8056 Humphreys Mary Mrs 859-9478  
 8080\*Humphreys Carlos  
 8081 Tamburo Joseph R @ 859-8357  
**FRESNO DR INTERSECTS**  
 8100 Amis James H @ 859-9782  
 8104 Martin Andrew J @ 859-9820  
 8105 Valenzuela Antonio Jr @ 859-0353  
 8107 No Return  
 8108 Mitchell Harold J @ 859-5547  
 8117 Irrobal Nicolas @  
 8123 Vacant  
 8124 No Return  
 8125 Acevedo Jose I @ 859-6981  
 8126 Navarro Jesus @ 859-3741  
 8130 Urban Alfredo Jr @ 859-7368  
 8132 Monzon Pablo @ 859-6703  
 8133 Pitts Charles R @ 859-5733  
 Rear Howell Annie Mrs  
 8134 Garcia Jose C @ 859-9334  
 8136 Altamirano Hector 859-8079  
 8140 Regan James E @ 859-8980  
 8141 Cortez Ruben @ 859-6601  
 8148 Landers Johnny @ 859-5015  
 8149 Warren Geo A @ 859-8454  
 8156\*Starnes P L  
 8157 Baeza Pedro P @ 859-6404  
 8158 Graham Michl 859-3406  
 8160 Leon Salvador @ 859-6510  
 8165 Jorgenson Martin Jr @ 859-6210  
 8169\*Pichardo Genaro  
 8172 Urenda Luis P @ 859-6163  
**CINEQUE WAY INTERSECTS**

298

**LOWENSTEIN AV —FROM 116 YSLETA**  
**LA EAST TO HARRIS ST**  
 ZIP CODE 79907  
 8924 Titus Lauren D @ 859-9579  
 8934 Granger Tom R @  
 8938 Higgins Mary H Mrs @ 859-7472  
 8940 Young Clifford G @ 859-7815  
**S SCHUTZ DR INTERSECTS**

299

9000 Ortiz Ramon @ 859-8715  
 9018 Perez Tomasa @  
 9020 Borrego Ramon @

**LUCERO LA —FROM 286 LINK WAY**  
**NORTHEAST IN A SEMI-CIRCLE**

284

**LINK DR INTERSECTS**  
 ZIP CODE 79907  
 300 Vega Jose 859-6275  
 301 Rodriguez Rudolfo @ 859-0846  
 305 Bueno Hector @ 859-7655  
 306 Molina Esperanza 859-4090  
 309 Portillo Alberto @ 859-5916  
 310 Lindsey Wayne @ 859-3349  
 313 Morsales Ricardo @ 859-9680  
 316 Pagan Carlos @ 895-6273  
 317\*Bueno Hector  
 320 Frescas Alberto 859-5356  
 321 Delgado Carlos @ 859-3002  
 324 Castillo Arnulfo @ 859-5479  
 325\*Garcia Tony G @ 859-2225  
 328\*Barraza Pedro L @ 859-7893  
 329 Rodriguez G Pedro @ 859-5758  
 333 Medina Marcelino Jr @ 859-5625  
 336 Segovia Edw A @  
 337 No Return  
 341 Almaraz Francisco @ 859-8068  
 344 Vasquez Difas Jr @ 859-6050  
 345 Burciaga Efrain @ 859-3681  
 348 Velasco Ruben @ 859-8453  
 349 Villarreal Victor M @ 859-4683  
 352 Lamas Jose I @ 859-6628  
 353 Corona Sergio @ 859-5177

284

**LUELLA AV —FROM 3019 ORKNEY EAST**  
**TO KAREN ST**

268

ZIP CODE 79925  
 10100 Chapline Edw @ 591-8246  
 10101 Fenley Bill J @ 598-0942  
 10104 Evans Robt U @ 598-9196  
 10105 Artalejo Benj @ 598-6917  
 10108 Short Robt C @ 598-0078  
 10109 Basurto Rodolfo @ 598-6174  
 10112\*Style Fredric A @  
 10113 Neville L X @ 591-2717  
 10116 Woodruff A M Mrs @  
 10117 Thompson Robt E @ 598-9258  
 10120 Allberg Joan W @ 591-9043  
 10121 Trimble Earl W @ 591-0478  
 10124 Brown Jimmy D @ 598-9778  
 10125 Cook Nathan E @ 598-0675  
 10128 Feedback Robt H @ 598-8413  
 10129 Zubiate Henry @ 598-8269  
 10132 Cole Harold @ 591-5275  
 10133 Wohlgenuth Fred L @ 598-3331  
 10136 Nelson Otto F @  
 10137 Brown Bertha E Mrs @ 592-3592  
 10140 Wert Jesse L @ 591-0647  
 10141 Moorman Richd R @ 598-3921  
 10144 Cozart Dale W @ 592-4307  
 10145 Highsmith John H @ 591-5052  
 10148 Ortiz Joe @  
 10149 Wood Everett L 598-4218  
 10152\*Cooper Whylien G @ 592-2957  
 10153 Ferguson James @ 598-7601

268

**CORNWALL INTERSECTS**  
 10200 Miller Clifford W @ 591-9217  
 10201 Ross Eug @ 591-3917  
 10204 Ptasnik Joseph A Jr @ 598-6502  
 10205 Shoemaker Woodrow W @ 591-0468  
 10208 Apodaca Jesus @ 591-5624  
 10209 Koppfe Charles R @ 598-6123  
 10212 Wollenberg Otis @ 591-6310  
 10213\*Hardison Geneva M Mrs @ 598-7939  
 10216 Pacillas Raul @ 598-4832  
 10217 Rios Manuel Jr @ 592-3550  
 10220 Mirabal Solomon Jr @ 591-8094  
 10221 Richardson Edw R @ 598-4357  
 10224 Loya Frank B @ 591-9832  
 10225 Mc Neely Joseph W @  
 10228 Kidwell Clarence L @ 591-0882  
 10229 Scholtz Frank F @  
 10232 Bukowski Joseph A @ 598-8505  
 10233 Carpenter A D @ 591-9251

268

10236 Mitchum Ray @ 598-8747  
 10237 Vacant  
 10240 Brown Glen A @ 591-2065  
 10241 Hailey Andrew S @ 591-5044  
 10244\*Bannon E Bruce @  
 10245 Worsham Frank M @ 598-2936  
 10248 Maynes Hector A @ 598-7413  
 10249 Martinez Al @ 598-3914  
 10252 Robbins Jack E @ 598-2086  
 10253\*Diaz Antonio J Jr @ 592-2594  
 10256 Anderson Walter W @ 598-3366  
 10257 Russell James E 598-3167  
 10260 Sampsell Don R @ 598-6032  
 10261 Gibbons Ralph @ 598-3688  
 10264 Maya John @ 591-4627  
 10265\*Gonzalez Joe

**SAIGON ST INTERSECTS**  
 10300\*Shreves James @ 592-4882  
 10301 Kurns Albin E @ 598-3266  
 10304 Wiley D W @  
 10305 Mc Donald Angel @ 592-1471  
 10308 Pike Michael 591-9758  
 10309 Snook Charles R @ 591-3666  
 10312 Ingram Emily G Mrs @ 598-5686  
 10313\*Duke David  
 10316 Samaniego Leonardo @ 598-4421  
 10317 Copeland Robt C @ 598-0200  
 10320 Farley Danl J @  
 10321 Sharpe Christel Mrs @  
 10324 Bryant Lillie B Mrs @ 598-4386  
 10325 Miller Raymon W @  
 10328 Tovar Toby H Jr @ 591-6843  
 10329 Dzubinski John @ 598-8919  
 10332 Ksiazak Richd @ 592-1714  
 10333 Romero Leo @ 591-6546  
 10336 Williams Fern Mrs @ 591-2622  
 10337 Johnson Dave L @ 598-4371  
 10340\*Alexander Fay @  
 10341 Beatty Charles @ 598-9442  
 10344 Crenshaw David C @ 591-0514  
 10345\*Basum Elbert @  
 10346 Powers Burl E @ 598-3790  
 10347 Evans Jack A @ 598-3883  
 10348 Rios Salvador @ 591-4738  
 10349 Osborne Robt W Jr @ 598-7211  
 10352 Austin Harry L @  
 10353 Sourina Willie @ 598-0149

**LUFKIN WAY —FROM JUNCTION ST**  
**SOUTHWEST TO SUN VALLEY DR**

306

ZIP CODE 79924  
 10312 Lowenberg Joe W @ 821-5915  
 10313 Simard Wilfred J @ 821-8746  
 10316 Webb Pamela G @ 821-9150  
 10317 Haviland Kenneth D @ 821-5674  
 10320 Quinones Ernest Jr @ 821-1570  
 10321 Laws Geo L @ 821-8474  
 10324\*Crabb Carroll @  
 10325 Karasinski Eduard @  
 10328\*Antwine Gerald D @ 821-0369  
 10329 Dwyer Darrel @ 821-7175  
 10332 Le Master Frederick P Jr @ 821-0315  
 10333 Steinbach David N @ 821-5729  
 10336 Hodson John C @ 821-1428  
 10337\*Hester Della  
 10340\*Gray Charles G @ 821-1341  
 10341\*Garcia Sam @ 821-1592  
 10344\*Wallace Gilbert L @ 821-0025  
 10345 Phelps Herbert B @ 821-3853  
 10348 Saunders Wendell A @ 821-7329

**LULAC DR —FROM 301 ASCARATE**  
**WEST TO A DEAD END**

231

ZIP CODE 79905  
 301a Garcia Soila Mrs 778-5654  
 301b\*Vargas Eduarco 778-5951  
 303a No Return  
 303b Meza Jose G 779-2880  
 305a Saldivar Armando 778-5824  
 305b Martin Jerry 779-7624  
 307a Gomez Hector  
 307b\*Pecina Manuela 772-7110  
 309a Rodriguez Vickie Mrs 778-2614  
 309b Vacant

*The Gallery* OF HOMES

**THE HOVIOUS ASSOCIATES**

800 - 810 E. Yandell Dr., Tel. 533-2635      1855 Trawood Dr., Tel. 592-8100

TO WHOM IT MAY CONCERN:

MY NAME IS MARGIE CHERRY AND I RESIDE AT 341 ARROYO GRANDE, EL PASO, TEXAS AND I HAVE LIVED IN EL PASO SINCE 1940 AND I AM AWARE OF THE EXISTING ST. MARK'S UNITED METHODIST CHURCH. ST. MARK'S UNITED METHODIST CHURCH HAS BEEN IN EXISTENCE AT THE SITE PRIOR TO 1954 AND I HAVE KNOWN OF THE EXISTENCE SINCE 1967.

Margie Cherry  
Signature

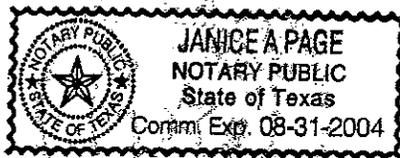
State of Texas  
County of El Paso

Subscribed and sworn to before me this 10<sup>th</sup> day of January 2001.

Notary Public in and for the State of Texas

Janice Page

My commission expires: \_\_\_\_\_



TO WHOM IT MAY CONCERN:

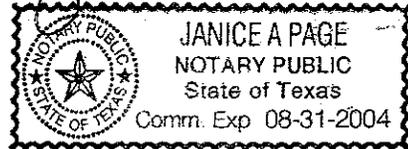
MY NAME IS MARY LEE SMITH AND I RESIDE AT 5018 YUCCA PLACE, EL PASO, TEXAS AND I HAVE LIVED IN EL PASO SINCE BEFORE 1955 AND I AM AWARE OF THE EXISTING ST. MARK'S UNITED METHODIST CHURCH. ST. MARK'S UNITED METHODIST CHURCH HAS BEEN IN EXISTENCE AT THE SITE SINCE PRIOR TO 1954.

Marilyn A Smith  
Signature

State of Texas  
County of El Paso

Subscribed and sworn to before me this 17 day of January 2001.

Notary Public in and for the State of Texas Janice Page



TO WHOM IT MAY CONCERN:

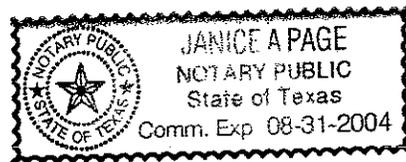
MY NAME IS BEBE MUELLER AND I RESIDE AT 427 STOTTS,  
EL PASO, TEXAS AND I HAVE LIVED IN EL PASO SINCE BEFORE  
1955 AND I AM AWARE OF THE EXISTING ST. MARK'S UNITED  
METHODIST CHURCH. ST. MARK'S UNITED METHODIST  
CHURCH HAS BEEN IN EXISTENCE AT THE SITE SINCE PRIOR  
TO 1954.

Bebe J. Mueller  
Signature

State of Texas  
County of El Paso

Subscribed and sworn to before me this 12 day of January 2001.

Notary Public in and for the State of Texas Janice Page





*St. Mark's Methodist Church*

Requests the honor of your presence  
at the  
Ground-Breaking Ceremonies  
For our new Church building  
Sunday, August 4, 1946, at 5:00 P. M.  
Upper Valley Building Site  
Love Road, at Silverwood

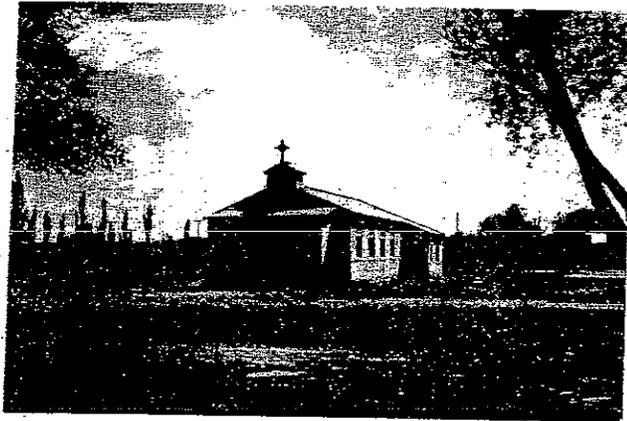
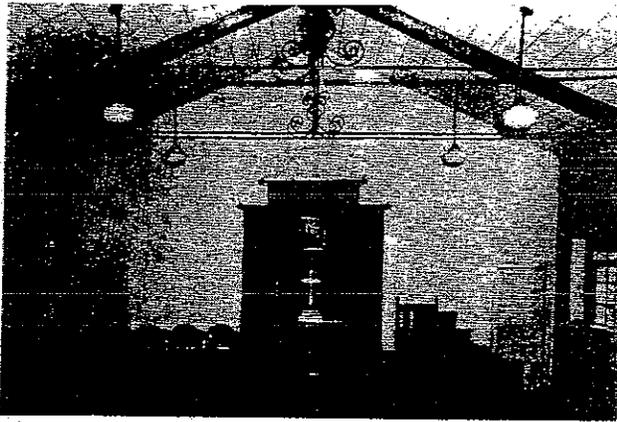
**1946**

**GROUND BREAKING**

The Charter Membership Book was officially closed on 6 October 1946, just before the first Annual Conference was held on 9 October 1946. The last Charter Member of St. Mark's Methodist Church was Albert E. Atkinson, Jr.

On 24 October 1946, the WSCS cleared \$196.40 on a spaghetti dinner. The money, representing a mighty heap of spaghetti, was donated to furnish the church kitchen.

St. Mark's was officially opened on 22 December 1946, though the work on the auditorium was still not yet completed. The sanctuary was beautifully decorated with candelabra, holly and greenery. The service was fully attended on this, the first Christmas for our little church on Love Road, according to the beautiful poem by Nancy Grass. The St. Mark's Girls Trio, staffed by Miss Delores Brown, Miss Glenna Rue Gwynn and Miss Marcella Newberry, sang "Oh, Sunlit Shore", by Franz Liszt.



The chancel furniture, in use even to this present day, was made by J.P. Stewart and E.Q. Gibson in Mr. Stewart's home woodworking workshop on Emory Road, a wonderful work of love and dedication.

The gold cross, two brass vases and the candelabra in the chancel were donated to this church by Rev. John L. Carpenter when he left this pastorate in May of 1947. These various religious artifacts were used by Reverend Carpenter when he served as a Chaplain in the U.S. Army during World War II.

The first all-church dinner was given by the WSCS on 29 January 1947.

The first infant born to parents of St. Mark's membership was Daniel P. Husband, son of Mr. and Mrs. Cecil Husband, according to the church bulletin of 26 January 1947. Daniel was a member of the first group of babies to be baptized during the Easter service that year.

The organizational meeting of the Men's Club was held on 19 February 1947. The organizing committee was composed of R.R. Hall, E.T. Skipworth and J.P. Stewart. The purpose of the club was to assist the boys of the immediate area surrounding the church in living wholesome, enjoyable and productive Christian lives. The officers of the newly organized Men's Club were: R.R. Hall, President; R.F. Nash, Vice-President; and J. Don Hudgens, Secretary-Treasurer.

The Dossal curtain for our altar was made by the following ladies of the church:

Mrs. A.T. Stewart  
 Mrs. E.P. Warren  
 Mrs. E.Q. Gibson  
 Mrs. J.L. Carpenter

Mrs. J.P. Stewart  
 Mrs. J.C. Warren  
 Mrs. C.C. Warren

Five babies were baptized during the 1947 Easter week service. These were:

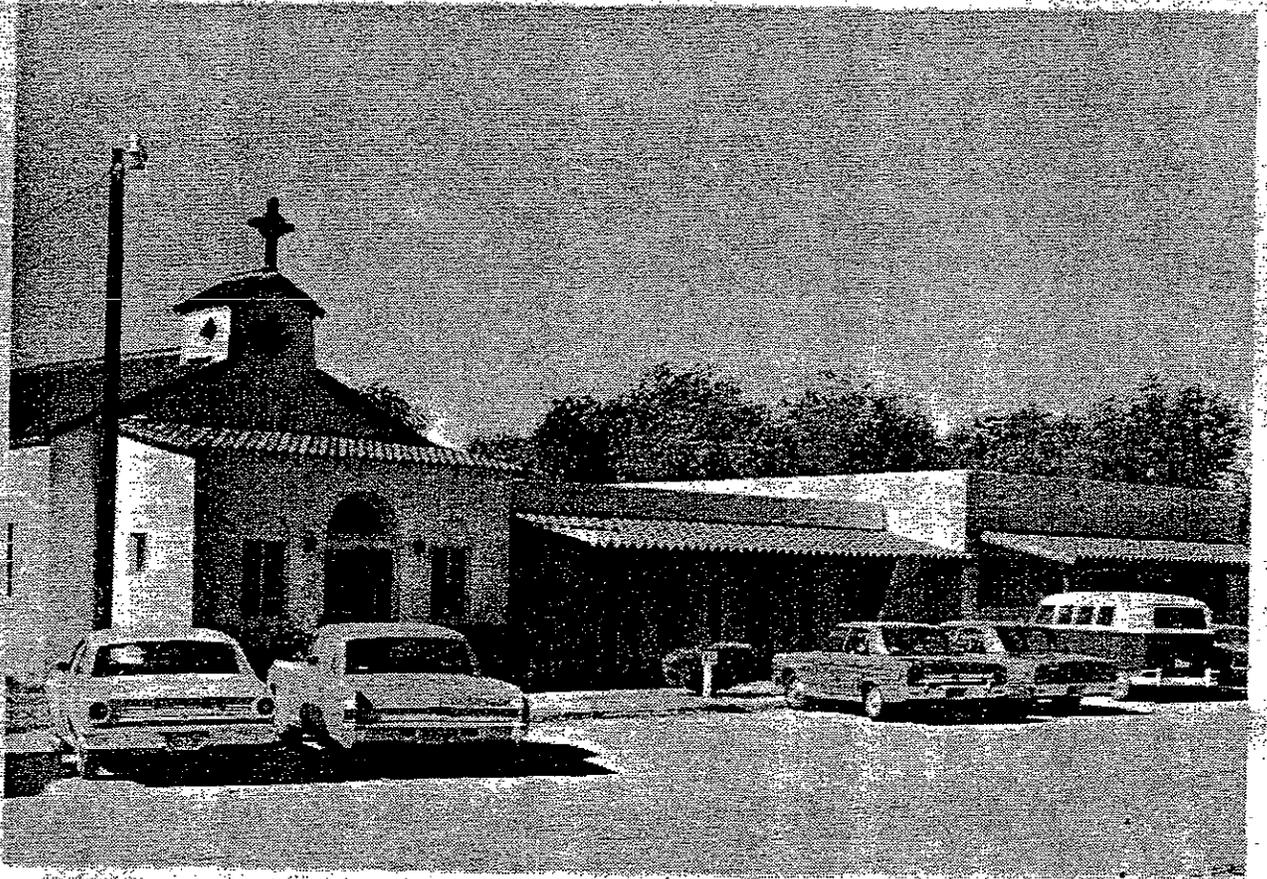
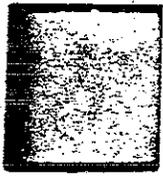
Richard B. Gillett  
 Daniel P. Husband  
 Elizabeth Ann Glass

Guy R. Hudgens  
 Robert A. Skipworth

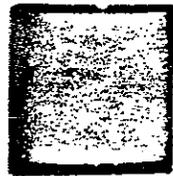
Carpeting for the two Sunday School rooms of the new church was donated by the ladies of the WSCS, who raised the money to purchase it by holding two cake sales and a turkey dinner during the latter months of 1947. The WSCS won third prize in the radio station KROD's First Annual Community Club Contest. The piano in the main sanctuary of the church was presented by the family of Fannie Mae Gibson.

## ABOUT THE LADIES

A word about the ladies of our church is in order at this point, if it is not already long overdue. The ladies constitute the very backbone, sinew and marrow of this church, as even a cursory study of our records will reveal in rich abundance. Throughout the years since our founding in 1945, the Women's Society of Christian Service, now called the United Methodist Women, has been in the forefront of each and every fund-raising event at this church. Examples of this wholehearted effort in behalf of our church abound. It would be impossible to count the cookies and the cakes that these women have baked and sold, the sandwiches they have made, the dinners that they have prepared and served throughout the years. Actually, whenever a need has arisen, the WSCS has stepped into the breach, ready and eager to help to meet that need, and alleviate suffering. A few examples are sufficient to prove the point. The air conditioner in the pastor's study, a range for the parsonage, a party at Christmastime to benefit the Hiroshima Girls' School, a hundred dollars donated to decorate the main sanctuary



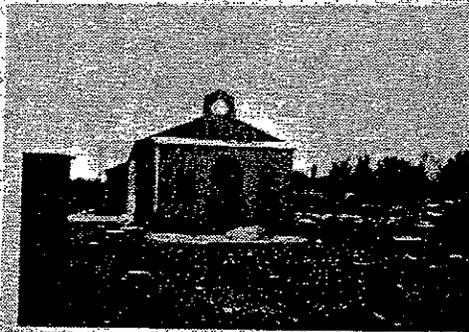
1975





Aug. 4, 1946  
GROUND-BREAKING

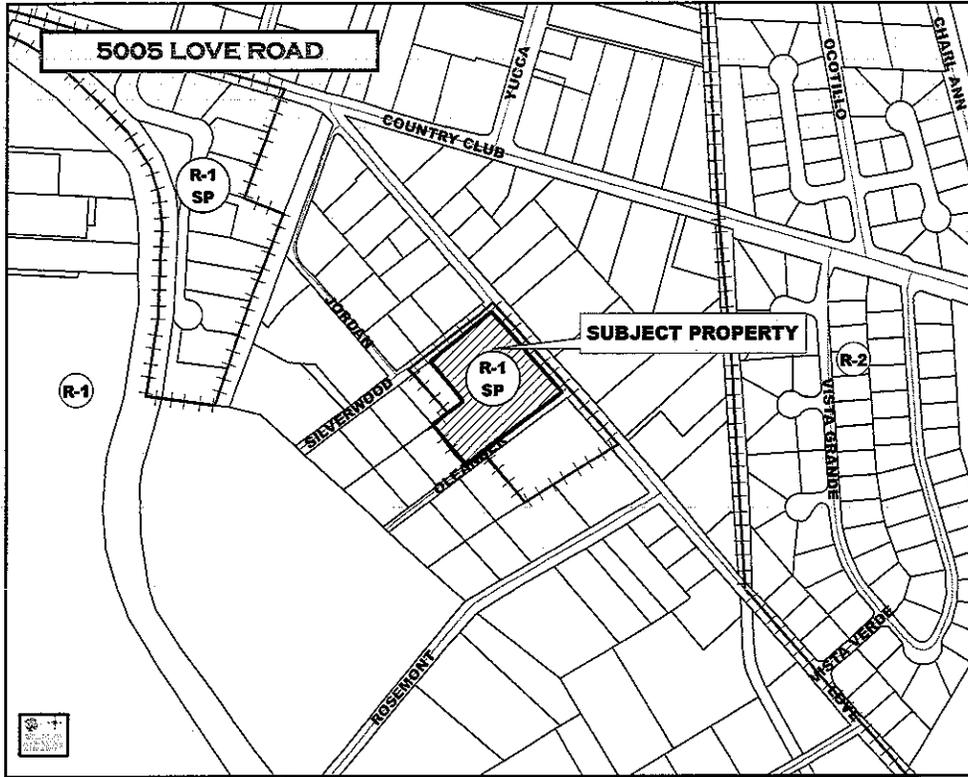
Oct. 6, 1946  
UNDER  
CONSTRUCTION



SUMMER 1947



# ZONING MAP



# NOTIFICATION MAP

