

**Excerpt from Draft Minutes  
Planning & Zoning Commission  
Meeting of November 5, 2015**

Public Hearing To Consider And Act On An Ordinance To **Change The Zoning Of An Approximately 6.8 Tract** Located At 1529 E. Hebron Parkway From (SF-7/14) Single-Family Residential District To (O-1) Office District; Amending Accordingly The Official Zoning Map. **Case No. 11-15Z1 Carrollton Church Of The Nazarene.** Case Coordinator: Michael McCauley.

McCauley presented the request to change the base zoning from single family to light office. He explained a base zoning change does not require a particular proposal with landscape plans or building design. Staff recommended approval without stipulations. He stated that light office or O-1 District was consistent with the Comprehensive Land Use designation that was already on the property. He advised that staff received one comment card from a property owner within 200 feet of the site in opposition to the request.

Greg Ledbetter, Pastor of the Carrollton Church of the Nazarene, was present but did not have a formal presentation.

Nesbit noted that the narrative mentioned that the Church would be interested in some future housing for seniors and/or international students and asked if that use would fit in the O-1 zoning. McCauley replied that it would be allowed.

Daniel-Nix asked for further clarification. Pastor Ledbetter explained that the previous developers were interested in senior housing but found that the market was now saturated and the Church was still interested in the possibility of housing international students with an academy.

Chair McAninch opened the public hearing and invited speakers to the podium.

The following individuals spoke in opposition to the request:

Gary Stephenson, 4212 Arbor Lane; Michael Genette, 4204 Arbor Lane; Michael Soter, 4200 Arbor Lane.

McAninch asked the applicant if there was a plan and Pastor Ledbetter stated there were three different investors looking at the property to develop it into a similar residential building like had been proposed with Sonoma House, but more of a dormitory level for exchange students for an academy up to 60 students.

Nesbit asked if the academy would be a supplemental building or if the church facility would be sold. Pastor Ledbetter stated if someone would be interested in the 2.5 acres across the back of the church, they would replat the property in order to sell the 2.5 acres to separate it from the church. He stated they were not considering selling the whole property and moving the church to another location. Nesbit asked staff if the proposed use as described by the pastor could be done under the current single family district and McCauley replied that it could not but it could

be under the O-1 district designation. He added that the O-1 District was limited to single-story buildings.

Sundaran asked if the potential academy would be affiliated with the church and Pastor Ledbetter replied that they were working with Carrollton Christian Academy whose future plan included bringing in international students. He stated it wouldn't be affiliated with the Nazarene Church other than some of the leaders on the CCA School Board are Board members for the Nazarene Church.

There being no other speakers, Chair McAninch closed the public hearing.

**\*      *Averett moved to close the public hearing and approve Case No. 11-15Z1 Carrollton Church of the Nazarene; second by Kraus and the motion was approved with a 5-3 vote (McAninch, Daniel-Nix and Chadwick opposed, Romo absent).***