

DRAFT P&Z MINUTES

August 18, 2016

1. Public Hearing To Amend Special Use Permit Number 401 To Allow Temporary Accessory Buildings Not Meeting The Façade Masonry Content Requirement On An 4.7-Tract Zoned (O-2) Office District And Located At 3926 Old Denton Road; amending The Official Zoning Map Accordingly. **Case No. 08-16SUP1 Aldersgate United Methodist Church**. Case Coordinator: Loren Shapiro.

McCauley presented the case noting that staff recommended approval with the stipulations outlined in the case report.

Ron Branson, 1406 Charlotte's Way, representing Aldersgate, explained last year the church had an agreement for a school to join their building but the State denied the request. They had hoped they would have been able to remove all the temporary buildings but now they cannot afford to build the expansion at this time. He stated they had added a Korean group, Vietnamese group and a Hispanic group who meet at different times, with the youth meeting together. He stated they have 160 families and 337 members. He advised that he has read the case report and was concerned with one stipulation that states it could not be renewed in four years.

Kiser asked about use of the temporary buildings and Mr. Branson replied that it would be for the youth program because teenagers like to have their own area. Also sometimes the Vietnamese and Hispanic groups like to meet in different spaces so the buildings allow them to meet at the same time that the main church meets. He stated they hope to replace those sooner rather than later, but only time will tell.

Chadwick asked the applicant about the plan to replace the buildings. Mr. Branson replied that they do have a master plan but moving forward with it is dependent on their finances and at this time, they could not move forward financially until the current mortgage is paid.

Averett asked if the stipulation about non-renewal in four years meant a request would not be brought to the Commission or if it were included to make a point. McCauley replied that any SUP could be brought back for an amendment but the wording in the last stipulation was to underscore the seriousness of the desire to remove the temporary buildings and stated the applicant would have the option of returning to the Commission.

In response to Chair McAninch, Mr. Branson stated that three of the six buildings have been sold and would be removed shortly; the request is to keep the other three until they could move forward with the master plan.

Chair McAninch opened the public hearing and invited speakers to address the Commission.

The following individuals submitted cards in support of the request but did not wish to speak:

David Strickland; Lyle Benson; Erin Logan; Terry Wright; Jim Kline; Georgina Strickland; Carey Barnett; Steve Barnett; and Blanch Fairnam.

There being no speakers, she offered the applicant an opportunity to make closing remarks.

Mr. Branson stated the church had good city members and appreciated the Commission's consideration.

Chair McAninch closed the public and opened the floor for discussion or a motion.

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- * *Chadwick moved approval of Case No. 08-16SUP1 Aldersgate United Methodist Church with stipulations; second by Kiser and the motion was approved with a unanimous 8-0 vote, (Daniel-Nix absent).*