



**OFFICIAL ACTIONS OF THE ADDISON  
PLANNING AND ZONING COMMISSION**

April 19, 2016

6:00 P.M. – Council Chambers

Addison Town Hall, 5300 Belt Line Road Dallas, TX 75254

Present: Jason Ennis, Stacey Griggs, Debra Morgan, Skip Robbins, Jim Robinson, Tom Schaeffer, Randy Smith

Absent: None

Chairman Robbins called the meeting to order at 6:00pm.

1. Discuss and take action regarding approval of the minutes of the March 15, 2016 meeting.

Commissioner Smith moved to approve the minutes of the March 15, 2016 meeting with no corrections. Commissioner Morgan seconded the motion.

Voting Aye: Griggs, Ennis, Morgan, Robbins, Robinson, Schaeffer, Smith

Voting Nay: none

Absent: none

Motion passed.

2. REPLAT/Greenhill School Addition Lot 1R, Block 1. Presentation, discussion and consideration of a replat for one lot totaling 72.972 acres located generally at the northwest corner of Midway Road and Spring Valley Road.

Charles Goff, Assistant Director of Development Services and Planning, presented the staff report and answered questions from the Commission.

Commissioner Morgan moved to approve the replat of Greenhill School Addition Lot 1R, Block 1 as submitted. Commissioner Ennis seconded the motion.

Voting Aye: Ennis, Griggs, Morgan, Robbins, Robinson, Schaeffer, Smith

Voting Nay: none

Absent: none

Motion passed.

3. PRELIMINARY PLAT/Vitruvian Park Addition Lot 1-5, Block D. Presentation, discussion and consideration of a preliminary plat for five lots totaling 13.062 acres located generally at the northeast corner of Marsh Lane and Vitruvian Way.

Charles Goff, Assistant Director of Development Services and Planning, presented the staff report and answered questions from the Commission

Commissioner Griggs moved to approve the preliminary plat of Vitruvian Park Addition Lot 1-5, Block D as submitted. Commissioner Smith seconded the motion.

Voting Aye: Ennis, Griggs, Morgan, Robbins, Robinson, Schaeffer, Smith

Voting Nay: none

Absent: none

Motion passed.

4. **PUBLIC HEARING** Case 1729-Z/Addison Grove. Public hearing, discussion, and take action on a recommendation regarding a development plan for the development of the Addison Grove project including a site plan, landscape plan and building elevations and floor plans for 57 Townhomes in an existing Planned Development District (PD O16-003) located on approximately 17.4 acres addressed at 4150 Belt Line Road.

Charles Goff, Assistant Director of Development Services and Planning, presented the staff report and answered questions from the Commission.

Mr. David Foor, the applicant's representative, spoke on the item and answered questions from the Commission.

Chairman Robbins opened the meeting as a public hearing.

**SPEAKERS AT THE PUBLIC HEARING:**

For: none

On: none

Against: none

Chairman Robbins closed the public hearing.

Commissioner Ennis moved to recommend approval of an ordinance granting development plan approval for the overall site plan and landscape plan as well as building elevations and floor plans for 57 Townhomes in an existing Planned Development District (PD o16-003), subject to the following condition:

- The fences shown on the site plan along Beltway Park be revised to provide public access between the Townhomes.

Commissioner Morgan seconded the motion.

Voting Aye: Ennis, Griggs, Morgan, Robbins, Robinson, Schaeffer

Voting Nay: Smith

Absent: none

Motion passed.

- 5. PUBLIC HEARING** Case 1736-SUP/Gyu-KaKu. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 5290 Belt Line Road, Suite 115, which property is currently zoned LR, Local Retail, by approving a new Special Use Permit for a restaurant and a new Special Use Permit for the sale of alcoholic beverages for on-premises consumption only.

Charles Goff, Assistant Director of Development Services and Planning, presented the staff report and answered questions from the Commission.

Chairman Robbins opened the meeting as a public hearing.

**SPEAKERS AT THE PUBLIC HEARING:**

For: none

On: none

Against: none

Chairman Robbins closed the public hearing.

Commissioner Robinson moved to recommend approval of ordinance changing the zoning on property located at 5290 Belt Line Road Suite 115 by approving a Special Use Permit for a restaurant and a Special Use Permit for the sale of alcoholic beverages for on-premises consumption, subject to the following condition:

- The applicant shall not use any terms or graphic depictions relating to alcoholic beverages in exterior signage.

Commissioner Smith seconded the motion.

Voting Aye: Ennis, Griggs, Morgan, Robbins, Robinson, Schaeffer, Smith

Voting Nay: none

Absent: none

Motion passed.

- 6. PUBLIC HEARING** Case 1735-Z/UDR. Public hearing, discussion, and take action on a recommendation regarding an ordinance amending Ordinance No. O07-034 as amended by Ordinance No. O13-026 that zones that area of the Town known

as Vitruvian Park and containing approximately 121 acres of land generally located at the southeast corner of Marsh Lane and Spring Valley Road in order to adopt a new concept plan, add additional permitted uses, and revise various development standards.

Charles Goff, Assistant Director of Development Services and Planning, presented the staff report and answered questions from the Commission.

Mr. Tom Lamberth, the applicant, Mr. Barry Hand, the architect, and Mr. Don Bouvier, with UCR, spoke on the item and answered questions from the Commission.

Chairman Robbins opened the meeting as a public hearing.

**SPEAKERS AT THE PUBLIC HEARING:**

For: none  
On: none  
Against: Abdul Hadwani – 14330 Marsh Lane

Chairman Robbins closed the public hearing.

Commissioner Smith moved to recommend approval of an ordinance amending Ordinance O07-034 as amended by Ordinance No. O13-026 that zones the area of Town known as Vitruvian Park in order to adopt a new concept plan, add additional permitted uses, and revise various development standards as submitted. Commissioner Robinson seconded the motion.

Commissioner Ennis moved to amend the motion in order to require that the two restaurant pad site located within Block 211, as shown on the concept plan, provide 20% landscaping coverage. Commissioner Morgan seconded the motion to amend.

Voting Aye: Ennis  
Voting Nay: Griggs, Morgan, Robbins, Robinson, Schaeffer, Smith

Amendment failed.

Commissioner Ennis moved to amend the motion in order to require that medical and dental uses and uses that sell tobacco, vaping or other similar uses as their primary use permitted only upon the issuance of a Special Use Permit. Commissioner Schaeffer seconded the motion to amend.

Voting Aye: Ennis, Robbins  
Voting Nay: Griggs, Morgan, Robinson, Schaeffer, Smith

Amendment failed.

Commissioner Ennis moved to amend the motion in order to remove gasoline service station as a permitted use. Commissioner Schaeffer seconded the motion to amend.

Voting Aye: Ennis

Voting Nay: Griggs, Morgan, Robbins, Robinson, Schaeffer, Smith

Amendment failed.

Commissioner Ennis moved to amend the motion in order to require the multifamily uses to at all times have or be granted access to fitness center facilities within Vitruvian Park at a ratio of no less than 2,000 square feet of fitness center facilities per 300 multifamily units for blocks containing at least 150 multifamily units. The motion to amend failed for lack of a second.

Commissioner Ennis moved to amend the motion in order to require that parking garages as the primary use of a structure be permitted only in Block 204 and that exposed garages be limited to 200 feet along a street unless there are enhanced façade elements such as a living wall or unique design. The motion to amend failed for lack of a second.

Voting Aye: Ennis, Griggs, Morgan, Robbins, Robinson, Schaeffer, Smith

Voting Nay: none

Absent: none

Motion passed.

- 7. PUBLIC HEARING** Case 1734-Z/Vitruvian West I. Public hearing, discussion, and take action on a recommendation regarding a development plan for the development of 383 multi-family units and an amenities center in an existing Planned Development District (PD O07-034) located on approximately 5.2 acres addressed at 3737 Vitruvian Way and 3801 Vitruvian Way and approving waivers to unit size and construction materials.

Charles Goff, Assistant Director of Development Services and Planning, presented the staff report and answered questions from the Commission.

Mr. Tom Lamberth, the applicant, spoke on the item and answered questions from the Commission.

Chairman Robbins opened the meeting as a public hearing.

**SPEAKERS AT THE PUBLIC HEARING:**

For: none

On: none

Against: none

Chairman Robbins closed the public hearing.

Commissioner Griggs moved to recommend approval of an ordinance granting development plan approval for a development of 383 multi-family units and an amenities center in an existing Planned Development District (PD O07-036), subject to the following waivers of design standards:

1. Minimum area per dwelling unit for 1 bedroom units may be 577 square feet, instead of 600 square feet
2. Masonry percentage requirement for the northeastern elevation may be 76 percent masonry, instead of 80 percent
3. Maximum number of building materials may be four, instead of three

Commissioner Morgan seconded the motion.

Voting Aye: Ennis, Griggs, Morgan, Robbins, Robinson, Schaeffer, Smith

Voting Nay: none

Absent: none

Motion passed.

- 8. PUBLIC HEARING** Case 1727-Z/Brookhaven Village. Public hearing, discussion, and take action on a recommendation regarding a development plan for the development of approximately 86,310 square feet of retail and restaurant space in an existing Planned Development District (PD O07-034) located on approximately 11.5 acres located generally at the southeast corner of Marsh Lane and Spring Valley Road and approving a wavier to construction material requirements.

Charles Goff, Assistant Director of Development Services and Planning, presented the staff report and answered questions from the Commission.

Mr. Tom Lamberth, the applicant, spoke on the item and answered questions from the Commission.

Chairman Robbins opened the meeting as a public hearing.

**SPEAKERS AT THE PUBLIC HEARING:**

For: none

On: none

Against: none

Chairman Robbins closed the public hearing.

Commissioner Smith moved to recommend approval of an ordinance granting development plan approval for a development of a retail center of approximately 86,310 square feet or retail and restaurant space in an existing Planned

Development District (PD 007-036), subject to the following waivers of design standard:

1. Number of building materials on Building B may be 6 materials, instead of 3

Commissioner Robinson seconded the motion.

Voting Aye: Ennis, Griggs, Morgan, Robbins, Robinson, Schaeffer, Smith

Voting Nay: none

Absent: none

Motion passed.

Meeting Adjourned