



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

December 15, 2015

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. Discussion and take action regarding approval of the minutes of the November 17, 2015 meeting.

Commissioner Smith moved to approve the minutes of the November 17, 2015 meeting with no corrections. Commissioner Robinson seconded.

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

Voting Nay: None

Absent: None

Motion passed.

2. **PUBLIC HEARING** Case 1724-SUP/Antonio's Ristorante. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 4985 Addison Circle, which property is currently zoned UC, Urban Center, by amending the existing Special Use Permit for a restaurant and the existing Special Use Permit for the sale of alcoholic beverages for on-premises consumption only, on application from Antonio's Ristorante, represented by Mr. Sean Moore.

Commissioner Griggs recused herself during consideration of this item due to a conflict of interest. The appropriate form was filed with the City Secretary's Office.

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

Sean Moore, the applicant, and Kevin Polston, the property owner, presented to the Commission and answered questions.

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 ordinance changing the zoning on property located at 4985 Addison Circle by amending the existing Special Use Permit for a restaurant and the existing Special Use Permit for the sale of alcoholic beverages for on-premises consumption, in order to expand the existing patio, subject to the following condition:

- Should the existing or proposed patio on the southern side of the building be utilized, the applicant shall submit a revised site plan incorporating the fencing required by Ordinance 008-043 with the exception of the area immediately in front of the main entrance.

Commissioner Morgan seconded.

Voting Aye: Ennis, Morgan, Robbins, Schaeffer, Smith
Voting Nay: Robinson
Abstain: Griggs
Absent: none

Motion passed.

- 3. PUBLIC HEARING Case 1728-SUP/Yard House.** Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 5100 Belt Line Road Suite 212, which property is currently zoned PD, Planned Development, through Ordinance 012-001, by amending the existing Special Use Permit for a restaurant and the existing Special Use Permit for the sale of alcoholic beverages for on-premises consumption only, on application from GHA Architects, represented by Mr. Jason Bolling.

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

Kourtnie Airheart, the applicant's representative, presented to the Commission and answered questions.

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 Robison moved to recommend approval of ordinance changing the zoning on property located at 5100 Belt Line Road Suite 212 by amending the existing Special Use Permit for a restaurant and the existing Special Use Permit for the sale of alcoholic beverages for on-premises consumption, in order to cover the existing patio and add vinyl roll down walls, subject to no conditions.

Commissioner Griggs seconded.

Voting Aye: Ennis, Griggs, Morgan, Robbins, Robinson, Schaeffer, Smith
Voting Nay: none
Absent: none

Motion passed.

- 4. PUBLIC HEARING Case 1725-Z/Addison Groves.** Public hearing, discussion, and take action on a recommendation regarding an ordinance rezoning approximately 17.4 acres of land located at 4150 Belt Line Road in order to create a new Planned Development District for retail, restaurant, residential and office uses with modified development standards, on application from Fenway Development, Inc., represented by Mr. Frank Liu.

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

Frank Liu, the applicant, and Scot Johnson, the applicant's traffic engineer, presented to the Commission and answered questions.

Chairman Robbins opened the meeting as a public hearing.

SPEAKERS AT THE PUBLIC HEARING:

For: none
On: none
Against: Morgan Jones, 14824 Le Grande Drive
Lorrie Semler, 14821 Le Grande Drive

Joyce Gruger, 3804 Waterside Court
Ray Ryland, 14817 Surveyor Blvd
Jim Duffy, 3887 Ridgelake Court
Roger Hart, 4135 Towne Green Circle
Dave Marold, 3918 Winter Park Lane
Susan Halpern, 14800 Le Grande Drive
Cathy Ways, 4104 Rush Circle
Aubri Simmons, 4102 Rush Circle
Nathan Caplovitz, 4015 Bobbin Lane
Ron Whitehead, 3919 Bobbin Lane
Paul Walden, 14806 Le Grande Drive
Mary Laub, 10925 Crooked Creek Circle Dallas, TX 75229
Greg Cohlma, 14805 Le Grande Drive
Cindi Kruse, 4167 Towne Green Circle
Robert Clinesmith, 3025 Bryan Street #2E Dallas, TX
Vickie Belen, 4105 Pokolodi Circle
Renee Rossi, 14872 Towne Lake Circle

POSITION OF THOSE PRESENT BUT NOT SPEAKING AT THE PUBLIC HEARING:

For: none
On: none
Against: Tanya Thomas, 14879 Towne Lake Circle
Teresa Wilkin, 4133 Towne Green Circle
Judy Lindloff, 14891 Towne Lake Circle
Iris Smith Caplovtiz, 4015 Bobbin Lane
Eric Laub, 10925 Crooked Creek Circle, Dallas, TX 75229
Maureen Smith, 4409 Leadville Place
Steve Loras, 4114 Rush Circle
Joan Loras, 4114 Rush Circle
Sharon Magro, 4110 Rush Circle
Jeri Marold, 3918 Winter Park Lane
Pat Matula, 3884 Lakeview Court
Joan Dominique, 14818 Le Grande Drive
Kent Dominique, 14818 Le Grande Drive

Chairman Robbins closed the public hearing.

Commissioner Ennis moved to recommend approval of an ordinance changing the zoning on the property located at 4150 Belt Line Road in order to create a new Planned Development District for retail, restaurant, residential and office uses with modified development standards, subject to the following conditions:

- The private drive commonly referred to as Runyon Road between the western property line and the intersection of Belt Line Road shall be upgraded to Town standards and become public right of way.

- The Townhouses and Live/Work units within Block A (as shown on the concept plan) shall be constructed using noise mitigation methods so that outside noise levels, measured within the habitable space of the units, do not exceed 45 DNL. A certified acoustical engineer shall approve the construction plans for these units to assure they will provide a 45 DNL noise level, and a certified acoustical engineer shall inspect the units, once constructed, and verify that the required noise level has been attained.
- The sanitary sewer line servicing this development shall be increased to a minimum 10' line in accordance with Town standards. This includes approximately an additional 230 linear feet of line than is being proposed in the applicant's wastewater study.
- The driveway access to the property adjacent to this site (4180 Belt Line Road) shall be reconstructed to align with the entrance/exit of the parking structure being proposed on the site. The applicant shall make any improvements necessary on the adjacent property (4180 Belt Line Road) to accommodate the driveway relocation.
- Any medical or dental use be subject to a Special Use Permit.
- Before the wall along Beltway is removed, that the townhomes to be constructed in that area be constructed first or only for the construction of those townhomes.
- At least fifty (50) percent of the non-apartment units be built before phase one multi-family is commenced.

Commissioner Robinson seconded the motion.

Commissioner Smith moved to amend the motion to remove the multi-family housing portion from the plan.

Voting Aye: Smith
 Voting Nay: Ennis, Griggs, Robbins, Robinson, Schaeffer
 Absent: none
 Abstain: Morgan

The motion to amend failed.

Commissioner Morgan moved to amend the motion by adding the following condition:

- The Belt Line/Beltway connection be turned into a pedestrian walkway and not a public road.

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

Motion to amend passed.

There was no further consideration of this item.

WORK SESSION

1. Announcements and acknowledgements regarding Town and Planning and Zoning Events and Activities.
2. Discuss the monthly chairman's report of Planning and Zoning Commission actions to the City Council.
3. Discuss the 2016 meeting schedule for the Planning and Zoning Commission.

Meeting Adjourned