



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

January 5, 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. 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.

Commissioner Morgan moved to reconsider the vote taken by the Commission regarding Case 1725-Z/Addison Groves during the December 15, 2015 Planning and Zoning Commission Meeting.

Commissioner Schaeffer seconded the motion.

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

Voting Nay: none

Absent: Smith

Commissioner Smith arrived after the vote to reconsider was taken.

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.
- Medical and health related uses shall be permitted upon approval of a Special Use Permit.
- At least 50% of the live/work and townhome units must be under construction prior to the issuance of a building permit for the multifamily units or the garage building.
- The existing screening wall along the southern property line shall not be removed until construction has commenced on the Townhome units along the wall.

Commissioner Robinson seconded the motion.

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

- The site plan shall be amended to exclude the type A street and the proposed type C street from Belt Line Road to Beltway Drive and to make it a pedestrian connection.

Commissioner Schaeffer second the amendment.

Voting Aye: Griggs, Morgan, Robbins, Schaeffer

Voting Nay: Ennis, Robinson, Smith

Motion to amend passed. The Commission then voted on the original motion as amended.

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

Voting Nay: Robinson, Smith

Absent: none

Motion passed.

Meeting Adjourned