



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

June 21, 2016

6:00 P.M. – Council Chambers

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

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

Absent: Debra Morgan

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

1. Discuss and take action regarding approval of the minutes of the May 17, 2016 meeting.

Commissioner Robinson moved to approve the minutes of the May 17, 2016 meeting with no corrections. Commissioner Schaeffer seconded the motion.

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

Voting Nay: none

Absent: Morgan

Motion passed.

2. REPLAT/Addison Jet Center Addition Lots 1-4, Block 1. Presentation, discussion and consideration of a replat for four lots totaling 4.904 acres located generally at 4485-4555 Glenn Curtiss Drive, on application from Sparr Surveys, represented by Mr. Brad Sparr.

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

Commissioner Smith moved to approve the replat of Addison Jet Center Addition Lots 1-4, Block 1 with no conditions. Commissioner Ennis seconded the motion.

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

Voting Nay: none

Absent: Morgan

Motion passed.

3. **PRELIMINARY PLAT/Sunbelt Business Park Addition Tract 15R, Block B.** Presentation, discussion and consideration of a preliminary plat for one lot totaling 3.843 acres located generally at 4201 Sunbelt Drive, on application from Kadleck and Associates, represented by Mr. Lynn Kadleck.

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 for Sunbelt Business Park Addition Tract 15R, Block B with no conditions. Commissioner Ennis seconded the motion.

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

Motion passed.

4. **PUBLIC HEARING Case 1723-SUP/Astoria Caffe.** Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 15701 Quorum Drive, which property is currently zoned UC, Urban Center, by amending an existing Special Use Permit for a restaurant and an existing Special Use Permit for the sale of alcoholic beverages for on-premises consumption only in order to approve a revised site plan including an outdoor patio, on application from Astoria Caffe, represented by Ms. Elena Arsova.

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.

Elena Arsova and Teodora Arsova, the applicants, 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: Dianne Slotnick, Post Properties, 4401 Northside Pkwy, Atlanta, GA  
On: none  
Against: none

Chairman Robbins closed the public hearing.

Commissioner Ennis moved to recommend approval of an ordinance changing the zoning on property located at 15701 Quorum Drive, which property is currently zoned UC, Urban Center, by amending an existing Special Use Permit for a restaurant and an existing Special Use Permit for the sale of alcoholic beverages for on-premises consumption only in order to approve a revised site plan, subject to the following condition:

- Should the license agreement for the use of the public right-of-way be terminated, then the site plan is automatically reduced to encompass only the area on private property. Should the license agreement for the use of the public right-of-way be adjusted to reduce the area available for private use, then the site plan is automatically adjusted to encompass the new licensed area. In either scenario, the patio furnishings shall be reduced accordingly as approved by the Town's Zoning Administrator.

Commissioner Schaeffer seconded the motion.

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

Voting Nay: none

Abstained: Griggs

Absent: Morgan

Motion passed.

- 5. PUBLIC HEARING** Case 1737-Z/14345 Dallas Parkway. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning of approximately 18.2 acres of land located at 14345 Dallas Parkway, from I-1, Industrial-1, to a Planned Development District allowing for office and other commercial uses and establishing development standards including a minimum building height, on application from the Town of Addison, represented by Mr. Charles Goff.

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: Mary Hutchison, Ewing Enterprises LP, Ewing 8, JV, Gail O. Ewing 1996 Trust, 6455 Dallas Parkway, Plano, TX

Chairman Robbins closed the public hearing.

Commissioner Ennis moved to recommend approval of an ordinance changing the zoning of approximately 18.2 acres of land located at 14345 Dallas Parkway, from I-1, Industrial-1, to a Planned Development District allowing for office and other commercial uses and establishing development standards including a minimum building height, subject to no conditions.

Commissioner Griggs seconded the motion.

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

Motion passed.

- 6. PUBLIC HEARING** Case 1739-SUP/Zoli's NY Pizza. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 14910 Midway Road, 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, on application from Zoli's NY Pizza, represented by Mr. James Carroll.

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

James Carroll, the applicant, spoke on the item and answered questions from the Commission.

**SPEAKERS AT THE PUBLIC HEARING:**

For: none  
On: none  
Against: none

Chairman Robbins closed the public hearing.

Commissioner Griggs recommended approval of an ordinance changing the zoning on property located at 14910 Midway Road 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 conditions:

- The applicant shall not use any terms or graphic depictions relating to alcoholic beverages in exterior signage.
- The site plan shall be amended so that the two spaces labeled as 8 feet wide be adjusted to 8.5 feet wide.
- Prior to the issuance of a building permit, the applicant shall provide the Town a copy of the formal agreement with Oncor for the placement of the patio within the Oncor utility easement.

Commissioner Robinson seconded the motion.

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

Voting Nay: none

Absent: Morgan

Motion passed.

Meeting Adjourned