



## **PLANNING AND ZONING COMMISSION AGENDA**

**Tuesday, February 19, 2019**

**6:00 p.m.**

**Council Chambers, Addison Town Hall  
5300 Belt Line Road, Dallas, Texas 75254**

### **Pledge of Allegiance**

1. Discuss and take action regarding approval of the minutes of the January 15, 2019 Planning and Zoning Commission meeting.
2. **PUBLIC HEARING** Case 1791-Z/Vitruvian Park. Public hearing, discussion, and take action on a recommendation regarding an ordinance amending Planned Development Ordinance 007-034, as amended by ordinances O13-026, O16-017, and O16-018, which zones that area of the Town known as Vitruvian Park, containing approximately 121 acres of land generally located at the southeast corner of Marsh Lane and Spring Valley Road in order to add additional permitted uses.

NOTE: The Planning & Zoning Commission reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including §551.071 (private consultation with the attorney for the City). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.

### **Adjourn Meeting**

Posted: \_\_\_\_\_  
Irma Parker, City Secretary  
Friday, February 15, 2019  
Time: by 5:00 pm

**THE TOWN OF ADDISON IS ACCESSIBLE TO PERSONS WITH  
DISABILITIES. PLEASE CALL (972) 450-7017 AT LEAST  
48 HOURS IN ADVANCE IF YOU NEED ASSISTANCE.**

## **Planning & Zoning Commission**

**Meeting Date:** 02/19/2019

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### **Agenda Caption:**

Discuss and take action regarding approval of the minutes of the January 15, 2019 Planning and Zoning Commission meeting.

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### **Attachments**

January 15, 2019 Minutes

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# DRAFT

## OFFICIAL ACTIONS OF THE ADDISON PLANNING AND ZONING COMMISSION

January 15, 2019

6:00 P.M. - Council Chambers

Addison Town Hall, 5300 Belt Line Road

Present: Chair Kathryn Wheeler; Vice Chair Linda Groce; Commissioner Robert Catalani; Commissioner Jerry Dougan; Commissioner John Meleky; Commissioner Eileen Resnik; Commissioner Tom Souers

### Pledge of Allegiance

1. Discuss and take action regarding the selection of a Chair and Vice-Chair for the Planning and Zoning Commission.

Motion: Nominate Kathryn Wheeler as the Chair of the Planning and Zoning Commission.

Moved by Vice Chair Linda Groce, Seconded by Commissioner John Meleky

AYE: Chair Kathryn Wheeler, Vice Chair Linda Groce, Commissioner Robert Catalani, Commissioner Jerry Dougan, Commissioner John Meleky, Commissioner Eileen Resnik, Commissioner Tom Souers

Passed

Chair Kathryn Wheeler announced that Commissioners Linda Groce and John Meleky have put their name forward for the position of Vice Chair.

Motion: Nominate Commissioner Linda Groce as the Planning and Zoning Commission Vice Chair.

Moved by Commissioner Jerry Dougan, Seconded by Commissioner Eileen Resnik

AYE: Vice Chair Linda Groce, Commissioner Robert Catalani, Commissioner Jerry Dougan, Commissioner Eileen Resnik

NAY: Commissioner John Meleky, Commissioner Tom Souers

Other: Chair Kathryn Wheeler (ABSTAIN)

Passed

2. Discuss and take action regarding approval of the minutes of the November 20, 2018 Planning and Zoning Commission meeting.

Motion: Approval of the minutes as presented.

Moved by Commissioner Eileen Resnik, Seconded by Commissioner Tom Souers

AYE: Chair Kathryn Wheeler, Vice Chair Linda Groce, Commissioner Robert Catalani, Commissioner Jerry Dougan, Commissioner John Meleky, Commissioner Eileen Resnik, Commissioner Tom Souers

Passed

3. **PUBLIC HEARING** Case 1789-SUP/Sunny Street Cafe. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 14380 Marsh Lane Suite H, which property is currently zoned PD, Planned Development, through Ordinances 007-034, O16-017, and O16-018, by approving a Special Use Permit for a restaurant only.

Discussion:

Charles Goff, Assistant Director of Development Services and Planning, presented the Staff Report.

Commissioner Catalani made a comment that he visited two of the existing locations and anticipates the brand to be a good addition to the Town.

Commissioner Meleky also stated that he is familiar with the brand and that their restaurant space is clean and the staff is polite.

Mike Stasco, representing Sunny Street Café, answered questions from the Commission regarding the brand's community involvement,

existing locations, and projected opening date.

Chair Kathryn Wheeler opened the meeting as a public hearing.

Public Hearing: There were no speakers on this item.

Chair Kathryn Wheeler closed the public hearing.

Commissioner Groce inquired how long staff has been in communication with the applicant regarding this case. Charles Goff responded that the applicant initially contact staff approximately two months ago.

Motion: Recommend approval of the proposed rezoning subject to no conditions.

Moved by Commissioner Eileen Resnik, Seconded by Commissioner John Meleky

AYE: Chair Kathryn Wheeler, Vice Chair Linda Groce, Commissioner Robert Catalani, Commissioner Jerry Dougan, Commissioner John Meleky, Commissioner Eileen Resnik, Commissioner Tom Souers

Passed

4. **PUBLIC HEARING** Case 1790-Z/Town of Addison. Public hearing, discuss, and take action on a recommendation to amend the Comprehensive Land Use Plan in order to adopt the findings of the Addison Circle Special Area Study.

Discussion:

Charles Goff, Assistant Director of Development Services and Planning, presented the Staff Report.

Commissioner Meleky inquired about the proposal of additional multifamily units, the existing number of units for Addison Circle, and whether the new units will change that ratios. Charles Goff responded that there are approximately 2,000 existing multifamily units and estimated about 500-600 townhomes or condominium units, and that with the proposed new units, the ratio would most likely remain the same, skewing toward more multifamily. While the study findings indicate that there is preference for owner-occupied units, there is also a desire to let the market dictate the development.

Commissioner Groce inquired whether the Town's ordinances make a distinction between owner-occupied or rental units. Charles Goff responded that staff and the Commission's primary objective is to review development requests based on the land use implications, such as density and traffic impacts, which are not distinguishable based on renter- or owner-occupancy.

Commissioner Souers inquired whether the Town has any leverage in realizing the preference toward owner-occupied multifamily units. Charles Goff responded that the Town can notify a developer of the preference, but not push them in that direction. However, for properties owned by the Town, the preference for owner-occupied units can be expressed as a criterion during the developer solicitation process.

The Commission discussed future population growth and demands of the region, as well as the implications of the study calling for this area to become a destination.

Chair Kathryn Wheeler opened the meeting as a public hearing.

Public Hearing: There were no speakers on this item.

Chair Kathryn Wheeler closed the public hearing.

Motion: Recommend approval of the proposed amendment to the Comprehensive Land Use Plan as presented.

Moved by Vice Chair Linda Groce, Seconded by Commissioner Robert Catalani

AYE: Chair Kathryn Wheeler, Vice Chair Linda Groce, Commissioner Robert Catalani, Commissioner Jerry Dougan, Commissioner John Meleky, Commissioner Eileen Resnik, Commissioner Tom Souers

Passed

5. Discuss and take action on the 2018 Planning and Zoning Commission Annual Report.

Commissioners Groce and Catalani stated the report is comprehensive and provides the necessary details.

Motion: Recommend approval of the proposed 2018 Planning and Zoning Commission Annual Report as presented.

Moved by Commissioner John Meleky, Seconded by Commissioner Tom Souers

AYE: Chair Kathryn Wheeler, Vice Chair Linda Groce, Commissioner Robert Catalani, Commissioner Jerry Dougan, Commissioner John Meleky, Commissioner Eileen Resnik, Commissioner Tom Souers

Passed

There being no further business before the Commission, the meeting was adjourned.



## Planning & Zoning Commission

Meeting Date: 02/19/2019

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### Agenda Caption:

**PUBLIC HEARING** Case 1791-Z/Vitruvian Park. Public hearing, discussion, and take action on a recommendation regarding an ordinance amending Planned Development Ordinance 007-034, as amended by ordinances O13-026, O16-017, and O16-018, which zones that area of the Town known as Vitruvian Park, containing approximately 121 acres of land generally located at the southeast corner of Marsh Lane and Spring Valley Road in order to add additional permitted uses.

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### Attachments

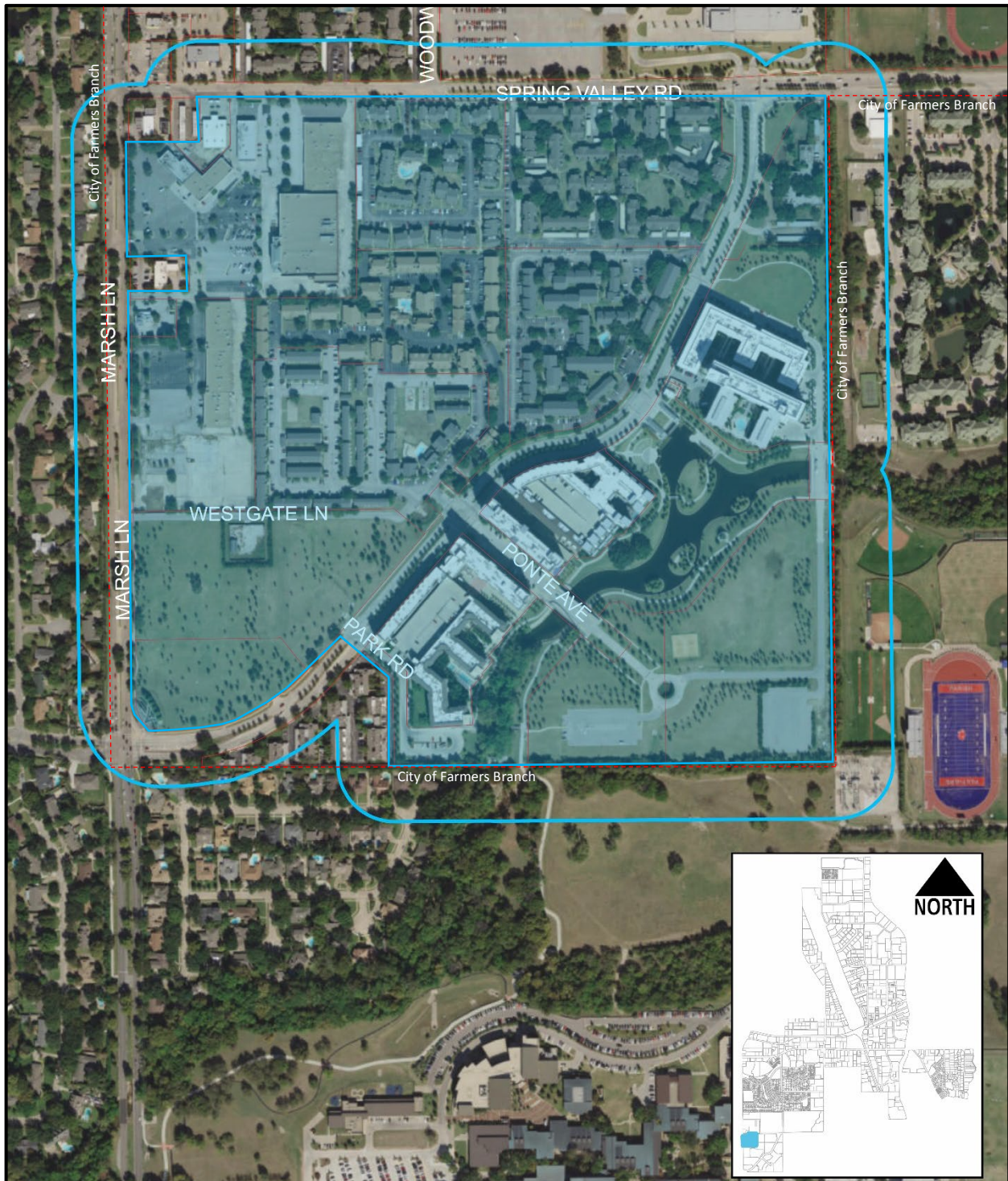
1791-Z P&Z Packet

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# 1791-Z

**PUBLIC HEARING** Case 1791-Z/Vitruvian Park. Public hearing, discussion, and take action on a recommendation regarding an ordinance amending Planned Development Ordinance 007-034, as amended by ordinances O13-026, O16-017, and O16-018, which zones that area of the Town known as Vitruvian Park, containing approximately 121 acres of land generally located at the southeast corner of Marsh Lane and Spring Valley Road in order to add additional permitted uses.

## LOCATION MAP





February 14, 2019

## STAFF REPORT

RE: Case 1791-Z/Vitruvian Park

LOCATION: 121 acres of land generally located at the southeast corner of Marsh Lane and Spring Valley Road

REQUEST: To amend Planned Development Ordinance 007-034, as previously amended by ordinances O13-026, O16-017, and O16-018, to allow an additional permitted use

APPLICANT: Rob St. John, UDR

## DISCUSSION:

Background: In 2007, UDR obtained approval to rezone a 99-acre neighborhood, which is bordered by Spring Valley Road on the north, the City of Farmers Branch on the east, Farmers Branch and Brookhaven College on the south, and Marsh Lane on the west, from the A (Apartment) and PD-CC (Planned Development – Condominium Conversion) zoning districts to a Planned Development District. The planned development district established permitted uses, development standards, and a concept plan.

Following the original zoning approval, UDR purchased four additional tracts totaling 21.7 acres. This integrated the Brookhaven Village Shopping Center into the project, as well as an office tract on the corner of Spring Valley Road and Vitruvian Way. To accommodate this, a new concept plan was approved by the City Council in 2013. Additionally, the PD ordinance was amended to establish development standards for the shopping center and add permitted uses in the district, including pet grooming and overnight boarding.

In 2016, the concept plan was revised in an attempt to capture market demand for additional office space, create a more definitive retail orientation, and better plan for the phasing of future development.

Proposed Plan: A veterinary clinic has expressed interest in a lease space within the newly completed retail building in the Brookhaven Village Shopping Center. In reviewing the list of permissible uses, veterinary clinics are not currently allowed. The applicant is requesting to add veterinary clinic as an allowed use in this PD district.

RECOMMENDATION: **APPROVAL**

Vitruvian Park is a fast-growing, large-scale, mixed-use community. Staff believes that the intent of this ordinance was to incorporate a variety of uses especially those relating to neighborhood services, allowing residents and workers access to a variety of amenities in close proximity. The intent of including these uses was to allow for a pet friendly community, which undoubtedly includes veterinary services.

Additionally, the ordinance already allows pet grooming and overnight boarding. Staff believes that veterinary clinic was not intentionally left off the list of permissible uses for any reason, it had just never come up before.

Staff recommends approval of the request, subject to no conditions.