



MEMORANDUM

January 21, 2020

TO: Members of the Addison City Council

FROM: Kathryn Wheeler, Chair, Addison Planning and Zoning Commission

COPY: Planning and Zoning Commissioners
Wes Pierson, City Manager
Charles Goff, Director of Development Services

SUBJECT: 2019 Planning and Zoning Progress Report

ATTACHMENTS: 2019 Attendance Statistics
2019 Cases Map

The Planning and Zoning Commission is governed by the Rules, Regulations, and Procedures of the Town of Addison. These Rules stipulate under Article III, DUTIES OF THE COMMISSION, Paragraph (j) that the Commission shall:

“Submit each year a progress report to the City Council summarizing its activities, major accomplishments for the past year, and a proposed work program for the coming year. The report shall contain for the year the attendance record of all members and the identity of Commission officers.”

Please let this document serve as the Commission’s progress report, and the attendance record of all members is also attached for your review and use.

Overview

2019 was a year of stability on the Commission with no new members joining. I served as Chair and Linda Groce served as Vice Chair for the year. Charles Goff, staff liaison, continues to shepherd the overall P&Z process with assistance from Olga Chernomoretz.

The Commission met less frequently than in previous years, holding just seven regular meetings. Commissioners attended these meetings an average of 94% of the time, an increase of 2% from 2019. Four Commissioners had perfect attendance during their tenure on the Commission in 2019 – Jerry Dougan, John Meleky, Eileen Resnik, and Tom Souers. See Attachment 1 for detailed attendance information for each commissioner.

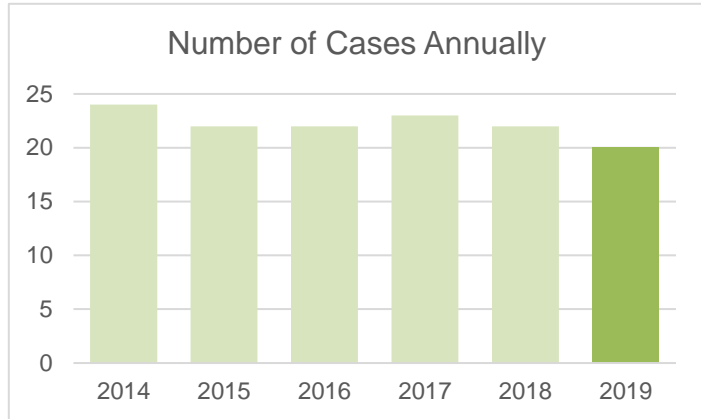
2019 Case Statistics

During 2018, the Planning and Zoning Commission reviewed 20 cases:

- 8 Zoning Changes
- 9 Special Use Permits
- 3 Plats

As shown in the chart to the right, this is just slightly below the average case load heard by the Commission over the past five years.

A map showing the location of these cases can be found as Attachment 2.



Notable Zoning Cases

Several cases stood out during the year:

- 1790-Z/Town of Addison (Jan) – For this case, the Planning and Zoning Commission reviewed the findings of the Addison Circle Special Area Study and recommended approval of an amendment incorporating those findings into the Town’s Comprehensive Plan. This vision marks an exciting next step in the continued development and expansion of Addison Circle and the incorporation of passenger rail service into the neighborhood.
- Case 1794-Z/Prestonwood Place (May) – Prestonwood Place is the 11 acre shopping center located at the southeast corner of Belt Line Road and Montfort Drive. The Center was originally developed in the late 1970’s. It does not meet many of the Town’s current development standards and has struggled to find an anchor tenant for years. In this case, the new ownership of the property proposed to make major improvements across the site. The plans call for transforming the vacant Service Merchandise building into an office and retail building, façade improvements on all buildings, adding significant amounts of landscaping, and addressing pedestrian improvements along Montfort road will provide much needed enhancements to this major corner of the Town.
- 1787-Z/Village on the Parkway (Aug) – The owners of Village on the Parkway proposed several improvements to their property including the addition of 239 residential units. This project generated significant interest in the community. The Commission reviewed the case and determined that the development did not meet the community’s standards and voted to recommend denial of the case.

Conclusion

I want to thank all the Commissioners for their thoughtful preparations and open-minded assessments. We are sorry to lose Linda Groce and Jerry Dougan to relocation, but I wanted to thank them for their many years of service to the Town, and specifically to Linda for being my Vice-Chair over these many years. I want to personally welcome our two new Commissioners Nancy Craig and Chris DeFrancisco. We all look forward to a successful 2020 for the Town of Addison.

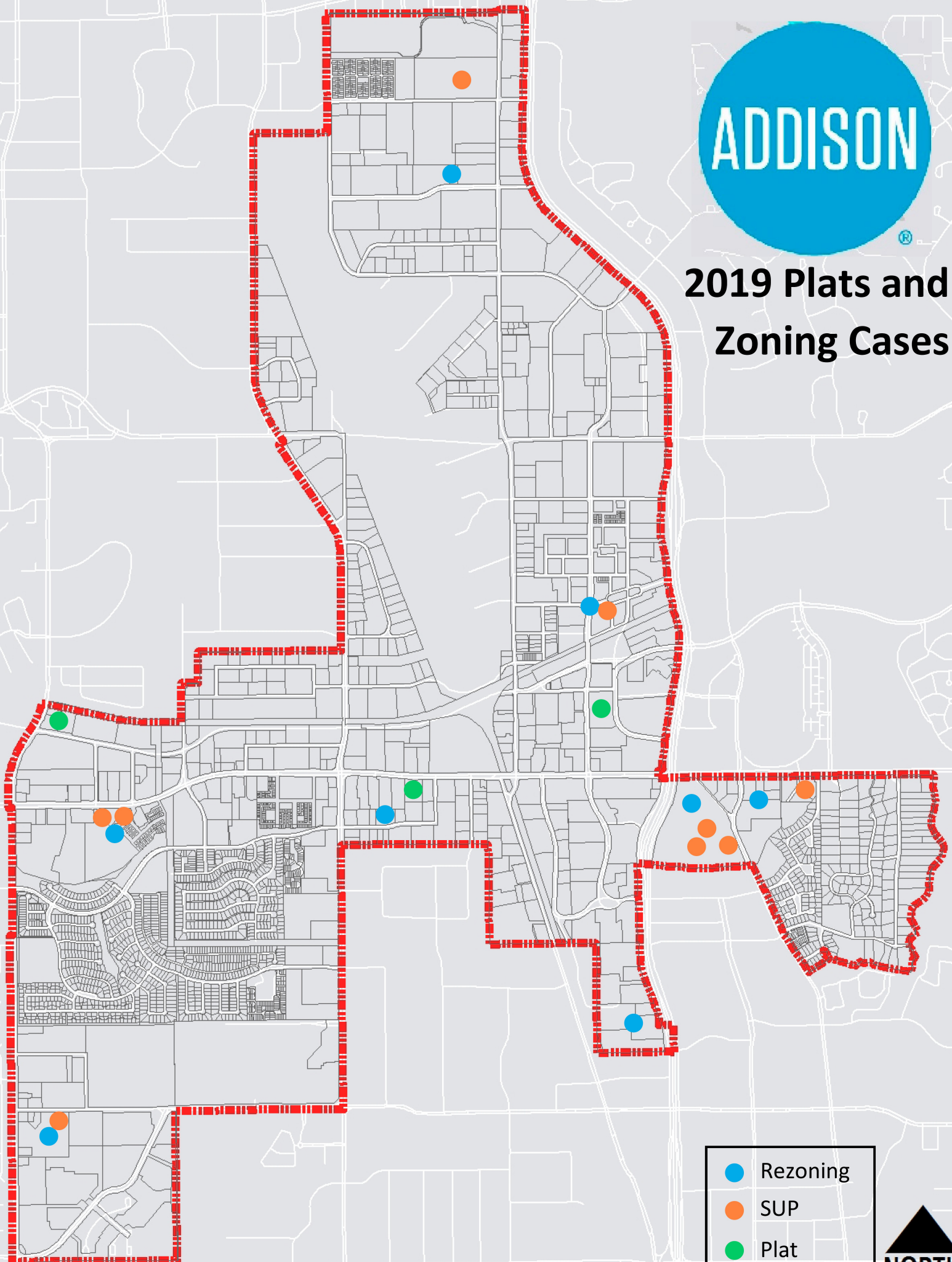
Again, I thank you for allowing me to serve the Town!

Planning and Zoning Commissioner Attendance Record - 2019

Commissioner	Present	Absent	Eligible	%Attend	15-Jan	19-Feb	19-Mar	16-Apr	21-May	18-Jun	16-Jul	20-Aug	17-Sep	15-Oct	19-Nov	17-Dec
Catalani, Bob	6	1	7	86%	P	P	No Meeting	P	A	P	No Meeting	P	No Meeting	No Meeting	P	No Meeting
Dougan, Jerry	7	0	7	100%	P	P		P	P	P		P				
Groce, Linda	5	1	6	83%	P	A		P	P	P		P				
Meleky, John	7	0	7	100%	P	P		P	P	P		P				
Resnik, Eileen	7	0	7	100%	P	P		P	P	P		P				
Souers, Tom	7	0	7	100%	P	P		P	P	P		P				
Wheeler, Kathryn	6	1	7	86%	P	P		P	P	A		P				
Averages				94%	100%	86%			100%	86%		86%				



2019 Plats and Zoning Cases



	Rezoning
	SUP
	Plat

