



**REGULAR MEETING OF THE
PLANNING AND ZONING COMMISSION**

TUESDAY, DECEMBER 21, 2021

**ADDISON TREEHOUSE
14681 MIDWAY ROAD, SUITE 200, ADDISON, TX 75001**

6:00 PM REGULAR MEETING

The Planning and Zoning Commission meeting and public hearing will be held at the Addison TreeHouse, 14681 Midway Road, Suite 200, Addison, Texas 75001 on Tuesday, December 21, 2021 at 6 pm. Seating for the public will be available using CDC recommended social distancing measures. Telephonic or videoconferencing capabilities will be utilized to allow individuals to address the Commission. For more information on the meeting location and ways to view and/or present comments, please contact Jenifer Tedrick prior to 3:00 pm on the day of the meeting at 972-450-2823 or by emailing jtedrick@addisontx.gov. Members of the public are entitled to participate remotely via Dial-in Number: 346.248.7799; Meeting ID: 319 628 1637; Participant ID: #. For more detailed instructions on how to participate in this meeting, visit our Agenda Page. The meeting will be live streamed on Addison's website at www.addisontexas.net.

Call Meeting to Order

Pledge of Allegiance

REGULAR MEETING

Consent Agenda: *All items listed under the Consent Agenda are considered routine by the Planning and Zoning Commission and will be enacted by one motion with no individual consideration. If individual consideration of an item is requested, it will be pulled from the Consent Agenda and discussed separately.*

1. Consider Action on the **Minutes from the November 16, 2021 Planning and Zoning Commission Meeting.**
2. Consider Action on the **Minutes from the December 7, 2021 Planning and Zoning Commission Special Meeting.**

Regular Agenda:

3. Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation regarding an Ordinance for Property Located at 5294 Belt Line Road, Suite 110, currently Zoned Planned Development (PD) through Ordinance O19-022, for a Special Use Permit (SUP) to allow a Restaurant.** Case 1845-SUP/5294 Belt Line Road Suite, 110 (La La Land Kind Café).
4. Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation regarding an Ordinance Amending Planned Development (PD) District Ordinance O19-22 for a 10.88-Acre property Located at the southeast corner of Belt Line Road and Montfort Drive in order to Modify Use Regulations by allowing Medical Office as a Permitted Use.** Case 1844-Z/Prestonwood Place.
5. Consider Action on a **Final Plat and Replat of the Vitruvian Park Addition, Block D, Lots 1R, 2R, 3R, 4R and 5, comprising 13.062 Acres located on the Northeast Corner of Marsh Lane and Vitruvian Way, being a Replat of Block D, Lot 1, Vitruvian Park Addition and Final Plat of a 0.3265-Acre Tract situated in the Noah Good Survey**Case R2021-02/Vitruvian Park Addition, Block D.

Adjourn Meeting

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.

**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.**

POSTED BY: _____
Irma G. Parker, City Secretary

DATE POSTED: _____

TIME POSTED: _____

DATE REMOVED FROM BULLETIN BOARD: _____

REMOVED BY: _____

Planning & Zoning Commission
Meeting Date: 12/21/2021

2.

Agenda Caption:

Consider Action on the **Minutes from the November 16, 2021 Planning and Zoning Commission Meeting.**

Staff Report:

The minutes from the November 16, 2021 Planning and Zoning Commission Meeting have been prepared for consideration.

Recommendation:

Administration recommends approval.

Attachments

Minutes of the November 16, 2021 Planning and Zoning Commission Meeting

DRAFT

OFFICIAL ACTIONS OF THE ADDISON PLANNING AND ZONING COMMISSION

November 16, 2021

6:00 P.M. - Addison TreeHouse

14681 Midway Road, Suite 200, Addison, Texas 75001

Present: Chair Eileen Resnik; Vice Chair Tom Souers; Commissioner Robert Catalani;
Commissioner Nancy Craig; Commissioner Chris DeFrancisco; Commissioner Denise
Fansler; Commissioner John Meleky

Call Meeting to Order

Chair Resnik called the meeting to order.

Pledge of Allegiance

Chair Resnik led the Pledge of Allegiance.

Consent Agenda: All items listed under the Consent Agenda are considered routine by the Planning and Zoning Commission and will be enacted by one motion with no individual consideration. If individual consideration of an item is requested, it will be pulled from the Consent Agenda and discussed separately.

1. Consider Action on the **Minutes from the October 19, 2021 Planning and Zoning Commission Meeting.**
2. Consider Action on a **Replat of the Vitruvian Park Addition, Lots 1R and 2, Block E, comprising 11.26 Acres located on the East Side of Marsh Lane and 150 Feet South of Spring Valley Road and being a Replat of Lot 1, Block E, Brookhaven Shopping Center Phase 2 and Lot 1, Block 1, Greenhaven Village No. 2** Case R2021-01/Vitruvian Park Addition.

Chair Resnik asked if there were any requests to remove an item from the Consent Agenda for separate discussion.

Motion: Recommend approval of the Consent Agenda.

Moved by Commissioner Nancy Craig, Seconded by Commissioner John Meleky

AYE: Chair Eileen Resnik, Vice Chair Tom Souers, Commissioner Robert Catalani, Commissioner Nancy Craig, Commissioner Chris DeFrancisco, Commissioner Denise Fansler, Commissioner John Meleky

Passed

Regular Agenda:

1. Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation regarding an Ordinance for Property Located at 14854 Montfort Drive, currently zoned Planned Development (PD) through Ordinance No. 084-076, for a Special Use Permit (SUP) to allow a Restaurant with the Sale of Alcoholic Beverage for On-Premises Consumption.** Case 1841-SUP/14854 Montfort Drive (TK's Place).

Discussion:

Jenifer Tedrick, Planning and Development Manager presented the Staff Report.

Vice Chair Souers inquired about how staff arrived at the condition to restrict comedy events to a specific number of days and asked how this condition compared to the other comedy club in Addison.

Ms. Tedrick responded that the applicant indicated their intention was to limit comedy events to the weekend and the purpose of the SUP was specifically for a restaurant. Ms. Tedrick also confirmed that this business would operate as a restaurant, while the existing comedy venue in Town operates primarily as club, not a restaurant.

Vice Chair Souers expressed concern with limiting events to three days per week.

Commissioner Fansler asked if the applicant would have to go back to

the Commission for approval if they wished to exceed the recommended number of comedy events per week.

Ken Schmidt, Director of Development Services, added that the recommendation was an effort to minimize potential impacts to the adjacent neighborhood. He confirmed that they would need to seek approval from the commission if they wished to exceed any restrictions on the frequency of comedy events.

Vice Chair Souers shared that he was more concerned about sound generated from activities on the patio and was less concerned about the impact about comedy events occurring inside.

Commissioner Catalani and DeFrancisco also expressed concern about restricting comedy events.

Vice Chair Souers inquired about the building occupancy and parking provided for the site.

Ms. Tedrick stated that it was likely that the permitted occupancy exceeded the amount of seating provided.

TK Matteson and Kara Matteson, applicants, addressed the Commission giving an overview of their restaurant concept and noted that all events would be indoors within the designated dining room area.

Commissioner DeFrancisco asked if the applicant had a desire to extend comedy events to additional days per week beyond the proposed three day restriction.

The applicants expressed that they do not intend to have comedy events daily but would prefer not to be limited to three days per week.

There was discussion amongst the Commission on the need to have a condition that limits comedy events. Vice Chair Souers reiterated his concern about this practice and stated that noise concerns would be best addressed by the Town's noise ordinance.

Commissioner Catalani inquired about the applicant's restaurant experience.

The applicants spoke to their passion for food and confirmed that they will have an experienced kitchen staff supporting the restaurant.

Motion: Recommend approval of the SUP with the following condition:

- The applicant shall not use any terms or graphics depictions that relate to alcoholic beverages in any exterior signage.
- Existing SUP Ordinance No. O15-014 is repealed upon issuance of a Certificate of Occupancy for the proposed use.

Moved by Vice Chair Tom Souers, Seconded by Commissioner John Meleky

AYE: Chair Eileen Resnik, Vice Chair Tom Souers, Commissioner Robert Catalani, Commissioner Nancy Craig, Commissioner Chris DeFrancisco, Commissioner Denise Fansler, Commissioner John Meleky

Passed

2. Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation regarding an Ordinance for Property Located at 14450 Marsh Lane, currently Zoned Local Retail (LR), for a Special Use Permit (SUP) to allow a Day Nursery.** Case 1842-SUP/14450 Marsh Lane (Tierra Encantada).

Discussion:

Jenifer Tedrick, Planning & Development Manager, presented the Staff Report.

Commissioner Catalani requested clarification on lighting replacement on the building and noted the need to have new lighting for the parking lot.

Ms. Tedrick noted that the lighting would be removed on the building. Mr. Schmidt added that this request is focused on land use and there will be a building permit review where lighting is anticipated to be addressed.

Amanda Bocchinfuso, consultant for the applicant, confirmed that there is existing sight lighting throughout the parking lot and that they intend to replace the existing building lighting that is to be removed.

Commissioner DeFrancisco requested additional information from the applicant on the dismissal plan for the school.

Ms. Bocchinfuso indicated that parents will park to drop off students. Timing of drop off and pickup are anticipated to be before and after peak

travel hours as the facility is a full day daycare service. Queuing is not anticipated given the number of available parking spaces on-site.

There was discussion amongst the Commission regarding queuing and drop off for the facility. Ms. Tedrick added that due to the nature of the facility and for security purposes, parents would be parking their vehicles to walk children into the facility, eliminating potential queuing into the public street.

Vice Chair Souers expressed concerns on the security of the proposed height of the fence.

Ms. Bocchinfuso noted that this fence height is used in their other facilities. Mr. Schmidt added that the Town does not require a fence height for this type of use and asked if there was a specific height that would be more appropriate.

Commissioner Catalani expressed the same concerns on the height of the fence not being adequate. Vice Chair Souers indicated that a six foot fence would be reasonable.

Ms. Bocchinfuso confirmed the access control plan and other protective measures planned for the facility.

Chair Resnik opened the meeting as a public hearing.

Public Hearing: There were no speakers on this item.

Chair Resnik closed the public hearing.

Motion: Recommend approval of the SUP with the following conditions:

- Fencing surrounding the outdoor playground is a minimum of six feet in height.
- Existing SUP Ordinance No. O95-043 and amending SUP Ordinance No. O99-022 are repealed upon issuance of a Certificate of Occupancy for the proposed use.
- The applicant shall provide staff with proof of state childcare license prior to issuance of a Certificate of Occupancy.

Moved by Commissioner Chris DeFrancisco, Seconded by
Commissioner Robert Catalani

AYE: Chair Eileen Resnik, Vice Chair Tom Souers, Commissioner Robert Catalani, Commissioner Nancy Craig, Commissioner Chris DeFrancisco, Commissioner Denise Fansler, Commissioner John Meleky

Passed

3. Hold a Public Hearing, Present, Discuss, and Consider Action on a Recommendation regarding an Ordinance for a 5.11-acre Property Located at the Southeast Corner of Spring Valley Road and Vitruvian Way, currently zoned Planned Development (PD) through Ordinance No. 007-034 as amended by Ordinance No. 016-017, to Amend the Concept Plan and Approving a Development Plan with Waivers to the Development Standards, including but not limited to, Street Build-To Line, Exterior Building Material, and Building Color Standards for a Multi-Family Development Comprised of 85 Dwelling Units and Associated Amenity Space. Case 1839-Z/Vitruvian Townhomes.

Discussion:

Commissioner Fansler recused herself from participating in this item due to there being a conflict of interest in accordance with Chapter 171 of the Texas Local of Government Code.

Ken Schmidt, Director of Development Services, presented the Staff Report.

Commissioner Catalani inquired on the anticipated construction timeline and impacts of supply chain issues.

Rob St. John, applicant, provided information on the construction timeline with an expected commencement date of March 2022 and an anticipated project duration of 16 months. He elaborated on the nature of the project and how they intend to address potential material and labor shortages.

Chair Resnik noted that the proposed development is a much different product than what has previously been constructed in Vitruvian and expressed interest in the anticipated demand and price point of the units.

Mr. St. John confirmed that there will be higher price points due to the size of the units with one bedroom units leasing at \$2,200 per month, and two and three bedroom units leasing for over \$3,000 per month. He confirmed that the uniqueness of this community is likely to result in high demand.

Chair Resnik opened the meeting as a public hearing.

Public Hearing: There were no speakers on this item.

Chair Resnik closed the public hearing.

Motion: Recommend approval of an amended concept plan for Vitruvian Park and a development plan and waivers to the development standards, including but not limited to, Street Build-To Line, Exterior Building Material, and Building Color Standards, for the subject property.

Moved by Commissioner Nancy Craig, Seconded by Commissioner Robert Catalani

AYE: Chair Eileen Resnik, Vice Chair Tom Souers, Commissioner Robert Catalani, Commissioner Nancy Craig, Commissioner Chris DeFrancisco, Commissioner John Meleky

Other: Commissioner Denise Fansler (RECUSE)

Passed

Adjourn Meeting

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

Planning & Zoning Commission

3.

Meeting Date: 12/21/2021

Agenda Caption:

Consider Action on the Minutes from the December 7, 2021 Planning and Zoning Commission Special Meeting.

Staff Report:

The minutes from the December 7, 2021 Planning and Zoning Commission Special Meeting have been prepared for consideration.

Recommendation:

Administration recommends approval.

Attachments

Minutes of the December 7, 2021 Planning and Zoning Commission Meeting

DRAFT

OFFICIAL ACTIONS OF THE ADDISON PLANNING AND ZONING COMMISSION

December 7, 2021

6:00 P.M. - Addison TreeHouse

14681 Midway Road, Suite 200, Addison, Texas 75001

Present: Chair Eileen Resnik; Vice Chair Tom Souers; Commissioner Robert Catalani;
Commissioner Nancy Craig; Commissioner Chris DeFrancisco; Commissioner Denise
Fansler; Commissioner John Meleky

Call Meeting to Order

Chair Resnik called the meeting to order.

Pledge of Allegiance

Chair Resnik led the Pledge of Allegiance.

Regular Agenda:

1. Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation regarding an Ordinance for Property Located at 14854 Montfort Drive, currently zoned Planned Development (PD) through Ordinance No. 084-076, for a Special Use Permit (SUP) to allow a Restaurant with the Sale of Alcoholic Beverages for On-Premises Consumption.** Case 1841-SUP/14854 Montfort Drive (TK's Place).

Discussion:

Before presenting the Staff Report, Jenifer Tedrick, Planning and Development Manager, stated that this request was presented and action was taken by the Planning and Zoning Commission during its regular meeting on November 16, 2021. At that time, staff failed to alert the Commission of the need to conduct the public hearing prior to acting on the request, as required by the Town's zoning ordinance and Chapter 211

of the Texas Local Government Code. To correct this procedural error, the Commission would have to reconsider this request.

Ms. Tedrick stated that based on the discussion by the Commission at the November 16, 2021 meeting, staff's recommendation for approval remains as previously presented, with the exception of the previously recommended restrictions on the amount of comedy events that can be held on site.

Ken Schmidt, Director of Development Services, addressed the landscaping compliance concerns that were discussed by the Commission at the previous meeting. Mr. Schmidt indicated that this was an older site and that the existing landscape was in compliance with Town landscape standards in the immediate vicinity of this proposed business. Mr. Schmidt stated that where there were landscape compliance issues on this site, those areas are several hundred feet away from the proposed business, and would be best addressed when reinvestment in the adjacent office building occurs.

TK Matteson, applicant, asked about the occupancy of the floor plan. Chair Resnik confirmed that the Town's fire department would work with the applicant to define building occupancy limits.

Chair Resnik opened the meeting as a public hearing.

Public Hearing: There were no speakers on this item.

Chair Resnik closed the public hearing.

Motion: Recommend approval of the SUP with the following conditions:

- The applicant shall not use any terms or graphics depictions that relate to alcoholic beverages in any exterior signage.
- Existing SUP Ordinance No. O15-014 is repealed upon issuance of a Certificate of Occupancy for the proposed use.

Moved by Commissioner Chris DeFrancisco, Seconded by Commissioner John Meleky

AYE: Chair Eileen Resnik, Vice Chair Tom Souers, Commissioner Robert Catalani, Commissioner Nancy Craig, Commissioner Chris DeFrancisco, Commissioner Denise Fansler, Commissioner John Meleky

Passed

Adjourn Meeting

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

Planning & Zoning Commission

4.

Meeting Date: 12/21/2021

Agenda Caption:

Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation regarding an Ordinance for Property Located at 5294 Belt Line Road, Suite 110, currently Zoned Planned Development (PD) through Ordinance O19-022, for a Special Use Permit (SUP) to allow a Restaurant.**
Case 1845-SUP/5294 Belt Line Road Suite, 110 (La La Land Kind Café).

Attachments

1845-SUP Staff Report

1845-SUP Plans

1845-SUP

PUBLIC HEARING Case 1845-SUP/5294 Belt Line Road Suite, 110 (La La Land Kind Café). Hold a Public Hearing, Present, Discuss, and Consider Action on a Recommendation regarding an Ordinance for Property Located at 5294 Belt Line Road, Suite 110, currently Zoned Planned Development (PD) through Ordinance O19-022, for a Special Use Permit (SUP) to allow a Restaurant.

LOCATION MAP





December 16, 2021

STAFF REPORT

RE: 1845-SUP/La La Land Kind Café

LOCATION: 5294 Belt Line Road, Suite 110

REQUEST: Approval of a Special Use Permit for a restaurant to permit a café.

APPLICANT: Dario Ferdows, La La Land Kind Café

DISCUSSION:

Background: This proposed restaurant, La La Land Kind Café, is located within the Prestonwood Place shopping center, situated at the southeast corner of Belt Line Road and Montfort Drive. This center is zoned Planned Development (PD) District, through Ordinance O19-22.

This new establishment, simply known as La La Land, has occupied a tenant space in Building D, in the same building as Catapult Health and Mendocino Farms. Over the last several years, Prestonwood Place underwent extensive renovations that modernized the facades, and the exterior space of Building D was also updated with the addition of common open space. La La Land is a small café that offers specialty beverages and foods for dine-in and take out consumption, which requires a Special Use Permit (SUP).

Founded in Dallas in 2019, La La Land Kind Café has opened several locations in Dallas (Lovers Lane, Oak Lawn, Lowest Greenville) and one in Santa Monica, California. This cafe started as a way to provide opportunities for youth that have aged out of the foster care system; their mission is centered on normalizing kindness, and they operate an eight week internship program for foster youth.

Typically, this SUP consideration would come before the Commission prior to a business opening. In this PD, coffee shops that do not provide onsite dining do not require an SUP. At several points during the permit review process, Town staff communicated to the Prestonwood Place development team what would trigger the Town's SUP requirements. Their team confirmed that there would not be any interior seating in this tenant space and that the exterior seating was common area for the development. These conditions were also reflected in the building permit application that was submitted for La La Land.

As the interior finish out work was completed, and immediately prior to the planned grand opening, interior seating was installed by the business, which triggered this SUP requirement. Rather than forcing the removal of the seating or preventing the business from opening, staff issued a Temporary Certificate of Occupancy (TCO) with the condition that an SUP application be submitted for Town consideration. Given the nature of the use and the businesses' unfamiliarity with the Town's SUP requirements, staff found this to be a reasonable approach to this issue.

Proposed Plan: The applicant is requesting approval of an SUP for a restaurant. The new restaurant space is 1,295 square feet, with an additional 227 square foot of outdoor patio. The existing tenant space has been completely remodeled to suit the needs of La La Land Kind Café. The floor plan shows a storage area and a large service counter for the preparation of beverages and food. A small area for the sale of branded merchandise is setup in the interior of the storefront along with limited seating for 9 patrons. Additional seating is provided in the outdoor patio area for 8 patrons.

Parking: This property is zoned PD, which requires a parking ratio of 1 space per 200 square feet across all uses. Based on the shopping center's total square footage, including this tenant space, it requires 675 parking spaces. There are 768 parking spaces provided on site, exceeding the minimum parking required by the PD district.

Exterior Facades: Improvements to the building façade were completed with the overall improvements to the building. With the exception of signage, La La Land does not propose to make improvements to the exterior of the building.

Landscaping and Open Space: Landscape plans were reviewed through the rezoning process for the shopping center in 2019. Through this process, staff has worked to maximize compliance with the Town's landscape requirements. Additional landscaping or open space is not required at this lease space according to the approved landscape plan.

RECOMMENDATION: APPROVAL

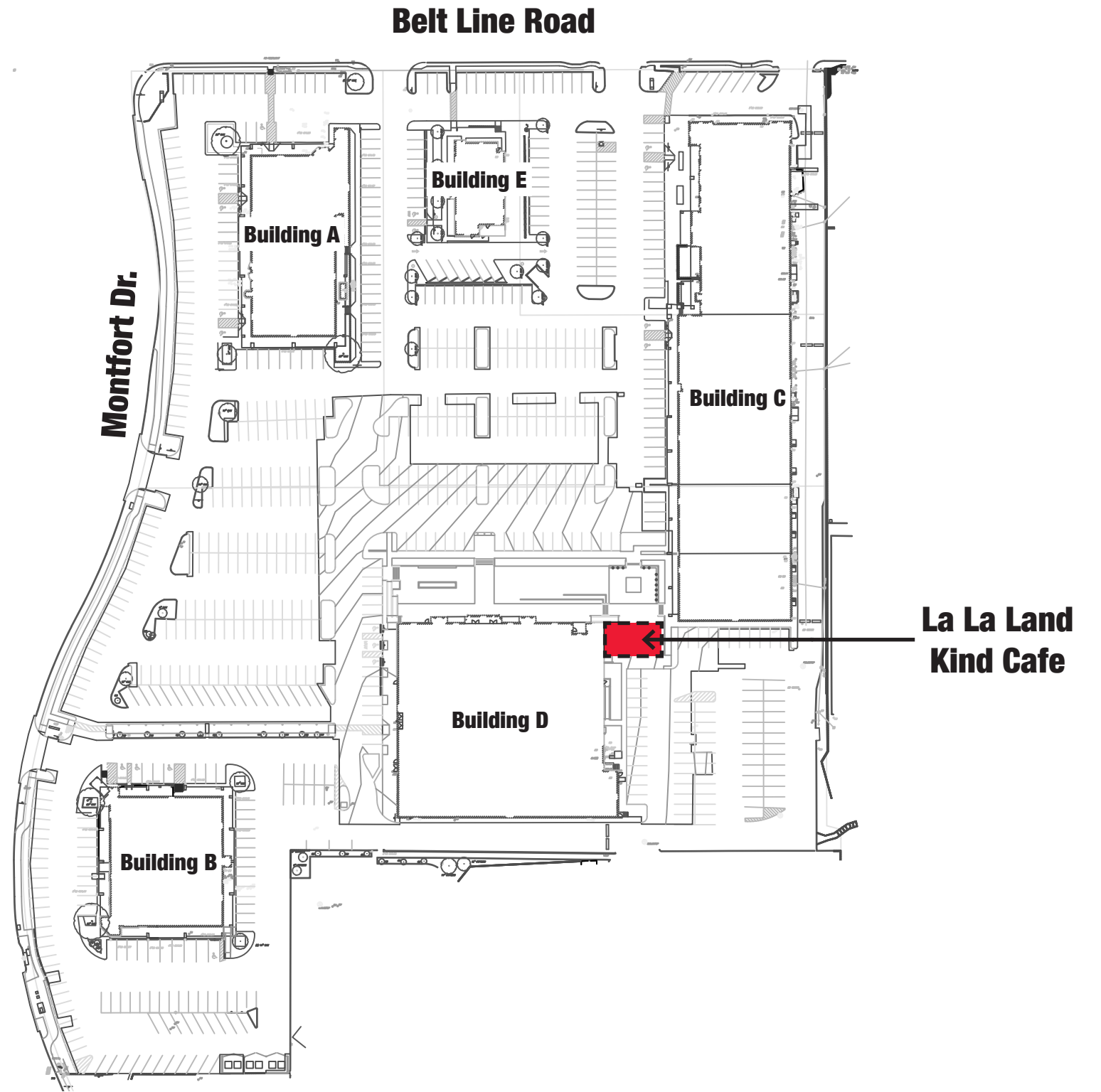
La La Land Kind Café will add to the diverse services offered at Prestonwood Place and its company mission that gives back to the community is a great addition to Addison.

Staff recommends approval of the request without conditions.



Vicinity Map (NTS)

Site Area



La La Land Kind Cafe

Site Data

- Lot Area** - 75,571 SF (10.88 AC)
- Existing Zoning** - Planned Development (PD) District O19-22
- Total Building Area** - 135,000 SF
- Parking Ratio** - 1 space / 200 SF
- Required Parking** - 675
- Provided Parking** - 768

Property Owner

Northwood Retail, LLC
 8080 Park Lane, Suite 600
 Dallas, TX 75231
 469.828.3313
 Ryan Muscott

Applicant

La La Land Kind Cafe
 10505 Shady Trail
 Dallas, TX 75220
 972.741.0868
 Dario Ferdows

Compiled By

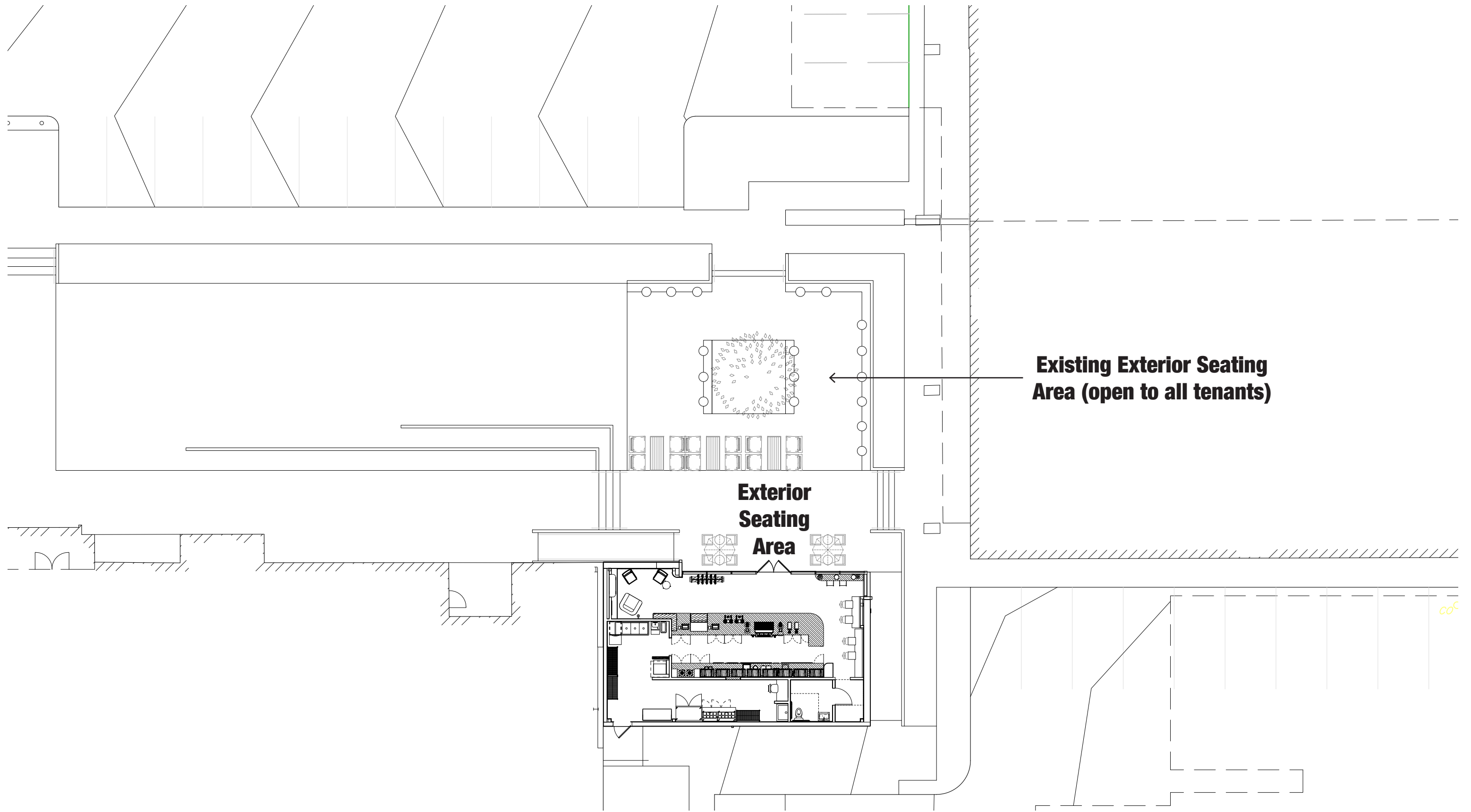
ZMOWERY Architecture
 550 Reserve Street, Suite 190
 Southlake, TX 76092
 817.223.2804
 Zac Mowery

Legal Description & Address

Prestonwood Place Lots A,B,C,&D, BLOCK 2,
 5294 Belt Line Road Suite 110
Town Project Number
 1845-SUP

SUP SITE PLAN





Property Owner

Northwood Retail, LLC
 8080 Park Lane, Suite 600
 Dallas, TX 75231
 469.828.3313
 Ryan Muscott

Applicant

La La Land Kind Cafe
 10505 Shady Trail
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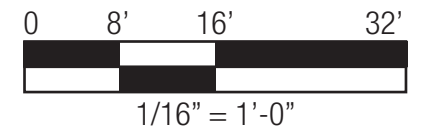
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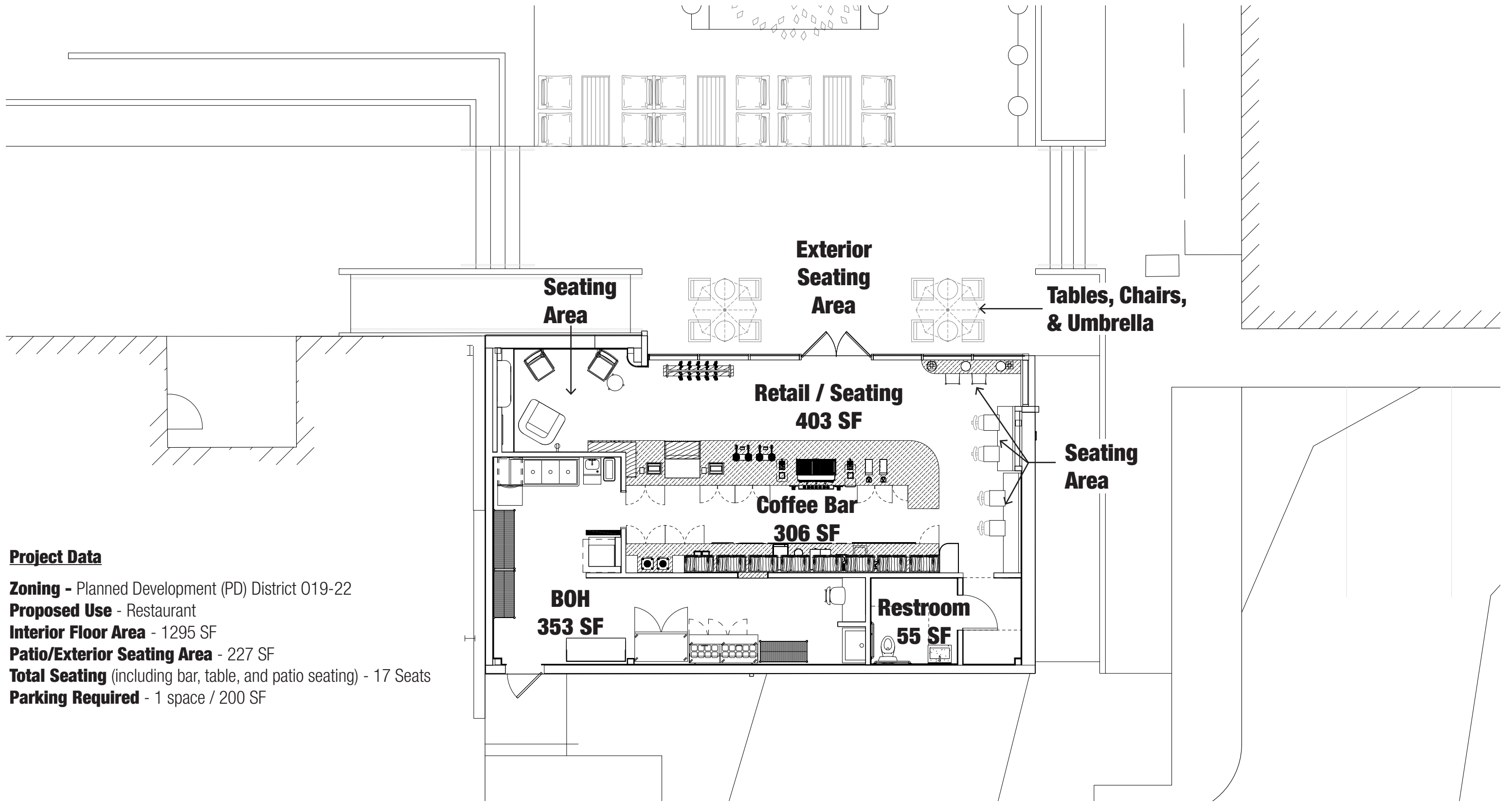
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 Zac Mowery

Legal Description & Address

Prestonwood Place Lots A,B,C,&D, BLOCK 2,
 5294 Belt Line Road Suite 110
Town Project Number
 1845-SUP

**SUP ENLARGED
 SITE PLAN**





Project Data

Zoning - Planned Development (PD) District O19-22

Proposed Use - Restaurant

Interior Floor Area - 1295 SF

Patio/Exterior Seating Area - 227 SF

Total Seating (including bar, table, and patio seating) - 17 Seats

Parking Required - 1 space / 200 SF

Property Owner

Northwood Retail, LLC
 8080 Park Lane, Suite 600
 Dallas, TX 75231
 469.828.3313
 Ryan Muscott

Applicant

La La Land Kind Cafe
 10505 Shady Trail
 Dallas, TX 75220
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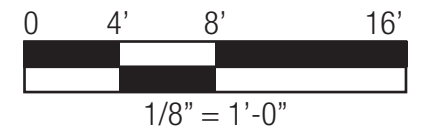
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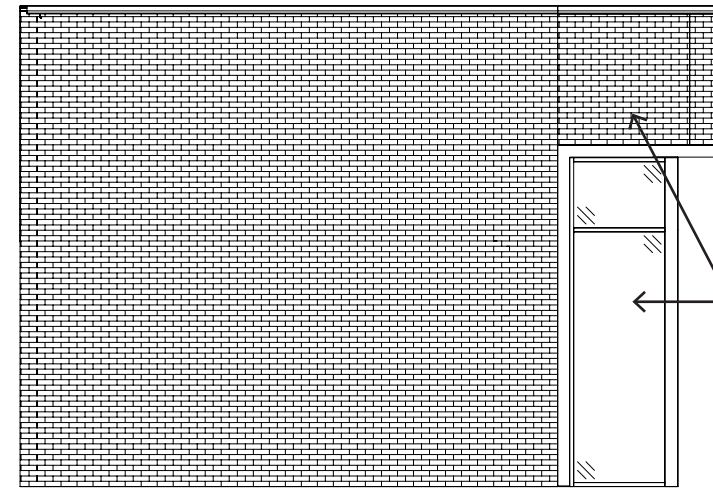
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 Zac Mowery

Legal Description & Address

Prestonwood Place Lots A,B,C,&D, BLOCK 2,
 5294 Belt Line Road Suite 110
Town Project Number
 1845-SUP

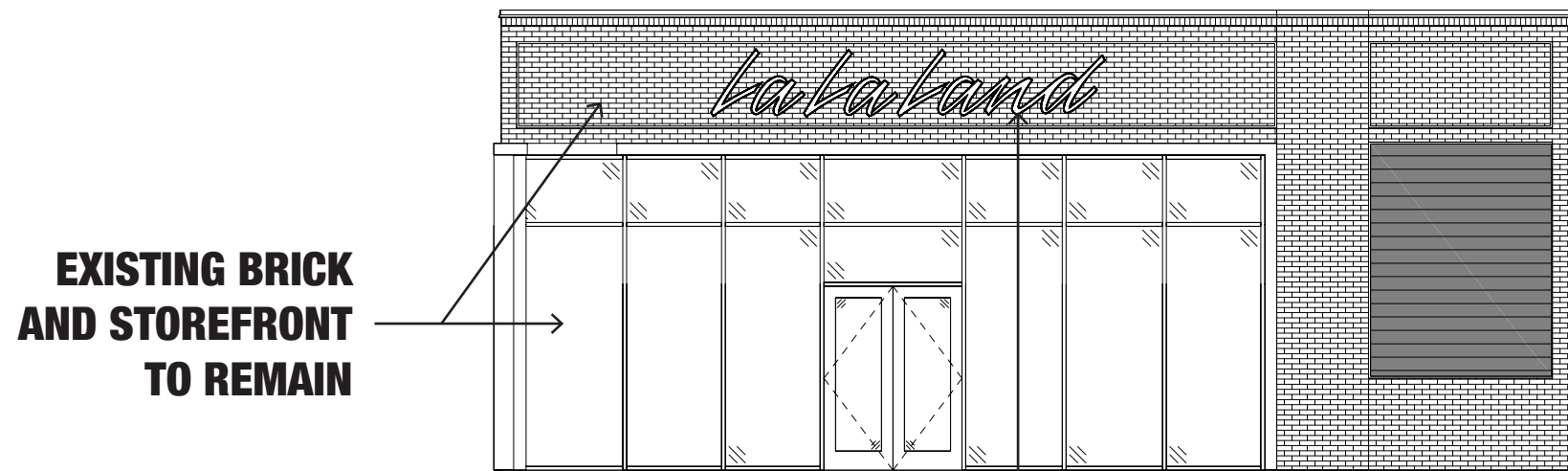
SUP FLOOR PLAN





**EXISTING BRICK
AND STOREFRONT
TO REMAIN**

EAST ELEVATION



**EXISTING BRICK
AND STOREFRONT
TO REMAIN**

NORTH ELEVATION

NEW SIGNAGE

Property Owner

Northwood Retail, LLC
8080 Park Lane, Suite 600
Dallas, TX 75231
469.828.3313
Ryan Muscott

Applicant

La La Land Kind Cafe
10505 Shady Trail
Dallas, TX 75220
972.741.0868
Dario Ferdows

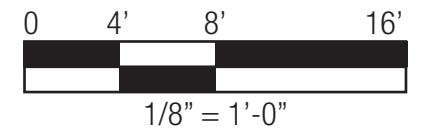
Compiled By

ZMOWERY Architecture
550 Reserve Street, Suite 190
Southlake, TX 76092
817.223.2804
Zac Mowery

Legal Description & Address

Prestonwood Place Lots A,B,C,&D, BLOCK 2,
5294 Belt Line Road Suite 110
Town Project Number
1845-SUP

**SUP BUILDING
ELEVATIONS**



Planning & Zoning Commission
Meeting Date: 12/21/2021

5.

Agenda Caption:

Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation regarding an Ordinance Amending Planned Development (PD) District Ordinance O19-22 for a 10.88-Acre property Located at the southeast corner of Belt Line Road and Montfort Drive in order to Modify Use Regulations by allowing Medical Office as a Permitted Use.** Case 1844-Z/Prestonwood Place.

Attachments

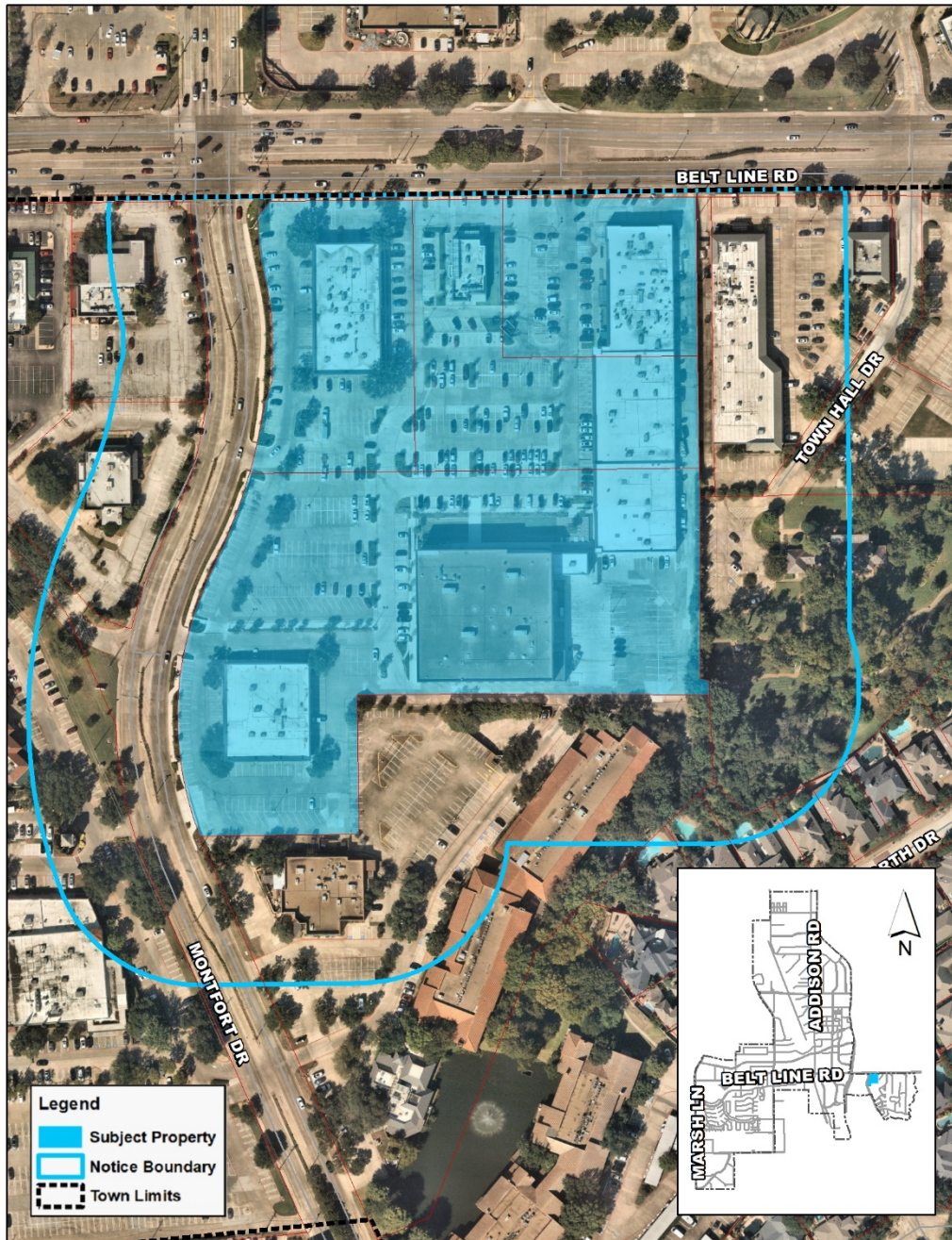
1844-Z Staff Report

1844-Z Ordinance O19-22 - Proposed Revision

1844-Z

PUBLIC HEARING Case 1844-Z/Prestonwood Place. Hold a Public Hearing, Present, Discuss, and Consider Action on a Recommendation regarding an Ordinance Amending Planned Development (PD) District Ordinance O19-22 for a 10.88-Acre property Located at the southeast corner of Belt Line Road and Montfort Drive in order to Modify Use Regulations by allowing Medical Office as a Permitted Use.

LOCATION MAP





December 16, 2021

STAFF REPORT

RE: 1844-Z/Prestonwood Place

LOCATION: Southeast corner of Belt Line Road and Montfort Drive

REQUEST: Approval of a request to amend Planned Development (PD) District Ordinance O19-22 to modify use regulations by allowing medical office as a permitted use.

APPLICANT: James Kratochvil, Burnham Nationwide

DISCUSSION:

Background: This request is specific to Prestonwood Place, a restaurant anchored shopping center situated on a 10.88-acre property located at the southeast corner of Belt Line Road and Montfort Drive.

On June 11, 2019, City Council approved the rezoning of the property to Planned Development (PD) District, through Ordinance O19-22. This rezoning allowed for façade improvements to all existing buildings, landscape and pedestrian improvements throughout the site, and extensive improvements to Building D (home to Catapult Health, La La Land Kind Café, and Mendocino Farms). This PD District is based on the Local Retail (LR) District standards with modification to parking standards, establishing a mixed-use development parking ratio of one space per 200 square feet of building floor area (1/200).

A potential tenant, [One Medical](#), which is a membership-based primary care practice, is considering occupying a tenant space at the northeast quadrant of the center. This business is somewhat unique, in that they tend to locate in vibrant retail and mixed-use areas like Prestonwood Place, as opposed to free-standing medical office sites. As this site is currently zoned, this is not possible, as medical office is not a permitted use in this PD District. Therefore, a request to amend the PD to permit a medical office use in the Prestonwood Place shopping center has been presented for Town consideration.

Proposed Amendment: This request is to amend the PD by including medical office as a permitted use. The Development Plan adopted with Ordinance O19-22 would not be modified by this request.

The intent of the LR District, the base zoning district for this PD, is to provide a mix of services for the Town and nearby residents located along major roadways to maximize accessibility. Uses within this district consist of local shopping facilities that provide retail business service and office

spaces. The LR district is also one of the primary districts where restaurants exist and are permitted through the Special Use Permit (SUP) process.

The Town's zoning ordinance defines medical office as "an office for the examination and treatment of outpatients, including dental examinations and treatments." Medical office use is a complementary use to other service-type establishments allowed within the LR District.

As part of the draft Unified Development Code (UDC), medical clinic is proposed to be a permitted use in most nonresidential zoning districts. Although the UDC is still an on-going, active project that has not yet been adopted, this request aligns with the current direction of the UDC project. Additionally, the Town's Comprehensive Plan notes that the success of retail land uses is impacted by the constant change in demand by the shopping public. Therefore, reinvestment and reinvention of Belt Line Road should be focused on maintaining a healthy inventory of compatible and viable uses.

With the current tenant mix at Prestonwood Place, restaurants anchor the project, with remaining uses encompassing a range of health and wellness oriented businesses, a health technology business, and a previously established medical office use (Planned Parenthood).

A medical office use such as One Medical would be compatible with these surrounding businesses.

RECOMMENDATION: **APPROVAL**

The proposed amendment would allow opportunity for a new type of service in Prestonwood Place, adding to the mix of services for Town residents and employers. Additionally, this amendment would be in line with the Town's long-term goals and vision to allow for compatible land uses to continue the reinvestment in existing retail centers, specifically along Belt Line Road.

Staff recommends approval of the request.

ORDINANCE NO. 019-22

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, CREATING PLANNED DEVELOPMENT DISTRICT 019-22 BASED ON LOCAL RETAIL (LR) DISTRICT REGULATIONS WITH MODIFIED DEVELOPMENT STANDARDS, ON 10.88 ACRES OF PROPERTY LOCATED AT 5290 BELT LINE ROAD; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Addison, Texas (the “City”) is a home rule municipality having full power of local self-government pursuant to Article 11, Section 5 of the Texas Constitution and its Home Rule Charter; and

WHEREAS, at its regular meeting held on May 21, 2019 the Planning & Zoning Commission considered and made recommendations on a request for a Planned Development District (Case No.1794-Z); and

WHEREAS, this change of zoning is in accordance with the adopted Comprehensive Plan of the Town of Addison, as amended; and

WHEREAS, after due deliberations and consideration of the recommendation of the Planning and Zoning Commission, the information received at the public hearing, and other relevant information and materials, the City Council of the Town of Addison, Texas finds that this ordinance promotes the general welfare and safety of this community.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS THAT:

SECTION 1. The recitals and findings set forth above are hereby found to be true and correct and incorporated as if fully set forth herein.

SECTION 2. Planned Development District 019-22 is hereby established for the 10.88 acres of land located at 5290 Belt Line Road, the southeast corner of Belt Line Road and Montfort Drive, and incorporated herein (the “Property”), in accordance with all Local Retail (LR) zoning district development regulations contained in the Town of Addison, Code of Ordinances, as amended, with the following special conditions:

- A. All parking in the center shall be set at a mixed-use development ratio of one space per 200 square feet of space (1/200); and
- B. The property may be developed with modifications to the Local Retail (LR) design standards for façade materials, building height, and parking requirements as shown on **Exhibit A** attached hereto and incorporated herein.

C. In addition to the uses allowed in the LR district regulations, the Property may be used for medical office.

SECTION 3. The property shall be improved in accordance with the site plan, landscape plans, and building elevations set forth in **Exhibit A**.

SECTION 4. Any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the city, as heretofore amended, and upon conviction shall be punished by a fine set in accordance with Chapter 1, General Provisions, Section 1.10, General penalty for violations of Code; continuing violations, of the Code of Ordinances for the Town of Addison.

SECTION 5. The provisions of this Ordinance are severable, and should any section, subsection, paragraph, sentence, phrase or word of this Ordinance, or application thereof to any person, firm, corporation or other business entity or any circumstance, be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of the remaining or other parts or portions of this Ordinance, and the City Council hereby declares that it would have passed such remaining parts or portions of this Ordinance despite such unconstitutionality, illegality, or invalidity, which remaining portions shall remain in full force and effect.

SECTION 6. All ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

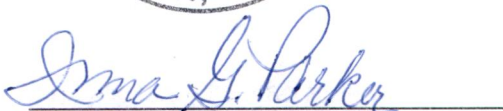
SECTION 7. This Ordinance shall become effective from and after its passage and approval and after publication as may be required by law or by the City Charter or ordinance.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS, on this the 11th day of JUNE 2019.

TOWN OF ADDISON, TEXAS




Joe Chow, Mayor


Irma Parker, City Secretary

APPROVED AS TO FORM:


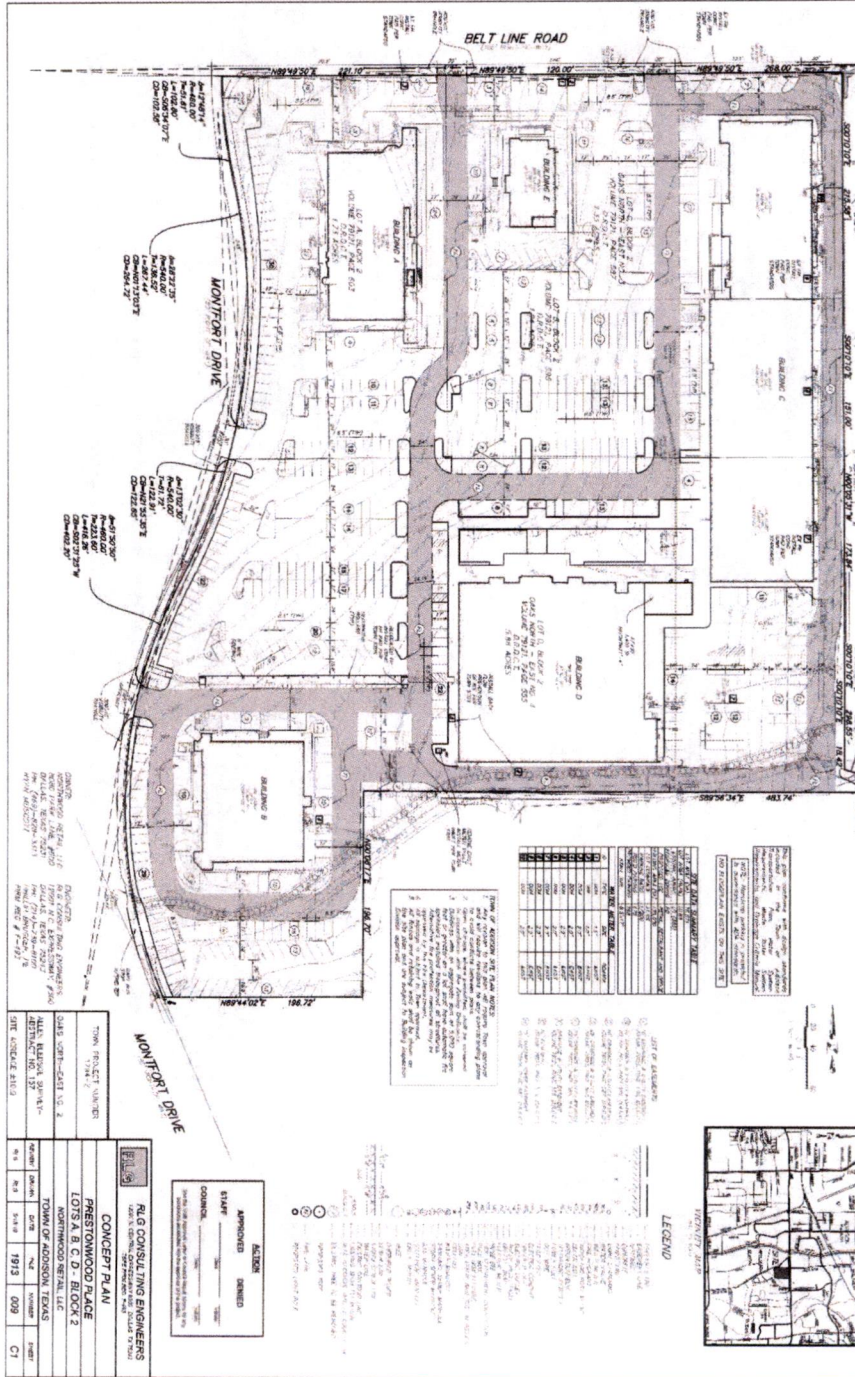

Brenda N. McDonald, City Attorney

EXHIBIT A



NO.	DESCRIPTION	DATE	BY	CHKD.
1	PREPARED FOR SUBMISSION	09/13/19
2
3
4
5

NO.	DESCRIPTION	DATE	BY	CHKD.
1
2
3



LEGEND

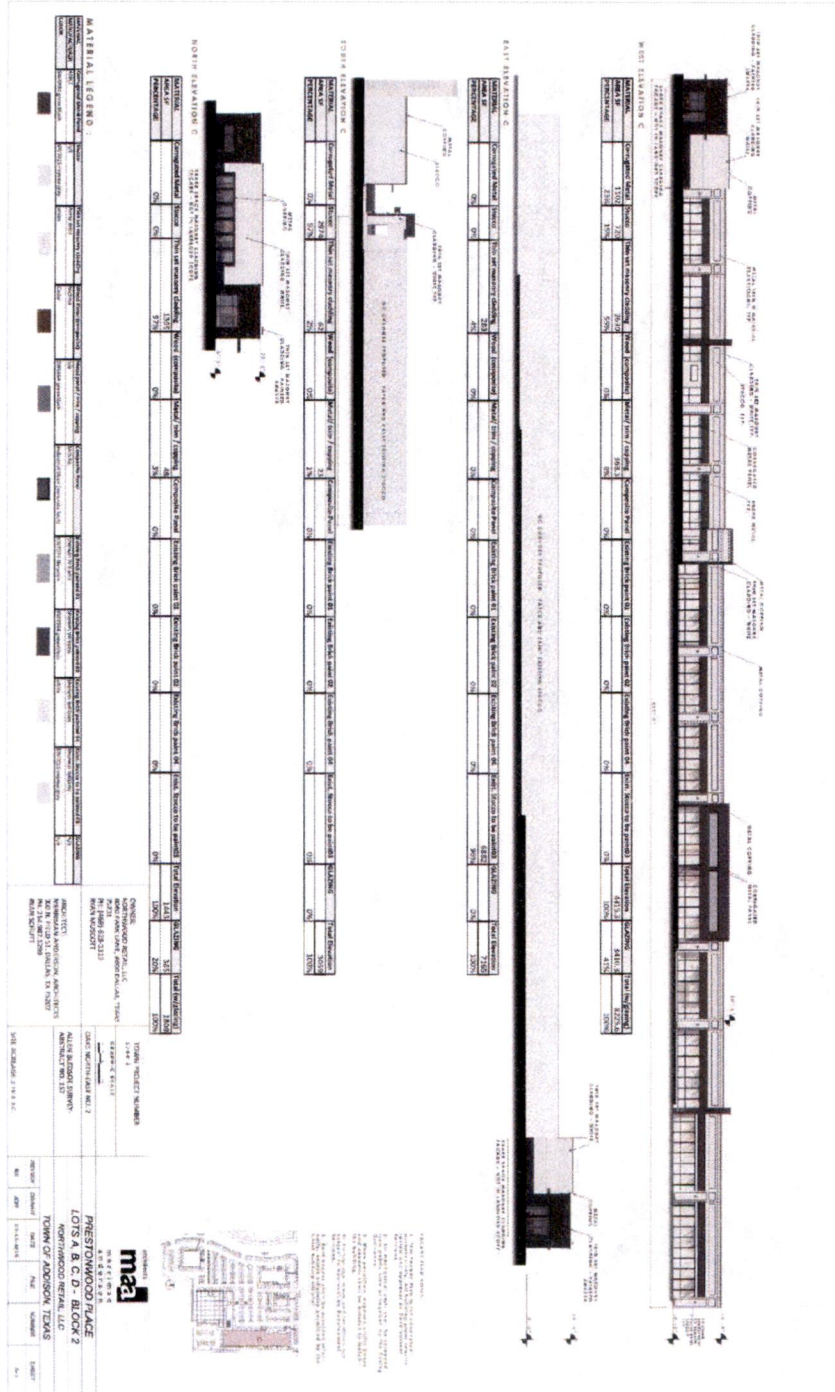
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RIG CONSULTING ENGINEERS
 10110 N. UNIVERSITY BLVD., SUITE 1000
 DALLAS, TEXAS 75243
 PHONE: 214-343-8800
 WWW.RIGCONSULTING.COM

CONCEPT PLAN
 PRESTONWOOD PLACE
 BLOCK 2, PHASE 2
 TOWN OF ADDISON, TEXAS

TOWN PROJECT NUMBER: 1794-2
 DATE: 08/13/19
 SHEET: 131-131
 TOTAL SHEETS: 131-131

DATE	BY	CHKD.	NO.	DESCRIPTION
08/13/19	009	...



SECTION 1: EXTERIOR ELEVATION 1

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL	UNIT PRICE	TOTAL
1	CONCRETE	100	YD	120.00	12000.00	120.00	12000.00
2	STEEL	50	TON	200.00	10000.00	200.00	10000.00
3	BRICK	1000	SQ YD	1.00	1000.00	1.00	1000.00
4	PAINT	50	GAL	150.00	7500.00	150.00	7500.00

SECTION 2: EXTERIOR ELEVATION 2

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL	UNIT PRICE	TOTAL
1	CONCRETE	100	YD	120.00	12000.00	120.00	12000.00
2	STEEL	50	TON	200.00	10000.00	200.00	10000.00
3	BRICK	1000	SQ YD	1.00	1000.00	1.00	1000.00
4	PAINT	50	GAL	150.00	7500.00	150.00	7500.00

SECTION 3: EXTERIOR ELEVATION 3

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL	UNIT PRICE	TOTAL
1	CONCRETE	100	YD	120.00	12000.00	120.00	12000.00
2	STEEL	50	TON	200.00	10000.00	200.00	10000.00
3	BRICK	1000	SQ YD	1.00	1000.00	1.00	1000.00
4	PAINT	50	GAL	150.00	7500.00	150.00	7500.00

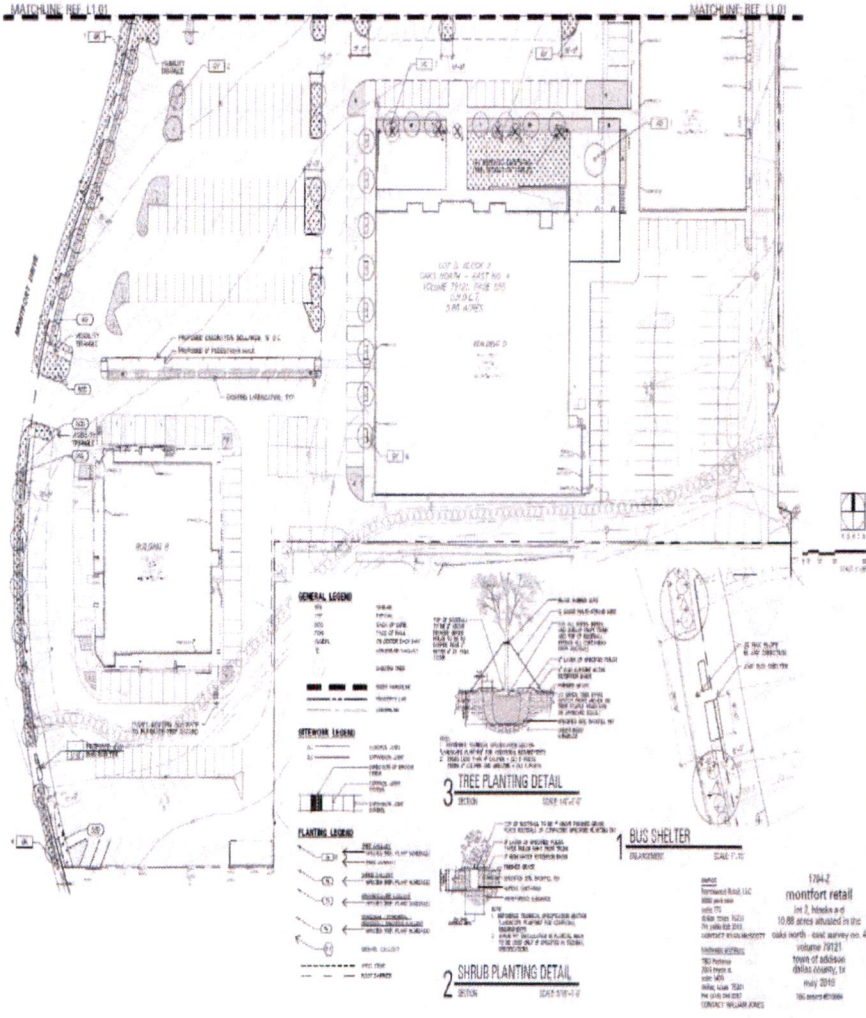
SECTION 4: EXTERIOR ELEVATION 4

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL	UNIT PRICE	TOTAL
1	CONCRETE	100	YD	120.00	12000.00	120.00	12000.00
2	STEEL	50	TON	200.00	10000.00	200.00	10000.00
3	BRICK	1000	SQ YD	1.00	1000.00	1.00	1000.00
4	PAINT	50	GAL	150.00	7500.00	150.00	7500.00

GENERAL NOTES:

- ALL CONCRETE SHALL BE 4000 PSI STRENGTH.
- ALL STEEL SHALL BE A36 GRADE.
- BRICK SHALL BE 8 IN. COMMON BRICK.
- PAINT SHALL BE ENAMEL FINISH.

OWNER: TOWN OF ADDISON, TEXAS
PROJECT: PRESBYTERIAN PLACE
ARCHITECT: M&E ARCHITECTS, P.C.
DATE: 11/14/20



THE
 Landscape Architecture & Design
 2000 West
 10th Street
 Fort Worth, TX 76102
 (817) 339-1111
 www.landscape-arch.com

owner
montfort retail

architect
D19084

date
 05/18/10

project title
 1794-Z
 montfort retail

sheets
 landscape
 plan

sheet
L1.02

1794-Z
montfort retail
 10.88 acres situated in the
 north east survey on 4
 blocks of
 10.88 acres situated in the
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 10.88 acres situated in the
 north east survey on 4
 blocks of

Agenda Caption:

Consider Action on a **Final Plat and Replat of the Vitruvian Park Addition, Block D, Lots 1R, 2R, 3R, 4R and 5, comprising 13.062 Acres located on the Northeast Corner of Marsh Lane and Vitruvian Way, being a Replat of Block D, Lot 1, Vitruvian Park Addition and Final Plat of a 0.3265-Acre Tract situated in the Noah Good Survey** Case R2021-02/Vitruvian Park Addition, Block D.

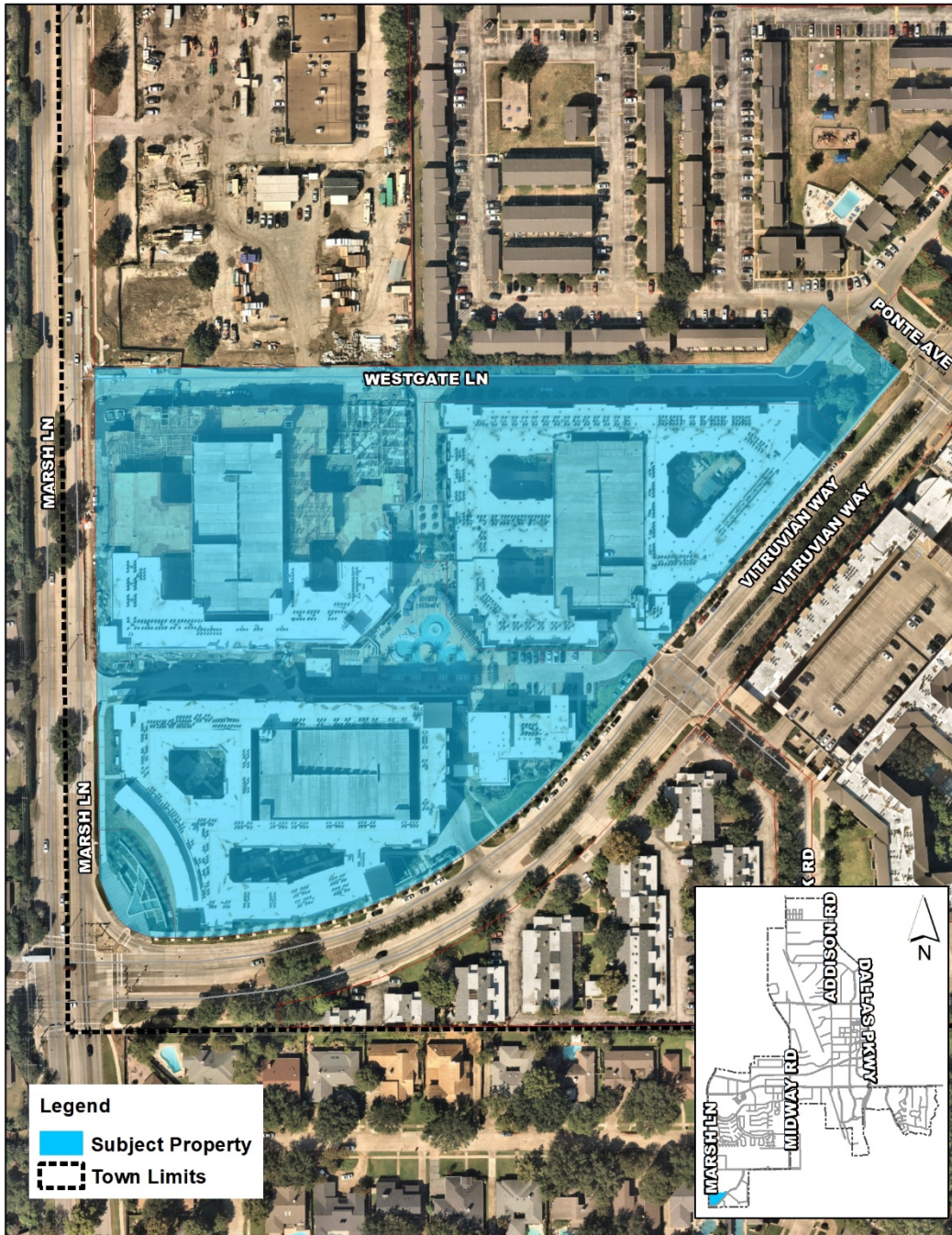
Attachments

R2021-02 Staff Report
R2021-02 Extension Request Letter

R2021-02

Case R2021-02/Vitruvian Park Addition Block D. Consider Action on a Final Plat and Replat of the Vitruvian Park Addition, Lots 1R, 2R, 3R, 4R and 5, Block D, comprising 13.062 Acres located on the Northeast Corner of Marsh Lane and Vitruvian Way being a Replat of Lot 1, Block D, Vitruvian Park Addition and Final Plat of a 0.3265-Acre Tract in the Noah Good Survey.

LOCATION MAP





December 17, 2021

STAFF REPORT

RE: Final Plat and Replat/Vitruvian Park Addition Lots
1R-4R and Lot 5, Block D

LOCATION: 13.062 acres generally located on the northeast
corner of Marsh Lane and Vitruvian Way

REQUEST: Extension to consideration of a Final Plat and Replat

APPLICANT: Joel Massey, Icon Consulting Engineering

DISCUSSION:

Background. The subject property is generally located on the northeast corner of Marsh Lane and Vitruvian Way. The purpose of this plat application is to replat lots and to plat a remainder tract associated with the Vitruvian West development. In addition to replatting and establishing new lots, this plat will dedicate right-of-way and establish easements for required public and private infrastructure.

In accordance with Chapter 212 of the Local Government Code, the Town is required to take action on this plat within 30 days of application submittal. With technical issues that are still outstanding, this plat cannot be approved by the Town at this time. As such, the applicant is exercising their right to request a one-time 30-day extension to consideration of the plat. This extension will allow the applicant to work through a conflict with an Oncor easement that exists on the site.

If this request is approved, final action on this plat would be required at the January Planning and Zoning Commission meeting.

RECOMMENDATION:

Staff recommends approval of the 30-day extension request.

icon Consulting Engineers, Inc.
Civil Engineers - Designers - Planners

December 17, 2021

Ms. Jenifer Tedrick, AICP
Planning & Development Manager
Town of Addison
16801 Westgrove Dr.
Addison, TX 75001

Dear Ms. Tedrick,

On behalf of DCO Realty, Inc., VPDEV 1, LLC and VP West 1, LLC we hereby request a 30-day extension for consideration of the Final Plat for Vitruvian Park Addition, Lot 1R-4R and Lot 5, Block D in order to resolve easement/ROW encumbrance issues which have been brought to our attention.

Respectfully,



Clayton T. Redinger, P.E.

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