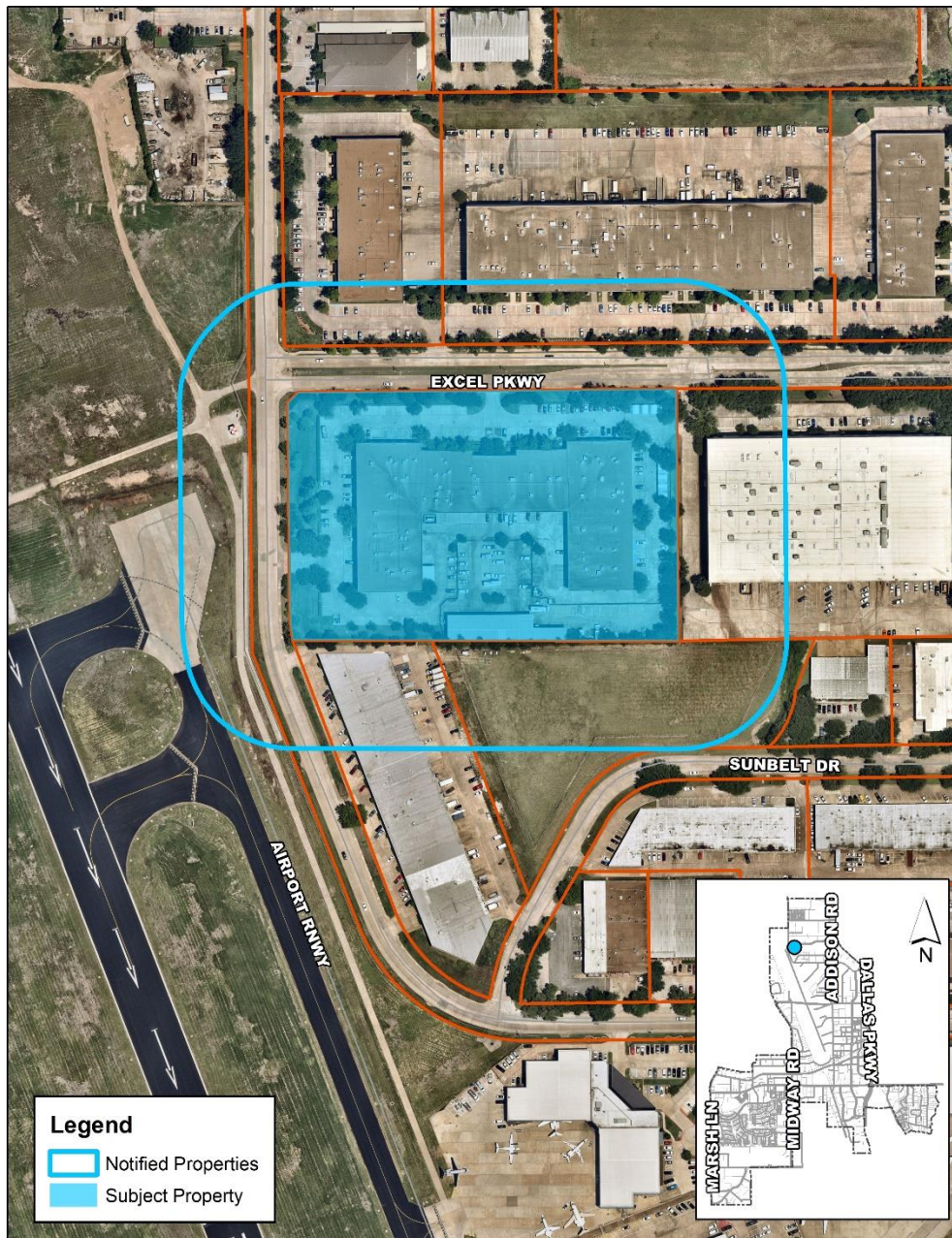


# 1861-Z

**PUBLIC HEARING** Case 1861-Z/16650 Westgrove Drive (Precision Set). Hold a Public Hearing, Present, Discuss, and Consider Action on a Recommendation regarding an Ordinance Amending Planned Development (PD) District Ordinance No. 099-025 for a 7.76 Acre property Located at the southeast corner of Westgrove Drive and Excel Parkway in order to Modify Use Regulations by allowing Light Assembly of Jewelry as a Permitted Use.

## LOCATION MAP





September 20, 2022

**STAFF REPORT**

RE: 1861-Z/Precision Set

LOCATION: 16650 Westgrove Drive

REQUEST: Approval of a request to amend Planned Development (PD) District Ordinance 099-025 to modify use regulations by allowing light assembly of jewelry as a permitted use.

APPLICANT: Trenton Robertson, Masterplan

DISCUSSION:

Background: This request is specific to the existing office/warehouse building situated on a 7.76-acre lot located at the southeast corner of Westgrove Drive and Excel Parkway.

On August 10, 1999, the subject property was rezoned to Planned Development (PD) District, through Ordinance 099-025. This rezoning allowed for the construction of the existing office/warehouse structure and associated site improvements. The PD District is based on Commercial-1 (C-1) District standards with modifications to the permitted uses, building height requirements, and the prohibition outside sales and promotions.

The potential tenant, [Precision Set](#), has initiated this PD Amendment request to add light assembly of jewelry as a permitted use in order to occupy Suite 400. Precision Set specializes in the design and manufacturing of fine jewelry. Precision Set does not have a consumer retail component as they only provide design and production services to select fine jewelry retailers across the United States and Canada. The company has operated in DFW since it was founded in 1987. They would like to remain in the area to provide a central location for their employees. The company currently employs 32 individuals, with approximately half serving in professional service roles such as jewelry design, accounting, and sales. The remaining employees specialize in fine jewelry assembly and production. The business operates 8:30 am – 5:30 pm, Monday through Friday.

The proposed light assembly operation primarily includes the setting of diamonds and other precious gemstones. Precision Set does not use any assembly methods that require smelting, soldering, or the use of hazardous chemicals. They utilize various filtering methods to ensure any precious metal flakes and contaminants are captured.

Due to the small size of jewelry components, distribution generally includes one FedEx pickup per business day. The applicant does not anticipate any heavy load traffic to be generated by the business.

Proposed Amendment: This request is to amend the PD by including light assembly of jewelry as a permitted use. The Development Plan adopted with Ordinance 099-025 would not be modified by this request.

The intent of the C-1 District, the base zoning district for this PD, is to provide a mix of retail, office, and personal services for the Town. Additional uses, such as restaurants, are permitted through approval of a Special Use Permit (SUP). The PD also allows for distribution and warehouse uses related to the light assembly of paper goods, computer products, or similar materials. The development pattern, permitted uses and proximity to the Addison Airport, fosters businesses that have a warehouse component, that may be viewed as “light industrial”.

Light assembly of jewelry is compatible with other uses that are currently permitted in the PD and with other businesses in the area. The area has a variety of office, retail, and service uses, with many having a warehouse, assembly, or storage component.

The Town’s zoning ordinance prohibits smelting and uses that produce offensive odor, dust, smoke, gas, or noise. This PD amendment would not allow those operations or uses.

#### RECOMMENDATION: **APPROVAL WITH CONDITIONS**

The proposed amendment would allow opportunity for a business to occupy a currently vacant suite, that is similar to other permitted uses within the PD. Additionally, the amendment would allow uses that would be in line with the development pattern of the area.

Staff recommends approval of the request, with the following condition:

- Light assembly of jewelry shall not include smelting, soldering, or the use of hazardous chemicals.



Case 1861-Z/16650 Westgrove Drive (Precision Set)

September 20, 2022

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on September 20, 2022, voted to recommend approval of an ordinance changing the zoning on property located at 16650 Westgrove Drive, which property is currently zoned Planned Development (PD), Ordinance No. 099-025, by approving a planned development amendment to modify use regulations by allowing light assembly of jewelry as a permitted use, subject to the following condition:

- Light assembly of jewelry shall not include smelting, soldering, or the use of hazardous chemicals.

Voting Aye: Branson, Catalani, Craig, Meleky, Souers, DeFrancisco

Voting Nay: none

Absent: Fansler

SPEAKERS AT THE PUBLIC HEARING:

For: none

On: none

Against: none