



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

TUESDAY, APRIL 18, 2023

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

6:00 P.M. REGULAR MEETING

The Planning and Zoning Commission meeting and public hearing will be held at the Addison Treehouse, 14681 Midway Road, Suite 200, Addison, TX 75001 on Tuesday, April 18, 2023 at 6:00 pm. For more information on the meeting location and ways to view and/or present comments, please contact Lesley Nyp prior to 3:00 pm on the day of the meeting at 972-450-2823 or by emailing zoninginput@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

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 March 21, 2023 Planning and Zoning Commission Meeting.**

2. Consider Action on a **Replat of Lots 18X-1 and 18X-2, Block F, of the Addison Grove Addition, comprising 1.24 Acres situated in the Thomas Chenowith Survey, Abstract No. 273, and located north of Beltway Drive and east of Magnolia Street.** Case R2023-01/Addison Grove Addition (18 Runyon Road).

Regular Agenda:

3. Hold a Public Hearing, Present, Discuss, and Consider Action on a **Request for a Special Use Permit (SUP) to allow a Religious Institution on 1.28± Acres Located at the Northwest Corner of Celestial Road and Winnwood Road (5555 Celestial Road), that is currently zoned Planned Development (PD), through Ordinance No. 091-083.** Case 1868-SUP/5555 Celestial Road (White Rock Chapel).

Citizen Comments: *At this time citizens will be allowed to speak on any matter other than personnel matters under litigation, for a length of time not to exceed three minutes. No P&Z action or discussion may. No Council action or discussion may take place on any matter until such matter has been placed on an agenda and posted in accordance with law.*

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: _____
Lesley Nyp, Planning & Development Manager

DATE POSTED: _____

TIME POSTED: _____

DATE REMOVED FROM BULLETIN BOARD: _____

REMOVED BY: _____

Planning & Zoning Commission 2023-02

1.

Meeting Date: 04/18/2023

Agenda Caption:

Consider Action on the **Minutes from the March 21, 2023 Planning and Zoning Commission Meeting.**

Staff Report:

The minutes from the March 21, 2023 Planning and Zoning Commission Meeting have been prepared for consideration.

Recommendation:

Administration recommends approval.

Attachments

Minutes of the March 21, 2023 Planning and Zoning Commission Meeting

DRAFT

OFFICIAL ACTIONS OF THE ADDISON PLANNING AND ZONING COMMISSION

March 21, 2023
6:00 P.M. - Addison Treehouse
14681 Midway Road, Suite 200

Present: Chair Tom Souers; Vice Chair Chris DeFrancisco; Commissioner Juli Branson;
Commissioner Robert Catalani; Commissioner Diane Chavez; Commissioner Denise
Fansler

Absent: Commissioner Zachary Faircloth

Call Meeting to Order

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 February 21, 2023
Planning and Zoning Commission Meeting.**

Motion: Recommend approval of the Consent Agenda, as presented.

Moved by Commissioner Robert Catalani, Seconded by Commissioner
Denise Fansler

AYE: Chair Tom Souers, Vice Chair Chris DeFrancisco,
Commissioner Juli Branson, Commissioner Robert Catalani,
Commissioner Diane Chavez, Commissioner Denise Fansler

Passed

Regular Agenda:

2. Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation regarding an Ordinance Approving a Special Use Permit (SUP) for Property Located at 15175 Quorum Drive, that is currently zoned Planned Development (PD), through Ordinance Nos. O92-020 and O92-066, to allow a Restaurant with the Sale of Alcoholic Beverages for On-Premises Consumption.** Case 1878-SUP/15175 Quorum Drive (St. Martin's).

Lesley Nyp, Planning and Development Manager, presented the request for approval of a Special Use Permit (SUP) for a restaurant with the sale of alcoholic beverages for on-premises consumption, located at 15175 Quorum Drive. St. Martin's is a full-service restaurant specializing in French cuisine. The restaurant operator currently has two other restaurants: Arthur's Steakhouse in Addison and St. Martin's in Dallas. The Addison restaurant would be St. Martin's second location. The proposed operating hours are 5:00 pm – 10:00 pm, seven days a week.

With this request, St. Martin's proposes to utilize 1,804 square feet of existing dining space, construct a 1,784 square foot building addition, and construct a 930 square foot covered outdoor patio. The restaurant would occupy a total of 4,518 square feet. The new building addition would replace an existing covered outdoor dining area. The existing restaurant, Arthur's Steakhouse, would occupy the remaining 6,624 square foot of building area on site.

Staff recommends approval of the SUP, with the following conditions:

- The applicant shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage.
- Upon issuance of a CO for this restaurant, SUP Ordinance Nos. 094-019 and 010-023, permitting building and site modifications to an existing restaurant with the sale of alcohol for on-premises

consumption shall be repealed.

Public Hearing: No citizens requested to address the commission.

Motion: Recommend approval of the SUP, Case 1878-SUP/15175 Quorum Drive (St. Martin's), as presented.

Moved by Vice Chair Chris DeFrancisco, Seconded by Commissioner Robert Catalani

AYE: Chair Tom Souers, Vice Chair Chris DeFrancisco, Commissioner Juli Branson, Commissioner Robert Catalani, Commissioner Diane Chavez, Commissioner Denise Fansler

Passed

3. Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation regarding an Ordinance Approving a Special Use Permit (SUP) for Property Located at 14975 Quorum Drive, that is currently zoned Planned Development (PD), through Ordinance No. O84-100, to allow the Sale of Alcoholic Beverages for On-Premises Consumption.** Case 1876-SUP/14975 Quorum Drive (Residence Inn Addison).

Lesley Nyp, Planning and Development Manager, presented the request for approval of a Special Use Permit (SUP) for the sale of alcoholic beverages for on-premises consumption at the Residence Inn, located at 14975 Quorum Drive. Residence Inn by Marriott is a hotel with 150 guest rooms. The hotel offers various guest amenities including a fitness center, outdoor pool, meeting space, and complimentary breakfast. There is no restaurant or bar on site. The hotel is requesting a SUP to allow the sale of beer and wine to guests from their market pantry. The market pantry is located within the hotel lobby. This area has shelving and beverage coolers to display various prepackaged snacks, beverages, and person care items, which can be purchased at the front desk. There is no modification to the existing market pantry area proposed.

Staff recommends approval of the SUP, with the following conditions:

- The applicant shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage.
- The sale of alcoholic beverages shall be limited to hotel guests for on-premises consumption.
- The sale of alcoholic beverages is limited to the market pantry, located within the hotel lobby as depicted on the floor plan (Exhibit A). Any future expansion as it relates to the sale of alcoholic beverages will require approval of a Special Use Permit (SUP).

Discussion:

Commissioner Catalani expressed concerns with the alcohol being left unattended.

Public Hearing:

Shanelle Rogers, Hotel Manager for Residence Inn, 14975 Quorum Drive, stated that an employee will be present at the front desk at all times.

Motion: Recommend approval of the SUP, Case 1876-SUP/14975 Quorum Drive (Residence Inn Addison), as presented.

Moved by Commissioner Juli Branson, Seconded by Commissioner Diane Chavez

AYE: Chair Tom Souers, Vice Chair Chris DeFrancisco,
Commissioner Juli Branson, Commissioner Robert Catalani,
Commissioner Diane Chavez, Commissioner Denise Fansler

Passed

Citizen Comments: *At this time citizens will be allowed to speak on any matter other than personnel matters under litigation, for a length of time not to exceed three minutes. No P&Z action or discussion may. No Council action or discussion may take place on any matter until such matter has been placed on an agenda and posted in accordance with law.*

Public Comment: No citizens requested to address the Commission.

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.

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

Meeting Date: 04/18/2023

Agenda Caption:

Consider Action on a **Replat of Lots 18X-1 and 18X-2, Block F, of the Addison Grove Addition, comprising 1.24 Acres situated in the Thomas Chenowith Survey, Abstract No. 273, and located north of Beltway Drive and east of Magnolia Street.** Case R2023-01/Addison Grove Addition (18 Runyon Road).

Recommendation:

Staff recommends approval of the replat.

Attachments

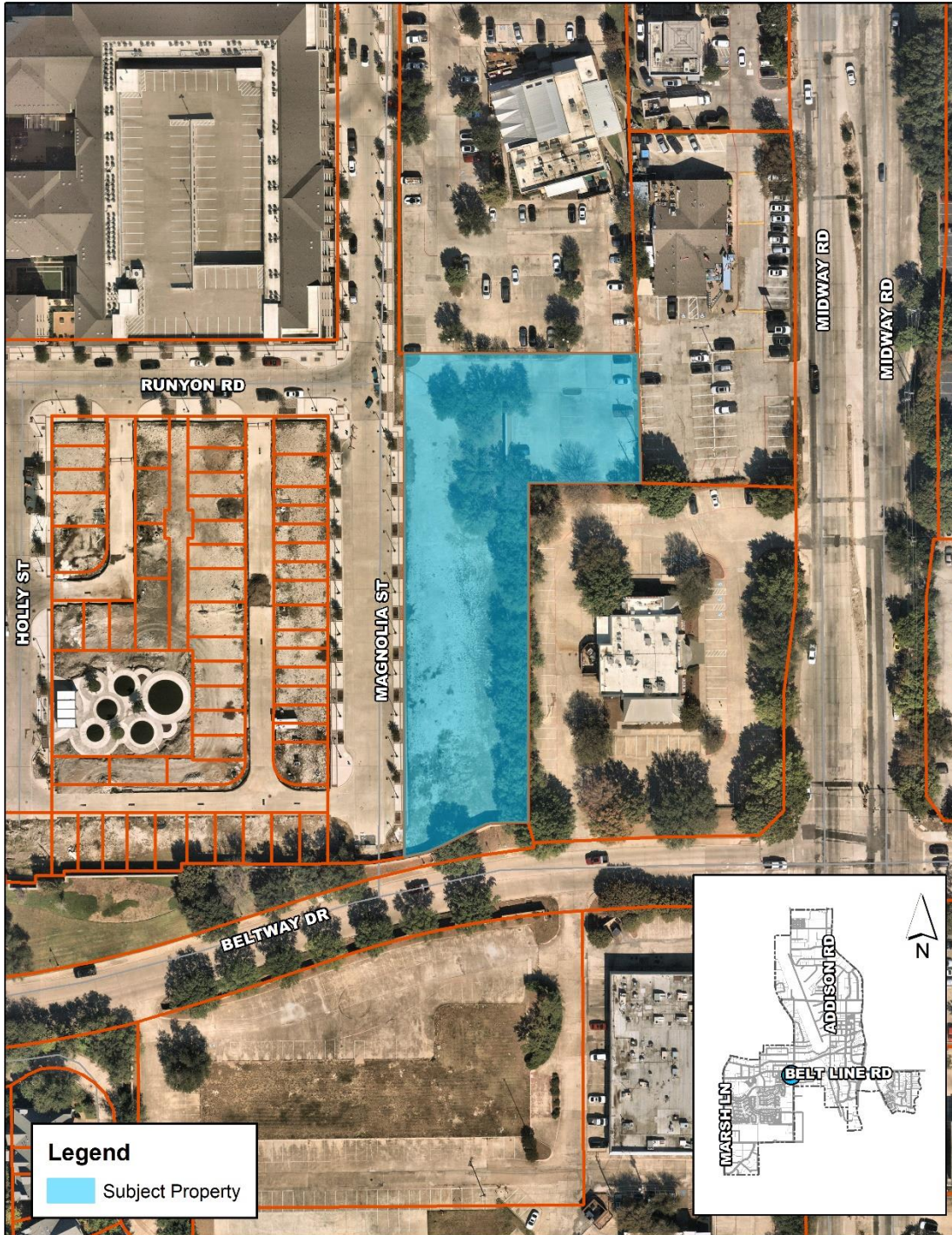
R2023-01 Staff Report

R2023-01 Replat

R2023-01

Case R2023-01/Addison Grove Addition (18 Runyon Road). Consider Action on a Replat of Lots 18X-1 and 18X-2, Block F, of the Addison Grove Addition, comprising 1.24 Acres situated in the Thomas Chenoweth Survey, Abstract No. 273, and located north of Beltway Drive and east of Magnolia Street.

LOCATION MAP





April 18, 2023

STAFF REPORT

RE: R2023-01/ Replat – Lots 18X-1 and 18X-2, Block F, of the Addison Grove Addition

LOCATION: 1.24 Acres situated in the Thomas Chenoweth Survey, Abstract No. 273, and located north of Beltway Drive and east of Magnolia Street.

REQUEST: Approval of a Replat (Application Date: 1/5/2023)

APPLICANT: Town of Addison

DISCUSSION:

Background: The subject property is located north of Beltway Drive and east of Magnolia Street. At the November 8, 2022, City Council Meeting, zoning requests were approved to allow off-site parking to support uses located at 14951 Midway Road as a primary use on Lot 18X-2 (Case No. 1862-Z) and to amend the Development Plans for 14951 Midway Road (Case No. 1863-Z). The zoning requests were necessary to account for site modifications resulting from the acquisition of right-of-way for the Midway Road Reconstruction Project.

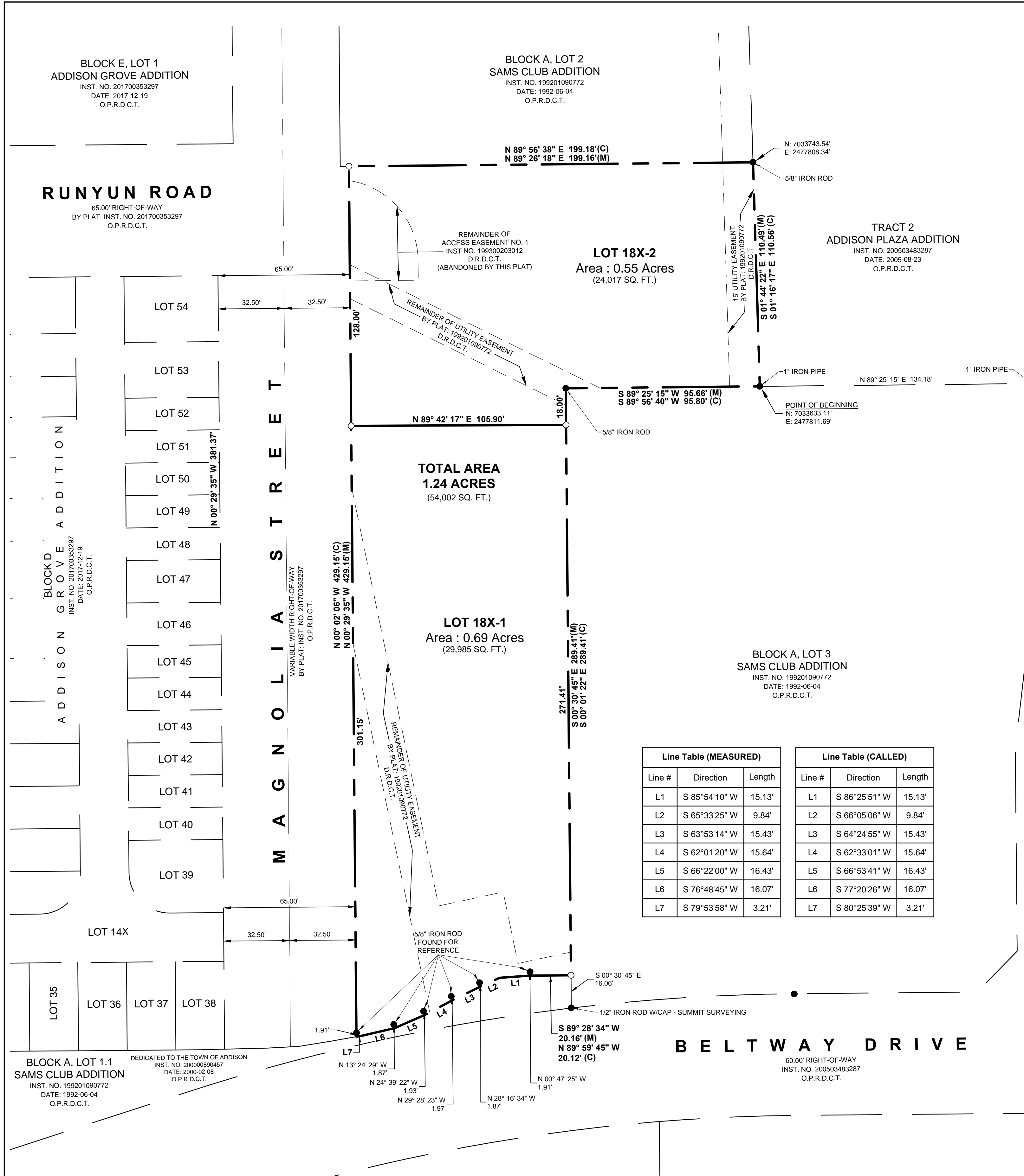
At the November 15, 2022, Planning & Zoning Commission Meeting, a replat was approved for the subject property (Case No. R2022-04) to subdivide the 1.24-acre parcel into two lots. The northern 0.55-acres, Lot 18X-2, will be conveyed to the property owners of Nate’s Seafood and Steakhouse to be used as an off-site parking lot as a part of the right-of-way acquisition agreement. The remaining 0.69-acres, Lot 18X-1, will be retained by the Town.

It was later determined that an existing access easement needed to be abandoned. This replat application will abandon an existing access easement at the northwest corner of the site. No additional easements are proposed to be dedicated or modified via this replat.

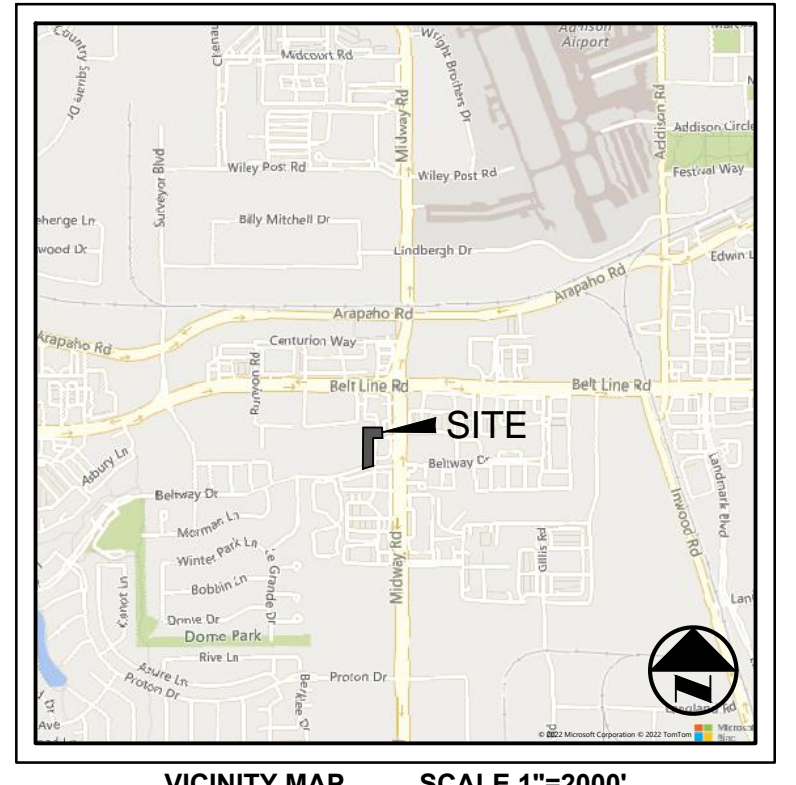
Regulatory Compliance: The replat has been reviewed by Town staff and is in compliance with all requirements.

RECOMMENDATION:

Staff recommends approval of the proposed replat.



M I D W A Y R O A D



NOTES:

- Notice: Selling a portion of this addition by metes and bounds is violation to Town ordinance and state law and subject to fines and withholding of utilities and building permits.
- Development standards of this plat shall comply with Appendix A of the Addison Code of Ordinances.
- No floodplain exists on site.
- Bearings shown hereon are referenced to the Texas Coordinate System of 1983, North Central Zone, and are based on the North American Datum of 1983, 2011 Adjustment. All coordinates shown hereon are Surface values displayed in US Survey Feet and may be converted to Grid values by dividing those Surface values by a Surface Adjustment Factor of 1.000136506. All distances shown hereon are Surface values displayed in US Survey feet and may be converted to Grid values by dividing those Surface values by a Surface Adjustment Factor of 1.000136506.

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:
That I, Kenneth D. Erwin, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments and/or other control shown thereon were placed under my personal supervision, in accordance with the Subdivision Regulations of the Town of Addison, Texas.



Kenneth D. Erwin Date: January 11th, 2023
Registered Professional Land Surveyor
No. 5554

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2023.

NOTARY PUBLIC in and for the STATE OF TEXAS

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF ADDISON, TEXAS ON _____, 2023.

Chair, Planning and Zoning Commission

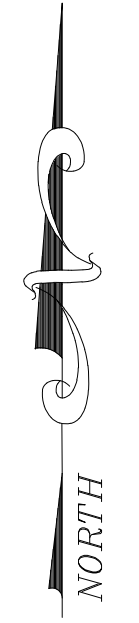
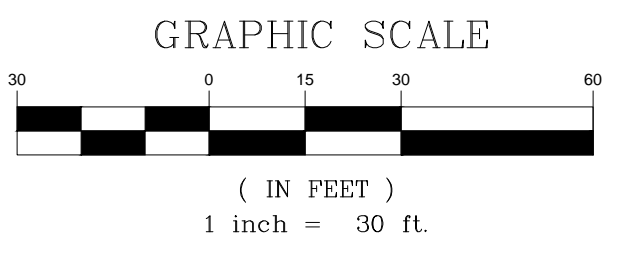
City Secretary

Line Table (MEASURED)			Line Table (CALLED)		
Line #	Direction	Length	Line #	Direction	Length
L1	S 85°54'10" W	15.13'	L1	S 86°25'51" W	15.13'
L2	S 65°33'25" W	9.84'	L2	S 66°05'06" W	9.84'
L3	S 63°53'14" W	15.43'	L3	S 64°24'55" W	15.43'
L4	S 62°01'20" W	15.64'	L4	S 62°33'01" W	15.64'
L5	S 66°22'00" W	16.43'	L5	S 66°53'41" W	16.43'
L6	S 76°48'45" W	16.07'	L6	S 77°20'26" W	16.07'
L7	S 79°53'58" W	3.21'	L7	S 80°25'39" W	3.21'

BELTWAY DRIVE

LEGEND:

- - Monument Found (As Noted)
- - Monument Set (5/8" Iron Rod with Yellow Plastic Cap Stamped)
- "Cobb Fendley & Associates"
- Plat Limits
- Lot Line
- Adjoiner Property Line
- Easement - As Described
- Centerline of road
- Instrument Number
- Volume / Page
- Official Public Records, Dallas County, Texas
- Deed Records, Dallas County, Texas
- Measured
- as Called by Plat/Deed



DATE:	SCALE:	NO.	DATE	COMMENT
01/04/2023	1" = 30.0'			
DRAWN BY: PTT	CHECKED BY: KDE			
SHEET NO. 1 of 1	JOB NUMBER: 2212-054-01			
SHEET ID: 2212-054-01-Lot18x Replat.dwg				

OWNERS CERTIFICATE:

WHEREAS The Town of Addison being the sole owner of the following tract of land herein proposed as Lots 18X-1 and 18X-2, Block F, Addison Grove Addition to the Town of Addison, Dallas County, Texas, situated in Section 218C, Block 218 of the Thomas L. Chenoweth Survey, Abstract Number 273, Town of Addison, Dallas County, Texas, and being all of Lot 18X, Block F, of the Addison Grove Addition to the Town of Addison, Dallas County, Texas, as recorded in Instrument Number 201700353297, Official Public Records, Dallas County, Texas, and also being further described by metes and bounds as follows;

BEGINNING at 1 inch iron pipe found (Northing: 7033633.11 feet, Easting: 2477811.69 feet) for an eastern corner of said Lot 18X on the north line of Lot 3, Block A, of the Sams Club Addition to the Town of Addison, Dallas County, Texas, as recorded in Instrument Number 199201090772, Official Public Records, Dallas County, Texas, from which a 1 inch iron pipe found for the northeast corner of said Lot 3, Block A bears North 89°25'15" East, a distance of 134.18 feet;

THENCE South 89°25'15" West, a distance of 95.66 feet (called South 89°56'40" West - 95.80 feet) along the north line of said Lot 3, Block A, to a 5/8 inch iron rod found for a corner and being the same as a corner of said Lot 18X and the northwest corner of said Lot 3, Block A;

THENCE South 00°30'45" East, a distance of 289.41 feet (called South 00°12'22" East - 289.41 feet along the common east line of said Lot 18X and west line of said Lot 3, Block A, to a 5/8 inch iron rod with cap stamped "Cobb Fendley & Associates" set for a corner and being the same as the southeast corner of said Lot 18X and the northeast corner of a tract of land deeded to the Town of Addison on February 08, 2000 as described in Instrument Number 200000890457, Dallas County, Texas, also known as Lot 1.1, Block A of said Sams Club Addition, from which 1/2 inch iron rod with cap stamped "Summit Surveying" found for the southwest corner of said Lot 3, Block A, bears South 00°30'45" East a distance of 16.06 feet;

THENCE along the common south line of said Lot 18X and the north line of said Lot 1.1, Block A, the following courses;

South 89°28'34" West, a distance of 20.16 feet (called North 89°59'45" West - 20.12 feet) to a point for a corner, from which a 5/8 inch iron rod found for reference bears North 00°47'25" West a distance of 1.91 feet;

South 85°54'10" West, a distance of 15.13 feet (called South 86°25'51" West - 15.13 feet) to a point for a corner;

South 65°33'25" West, a distance of 9.84 feet (called South 66°05'06" West - 9.84 feet) to a point for a corner, from which a 5/8 inch iron rod found for reference bears North 28°16'34" West, a distance of 1.87 feet;

South 63°53'14" West, a distance of 15.43 feet (called South 64°24'55" West - 15.43 feet) to a point for a corner, from which a 5/8 inch iron rod found for reference bears North 29°28'23" West, a distance of 1.97 feet;

South 62°01'20" West, a distance of 15.64 feet (called South 62°33'01" West - 15.64 feet) to a point for a corner from which a 5/8 inch iron rod found for reference bears North 24°39'22" West, a distance of 1.93 feet;

South 66°22'00" West, a distance of 16.43 feet (called South 66°53'41" West - 16.43 feet) to a point for a corner, from which a 5/8 inch iron rod found for reference bears North 13°24'29" West, a distance of 1.87 feet;

South 76°48'45" West, a distance of 16.07 feet (called South 77°20'26" West - 16.07 feet) to a point for a corner;

South 79°53'58" West, a distance of 3.21 feet (called South 80°25'39" West - 3.21 feet) to a point for a corner on the east right-of-way line of Magnolia Street (variable width) dedicated by said Addison Grove Addition and being the same as the southwest corner of said Lot 18X;

THENCE North 00°29'35" West, along the common east line of said Magnolia Street and west line of said Lot 18X, at a distance of 1.91 feet pass a 5/8 inch iron rod found for reference and continuing for a total distance of 429.15 feet (called North 00°02'06" West - 429.15 feet) to a 5/8 inch iron rod with cap stamped "Cobb Fendley & Associates" set on the south line of Lot 2, Block A, of said Sams Club Addition for the northwest corner and being the same as the northwest corner of said Lot 18X;

THENCE North 89°26'18" East, a distance of 199.16 feet (called North 89°56'38" East - 199.18 feet) along the common north line of said Lot 18X and south line of said Lot 2, Block A, to a 5/8 inch iron rod found for the northeast corner and being the same as the northeast corner of said Lot 18X and southeast corner of said Lot 2, Block A;

THENCE South 01°44'22" East, a distance of 110.49 feet (called South 01°16'17" East - 110.56 feet) along the common east line of said Lot 18X and west line of Tract 2 of the Addison Plaza Addition to the Town of Addison, Dallas County, Texas as recorded in Instrument Number 200503483287, Official Public Records, Dallas County, Texas, to the POINT OF BEGINNING and containing within this call a calculated area of 1.24 acres (54002 square feet) of land.

OWNERS DEDICATION:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That The Town of Addison, Texas ("Owner") does hereby adopt this plat designating the hereinabove property as **ADDISON GROVE ADDITION**, an addition to the Town of Addison, Texas, and subject to the conditions, restrictions and reservations stated hereinafter, owner dedicates to the public use forever the streets and alleys shown thereon.

The easement shown on this plat are hereby reserved for the purposes as indicated, including, but not limited to, the installation and maintenance of water, sanitary sewer, storm sewer, drainage, election, telephone, gas and cable television. Owner shall have the right to use these easements, provided, however, that it does not unreasonably interfere or impede with the provision of the services to others. Said utility easements are hereby being reserved by mutual use and accommodation of all public utilities using or desiring to use the same. An express easement of ingress and egress is hereby expressly granted on, over and across all such easements for the benefit of the provider of services for which easements are granted.

Water main and sanitary sewer easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water service and sewer services from the main to curb or pavement line, and the descriptions of such additional easements herein granted shall be determined by their locations as installed.

This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Addison, Texas.

WITNESS, my hand this _____ day of _____, 2023.

OWNER: TOWN OF ADDISON, TEXAS

By: TOWN OF ADDISON, TEXAS

By:

Hamid Khaleghipour
Interim City Manager

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2023.

NOTARY PUBLIC in and for the STATE OF TEXAS

CASE NO. 2023-01
THE PURPOSE OF THIS REPLAT IS TO CREATE 2 LOTS FROM LOT 18X, BLOCK F.

**REPLAT
ADDISON GROVE ADDITION
BLOCK F, LOTS 18X-1 & 18X-2
TOTAL 1.24 ACRES**

BEING REPLAT OF LOT 18X, BLOCK F, OF THE ADDISON GROVE ADDITION TO THE TOWN OF ADDISON, DALLAS COUNTY, TX. OUT OF SECTION 218C, BLOCK 218 OF THE THOMAS L. CHENOWETH SURVEY, ABSTRACT NO. 273 TOWN OF ADDISON, DALLAS COUNTY, TX.



ENGINEER & SURVEYOR:
COBB, FENDLEY & ASSOCIATES, INC.
ONE RIDGMAR CENTER,
6500 WEST FREEWAY, STE. 300,
FORT WORTH, TEXAS 76116
PHONE: 972-335-3214

OWNER:
TOWN OF ADDISON
5300 BELT LINE RD
DALLAS, TEXAS 75254

Meeting Date: 04/18/2023

Agenda Caption:

Hold a Public Hearing, Present, Discuss, and Consider Action on a **Request for a Special Use Permit (SUP) to allow a Religious Institution on 1.28± Acres Located at the Northwest Corner of Celestial Road and Winnwood Road (5555 Celestial Road), that is currently zoned Planned Development (PD), through Ordinance No. O91-083** Case 1868-SUP/5555 Celestial Road (White Rock Chapel).

Staff Report:

Staff is requesting to postpone consideration of this application until the next scheduled Planning and Zoning Commission meeting in order to allow for additional time for the applicant to address feedback from Town staff and neighborhood representatives.

Recommendation:

Staff recommends approval of the request to postpone consideration of this application until the next scheduled Planning and Zoning Commission meeting.
