

## OFFICIAL ACTIONS OF THE ADDISON PLANNING AND ZONING COMMISSION

April 20, 2021

6:00 P.M. - Council Chambers

Addison Town Hall, 5300 Belt Line Road

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

Pledge of Allegiance

Regular Agenda:

1. Discuss and take action regarding approval of the minutes of the March 21, 2021 Planning and Zoning Commission meeting.

Motion: Approval of the minutes as amended in the Work Session.

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

2. **PUBLIC HEARING** Case 1826-SUP/Jeni's Splendid Ice Creams. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 5290 Belt Line Road, Suite 112B, which property is currently zoned PD, Planned Development, through Ordinance O19-22, by approving a Special Use Permit for a new restaurant.

Discussion:

Olga Chernomorets, Planning and Development Manager, presented the Staff Report.

Commissioner Robert Catalani inquired whether the ice cream ingredients will be sourced locally or in Ohio, where Jeni's is based. The applicant, Sarah Moore with Jeni's Splendid Ice Creams, indicated that most ingredients are sourced in Ohio; however, as their supply chain grows, they will look engage Texas suppliers.

Commissioner Chris DeFrancisco inquired about the planned opening date for the business. Sarah Moore with Jeni's Splendid Ice Creams, indicated that they hope to be open by the Fall of 2021.

Vice Chair Tom Souers inquired about the background of the business. Sarah Moore with Jeni's Splendid Ice Creams, shared details on the history and product offerings of Jeni's Splendid Ice Creams.

Chair Resnik inquired about the design of the patio. Sarah Moore with Jeni's Splendid Ice Creams, confirmed that the patio is fully covered.

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 request without conditions.

Moved by Vice Chair Tom Souers, Seconded by Commissioner Denise Fansler

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. **PUBLIC HEARING** Case 1827-SUP/Greenhill School Temporary Classrooms. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property addressed as 4141 Spring Valley Road and 14101 Midway Road, currently zoned Residential-1 (R-1) and Planned Development (PD), through Ordinance 084-092, with a Special Use Permit for a private school, by approving a Special Use Permit for seven portable school buildings.

Discussion:

Olga Chernomorets, Planning and Development Manager, presented the Staff Report.

Commissioner Robert Catalani inquired whether the applicant has conducted outreach to the surrounding property owners. The applicant, Mike Willis with the Greenhill School, confirmed that outreach has been conducted and that this request and the future construction to the north will comply with Town construction requirements.

Commissioner Nancy Craig inquired about the exterior appearance of the temporary buildings. The applicant, Mike Willis with the Greenhill School, confirmed that the buildings will have sheet metal facades painted with a neutral color, and that the buildings will be completely underpinned.

Vice Chair Tom Souers inquired about what was currently on the site where the temporary classroom buildings are proposed to be located. The applicant, Mike Willis with the Greenhill School, confirmed that is currently an open meadow that is used as a play area for students. This area was previously used for temporary classroom buildings while the reconstruction of the lower schools and pre-school buildings was underway. The services for those previous temporary classroom buildings were capped and retained, and will be used again for these temporary buildings.

Chair Resnik opened the meeting as a public hearing.

Public Hearing:

For: Tim and Kate Wegener, 14609 Heritage Ln, Addison TX 75001. Mr. and Mrs. Wegener submitted comments in support of the request which were read into the record at the meeting.

Against: none

On: none

Commissioner Robert Catalani shared recent experience with similar trailers during recent office construction and confirmed that the quality of these buildings has improved significantly from past practices.

Chair Resnik closed the public hearing.

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

- The SUP shall be subject to review and reconsideration at least every 18 months following the date of authorization, and shall automatically expire - requiring removal of the buildings - by the earlier of:
  - Within thirty (30) days of issuance of a Certificate of Occupancy for the new science building, or;
  - January 1, 2024.

Moved by Commissioner Chris DeFrancisco, Seconded by 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

4. Discuss and take action regarding the proposed tree mitigation and replacement plan for Case 1824-Z/TCA Middle School Addition.

Discussion:

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

Motion: Recommend approval of the request without conditions.

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

5. Discuss whether the Planning and Zoning Commission prefers to continue holding meetings virtually or return to in person meetings.

The Commission discussed continuing to meet virtually for work sessions and returning to in-person meetings for regular meetings, beginning with the May 18<sup>th</sup> regular meeting of the Planning and Zoning Commission.

Chair Resnik noted that future in person meetings will need to be conducted at the Addison Tree House to support social distancing for in person meeting attendees and technology needs for meeting attendees participating virtually.

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

