

OFFICIAL ACTIONS OF THE ADDISON PLANNING AND ZONING COMMISSION

July 20, 2021

6:00 P.M. - Addison TreeHouse

Addison TreeHouse, 14681 Midway Road, Suite 200, Addison, TX 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

Pledge of Allegiance

Regular Agenda:

1. Consider action to approve the minutes from the May 18, 2021 Planning and Zoning Commission meeting.

Motion: Approval of the minutes as presented.

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

2. **PUBLIC HEARING** Case 1830-Z/4551 Beltway Drive. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on a 1.17 acre property located at 4551 Beltway Drive, from Local Retail (LR) to Commercial-1 (C-1) District.

Discussion:

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

Vice Chair Tom Souers inquired about development interest in the property since 2007. Mr. Schmidt was not aware of past development interest in the property and clarified that the applicant represents the buyer of the subject property.

Commissioner Chris DeFrancisco requested clarification on existing sidewalk connectivity on the east side of Beltway Drive and if a sidewalk would be required to be constructed as part of the future development of the subject property. Mr. Schmidt clarified that future development of this site would only include the construction of a sidewalk along the direct street frontage of the subject property. The property owner on the east side of Beltway Drive would be required to construct a sidewalk if redevelopment occurred. Alternatively, the Town could construct this sidewalk as part of a Town capital improvement project.

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

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. Case CP2021-001/4551 Beltway Drive Medical Office. Concept Plan for medical office use on one lot on 1.17 acres comprising part of Tract III of the Beltway Office Park Addition, generally located at the northwest corner of Beltway Drive, 350 feet south of Belt Line Road. Zoned: Local Retail (LR).

Discussion:

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

Commissioner Nancy Craig inquired about the specific requirements for dumpster screening and if an alternative location for the dumpster was considered. Mr. Schmidt mentioned that the code only requires that the dumpster to be screened from public view, which is being achieved through the dumpster enclosure and doors. He further stated that the placement of the dumpster is challenging due to the subject property being a corner lot. The proposed location and orientation of the dumpster was selected to minimize paved surface, keep the dumpster further away from the street, and not impact the development of the remainder of site to the south, which would further screen the view of the dumpster.

Vice Chair Tom Souers inquired about the feasibility of the remainder of the site being developed with a building and providing the minimum landscape area required by the Town's landscape ordinance. Mr. Schmidt responded that he believed that a second building of a similar size could be achieved on the site, as the landscape area on the north side of the site and along the parkways, would provide sufficient landscape area to achieve compliance.

Vice Chair Tom Souers requested details on the number of handicap accessible parking spaces that are proposed versus what is required. Mr. Schmidt responded that he did not have that detailed information and mentioned that the plan being presented is conceptual. Required site plan and permitting for this development would require compliance with handicap accessible parking requirements.

Commissioner John Meleky asked if the concept plan could be changed to allow for a different use than medical office. Mr. Schmidt confirmed that the use could change; however, proposed additions or modifications to the site layout, including addition of a second building, would require a revision to the concept plan and approval by the Planning and Zoning Commission.

Vice Chair Tom Souers inquired if the applicant and developer have previous experience with medical office. The applicant, Eliza Solender, of Solender Hall Commercial Real Estate, confirmed that the developer has previous experience with medical office and this is their first experience in Addison.

Chair Eileen Resnik inquired if there is a prospective tenant for the proposed medical office building. Ms. Solender responded that the space is being constructed for general medical office use that would be suitable for any prospective tenant or for a buyer.

Motion: Recommend approval of the request subject to City Council approval of the applicant's rezoning request.

Moved by Commissioner Chris DeFrancisco, 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

4. Present, discuss, and consider action on proposed updates to the Planning and Zoning Commission Rules, Regulations, and Procedures.

Discussion:

Chair Eileen Resnik began the discussion by requesting that Tad Dunn, Assistant City Attorney, respond to the question that was raised during the work session regarding disqualification from voting in part D on page 7 of the document.

Mr. Dunn recommended that a reference to Chapter 171 of the Local Government Code be included in the section that outlines circumstances when a Commissioner would be required to abstain from a vote by State law.

Chair Resnik inquired if the referenced section in the Local Government Code be restated in the document rather than making a reference.

Mr. Dunn stated that it could be restated in the procedures document, though it may result in a significant addition of text to the document.

Commissioner John Meleky raised concern with state laws changing, which would require the Commission to update this policy if this item was specifically stated in this document and not adopted by reference to State law.

Mr. Schmidt mentioned that a hyper link to the section in the Local Government Code could be included in the document to provide the desired reference to State law.

The Commission acknowledged the practicality of the hyper link being used.

Mr. Schmidt recommended that staff should present a revised draft at a future meeting that includes revisions to the section being discussed by providing references to applicable State law.

Motion: Table the agenda item until the next meeting.

Moved by Commissioner John Meleky, Seconded by Commissioner Nancy Craig

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

Passed

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