

# OFFICIAL ACTIONS OF THE ADDISON PLANNING AND ZONING COMMISSION

September 21, 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 on the **Minutes from the August 17, 2021 Planning and Zoning Commission Meeting.**

Motion: Approval of the minutes as presented.

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

2. Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation regarding an Ordinance Amending Planned Development (PD) District Ordinance O20-54 for a 2.034-Acre Property Located at 3820 Belt Line Road, to Modify Minimum Lot Size Requirements and to Establish Future Cross-Access Requirements.** Case 1838-Z/3820 Belt Line Road.

Discussion:

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

Commissioner DeFrancisco inquired about parking being lost if the property were to be subdivided in the future. Mr. Schmidt clarified that each lot would be required to comply with the minimum parking requirements of the applicable zoning district, and if they wished to redevelop the existing vacant restaurant in the future, any future uses would need to comply with those requirements.

Vice Chair Souers inquired about the nature of the changes being proposed and whether the applicant would still be required to comply with the Master Transportation Plan and other Town zoning requirements. Mr. Schmidt confirmed that the proposed PD amendments only include the elimination of the minimum lot size requirement and the requirement to provide cross-access between any future lots, and that all other Town requirements would still apply. Mr. Schmidt stated that this request was driven by the applicants need to maintain flexibility to support potential reinvestment in this property.

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 zoning amendment.

Moved by Commissioner John Meleky, 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 Changing the Zoning on a 2.99-Acre Properties Located at 4150 Kellway Circle, from Industrial-1 (I-1) to Planned Development (PD) District with Modified I-1 District Regulations.** Case 1831-Z/4150 Kellway Circle.

Discussion:

Ken Schmidt, Director of Development Services, informed the Commission that the applicant has requested to table consideration of the request to a future meeting to allow staff and the applicant to work through additional details of the request. Mr. Schmidt shared with the Commission that staff will mail out updated notification letters to surrounding property owners, which will also allow staff to correct a deficiency with the previous notice.

No further discussion occurred on this item.

Motion: Table consideration until the next Planning and Zoning Commission meeting.

Moved by Commissioner Nancy Craig, 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

Adjourn Meeting

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