

OFFICIAL ACTIONS OF THE ADDISON PLANNING AND ZONING COMMISSION

December 7, 2021

6:00 P.M. - Addison TreeHouse

14681 Midway Road, Suite 200, Addison, Texas 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

Chair Resnik called the meeting to order.

Pledge of Allegiance

Chair Resnik led the Pledge of Allegiance.

Regular Agenda:

1. Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation regarding an Ordinance for Property Located at 14854 Montfort Drive, currently zoned Planned Development (PD) through Ordinance No. 084-076, for a Special Use Permit (SUP) to allow a Restaurant with the Sale of Alcoholic Beverages for On-Premises Consumption.** Case 1841-SUP/14854 Montfort Drive (TK's Place).

Discussion:

Before presenting the Staff Report, Jenifer Tedrick, Planning and Development Manager, stated that this request was presented and action was taken by the Planning and Zoning Commission during its regular meeting on November 16, 2021. At that time, staff failed to alert the Commission of the need to conduct the public hearing prior to acting on the request, as required by the Town's zoning ordinance and Chapter 211 of the Texas Local Government Code. To correct this procedural error, the Commission would have to reconsider this request.

Ms. Tedrick stated that based on the discussion by the Commission at the November 16, 2021 meeting, staff's recommendation for approval remains as previously presented, with the exception of the previously recommended restrictions on the amount of comedy events that can be held on site.

Ken Schmidt, Director of Development Services, addressed the landscaping compliance concerns that were discussed by the Commission at the previous meeting. Mr. Schmidt indicated that this was an older site and that the existing landscape was in compliance with Town landscape standards in the immediate vicinity of this proposed business. Mr. Schmidt stated that where there were landscape compliance issues on this site, those areas are several hundred feet away from the proposed business, and would be best addressed when reinvestment in the adjacent office building occurs.

TK Matteson, applicant, asked about the occupancy of the floor plan. Chair Resnik confirmed that the Town's fire department would work with the applicant to define building occupancy limits.

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 SUP with the following conditions:

- The applicant shall not use any terms or graphics depictions that relate to alcoholic beverages in any exterior signage.
- Existing SUP Ordinance No. O15-014 is repealed upon issuance of a Certificate of Occupancy for the proposed use.

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

Adjourn Meeting

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