



**PLANNING AND ZONING COMMISSION
WORK SESSION**

TUESDAY, JULY 21, 2026

**ADDISON TOWN HALL
15600 ADDISON ROAD, ADDISON, TX 75001**

5:00 P.M. WORK SESSION

The Planning and Zoning Commission WORK SESSION will be held at the Addison Town Hall, 15600 Addison Road, Addison, Texas 75001 on Tuesday, July 21, 2026 at 5:00 PM. For more information on the meeting location and ways to view the meeting, please contact Korrie Becht prior to 3:00 PM on the day of the meeting at 972-450-2848 or by emailing zoninginput@addisontx.gov. The meeting will be live streamed on Addison's website at www.addisontx.gov.

Call Meeting to Order

1. Status update on recent Planning and Zoning Commission cases and planning policy items.
2. Discussion regarding items on the agenda for the July 21, 2026 Planning and Zoning Commission Regular Meeting:
 - May 19, 2026 Planning and Zoning Commission Meeting Minutes
 - Replat for the Innovation Center on 12.222± acres located at southwest corner of the Addison Road and Excel Parkway intersection (Case SUBR-2026-004/Innovation Center Replat)
 - Consider adoption of the 2026 Master Transportation Plan.
 - Rezone a 11.6± acre property generally located at the southwest corner of Dallas Parkway and Excel Parkway, addressed as 16641 Dallas Parkway, from Planned Development (PD), Ordinance No. O20-47, to a new Planned Development (PD) district to allow for a development comprised of 186 age restricted multifamily dwelling units, 108 townhomes, and associated private open space and common areas, through the approval of development plans and standards (Case 1953-Z/Addison Green PD)
 - Amend the comprehensive plan, Advance Addison 2050, to modify the Place Type Map designation from High-Intensity Urban Center to Urban Village for a 11.6± acre property generally located at the southwest corner of Dallas Parkway and Excel Parkway, addressed as 16641 Dallas Parkway (Case CPA2026-1/Comp Plan)

Amendment - Addison Green)

- Amend the permitted use and development standards for Planned Development, Ordinance Nos. 092-037 and 098-049, for a 3.62± acre property generally located north of Belt Line Road and East of Marsh Lane, and addressed as 3711 Belt Line Road (Case 1955-Z/Remington Addison Plaza PD Amendment)
- Rezone a 0.56-acre property, located at 3810 Belt Line Road, from Planned Development (PD), Ordinance No. 022-27 to Commercial Limited (CL) zoning district (Case 1961-Z/Roadrunners Coffee Rezoning)

3. Present and discuss potential amendments to the Unified Development Code (UDC).

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 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: _____
Korrie Becht, Assistant Director of Development Services
DATE POSTED: _____
TIME POSTED: _____
DATE REMOVED FROM BULLETIN BOARD: _____
REMOVED BY: _____

Meeting Date: 07/21/2026

Agenda Caption:

Discussion regarding items on the agenda for the July 21, 2026 Planning and Zoning Commission Regular Meeting:

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Meeting Date: 07/21/2026

Agenda Caption:

Present and discuss potential amendments to the Unified Development Code (UDC).

Staff Report:

The Town of Addison first engaged Clarion Associates in 2019 to review and update the Town's "development regulations," including ordinances for zoning, subdivision of land, signs, and related issues. The [Unified Development Code](#) (UDC) consolidated and updated the regulations into one document that is clear, enforceable, and helps implement the Town's shared vision for the future.

The UDC was adopted by the City Council on March 25, 2025. The new zoning map was adopted on August 12, 2025, and later became effective on September 1, 2025. During and throughout the adoption process, several items have been identified to be amended, including the creation of a new parks overlay zoning district. Staff has also identified minor amendments to be addressed for additional clarity.

Staff has begun the process of drafting previously discussed updates and would like to engage the Planning and Zoning Commission on items or topics to be reviewed for potential amendment.

Recommendation:

Staff seeks Commission direction on feedback for possible amendments to the Unified Development Code (UDC).
