

OFFICIAL ACTIONS OF THE ADDISON CITY COUNCIL

January 8, 2002
7:30 p.m. - Council Chambers
5300 Belt Line Road

Present: Mayor Wheeler, Councilmembers Barrett, Klein, Mallory, Silver, Turner,
Ways
Absent: None

Item #R1 – Consideration of Old Business

The following employees were introduced to the Council: Tim Hastings (Environmental Services), David Benson (Fire) and Beverly Gaume (Facilities/Fleet Services).

Item #R2 – Consent Agenda

Item #2a was considered separately.

#2a – Approval of the Minutes for the December 11, 2001 Council Meeting.

Councilmember Silver moved to approve the Minutes of the December 11, 2001 Council Meeting. Councilmember Mallory noted a correction in the Minutes.

Councilmember Mallory moved to approve the Minutes of the December 11, 2001 Council Meetings subject to the correction of Item #R4 to reflect Councilmember Ways as seconding this item and Councilmember Mallory voting Nay. Councilmember Turner seconded. Councilmember Silver moved to withdraw his motion and Councilmember Klein seconded subject to correction of minutes. The motions carried.

Voting Aye: Wheeler, Barrett, Klein, Mallory, Turner, Ways
Voting Nay: Silver
Absent: None

Item #R3 – Presentation of an award to Deena Hermes, Children’s Activity Coordinator at the Addison Athletic Club, for “Innovative Recreation Programming” sponsored by the National Recreation and Parks Association.

Mayor Wheeler presented an award to Deena Hermes for “Innovative Recreation Programming” sponsored by the National Recreation and Parks Association.

Item #R4 – Consideration of a Resolution amending the land use map of Addison’s Comprehensive Plan to change the land use designation for the Village on the Parkway from “Retail” to “Mixed Use”.

Councilmember Klein moved to duly pass Resolution No. R02-001 amending the land use map of Addison’s Comprehensive Plan to change the land use designation for the Village on the Parkway from “Retail” to “Mixed Use”. Councilmember Mallory seconded. The motion carried.

Voting Aye: Wheeler, Barrett, Klein, Mallory, Silver, Turner, Ways

Voting Nay: None
Absent: None

Item #R5 – PUBLIC HEARING and consideration of an Ordinance changing the zoning from a Planned Development District to a Revised Planned Development District that includes residential uses, located on 30.72 acres at the southeast corner of Belt Line Road and the Dallas North Tollway, on application from KS Development, represented by Mr. Sam Ng.

Mayor Wheeler continued the meeting as a public hearing from the December 11, 2001 Council meeting. There were no questions or comments. Mayor Wheeler closed the meeting as a public hearing.

Councilmember Silver moved to duly pass Ordinance No. 002-001 changing the zoning from a Planned Development District to a Revised Planned Development District that includes residential uses, located on 30.72 acres at the southeast corner of Belt Line Road and the Dallas North Tollway, on application from KS Development, subject to the following conditions:

1. The plans shall provide a minimum of 994 parking spaces, with a minimum of 249 spaces clearly signed as retail parking and provided for use by customers to the shopping center.
2. The cantilevered portion of the apartment building (west building) must be set at a minimum height approved by the staff.
3. A 10-foot wide, 6-inch reinforced concrete walkway must be constructed through the central portion of the easement to provide necessary vehicle access.
4. Additional fire hydrants must be added on the south side of the drive along the front of the buildings.
5. Loading/unloading docks, or a designated space for residents to move in and out and retailers to receive deliveries, must be provided in each building.
6. The applicant and Dunhill Properties (the property owner) shall enter into an agreement that spells out who will maintain the open space on the project and carry a provision that will keep it from being eliminated or fenced off from the residential towers by a future owner. The agreement should be structured similarly to the cross parking agreement in that the Town should have the authority to approve it and any amendments to it. The agreement must be approved by the Council prior to the issuance of a building permit.
7. The applicant shall grant an avigation easement to the Town.
8. The applicant must file a complete landscaping plan prior to the issuance of a building permit.

Councilmember Mallory seconded. The motion carried.

Voting Aye: Wheeler, Barrett, Klein, Mallory, Silver, Turner, Ways
Voting Nay: None
Absent: None

Item #R6 – **PUBLIC HEARING** and Consideration of an Ordinance amending an existing Special Use Permit for a public utility (a bus transit center), located at the northwest corner of the intersection of Quorum Drive and Arapaho Road, on application from Dallas Area Rapid Transit, represented by Mr. Mahesh Kuimil, P.E.

Mayor Wheeler opened the meeting as a public hearing. There were no questions or comments. Mayor Wheeler closed the meeting as a public hearing.

Councilmember Mallory moved to duly pass Ordinance No. 002-002 amending an existing Special Use Permit for a public utility (a bus transit center), located at the northwest corner of the intersection of Quorum Drive and Arapaho Road, on application from Dallas Area Rapid Transit. Councilmember Turner seconded. The motion carried

Voting Aye: Wheeler, Barrett, Klein, Mallory, Silver, Turner, Ways
Voting Nay: None
Absent: None

Item #R7 – Approval of a final plat for Lot 1, Block 1, Addison Athletic Club Addition, located on 6.101 acres of land, located at 3900 and 3950 Beltway Drive, on application from the Town of Addison represented by R-Delta Engineers.

Councilmember Turner moved to approve a final plat for Lot 1, Block 1, Addison Athletic Club Addition, located on 6.101 acres of land, located at 3900 and 3950 Beltway Drive, on application from the Town of Addison, subject to the following conditions:

- (1) The plat indicates a bearing of S 00 degrees 55'55"W, and distance of 11.62 feet. The Owners Certificate incorrectly shows the distance as 1.62 feet.
- (2) In the twelfth paragraph of the Owners Certificate, the word "pass" should be "passed".
- (3) The variation of up to 53 square feet, indicated in the fourteenth paragraph of the Owners Certificate is high.
- (4) In the paragraph that begins with "Any drainage and floodway....." incorrectly includes the letters "ht" in the sentence.
- (5) Civil drawings must be approved by the Town of Addison.

Councilmember Ways seconded. The motion carried.

Voting Aye: Wheeler, Barrett, Klein, Mallory, Silver, Turner, Ways
Voting Nay: None
Absent: None

Item #R8 – **PUBLIC HEARING** and consideration of an Ordinance amending an existing Special Use Permit for a restaurant and an existing Special Use Permit for the sale of alcoholic beverages for on-premises consumption, located at 4180 Belt Line Road (formerly Hoffbrau Steaks) on application from Duke's Original Road House, represented by Mr. Ken Wales.

Councilmember Klein moved to duly pass Ordinance No. 002-003 amending an existing Special Use Permit for a restaurant and an existing Special Use Permit for the sale of alcoholic beverages for on-premises consumption, located at 4180 Belt Line Road (formerly Hoffbrau Steaks) on application from Duke's Original Road House, subject to the following conditions:

- (1) The applicant shall indicate, on the landscaping plan, where the existing crape myrtles will be relocated.
- (2) Any new mechanical equipment must be screened from all adjacent properties. The screening mechanism shall be architecturally compatible, and the Building Official shall make the determination of "architecturally compatible".
- (3) The applicant shall make his best effort to meet a 60/40 food to alcohol sales ratio, but shall at least maintain a minimum food to alcohol sales ratio of 40/60.

Councilmember Mallory seconded. The motion carried.

Voting Aye: Wheeler, Barrett, Klein, Mallory, Silver, Turner, Ways
 Voting Nay: None
 Absent: None

Item #R9 – Discussion and consideration of the auction or permanent placement of Addison's Pegasus Sculpture.

Councilmember Barrett moved that the Addison's Pegasus Sculpture be placed at the Addison Airport. No second was received. Councilmember Silver moved that the Addison's Pegasus Sculpture be kept by the Town of Addison. Councilmember Ways seconded. The motion carried.

Voting Aye: Wheeler, Barrett, Klein, Silver, Turner, Ways
 Voting Nay: Mallory
 Absent: None

Item #R10 – Consideration of an Ordinance amending Chapter 18, Article II, Article V and Article VII of the Town of Addison, Code of Ordinances, to adopt the 2000 International Energy Conservation Code.

Councilmember Klein moved to duly pass Ordinance No. 002-004 amending Chapter 18, Article II, Article V and Article VII of the Town of Addison, Code of Ordinances, to adopt the 2000 International Energy Conservation Code. Councilmember Mallory seconded. The motion carried.

Voting Aye: Barrett, Klein, Mallory, Silver, Turner, Ways
 Voting Nay: Wheeler
 Absent: None

Item #R11 – Consideration of a Resolution authorizing the City Manager to enter into a contract in an amount not to exceed \$212,850.00 with James F. Duffy for construction management of the Arts and Events District.

Councilmember Ways moved to duly pass Resolution No. R02-002 authorizing the City

Manager to enter into a contract in an amount not to exceed \$212,850.00 with James F. Duffy for construction management of the Arts and Events District subject to the review and approval of the City Attorney. Councilmember Turner seconded. The motion carried.

Voting Aye: Wheeler, Barrett, Klein, Mallory, Silver, Turner, Ways
Voting Nay: None
Absent: None

Item #R12 – Discussion and consideration of the format and methodology for the City Manager's Annual Evaluation.

Councilmembers discussed the pursuance of a new format and methodology for the City Manager's Annual Evaluation. An outline of a format was presented for discussion by Councilmember Ways.

No action was taken.

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