

## OFFICIAL ACTIONS OF THE ADDISON CITY COUNCIL

November 11, 2003  
7:30 p.m. - Council Chambers  
5300 Belt Line Road

Present: Mayor Wheeler, Councilmembers Chow, Hirsch, Mallory, Niemann, Silver,  
Turner  
Absent: None

Item #WS1 – Presentation of the DART 2030 Transit System Plan.

No action taken.

Item #R1 – Consideration of Old Business

The following employees were introduced to the Council: Douglas Spray (Fire) and Bryan Ball (Police).

Mayor Wheeler noted that Tuesday, November 11, 2003 is Veteran's Day and commended the services of the country's veterans.

Item #R2 – Consent Agenda

Item #2a – Approval of the Minutes for the October 28, 2003 Council meeting.  
(Approved)

Item #2b – Consideration of approval of construction and authorization of final payment in the amount of \$2,307.71 to J & J Sprinkler and Landscape, Inc. for completion of the Brookhaven Club Drive median and parkway landscape improvements. (Approved)

Item #2c – Consideration of approval of construction and authorization of final payment in the amount of \$3,363.94 to American Civil Constructors, Inc. for completion of the Oaks North entry monument signs and sidewalk paving. (Approved)

Item #2d – Consideration of a Resolution authorizing the City Manager to enter into a contract for services in the amount of \$9,000.00 with the Metrocrest Chamber of Commerce for fiscal year 2003-2004, subject to final review and approval of the City Attorney. (Approved) (R03-105)

Item #2e – Consideration of a Resolution authorizing the City Manager to enter into a contract for services in the amount of \$5,000.00 with Special Care and Career Services for fiscal year 2003-2004, subject to final review and approval of the City Attorney. (Approved) (R03-106)

Councilmember Turner moved to duly approve the above items. Councilmember Silver seconded. The motion carried.

Voting Aye: Wheeler, Chow, Hirsch, Mallory, Niemann, Silver, Turner  
Voting Nay: None  
Absent: None

Item #R3 – Consideration of a Resolution nominating a fourth member to the Board of Directors of the Dallas Central Appraisal District.

Councilmember Silver moved to duly pass Resolution No. R03-107 nominating Bill Binford as a fourth member to the Board of Directors of the Dallas Central Appraisal District. Councilmember Turner seconded. The motion carried.

Voting Aye: Wheeler, Chow, Hirsch, Mallory, Niemann, Silver, Turner  
Voting Nay: None  
Absent: None

Item #R4 – Consideration of an Ordinance approving a meritorious exception to Chapter 62, Signs, Section 62-163, Area, for Potbelly Sandwich Works, located at 4945 Belt Line Road, on application from Potbelly Sandwich Works.

Councilmember Silver moved to duly pass Ordinance No. 003-037 approving a meritorious exception to Chapter 62, Signs, Section 62-163, Area, for Potbelly Sandwich Works, located at 4945 Belt Line Road, subject to staff recommendation of allowing attached building signs with letters up to 30 inches in height to be located on the south and east façade. Councilmember Mallory seconded. The motion carried.

Voting Aye: Wheeler, Chow, Hirsch, Mallory, Niemann, Silver, Turner  
Voting Nay: None  
Absent: None

Item #R5 – **PUBLIC HEARING** and consideration of an Ordinance approving a Special Use Permit for a Christmas Tree lot, including yard decorations, located at 14223 Dallas Parkway, on application from Mr. Jeff Patton of Patton's Corner.

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. 003-038 approving a Special Use Permit for a Christmas tree lot, including yard decorations, located at 14223 Dallas Parkway, subject to no conditions. Councilmember Silver seconded. The motion carried.

Voting Aye: Wheeler, Chow, Hirsch, Mallory, Niemann, Silver, Turner  
Voting Nay: None  
Absent: None

Item #R6 – **PUBLIC HEARING** and consideration of an Ordinance approving an amendment to an existing Special Use Permit for a restaurant and approval of a Special

Use Permit for the sale of alcoholic beverages for on-premises consumption only, located at 3711 Belt Line Road (formerly Atlanta Bread Company), on application from Mama Fu's Noodle House, represented by Ms. Candy D. Arnold.

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 Silver moved to duly pass Ordinance No. 003-039 approving an amendment to an existing Special Use Permit for a restaurant and approval of a Special Use Permit for the sale of alcoholic beverages for on-premises consumption only, located at 3711 Belt Line Road (formerly Atlanta Bread Company), on application from Mama Fu's Noodle House, subject to the following condition:

1. The applicant shall not use any terms, including the term "bar", "tavern" or graphic depictions that denote alcoholic beverages in exterior signs.

Councilmember Turner seconded. The motion carried.

Voting Aye: Wheeler, Chow, Hirsch, Mallory, Niemann, Silver, Turner

Voting Nay: None

Absent: None

Item #R7 – Consideration of a approval of a final plat for one lot of .924 acres, located at 4300 Beltway Drive, on application from Advantage-Compass Addition, Richard and Pam Davis, represented by Mr. David B. Reaves of Grant Engineering.

The applicant requested postponement of this item until the November 25, 2003 Council meeting.

Councilmember Silver moved to postpone the approval of a final plat for one lot of .924 acres, located at 4300 Beltway Drive, on application from Advantage-Compass Addition, Richard and Pam Davis until the November 25, 2003 Council meeting. Councilmember Mallory seconded. The motion carried.

Voting Aye: Wheeler, Chow, Hirsch, Mallory, Niemann, Silver, Turner

Voting Nay: None

Absent: None

Item #R8 – **PUBLIC HEARING** and consideration of an Ordinance approving amendments to the concept plan for the residential sub district and approval of a preliminary development plans, with waivers, for a 183-unit town home/condominium development in the UC (Urban Center) district, located at 9.732 acres north of Morris Avenue, east of Quorum Drive, south of Airport Parkway and west of the proposed Spectrum Drive (Addison Circle) on application from CityHomes, represented by Mr. Larry Decker of Bloodgood Sharp Buster Architects and Planners, Inc.

Mayor Wheeler opened the meeting as a public hearing. The following persons spoke on this item:

1. John Wye, Addison Resident
2. Art Lomenick, Addison Resident
3. Bob Jacobi, Addison Resident

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

Councilmember Mallory moved to duly pass Ordinance No. 003-040 approving amendments to the concept plan for the residential sub district and approval of a preliminary development plans, with waivers, for a 183-unit town home/condominium development in the UC (Urban Center) district, located at 9.732 acres north of Morris Avenue, east of Quorum Drive, south of Airport Parkway and west of the proposed Spectrum Drive (Addison Circle) on application from CityHomes, subject to the following conditions.

**Approval of the amendments to the concept plan as follows:**

1. The park site (0-6) shall be moved back to its location in the original concept plan, but surrounded by streets as shown on the CityHomes plan.
2. The M-2 "Mews" street shall be re-aligned and wrapped around the park as shown on the CityHomes plan.
3. The R-4 "Residential" street is reconfigured to go with the R-street section at Spectrum Drive and Quorum Drive, as shown on the CityHomes Plan.

**Approval of the proposed preliminary development plan with the following waivers to design standards:**

1. Approval of the waiver of design standards in order to allow lot widths of not less than 20 feet.
2. Approval of the waiver to design standards in order to allow depths of not less than 55 feet.
3. Approval of the waiver to design standards in order to allow lot coverage that exceeds 65% of the lot.
4. Approval of the waiver to design standards in order to allow up to 10% of the total lots in the development to have unit sizes that are less than 1,600 square feet, provided that no units shall be less than 1,450 square feet.
5. Approval of the waiver to design standards in order to allow all lots that face onto major streets (as shown on the attached plan) to be 90% brick (stone and cast stone shall count as brick) on the fronts and sides of the

buildings, and not less than 10% brick on the rear of the buildings (excluding garage doors). The remaining percentages on the buildings can be stucco or hardi-plank.

6. The interior lots (as shown on the attached plan) may be not less than 60% brick on the fronts and sides of the buildings, and not less than 10% brick on the rear of the buildings (excluding garage doors). The remaining percentages on the buildings can be stucco or hardi-plank.

**Approval of the site plan, subject to the following conditions:**

1. Final engineering plans and specifications must be approved by the Town, including the following:
  - a. Existing and proposed utility mains and service connections, in accordance with the Town's standard construction specifications and the existing development plans for Addison Circle.
  - b. Grading and drainage design for all necessary on-site and off-site improvements.
  - c. Street, sidewalk, and driveway design.
2. All proposed public infrastructure must be located within dedicated right-of-way or appropriate easements.
3. Proposed fire hydrant layout must be approved by the Town's Fire Chief.
4. All on-site engineering design must be coordinated with the proposed plan preparation of the adjacent Spectrum Drive.
5. Traffic control, signalization, and erosion control plans must be prepared for all on-site and off-site improvements.

Councilmember Niemann seconded. The motion carried.

Voting Aye: Wheeler, Chow, Hirsch, Mallory, Niemann, Silver, Turner

Voting Nay: None

Absent: None

Item #R9 – Consideration of a Resolution authorizing the City Manager to enter into an advertising contract with the Dallas Morning News to purchase 26 insertions in the Friday Guide.

Councilmember Turner moved to duly pass Resolution No. R03-108 authorizing the City Manager to enter into an advertising contract with the Dallas Morning News to purchase 26 insertions in the Friday Guide. Councilmember Chow seconded. The motion carried.

Voting Aye: Wheeler, Chow, Hirsch, Mallory, Niemann, Silver, Turner  
Voting Nay: None  
Absent: None

Item #R10 – Consideration of a Resolution authorizing the City Manager to enter into a contract in the amount of \$30,000.00 with the Texas Chamber Orchestra for fiscal year 2003-2004, subject to final review and approval of the City Attorney.

Councilmember Silver moved to duly pass Resolution No. R03-109 authorizing the City Manager to enter into a contract in the amount of \$30,000.00 with the Texas Chamber Orchestra for fiscal year 2003-2004, subject to final review and approval of the City Attorney. Councilmember Chow seconded. The motion carried.

Voting Aye: Wheeler, Chow, Hirsch, Mallory, Niemann, Silver, Turner  
Voting Nay: None  
Absent: None

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

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Mayor

Attest:

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City Secretary