

**OFFICIAL ACTIONS OF THE ADDISON CITY  
COUNCIL  
WORK SESSION**

January 10, 2012

6:00 PM - Town Hall

Addison Town Hall, 5300 Belt Line, Dallas, TX 75254

Upstairs Conference Room

Council Members Present:

Arfsten, Clemens, DeFrancisco, Lay, Meier, Mellow, Resnik

Absent:

None

**Work Session**

Item #WS1 - Discussion regarding development plans at the Methodist Hospital for Surgery.

Item #WS2 - Discussion regarding development plans at Village on the Parkway.

Item #WS3 - Discussion regarding the process for conducting the City Manager's annual evaluation.

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Mayor-Todd Meier

Attest:

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City Secretary-Chris Terry

# OFFICIAL ACTIONS OF THE ADDISON CITY COUNCIL REGULAR MEETING

January 10, 2012

6:00 PM - Town Hall

Addison Town Hall, 5300 Belt Line, Dallas, TX 75254

Chris Terry, 1/6/2012, 5:00 PM

Council Members Present:

Arfsten, Clemens, DeFrancisco, Lay, Meier, Mellow, Resnik

Absent:

None

## REGULAR MEETING

Item #R1 - Announcements and Acknowledgements regarding Town and Council Events and Activities

The following employees were introduced: Ryan Haley, Fire Department; Beverly Gaume, General Services/IT; Tim Hastings, Development Services.

There was no action taken.

Item #R2 - Consent Agenda

#2a - Approval of Minutes for the December 13, 2011 Regular Council Meeting.

A motion to Approve was made by Council Member Blake Clemens.

The motion was seconded by Council Member Neil Resnik.

The motion result was: Passed

Voting Aye: Arfsten, Clemens, DeFrancisco, Lay, Meier, Mellow,

Resnik

Voting Nay: None

Item #R3 - Presentation to the City Council of the Built Award for 2011 from the Greater Dallas Planning Council, which was awarded to Vitruvian Park on December 7, 2011.

There was no action taken.

Item #R4 - PUBLIC HEARING Case 1647-SUP/Patton's Corner. Requesting approval of a Special Use Permit for a Christmas Tree Lot, located at 14345 Dallas Parkway, on application from Patton's Corner, represented by Mr. Jeff Patton. COMMISSION FINDINGS: The Addison Planning and Zoning Commission, meeting in regular session on December 15, 2011, voted to recommend approval of a Special Use Permit for a Christmas Tree Lot for a period of five years, with the permit to expire on January 30, 2016, on application from Patton's Corner, subject to no conditions. Voting Aye: Angell, Doherty, Groce, Hewitt, Wheeler, Voting Nay: none Absent: Gunther, Oliver

A motion to Approve was made by Council Member Kimberly Lay.

The motion was seconded by Council Member Bruce Arfsten.

The motion result was: Passed

Voting Aye: Arfsten, Clemens, DeFrancisco, Lay, Meier, Mellow, Resnik

Voting Nay: None

Item #R5 - PUBLIC HEARING Case 1648-Z/Village on the Parkway. Discussion and consideration of a recommendation for approval of (i) the rezoning of a tract of land containing approximately 31 acres of land located at the southeast corner of Belt Line Road and Dallas Parkway and generally known as the Village on the Parkway and comprising all of Lots 1A, 1B and 2A of the Amended Replat of Lot 1A, Lot 1B and Lot 2A, Village on the Parkway recorded in Volume 2001019, Page 914, Official Public Records, Dallas County, Texas,

from PD Planned Development District as described in Ordinance Nos. 096-003, 096-028, 002-001, and 005-024, to PD Planned Development District for office, retail, and restaurant uses, and, subject to the approval of a special use permit, the sale of beer and wine for off-premises consumption only, a movie picture theater, and a hotel, on application from VOP, LP, represented by Mr. Matt Balsman of Good, Fulton & Farrell Architects. COMMISSION FINDINGS: The Addison Planning and Zoning Commission, meeting in regular session on December 15, 2011, voted to recommend approval of a rezoning and approval of development plans from PD, Planned Development District as described in Ordinance Nos. 096-003, 096-028, 002-001, and 005-024, to PD Planned Development District for office, retail, and restaurant uses, and ,subject to the approval of a special use permit, the sale of beer and wine for off-premises consumption only, a movie picture theater, and a hotel, subject to the following conditions: ·The proposed development plans shall be revised to reflect the addition of trees to the west side and front of the grocery store building (as shown in the video)·The proposed development plans shall be revised to indicate that all glass on the west side of the building shall be “vision glass” which allows views into and out of the store·The proposed development plans shall be revised to include a 5-foot wide sidewalk along the entire street frontage against Belt Line Road·The plans shall be revised to change the cable-railings on the south façade of the garage to pre-cast concrete panels matching the panels on the north side of the garage·The applicant shall conduct a traffic impact analysis on the site to determine the possible need for a traffic signal on Montfort Drive·In accordance with the Town's Landscaping Ordinance (Appendix A, Article XXI, Landscaping Regulations, Section 8, Paragraph B, Subparagraph 4.), the applicant shall pay a one-time fee to the Town in lieu of tree replacements in an approximate amount of \$592,411.36. The amount includes a credit for trees planted in the redevelopment. The staff will work with the applicant to determine the exact amount of the one-time fee Voting Aye: Angell, Doherty, Groce, Hewitt, Wheeler, Voting Nay: none Absent: Gunther, Oliver

The following people spoke at the public hearing: Mary Carpenter, 4006 Winterpark; Steve Brown, 16591 Addison Road.

Item was approved subject to the conditions listed and final review and approval of the City Manager and City Attorney.

A motion to Approve was made by Council Member Neil Resnik.

The motion was seconded by Council Member Bruce Arfsten.

The motion result was: Passed

Voting Aye: Arfsten, Clemens, DeFrancisco, Lay, Meier, Mellow, Resnik

Voting Nay: None

Item #R6 - PUBLIC HEARING Case 1649-SUP/Village on the Parkway. Discussion and consideration of a recommendation for approval of a change in zoning, from PD 002-001 by recommending approval of a Special Use Permit for the sale of beer and wine for off-premises consumption on a tract of land containing approximately 31 acres located at the southeast corner of Belt Line Road and Dallas Parkway and generally known as the Village on the Parkway and comprising all of Lots 1A, 1B and 2A of the Amended Replat of Lot 1A, Lot 1B and Lot 2A, Village on the Parkway recorded in Volume 2001019, Page 914, Official Public Records, Dallas County, Texas, on application from VOP, LP, represented by Mr. Matt Balsman of Good, Fulton & Farrell Architects. COMMISSION FINDINGS: The Addison Planning and Zoning Commission, meeting in regular session on December 15, 2011, voted to recommend approval of a change in zoning by recommend approval of a Special Use Permit for the sale of beer and wine for off-premises consumption, subject to no conditions. Voting Aye: Angell, Doherty, Groce, Hewitt, Wheeler, Voting Nay: none Absent: Gunther, Oliver

A motion to Approve was made by Council Member Chris DeFrancisco.

The motion was seconded by Council Member Bruce Arfsten.

The motion result was: Passed

Voting Aye: Arfsten, Clemens, DeFrancisco, Lay, Meier, Mellow, Resnik

Voting Nay: None

Item #R7 - PUBLIC HEARING Case 1650-SUP/Village on the Parkway. Discussion and consideration of a recommendation for approval of a change in zoning, from PD 002 by recommending approval of a Special Use Permit for a movie picture theater on a tract of land containing approximately 31 acres located at the southeast corner of Belt Line Road and Dallas Parkway and generally known as the Village on the Parkway and comprising all of Lots 1A, 1B and 2A of the Amended Replat of Lot 1A, Lot 1B and Lot 2A, Village on the Parkway recorded in Volume 2001019, Page 914, Official Public Records, Dallas County, Texas, on application from VOP, LP, represented by Mr. Matt Balsman of Good, Fulton & Farrell Architects. COMMISSION FINDINGS: The Addison Planning and Zoning Commission, meeting in regular session on December 15, 2011, voted to recommend approval of a change in zoning by recommend approval of a Special Use Permit for a movie picture theater, subject to no conditions. Voting Aye: Angell, Doherty, Groce, Hewitt, Wheeler, Voting Nay: none Absent: Gunther, Oliver

A motion to Approve was made by Council Member Kimberly Lay.

The motion was seconded by Council Member Neil Resnik.

The motion result was: Passed

Voting Aye: Arfsten, Clemens, DeFrancisco, Lay, Meier, Mellow, Resnik

Voting Nay: None

Item #R8 - Consideration and discussion of approval of a personnel realignment of City Manager's Office.

A motion to Approve was made by Council Member Kimberly Lay.

The motion was seconded by Council Member Chris DeFrancisco.

The motion result was: Passed

Voting Aye: Arfsten, Clemens, DeFrancisco, Lay, Meier, Mellow,  
Resnik

Voting Nay: None

Item #ES1 - Closed (Executive) session of the Addison City Council pursuant to Section 551.071, Texas Government Code, to conduct a private consultation with its attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter, regarding the Addison Municipal Court of Record No. 1.

Council entered executive session at 8:59 pm.

There was no action taken.

Item #ES2 - Closed (Executive) session of the Addison City Council pursuant to Section 551.087, Texas Government Code, to discuss or deliberate regarding commercial or financial information that the City Council has received from a business prospect or business prospects that the City Council seeks to have locate, stay, or expand in or near the territory of the Town of Addison and with which the City Council is conducting economic development negotiations, and/or to deliberate the offer of a financial or other incentive to such business prospect or business prospects.

Council left executive session at 9:59 pm.

There was no action taken.

Item #R9 - Consideration of any action regarding commercial or financial information that the City Council has received from a business prospect or business prospects that the City Council seeks to have locate, stay, or expand in or near the territory of the Town of

Addison and with which the City Council is conducting economic development negotiations, and/or any action regarding the offer of a financial or other incentive to such business prospect or business prospects.

Council Member Resnik moved approval of an incentive agreement between the Town of Addison and Pinnacle.

A motion to Approve was made by Council Member Neil Resnik.

The motion was seconded by Council Member Blake Clemens.

The motion result was: Passed

Voting Aye: Arfsten, Clemens, DeFrancisco, Lay, Meier, Mellow, Resnik

Voting Nay: None

Council Member Kimberly Lay moved to authorize the City Manager to negotiate, finalize, and execute an incentive development agreement with the owner of the Village on the Parkway property, including sales tax sharing, conveyance of Sakowitz Drive, a traffic study to be performed by the city, Montfort Street signalization and improvements, and tree mitigation relief, and other terms and conditions as determined appropriate by the City Manager, subject to the review and approval of the City Manager and City Attorney.

A motion to Approve was made by Council Member Kimberly Lay.

The motion was seconded by Council Member Blake Clemens.

The motion result was: Passed

Voting Aye: Arfsten, Clemens, DeFrancisco, Lay, Meier, Mellow, Resnik

Voting Nay: None

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Mayor-Todd Meier

Attest:

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City Secretary-Chris Terry