

OFFICIAL ACTIONS OF THE ADDISON CITY COUNCIL

August 8, 2006
6:00 p.m. – Town Hall
5300 Belt Line Road

Present: Mayor Chow, Councilmembers Braun, Hirsch, Kraft, Mallory, Mellow,
Niemann

Absent: None

Item #WS1 – City Manager’s General and Hotel Fund Recommendations.

No action taken.

Item #WS2 – Presentation and discussion regarding Airport Management’s guidelines and principles used to quantify the value and other consideration offered by Key Development in exchange for the requested twenty year lease term extension affecting the Ground Lease at 4444 Westgrove Road.

No action taken.

Item #WS3 – Discussion and update on Citizen Advisory Committees.

No action taken.

Item #WS4 – Discussion regarding policies on the naming of Town parks and facilities.

No action taken.

Item #R1 - Consideration of Old Business.

The following employees were introduced to the Council: Angie Logal (Conference and Theatre Centre), Tim Tomlinson (Fire), Gilbert Flores (Parks).

Item #R2 - Consent Agenda.

Item #2a and Item #2e were considered separately.

#2b – Consideration and approval to reject all bids for Miscellaneous Pavement Markings, Bid #06-26, for various pavement marking enhancements. (Approved)

#2c – Consideration and approval of an ordinance amending the Town of Addison Code of Ordinances, Section 78-165, permitting parking on the west side of Quorum Drive in the recessed parking spaces in the 15750 to 15900

blocks, and on the east side of Quorum Drive in the recessed parking spaces in the 15700 to 15900 blocks. (Approved – Ordinance No. 006-034)

#2d – Consideration and approval of an ordinance amending the Town of Addison Code of Ordinances, Section 78-140, changing the maximum speed limit on Arapaho Road between Dallas Parkway and Addison Road to 35 MPH, and Arapaho Road between Surveyor Boulevard and Marsh Lane to 40 MPH. (Approved – Ordinance No. 006-035)

Councilmember Niemann moved to duly approve the above listed items. Councilmember Mallory seconded. Motion carried.

Voting Aye: Chow, Braun, Hirsch, Kraft, Mallory, Mellow, Niemann
Voting Nay: None
Absent: None

#2a – Approval of the Minutes for the July 11, 2006, Council Meeting.

Councilmember Braun moved to duly approve the Minutes for the July 11, 2006, Council Meeting, subject to corrections. Councilmember Mallory seconded. Motion carried.

Voting Aye: Chow, Braun, Hirsch, Kraft, Mallory, Mellow, Niemann
Voting Nay: None
Absent: None

#2e – Consideration and approval of a resolution authorizing the City Manager to enter into an agreement with Dallas County to receive reimbursement for major transportation capital improvement projects.

Councilmember Niemann moved to duly approve Resolution No. R06-061 authorizing the City Manager to enter into an agreement with Dallas County to receive reimbursement for major transportation capital improvement projects. Councilmember Mellow seconded. Motion carried.

Voting Aye: Chow, Braun, Hirsch, Kraft, Mallory, Mellow, Niemann
Voting Nay: None
Absent: None

Item #R3 – Presentation of Non-Profit funding requests.

- Metrocrest Family Medical Clinic
- Metrocrest Chamber of Commerce
- DFW International
- The Family Place
- Communities in Schools

- Special Care & Career Services
- Senior Adult Services
- Metrocrest Social Services
- Dance Council
- WaterTower Theatre
- Richardson Symphony Orchestra

No action taken.

Item #R4 – Consideration and approval of a resolution appointing a member to the North Central Texas Council of Governments (NCTCOG) Regional Transportation Council.

Councilmember Hirsch moved to table this item. Councilmember Braun seconded. Motion carried.

Voting Aye: Chow, Braun, Hirsch, Kraft, Mallory, Mellow, Niemann
 Voting Nay: None
 Absent: None

Item #R5 – **PUBLIC HEARING**, consideration of and approval of an ordinance amending the Code of Ordinances of the Town by amending Appendix B, Subdivisions, by adding a new section, VII-A, regarding private street regulations and standards, on application from the Town of Addison.

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

Councilmember Kraft moved to duly approve Ordinance No. 006-036 amending the Code of Ordinances of the Town by amending Appendix B, Subdivisions, by adding a new section, VII-A, regarding private street regulations and standards, on application from the Town of Addison. Councilmember Braun seconded. Motion carried.

Voting Aye: Chow, Braun, Hirsch, Kraft, Mallory, Mellow, Niemann
 Voting Nay: None
 Absent: None

Item #R6 – Consideration and approval of a preliminary plat for 19 lots in a Planned Development district, located on approximately 2.4 acres at the southeast corner of Montfort Drive and Celestial Road, on application from Zachary Custom Builders, represented by Mr. Steven S. Crauford of Jones and Boyd.

Councilmember Mallory moved to duly approve a preliminary plat for 19 lots in a Planned Development district, located on approximately 2.4 acres at the

southeast corner of Montfort Drive and Celestial Road, on application from Zachary Custom Builders, represented by Mr. Steven S. Crauford of Jones and Boyd, subject to the following conditions:

- Plat meets closure requirements.
- Line designations are missing or unclear for the following lots and easements:
 - a. Lot 1, Block B
 - b. Lot 2, Block B
 - c. Lot 20, Block A
 - d. Lot 21, Block A
 - e. Private Access and Utility Easement
 - f. Drainage Easement
 - g. Sanitary Sewer Easement
- Show final plat without contour lines and proposed fence designation and notes.

Councilmember Niemann seconded. Motion carried.

Voting Aye: Chow, Braun, Hirsch, Kraft, Mallory, Mellow, Niemann
Voting Nay: None
Absent: None

Item #R7 – Consideration and approval of a replat for one lot of 15.574 acres, located at the northwest corner of the intersection of Addison Road and Sojourn Drive, on application from Trinity Christian Academy, represented by Paul E. Mannel of Vilbig and Associates, Inc.

Councilmember Mallory moved to duly approve a replat for one lot of 15.574 acres, located at the northwest corner of the intersection of Addison Road and Sojourn Drive, on application from Trinity Christian Academy, represented by Paul E. Mannel of Vilbig and Associates, Inc., subject to no conditions.
Councilmember Kraft seconded. Motion carried.

Voting Aye: Chow, Braun, Hirsch, Kraft, Mallory, Mellow, Niemann
Voting Nay: None
Absent: None

Item #R8 – **PUBLIC HEARING** Consideration and approval of a final development plan, with waivers, in the UC-Urban Center district, Commercial subdistrict, located pm 6.53 acres between Spectrum Drive and Dallas Parkway, just south of The Madison office building, on application from SNK Development, Inc., represented by Mr. Derrick Turnbull.

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

Councilmember Mellow moved to duly approve a final development plan, with waivers, in the UC-Urban Center district, Commercial subdistrict, located pm 6.53 acres between Spectrum Drive and Dallas Parkway, just south of The Madison office building, on application from SNK Development, Inc., represented by Mr. Derrick Turnbull, subject to the following conditions:

Waiver 1 – Subsection C. *Setbacks*.

Approval of the applicant's request for a minimum 5'-0" front yard with maximum 2'-0" projections into the required front yard for brick and stone pilasters and red columns at the corners of the buildings.

Waiver 2 – Subsection H *Exterior appearance*.

Approval of the applicant's request for facades that are 65% brick or stone.

- The 10-foot wide utility easement located south of the proposed street and adjacent to the Dallas Parkway shall be a minimum 15-feet wide.

- Final plans shall be signed and sealed by the engineer of record.

- Each drive approach along Spectrum Drive shall have a minimum curb return radius of ten feet.

- The trash receptacle, and driveway to service it, that is located at the northeast corner of the project site, shall be eliminated.

- Applicant shall furnish inlet design calculations and storm sewer pipe calculations for the site.

- Applicant shall furnish calculations for existing downstream storm sewer. Applicant must either prove that downstream storm sewer is adequate for post-developed flows or provide on-site detention.

- Plans shall be revised for Sheet 8 to show a note to lower exiting water line as shown on Sheet 7

- Plans shall be revised to show locations of irrigation meters.

- All domestic water services shall have backflow prevention devices.

-All Fire Services shall have a double-check detector assembly in a vault.

-Garage entrance/exit on Dallas Parkway shall be redesigned to provide for emergency vehicle exit only.

- A deceleration lane from Dallas Parkway into the proposed street that bisects the project shall be added to the plans.

Councilmember Mallory seconded. Motion carried.

Voting Aye: Chow, Braun, Mallory, Mellow, Niemann
Voting Nay: Kraft, Hirsch
Absent: None

Item #R9 – Consideration and approval of a final plat of three lots on 6.536 acres, in the UC-Urban Center district, located between Spectrum Drive and Dallas Parkway, just south of The Madison office building, on application from Grantham & Associates, Inc., represented by Mr. Bruce Grantham.

Councilmember Niemann moved to duly approve a final plat of three lots on 6.536 acres, in the UC-Urban Center district, located between Spectrum Drive and Dallas Parkway, just south of The Madison office building, on application from Grantham & Associates, Inc., represented by Mr. Bruce Grantham, subject to the following conditions:

- Plat closure meets the minimum requirements.
- The plat shall be revised to indicate a 15-foot utility easement located south of the proposed street and adjacent to the Dallas Parkway. This additional width is needed to provide sufficient separation and work area for the proposed utility improvements.
- Plans shall be revised to reflect a dedication for a right-turn lane on Dallas Parkway, which shall be constructed by developer.
- Engineering plans shall be approved by the staff prior to filing of final plat.

Councilmember Mellow seconded. Motion carried.

Voting Aye: Chow, Braun, Hirsch, Kraft, Mallory, Mellow, Niemann
Voting Nay: None
Absent: None

Item #R10 – **PUBLIC HEARING**, regarding, and consideration of approval of, an ordinance amending the Town's zoning from C-2 (Commercial-2) to PD (Planned

Development) in order to provide for a multi-family residential development of approximately 300 units, and local retail uses, and approval of development plans, located on 7.37 acres at the southeast corner of the intersection of Addison Road and Keller Springs.

Mayor Chow re-opened and continued the public hearing from the July 11, 2006 meeting. There were no questions or comments. Mayor Chow announced that the public hearing would be continued to the August 22, 2006 meeting.

Councilmember Niemann moved to table this item. Councilmember Braun seconded. Motion carried.

Voting Aye: Chow, Braun, Hirsch, Kraft, Mallory, Mellow, Niemann
Voting Nay: None
Absent: None

Item #R11 – Consideration of a resolution regarding certain matters pertaining to a Ground Lease at 4444 Westgrove Drive on Addison Airport between the Town of Addison, as Landlord, and ADS Air 2000, L.P. as Tenant, as follows: i) consent to an assignment of ground lease, ii) consent to an amendment to ground lease, iii) consent to the assumption of a leasehold mortgage.

Councilmember Braun moved to duly approve Resolution No. R06-062 regarding certain matters pertaining to a Ground Lease at 4444 Westgrove Drive on Addison Airport between the Town of Addison, as Landlord, and ADS Air 2000, L.P. as Tenant, as follows: i) consent to an assignment of ground lease, ii) consent to an amendment to ground lease, iii) consent to the assumption of a leasehold mortgage. Councilmember Niemann seconded. Motion carried.

Voting Aye: Chow, Braun, Hirsch, Kraft, Mallory, Mellow, Niemann
Voting Nay: None
Absent: None

Item #R12 – Consideration and approval of a resolution appointing the City Secretary as the Public Information Coordinator for the Town of Addison.

Councilmember Niemann moved to duly approve Resolution No. R06-063 appointing the City Secretary as the Public Information Coordinator for the Town of Addison, subject to corrections. Councilmember Braun seconded. Motion carried.

Voting Aye: Chow, Braun, Hirsch, Kraft, Mallory, Mellow, Niemann
Voting Nay: None
Absent: None

Item #R13 – Consideration and approval of an appointment of an Addison resident for participation in the Leadership Metrocrest program.

Councilmember Niemann moved to duly appoint Kimberly Lay for participation in the Leadership Metrocrest program. Councilmember Braun seconded. Motion carried.

Voting Aye: Chow, Braun, Hirsch, Kraft, Mallory, Mellow, Niemann
Voting Nay: None
Absent: None

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

Mayor

Attest:

City Secretary