

OFFICIAL ACTIONS OF THE ADDISON CITY COUNCIL

October 10, 2006
7:30 p.m. - Council Chambers
5300 Belt Line Road

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

Absent: None

Item #R1 - Consideration of Old Business.

The following employees were introduced to the Council: Rodney Johnson (Fleet Services), Dennis McAnally (Police), and Jon Weible (Parks).

Item #R2 - Consent Agenda.

Item #2b was considered separately.

#2a – Approval of the Minutes for the September 26, Council Meeting.
(Approved as written)

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

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

#2b - Consideration and approval of a resolution authorizing the city manager to enter into a memorandum of understanding (MOU) with the Dallas County Health Authority for assistance during health emergencies and acts of bioterrorism.

Councilmember Kraft duly moved to approve Resolution No. R06-080 authorizing the city manager to enter into a memorandum of understanding (MOU) with the Dallas County Health Authority for assistance during health emergencies and acts of bioterrorism, subject to corrections. Councilmember Mallory seconded. Motion carried.

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

Item #R3 - Consideration and approval of an ordinance amending Ordinance No. 005-010 of the Town, being a franchise agreement with TXU Electric Delivery Company for the provision of electric service within the Town,

by, among other things, amending the time of payment of the municipal franchise charge from annual to quarterly and by extending the term of the franchise agreement.

This item was pulled by staff.

Item #R4 - PUBLIC HEARING, regarding, and consideration of approval of, a change of zoning from C-2, (Commercial-2) to PD (Planned Development) in order to provide for residential and Local Retail uses, located on 7.37 acres at the southeast corner of Addison Road and Keller Spring Road, on application from Woodmont Development, represented by Mr. Paris Rutherford.

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 Mallory duly moved to approve Ordinance No. 006-047 approving a change of zoning from C-2, (Commercial-2) to PD (Planned Development) in order to provide for residential and Local Retail uses, located on 7.37 acres at the southeast corner of Addison Road and Keller Spring Road, on application from Woodmont Development, represented by Mr. Paris Rutherford, subject to the following conditions:

Landscaping:

Applicant shall submit a revised plan that provides calculations of the percentage of landscaped area versus the gross site (with and without the detention/Pocket Park area), a revised landscape buffer along the east, west, and south sides of the detention area, a sidewalk along the west side of the detention area along Addison Road, and an alternative planting plan for the street trees shown along Addison Road and Keller Springs that will allow them more space to grow and mature.

In addition, the fire lane on the east side shall be moved to the east to be flush against the property line. The trees shall be shifted to the west side of the fire lane, in front of the units. The fire lane against the south property (on the east end) shall also be moved to be flush against the south property line, and trees added in front of the units on the south. The fire lanes shall be configured so that they can be converted to either R-streets, or Mews streets in the future

Fire:

The revised plan shows a continuous fire lane, which is adequate, but the Department needs to be sure that the dimensions are sufficient. In addition, fire hydrants shall be installed at 300-foot intervals along the fire lane.

Engineering:

The site must be platted, and complete engineering drawings, including all drainage calculations, must be submitted with the final plat.

Councilmember Braun seconded. Motion carried.

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

Item #R5 - PUBLIC HEARING, requesting, consideration of approval of, a final development plan, with waivers, for approximately 414 multi-family units in an Urban Center – Residential district, located on 8.919 acres at the northwest corner of Goodman Avenue and Quorum Drive, on application from Fairfield Residential, represented by Mr. Larry Lee.

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 Mallory duly moved to approve Ordinance No. 006-048 approving a final development plat , with waivers, for approximately 414 multi-family units in an Urban Center – Residential district, located on 8.919 acres at the northwest corner of Goodman Avenue and Quorum Drive, on application from Fairfield Residential, represented by Mr. Larry Lee, subject to the following conditions:

DESIGN WAIVER

Waiver 1 – Section 3. Dimensional and Design Standards Subsection A, *Lot Dimensions*.

The minimum lot width dimension for a multi-family use is 200 feet. The minimum lot depth dimension for a multi-family use is 200 feet. Lot 1, Block 1 meets the requirements. However, Lot 1, Block 2 is only 170 feet deep. As this property is at the edge of the district, there is not any more land available to make the lot deeper.

CONDITIONS FOR APPROVAL

-The fire lane on the north and west sides of the development must be continuous from Quorum to Artist Way, and be constructed of an approved all-weather driving surface capable of supporting a 100,000 pound vehicle.

-In addition, the Fire Department is opposed to the gating or other obstruction of the fire lane as this drive will be our primary access to the sprinkler valves, alarm panels, and other fire service features of the buildings.

-All construction shall comply with the 2003 IBC, IPC, IMC, IECC, IFC. and 2002 NEC.

-The buildings shall be sprinklered, including all portions of the parking garage deemed necessary by the Fire Marshal.

Councilmember Niemann seconded. Motion carried.

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

Item #R6 - Consideration and approval of a final plat for three lots on 8.919 acres in the UC – Urban Center District, Residential sub-district, located on 8.919 acres the northwest corner of Goodman Avenue and Quorum Drive, on application from Fairfield Residential, represented by Mr. David Meyers of Huitt-Zollars, Inc.

Councilmember Niemann duly moved to approve a final plat for three lots on 8.919 acres in the UC – Urban Center District, Residential sub-district, located on 8.919 acres the northwest corner of Goodman Avenue and Quorum Drive, on application from Fairfield Residential, represented by Mr. David Meyers of Huitt-Zollars, Inc., subject to the following conditions:

1. Plat needs to be revised to clearly reflect dedication of park and street rights-of-way to the Town.
2. Plat needs to be revised to provide a Certificate of Approval, with lines available for the date the plat was approved by the Town, a signature line for the Mayor, and a signature line for the City Secretary.
3. Applicant shall revise construction plans to address all comments made by the Public Works Department. All revisions shall be made to the construction documents before the final plat will be filed.

Councilmember Mellow seconded. Motion carried.

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

Item #R7 -

Presentation and discussion of the Belt Line Road Corridor Revitalization Strategy.

No action taken.

Item #R8 - Consideration and approval of a resolution approving the nomination to the NCTCOG's Regional Emergency Preparedness Planning Council.

This item was tabled.

Item #R9 - Consideration and approval of a resolution approving the Town of Addison's membership to the Transportation Excellence for 21st Century (TEX-21).

Councilmember Hirsch duly moved to approve Resolution No. R06-081 approving the Town of Addison's membership to the Transportation Excellence for 21st Century (TEX-21). Councilmember Niemann seconded. Motion carried.

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

Item #R10 - Discussion regarding the Town's participation in the River of Trade Corridor Coalition.

No action taken.

Item #R11 - Discussion of a feasibility study to expand the WaterTower Theatre.

No action taken.

Item #R12 - Presentation of plans for Addison Road project.

No action taken.

EXECUTIVE SESSION. At 10:14 p.m., Mayor Chow announced that the Council would convene into Executive Session to discuss the following item:

Item #ES1 - Closed (executive) session of the City Council pursuant to Section 551.071, Texas Government Code, to conduct a private consultation with its attorney(s) on a matter in which the duty of the attorney(s) to the Town Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551, Tex. Gov. Code, regarding and relating to the Addison Airport fuel farm.

The Council came out of Executive Session at 10:38 p.m.

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

Mayor

Attest:

City Secretary