



Post Office Box 9010 Addison, Texas
75001-9010
5300 Belt Line Road
(972) 450-7000 Fax: (972) 450-7043

AGENDA

REGULAR MEETING OF THE CITY COUNCIL

AND / OR

WORK SESSION OF THE CITY COUNCIL

6:30 PM

MAY 8, 2012

TOWN HALL

ADDISON TOWN HALL, 5300 BELT LINE, DALLAS, TX 75254

WORK SESSION

Item Presentation and discussion regarding Addison Arbor
#WS1 - Foundation projects.

REGULAR MEETING

Pledge of Allegiance

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

Introduction of Employees

Discussion of Events/Meetings

Item #R2- Consent Agenda.

#2a- Approval of Minutes for the April 24, 2012 Regular Council Meeting.

#2b- Approval of the assignment of rights, duties and obligations regarding the Project Planning and Performance Management system (P3) from Intellacuity LLC. to BI-PM Consulting.

#2c- Approval for the Town's Economic Development Department to incur expenses not to exceed \$3,000 to host a luncheon in Austin with staff from the Governor's Office of Economic Development to provide an overview of the Town and its economic development endeavors, visitor services, and Addison Airport.

Item #R3 **PUBLIC HEARING** Case 1653-SUP/Salata - Addison.

- Public hearing, discussion and consideration of approval of an ordinance changing the zoning on property located at 4930 Belt Line Road, Suite 110, which property is currently zoned PD 001-002, by approving for that property a Special Use Permit for a restaurant on application from Salata, represented by Mr. Dustin Hubbard, of Texana Builders.

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on April 26, 2012, voted to table the request for approval of an ordinance approving a Special Use Permit for a restaurant, located at 4930 Belt Line

Road, Suite 110, and on application from Salata – Addison, until a special meeting to be held on May 8, 2012.

Voting Aye: Angel, Doherty, Groce, Hewitt, Oliver, Stockard, Wood

Voting Nay: none

Absent: none

Attachment(s):

1. docket map, staff report, and commission findings

Item #R4 Presentation and discussion regarding a proposal to host a Collaborative Adaptive Sensing of the Atmosphere (CASA) radar site in Addison.
-

Item #R5 Discussion and consideration of approval authorizing the Town Staff to seek quotations for the purchase of cameras and monitoring systems for Vitruvian Park bridge areas.
-

Item #ES1 - Closed (executive) session of the Addison City Council pursuant to Section 551.071, Tex. Gov. Code, to conduct a private consultation with its attorney to seek the advice of its attorney about contemplated litigation, or 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 Chapter 551, Tex. Gov. Code, regarding the Vitruvian Park public infrastructure (park and streetscape improvements), and the Spring Valley Road widening and extension of Vitruvian Way, construction contracts and projects.

Item #R6 Discussion and consideration of any action regarding the Vitruvian Park public infrastructure (park and streetscape improvements), and the Spring Valley Road widening and extension of Vitruvian Way, construction contracts and projects.

Adjourn Meeting

Posted:

Chris Terry, 5/4/2012, 5:00 PM

THE TOWN OF ADDISON IS ACCESSIBLE TO PERSONS WITH DISABILITIES. PLEASE CALL (972) 450-2819 AT LEAST 48 HOURS IN ADVANCE IF YOU NEED ASSISTANCE.

Council Agenda Item: #WS1

AGENDA CAPTION:

Presentation and discussion regarding Addison Arbor Foundation projects.

FINANCIAL IMPACT:

n/a

BACKGROUND:

n/a

RECOMMENDATION:

COUNCIL GOALS:

N/A

ATTACHMENTS:

Description:

Type:

No Attachments Available

Council Agenda Item: #R 2a

AGENDA CAPTION:

Approval of Minutes for the April 24, 2012 Regular Council Meeting.

FINANCIAL IMPACT:

N/A

BACKGROUND:

N/A

RECOMMENDATION:

N/A

COUNCIL GOALS:

N/A

ATTACHMENTS:

Description:

[April 24 Minutes](#)

Type:

Backup Material

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

April 24, 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 - Presentation and discussion of issues related to Addison by Texas House Representative Stefani Carter.

Item #WS2 - Discussion regarding the Town of Addison Municipal Court and processes and procedures involving warrants.

Mayor-Todd Meier

Attest:

City Secretary-Chris Terry

OFFICIAL ACTIONS OF THE ADDISON CITY COUNCIL REGULAR MEETING

April 24, 2012

6:00 PM - Town Hall

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

Matt McCombs, 4/20/2012, 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

Item #R2 - Consent Agenda

#2a - Approval of Minutes for the April 10, 2012 Regular Council Meeting.

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

Item #R3 - Discussion regarding the George H.W. Bush Elementary school graphics program and fundraising efforts.

Ron Whitehead presented and spoke regarding this item. Todd Meier and Dannette Robberson also spoke regarding this item.

There was no action taken.

Item #R4 - Discussion and consideration of approval of the purchase of a booking, management and room diagramming software package for use in the Conference and Theatre Centre and Visit Addison from NFS Hospitality Not to exceed \$30,000. Subject to final review and approval of the City Manager and City Attorney.

Item was pulled from the agenda.

There was no action taken.

Item #R5 - Consideration and approval authorizing the City Manager to execute a change order with Landmark Structures to paint and reconfigure the lightning protection masts in the amount not to exceed \$64,000 and to provide for a five week extension period.

Lea Dunn presented and spoke regarding this item.

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 #R6 - Discussion and consideration of approval of personnel restructuring in the City Manager's Office.

Ron Whitehead spoke regarding this item.

A motion to Approve was made by Council Member Neil Resnik.
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 #R7 - Presentation and discussion regarding a proposed sale and assignment of two ground lease properties at Addison Airport, one of which is located at 4570 Westgrove Drive (known as Westgrove Air Plaza) and the other which is an unimproved tract located adjacent to Westgrove Air Plaza at the southwest corner of the intersection of Addison Road and Westgrove Road.

Item was pulled from the agenda.

There was no action taken.

Item #ES1 - 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 entered executive session at 7:57 pm.

Council left executive session at 8:30 pm.

There was no action taken.

Item #R8 - 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.

Blake Clemens moved that the City Manager and City Attorney proceed as discussed in executive session.

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

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

Mayor-Todd Meier

Attest:

City Secretary-Chris Terry

Council Agenda Item: #R 2b

AGENDA CAPTION:

Approval of the assignment of rights, duties and obligations regarding the Project Planning and Performance Management system (P3) from Intellacuity LLC. to BI-PM Consulting.

FINANCIAL IMPACT:

N/A

BACKGROUND:

Intellacuity, LLC was a partnership between Steve Chamberlin and Steve Tallent. Steve Chamberlin is taking a position with another consulting organization and they are in the process of ending their partnership. Steve Tallent has another LLC, BI-PM Consulting, which is registered with the State of Texas but has been inactive while he worked under the Intellacuity LLC partnership.

Steve Tallent intends to do business as BI-PM going forward and they are shutting down Intellacuity. Steve Tallent intends to provide exactly the same services to Addison that he has over the last 6 months during implementation of P3 system. The only difference that Addison will see is that the invoices for services will be from BI-PM.

As a Managing Partner for Intellacuity, Steve Tallent was in charge of managing the Addison project and has been involved in the day to day details of this implementation. As Managing Partner for BI-PM, that will not change.

RECOMMENDATION:

Staff recommends approval of the assignment of rights, duties and obligations from Intellacuity LLC. to BI-PM Consulting.

COUNCIL GOALS:

N/A

ATTACHMENTS:

Description:

[BI-PM Consulting](#)

Type:

Exhibit



BI-PM Consulting, LLC

6860 North Dallas Parkway
Suite 200
Plano, TX 75024
Phone 972 489-1701

Mr. Hamid Khalehipour
Director
Information Technology
16801 Westgrove Drive
Addison, TX 75001

Mr. Khalehipour

As we discussed, the P3 and Performance Essentials applications which have been supported by Intellacuity, LLC will now be supported by BI-PM Consulting, LLC, and all additional consulting services requested by the Town of Addison to modify and enhance these systems will be provided by BI-PM.

Your software license with Information Builders will not be affected in any way. The Solution Partner relationship between Intellacuity and Information Builders will now be with BI-PM.

As a principal in both companies, I can assure you that you will see no interruption in service as usual. I will personally remain the project manager for your organization as we move forward with supporting and enhancing these applications.

We have an exciting plan laid out for your Business Intelligence and Performance Management solutions and I look forward to working with you to enable it.

We appreciate your business.

Regards,

Steve Tallent

A handwritten signature in black ink that reads "Steve Tallent". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Managing Partner
BI-PM Consulting, LLC

Council Agenda Item: #R 2c

AGENDA CAPTION:

Approval for the Town's Economic Development Department to incur expenses not to exceed \$3,000 to host a luncheon in Austin with staff from the Governor's Office of Economic Development to provide an overview of the Town and its economic development endeavors, visitor services, and Addison Airport.

FINANCIAL IMPACT:

Expenses related to this event should not exceed \$3,000. Funding for this is available in the Economic Development Department budget.

BACKGROUND:

As part of the Economic Development Department's goal to build capacity, arrangements have been made to meet with key representatives of the Governor's Office for Economic Development and Tourism in Austin. This office is the state's primary office focusing on corporate recruitment, business expansion, small business development, aviation/aerospace development, and tourism. This department also helps manage several state incentive programs including the Texas Enterprise Fund, Emerging Technology Fund, and Small Business Loan Funds through the state's Economic Development Bank.

The intent of the meeting is to strengthen working relationships with this department by hosting them for lunch and simultaneously providing an overview of our community to ensure Addison is kept on their radar screens for future opportunities, and so they gain a full understanding of the community. Amongst the team that will travel to Austin to represent Addison will include Mayor Todd Meier, Bob Phillips, Darci Neuzil, Charles Goff and Orlando Campos.

An overview of the Town's economic development focus will be presented along with an overview of our community's visitor/tourism assets. Insight will also be provided on Addison's Airport which represents a tremendous economic development asset in the North Texas Region. The event will be held at Sullivan's Steakhouse in Downtown Austin on June 1.

There are 40 staff members in the Governor's Office for Economic Development that will be invited.

RECOMMENDATION:

Staff recommends approval.

COUNCIL GOALS:

Maintain and Enhance our Unique Culture, Provide For A Diversified Business Climate, Continue to Attract Visitors

ATTACHMENTS:

Description:

Type:

No Attachments Available

Council Agenda Item: #R3

AGENDA CAPTION:

PUBLIC HEARING Case 1653-SUP/Salata - Addison. Public hearing, discussion and consideration of approval of an ordinance changing the zoning on property located at 4930 Belt Line Road, Suite 110, which property is currently zoned PD 001-002, by approving for that property a Special Use Permit for a restaurant on application from Salata, represented by Mr. Dustin Hubbard, of Texana Builders.

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on April 26, 2012, voted to table the request for approval of an ordinance approving a Special Use Permit for a restaurant, located at 4930 Belt Line Road, Suite 110, and on application from Salata – Addison, until a special meeting to be held on May 8, 2012.

Voting Aye: Angel, Doherty, Groce, Hewitt, Oliver, Stockard, Wood

Voting Nay: none

Absent: none

FINANCIAL IMPACT:

NA

BACKGROUND:

Planning and Zoning Commission Meeting will be held on May 8, 2012 at 6:00 p.m. Staff will report the Commission's recommendation after the conclusion of that meeting.

RECOMMENDATION:

COUNCIL GOALS:

N/A

ATTACHMENTS:

Description:

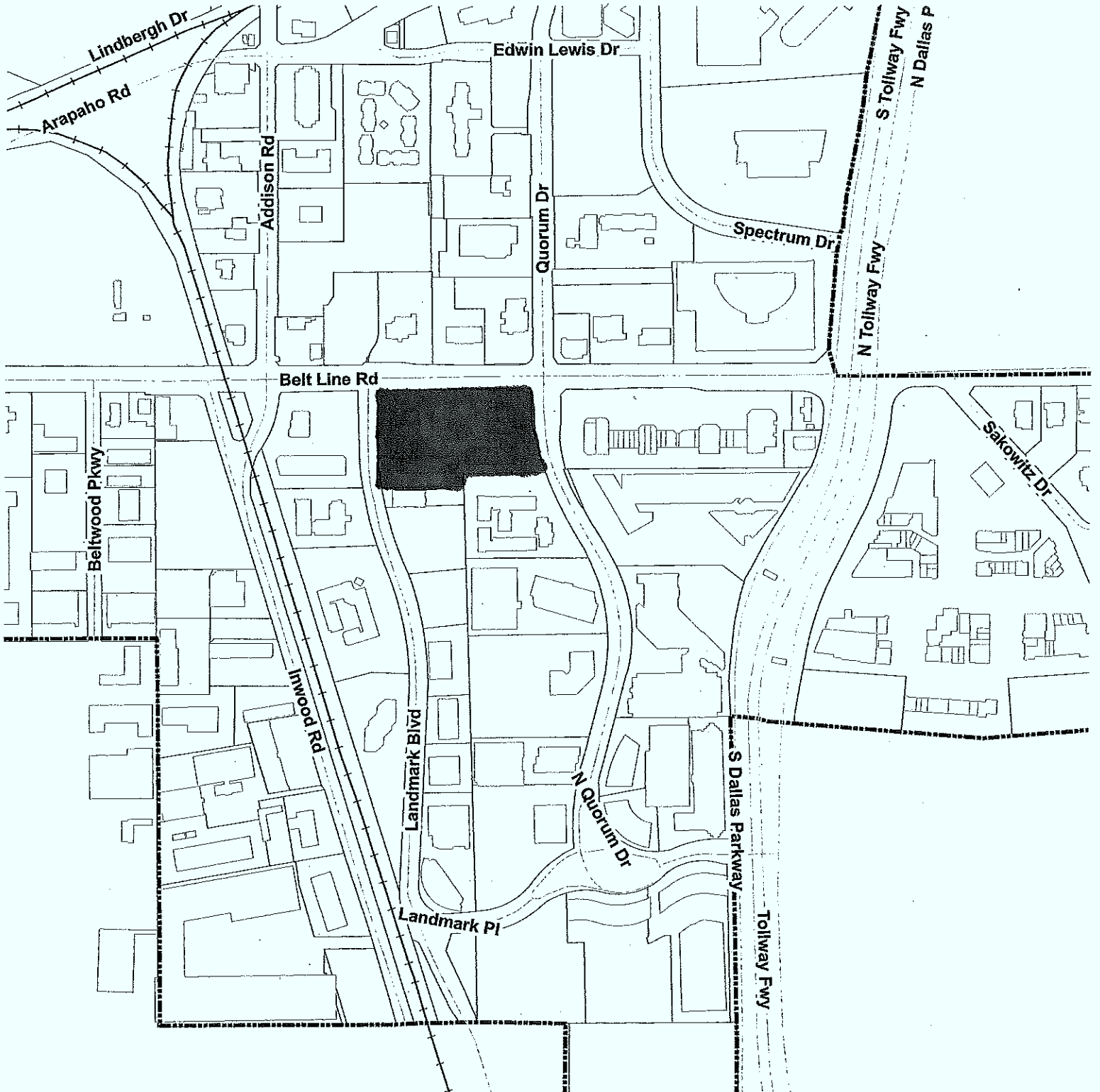
[docket map, staff report, and commission findings](#)

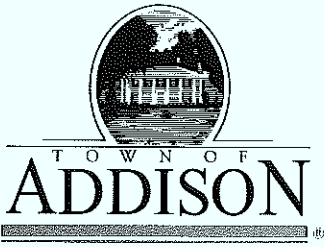
Type:

Backup Material

1653-SUP

PUBLIC HEARING Case 1653-SUP/Salata - Addison. Requesting approval of an ordinance approving a Special Use Permit for a restaurant, and a Special Use Permit for the sale of alcoholic beverages for on-premises consumption, located at 4930 Belt line Road, Suite 110, on application from Salata, represented by Mr. Dustin Hubbard, of Texana Builders.





April 20, 2012

STAFF REPORT

RE: Case 1653-SUP/Salata

LOCATION: 4930 Belt Line Road, Suite 110

REQUEST: Approval of a Special Use Permit for a restaurant.

APPLICANT: Salata, represented by Mr. Dustin Hubbard of Texana Builders

DISCUSSION:

Background. The lease space involved in this request was once part of Gilbert's Deli. Gilbert's obtained approval of a Special Use Permit for a restaurant and the sale of alcoholic beverages for on-premises consumption on March 12, 2001 through Ordinance 001-016. Gilbert's occupied the space until 2007, when it was taken over by Café Brazil (February 13, 2007, Ordinance 007-006). Café Brazil wanted a smaller lease space, so it took the only the eastern portion of the Gilbert's space, and the landlord abandoned this 2,415 square foot space. The space has been vacant since 2007.

Proposed Plan. The floor plans indicate the space will be fitted out with a salad bar restaurant where customers pass along a cafeteria-style service line and order custom-made salads and soups. The restaurant will seat 56 customers. The drawings do not indicate a patio. The applicant does not intent to serve alcoholic beverages.

Facades. The applicant did not submit elevations, but the staff does not expect that he will make any changes to the existing glass store-front facades.

Landscaping. The landscaping for this center is already in place and is generally well-maintained.

Food Service Code. The restaurant will be governed by the requirements of the Food Service Ordinance and will require a grease trap. This is an advisory comment for the applicant and does not need to be a condition for the zoning recommendation.

Signage. The applicant did not indicate any signs on the facades. The applicant should be aware that all signage for the restaurant must comply with the requirements of the Addison Sign Ordinance. This is an advisory comment to the applicant and does not need to be a condition for the zoning recommendation.

Parking. In 2001, Dunhill Properties was the property owner of this center, and it implored the Town to help the center by changing the parking requirement for restaurants from one space per 100 square feet to one space per 160 square feet. Dunhill contended that it could not get any tenants other than restaurants, and therefore could not lease space in the center. The economy was poor at the time, and the Town was willing to help retail owners lease space, so the zoning on this one center was changed from a Local Retail district, with a parking requirement of 1/100 for restaurants, to a Planned Development district, with a parking requirement of 1/160 for restaurants. Dunhill then leased space to new restaurant tenants, and subsequently sold the center.

The proposed restaurant has 2,415 square feet and will require 15 spaces. According to the property owner's parking space allotment (attached) there is sufficient parking for this restaurant. As the parking tally indicates, there are nine restaurants in the center totaling 37,370 square feet, which is 48% of the center's leasable space. Two of those tenants: Pete's Dueling Pianos, which features sing-along piano entertainers, and The Improv Comedy Club, are very popular and draw a lot of customers who stay at the restaurants longer due to the entertainment nature of the two businesses.

Typically, customer parking on private property is not something the Town meddles in. The Town feels that how property managers allocate and distribute parking on their site is between the landlord and the tenants. The only reason Addison, or any other city, has parking requirements is so that one property owner's success does not put neighboring property owners out of business by taking all their parking for his business.

For some time, the staff has been dealing with that very problem in this center. The customers of restaurants in this center cannot find spaces on this property and are parking in adjacent properties to the extent that those property owners and their tenants are not able to provide parking for their own customers. On Friday and Saturday nights, customers to this center fill up this parking lot and then proceed to park in the lot to the east at 5000 Belt Line Road (Addison Walk) and to the west at 4800 Belt Line Road (Inwood-Quorum Village). The parking problems at 4800 Belt Line have gotten so bad that the property owner has resorted to hiring a towing service with a spotter who tows cars as soon as he sees drivers park on the 4800 property and walk across the street to this property.

The staff should note that the owner at 4800 Belt Line is within his rights to tow people who are not his customers, but park on his property to be customers of other properties. He also has met all requirements of the law with regard to posting signs stating that the lot is for his customers only, and he has a sufficient number of signs indicating people will be towed. The staff has fielded numerous complaints from customers of this center that have been towed because they parked on neighboring properties. While these

customers were in the wrong, they were angry and upset. No matter what the reason, they had a bad experience in Addison that they have shared with their friends. The staff believes that nobody wins a towing war, and customers who share bad experiences in Addison hurt every business in Town.

The staff tried to resolve the issue by asking Pete's and the Improv to warn their customers that they would be towed, and perhaps even post employees in adjacent lots to warn people not to park there. However, those businesses were not responsive to the staff's request. The complaints have been so numerous, and so vehement, that the Police Department went so far as to post an officer in the lot at 4800 Belt Line to advise people that they would be towed. The Police Department could not continue to spare an officer for parking lot duty, so it purchased small temporary signs to be placed in the median on Landmark Drive between this property and 4800 Belt Line advising customers that they will be towed. The Town's Animal Control officer puts the signs out every Friday afternoons and picks them up every Monday mornings. The staff has also had complaints about the parking on weekends directly from the owners of the adjacent shopping centers, the tenants in those centers, and even the other tenants in this shopping center.

This brings us to this request. The owners contend that Salata is a lunch-time operation and would not add to the parking problems in the center, and the staff agrees. The Town cannot regulate the hours that Salata is open, but agrees that its lunch and early dinner would not impact the weekend parking problem in this center.

However, as the staff explained to the applicant and the property manager, restaurants are reviewed on a case-by-case basis because they have special aspects to their operation that can sometimes cause problems. Most of the time that aspect is noise, but in this case, it is not noise. It is not even a problem with this individual restaurant, but with this property. When there is clearly a problem with the supply of parking spaces in this center, and that problem is clearly caused by restaurants, the staff cannot justify adding another restaurant to the mix. The staff is not comfortable allowing this property to continue to expand its restaurant business, and expand the revenue that comes with it, when this property owner's success is already hurting the neighboring owners' ability to do business.

The staff has visited with the property managers about possible solutions. The staff suggested the managers lease additional parking spaces from the office building at 14990 Landmark and the Marriott Residence Inn to the south of this property. They could then require employees to park on those properties, or require the valet to shuttle cars to those properties. They could also post their own employees on adjacent properties to keep their customers from parking on them and walking over to their property. The staff was planning to hold this request off of the docket until a solution was offered, but the property managers have entered into a signed lease with Salata and cannot wait another month. The property managers have assured the staff that they will come forward with solutions at the Planning and Zoning Commission meeting.

The staff believes that the property managers should provide proof of a solution, such as a signed lease agreement with adjacent properties for use of additional spaces.

RECOMMENDATION:

As noted, the Town tries not to meddle in how business owners manage their business. Addison is one of the few cities in the metroplex that has not banned smoking in restaurants because it feels that business owner's have the right to determine how they will manage their business. In keeping with that, the Town does not regulate how a property owner manages parking within his private property. It only requires that he have a sufficient number of spaces on site for all uses, and as noted, this property owner has sufficient parking spaces to allocate to this use.

If it were only the other tenants in this center complaining about parking problems, the Town would leave that issue to the property manager to resolve. However, the staff is receiving complaints from adjacent owners. The staff believes that parking requirements exist so that all property owners can have a level playing field and have the same ability to succeed. The success of the restaurants on this property is hampering the ability of the properties around it to have successful restaurants. The staff also believes that the property manager should take a more active role in managing the problem so that Town employees are not required to help manage it by posting staff in the parking lot and putting out signs.

The property managers have assured the staff they will bring a solution to the Planning and Zoning Commission hearing. Provided that solution proves acceptable to the Commission, and provided the property manager provides sufficient proof, such as signed agreements with adjoining property owners, that he has a solution in place, the staff had no other conditions for the approval of this request.

Respectfully submitted,

A handwritten signature in black ink that reads "C. MORAN". The signature is stylized with a large, looped "C" and "M".

Carmen Moran
Director of Development Services

Case 1653-SUP/Salata – Addison
April 30, 2012

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on April 26, 2012, voted to table the request for approval of an ordinance approving a Special Use Permit for a restaurant, located at 4930 Belt Line Road, Suite 110, and on application from Salata – Addison, until a special meeting to be held on May 8, 2012.

Voting Aye: Angel, Doherty, Groce, Hewitt, Oliver, Stockard, Wood
Voting Nay: none
Absent: none

INWOOD QUORUM SHOPPING CENTER DALLAS, TX. LLC

270 Commerce Drive, Rochester, NY 14623-3506

(585) 359-3000, Fax (585) 359-4690

April 20, 2012

Carmen Moran, Director of Development Services
P.O. Box 9010
Addison, TX 75001

CERTIFIED MAIL RETURN RECEIPT REQUESTED & FACSIMILE (972) 450-2837

Re: Case No: 1653-SUP/Salata - Addison

Dear Carmen:

We are in receipt of the notice regarding a hearing for the special use at 4930 Belt Line Road, Suite 110. We operate the adjacent Inwood Quorum Shopping Center located at 4800-4872 Belt Line Road. Historically it has been observed that the 4930 property apparently has insufficient parking and we have continually had their patrons crossing the street and using parking intended for patrons of our property. In the last year this has become a significant problem with the police being repeatedly called for vehicles of non-patrons being towed from our property. It has previously been conveyed to Greg Layman of the Addison Police Department that we believe the adjacent property's parking is already insufficient. It is our belief that another food service establishment will only increase this problem. We oppose the approval of this special use permit.

Your consideration on this matter is greatly appreciated.

Very truly yours,
INWOOD QUORUM SHOPPING CENTER
DALLAS, TX. LLC



Greg Burnham
Operations Manager

Cc: Maintenance File (Correspondence)

**QUORUM PLAZA II
ADDISON, TX
PARKING SPACE ALLOTMENT**

Bid #	W #	Tenant	Actual Square Footage	Use	Parking Calculation	Parking Required (Based on Actual)	Actual Parking	Over/Under Parking	
4900	122	Fresh Spa dba Hawaiian Nail Spa	3,529	Retail	1/200 sf	18			
4900	125	7-Eleven	2,181	Retail	1/200 sf	11			
4900	150	Houston Cellular (ATT)	5,740	Retail	1/200 sf	29			
4900-2	200	Melting Pot	5,606	Restaurant	1/160 sf	35			
4900-2	250	Melting Pot II	2,976	Restaurant	1/160 sf	19			
4900-2	260	Vacant	2,995	Office	1/300 sf	9			
4900-2	0	Hallway	753			0			
4930	100	Cafe Brazil	3,552	Restaurant	1/160 sf	22			
4930	100	Café Brazil- Patio/Outdoor Seating	150	Restaurant	1/160 sf	1			
4930	110	Salata	2,415	Restaurant	1/160 sf	15			
4930	130	Gillespie Jeweler	1,400	Retail	1/200 sf	7			
4930	150	Salons USA	6,237	Retail	1/200 sf	31			
4930	150	Thai Orchid	3,425	Restaurant	1/160 sf	21			
4950	100	ChiroSport Specialists	4,148	Medical	1/200 sf	21			
4950	102	Selling Golf	1,160	Retail	1/200 sf	6			
4950	160	Swan Health Center	1,192	Retail	1/200 sf	6			
4950	165	Sulte 165	1,200	Retail	1/200 sf	6			
4950	170	Quorum Cleaners	1,657	Retail	1/200 sf	8			
4950	180	Red India Bistro dba Wild Chutney	4,426	Restaurant	1/160 sf	28			
4950	190	Red India Bistro- Patio/Outdoor Seating	700	Restaurant	1/160 sf	4			
4980	110	Available (Proposed Office)	1,209	Office	1/300 sf	4			
4980	120	Available (Proposed Retail)	1,878	Retail	1/200 sf	9			
4980	130	Available (Proposed Retail)	1,458	Retail	1/200 sf	7			
4980	140	Smashburger	2,200	Restaurant	1/160 sf	14			
4980	140	Smashburger- Patio/Outdoor Seating	82	Restaurant	1/160 sf	1			
4980	150	Jimmy John's	1,633	Restaurant	1/160 sf	10			
4980	150C	JJ Corridor	120			0			
4980	150P	Jimmy Johns- Patio/Outdoor Seating	100	Restaurant	1/160 sf	1			
4980	180	Bacci's Pizzeria	1,091	Restaurant	1/160 sf	7			
4980	190	Tiffs Treats	1,301	Retail	1/200 sf	7			
4980-2	Shop	Pete's Piano Bar	5,659	Restaurant	1/160 sf	35			
4980-2	Shop	Improv	5,771	Restaurant	1/160 sf	36			
TOTAL						77,643	427	431	4

Total Restaurant 249



Salata
 QUORUM PLAZA II
 4930 BELTLINE ROAD, SUITE 110
 ADDISON TEXAS 75254

Salata Corporate HQ
 919 Milam #1-825
 Houston, Texas 77002
 713.793.0101



Texana Builders
 General Contractor
 1121 Katy Pkwy, Ste. 222
 Houston, TX 77079
 713-681-2747

AMPRUDIA
 DESIGN GROUP
 1381 West Loop West, Suite 7014
 Houston, Texas 77027
 TEL: 281-761-9333

DESIGN • DEVELOPMENT

DATE: _____ PROJECT NO: _____ SHEET NO: _____

BY: _____ CHECKED BY: _____

DATE: _____ PROJECT NO: _____ SHEET NO: _____

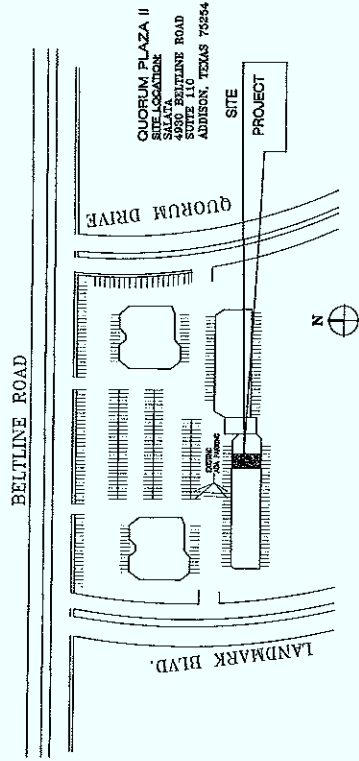
BY: _____ CHECKED BY: _____



Project Number: 2012-11

A0.2

EXISTING SITE PLAN
 Issued For Permit: MARCH 8, 20
 Issued For Bid: MARCH 8, 20
 Issued For Construction:



[FOR INFORMATION ONLY]

1 EXISTING SITE PLAN
 A0.2 SCALE 1/8"=1'-0"

SECTION OF 23 HAS 14 COMPARTMENT WALL, CORNER, WOOD, BRICK, ARE DETAIL SHOWN AT THE REAR
 INDICATED BY DIMENSIONS, WALLS, PARTITIONS, DOORS AND WINDOWS. SEE DRAWING FOR MATERIALS FOR
 FINISHES, WALLS, PARTITIONS, DOORS AND WINDOWS.

LIMITING HEIGHTS OF METAL STUDS - TYPICAL PARTITIONS ONLY	
HEIGHT OF PARTITION	HEIGHT OF STUD
0' - 0" TO 4' - 0"	16" O.C.
4' - 0" TO 8' - 0"	16" O.C.
8' - 0" TO 12' - 0"	16" O.C.
12' - 0" TO 16' - 0"	16" O.C.
16' - 0" TO 20' - 0"	16" O.C.
20' - 0" TO 24' - 0"	16" O.C.
24' - 0" TO 28' - 0"	16" O.C.
28' - 0" TO 32' - 0"	16" O.C.
32' - 0" TO 36' - 0"	16" O.C.
36' - 0" TO 40' - 0"	16" O.C.
40' - 0" TO 44' - 0"	16" O.C.
44' - 0" TO 48' - 0"	16" O.C.
48' - 0" TO 52' - 0"	16" O.C.
52' - 0" TO 56' - 0"	16" O.C.
56' - 0" TO 60' - 0"	16" O.C.
60' - 0" TO 64' - 0"	16" O.C.
64' - 0" TO 68' - 0"	16" O.C.
68' - 0" TO 72' - 0"	16" O.C.
72' - 0" TO 76' - 0"	16" O.C.
76' - 0" TO 80' - 0"	16" O.C.
80' - 0" TO 84' - 0"	16" O.C.
84' - 0" TO 88' - 0"	16" O.C.
88' - 0" TO 92' - 0"	16" O.C.
92' - 0" TO 96' - 0"	16" O.C.
96' - 0" TO 100' - 0"	16" O.C.

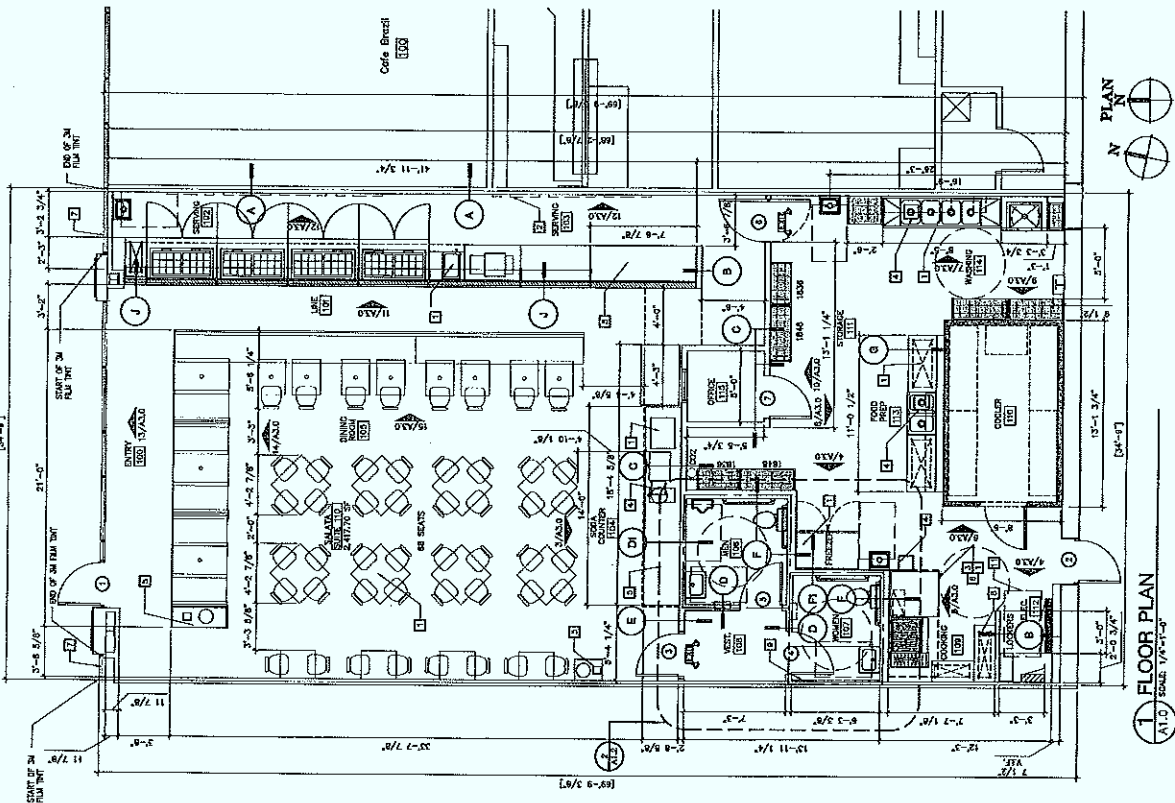
3 STUD LEGEND

A1.0 SCALE: 1/8"=1'-0"

- #### GENERAL NOTES
1. FOR NOT SCALE DRAWINGS FOR INFORMATION.
 2. SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. DIMENSIONS SHOWN ON THIS DRAWING ARE NOT TO BE CHANGED.
 3. ALL SUB-COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 4. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 5. MATCH ALUMINUM STRAPWORK SYSTEM FINISH AND DISTRIBUTION.
 6. MATCH ALUMINUM STRAPWORK SYSTEM FINISH AND DISTRIBUTION.
 7. SHALL BE OBTAINED FROM THESE FLOOR FINISHES UNLESS OTHERWISE NOTED.
 8. FINISHES SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 9. PROVIDE DOUBLE STUDS, INCLUDING BRACING AND SUPPORT, AT ALL CORNERS AND AT ALL POINTS OF PENETRATION THROUGH PARTITIONS. PROVIDE DOUBLE STUDS AT ALL CORNERS AND AT ALL POINTS OF PENETRATION THROUGH PARTITIONS.
 10. IF DIMENSIONS ARE IN CONFLICT, THE LARGER DIMENSION SHALL GOVERN. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 11. PROVIDE DOUBLE STUDS, INCLUDING BRACING AND SUPPORT, AT ALL CORNERS AND AT ALL POINTS OF PENETRATION THROUGH PARTITIONS. PROVIDE DOUBLE STUDS AT ALL CORNERS AND AT ALL POINTS OF PENETRATION THROUGH PARTITIONS.
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 13. PROVIDE DOUBLE STUDS, INCLUDING BRACING AND SUPPORT, AT ALL CORNERS AND AT ALL POINTS OF PENETRATION THROUGH PARTITIONS. PROVIDE DOUBLE STUDS AT ALL CORNERS AND AT ALL POINTS OF PENETRATION THROUGH PARTITIONS.
 14. ALL SPECIAL BORDERS IN STAIRWELL SHALL BE OBTAINED FROM THESE FLOOR FINISHES UNLESS OTHERWISE NOTED.
 15. METAL STUDS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 16. PROVIDE DOUBLE STUDS, INCLUDING BRACING AND SUPPORT, AT ALL CORNERS AND AT ALL POINTS OF PENETRATION THROUGH PARTITIONS. PROVIDE DOUBLE STUDS AT ALL CORNERS AND AT ALL POINTS OF PENETRATION THROUGH PARTITIONS.
 17. ALL JOIST BRACING SHALL BE A MINIMUM OF 1/2" ABOVE FINISH FLOOR.
 18. PROVIDE DOUBLE STUDS, INCLUDING BRACING AND SUPPORT, AT ALL CORNERS AND AT ALL POINTS OF PENETRATION THROUGH PARTITIONS. PROVIDE DOUBLE STUDS AT ALL CORNERS AND AT ALL POINTS OF PENETRATION THROUGH PARTITIONS.
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- #### FLOOR PLAN - KEYED NOTES
1. REFER TO DRAWING FOR ALL DIMENSIONS AND FINISHES.
 2. METAL STUDS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. PROVIDE DOUBLE STUDS, INCLUDING BRACING AND SUPPORT, AT ALL CORNERS AND AT ALL POINTS OF PENETRATION THROUGH PARTITIONS. PROVIDE DOUBLE STUDS AT ALL CORNERS AND AT ALL POINTS OF PENETRATION THROUGH PARTITIONS.
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- #### FLOOR PLAN LEGEND
- METAL STUD CONSTRUCTION
 - PARTIAL WALL PARTITION
 - CONCRETE STAIRWELL
 - STEEL COLUMN
 - CONCRETE BEARING COLUMN LOCATION
 - CONCRETE BEARING BUILDING DIMENSIONS
 - CONCRETE NEW CONSTRUCTION DIMENSIONS
 - CONCRETE PARTITION TYPES
 - CONCRETE INTERIOR EXHAUST
 - CONCRETE DOOR NO.



1 FLOOR PLAN
 A1.0 SCALE: 1/8"=1'-0"



Salata
 QUORUM PLAZA II
 4930 BELTLINE ROAD, SUITE 110
 ADDISON TEXAS 75254

Salata Corporate HQ
 519 Milam ST, 925
 Houston, Texas 77002
 713.753.0101



Texana Builders
 General Contractor
 1121 Katy Fwy, Ste 222
 Houston, TX 77079
 713-861-2747

AMPLUD GROUP
 DESIGN • DEVELOPMENT
 1307 BELTLINE ROAD, SUITE 701
 ADDISON, TEXAS 75254
 972.343.2333



Project Number: 2012-10
A1.0
 FLOOR PLAN
 Issued For Permit: MARCH 8, 201
 Issue for BLD: MARCH 8, 201
 Issued For Construction:

Council Agenda Item: #R4

AGENDA CAPTION:

Presentation and discussion regarding a proposal to host a Collaborative Adaptive Sensing of the Atmosphere (CASA) radar site in Addison.

FINANCIAL IMPACT:

n/a

BACKGROUND:

n/a

RECOMMENDATION:

n/a

COUNCIL GOALS:

N/A

ATTACHMENTS:

Description:

Type:

No Attachments Available

Council Agenda Item: #R5

AGENDA CAPTION:

Discussion and consideration of approval authorizing the Town Staff to seek quotations for the purchase of cameras and monitoring systems for Vitruvian Park bridge areas.

FINANCIAL IMPACT:

N/A

BACKGROUND:

Staff will be making a presentation regarding this item at the Council meeting.

RECOMMENDATION:

COUNCIL GOALS:

N/A

ATTACHMENTS:

Description:

Type:

No Attachments Available

Council Agenda Item: #ES1

AGENDA CAPTION:

Closed (executive) session of the Addison City Council pursuant to Section 551.071, Tex. Gov. Code, to conduct a private consultation with its attorney to seek the advice of its attorney about contemplated litigation, or 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 Chapter 551, Tex. Gov. Code, regarding the Vitruvian Park public infrastructure (park and streetscape improvements), and the Spring Valley Road widening and extension of Vitruvian Way, construction contracts and projects.

FINANCIAL IMPACT:

n/a

BACKGROUND:

n/a

RECOMMENDATION:

n/a

COUNCIL GOALS:

N/A

ATTACHMENTS:

Description:

No Attachments Available

Type:

Council Agenda Item: #R6

AGENDA CAPTION:

Discussion and consideration of any action regarding the Vitruvian Park public infrastructure (park and streetscape improvements), and the Spring Valley Road widening and extension of Vitruvian Way, construction contracts and projects.

FINANCIAL IMPACT:

n/a

BACKGROUND:

n/a

RECOMMENDATION:

n/a

COUNCIL GOALS:

N/A

ATTACHMENTS:

Description:

Type:

No Attachments Available