



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

6:00 PM

JUNE 12, 2012

TOWN HALL

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

WORK SESSION

Item
#WS1 - Discussion regarding the Fiscal Year 2013 Capital and Information Technology Replacement Budget.

Item
#WS2 - Discussion regarding the Fiscal Year 2013 Utility Fund Budget.

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 May 22, 2012 Regular Council Meeting.

#2b- Approval of a contract in an amount not to exceed \$100,000 to Bowman Construction for concrete repairs on Surveyor Blvd, Marsh Lane, Midway Road and Quorum Drive.

#2c- Approval of a contract with Perfect Finish Landscaping totaling \$105,855 for installation of the Surveyor Road Water Tower Demonstration Garden.

Item #R3 **PUBLIC HEARING**, Case 1654-Z/MHSS MOB Addison, LP. Public hearing, discussion and consideration of approval of an Ordinance: (a) changing the zoning on an approximately 1.723 acre tract of land located approximately one-third mile north of Sojourn Drive between Addison Road and Dallas Parkway from LR Local Retail with a special use permit for a restaurant and a special use permit for the on-premises sale of alcoholic beverages to PD Planned Development District 009-004 as adopted by Ordinance No. 009-004; (b) amending PD 009-004, which zones land generally located at the southeast and northeast corners of the intersection of Addison Road and Sojourn Drive for hospital, medical and other offices, and parking uses, by amending the concept plan adopted

by PD 009-004 by adding thereto the said 1.723 acre tract of land, by providing that the said tract may be used for parking purposes in connection with other land located in PD 009-004, and by providing certain development standards and conditions for the tract; and (c) providing for an amendment to a development plan previously approved by Ordinance No. 011-002 and which applies to a portion of the land zoned by PD 009-004 (such portion being a part of Tract I as described in Ordinance No. 009-004), which amendment generally concerns the development and use of a medical office building and parking; on application from MHSS MOB Addison LP, represented by Mr. Scott Wilson of SRP Medical.

Attachment(s):

1. docket map, staff report, and commission findings

Recommendation:

Administration recommends approval.

Item #R4 Report and overview of trip to Austin to meet with staff of Governor's Office for Economic Development.
-

Item #R5 Presentation and discussion of a proposed sale and assignment by the tenant of the tenant's leasehold interest in 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, and of amendments to the lease of each of the said ground lease properties.
-

Item #R6 Discussion and consideration of action regarding
-

Communities in Schools - Dallas.

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.

Item #R7 - 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.

Adjourn Meeting

Posted:
Chris Terry, 6/6/2012, 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: #WS0

AGENDA CAPTION:

Discussion regarding the Fiscal Year 2013 Capital and Information Technology Replacement Budget.

FINANCIAL IMPACT:

There is no financial impact associated with this item.

BACKGROUND:

Background materials will be provided prior to the Council meeting.

RECOMMENDATION:

COUNCIL GOALS:

N/A

ATTACHMENTS:

Description:

Type:

No Attachments Available

Council Agenda Item: #WS0

AGENDA CAPTION:

Discussion regarding the Fiscal Year 2013 Utility Fund Budget.

FINANCIAL IMPACT:

There is no financial impact associated with this item.

BACKGROUND:

Background materials will be provided prior to the Council meeting.

RECOMMENDATION:

COUNCIL GOALS:

N/A

ATTACHMENTS:

Description:

Type:

No Attachments Available

Council Agenda Item: #R 2a

AGENDA CAPTION:

Approval of Minutes for the May 22, 2012 Regular Council Meeting.

FINANCIAL IMPACT:

N/A

BACKGROUND:

N/A

RECOMMENDATION:

N/A

COUNCIL GOALS:

N/A

ATTACHMENTS:

Description:

[May 22 Minutes](#)

Type:

Backup Material

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

May 22, 2012

6:30 PM - Town Hall

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

Upstairs Conference Room

Council Members Present:

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

Absent:

None

Work Session

Item #WS1 - Discussion regarding Communities in Schools - Dallas.

Mayor-Todd Meier

Attest:

City Secretary-Chris Terry

**OFFICIAL ACTIONS OF THE ADDISON CITY
COUNCIL**

REGULAR MEETING

May 22, 2012

6:30 PM - Town Hall

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

Chris Terry, 5/18/2012, 5:00 pm

Council Members Present:

Arfsten, Clemens, DeFrancisco, Gunther, Lay, Meier, Mellow, Moore, 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 May 8, 2012 Regular Council Meeting.

A motion to Approve was made by Mayor Todd Meier.

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

#2b - Approval of a marketing sponsorship for \$50,000.00 for the Cavanaugh Flight Museum (CFM) for their 2012 marketing program.

Item was pulled for discussion. Doug Jeanes, Cavanaugh Flight Museum, spoke regarding this item.

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

#2c - Approval of an award of bid to Concord Commercial Services, Inc., for reception millwork modifications and finish upgrades to the Service Center Lobby in an amount not to exceed \$100,000.

A motion to Approve was made by Mayor Todd Meier.

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

#2d - Approval of a contract with Wallace Controls and Electric in an amount not to exceed \$40,000 for replacement of the motor protection equipment at Surveyor Pump Station.

A motion to Approve was made by Mayor Todd Meier.

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 - Consideration and approval of an Ordinance canvassing the results of the general Municipal Election held on May 12, 2012 and an Ordinance canvassing the results of the special Bond Election held on May 12, 2012.

Kimberly Lay moved approval of an ordinance canvassing the 2012 General Election.

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

Neil Resnik moved approval of an ordinance canvassing the 2012
Bond Election.

A motion to Approve was made by Council Member Neil Resnik.
The motion was seconded by Council Member Kimberly Lay.
The motion result was: Passed
Voting Aye: Arfsten, Clemens, DeFrancisco, Lay, Meier, Mellow,
Resnik
Voting Nay: None

Item #R4 - Presentation, discussion and consideration of approval of
the appointment of Mayor Pro Tempore and Deputy Mayor Pro
Tempore.

Todd Meier moved approval of the appointments of Blake Clemens as
Mayor Pro Tem and Bruce Arfsten as Deputy Mayor Pro Tem.

A motion to Approve was made by Mayor Todd Meier.
The motion was seconded by Council Member Chris DeFrancisco.
The motion result was: Passed
Voting Aye: Arfsten, Clemens, DeFrancisco, Gunther, Meier, Moore,
Resnik
Voting Nay: None

Item #R5 - Consideration, discussion and approval of a resolution
supporting the appointment of Laura Maczka as the representative to
the Regional Transportation Council of the North Central Texas
Council of Governments.

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, Gunther, Meier, Moore,
Resnik
Voting Nay: None

Item #R6 - Discussion and Consideration of an Appointment of a
Member to the Planning and Zoning Commission.

Blake Clemens moved approval of re-appointment of Jennifer Hewitt.

A motion to Approve was made by Council Member Blake Clemens.
The motion was seconded by Mayor Todd Meier.
The motion result was: Passed
Voting Aye: Arfsten, Clemens, DeFrancisco, Gunther, Meier, Moore,
Resnik
Voting Nay: None

Item #R7 - Discussion and consideration of the approval of an
ordinance adding Section 38-55 to the Town Code of Ordinances
regarding the Addison Fire Department, including its organizational
structure, functions, and existence.

Fire Chief John O'Neal presented and spoke regarding this item.

A motion to Approve was made by Council Member Blake Clemens.
The motion was seconded by Council Member Chris DeFrancisco.
The motion result was: Passed
Voting Aye: Arfsten, Clemens, DeFrancisco, Gunther, Meier, Moore,
Resnik
Voting Nay: None

Item #R8 - Discussion and consideration of the approval of an

ordinance amending various sections of the Town Code of Ordinances to accurately reflect the fire department organizational structure , roles and responsibilities.

Fire Chief John O'Neal presented and spoke regarding this item.

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

The motion was seconded by Council Member Blake Clemens.

The motion result was: Passed

Voting Aye: Arfsten, Clemens, DeFrancisco, Gunther, Meier, Moore, Resnik

Voting Nay: None

Item #R9 - Presentation, discussion and consideration of the approval of a Resolution adopting the revised Town of Addison Basic Emergency Management Plan as required by the State of Texas.

Fire Chief John O'Neal presented and spoke regarding this item.

A motion to Approve was made by Council Member Bruce Arfsten.

The motion was seconded by Council Member Margie Gunther.

The motion result was: Passed

Voting Aye: Arfsten, Clemens, DeFrancisco, Gunther, Meier, Moore, Resnik

Voting Nay: None

Item #R10 - Discussion of the Department of Financial & Strategic Services Quarterly Review for the quarter and year-to-date ended March 31, 2012.

Marisa Perry, Financial and Strategic Services, spoke regarding this item.

There was no action taken.

Item #R11 - Discussion and consideration of approval of a Resolution to deny Atmos Energy Corp., Mid-Tex Division's proposed rate increase pending further settlement discussions and to prevent Atmos Energy Corp., Mid-Tex Division's proposed rate increase from automatically taking effect on June 11, 2012.

Jerry Lewandowski, Financial and Strategic Services, spoke regarding this item.

A motion to Deny 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, Gunther, Meier, Moore, Resnik

Voting Nay: None

Item #R12 - Consideration and approval authorizing the City Manager to execute amendment number 3 to the existing Program Project Management Services agreement with R.H.Shackelford , Inc. through September 30, 2012 in the amount not to exceed \$189,531.39.

Lea Dunn, City Manager's Office, spoke regarding this item.

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

The motion was seconded by Council Member Chris DeFrancisco.

The motion result was: Passed

Voting Aye: Arfsten, Clemens, DeFrancisco, Gunther, Meier, Moore, Resnik

Voting Nay: None

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.

Council entered Executive Session at 9:00 pm.

Council left Executive Session at 10:05 pm.

There was no action taken.

Item #R13 - 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.

Council Member DeFrancisco moved to approve direction of counsel as discussed in executive session.

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

The motion was seconded by Council Member Blake Clemens.

The motion result was: Passed

Voting Aye: Arfsten, Clemens, DeFrancisco, Gunther, Meier, Moore, Resnik

Voting Nay: None

Mayor-Todd Meier

Attest:

City Secretary-Chris Terry

Council Agenda Item: #R 2b

AGENDA CAPTION:

Approval of a contract in an amount not to exceed \$100,000 to Bowman Construction for concrete repairs on Surveyor Blvd, Marsh Lane, Midway Road and Quorum Drive.

FINANCIAL IMPACT:

This item is budgeted in the Streets operations budget.

BACKGROUND:

n/a

RECOMMENDATION:

Staff recommends approval.

COUNCIL GOALS:

Mindful Stewardship of Town Resources, Promote Quality Transportation Services

ATTACHMENTS:

Description:

Type:

No Attachments Available

Council Agenda Item: #R 2c

AGENDA CAPTION:

Approval of a contract with Perfect Finish Landscaping totaling \$105,855 for installation of the Surveyor Road Water Tower Demonstration Garden.

FINANCIAL IMPACT:

This project will be funded out of the parks operating budget and from a matching contribution from the Addison Arbor Foundation. The construction budget is \$124,165. Please see the attached project cost summary and bid tabulation form.

BACKGROUND:

The Addison Arbor Foundation (AAF) and Town staff collaborated to create a sustainable landscape design that would complement the new water tower wind turbine theme. The AAF hired TBG Partners Landscape Architects to develop a demonstration garden plan using drought tolerant native plants and organic landscape gardening. The goal of the design is to provide an attractive public garden that requires minimal watering, no inorganic fertilizers or pesticides. Drip irrigation will be used in the garden areas, while the remainder of the site will be planted with Buffalo grass that will not require watering once it is established. The irrigation controller will be solar powered.

The design includes four garden areas featuring native Texas shrubs, perennials, succulents and trees that are connected with garden pathways. Each garden will have sign displays and plant identification markers to help garden visitors with ideas they can use in their home gardens. There are three outdoor seating/assembly areas for outdoor learning, and a circular plaza connected to a 10 foot wide pedestrian trail along the west side of the site. This will be an important trail connection to the Redding Trail to the south, and to the Arapaho Road Trail that links to the Addison Circle District and DART Transit Center. A site plan and a sign graphics plan are attached.

RECOMMENDATION:

This will be the first time the Town has used Perfect Finish Landscaping; however, their references on similar sized projects

were very favorable. Their offices are in Addison, and their warehouse is located in Denton.

COUNCIL GOALS:

Mindful Stewardship of Town Resources, Work to instill a "Sense of Community" in Addison's residents, Take actions to make Addison a leader in sustainable development and operations that protect and enhance the Town's quality of life

ATTACHMENTS:

Description:

- [Project Cost Summary](#)
- [Demonstration Garden Site Plan](#)
- [Sign Graphics Plan](#)
- [Bid Tabulation](#)

Type:

- Cover Memo
- Cover Memo
- Cover Memo
- Cover Memo

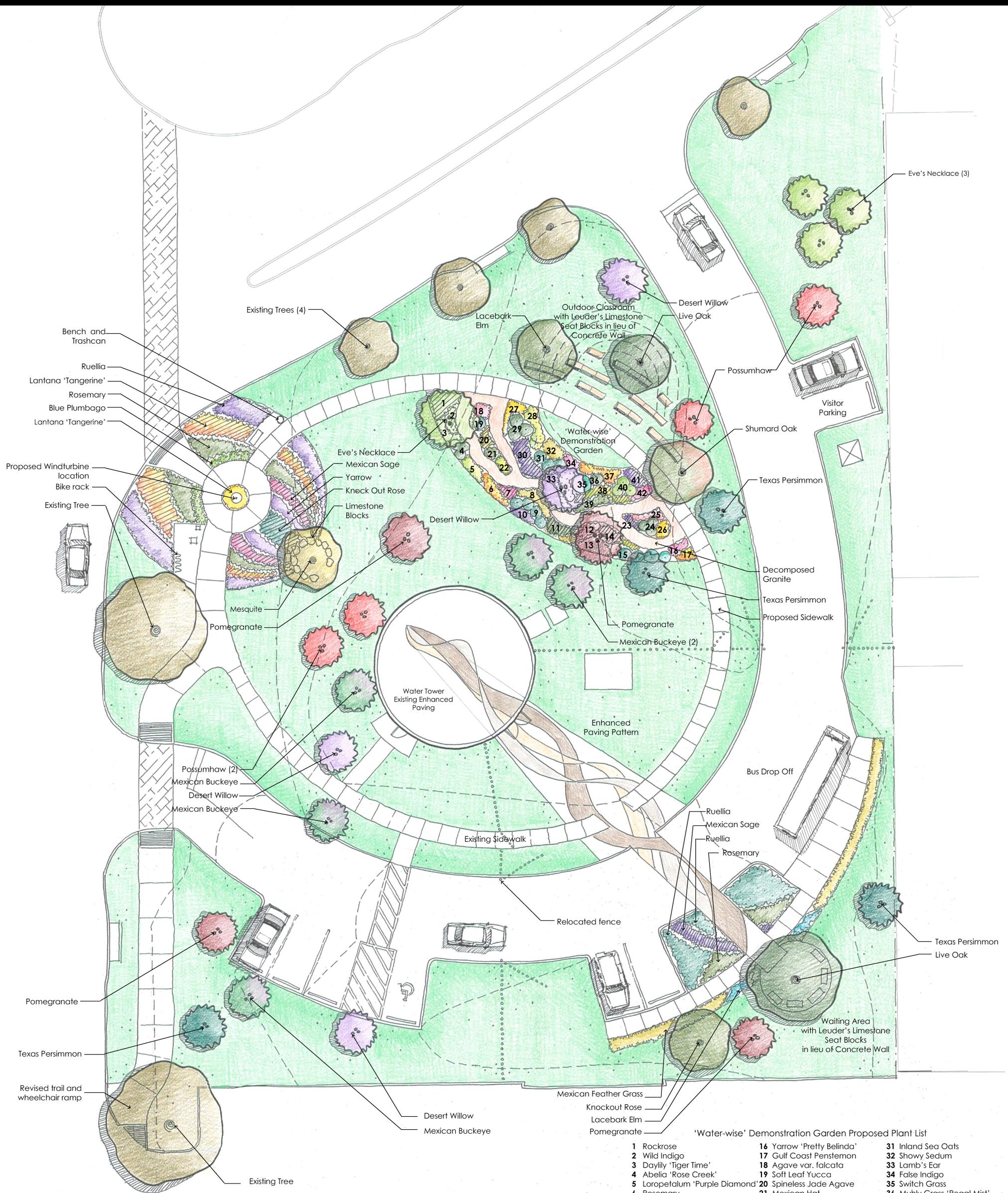
Surveyor Road Water Tower Demonstration Garden Budget Summary

Funding Sources

Town Parks Department Operating Budget	\$75,000.00
Addison Arbor Foundation Matching Donation	<u>\$75,000.00</u>
Total Funds Available	\$150,000.00

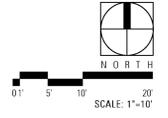
Cost Summary

Total Funds Available	\$150,000.00
Addison Arbor Foundation - TBG Design Services	<u>(\$25,835.00)</u>
Remaining Funds Available	\$124,165.00
Perfect Finish Landscaping Contract	<u>(\$105,855.00)</u>
Surplus Funds	\$18,310.00



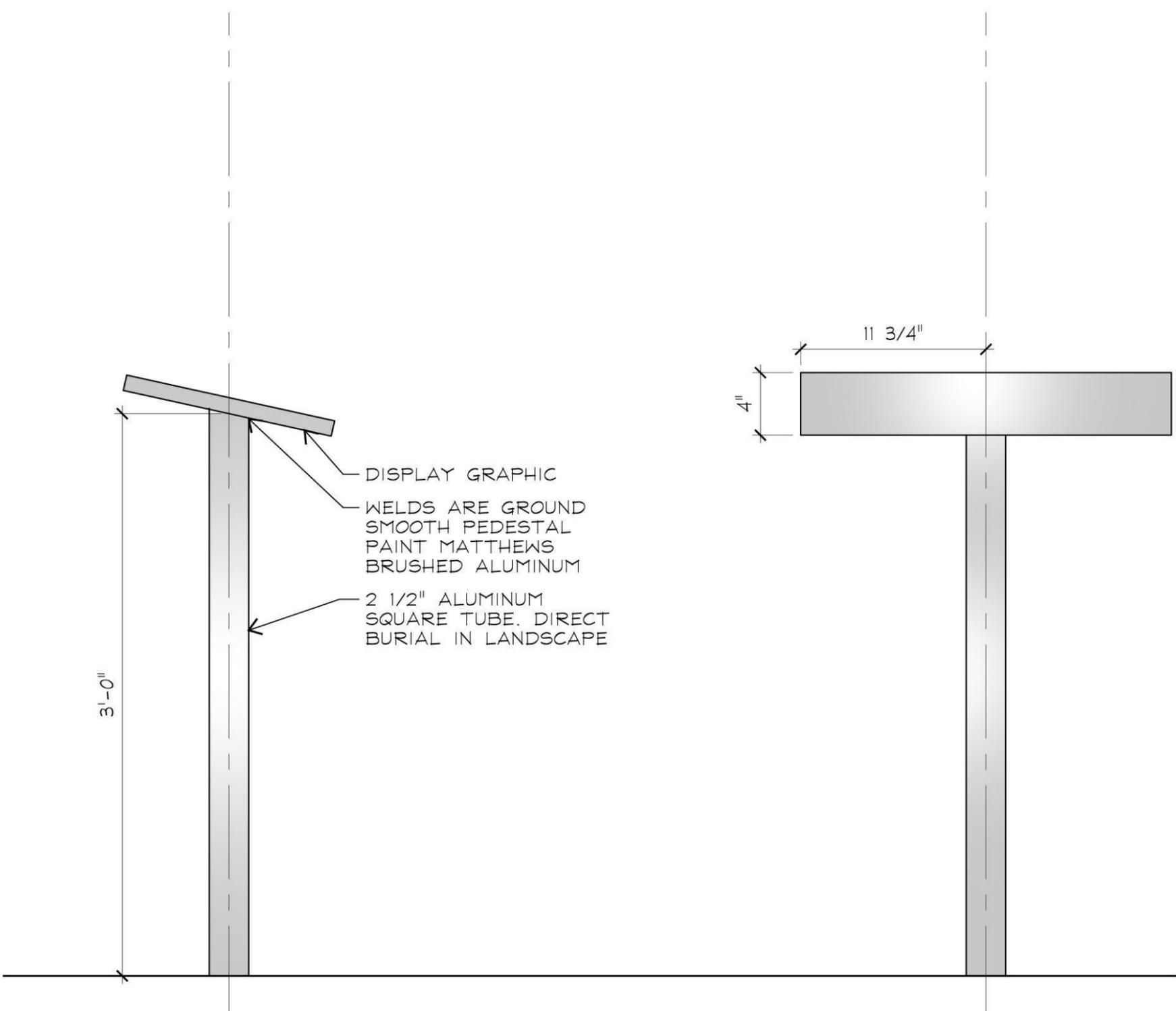
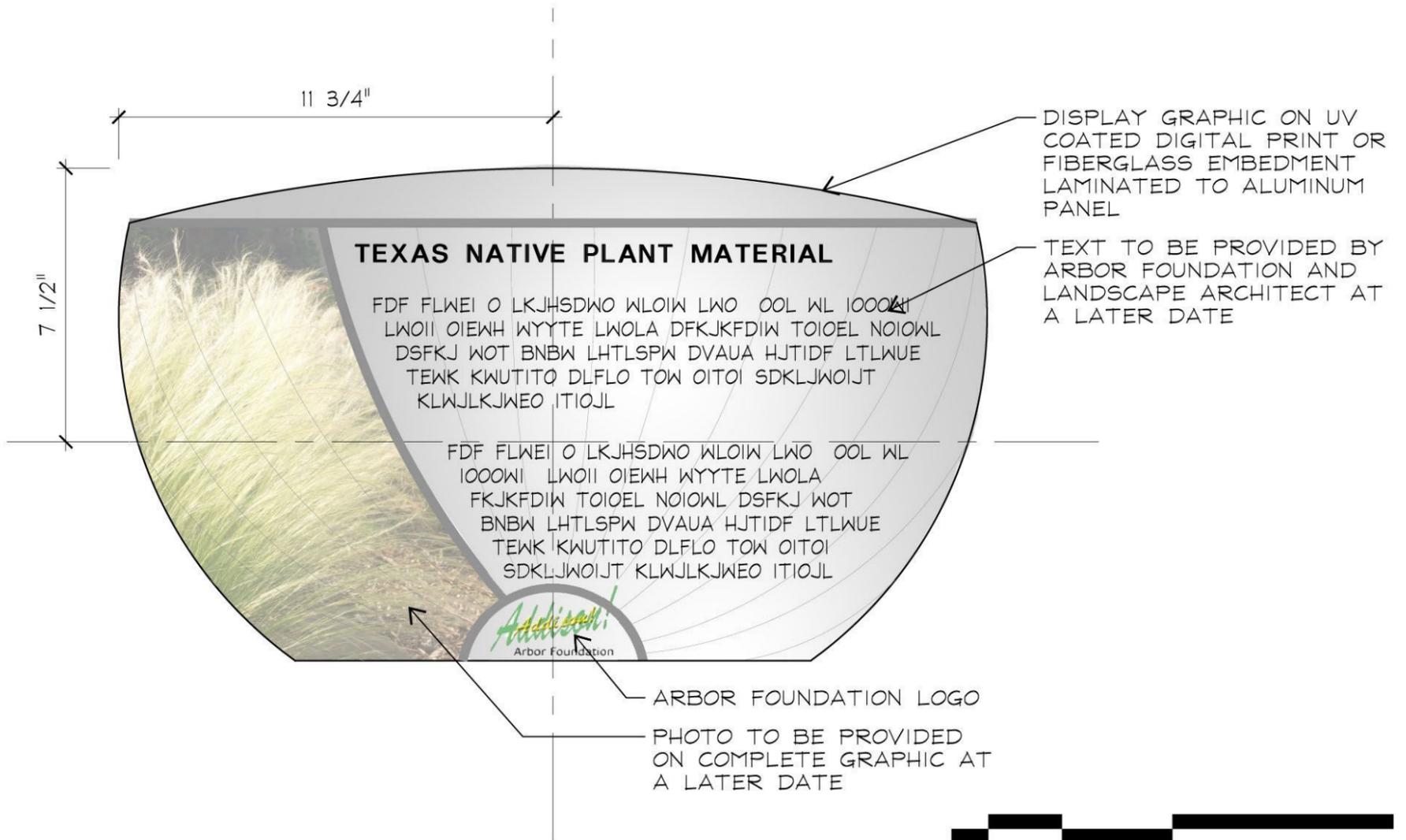
'Water-wise' Demonstration Garden Proposed Plant List

- | | | |
|--------------------------------|-----------------------------|-----------------------------|
| 1 Rockrose | 16 Yarrow 'Pretty Belinda' | 31 Inland Sea Oats |
| 2 Wild Indigo | 17 Gulf Coast Penstemon | 32 Showy Sedum |
| 3 Daylily 'Tiger Time' | 18 Agave var. falcata | 33 Lamb's Ear |
| 4 Abelia 'Rose Creek' | 19 Soft Leaf Yucca | 34 False Indigo |
| 5 Loropetalum 'Purple Diamond' | 20 Spineless Jade Agave | 35 Switch Grass |
| 6 Rosemary | 21 Mexican Hat | 36 Muhly Grass 'Regal Mist' |
| 7 Verbena 'Blue Princess' | 22 Yucca 'Golden Sword' | 37 Blue Plumbago |
| 8 Butterfly Weed | 23 Lantana 'Horrida' | 38 Dwarf Aster |
| 9 Mexican Sage | 24 Rosemary | 39 Lanceleaf Coreopsis |
| 10 Butterfly Bush 'White Ball' | 25 Lantana 'Tangerine' | 40 Agave |
| 11 Mexican Feather Grass | 26 Purple Coneflower | 41 Rockrose |
| 12 Gray Leaf Cotoneaster | 27 Artemisia 'Powis Castle' | 42 Mexican Feather Grass |
| 13 Red Yucca | 28 Purple Pixie Loropetalum | |
| 14 Hinckley Columbine | 29 Fountain Grass | |
| 15 Turks Cap | 30 Cherry Sage 'Coral' | |



ADDISON WATER DEMONSTRATION GARDEN
SITE PLAN





Water Tower Demonstration Garden

BID NO 12-11

DUE: May 31, 2012

2:00 PM

BIDDER	Signed	Bid Bond	Alternate 1	Alternate 2	Alternate 3	Alternate 4	Bid Total
The United Scapes of America	Y	Y	7,050.00	432.00	399.00	57.00	\$ 235,185.00
Cole Construction Inc	Y	Y	4,600.00	4,320.00	3,780.00	720.00	\$ 277,338.00
Perfect Finish Landscaping	Y	Y	1,200.00	264.00	252.00	42.00	\$ 105,855.00
Elite Landscape	Y	Y	6,500.00	600.00	525.00	225.00	\$ 144,881.20
American Landscape Systems	Y	Y	6,250.00	2,040.00	1,995.00	375.00	\$ 131,747.75
Denali Land Development	Y	Y	1,250.00	312.00	283.50	45.00	\$ 163,020.50

Jerry Lewandowski

Jerry Lewandowski, Purchasing Supervisor

Slade Strickland

Witness

Council Agenda Item: #R3

AGENDA CAPTION:

PUBLIC HEARING, Case 1654-Z/MHSS MOB Addison, LP. Public hearing, discussion and consideration of approval of an Ordinance: (a) changing the zoning on an approximately 1.723 acre tract of land located approximately one-third mile north of Sojourn Drive between Addison Road and Dallas Parkway from LR Local Retail with a special use permit for a restaurant and a special use permit for the on-premises sale of alcoholic beverages to PD Planned Development District 009-004 as adopted by Ordinance No. 009-004; (b) amending PD 009-004, which zones land generally located at the southeast and northeast corners of the intersection of Addison Road and Sojourn Drive for hospital, medical and other offices, and parking uses, by amending the concept plan adopted by PD 009-004 by adding thereto the said 1.723 acre tract of land, by providing that the said tract may be used for parking purposes in connection with other land located in PD 009-004, and by providing certain development standards and conditions for the tract; and (c) providing for an amendment to a development plan previously approved by Ordinance No. 011-002 and which applies to a portion of the land zoned by PD 009-004 (such portion being a part of Tract I as described in Ordinance No. 009-004), which amendment generally concerns the development and use of a medical office building and parking; on application from MHSS MOB Addison LP, represented by Mr. Scott Wilson of SRP Medical.

FINANCIAL IMPACT:

There is no financial impact associated with this item.

BACKGROUND:

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on May 24, 2012, voted to recommend approval of the following:

(a) changing the zoning on an approximately 1.723 acre tract of land located approximately one-third mile north of Sojourn Drive between Addison Road and Dallas Parkway from LR Local Retail

with a special use permit for a restaurant and a special use permit for the on-premises sale of alcoholic beverages to PD Planned Development District 009-004 as adopted by Ordinance No. 009-004;

(b) amending PD 009-004, which zones land generally located at the southeast and northeast corners of the intersection of Addison Road and Sojourn Drive for hospital, medical and other offices, and parking uses, by amending the concept plan adopted by PD 009-004 by adding thereto the said 1.723 acre tract of land, by providing that the said tract may be used for parking purposes in connection with other land located in PD 009-004, and by providing certain development standards and conditions for the tract; and

(c) providing for an amendment to a development plan previously approved by Ordinance No. 011-002 and which applies to a portion of the land zoned by PD 009-004 (such portion being a part of Tract I as described in Ordinance No. 009-004), which amendment generally concerns the development and use of a medical office building and parking; subject to the following conditions:

*the landscaping plan shall be revised to show a calculation for landscaped area versus the gross site area, and to show a landscape buffer along the south edge of the parking lot south of Sojourn Drive.

*the crosswalk that extends from north to south across Sojourn Drive shall be marked in accordance with recommendations from the Town's engineers

*prior to the issuance of a building permit, the applicant shall plat the property south of Sojourn Drive

*prior to the issuance of a building permit, the applicant shall submit a checklist to the Building Inspection Department that lists the sustainable or "green" elements to be included in the building design and operation.

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

Voting Nay: none

Absent: Angel

RECOMMENDATION:

Administration recommends approval.

COUNCIL GOALS:

N/A

ATTACHMENTS:

Description:

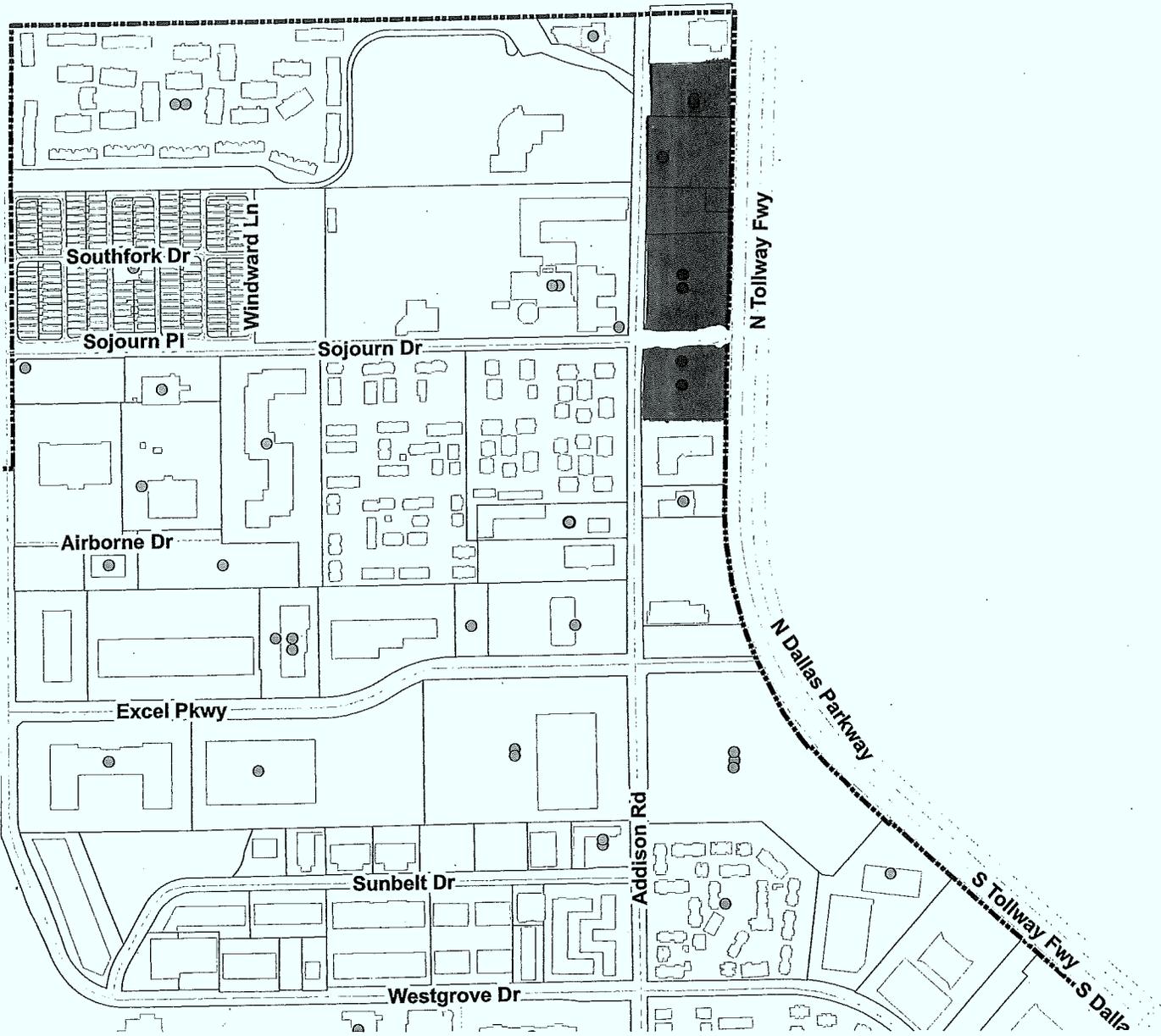
[docket map, staff report, and commission findings](#)

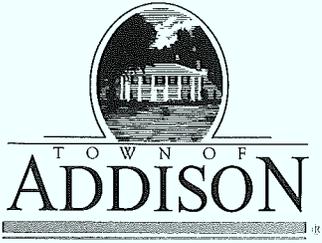
Type:

Backup Material

1654-Z

PUBLIC HEARING, Case 1654-Z/MHSS MOB Addison, LP. Public hearing, discussion and consideration of approval of a final report to be submitted to the City Council regarding the following: (a) changing the zoning on an approximately 1.723 acre tract of land located approximately one-third mile north of Sojourn Drive between Addison Road and Dallas Parkway from LR Local Retail with a special use permit for a restaurant and a special use permit for the on-premises sale of alcoholic beverages to PD Planned Development District 009-004 as adopted by Ordinance No. 009-004; (b) amending PD 009-004, which zones land generally located at the southeast and northeast corners of the intersection of Addison Road and Sojourn Drive for hospital, medical and other offices, and parking uses, by amending the concept plan adopted by PD 009-004 by adding thereto the said 1.723 acre tract of land, by providing that the said tract may be used for parking purposes in connection with other land located in PD 009-004, and by providing certain development standards and conditions for the tract; and (c) providing for an amendment to a development plan previously approved by Ordinance No. 011-002 and which applies to a portion of the land zoned by PD 009-004 (such portion being a part of Tract I as described in Ordinance No. 009-004), which amendment generally concerns the development and use of a medical office building and parking;





May 15, 2012

STAFF REPORT

RE: Case 1654-Z/MHSS MOB Addison, LP

REQUEST: Public hearing, discussion
report to be submitted to the City
Council regarding the following:

(a) changing the zoning on an approximately 1.723 acre tract of land located approximately one-third mile north of Sojourn Drive between Addison Road and Dallas Parkway from LR Local Retail with a special use permit for a restaurant and a special use permit for the on-premises sale of alcoholic beverages to PD Planned Development District 009-004 as adopted by Ordinance No. 009-004;

(b) amending PD 009-004, which zones land generally located at the southeast and northeast corners of the intersection of Addison Road and Sojourn Drive for hospital, medical and other offices, and parking uses, by amending the concept plan adopted by PD 009-004 by adding thereto the said 1.723 acre tract of land, by providing that the said tract may be used for parking purposes in connection with other land located in PD 009-004, and by providing certain development standards and conditions for the tract; and

(c) providing for an amendment to a development plan previously approved by Ordinance No. 011-002 and which applies to a portion of the land zoned by PD 009-004 (such portion being a part of Tract I as described in Ordinance No. 009-004), which amendment generally concerns the development and use of a medical office building and parking;

APPLICANT:

MHSS MOB Addison LP, represented by Mr. Scott Wilson of SRP Medical.

DISCUSSION:

Background. In April of 2009, the City Council approved a change to Planned Development zoning and a Special Use Permit for a hospital and medical office complex at the northwest and southwest corners of the intersection of Dallas Parkway and Excel Parkway. The development plan for the Methodist Hospital for Surgery calls for a multi-phased development plan (approved site plan is attached). The first phase is a 3-story, 32-bed surgery hospital with seven operating suites and an emergency room. The long range plan provides for two hospital buildings containing 250-300-beds, two Medical Office buildings on the north side of Sojourn Drive, and a multi-story parking structure on the south side of Sojourn Drive. The 32-bed hospital, the first phase of the project, has been completed and is now open.

In December of 2010, the developers brought forward a plan to develop the first medical office building on the site. The plans showed a medical office building of 110,000 square feet, and a two-level, 31,200 square foot expansion of the hospital, along with a 548-space parking garage. The plan was approved by the City Council in January of 2011 through Ordinance 011-002. However, the applicant did not start construction on the project and at this point has decided to revise it.

The revised plan reduces the size of the project. The building was originally proposed at five floors and 110,000 square feet. The size of the building has been reduced to four floors and 83,000 square feet. The facades of the building are virtually unchanged from the earlier plan.

In addition, the 548-space parking garage has been eliminated and the site will now be parked with surface parking lots. In order to provide the required surface parking, the applicant has purchased the Los Cabos restaurant site to the north, and will add a surface parking lot to the property on the south side of Sojourn Drive.

Planned Development Ordinance 009-004 had very specific development standards. The staff has listed those standards below, and has noted in **bold** how this project met, or failed to meet the standard.

(b) Except for the development of Tract I in accordance with the Phase I Development Plan and as described in Section 2.A.2.(a), above, no additional or further use or development of Tract I is or shall be permitted unless and until a development plan in accordance with the ordinances, rules, codes, standards, and regulations of the City (including, without limitation, Article XV of the Zoning Ordinance) for such further use or development has been submitted to the City and has been approved by the City in accordance with the process and procedures for a change in zoning (accordingly, public notice and a public hearing before each of the City's Planning and Zoning Commission and the City Council shall be required).

In connection with any such future or further development and phases of Tract I and without limiting any provision of this Ordinance, a traffic study and analysis shall be submitted by the owner with each proposed development plan, which traffic study and analysis shall be prepared by a qualified engineer retained by the owner of Tract I. The traffic study and analysis shall include, among other things, a study of:

- (i) the peak volume traffic flow into Tract I from each perimeter road;
- (ii) the location of driveways to Tract I along Addison Road and a recommendation, if any, regarding the modification or removal of such driveways; **(driveway locations were set during the approval for the Phase I hospital. This plan does not change any driveways)**
- (iii) the placement of medians along Addison Road adjacent to Tract I; and **(median locations were set during the approval for the Phase I hospital. This additional building will not cause the medians to be added at this time)**
- (iv) whether, in lieu of separate deceleration lanes for entrances to and exits from Tract I along the service road (Dallas Parkway) abutting the east side of Tract I, adding an additional lane to the service road (Dallas Parkway) extending continuously along Tract I to its intersection with Sojourn Drive will facilitate traffic turning westbound onto Sojourn Drive from the service road. **(this item was considered when the hospital was constructed. The deceleration lanes were set and installed with the hospital construction).**

Notwithstanding the traffic study and analysis, the approval of all driveways, medians, curb cuts, deceleration lanes, and all other matters related to the public streets and rights-of-way are subject to and must be approved by the City (and including the City's Department of Public Works).

The applicant submitted a traffic study with the original project in 2010. The size of the project has been reduced by 27,000 square feet. Therefore, the staff feels that the site will have less impact than was accounted for in the original study. The 2010 traffic study concluded:

The applicant submitted a traffic study with the original project in 2010. The size of the project has been reduced by 27,000 square feet. Therefore, the staff feels that the site will have less impact than was accounted for in the original study. The 2010 traffic study concluded:

Based on the analysis presented in this report, the proposed medical office building can be successfully incorporated into the MHS site and the surrounding roadway network. The new traffic added by the MOB site does not have a significant impact on driveway or nearby intersection operations. As described in the MHS TIA of March 2009, hospital operations will not be significantly impeded by the intermittent extension of TCA queues onto Addison Road.

The site driveway locations described in the MHS TIA and now being constructed are entirely appropriate to serve the hospital and MOB uses. Once Addison Road is widened to a four-lane divided section, the site driveways on Addison Road will be converted to right-in/right-out operation, except for Drive 7 which is aligned with the anticipated median opening. The hospital-related left-turning traffic to and from Addison Road can easily be accommodated by Drive 7 in that future condition.

Since the building remains in the same location, and the parking garage (which was planned to load off of Addison Road) has been eliminated, the staff feels that this current project will have less traffic impact on the site, and much less impact on Addison Road, than the previously-approved project. The Town's Engineer has reviewed the plans, and notes that they are in compliance with the requirements of all governing authorities. However, there are new regulations for handicapped parking spaces that must be met. A memo listing the new handicapped parking requirement is attached.

3. *Permitted Uses.* Tract I may be used and occupied only for the following uses:

Hospital, with and including an emergency room (but not a trauma unit)
Medical and other offices
Parking (including, without limitation, surface parking and a below grade parking structure)

Applicant is requesting approval for a medical office building with associated parking. The proposed plan meets the standard for permitted uses.

4. *Development Standards and Conditions.* Use and development of Tract I shall comply with and be subject to the following standards, regulations and conditions:

(a) Area Regulations.

(i) All buildings and structures shall be set back from any public right-of-way a minimum of twenty-five (25) feet. One foot of additional setback is required for each two feet of additional height beyond sixty-nine (69) feet.

**Building setback (Medical Office Building) against Dallas Parkway is 55 feet
The proposed plan meets the standard for setbacks.**

- (ii) All buildings (save and except parking structures) shall be set back from all property lines which are interior to Tract I a minimum of twenty-five (25) feet.

The applicant recently replatted the property to put an interior property line against the south side of the hospital. The goal of the replatting was to put the hospital on a separate tract so that it could be refinanced. The proposed medical office building is set back 45 feet from the new interior property line. The proposed plan meets the standard for building setback from an interior property line.

- (iii) All parking structures shall be set back from all property lines which are interior to Tract I a minimum of ten (10) feet; and a ten (10) foot landscape buffer shall be required at all property lines which are interior to Tract I.

The proposed parking garage has been eliminated from the plan.

- (b) Height Regulations. Maximum height for all buildings, structures, or other improvements on or within Tract I shall not exceed eighty (80) feet (exclusive of parapet walls, penthouse structures, and similar structures).

Building height: 60 feet from grade level to roof. There are some parapet walls, penthouse structures, and screen walls that measure 76'-6", but those elements are excluded from the height measurement.

- (c) Sustainable Elements. In connection with an application for a building permit for Tract I, the applicant shall submit a checklist for City consideration and approval which shows the sustainable or "green" elements to be included in the building design and operation that will reduce energy consumption.

The applicant will submit a checklist to the Building Inspection Department with the application for building permit that lists the sustainable or "green" elements to be included in the building design and operation. The proposed plan will meet the standard for sustainable elements.

- (d) Building Facades. The following façade materials shall be allowed for all buildings and parking structures: brick, stone, concrete panels and glass.

The applicant is proposing the following façade materials: white architectural precast panels, spandrel glass, vision glass, burnished concrete block (for screening walls). In addition, there are some metal column covers and metal canopies proposed for the office building.

The staff feels that the plan meets the standard for building façades.

(e) Replatting. Tract I shall be replatted in accordance with the ordinances, rules, and regulations of the City. Such replat shall show and include, among other things, the dedication to the City of (i) eleven (11) feet of right-of-way along Addison Road, (ii) four (4) feet of right-of-way along the north side of Sojourn Drive, (iii) right turn lanes at (A) southbound Dallas Parkway at westbound Sojourn Drive, and (B) westbound Sojourn Drive at northbound Addison Road, and (iv) a fifteen (15) foot utility easement along the north common property line with the tract addressed as 17225 Dallas Parkway.

This replatting has been done. However, the tract on the south side of Sojourn Lane has not been platted. That will have to be done prior to the issuance of a building permit for the medical office building.

(f) Electric utilities. Overhead power lines along Addison Road shall be buried so as not to conflict with landscaping and screening wall to be provided along Addison Road.

The overhead power lines along Addison Road have been buried.

(g) Driveways. All driveway locations must be justified by a traffic impact analysis prepared by a qualified engineer retained by the owner of Tract I, and all driveways and deceleration lanes must be approved by the City's Department of Public Works. No more than three (3) driveways will be permitted from Tract I onto Addison Road.

The driveway locations have been justified and installed. This plan does not propose any changes to the approved driveway locations.

(h) Parking. Required parking includes (i) one space per 200 square feet of medical office use, plus (ii) one parking space for each day shift hospital employee plus one space for each hospital patient bed. For purposes hereof, unless otherwise determined by the City, the number of day shift employees shall be determined by multiplying the number of hospital patient beds by 3 (e.g., for 100 hospital patient beds, the number of day shift employees would be determined by multiplying 100 times 3, or 300 day shift employees). For Phase I (as shown on the attached Exhibit D), the minimum number of parking spaces is 128 (32 parking spaces (one parking space for each of the 32 patient beds) plus 96 parking spaces (one parking space for each day shift employee (the number of day shift employees being determined by multiplying 32 hospital patient beds times 3, or 96)).

The applicant is proposing to add an 83,000 square foot medical office building, which would require 415 parking spaces. The existing hospital requires 128 parking spaces, so the total site requirement is 542 spaces. The applicant eliminated the proposed parking garage and purchased the Los Cabos Restaurant site. The applicant is now proposing to use four separate lots for required parking: the Los Cabos lot, the hospital lot, the MOB lot, and the south-of-Sojourn lot. The plan is to allow both the hospital and the MOB to use all

parking on all lots. The four lots provide 581 parking spaces, which exceeds the requirement by 38 spaces.

In order to use the Los Cabos site for required parking, it must be rezoned from Local Retail to the same PD as the current hospital site. Under the proposed plan, the restaurant will not be torn down, but will be “mothballed.” At some point, a parking garage might be developed on the south end of the site, and the Los Cabos site could then be sold off and re-opened as a restaurant, or possibly a separate medical office.

(i) Storm water. Development, construction and use of Tract I shall adequately control storm water (drainage) so that there is no additional or further off-site drainage from Tract I than that which exists prior to any development or construction thereon and which is satisfactory to the City. Accordingly, on-site detention of storm water by the owner of Tract I will be required for Tract I.

This item was addressed during the construction of the hospital. The plan meets the standard for storm water.

(j) Landscaping. Landscaping on Tract I shall be in accordance with all ordinances, rules, codes, standards and regulations of the City (and including any amendments or modifications thereto). For each phase of development of Tract I and prior to construction of any improvements as set forth in the Phase I Development Plan, the Tract I owner shall submit to the City for its consideration of approval a revised landscaping plan that shows the total percentage of landscaping for each such phase and the total percentage of landscaping for the development of all phases of Tract I and Tract II (which landscaping plan shall show and confirm that Tract I and Tract II shall have twenty percent (20%) landscaping when partially and fully developed). Required landscaping shall include, among other things, a row of evergreen trees (minimum of six-caliper inch each) and drought tolerant shrubs along the sidewalk adjacent to the Addison Road screening wall.

Slade Strickland, the Parks Director, has reviewed the proposed plan and noted that it needs to be revised to show a calculation for landscaped area versus the gross site area. He believes the plan meets the 20% requirement, but would like the calculation shown on the plan. In addition, the plan needs to be revised to include a landscape buffer along the south edge of the parking lot south of Sojourn Drive. Otherwise, the plan meets the standards of the Landscape Regulations.

(k) Screening Wall. In connection and simultaneously with the initial development and construction of Tract I, the owner of Tract I shall construct a screening wall at least eight (8) feet in height. Such screening wall shall be brick, stone, concrete panel, or split-faced concrete masonry units. The screening wall shall be of a sufficient length to screen all loading and storage areas, including loading of emergency vehicles. The screening

wall shall be provided in addition to the row of trees as described in subsection (j) of this Section 2.A.4., above.

The screening wall was installed with the construction of the hospital. The plans meet the standard for screening walls.

(l) Additional Screening. All mechanical equipment, including oxygen tanks, located on or within Tract I (whether in the rear of any building or structure, on top of any building or structure, or otherwise) shall be screened from public right-of-way and all adjacent properties. All loading and unloading areas and loading docks shall be screened from public right-of-way and all adjacent properties.

The plans indicate all mechanical equipment, including oxygen tanks, will be screened. The plans meet the standard for additional screening.

(m) Fire Hydrants. All fire hydrants shall be installed by the owner of Tract I at 300-foot intervals along fire lanes in locations approved by the City.

Fire Hydrants were installed when the hospital was constructed. The plans were reviewed by the Fire Department, and it finds they meet the standard for fire hydrants and fire lanes.

ADDITIONAL CONCERNS:

The staff had some concerns with the parking garage proposed in the original plan. It was concerned about the appearance of the garage and the fact that it was loading most of the traffic from the Addison Road side. Those issues have been eliminated with the revised plan that eliminates the garage. However, the earlier plan did not cross Sojourn Drive to use the property on the south, and this revised plan does. The staff now has a concern about the safety of people using the crosswalk to go from the parking lot on the south side of Sojourn to the building on the north. The Town's engineers have reviewed the crosswalk location, and are comfortable that it is far enough from Dallas Parkway, and far enough from Addison Road, to provide for a safe crossing. However, the Town will require that the crosswalk be well marked and possibly marked with a flashing light to ensure pedestrian safety.

RECOMMENDATION:

The staff went through a very thorough review with the initial project and had resolved many of the issues associated with constructing a 110,000 square-foot building with a parking garage. This new plan reduces the size of the building to 83,000 square feet and eliminates the parking garage, which reduces the impact this project will have on the site and the adjacent community. The staff recommends approval of the proposed plans, subject to the following conditions:

-the landscaping plan shall be revised to show a calculation for landscaped area versus the gross site area, and to show a landscape buffer along the south edge of the parking lot south of Sojourn Drive.

-the crosswalk that extends from north to south across Sojourn Drive shall be marked in accordance with recommendations from the Town's engineers,

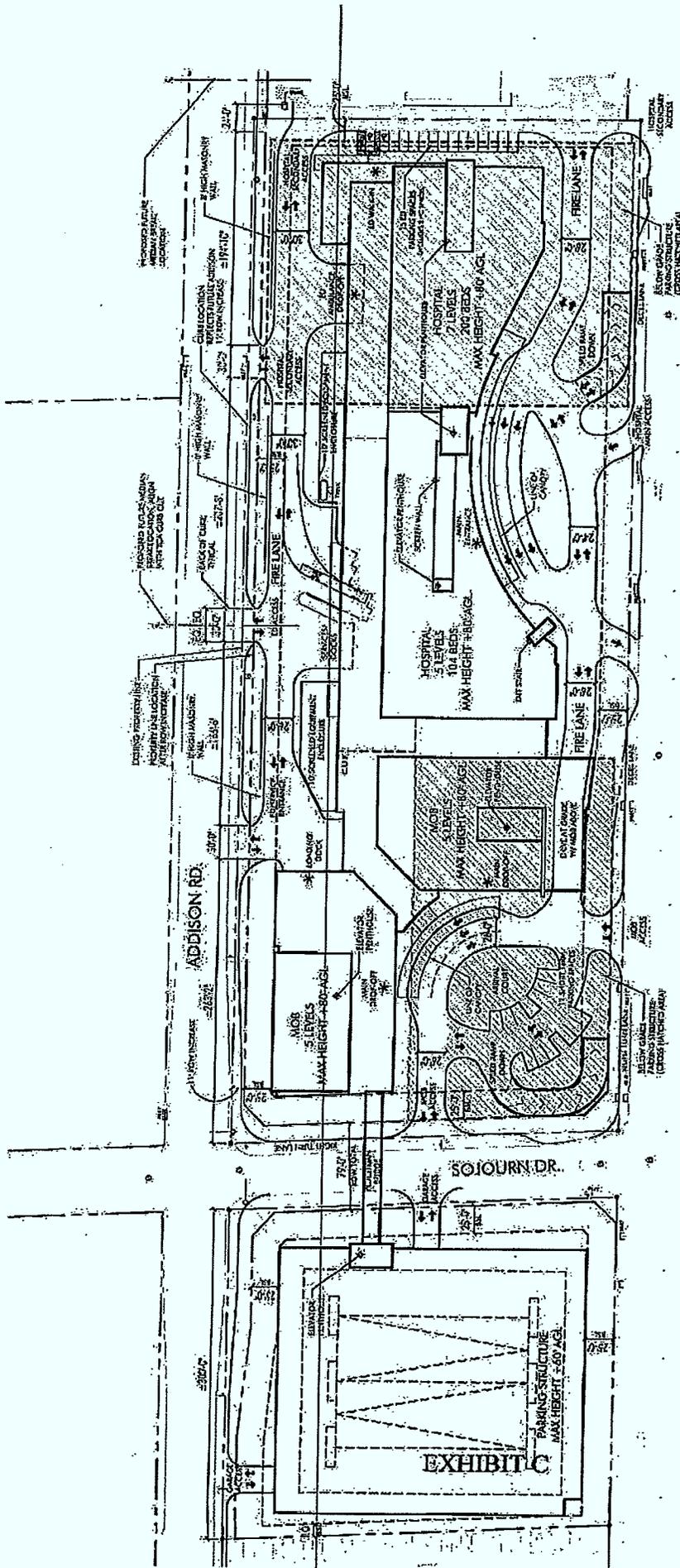
-prior to the issuance of a building permit, the applicant shall plat the property south of Sojourn Drive,

-prior to the issuance of a building permit, the applicant shall submit a checklist to the Building Inspection Department that lists the sustainable or "green" elements to be included in the building design and operation.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'C Moran'.

Carmen Moran
Director of Development Services



DALLAS NORTH TOLLWAY

(Overall height is exclusive of parapet walls, portulose structures, and similar structures)

METHODIST HOSPITAL FOR SPECIAL SURGERY



Case 1654-Z/MHSS MOB Addison, LP
May 29, 2012

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on May 24, 2012, voted to recommend approval of the following:

- (a) changing the zoning on an approximately 1.723 acre tract of land located approximately one-third mile north of Sojourn Drive between Addison Road and Dallas Parkway from LR Local Retail with a special use permit for a restaurant and a special use permit for the on-premises sale of alcoholic beverages to PD Planned Development District 009-004 as adopted by Ordinance No. 009-004;
- (b) amending PD 009-004, which zones land generally located at the southeast and northeast corners of the intersection of Addison Road and Sojourn Drive for hospital, medical and other offices, and parking uses, by amending the concept plan adopted by PD 009-004 by adding thereto the said 1.723 acre tract of land, by providing that the said tract may be used for parking purposes in connection with other land located in PD 009-004, and by providing certain development standards and conditions for the tract; and
- (c) providing for an amendment to a development plan previously approved by Ordinance No. 011-002 and which applies to a portion of the land zoned by PD 009-004 (such portion being a part of Tract I as described in Ordinance No. 009-004), which amendment generally concerns the development and use of a medical office building and parking; subject to the following conditions:

- the landscaping plan shall be revised to show a calculation for landscaped area versus the gross site area, and to show a landscape buffer along the south edge of the parking lot south of Sojourn Drive.

- the crosswalk that extends from north to south across Sojourn Drive shall be marked in accordance with recommendations from the Town's engineers,

- prior to the issuance of a building permit, the applicant shall plat the property south of Sojourn Drive,

- prior to the issuance of a building permit, the applicant shall submit a checklist to the Building Inspection Department that lists the sustainable or "green" elements to be included in the building design and operation.

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

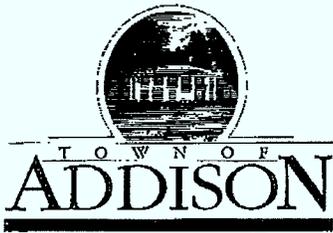
Voting Nay: none

Absent: Angel

Memorandum

Date: May 15, 2012
To: Carmen Moran
From: Slade Strickland
Subject: **Methodist Medical Office Pavilion I**

The landscape plan needs to show a calculation for landscaped area versus the gross site area. A landscape buffer will need to be provided along the south edge of the parking lot south of Sojourn Drive. Otherwise, the plan meets the standards of the Landscape Regulations.



PUBLIC WORKS DEPARTMENT
Post Office Box 9010 Addison, Texas 75001-9010

(972) 450-2871 FAX (972) 450-2837
16801 Westgrove

May 14, 2012

BOKAPowell
Attention: Donald Powell
8070 Park Lane, Suite 300
Dallas, Texas 75231

Re: Phase II Site Plan Zoning Submittal

Dear Mr. Powell:

As the Town's review engineer, Cobb, Fendley & Associates, Inc. (CobbFendley) has reviewed the following plans for compliance with Town of Addison and TCEQ requirements.

Plan Review: Phase II Site Plan Zoning Submittal
Received on: May 2, 2012
Plan Date: April 16, 2012
Development: Methodist Pavilion One

The City staff and review engineer have endeavored to review the plans for compliance with the governing authorities. This review does not relieve the design engineer, developer, and / or contractor from meeting all Town of Addison, TCEQ, TDLR, and other state and federal requirements that apply to this project that may or may not have been identified through this review.

CobbFendley has summarized our review comments along with the comments of the Town of Addison staff on the following pages. The submitting engineer / developer should address the following comments prior to start of construction.

I look forward to working with you on receiving approval for this development. If you have any questions, feel free to call at 972-335-3214.

Sincerely,
COBB, FENDLEY & ASSOCIATES, INC.

Ted B. Sugg, P.E.
Senior Project Manager
Municipal Infrastructure

CobbFendley

Cc: Lynn Chandler, Town of Addison
Dave Wilde, Town of Addison

Town of Addison

Summary of Review Comments

Date: May 14, 2012
 Plan Review : Phase II Site Plan Zoning Submittal
 Received: May 2, 2012
 Plan Date: April 16, 2012
 Development: Methodist Pavilion One

Prepared by: JP

 CobbFendley

All comments on Plan Review Set and Summary of Review Comment form must be addressed. Summary of Review Comment form may NOT be all inclusive of comments made directly on the Plan Review Set.

Page No.	Comments	Response (See Note)	Explanation
Phase II Site Plan	Refer to new 2010 ADA guidelines (Section 208) for handicapped parking spaces required - new construction after 3/15/12 must comply with these regulations. Specifically Advisory 208.2 regarding separate calculations for each "parking facility."		

- Notes:**
1. Response: Appropriate response is Agree (Correction Made) or Disagree (Correction Not Made), Explanation Required.
 2. This form must be completed and returned with future submittals.
 3. Previous red lined Plan Review Set must be submitted with future submittals.
 4. **Failure to submit Completed Summary of Review Comments form and previous Plan Review Set will result in a delay of future plan sets being reviewed.**
 5. **Send all plan submittals directly to the Town of Addison**

Carmen Moran

From: Michel Mitchell
Sent: Tuesday, May 15, 2012 8:36 AM
To: Carmen Moran

Good morning Carmen,

Methodist Medical Office Pavilion I

I have no comments at this time.

Thanks,
Michel

Capt. Michel Mitchell
Addison Fire Dept
972-450-7221

Council Agenda Item: #R4

AGENDA CAPTION:

Report and overview of trip to Austin to meet with staff of Governor's Office for Economic Development.

FINANCIAL IMPACT:

This item was not specifically budgeted. However, there are funds available in the economic development fund to cover this expense.

BACKGROUND:

In early May 2012, Town Council approved entertainment expenditures not to exceed \$3,000 for the purpose of hosting the staff of the Governor's Office for lunch in Austin. The purpose of the trip would be to provide key Governor's Office key staff members an overview of Addison and bring them up to date on the community's economic and tourism endeavors. On June 1, 2012 Mayor Todd Meier, Economic Development Director Orlando Campos, Visitor Services Director Bob Phillips, Deputy Airport Director Darci Neuzil, and Management Analyst Charles travelled to Austin. They were joined by 25 members of the Governor's Office for Economic Development.

RECOMMENDATION:

COUNCIL GOALS:

Create Raving Fans of the "Addison Way", Maintain and Enhance our Unique Culture, Promote Quality Transportation Services, Provide For A Diversified Business Climate, Continue to Attract Visitors

ATTACHMENTS:

Description:

Type:

No Attachments Available

Council Agenda Item: #R5

AGENDA CAPTION:

Presentation and discussion of a proposed sale and assignment by the tenant of the tenant's leasehold interest in 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, and of amendments to the lease of each of the said ground lease properties.

FINANCIAL IMPACT:

There is no financial impact associated with this item.

BACKGROUND:

This item will be formally presented at the Council Meeting.

RECOMMENDATION:

n/a

COUNCIL GOALS:

Develop and utilize the Addison Airport as an engine to drive economic growth in the community

ATTACHMENTS:

Description:

Type:

No Attachments Available

Council Agenda Item: #R6

AGENDA CAPTION:

Discussion and consideration of action regarding Communities in Schools - Dallas.

FINANCIAL IMPACT:

Funds are available for Non-Profit partnerships in the FY12 General Fund budget.

BACKGROUND:

Background will be presented at the work session.

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 551.087, 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.

FINANCIAL IMPACT:

TBD

BACKGROUND:

N/A

RECOMMENDATION:

N/A

COUNCIL GOALS:

Provide For A Diversified Business Climate

ATTACHMENTS:

Description:

Type:

No Attachments Available

Council Agenda Item: #R7

AGENDA CAPTION:

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.

FINANCIAL IMPACT:

TBD

BACKGROUND:

N/A

RECOMMENDATION:

N/A

COUNCIL GOALS:

Provide For A Diversified Business Climate

ATTACHMENTS:

Description:

No Attachments Available

Type: