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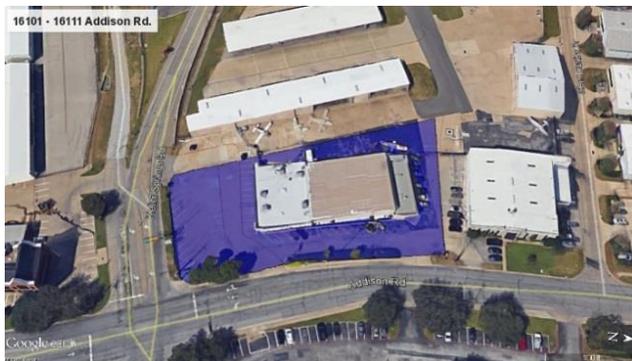
## - M E M O R A N D U M -

To: Lisa Pyles, Director of Infrastructure & Development Services  
From: Bill Dyer, Real Estate Manager  
CC: Joel Jenkinson, Airport Director  
Date: January 15, 2016  
Re: Request from Duke's Ice House, LLC for the Town's Consideration and Consent to Structural Modifications to their Leasehold Improvement on Ground Lease #0330-6804 (Duke's Ice House, LLC) commonly known as 16101-16111 Addison Road

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### **Summary of Requested Approval and Recommendation by Airport Manager:**

Request for the Town's consideration and consent is being made for proposed structural modifications to the building improvements on the Duke's Ice House, LLC (Duke's) ground leasehold premises at Addison Airport. Airport Management is recommending



**Figure 1: Aerial View of Subject Property with approximate boundaries**

the Town give its consent pursuant to the terms of the underlying ground lease. Engineered drawings for the proposed structural modifications are included as Exhibit 1.

Section 12 of the Ground Lease, as amended, requires the Landlord to give its prior written consent before any structural modifications are made to the Building Improvements.



**Figure 2: View of SE corner of Subject Property**

Duke's is requesting the Landlord's approval to modify the existing structure by removing sections of the southeast corner walls to provide for the installation of two sets of 8' x 8' overhead insulated glass sectional doors (garage doors) – 2 on the building's east face elevation and 2 on the south face elevation.

The purpose of this modification, as described by Duke's, is to enhance the overall exposure of the restaurant and is to simulate an outside dining experience. This modification will be made in conjunction with parking lot re-striping and the creation of a handicap ramp and designated handicap parking, pursuant to ADA requirements. Town staff has reviewed the design plans and has no objections.

### **Conclusion and Recommendation of Airport Manager:**

The proposed structural modifications appear to be reasonable. Airport Management is recommending the Town give its consent to the proposed modifications provided the improvements are made materially consistent to the design plan provided to Airport Management (Exhibit 1), performed in a first-class workmanship manner and pursuant to the Town's building codes.

### **Exhibits**

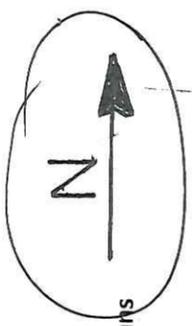
- Exhibit 1: Engineered Drawings of the proposed structural modifications.

**Exhibit 1**

**ENGINEERED DRAWINGS FOR PROPOSED  
STRUCTURAL MODIFICATIONS**

# DUKE DEMOLITION PLAN

SHEET 1



SCALE  
1" = 20'



Remove existing sidewalk and pavement as shown on the plans

TOWN OF ADDISON  
11-12-15  
PERMIT # 51479  
B2

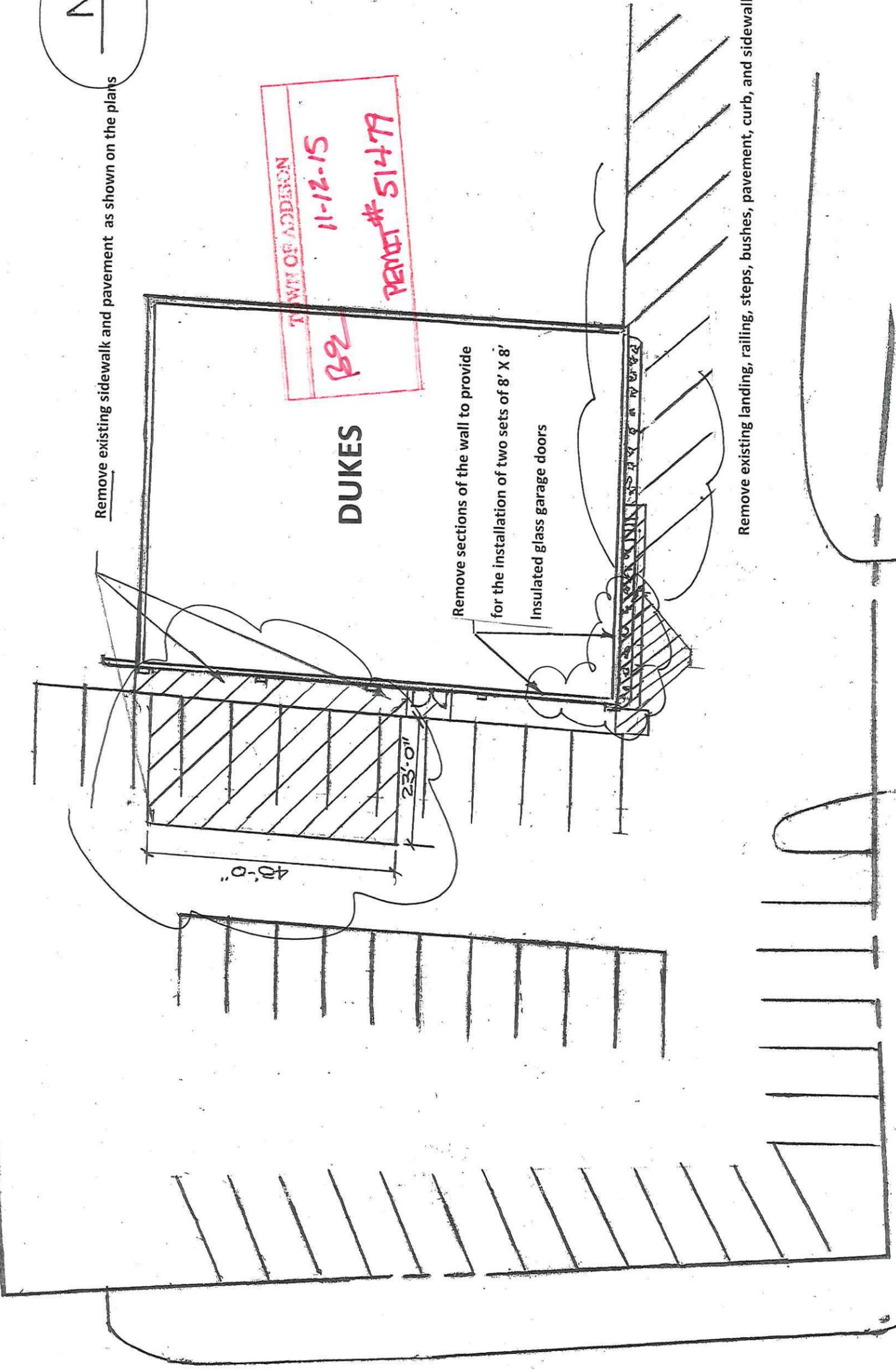
## DUKES

Remove sections of the wall to provide  
for the installation of two sets of 8' X 8'  
Insulated glass garage doors

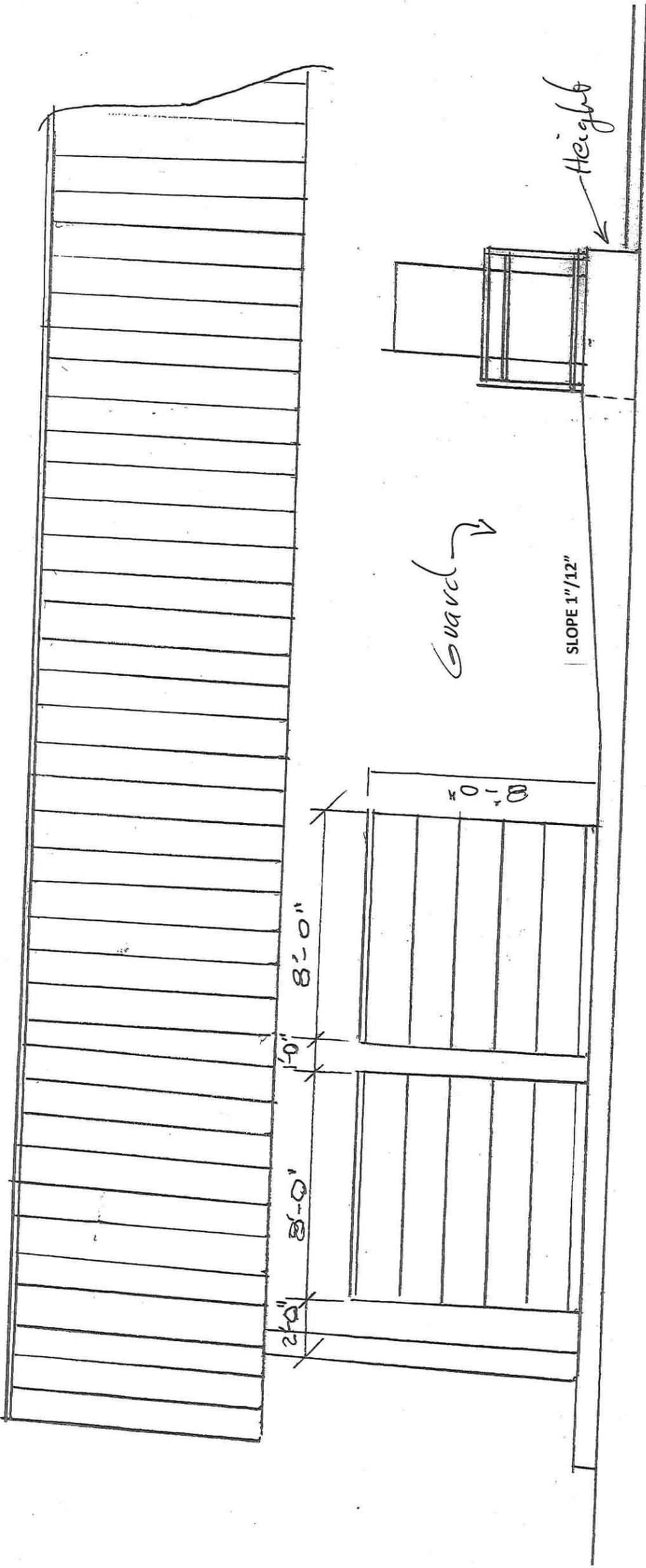
Remove existing landing, railing, steps, bushes, pavement, curb, and sidewalk as per the plan.

KELLER SPRINGS ROAD

ADDISON ROAD



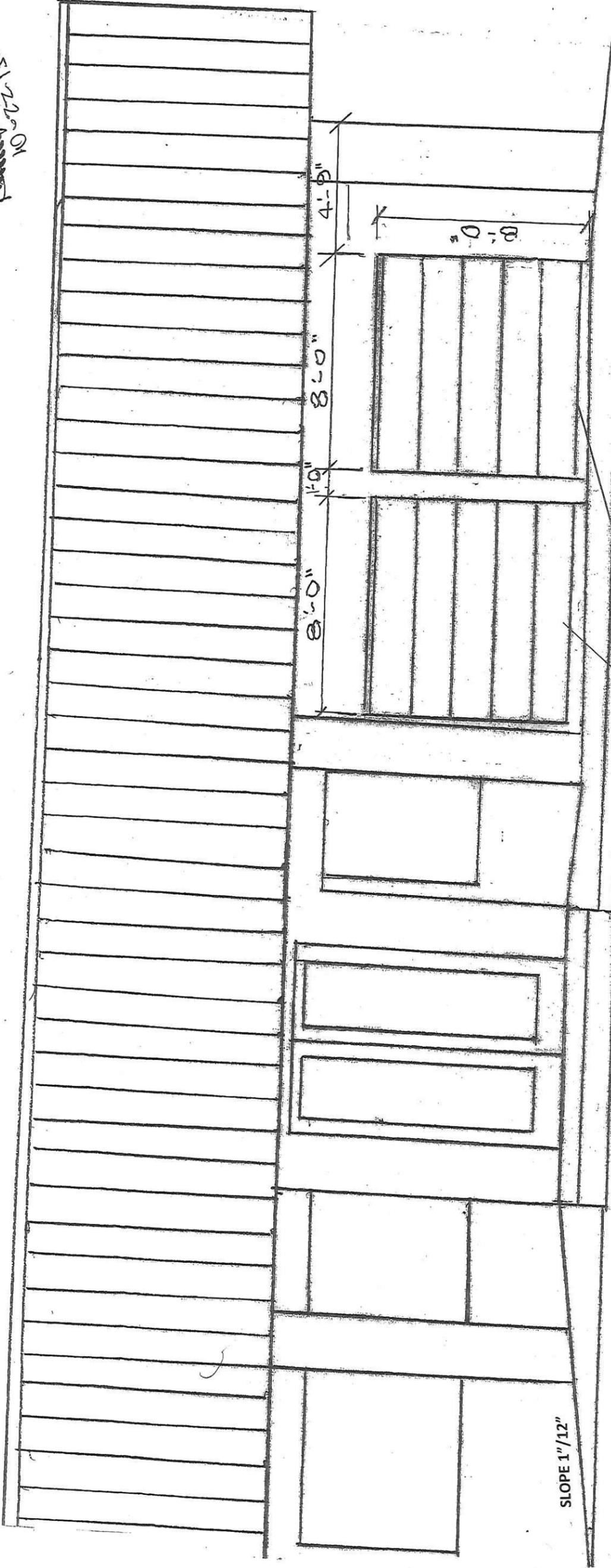




**EAST ELEVATION**

SCALE

1/4" = 1'-0"



PROPOSED NEW 8' x 8' COPLAY GLASS GARAGE DOORS

**SOUTH ELEVATION**

SCALE

1/4" = 1'-0"

SLOPE 1"/12"