REGULAR MEETING & WORK SESSION OF THE CITY COUNCIL

February 13, 2018

ADDISON TOWN HALL

5300 BELT LINE RD., DALLAS, TX 75254
5:00 PM EXECUTIVE SESSION & WORK SESSION
7:30PM REGULAR MEETING

1. Closed (executive) session of the Addison City Council pursuant to:

   Section 551.071, Tex. Gov. Code, to conduct a private consultation with its attorney 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, pertaining to:

   - **Town of Addison v. Landmark Structures, L.P., Urban Green Energy, Freese and Nichols, Inc. v. SWG Energy, Inc. - Cause No. DC-15-07691 44th Judicial Court, Dallas County**
   - **The ponds or lakes at Vitruvian Park located within the vicinity and east of the intersection of Vitruvian Way and Ponte Ave., and Farmers Branch Creek.**

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2. **RECONVENE INTO REGULAR SESSION:** In accordance with Texas Government Code, Chapter 551, the City Council will reconvene into Regular Session to consider action, if any, on matters discussed in Executive Session.

WORK SESSION

3. Present and Discuss the **Town's Americans with Disabilities Act Self-Evaluation and Transition Plan.**

4. Present and Discuss the **Addison Athletic Club Heating, Ventilation and Air Conditioning (HVAC) Improvement Design Options.**

5. Present and Discuss an **Update on the Records Management System for the Addison Police Department.**

REGULAR MEETING

Pledge of Allegiance

Announcements and Acknowledgements regarding Town and Council Events and Activities

Discussion of Events/Meetings

6. Presentation of **Best Practices Recognition from the Texas Police Chief Associations for the Addison Police Department.**

7. Public Comment.
The City Council invites citizens to address the City Council on any topic not on this agenda. Please fill out a **City Council Appearance Card** and submit it to a city staff member prior to Public Participation. Speakers are allowed **up to three (3) minutes per speaker** with **fifteen (15) total minutes** on items of interest or concern and not on items that are on the current agenda. In accordance with the Texas Open Meetings Act, the City Council cannot take action on items not listed on the agenda. The Council may choose to place the item on a future agenda.

Consent Agenda:
All items listed under the Consent Agenda are considered routine by the City Council and will be enacted by one motion with no individual consideration. If individual consideration of an item is requested, it will be pulled from the Consent Agenda and discussed separately.

8. Consider Action to **Approve the January 23, 2018 City Council Meeting Minutes.**

9. Consider Action to Approve an **Ordinance Amending Chapter 58, Article III, of the Code of Ordinances related to the Addison Athletic Club.**

10. Consider Action to Approve the **Quarterly Update from the Finance Committee to the City Council for the Period from September 2017 to December 2017.**

Regular Items

11. Present, Discuss, and Consider Action on a **Resolution Amending the Appointments to the Parks Master Plan Special Project Committee.**

12. Present, Discuss, and Consider Action on a **Resolution for Appointments to the Belt Line Streetscape Special Project Committee.**

13. Hold a Public Hearing, Present, Discuss, and Consider Action on an **Ordinance Changing the Zoning on Property Located at 5080 Spectrum Drive, Suite 111, the Northwest Corner of Belt Line Road and Dallas Parkway, Which Property is Currently Zoned PD, Planned Development, Through Ordinance 083-007, by Approving a Special Use Permit for a Restaurant and a Special Use Permit for the Sale of Alcoholic Beverages for On-Premises Consumption Only.** Case 1770-SUP/Porcinos.

14. Hold a Public Hearing, Present, Discuss, and Consider Action on an **Ordinance for a Revised Development Plan with a Waiver to Design Standards for the Development of Meridian Square Building #6 Including a Site Plan, Landscape Plan, Building Elevations and Floor Plans for 24 Condominium Units in the Urban Center District Located at the Southwest Corner of Airport Parkway and Spectrum Drive.** Case 1764-Z/Meridian Square Building 6.

15. Hold a Public Hearing, Present, Discuss, and Consider Action on an **Ordinance Changing the Zoning on Property Located at 5280 Belt Line Road, the Southwest Corner of Belt Line Road and Montfort Drive, Which Property is Currently Zoned LR, Local Retail, by Amending the Existing Special Use Permit (Ordinance O16-042) to Allow the Use of Terms or Graphic Depictions Relating to Alcoholic Beverages in Exterior Signage.** Case 1771-SUP/Meso Maya.

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16. Present, Discuss, and Consider Action on a **Resolution Supporting the Issuance of a Municipal Settings Designation Certificate for 14.497 Acres Located at 4707 Alpha Road in Farmers Branch, Texas.**

Adjourn Meeting

NOTE: The City Council reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including §551.071 (private consultation with the attorney for the City); §551.072 (purchase, exchange, lease or value of real property); §551.074 (personnel or to hear complaints against personnel); §551.076 (deployment, or specific occasions for implementation of security personnel or devices); and §551.087 (economic development negotiations). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.

Posted:
Caitlan Biggs, 02/08/2018 by 6:00 p.m.

THE TOWN OF ADDISON IS ACCESSIBLE TO PERSONS WITH DISABILITIES. PLEASE CALL (972) 450-7090 AT LEAST 48 HOURS IN ADVANCE IF YOU NEED ASSISTANCE.

AI-2417 **3.**

Work Session and Regular Meeting

Meeting Date: 02/13/2018

Department: Infrastructure- Development Services

Pillars: Gold Standard in Customer Service

Milestones: Maintain all roads in an acceptable condition

AGENDA CAPTION:

Present and Discuss the **Town's Americans with Disabilities Act Self-Evaluation and Transition Plan.**

BACKGROUND:

The Fiscal Year 2017 Infrastructure Investment Fund budget included $300,000 for an Americans with Disabilities Act (ADA) Self-Evaluation and Transition Plan.

In 1990, the US Congress passed the Americans with Disabilities Act (ADA). Title I of the ADA prohibits discrimination in hiring and employment practices. The ADA Title II prohibits discrimination against people with disabilities by public entities, such as state or local government and any of their departments. All activities, services, and programs of public entities are covered, including official meetings, courts, all departments, facilities, and employment practices.

Title II also requires that all state and local governments with more than 50 employees conduct a self-evaluation and develop a transition plan that sets forth the steps necessary to bring all of their activities, services, and programs into compliance with ADA requirement.

On January 24, 2017, Kimley-Horn and Associates (KHA) was selected to conduct Addison's self-evaluation and develop its transition plan in compliance with the ADA. The project began on February 15, 2017 and consisted of an evaluation of Addison's policies, procedures, and programs to identify those areas that were not in compliance with the requirements of ADA. The goals of the self-evaluation and transition plan are to:

- Improve accessibility for all citizens
- Develop a comprehensive list of barriers to access
- Provide solutions to address those barriers
- Provide cost projections for the removal of the barriers
- Identify funding strategies for any capital improvements that are needed

To prepare the proposed ADA Self-Evaluation and Transition Plan, KHA worked with Town staff to perform the following tasks:

- Review Town programs, procedures, and policies
- Establish an ADA Liaison Committee composed of Town staff members

- Survey Town departments about their programs, policies, and practices
- Review boards and commissions
- Inspect several Town facilities, including 14 Town buildings and 22 Airport buildings; 7 parks; 18 signalized intersections; and 18 miles of public sidewalk
- Review current construction design standards
- Designate an ADA Coordinator
- Develop a grievance policy and procedure for public complaints
- Facilitate public input opportunities
- Conduct staff training

The Self-Evaluation and Transition Plan is now complete. Staff will provide an update on the plan and the next steps. Council will be asked to consider the adoption of the plan at a subsequent Council meeting.

RECOMMENDATION:

Information only, no action required.

Attachments

Presentation - ADA Self-Evaluation and Transition Plan Update

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Americans with Disabilities Act (ADA) Self-Evaluation and Transition Plan

Council Briefing
February 13, 2018

ADDISON

Kimley»Horn

ACCESSOLOGY

Background

- January 2017 – Council approved contract with Kimley Horn and Accessology for an Americans with Disabilities (ADA) Self-Evaluation and Transition Plan
  - Self-Evaluation - an assessment of Town policies, procedures, and programs that identifies barriers to access
  - Transition Plan - the framework for removing the identified barriers to achieve equal town-wide accessibility within a 20 year timeframe
- To comply with 1990 ADA Act Titles I and II
  - To bring all activities, services, and programs into compliance

What are the assessment goals?

- To improve accessibility for all citizens
- To develop a comprehensive list of barriers to access
- To provide solutions to address those barriers
- To provide cost projections for the removal of the barriers
- To identify funding strategies for the capital improvements

What is Included in the Self-Evaluation?

- Review the Town's programs, policies, and procedures

Programs	Policies	Procedures
• Sidewalks • Curb ramps • Intersections • Facilities such as buildings and parks	• Employment practices • Ordinances • Ensure non- discriminatory language in contracts, agreements, and waivers	• Hiring process • Job descriptions • Forms • Cursory review of the town website and online services

- Solicit public input
  - ADA Advisory Committee
  - Public workshops
- Train staff
  - Classroom and field training

Pedestrian Pathway Compliance

Pedestrian Pathway Compliance Findings

Element Evaluated	Percent Compliant
Sidewalk	36.6%
At Cross Streets	63.5%
At Driveways	17.4%

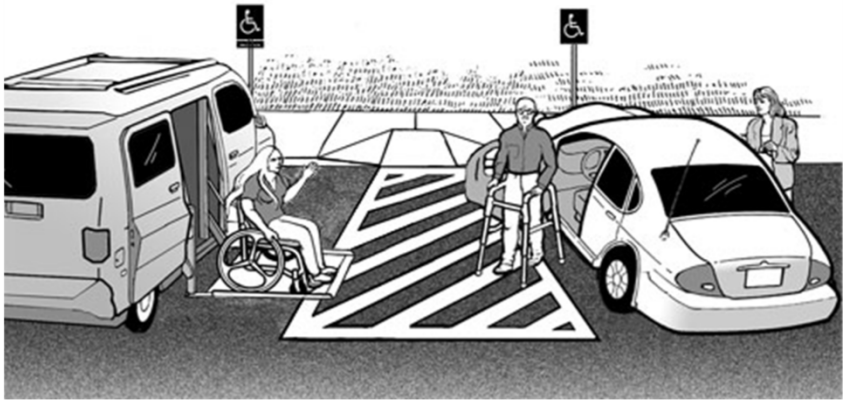
Curb Ramp Compliance Findings

Curb Ramp Requirements	Percent Compliant
No ponding in curb ramp, landing, or flares	87.0%
No obstruction in curb ramp, landing, or flares	79.9%
Curb ramp running slope < 8.3%	61.0%
Curb ramp cross slope < 2%	50.1%
Flush transition from street to ramp	48.2%
Texture contrast – color and truncated domes	25.2%

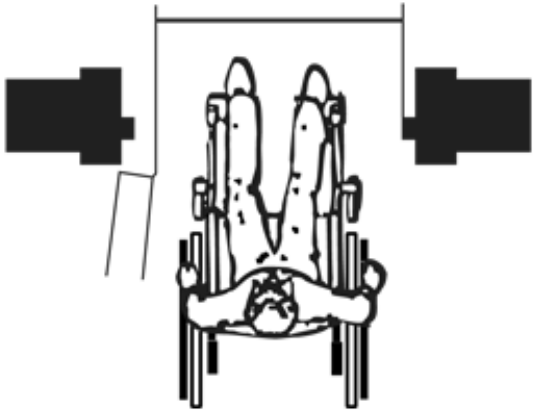
Pedestrian Signal Compliance Findings

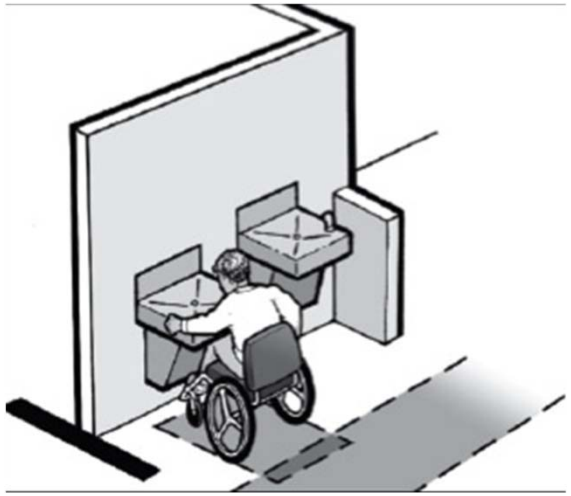
Push Button Requirements	Percent Compliant
Push button offset from curb < 10’	87.0%
Push button height < 48”	86.2%
Push button offset from crosswalk < 5’	77.5%
Clear turning space or access to push button	62.3%
Push button diameter = 2”	56.5%
Clear space slopes < 2%	51.2%

Building Compliance - Exterior



Building Compliance - Interior





Buildings Evaluated

- Addison Airport Facilities (22)
- Addison Circle Park Pavilion
- Athletic Club
- Central Fire Station
- Conference Centre
- Finance Building
- Fire Station 2
- Police and Courts
- Service Center
- Stone Cottage
- Theatre Centre
- Town Hall
- Police Substation Addison Circle*
- Police Substation Vitruvian*
- TreeHouse*

*Leased space

Building Exterior Compliance Findings

Element Evaluated	Percent Compliant
Parking	8.3%
Accessible Route	57.9%
Building Entrance	42.9%

Airport - Building Exterior Compliance

Element Evaluated	Percent Compliant
Parking	0.0%
Accessible Route	72.7%
Building Entrance	13.6%

Building Interior Compliance Findings

Element Evaluated	Percent Compliant
Door Width	50%
Door Clearance	35.7%
Door Hardware	14.3%
Signage	33.3%
Break Rooms	18.2%
Counter Heights	16.7%
Drinking Fountains	11.1%
Restrooms	0.0%

Airport - Building Interior Compliance

Element Evaluated	Percent Compliant
Door Width	47.6%
Door Clearance	42.9%
Door Hardware	14.3%
Signage	6.3%
Break Rooms	0.0%
Counter Heights	0.0%
Drinking Fountains	0.0%
Restrooms	0.0%

Parks Compliance

Parks Evaluated

- Addison Circle Park
- Addison Town Park
- Beckert Park
- Les Lacs Park
- Redding Trail Dog Park
- Spruill Park
- Vitruvian Park

Parks Compliance Findings

Element Evaluated	Percent Compliant
Playground Equipment	100%
Sidewalk	69.4%
Benches	60.0%
Playground Surface	33.3%
Dog Waste Bags	20.0%
Drinking Fountains	14.3%
Parking	0.0%
Picnic Tables	0.0%
Access to Sport Areas	0.0%
Restrooms	0.0%

Facility Improvement Cost Estimates

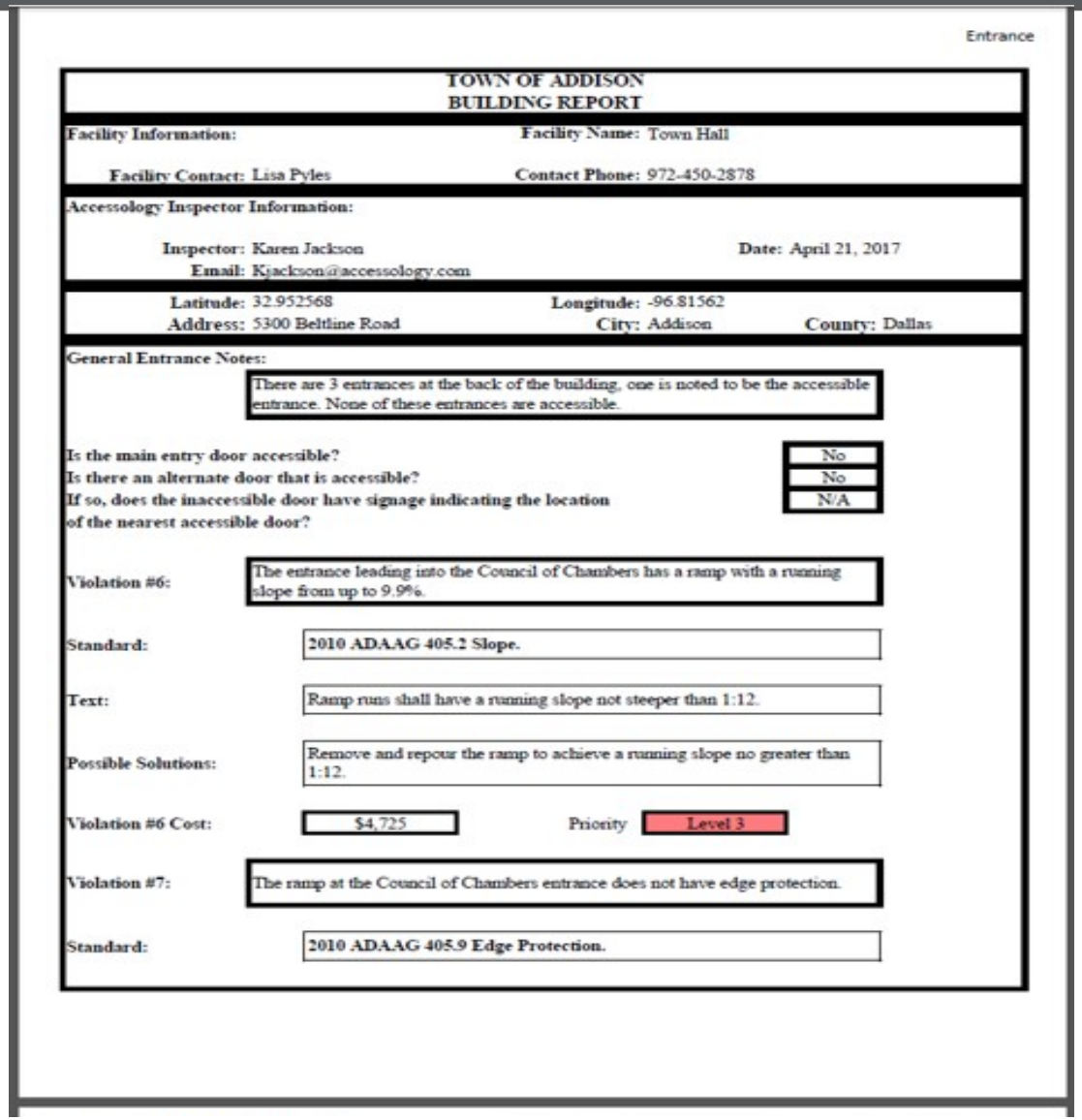
Facility Type	# of Facilities Assessed	Estimated Cost
Buildings	11*	$1,826,500
Parks	7	$844,500
Addison Airport Facilities	16*	$1,229,500
Intersections – curb ramps and push buttons	18	$1,027,000
Pedestrian Paths of Travel	18 miles	$8,326,500
Total		**$13,254,000**

*Does not include leased space

Transition Plan Tools – Facility Reports

- A Facility Report has been written for each facility
- Includes the ADA violations
  - Photographs
  - Possible solutions to remove barriers
  - Cost to bring into compliance
- Violations prioritized based on proximity to pedestrian facilities and severity of non-compliance
  - Red: High
  - Yellow: Medium
  - Green: Low
- Red, Yellow, and Green are then subdivided into rankings.
  - Red is ranked 1-4; Yellow 5-8; Green 9-12

Facility Reports – Assessment Sheet



Entrance

TOWN OF ADDISON
BUILDING REPORT

Facility Information: **Facility Name:** Town Hall

Facility Contact: Lisa Pyles **Contact Phone:** 972-450-2878

Accessology Inspector Information:

Inspector: Karen Jackson **Date:** April 21, 2017
Email: Kjackson@accessology.com

Latitude: 32.952568 **Longitude:** -96.81562
Address: 5300 Beltline Road **City:** Addison **County:** Dallas

General Entrance Notes:

There are 3 entrances at the back of the building, one is noted to be the accessible entrance. None of these entrances are accessible.

Is the main entry door accessible?	No
Is there an alternate door that is accessible?	No
If so, does the inaccessible door have signage indicating the location of the nearest accessible door?	N/A

Violation #6:	The entrance leading into the Council of Chambers has a ramp with a running slope from up to 9.9%.
Standard:	**2010 ADAAG 405.2 Slope.**
Text:	Ramp runs shall have a running slope not steeper than 1:12.
Possible Solutions:	Remove and repour the ramp to achieve a running slope no greater than 1:12.
Violation #6 Cost:	$4,725 **Priority** Level 3
Violation #7:	The ramp at the Council of Chambers entrance does not have edge protection.
Standard:	**2010 ADAAG 405.9 Edge Protection.**

Transition Plan Tools – Cost Projections

- The plan includes a chart for each assessed facility
  - Lists the facility project name and cost projection in 2017 U.S. dollars

Town of Addison
ADA Self-Evaluation and Transition Plan
Building Cost Projection Summary
12/20/2017

GPS ID	Project Name	Cost Projection	
		Town Owned	Town Leased
1	Addison Circle Park Pavilion	$ 12,000	
2	Athletic Club	$ 107,600	
3	Central Fire Station	$ 112,700	
4	Conference Centre	$ 22,800	
5	Finance Building	$ 187,100	
6	Fire Station No. 2	$ 80,100	
7	Police & Courts Building	$ 488,300	
8	Service Center	$ 141,400	
9	Stone Cottage	$ 21,600	
10	Theatre Centre	$ 238,500	
11	Town Hall	$ 260,900	
12	Police Substation - Addison Circle	$ -	$ 2,000
13	Police Substation - Vitruvian Way	$ -	$ 27,000
14	Tree House	$ -	$ 57,000
	TOTAL	**$ 1,673,000**	**$ 86,000**

Transition Plan Tools – Action Log

- Cost and prioritization data from the Facility Reports is compiled into the Action Log
- Each needed improvement is placed on GIS map
  - Pinpoints the project location
  - Priority level
- GIS tracking tool is updated as projects are completed and new assets are added

Action Log

Facility Type	Department	GPS ID	Project Name	Cost Projection	Priority	
Airport Building	Airport	12	4660 Jimmy Doolittle Drive	$ 105	12	Low
Building	General Services	5	Finance Building	$ 105	12	Low
Building	General Services	8	Service Center	$ 105	10	Low
Park	Parks	2	Addison Town Park	$ 105	10	Low
Airport Building	Airport	13	4666 Jimmy Doolittle Drive	$ 105	6	Medium
Airport Building	Airport	8	4555 Glenn Curtiss Drive	$ 210	8	Medium
Park	Parks	4	Les Lacs Park	$ 263	9	Low
Airport Building	Airport	8	4555 Glenn Curtiss Drive	$ 263	7	Medium
PROW Sidewalk	**IDS**	**22**	**Brookwood Ln Trail**	**$ 274**	**1**	**High**
PROW Sidewalk	IDS	19	Woodshadow Ln	$ 328	3	Low
Building	General Services	11	Town Hall	$ 368	9	Low
Building Sidewalk	General Services	108	Town Hall	$ 378	2	Medium
PROW Sidewalk	**IDS**	**11**	**Arapaho Rd**	**$ 408**	**1**	**High**
Building	General Services	10	Theatre Centre	$ 525	12	Low
Park	Parks	1	Addison Circle Park	$ 525	12	Low
Building	General Services	5	Finance Building	$ 525	11	Low
Building	General Services	2	Athletic Club	$ 525	11	Low
Building	General Services	7	Police & Courts Building	$ 525	10	Low
Building	General Services	2	Athletic Club	$ 525	9	Low
Airport Building	Airport	14	Pilot Lounge North	$ 525	8	Medium
Airport Building	Airport	12	4660 Jimmy Doolittle Drive	$ 525	7	Medium
Airport Building	Airport	7	4553 Glenn Curtiss Drive	$ 525	7	Medium
Park	Parks	7	Vitruvian Park	$ 525	7	Medium
Park	Parks	6	Spruill Park	$ 525	7	Medium
Airport Building	Airport	3	4726 George Haddaway Drive	$ 525	6	Medium
Airport Building	Airport	9	4666 Glenn Curtiss Drive	$ 525	6	Medium
Airport Building	Airport	15	Pilot Lounge West	$ 525	5	Medium
Airport Building	Airport	1	4700 Airport Pkwy	$ 525	5	Medium
Airport Building	Airport	13	4666 Jimmy Doolittle Drive	$ 525	5	Medium
Airport Building	**Airport**	**5**	**4540 Glenn Curtiss Drive**	**$ 525**	**4**	**High**
Airport Building	Airport	15	Pilot Lounge West	$ 630	8	Medium
Building	General Services	1	Addison Circle Park Pavilion	$ 630	6	Medium
Building Sidewalk	**General Services**	**103**	**Conference Center / Theatre Center / Stone Cottage**	**$ 781**	**1**	**High**
Airport Building	Airport	8	4555 Glenn Curtiss Drive	$ 788	5	Medium
PROW Sidewalk	IDS	20	Longfellow Ct	$ 797	3	Low
Building	General Services	1	Addison Circle Park Pavilion	$ 840	5	Medium
Park Sidewalk	Parks	204	Redding Trail Dog Park	$ 988	2	Medium

Next Steps

- Develop the Improvement Plan:
  - Using Facility Reports and Action Log tools
- Program projects over the 20-year time period
  - Projects with budgetary impacts and without
- Re-Engage the internal ADA committee
  - All departments
    - Program projects – Short and long term
    - Include projects in annual budget request
- Update Improvement Plan as projects are completed

Council Action

- Action item on 2/27 agenda to accept the ADA Self-Evaluation and Transition Plan

Questions?

ADDISON

Kimley»Horn

ACCESSOLOGY

AI-2552 **4.**
Work Session and Regular Meeting
Meeting Date: 02/13/2018
Department: Parks & Recreation

AGENDA CAPTION:
Present and Discuss the **Addison Athletic Club Heating, Ventilation and Air Conditioning (HVAC) Improvement Design Options.**

BACKGROUND:
In December 2014, Addison residents were engaged through surveys and focus groups to gain as much feedback as possible for the start of a Master Plan for the 29 year old Addison Athletic Club. In January 2015, an 11-member Master Plan Committee made up of two Council liaisons, seven club members, one club instructor, and one club member/Addison employee were selected. Together with Barker, Rinker, Seacat Architecture representatives, the committee held a series of four charrette workshops to develop the recommended elements of the Master Plan including:

- 5,400 square feet of new programming space
- Updated HVAC system to reduce maintenance costs
- Welcoming lobby and upgraded interior appearance
- Large flexible spaces to adapt to fitness trends
- Flexible locker rooms that support families, seniors and special needs

During the February 9, 2016 Council meeting, Council directed staff to seek additional input from the public. In July 2016, the staff initiated an online survey and hosted three community meetings held at the Athletic Club to determine which elements of the committee's findings were the most desired and to gauge the community's interest in funding the recommended improvements identified by the previous committee. Those findings were presented at the October 11, 2016 meeting and the top four priorities identified in the community response were:

1. HVAC (Heating, Ventilation & Air Conditioning replacement and upgrades)
2. Lobby/Core Building Improvements
3. Gymnasium and Track Improvements
4. Locker Room Renovations

An updated and modified Master Plan was brought forward to Council on October 11, 2016. During this meeting, staff reviewed the results of the July 2016 survey/community input sessions and provided options based on those results. Council directed staff to bring back a resolution to adopt the Addison Athletic Club Master Plan. The Master Plan was adopted by Council on October 20, 2016, in a total amount of $1,047,000 that included:

- Air Conditioning and Heating System (HVAC)

- Elevator Replacement
- General Painting
- Carpet Replacement
- Convert 2 Racquetball Courts to Exercise Space
- New Lighting in Gym

At the July 11, 2017 Council meeting, staff informed Council that due to a consultant error, the estimate for the preferred Athletic Club master plan renovation list was not accurate. In order to stay within the previously approved budget, Council agreed that the two pressing priorities would be the elevator modernization and the HVAC system improvements and directed staff to move forward with completing those two improvements for a total of $1,047,000.

At the September 13, 2017 meeting, Council approved the City Manager to execute an agreement with PGAL for professional services related to the Addison Athletic Club Renovations. The consultant will present the findings from the HVAC evaluation and discuss potential design options with the Council. These options will range from a replacement of the fitness wing units and high priority air handling units to a full upgrade of the existing HVAC equipment.

RECOMMENDATION:

Staff requests direction from Council.

Attachments

Presentation - Addison Athletic Club HVAC Improvement Options

Equipment List - HVAC

Addison Athletic Club HVAC Improvements

Council Work Session

February 13, 2018

History – AAC Master Plan

- December 2014 – Athletic Club Master Plan Kick-off
- January 2015 – Design Charrettes/Community Feedback for Master Plan
- June 2015 – Presentation of the Athletic Club Master Plan including recommendations from the Master Plan Committee
- February 2016 – Council requests additional public input
- July 2016 – Public input meetings and online survey
- October 2016 – Public input findings presented to Council. Council approves Master Plan and funding priorities
- September 2017 – Council approved contract with PGAL for professional services

History – HVAC Improvements

- Professional Services Agreement with PGAL (9/13/2017)
  - Contract amount of $92,500
    1. Evaluation of the existing mechanical systems
    2. Existing mechanical system equipment sizes, types and life cycle expectancy for each major mechanical system
    3. Recommendation on replacement options of the existing mechanical systems and order of magnitude construction cost of each system

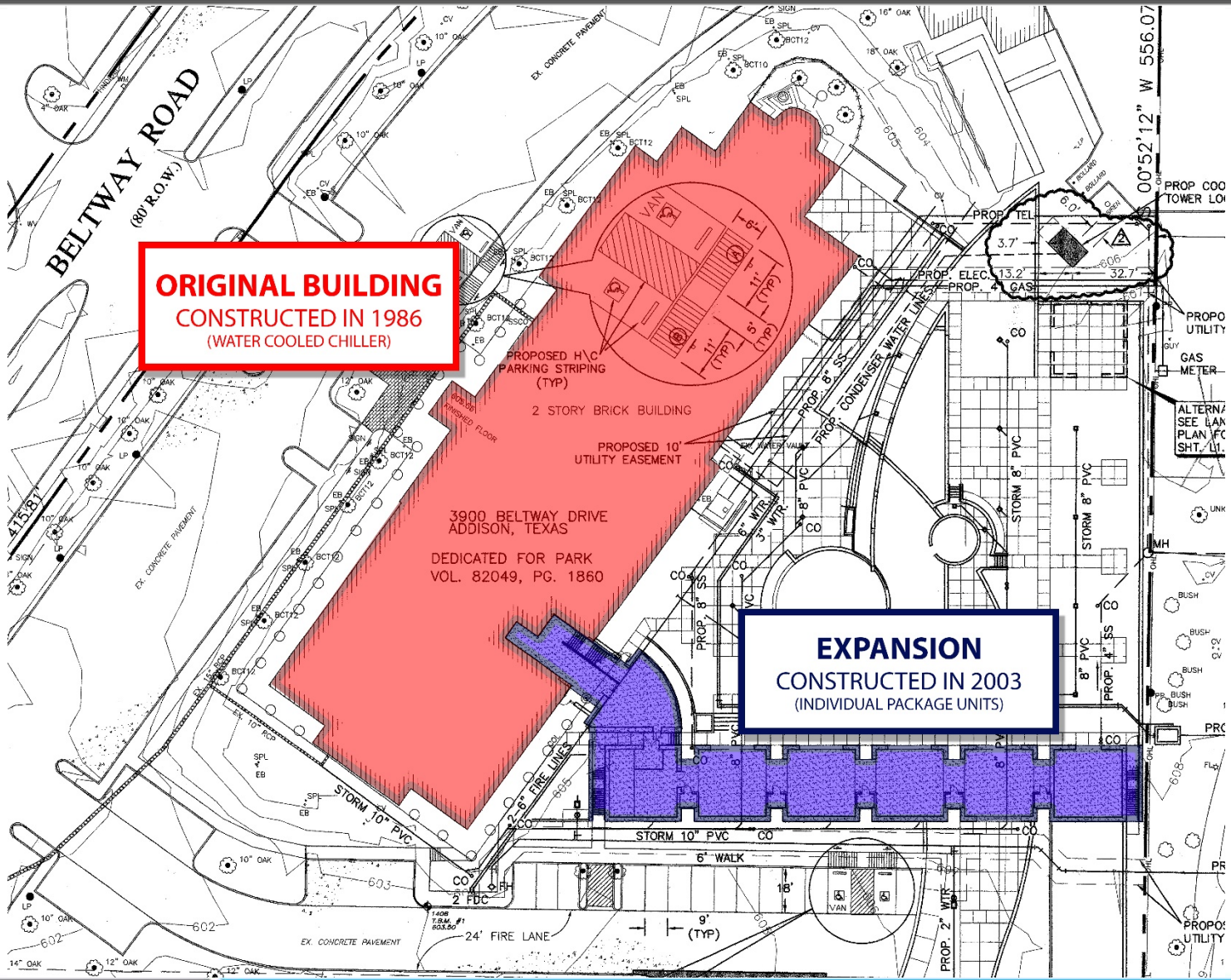
- Budget amendment for HVAC Improvements and Elevator Modernization in the amount of $1,047,000 (9/28/2017)

Project Budget

- **Project Budget – $1,047,000**
- **HVAC Improvements – $909,700**
  - PGAL Contract - $92,500
  - Construction Budget (including 10% contingency) - $817,200
- **Elevator Modernization – $120,000**
  - Contract Amount – $96,000
  - Change Order #1 – reduction of $30,166
    - Reuse the existing jacks and restore to an as new condition
- **Unassigned Funds – $17,300**
- **Updated HVAC Budget**
  - **$865,000***

***Original HVAC Construction Budget + Elevator Cost Savings + Unassigned Funds (Rounded to the nearest thousand)**

HVAC Evaluation – Site Map



HVAC Evaluation

- **Existing issues identified by Staff and AAC members**
  - Inability to heat and cool fitness wing in extreme temperatures
  - The packaged units that serve the fitness wing break down frequently
  - Lack of air flow in the fitness wing and jogging track
  - Temperature control problems in the aerobic studio
  - Cold temperatures in Women's Locker Room in winter
  - Humidity problems in the Men's Locker Room
  - Air handling unit above the conference room and aerobics studios are very loud
  - Chiller is very loud and can be heard throughout the facility

HVAC Evaluation

Design Options

1. Utilize a air cooled chiller to produce chilled water for the entire facility. **(Recommended by Consultant)**

2. Utilize a variable refrigerant flow system (VRF) to replace the packaged units serving the Cardio wing.

HVAC Evaluation

Recommendations from the Consultant

1. Replace the five (5) packaged units with chilled water units. The new equipment will also provide heating, outside air to ventilate and pressurize the wing (Included in All Options)

2. Install large diameter ceiling fans in the Fitness area to generate air movement and provide a cooling effect. (Included in All Options)

3. Replace the wall mounted supply grilles in the Fitness area with new grilles that allow the direction of air flow to be adjusted. (Included in All Options)

4. Replace all of the air handling units except the unit serving the Natatorium (AHU-4) (Included in Option 3)

5. Modify or completely replace the ductwork in the Gym to provide better air distribution. (Included in Option 3)

6. Clean the cooling tower basin, fill media, and adjust the chemical content in the condenser water system. This will extend the life of the towers as well as improve the performance of the cooling towers. (Included in Option 3)

7. Replace the pneumatic controls system with a new electronic system. (Included in Option 3)

HVAC Evaluation – Option 1 ($860,000)

- Option 1 makes significant improvements to the HVAC system.
  - Pros:
    - The undersized packaged units for the expansion will be replaced with an appropriately sized air cooled chiller (70 ton)
    - High priority air handling units will be replaced
    - The project could be completed within the current budget.
  - Cons:
    - The existing chiller will remain and is at life expectancy
    - The cooling tower will need to be replaced in the future to serve the original building
    - Two separate HVAC systems at the AAC
    - The remaining air handling units and pumps will need to be replaced at a later date

HVAC Evaluation – Option 2 ($960,000)

- **Staff recommends Option 2.**

  - Pros:
    - The undersized packaged units for the expansion will be replaced with an appropriately sized air cooled chiller (200 ton)
    - One HVAC system for the entire AAC
    - Future cost savings by eliminating the need to replace the existing chiller and cooling tower
    - High priority air handling units will be replaced

  - Cons:
    - The remaining air handling units and pumps will need to be replaced at a later date
    - Over budget by $95,000

HVAC Evaluation – Option 3 ($1,336,000)

- Option 3 upgrade all the HVAC equipment (except for AHU #4).
  - Pros:
    - The undersized packaged units for the expansion will be replaced with an appropriately sized air cooled chiller (200 ton)
    - One HVAC system for the entire AAC
    - Future cost savings by eliminating the need to replace the existing chiller and cooling tower
    - All handling units will be replaced (except for AHU#4)
    - All pumps will be replaced
    - New Energy Management Software
    - Pneumatic Controls converted to Electronic Controls
    - Modify or replace the ductwork for the Gym
  - Cons:
    - Over budget by $471,000

HVAC Evaluation – Design Options

Existing Equipment	Option 1 - HVAC Improvements Entire Facility (70 Ton)	Option 2 - HVAC Improvements Entire Facility (200 Ton)	Option 3 - Complete HVAC Upgrade (200 Ton)
Chiller	✗	—	—
Cooling Tower	✗	—	—
Boiler #1	✗	✗	✓
Package Unit #1*	✓	✓	✓
Package Unit #2*	✓	✓	✓
Package Unit #3*	✓	✓	✓
Package Unit #4*	✓	✓	✓
Package Unit #5*	✓	✓	✓
Air Handling Unit #1	✗	✗	✓
Air Handling Unit #2	✗	✗	✓
Air Handling Unit #3	✗	✗	✓
Air Handling Unit #4	✗	✗	✗
Air Handling Unit #5	✓	✓	✓
Air Handling Unit #6	✗	✗	✓
Air Handling Unit #7	✗	✗	✓
Air Handling Unit #8	✓	✓	✓
Air Handling Unit #9	✓	✓	✓
Air Handling Unit #10	✓	✓	✓
Pump #8	✗	✗	✓
Pump #9	✗	✗	✓
Pump #10	✗	✗	✓
(7) Large Diameter Ceiling Fans	✓	✓	✓
Gym Ductwork	✗	✗	✓
70 ton air cooled chiller	✓	—	—
200 ton air cooled chillers	—	✓	✓
Sitework and tree removal**	✓	✓	✓
Total Improvements Cost	**$860,000.00**	**$960,000.00**	**$1,336,000.00**
* Replace the existing DX units with chilled water units			
**$50,000 allowance for screening the new unit.			

PRIORITY AIR HANDLING UNITS

AHU 5 – Conference Room

AHU 8 – Women's Locker Room

AHU 9 – Men's Locker Room

AHU 10 – Aerobics Studio

Project Summary

- **Staff recommends Option 2 ($960,000)**
- **Project Budget – $1,047,000**
- **HVAC Improvements – $909,700**
  - PGAL Contract - $92,500
  - Construction Budget (including 10% contingency) - $817,200
- **Elevator Modernization – $120,000**
  - Contract Amount – $96,000
  - Change Order #1 – reduction of $30,166
    - Reuse the existing jacks and restore to an as new condition
- **Unassigned Funds – $17,300**
- **Updated HVAC Budget**
  - **$865,000***

***Original HVAC Construction Budget + Elevator Cost Savings + Unassigned Funds (Rounded to the nearest thousand)**

Questions?

Addison Athletic Club Existing HVAC Equipment

Equipment	Age	Expected Life
Chiller	20 years	20-23 years
Cooling Tower	20 years	30-34 years
Boiler #1	30 years	25-30 years
Package Unit #1	15 years	13-15 years
Package Unit #2	15 years	13-15 years
Package Unit #3	15 years	13-15 years
Package Unit #4	15 years	13-15 years
Package Unit #5	15 years	13-15 years
Air Handling Unit #1	30 years	15-20 years
Air Handling Unit #2	30 years	15-20 years
Air Handling Unit #3	30 years	15-20 years
Air Handling Unit #4	12 years	15-20 years
Air Handling Unit #5	30 years	15-20 years
Air Handling Unit #6	30 years	15-20 years
Air Handling Unit #7	30 years	15-20 years
Air Handling Unit #8	15 years	15-20 years
Air Handling Unit #9	15 years	15-20 years
Air Handling Unit #10	30 years	15-20 years
Pump #8	30 years	15-20 years
Pump #9	30 years	15-20 years
Pump #10	30 years	15-20 years

AI-2595 **5.**

Work Session and Regular Meeting

Meeting Date: 02/13/2018

Department: Police

Pillars: Gold Standard in Public Safety

Milestones: Maximize use of cutting edge technology to enhance public safety

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AGENDA CAPTION:

Present and Discuss an **Update on the Records Management System for the Addison Police Department.**

BACKGROUND:

As the Metrocrest cities of Addison, Carrollton, Coppell and Farmers Branch developed the model for the North Texas Emergency Communication Center (NTECC), a single vendor (SUNGARD/SUPERION) was selected to provide the integrated computer systems necessary for police and fire personnel to do their work in the field. At that time, there was a verbal understanding among the NTECC cities of a desire to pursue a shared Police Records Management System (RMS) once NTECC was running and stable. Eventually, two NTECC cities (Farmers Branch and Coppell) decided to maintain their existing records management systems because they were relatively new installations.

A RMS is an agency-wide system that provides for the storage, retrieval, retention, manipulations, archiving, and viewing of information, records, documents, or files pertaining to law enforcement operations; it is essentially a backend database that drives operational efficiency and resource management for a police department. The RMS is limited to records directly related to the Town's law enforcement operations, such as incident and accident reports, arrest reports, citations, warrants, case management, field contacts, and other operations oriented records. The RMS does not address the general business functions of law enforcement agency such as budget, finance, payroll, purchasing and human resources functions. Those functions are currently handled by the Town's enterprise system provided by Tyler Technologies.

The Town's existing RMS, including hardware and software, was purchased from TIBURON and IBM in 1999 and was updated in 2009. Since Addison and Carrollton are in need of new RMS systems respectively, both cities believe it will be more efficient (monetarily and operationally) to partner in the procurement and implementation of a new RMS system that will integrate/interface with the existing systems provided by NTECC. We are currently working to develop an Interlocal Agreement with the City of Carrollton to enable this effort. Additionally, a Request for Proposal (RFP) for a joint RMS with input provided by both Addison and Carrollton will be released to identify the best solution. After responses are received, staff will bring this item (including the Interlocal Agreement) back to Council for consideration.

RECOMMENDATION:

Information only, no action required.

AI-2531 **6.**

Work Session and Regular Meeting

Meeting Date: 02/13/2018

Department: Police

Pillars: Gold Standard in Public Safety

AGENDA CAPTION:

Presentation of **Best Practices Recognition from the Texas Police Chief Associations for the Addison Police Department.**

BACKGROUND:

The Texas Police Chief Association (TCPA) Law Enforcement Recognition Program is a voluntary process where police agencies in Texas prove their compliance with 164 Texas Law Enforcement Best Practices. These Best Practices were carefully developed by Texas Law Enforcement professionals to assist agencies in their efficient and effective delivery of service, the reduction of risk and the protection of individual's rights. While similar in nature to national accreditation programs, the Best Practices Recognition Program is easier to administer, lower in cost and is designed specifically for Texas Law Enforcement. The Texas Legislature demands a great deal of professional law enforcement in Texas and the Best Practices were specifically designed to aid Texas agencies in meeting those demands and providing the best quality of service to the people of our State.

Since its inception in 2006, over 50 Texas Law Enforcement Agencies have been Recognized and many more are currently in the process to become Recognized Agencies. The Addison Police Department initially attained the TPCA accreditation in 2007 and 2017 marks its third re-accreditation. This achievement demonstrates our commitment to constant process improvement and allows us to provide superior public safety services – the Addison Way.

RECOMMENDATION:

Information only, no action required.

AI-2576 **8.**
Work Session and Regular Meeting
Meeting Date: 02/13/2018
Department: City Manager

AGENDA CAPTION:
Consider Action to **Approve the January 23, 2018 City Council Meeting Minutes.**

BACKGROUND:
The City Secretary has prepared the meeting minutes for approval.

RECOMMENDATION:
Administration recommends approval.

Attachments

Minutes- January 23, 2018

D R A F T

OFFICIAL ACTIONS OF THE ADDISON CITY COUNCIL

January 23, 2018

Addison Town Hall, 5300 Belt Line Rd., Dallas, TX 75254
5:00 p.m. Executive Session & Work Session
7:30 Regular Meeting

Present: Mayor Joe Chow; Mayor Pro Tempore Ivan Hughes; Deputy Mayor Pro Tempore Jim Duffy; Councilmember Tom Braun; Councilmember Paul Walden; Councilmember Lori Ward

Absent: Councilmember Al Angell

1. Closed (executive) session of the Addison City Council pursuant to:

Section 551.071, Tex. Gov. Code, to conduct a private consultation with its attorney 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, pertaining to:

- **Town of Addison v. Landmark Structures, L.P., Urban Green Energy, Freese and Nichols, Inc. v. SWG Energy, Inc. - Cause No. DC-15-07691 44th Judicial Court, Dallas County**
- **The ponds or lakes at Vitruvian Park located within the vicinity and east of the intersection of Vitruvian Way and Ponte Ave., and Farmers Branch Creek**

Executive Session convened at 5:20 p.m.

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2. RECONVENE INTO REGULAR SESSION: In accordance with Texas Government Code, Chapter 551, the City Council will reconvene into Regular Session to consider action, if any, on matters discussed in Executive Session.

Open Session reconvened at 5:47 p.m. There was no action taken.

Work Session convened at 5:55 p.m.

WORK SESSION

3. Present and Discuss **Fundamentals of Municipal Debt.**

Deputy City Manager Cheryl Delaney introduced Nick Bulaich of Hilltop Securities (formerly First Southwest.) Mr. Bulaich gave a detailed presentation to the Council that included an explanation of the types of debt and alternatives to issuing debt. He reviewed the Town's current tax rate of $.55 and provided a profile of existing debt, noting that it is decreasing. Further, Mr. Bulaich explained how the "debt capacity" is calculated. The legal requirements and process for issuing debt were explained. City Manager Wes Pierson advised that the Town is currently conducting an Asset Management Plan and the funding needed to meet future needs for capital projects will need to be determined.

4. Present and Discuss **Proposed Updates to the Town of Addison's Parks and Recreation Ordinance Related to the Addison Athletic Club and Provide Information About Other Staff Initiatives Separate from the Ordinance.**

Parks Director Michael Kashuba provided a brief background on the need to update the ordinance related to the Athletic Club, and also explained that staff would like to create a Member Policy document that will provide information to the members, such as rules and policies, hours of operation, training and rentals, and other membership information. This is a compilation of already existing documents. Additionally, staff is proposing to update the Addison Accolade, a quarterly publication that outlines upcoming programs and activities.

Proposed changes to the ordinance will include:
1) Remove references to the Trinity Christian Athletic Complex
2) Move the Athletic Club prohibited conduct to the Member Policy
3) Define membership exceptions and ineligibility
4) Adopt fees already in place

A particular component of the membership age restrictions will be changed to 3 months up to 18 years, and up to age 23 under a parent membership as long as proof of full-time college enrollment is presented. Residency recommendations were also made. Council members spoke in favor of the proposed changes. An ordinance for adoption will be presented at the first meeting in February.

5. Present and Discuss the **Format for City Council Meetings.**

City Manager Pierson advised that he added this item in order to discuss whether Council feels there should be changes to the meeting format in light of the lengthy meetings that recently occurred. Several possibilities were discussed. Council's general direction was to designate the Thursday after the first monthly Council meeting as a possible date for a third monthly meeting in the event it is needed.

The Work Session adjourned at 7:07 p.m. The meeting was in recess until the start of the Regular Session.

Regular Session convened at 7:30 p.m.

REGULAR MEETING

Pledge of Allegiance

Announcements and Acknowledgements regarding Town and Council Events and Activities

City Manager Wes Pierson announced that City Council candidate application packets are available at Town Hall. Applications for a place on the May 5th City Council election ballot may be turned in until February 16th.

Mark Acevedo and Rob Bourestom of General Services were recognized for receiving a Silver Award from the DFW Clean Cities Coalition for the Town's use of Hybrid vehicles. This is the third year Addison has received the award.

Discussion of Events/Meetings

Public Comment.

The City Council invites citizens to address the City Council on any topic not on this agenda. Please fill out a **City Council Appearance Card** and submit it to a city staff member prior to Public Participation. Speakers are allowed **up to three (3) minutes per speaker** with **fifteen (15) total minutes** on items of interest or concern and not on items that are on the current agenda. In accordance with the Texas Open Meetings Act, the City Council cannot take action on items not listed on the agenda. The Council may choose to place the item on a future agenda.

John Price- stated as a 30-year resident of Addison he disagrees with the previous selection of Committee members for the Sam's Club Special Area Study. His opinion is that a future Committee should be comprised of surrounding home and business owners.

Scott Usvolk- spoke on behalf of In-Building Emergency Responder Communication Systems.

7. Present and Recognize the **Firefighter and Paramedic of the Year for the Addison Fire Department.**

Fire Chief David Jones presented this item. He stated that at the recent Fire Department Annual Awards Luncheon the Firefighter and Paramedic of the Year were nominated and voted on by the members. He introduced Reagan Randall as Firefighter of the Year and Allison Johnston as Paramedic of the Year.

Consent Agenda:
All items listed under the Consent Agenda are considered routine by the City Council and will be enacted by one motion with no individual consideration. If individual consideration of an item is requested, it will be pulled from the Consent Agenda and discussed separately.

8. Consider Action to Approve the **January 9, 2018 City Council Meeting Minutes.**

9. Consider Action to Approve an **Ordinance Ordering an Election on May 5, 2018 for the Purpose of Electing Three (3) City Council Members for Two-Year Terms.**

10. Consider Action to Approve a **Resolution for the Financial Plan and Rate Model for Water and Sewer Utility Rates.**

Motion to approve consent above agenda items- DMPT Duffy; second by Councilmember Paul Walden; motion passed with a vote of 6-0.

Regular Items

11. Present, Discuss, and Consider Action on a **Resolution with Ady Advantage/Gateway Planning for the Development of an Economic Development Strategic Plan for the Town of Addison and Authorize the City Manager to Execute the Agreement** in an Amount not to Exceed $100,000.

Orlando Campos, Director of Economic Development and Tourism, stated that this item was budgeted in the Fiscal Year 2018 budget in the amount of $100,000. The last Economic Development Strategic Plan adopted in 2010 was a five-year plan. A Request for Proposals was issued in October 2017. Seven proposals were received in November and a selection committee interviewed two of the consultants. The committee selected Ady Advantage/Gateway Planning. The study will be conducted

in three phases and will take approximately 6-7 months to complete. Public input will be solicited.

DMPT Duffy inquired as to the need for a consultant, stating that the Town has qualified staff who could accomplish what's needed. Mr. Campos replied that this type of study requires a specific type of expertise and such a study will provide guidance to the Town for the next 5-10 years. MPT Hughes inquired as to how this study might overlap other studies currently in progress and how it might be utilized in conjunction with those. City Manager Pierson explained that the other studies will focus on redevelopment where this study will help the Town determine what type of businesses to attract. He added the plan should provide a clear strategy, plan, and policy for the future.

Motion to approve- Councilmember Braun; second by Councilmember Ward; motion passed with a vote of 5-1 with DMPT Duffy voting no.

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12. Present and Discuss **Appointments to Upcoming Special Project Committees and Consider Action on a Resolution for Appointments to the Parks Master Plan Special Project Committee and a Resolution for Appointments to the Addison Circle/Cotton Belt Special Area Study Special Project Committee.**

The following were recommended for the Parks Master Plan Committee:
1. Benjamin Paquette
2. Bert Blair
3. Brett Estep
4. Janis Roberson
5. Judy Barrett
6. Liz Oliphant
7. Mary Anne Mayer Redmond
8. Ronna Schmoker
9. Shannon Sear
10. Tarea Doty

Motion to approve a resolution with the appointees as named- MPT Hughes; second by Councilmember Ward; motion passed with a vote of 6-0.

The following were recommended for the Addison Circle/Cotton Belt Special Area Study Special Project Committee:
1. Alan Wood
2. Andrew Long
3. Chris DeFrancisco
4. Jeffrey Pearson
5. Jimmy Homan
6. Judy Lembke
7. Juli Branson

8. Liz Oliphant
9. Margie Gunther
10. Michael Hope
11. Phyllis Silver
12. Taylor Bowen

Motion to approve a resolution with the appointees as named- Councilmember Walden; second by DMPT Duffy; motion passed with a vote of 6-0.

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13. Present and Discuss **Public Safety Technology Options to Increase the Perception of Safety.**

Police Chief Paul Spencer reviewed some options the Council might consider relative to this subject. He requested some input from the Council as to what the Council would like to achieve. Based on the discussion, Chief Spencer will bring the item back to discuss costs and how various actions might impact the community.

Council members discussed the use of light poles as possible locations for security cameras and license plate readers. Chief Spencer added that cameras would only be used in the event a crime is committed. He will research whether grants are available for initiatives like this, and what other cities are using similar techniques.

It was noted this is one of the Council's Pillars and Milestones as adopted for Fiscal Year 2018.

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14. Present and Discuss the **Finance Department Quarterly Financial Report of the Town for the Quarter Ended September 30, 2017.**

The Town of Addison's financial policies require the publication of a financial report subsequent to the end of each fiscal quarter. This report provides a look at key financial indicators along with more detailed exhibits which demonstrate the current financial position for the various funds. This report includes the following funds: General, Hotel, Airport, Economic Development, Utility and Storm Water. All funds adhere to the 25% fund balance requirement.

The Council was also provided the Town's Investment Report.

Meeting Adjourned at 8:55 p.m.

_____
Mayor-Joe Chow

Attest:

_____
Interim City Secretary- Christie Wilson

AI-2588 **9.**

Work Session and Regular Meeting

Meeting Date: 02/13/2018

Department: Parks & Recreation

Pillars: Gold Standard in Customer Service
Optimize the Addison Brand

Milestones: Clarify and protect the Addison Way

AGENDA CAPTION:

Consider Action to Approve an **Ordinance Amending Chapter 58, Article III, of the Code of Ordinances related to the Addison Athletic Club.**

BACKGROUND:

Membership requirements for the Addison Athletic Club (AAC) are located in Chapter 58, Article III of the Code of Ordinances. The last time this ordinance was updated was in 2003. Staff has reviewed the ordinance and is proposing various changes in order to:

- Remove references to the Trinity Christian Athletic Complex (Article I, Section 58-1 and Article 3)
- Move AAC prohibited conduct to Member Policy (Article 2, Section 58-42)
- Define membership exceptions and ineligibility (Article 3, Section 58-66)
- Adopt a fee schedule for fees (towel fees, children activity center fees, group exercise classes, etc.) that are currently being charged at the AAC (Article 3, Section 58-70)

Staff presented these changes to Council during the worksession at the January 23, 2018 Council meeting and received direction from Council to move forward with the adoption of the proposed changes.

RECOMMENDATION:

Administration recommends approval.

Attachments

Ordinance - Amending Regulations Related To The Addison Athletic Club

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TOWN OF ADDISON, TEXAS

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS AMENDING ARTICLE I (IN GENERAL), ARTICLE II (USE OF PUBLIC PARKS) AND ARTICLE III (ADDISON ATHLETIC CLUB) OF CHAPTER 58 (PARKS AND RECREATION) OF THE CODE OF ORDINANCES RELATED TO DEFINITIONS, MEMBERSHIP AND USE OF THE ADDISON ATHLETIC CLUB, ASSOCIATED FEES AND ENFORCEMENT; PROVIDING FOR SAVINGS, SEVERABILITY AND AN EFFECTIVE DATE; AND PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF FIVE HUNDRED DOLLARS ($500.00) FOR EACH OFFENSE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the Town of Addison, Texas ("City Council") has investigated and determined that that it would be advantageous and beneficial to the citizens of the Town of Addison, Texas ("Town" or "Addison") to amend Article I (In General), Article II (Use of Public Parks) and Article III (Addison Athletic Club) of Chapter 58 (Parks and Recreation) of Addison's Code of Ordinances ("Code of Ordinances") as hereinafter set forth; and

WHEREAS, the City Council has further investigated and determined that it is in the best interest of the Town and its citizens to amend the Code of Ordinances as set forth below.

BE IT ORDAINED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS THAT:

Section 1. Findings Incorporated. The findings set forth above are incorporated herein as if set forth verbatim.

Section 2. **Amendment to Article I (In General) of Chapter 58 (Parks and Recreation) of the Code of Ordinances**. Article I (In General) of Chapter 58 (Parks and Recreation of the Code of Ordinances is hereby amended as follows:

"Chapter 58 – Parks and Recreation

Article I. In General

Sec. – 58-1. Definitions.

The following words, terms and phrases when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

AAC means Addison Athletic Club, which is located at 3900 Beltway Drive, Addison, Texas.

Addison membership card means a photographic identification card issued by the Town to persons upon showing proof of Town residency as provided in section 58-67, and payment of the fee, if any.

Director means the Director of Parks and Recreation for the Town or his designee.

Park property means any park, athletic facility, reservation, playground, recreation center or any other area in the Town, owned or used by the Town and devoted to active or passive recreation, but is not acquired or designated by the Town for use as a public park.

Town means the Town of Addison, Texas.

Town park means that area designated by the Town as a park and which is located south of Sidney Drive and west of Woodway Drive.

User means any authorized person to be present on park property other than Town employees."

Section 3. **Amendment to Article II (Use of Public Parks) of Chapter 58 (Parks and Recreation) of the Code of Ordinances**. Article II (Use of Public Parks) of Chapter 58 (Parks and Recreation of the Code of Ordinances is hereby amended as follows:

"Article II (Use of Public Parks)

…

Sec. 58-32. – Request of director to stop or leave.

When the director, in his sole discretion and judgment, determines that a person is behaving in a manner or is performing an act which is likely to endanger or is endangering the health, safety or welfare of himself or of other users, guests, employees of the Town or other persons, the director may ask the person to cease his activity. Upon the person's refusal to so cease, or upon his resumption of such activity or similar activity, the director may ask such person to leave the park property. It is unlawful and an offense to disobey a lawfully issued order of the director.

…

Sec. 58-34. - Hours of operation; loitering prohibited.

Normal operating hours of Town parks shall be from 5:00 a.m. to 11:00 p.m. every day of the year. Any park or section thereof may be declared closed to the public by the director at any time and for any interval of time, either temporarily or at regular and stated intervals (daily or otherwise), as the director shall find reasonably necessary. No person shall remain, stay, or loiter in or on any park property between the hours of 11:00 p.m. and 5:00 a.m. No person shall sleep overnight on the seats, benches, couches or other areas on park property.

…

Sec. 58-42. - Prohibited conduct generally; Enforcement.

(a) In the interest of the public health, safety and welfare, each of the following enumerated acts is forbidden and unlawful on park property:

(1) Cursing, swearing or using indecent language.
(2) Creating a disturbance or unnecessary or boisterous noises.
(3) Taking or permitting dogs or other pets within the park property unless on a leash.
(4) Climbing fences.

(b) *Enforcement.* The director and/or the Town's police department shall, in connection with their duties, diligently enforce the provisions of this chapter, as it exists or may be amended, or any other ordinances applicable to parks and recreation usage, as it/they exist or may be amended. The director and/or the Town's police department shall have the authority to eject from park property any person acting in violation of this chapter, as it exists or may be amended, or any other ordinances applicable to parks and recreation usage, as it/they exist or may be amended."

Section 4. **Amendment to Article III (Addison Athletic Club and Trinity Christian Athletic Complex) of Chapter 58 (Parks and Recreation) of the Code of Ordinances**. Article III (Addison Athletic Club and Trinity Christian Athletic Complex) of Chapter 58 (Parks and Recreation of the Code of Ordinances is hereby amended as follows:

"Article III. Addison Athletic Club

Sec. 58-66. - Use restricted to members and guests.

The use of the grounds, facilities and equipment of the AAC is restricted to current members of AAC and guests of such members of the AAC. Only bona fide residents of the Town and their dependents, ages 3 months through 18, shall be eligible to become members of the AAC. Dependents 18 through 23 years of age may remain on their parents' membership application, as dependents, if enrolled as full-time college students. Proof of full-time college enrollment may be accepted in place of the minimum requirements listed below. Employees of the Town may become conditional members of the AAC upon the terms and conditions established by the director. Minimum membership requirements include the following:

(1) A valid state department of public safety driver's license or state department of public safety identification card which shows a current residential address within the corporate limits of the Town;

(2) A current document such as a utility bill, vehicle registration, voter's registration, credit card statement, vehicle insurance, or other document, as approved by the director, which shows the same address as in (1) above; and

(3) If an applicant is living in an apartment, a signed leasing office verification form from the owner or manager of the apartment.

The director may require additional information if deemed necessary. Birth certificates of dependent children may be requested in order to establish age. Exceptions to the minimum membership requirements listed above shall only be made for: (i) residents participating in the Texas Department of Public Safety Confidentiality Program; or (ii) residents who are active military. The Town may request documentation from a resident to support these exceptions.

Individuals with a Town business address or hotel address, including extended stay, are not eligible for membership. Owners of residential properties are not eligible for membership unless they currently reside on the property or at another Town residence.

Sec. 58-67. - Process for membership.

(a) Any adult person who is a current resident of the Town may make an application at the AAC

for membership on an application form prescribed by the Town. Upon presentation of proof of residency as required in section 58-66 and upon completion of the application process to the satisfaction of the Town and payment of fees, if any, the applicant will be issued a photograph membership card. After issuance of a membership card, memberships shall be renewed annually with proof of current residency.

Sec. 58-68. - False representation of residency prohibited.

It is unlawful and an offense for a person to knowingly make a false representation on any document or to present to Town employees any document containing false information in order to gain membership in the AAC. It is unlawful and an offense for a person to knowingly give false verification of residency of a tenant of rental property to Town employees in order for the tenant to gain membership in the AAC.

Sec. 58-69. - Failure to exhibit membership card.

Members of the AAC shall present Town membership cards upon request by the director or the police department. Failure to produce and exhibit such card may result in ejection from the AAC.

Sec. 58-70. -Fees.

A nonrefundable fee for processing the application for AAC membership shall be charged at the time of application or reapplication. The amount of the fee shall be determined by the city council. Additional fees associated with the use of the AAC are listed below:

Recreation Fee Schedule		
Membership Fees		
One-Time Membership Administrative Fee	$10.00	Nonrefundable
Replacement ID Card	$10.00	
Children's Activity Center (CAC)		
CAC Drop In	$1.00	
CAC Punch Pass - 15 Punches	$10.00	
Late Pick Up Fee		
1 to 14 minutes	$10.00	
15 to 29 minutes	$20.00	
30 to 59 minutes	$50.00	
Group Exercise Classes		
3-Months	$75.00	
3-Months 50 Plus	$37.50	
15 Punch Pass	$40.00	
15 Punch Pass 50 Plus	$20.00	
Drop in Group Exercise	$4.00	
Drop in Group Exercise 50 Plus	$2.00	
Summer Camp		
Weekly Fee	$125.00	
Late Pick Up Fee		
1 to 14 minutes	$10.00	
15 to 29 minutes	$20.00	
30 to 59 minutes	$50.00	

Miscellaneous Fees		
Small Towel Rental	$0.25	
Large Towel Rental	$0.50	
Towel Punch Pass	$15.00	
Lost Large Towel	$14.00	
Lost Small Towel	$5.00	
Outdoor Pool Guest Fee	$3.00	
Guest Fee Ages 15 and Older	$8.00	
Guest Fee Ages 8-14	$4.00	
Guest Fee Ages Under 7 years old	$2.00	
Lost Key	$10.00	
Independent Contractor Reimbursement	20%	
Equipment Replacement/Damage	Based on replacement or repair cost	
NSF Check Fee	$35.00	
Pavilion Rental Outdoor Pool (max 4 hours)		
Refundable Deposit	$50	
20 people	$50/hour	
21 to 30 people	$75/hour	
Pavilion Rental Les Lacs Park: Resident (max 3 hours)		
Refundable Deposit	$150	
3 hour maximum	$0.00	
Pavilion Rental Les Lacs Park: Business (max 8 hours)		
Refundable Deposit	$150	
First 3 hours	$75.00	
Each additional hour up to max of 8	$25.00	
Other Program Fees:		
50 Plus Trips and Programs	Fees Vary	
Children's Programs	Fees Vary	
Fitness and Adult Programs	Fees Vary	

Sec. 58-71. - Enforcement.

1. *Ejection from the AAC.* The director and Town's police department shall have the authority to eject from the AAC any person acting in violation of this chapter or any person whose membership in AAC has been suspended or revoked.
2. *Revocation and suspension of membership.* Membership in the AAC is a privilege and not a right, which privilege is revocable by the director at any time for any reason including the violation of or failure to comply with the terms of this chapter or any administrative policies, procedures or regulations concerning the AAC or park property. Written notice of such suspension or revocation shall be mailed by certified mail or delivered to the member. The suspension or revocation is effective immediately upon issuance of the notice. The member has the right to appeal such suspension or revocation to the city manager or his designee within ten days from the member's receipt of the notice."

Section 5. Incorporation of Premises. The above and foregoing recitals and premises are true and correct and are incorporated herein and made a part hereof for all purposes.

Section 6. Savings; Repealer. This Ordinance shall be cumulative of all other ordinances of the City and shall not repeal any of the provisions of those ordinances except in those instances where the provisions of those ordinances are in direct conflict with the provisions of this Ordinance. Provided, however, that the repeal of such ordinances or parts of such ordinances and the amendments and changes made by this Ordinance, shall not affect any right, property or claim which was or is vested in the City, or any act done, or right accruing or accrued, or established, or any suit, action or proceeding had or commenced before the time when this Ordinance shall take effect; nor shall said repeals, amendments or changes affect any offense committed, or an penalty or forfeiture incurred, or any suit or prosecution pending at the time when this Ordinance shall take effect under any of the ordinances or sections thereof so repealed, amended or changed; and to that extent and for that purpose the provisions of such ordinances or parts of such ordinances shall be deemed to remain and continue in full force and effect.

Section 7. Severability. The sections, paragraphs, sentences, phrases, clauses and words of this Ordinance are severable, and if any section, paragraph, sentence, phrase, clause or word in this Ordinance or application thereof to any person or circumstances is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance, and the City Council hereby declares that it would have passed such remaining portions of this Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

Section 8. Penalty. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished in accordance with the provisions of Section 1-7 of the Code of Ordinances, Town of Addison, Texas, as amended.

Section 9. Effective Date. This Ordinance shall take from and after its adoption and publication as required by law.

PASSED AND APPROVED by the City Council of the Town of Addison, Texas this the 13th day of February, 2018.

_____

Joe Chow, Mayor
Town of Addison, Texas

ATTEST:

By:_____
Christie Wilson, Interim City Secretary

APPROVED AS TO FORM:

By:_____
Brenda N. McDonald, City Attorney

AI-2554 **10.**

Work Session and Regular Meeting

Meeting Date: 02/13/2018

Department: City Manager

Pillars: Gold Standard for Financial Health

AGENDA CAPTION:

Consider Action to Approve the **Quarterly Update from the Finance Committee to the City Council for the Period from September 2017 to December 2017.**

BACKGROUND:

The Finance Committee (Committee) serves in an advisory capacity to the City Council. The Committee includes: Mayor Pro Tempore Ivan Hughes, Council Member Tom Braun, and Council Member Al Angell. The Committee reviews and make recommendations to the City Council regarding the following matters:

- Quarterly financial reports
- Comprehensive financial annual report (CAFR)
- Long-term debt capacity of the Town
- Engagement of independent accounting firms to audit the financial statements
- Review the adequacy and implementation of any internal audit function

The Committee meets monthly and is required to provide quarterly reports to the Council. The attached report cover topics discussed at the Committee meetings from September 2017 to December 2017.

RECOMMENDATION:

Administration recommends approval.

Attachments

Quarterly Update - Finance Committee

Finance Committee Report

December 2017

This document covers the topics discussed by the Committee from September 2017 to December 2017.

The Finance Committee shall serve solely in an advisory capacity to the City Council. Among other matters that may be requested from time to time by the Council, the Finance Committee may review and make recommendations to the City Council regarding the following matters:

- quarterly financial reports,
- comprehensive financial annual report (CAFR),
- long term debt capacity of the Town,
- engagement of independent accounting firms to audit the financial statements,
- review the adequacy and implementation of any internal audit function.

Finance Committee members:

- Al Angell, Council Member
- Tom Braun, Council Member
- Ivan Hughes, Mayor Pro Tempore

September 12, 2017

Topic	Discussion
3rd quarter financial report review (ending June 2017)	Staff reviewed the quarterly report to be presented at the next council meeting. Committee members requested for a color coding methodology be added to future reports to better identify financial condition.
Future Finance Committee meeting dates	Changed meeting dates to held on the 2nd Monday of each month at 4pm. Meetings may be adjusted to as needed to accommodate schedules of committee members.
Finance Committee quarterly reports	Committee members discussed placing the report on the council consent agenda with formal action for council to accept the report.
Investment policy	Finance staff reviewed changes to the investment policy. The Public Funds Investment Act (PFIA) requires the Council to annually adopt the Town's investment policy and strategy. The document has been drafted to comply with all aspects of the PFIA. The policy was presented to to the council on October 10, 2017.

Attendees: Tom Braun, Al Angell, Ivan Hughes, Wes Pierson, Olivia Riley, Cheryl Delaney, Terri Doby, Amanda Turner

October 9, 2017

Topic	Discussion
Texas Municipal Retirement Systems (TMRS)	TRMS staff presented the impact of reducing the updated service credits (USC) and allocating existing resources to fund an annually repeating cost of living adjustments (COLA). This same presentation was made to the council on October 24, 2017.
Review of fiscal year 2017 year end process and timelines	Finance staff presented the process and timelines to present the fiscal year 2017 Comprehensive Annual Financial Report (CAFR). Completion of the annual audit is March 2018.
COSO (Committee of Sponsoring Organizations) presentation	Olivia Riley, CFO, discussed the history of COSO and how the framework provides guidance on enterprise risk management, internal controls and fraud. She outlined the importance of Finance staff to follow framework. Finance staff will be developing internal audit review strategy and will report back to Finance Committee in spring 2018.

Attendees: Tom Braun, Al Angell, Ivan Hughes, Wes Pierson, Passion Hayes, Olivia Riley, Cheryl Delaney, Anthony Mills (TRMS)

November 13, 2017

No meeting held

December 11, 2017

No meeting held

AI-2592 **11.**

Work Session and Regular Meeting

Meeting Date: 02/13/2018

Department: City Manager

AGENDA CAPTION:

Present, Discuss, and Consider Action on a **Resolution Amending the Appointments to the Parks Master Plan Special Project Committee.**

BACKGROUND:

At the January 9, 2018, Council meeting, Staff reviewed the current appointment process for the Planning and Zoning Commission and the Board of Zoning Adjustment, as well as the prior process for appointing members to various committees. Council also discussed that these committees would consist of two (2) appointees per Council Member, for a total of 14 members.

At the January 23, 2018, Council meeting, Council appointed 10 members to the Parks Master Plan Special Project Committee. One appointee has withdrawn the interest to serve on this committee, bringing the total number of members to 9.

Should Council desire to take action, the attached resolution will amend the resolution for appointments to the Parks Master Plan to remove Liz Oliphant and add a new appointee to this committee.

RECOMMENDATION:

Administration recommends approval.

Attachments

Resolution- Amending Appointments to the Parks Master Plan Special Project Committee

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TOWN OF ADDISON, TEXAS

RESOLUTION NO. R18-_____

A RESOLUTION OF THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS CREATING THE PARKS MASTER PLAN ADVISORY COMMITTEE AND APPOINTING MEMBERS.

WHEREAS, in December 2017, the City Council Town of Addison approved a contract to update the Town's Parks, Recreation and Open Space Master Plan; and

WHEREAS, in an effort to stimulate public participation, the City Council desires to create a committee to provide input to the consultants retained to update the Parks, Recreation and Open Space Master Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS:

Section 1. The City Council hereby creates the Parks Master Plan Advisory Committee to provide input regarding the Parks, Recreation and Open Space Master Plan. The committee will be comprised of the following individuals:

- Judy Barrett
- Tarea Doty
- Shannon Sear
- Janis Roberson
- Bert Blair
- Brett Estep
- Mary Anne Mayer Redmond
- Benjamin Paquette
- Ronna Schmoker

Section 2. The Committee shall be advisory in nature and shall be dissolved upon adoption of the Parks Master Plan.

Section 3. This resolution shall be effective from and after the date of passage.

DULY PASSED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS, this the 13th day of February, 2018.

_____
Joe Chow, Mayor

ATTEST:

_____
Christie Wilson, Interim City Secretary

APPROVED AS TO FORM:

_____
Brenda N. McDonald, City Attorney

AI-2587 **12.**

Work Session and Regular Meeting

Meeting Date: 02/13/2018

Department: Parks & Recreation

Pillars: Optimize the Addison Brand

AGENDA CAPTION:

Present, Discuss, and Consider Action on a **Resolution for Appointments to the Belt Line Streetscape Special Project Committee.**

BACKGROUND:

The 2012 Bond Program included a project to underground the overhead utilities on Belt Line Road from Marsh Lane to the Dallas North Tollway. Phase 1 of this project, from Marsh Lane to Midway Road, is nearing completion. In addition to consideration of the undergrounding, the Town recently adopted a new Master Transportation Plan. This plan designated Belt Line Road as an enhanced pedestrian path that would include wider sidewalks pulled away from the back of curb.

Staff recommends the formation of a special project committee for the streescape portion of this project. The committee is anticipated to meet at least three times over the coming three months to provide direction and advise on the development of landscape improvement options that can be shown to the public. Public meetings will be held after each committee meeting.

- **Committee Meeting 1, Establishing Project Parameters**: The committee will meet with the consultant team to review the opportunities and constraints of the corridor and give advice on priorities, key considerations and other issues related to the project. Following this meeting, the consultant will prepare data that can be presented at public meeting #1 showing the public these same opportunities and constraints, gathering input and priorities from the public.
- **Committee Meeting 2, Concept Alternatives**: The committee will meet with the consultant to review a series of images, sketches, and diagrams that will guide the direction of the design options produced. The committee will give direction on preferred options shown that they feel best represents the community and accomplishes the project goals. Following this meeting, the consultant will prepare data that can be presented at public meeting #2 showing the direction the design is moving and gather feedback.
- **Project Committee Meeting 3, Multiple Options**: The committee will meet with the consultant to see basic, enhanced, and long-range vision options for the design taken from their input in the first two project committee meetings. Any final input will be incorporated. Following this meeting, the consultant will prepare data that can be presented at public meeting #3 showing the results

of the design effort. This same data produced can be used in a web-based survey, flyer, presentation boards or other forms of public notification.

The consultant will prepare the graphics and cost estimates that are to be used in meetings with the committee and public meeting #3 in such a way that they can be installed into an interactive web-based comment and preference interface for the public.

In addition to the proposed three public meetings described above, staff anticipates up to three meetings where the committee, staff and consultants may meet with key business owners or land owners that could be impacted by the proposed design solutions.

Town staff would like to include representation from the following groups on the committee: an Americans with Disabilities Act (ADA) representative; a regular DART user; a representative of Asbury Circle; two property owners/managers; and, five residents.

RECOMMENDATION:

Staff requests direction from Council.

Attachments

Resolution - Belt Line Road Streetscape Special Project Committee Appointments

Applicants - Belt Line Streetscape Special Project Committee

TOWN OF ADDISON, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS CREATING THE BELT LINE STREETSCAPE SPECIAL PROJECT COMMITTEE AND APPOINTING MEMBERS.

WHEREAS, on May 23, 2017, during a work session, staff provided an update on the opportunities and constraints related to the Belt Line Road Beautification from Marsh to Midway; and

WHEREAS, during the discussion, the City Council directed staff to focus on the following elements related to the Belt Line Road Beautification from Marsh to Midway: (1) intersections, (2) bus stops; (3) rights-of-way; and (4) found space ("Elements"); and

WHEREAS, in an effort to stimulate public participation, staff recommends the formation of a special project committee to evaluate the Belt Line Road Beautification from Marsh to Midway based upon the Elements.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS:

Section 1. The City Council hereby creates the Belt Line Streetscape Special Project Committee ("Committee") to evaluate the Belt Line Road Beautification from Marsh to Midway based upon the Elements. The Committee will be comprised of the following individuals:

Section 2. The Committee shall be advisory in nature and shall be dissolved upon adoption of a concept plan for the Belt Line Streetscape.

Section 3. This resolution shall be effective from and after the date of passage.

DULY PASSED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS, this the 13th day of February, 2018.

_____
Joe Chow, Mayor

ATTEST:

_____ _____
Christie Wilson, Interim City Secretary Brenda N. McDonald, City Attorney

APPROVED AS TO FORM:

Name	Resident or Business	Belt Line Road Streetscape Enhancements Applicants	Already Appointed to a Special Project Committee
Elizabeth Beddow	Business	X	
Russell Graham	Business	X	
Jason Ennis	Resident	X	
Janis Roberson	Resident	X	X
Judy Barrett	Resident	X	X
Sheila Barkofske	Resident	X	
Mary Anne Mayer Redmo	Resident	X	X
Robert Weeks	Resident	X	
Allan Wood	Resident	X	
Ronna Schmoker	Resident	X	
Matt Horine	Resident	X	
Lauren Bonfield	Resident	X	
Billy Dreis	Resident	X	
Jeffrey Pearson	Resident	X	X
Phyllis Silver	Resident	X	X

AI-2584 **13.**

Work Session and Regular Meeting

Meeting Date: 02/13/2018

Department: Infrastructure- Development Services

AGENDA CAPTION:

Hold a Public Hearing, Present, Discuss, and Consider Action on an **Ordinance Changing the Zoning on Property Located at 5080 Spectrum Drive, Suite 111, the Northwest Corner of Belt Line Road and Dallas Parkway, Which Property is Currently Zoned PD, Planned Development, Through Ordinance 083-007, by Approving a Special Use Permit for a Restaurant and a Special Use Permit for the Sale of Alcoholic Beverages for On-Premises Consumption Only.** Case 1770-SUP/Porcinos.

BACKGROUND:

COMMISSION FINDINGS:
The Addison Planning and Zoning Commission, meeting in regular session on January 16, 2018, voted to recommend approval of an ordinance changing the zoning on property located at 5080 Spectrum Drive, Suite 111, which property is currently zoned PD, Planned Development, through Ordinance 083-007, by approving a Special Use Permit for a restaurant and a Special Use Permit for the sale of alcoholic beverages for on-premises consumption only, subject to the following conditions:

- The approval of the new side patio be contingent on Staff's review and approval of an overall Landscape Plan, providing for at least 20 percent landscape coverage on this site.
- The applicant shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage.

Voting Aye: Dougan, Groce, Meleky, Quintanilla, Resnik, Wheeler
Voting Nay: none
Absent: Souers

SPEAKERS AT THE PUBLIC HEARING:

For: none
On: none
Against: none

Please refer to the attached staff report for additional information on this case.

Following the Planning and Zoning Commission's consideration of this case, the property owner provided an updated landscape plan showing that the property will exceed the 20% landscape coverage requirement with the expanded patio. Therefore, the

ordinance has been drafted without the first condition listed above.

RECOMMENDATION:
Administration recommends approval.

Attachments

Ordinance - 1770-SUP
Staff Report - 1770-SUP
Plans - 1770-SUP

TOWN OF ADDISON, TEXAS

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE TO GRANT A SPECIAL USE PERMIT FOR A RESTAURANT WITH THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION FOR PROPERTY LOCATED AT 5080 SPECTRUM DRIVE, SUITE 111; PROVIDING A PENALTY NOT TO EXCEED TWO THOUSAND AND NO/100 DOLLARS ($2,000.00) FOR EACH OFFENSE AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES; SAVINGS, NO SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the property located at 5080 Spectrum Drive, Suite 111, is zoned PD, Planned Development, through Ordinance Number 083-007; and

WHEREAS, at its regular meeting held on January 16, 2018, the Planning & Zoning Commission considered and made recommendations on a request for a Special Use Permit for a restaurant and a Special Use Permit for the sale of alcoholic beverages for on-premises consumption (Case No.1763-SUP); and

WHEREAS, this change of zoning is in accordance with the adopted Comprehensive Plan of the Town of Addison, as amended; and

WHEREAS, after due deliberations and consideration of the recommendation of the Planning and Zoning Commission, the information received at a public hearing, and other relevant information and materials, the City Council of the Town of Addison, Texas finds that this amendment promotes the general welfare and safety of this community.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS:

Section 1. That the recitals and findings set forth above are hereby found to be true and correct and incorporated as if fully set forth herein.

Section 2. That a Special Use Permit authorizing a restaurant with the sale of alcoholic beverages for on-premises consumption only, on the property located at 5080 Spectrum Drive, Suite 111, is hereby granted subject to the following conditions:

(a) Prior to the issuance of a Certificate of Occupancy, said Property shall be improved in accordance with the site plan, floor plan, and building elevations, which are attached hereto as **Exhibit A** and made a part hereof for all purposes.

(b) The Special Use Permit granted herein for a restaurant with the sale of alcoholic beverages for on-premises consumption only shall be limited to that particular area designated on the final site plan as encompassing a total area not to exceed 12,293 square feet.

(c) No signs advertising sale of alcoholic beverages shall be permitted other than those authorized under the Liquor Control Act of the State of Texas, and any sign ordinance of the Town of Addison, Texas.

(d) The sale of alcoholic beverages under this Special Use Permit shall be permitted in restaurants. Restaurants are hereby defined as establishments which receive at least sixty percent (60%) of their gross revenues from the sale of food.

(e) Said establishment shall make available to the city or its agents, during reasonable hours its bookkeeping records for inspection, if required, by the city to insure that the conditions of subparagraph (d) above are being met.

(f) Any use of property considered as a nonconforming use under the Comprehensive Zoning Ordinance of the Town of Addison shall not be permitted to receive a license or permit for the sale of alcoholic beverages.

(g) If the property for which this Special Use Permit is granted is not used for the purposes for which said permits were granted within one (1) year after the adoption of this ordinance, the City Council may authorize hearings to be held for the purpose of considering a change of zoning and repeal of the Special Use Permit granted herein.

(h) If a license or permit to sell alcoholic beverages on property covered by this Special Use Permit is revoked, terminated or cancelled by proper authorities, the City Council may authorize hearings to be held for the purpose of considering a change of zoning repeal of the Special Use Permits granted herein.

(i) The establishment shall not use the term “bar”, “tavern”, or any other terms or graphic depictions that relate to the sale of alcoholic beverages on any signs visible from the exterior of the premises.

Section 3. That any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the city, as heretofore amended, and upon conviction shall be punished by a fine set in accordance with Chapter 1, General Provisions, Section 1.10, General penalty for violations of Code; continuing violations, of the Code of Ordinances for the Town of Addison.

Section 4. That it is the intention of the City Council that this ordinance be considered in its entirety, as one ordinance, and should any portion of this ordinance be held to be void or unconstitutional, then said ordinance shall be void in its entirety, and the City Council would not have adopted said ordinance if any part or portion of said ordinance should be held to be unconstitutional or void.

Section 5. That all ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 6. That this Ordinance shall become effective from and after its passage and approval and after publication as may be required by law or by the City Charter or ordinance.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS, on this the 13th day of February, 2018.

_____
Joe Chow, Mayor

ATTEST:

_____
Christie Wilson, Interim City Secretary

CASE NO: 1770-SUP/Porcinos

APPROVED AS TO FORM:

_____
Brenda N. McDonald, City Attorney

PUBLISHED ON: _____

EXHIBIT A

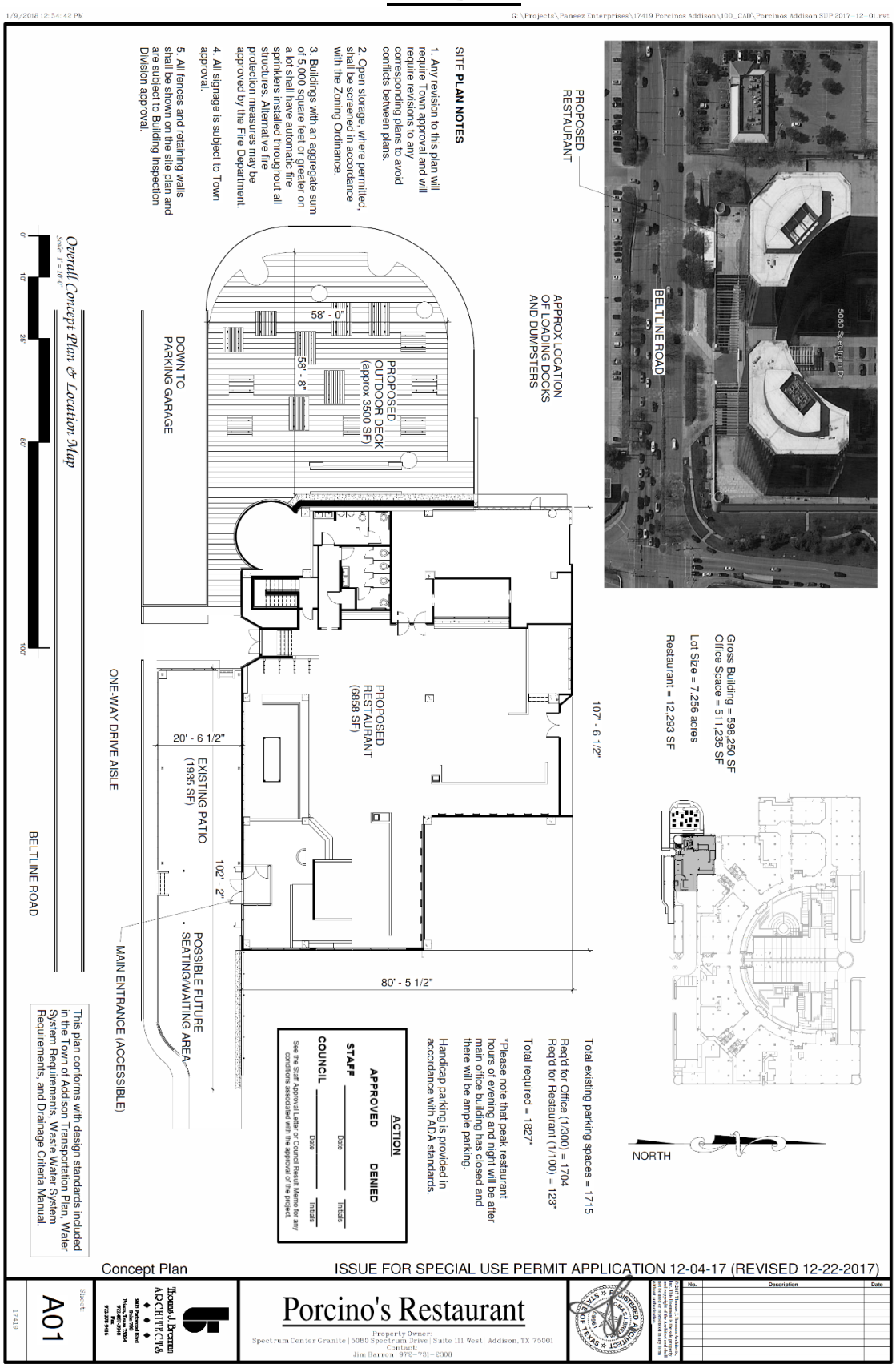

1/9/2018 12:54:42 PM
G:\Projects\Paneez Enterprises\17419 Porcinos Addison\100_CAD\Porcinos Addison SUP 2017-12-01.rvt
PROPOSED RESTAURANT
BELTLINE ROAD
5080 Spectrum Dr
SITE PLAN NOTES
1. Any revision to this plan will require Town approval and will require revisions to any corresponding plans to avoid conflicts between plans.
2. Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
3. Buildings with an aggregate sum of 5,000 square feet or greater on a lot shall have automatic fire sprinklers installed throughout all structures. Alternative fire protection measures may be approved by the Fire Department.
4. All signage is subject to Town approval.
5. All fences and retaining walls shall be shown on the site plan and are subject to Building Inspection Division approval.
APPROX LOCATION OF LOADING DOCKS AND DUMPSTERS
58' - 0"
58' - 8"
PROPOSED OUTDOOR DECK (approx 3500 SF)
DOWN TO PARKING GARAGE
107' - 6 1/2"
PROPOSED RESTAURANT (6858 SF)
20' - 6 1/2"
EXISTING PATIO (1935 SF)
102' - 2"
POSSIBLE FUTURE SEATING/WAITING AREA
ONE-WAY DRIVE AISLE
MAIN ENTRANCE (ACCESSIBLE)
80' - 5 1/2"
Overall Concept Plan & Location Map
Scale: 1" = 50'-0"
0'
10'
25'
50'
100'
BELTLINE ROAD
Gross Building = 598,250 SF
Office Space = 511,235 SF
Lot Size = 7.256 acres
Restaurant = 12,293 SF
Total existing parking spaces = 1715
Reqd for Office (1/300) = 1704
Reqd for Restaurant (1/100) = 123*
Total required = 1827*
*Please note that peak restaurant hours of evening and night will be after main office building has closed and there will be ample parking.
Handicap parking is provided in accordance with ADA standards.
NORTH
ACTION
APPROVED
DENIED
STAFF
Date
Initials
COUNCIL
Date
Initials
See the Staff Approval Letter or Council Result Memo for any conditions associated with the approval of the project.
This plan conforms with design standards included in the Town of Addison Transportation Plan, Water System Requirements, Waste Water System Requirements, and Drainage Criteria Manual.
Concept Plan
ISSUE FOR SPECIAL USE PERMIT APPLICATION 12-04-17 (REVISED 12-22-2017)
Porcino's Restaurant
Property Owner:
Spectrum Center Granite | 5080 Spectrum Drive | Suite 111 West Addison, TX 75001
Contact:
Jim Barron 972-731-2308
Thomas J. Brennan ARCHITECTS
Sheet:
A01
17419
No.
Description
Date

EXHIBIT A

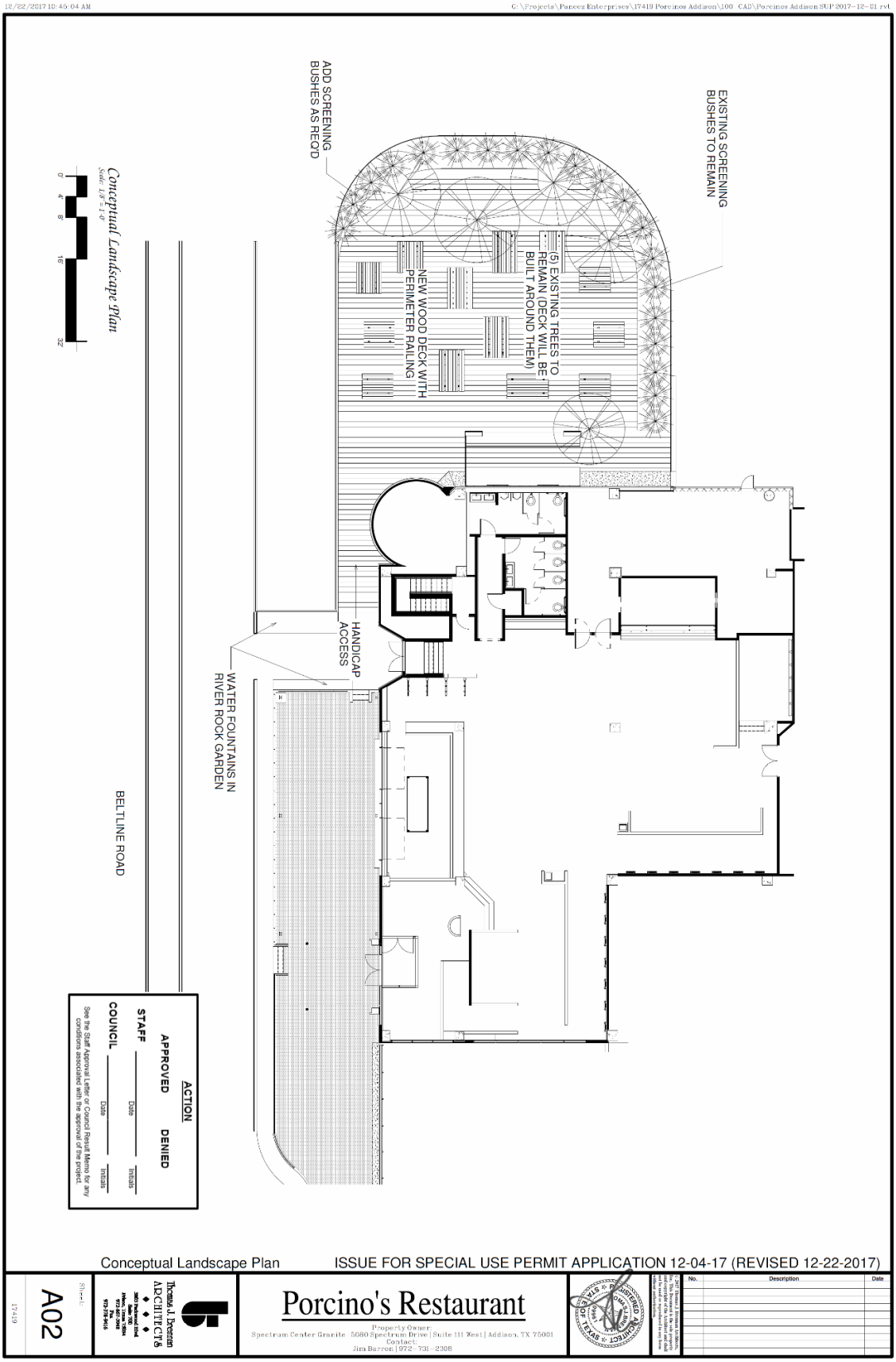

12/22/2017 10:45:04 AM
C:\Projects\Pancez Enterprises\17419 Porcinos Addison\100 CAD\Porcinos Addison SUP 2017-12-01.rvt
Conceptual Landscape Plan
Scale: 1/8" = 1'-0"
ADD SCREENING BUSHES AS REQ'D
EXISTING SCREENING BUSHES TO REMAIN
(5) EXISTING TREES TO REMAIN (DECK WILL BE BUILT AROUND THEM)
NEW WOOD DECK WITH PERIMETER RAILING
HANDICAP ACCESS
WATER FOUNTAINS IN RIVER ROCK GARDEN
BELTLINE ROAD
ACTION
APPROVED
DENIED
STAFF
Date
Initials
COUNCIL
Date
Initials
See the Staff Approval Letter or Council Result Memo for any conditions associated with the approval of the project.
Conceptual Landscape Plan
ISSUE FOR SPECIAL USE PERMIT APPLICATION 12-04-17 (REVISED 12-22-2017)
Porcino's Restaurant
Property Owner:
Spectrum Center Granite 5080 Spectrum Drive | Suite 111 West | Addison, TX 75001
Contact:
Jim Barron | 972-731-2308
Thomas J. Bertram ARCHITECTS
No.
Description
Date
A02
17419

EXHIBIT A

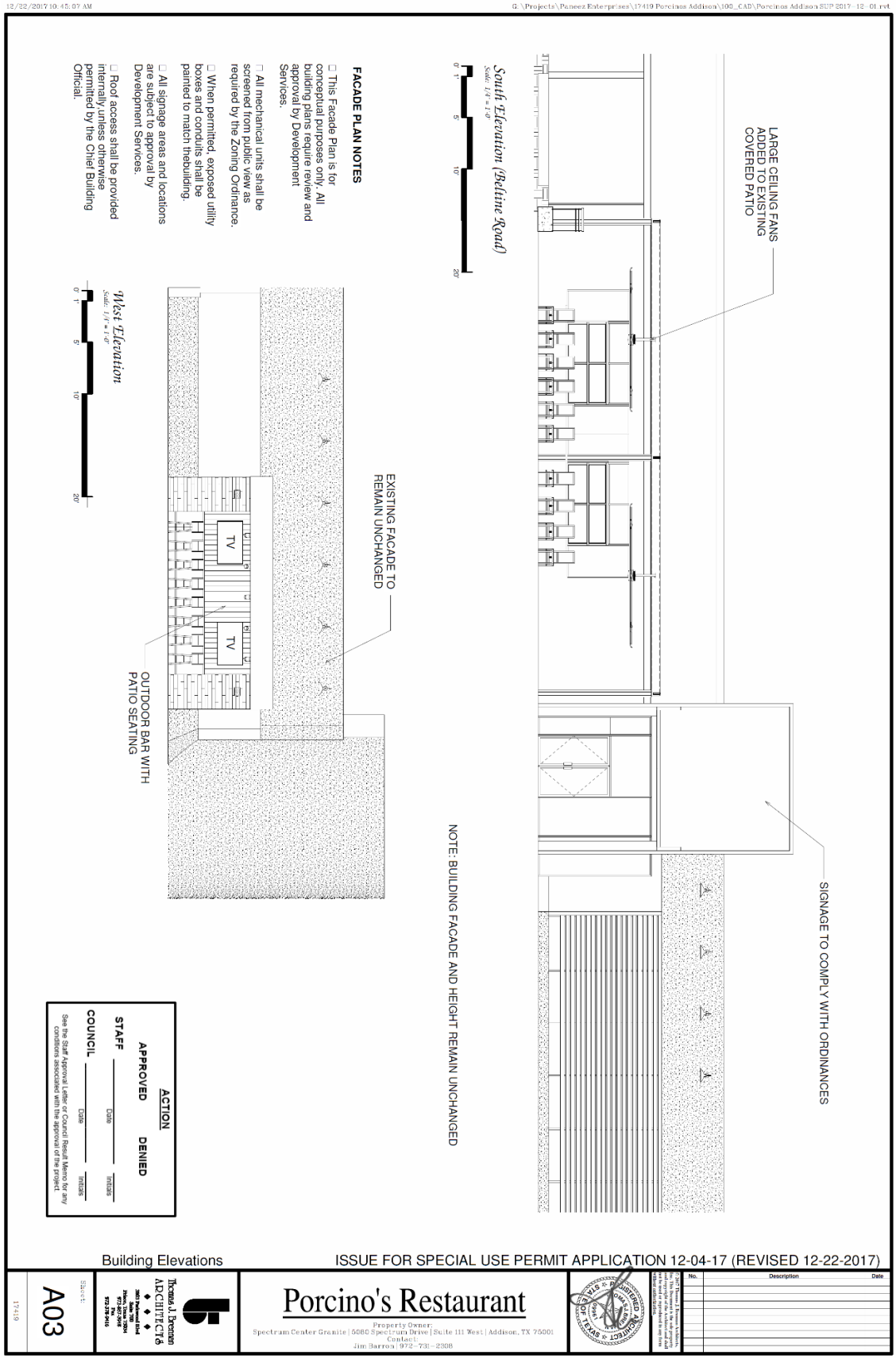

12/22/2017 10:45:07 AM
G:\Projects\Paneez Enterprises\17419 Porcinos Addison\100_CAD\Porcinos Addison SUP 2017-12-01.rvt
LARGE CEILING FANS ADDED TO EXISTING COVERED PATIO
SIGNAGE TO COMPLY WITH ORDINANCES
South Elevation (Beltine Road)
Scale: 1/4" = 1'-0"
NOTE: BUILDING FACADE AND HEIGHT REMAIN UNCHANGED
EXISTING FACADE TO REMAIN UNCHANGED
OUTDOOR BAR WITH PATIO SEATING
TV
TV
West Elevation
Scale: 1/4" = 1'-0"
FACADE PLAN NOTES
☐ This Facade Plan is for conceptual purposes only. All building plans require review and approval by Development Services.
☐ All mechanical units shall be screened from public view as required by the Zoning Ordinance.
☐ When permitted, exposed utility boxes and conduits shall be painted to match thebuilding.
☐ All signage areas and locations are subject to approval by Development Services.
☐ Roof access shall be provided internally,unless otherwise permitted by the Chief Building Official.
ACTION
APPROVED
DENIED
STAFF
Date
Initials
COUNCIL
Date
Initials
See the Staff Approval Letter or Council Result Memo for any conditions associated with the approval of the project.
Building Elevations
ISSUE FOR SPECIAL USE PERMIT APPLICATION 12-04-17 (REVISED 12-22-2017)
Porcino's Restaurant
Property Owner:
Spectrum Center Granite | 5080 Spectrum Drive | Suite 111 West | Addison, TX 75001
Contact:
Jim Barron | 972-731-2308
Thompson J. Dreeman
ARCHITECTS
3800 Parkwood Blvd
Suite 300
Frisco, Texas 75034
972-807-3048
972-379-3410
No.
Description
Date
Sheet:
A03
17419

EXHIBIT A

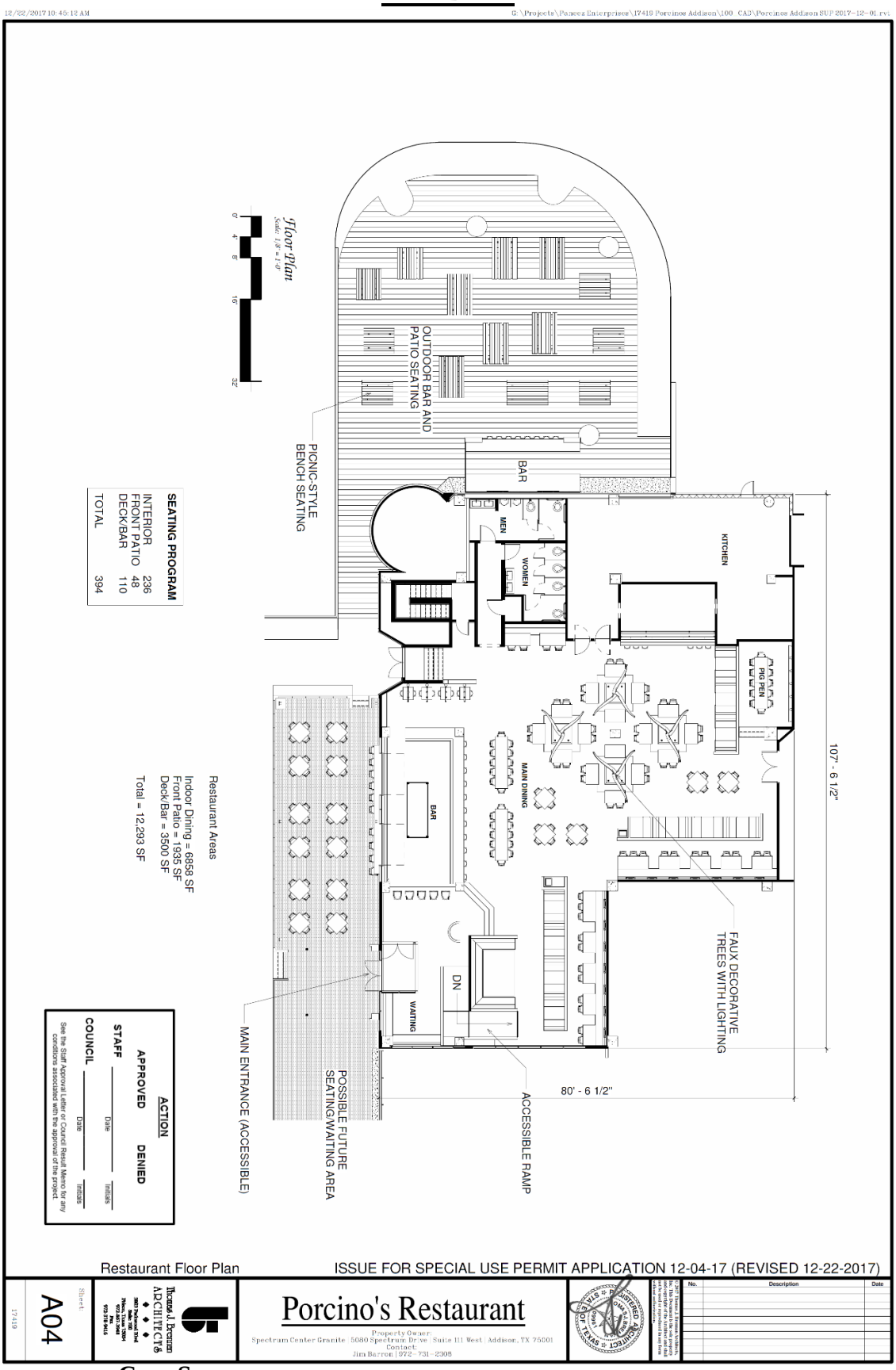
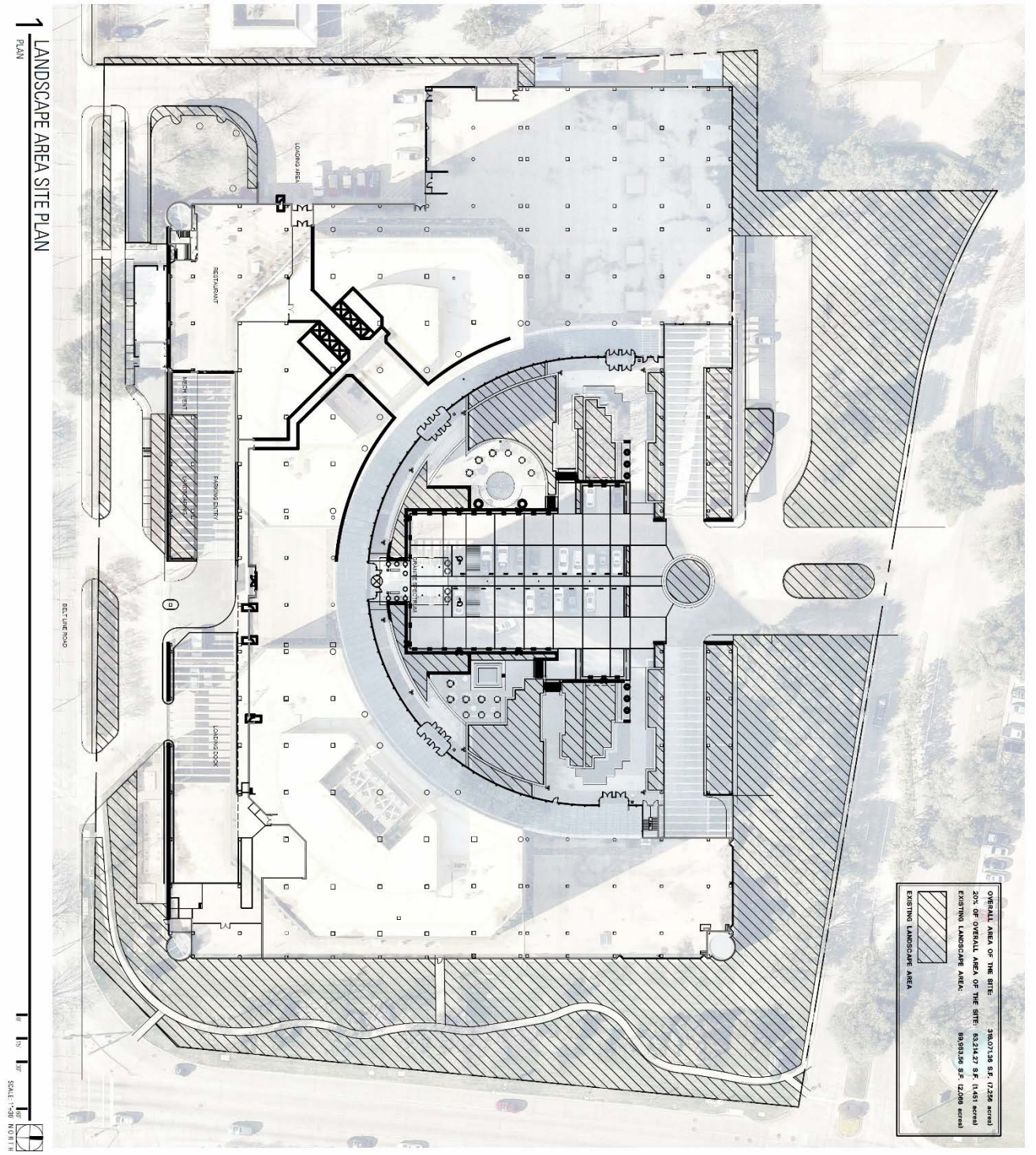

12/22/2017 10:45:12 AM
G:\Projects\Panecz Enterprises\17419 Porcinos Addison\100_CAD\Porcinos Addison SUP 2017-12-01.rvt
Floor Plan
Scale: 1/8" = 1'-0"
0
4
8
16
32
OUTDOOR BAR AND PATIO SEATING
PICNIC-STYLE BENCH SEATING
BAR
MEN
WOMEN
KITCHEN
PIG PEN
MAIN DINING
BAR
DN
WAITING
FAUX DECORATIVE TREES WITH LIGHTING
MAIN ENTRANCE (ACCESSIBLE)
POSSIBLE FUTURE SEATING/WAITING AREA
ACCESSIBLE RAMP
107' - 6 1/2"
80' - 6 1/2"
SEATING PROGRAM
INTERIOR 236
FRONT PATIO 48
DECK/BAR 110
TOTAL 394
Restaurant Areas
Indoor Dining = 6858 SF
Front Patio = 1935 SF
Deck/Bar = 3500 SF
Total = 12,293 SF
ACTION
APPROVED
DENIED
STAFF
Date
Initials
COUNCIL
Date
Initials
See the Staff Approval Letter or Council Result Memo for any conditions associated with the approval of the project.
Restaurant Floor Plan
ISSUE FOR SPECIAL USE PERMIT APPLICATION 12-04-17 (REVISED 12-22-2017)
Sheet:
A04
17419
Thomas J. Procter
ARCHITECTS
Porcino's Restaurant
Property Owner:
Spectrum Center Granite | 5080 Spectrum Drive | Suite 111 West | Addison, TX 75001
Contact:
Jim Barron | 972-731-2309
No.
Description
Date

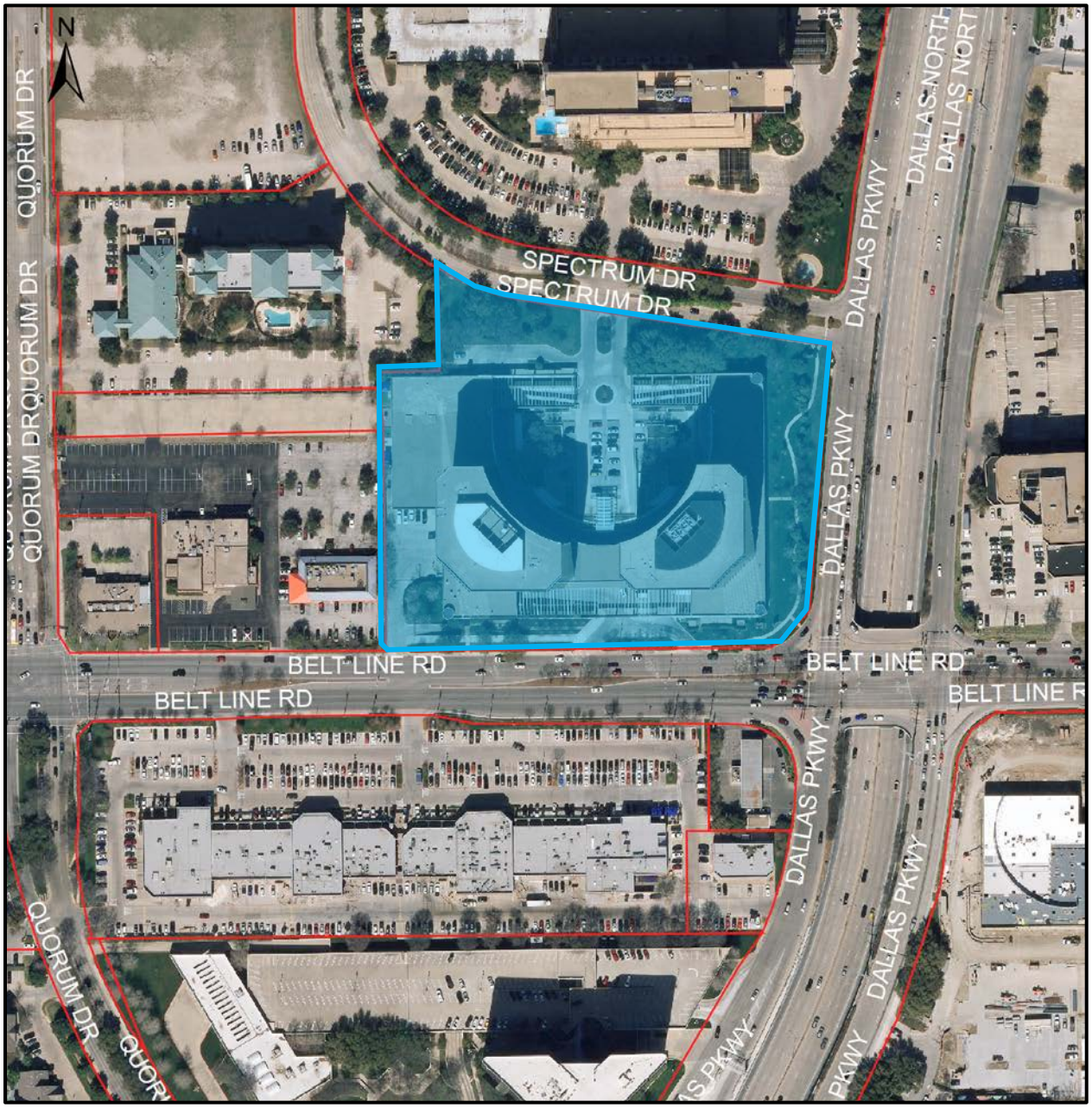
EXHIBIT A


OVERALL AREA OF THE SITE: 315,071.36 S.F. (7.256 acres)
20% OF OVERALL AREA OF THE SITE: 63,214.27 S.F. (1.451 acres)
EXISTING LANDSCAPE AREA: 89,993.56 S.F. (2.066 acres)
EXISTING LANDSCAPE AREA
1 LANDSCAPE AREA SITE PLAN
PLAN
SCALE: 1"=30'
NORTH
BELT LINE ROAD
RESTAURANT
LOADING DOCK
PARKING DUTY
GRANITE SPECTRUM
FOR REVIEW ONLY
TBG
Landscape Architects • Planners
2001 Bryan Street, Suite 1450
Dallas, Texas 75201
(214) 744-0757 Fax: (214) 744-8785
Austin • Dallas • Fort Lauderdale
Fort Worth • Houston • San Antonio
Project:
Granite Spectrum
5080 Spectrum Drive
Addison, TEXAS
Project Number:
D18036
Designed: TBG
Drawn: XY, SC
Reviewed: SA
Date Issued:
Revisions:
Sheet Title:
LANDSCAPE AREA SITE PLAN
Sheet Number:
L 1.01

1770-SUP

PUBLIC HEARING Case 1770-SUP/Porcino's. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 5080 Spectrum Drive, Suite 111, which property is currently zoned PD, Planned Development, through Ordinance 083-007, by approving a Special Use Permit for a restaurant and a Special Use Permit for the sale of alcoholic beverages for on-premises consumption only.

LOCATION MAP



January 10, 2018

STAFF REPORT

RE:	Case 1770-SUP/Porcinos
LOCATION:	5080 Spectrum Drive, Suite 111
REQUEST:	Approval a Special Use Permit for a restaurant and a Special Use Permit for the sale of alcoholic beverages for on-premises consumption only
APPLICANT:	Mondana Taghizadeh

DISCUSSION:

Background: This location is a ground floor restaurant space at the base of the Spectrum Center office building, bordered by Belt Line Road, Dallas North Tollway, and Spectrum Drive. The property is zoned as Planned Development (PD) 083-007, which allows for office, restaurant, and retail uses.

Porcinos Organic Kitchen and Bar is the first of its kind to the Town of Addison, featuring all organic ingredients in each of the kitchen, cocktail, and wine menus. Porcinos translated from Latin means the “mighty hog.” The applicant states that the Porcinos brand prides itself on highest quality ingredients and decades of expertise. The applicant’s goal is to create a place to gather with friends and be treated to some classic comfort cooking with a global influence in an upscale farmhouse dining room atmosphere. The restaurant will offer a full and unique lunch and dinner menu, with a brunch menu served Saturdays and Sundays.

The applicant currently has two other successful establishments in the Dallas area, Mezze Mediterranean Kouzina and Edith’s French Bistro, both located at Mockingbird Station.

Proposed Plan: The applicant is proposing to occupy a leased space at the southwest corner of the main building, in the space previously occupied by Chaucer's. The floor plan shows a total square footage of 12,293, including a front patio of 1,935 square feet and a new side patio of approximately 3,500 square feet. The plan includes a large kitchen, a large main dining area, a private dining room, two bar areas, interior seating for 236, front patio seating for 48, and side patio seating for 110.

Parking: The property provides a total of 1,715 parking spaces, when you apply the typical parking ratios, the property does not meet current parking requirements. Staff believes that the governing PD 083-007, which specifically allows for 20,000 square feet of restaurant space, 458,937 square feet of office space, and 50,000 square feet of retail space, intends for these uses to share the parking garage on site. Given that the restaurant is also intended to be used by the office workers during the day, and reach peak hours after office hours, Staff believes the existing parking is sufficient for this combination of uses.

Landscaping: The proposed side patio would create approximately 3,500 square feet of decking over an existing green space, which consists of grass, shrubbery, and five trees. Current Landscape Ordinance requires that at least 20 percent of the gross site or lot shall be maintained as landscaped area. Since this property's original approval in 1983, which plans showed approximately 40 percent landscape coverage, it has undergone several changes, such as driveway additions and surrounding road width changes. The property was recently acquired by a new owner without the transfer of all the proper original plans, which has delayed them in providing Staff with the overall Landscape Plan. Without an overall Landscape Plan, Staff is unable to determine whether the proposed side patio would result with the required landscape site coverage.

RECOMMENDATION: **APPROVAL WITH CONDITIONS**

Porcino's presents a new unique restaurant concept and expansive patio areas that would activate one of the prominent ground floor spaces along Belt Line Road, which is currently vacant.

Staff believes that this establishment's operating and peak hours complement the office use within the building, allowing for adequate shared parking and will not cause significant adverse impact on vehicular congestion, circulation, or parking.

Staff recommends approval of the request, subject to the following conditions:

- The approval of the new side patio be contingent on Staff's review and approval of an overall Landscape Plan, providing for at least 20 percent landscape coverage on this site.
- The applicant shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage.

Case 1770-SUP/Porcinos
January 16, 2018

COMMISSION FINDINGS:

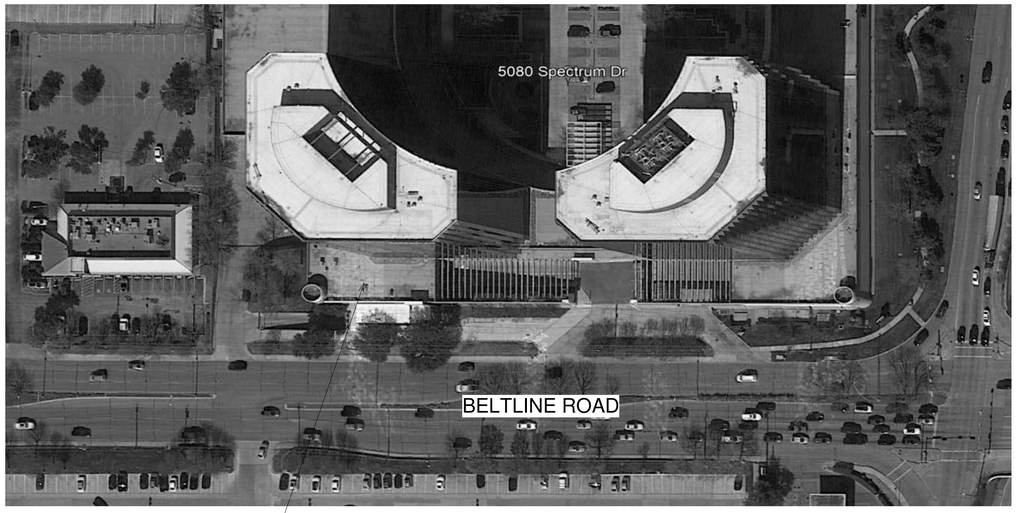
The Addison Planning and Zoning Commission, meeting in regular session on January 16, 2018, voted to recommend approval of an ordinance changing the zoning on property located at 5080 Spectrum Drive, Suite 111, which property is currently zoned PD, Planned Development, through Ordinance 083-007, by approving a Special Use Permit for a restaurant and a Special Use Permit for the sale of alcoholic beverages for on-premises consumption only, subject to the following conditions:

- The approval of the new side patio be contingent on Staff's review and approval of an overall Landscape Plan, providing for at least 20 percent landscape coverage on this site.
- The applicant shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage.

Voting Aye: Dougan, Groce, Meleky, Quintanilla, Resnik, Wheeler
Voting Nay: none
Absent: Souers

SPEAKERS AT THE PUBLIC HEARING:

For: none
On: none
Against: none

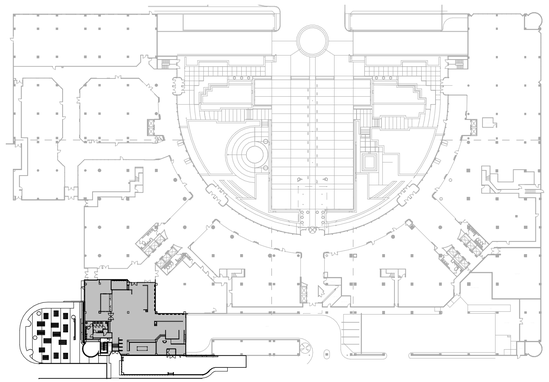


PROPOSED
RESTAURANT

Gross Building = 598,250 SF
Office Space = 511,235 SF

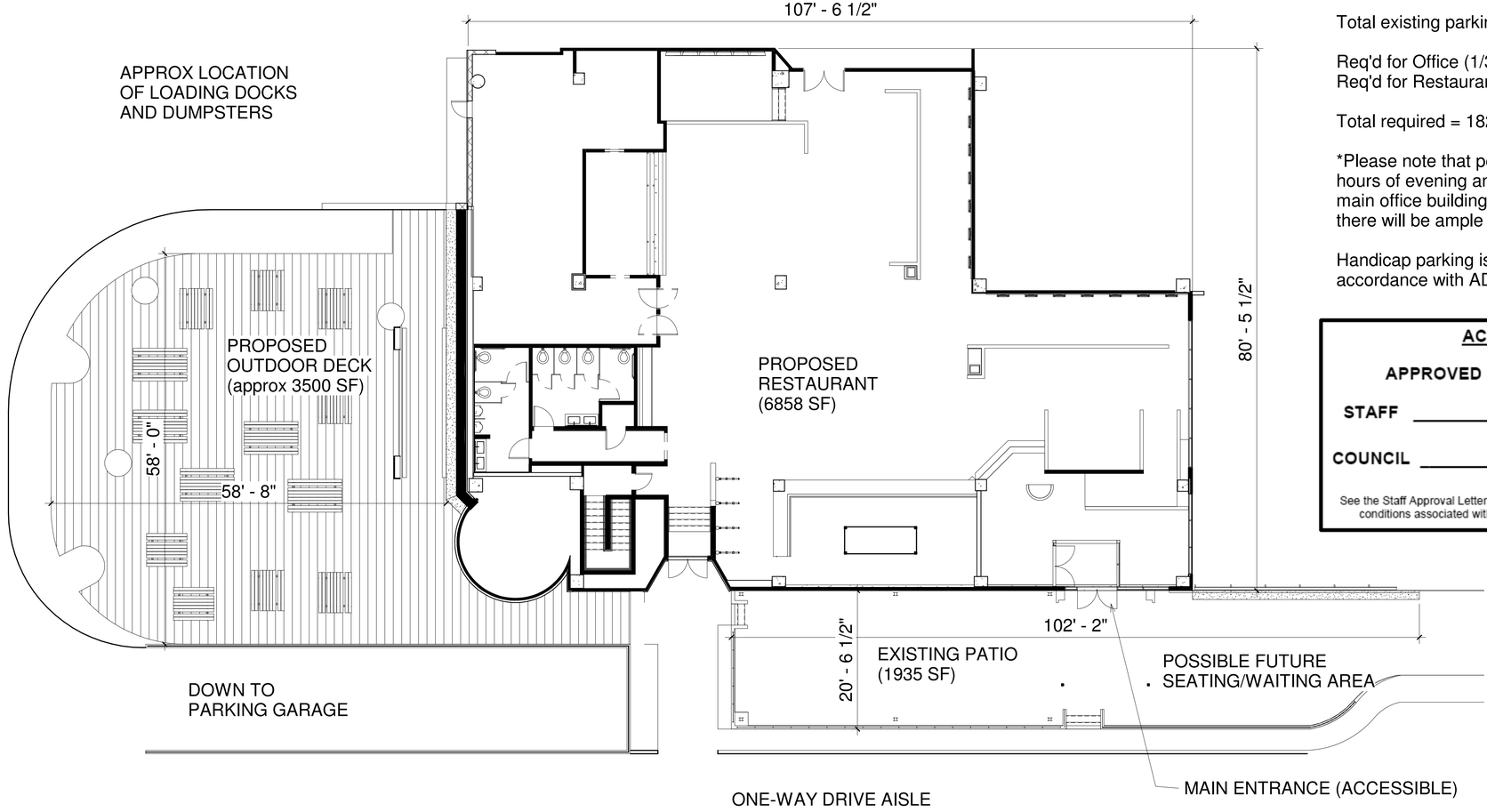
Lot Size = 7.256 acres

Restaurant = 12,293 SF



NORTH

APPROX LOCATION
OF LOADING DOCKS
AND DUMPSTERS



SITE **PLAN NOTES**

1. Any revision to this plan will require Town approval and will require revisions to any corresponding plans to avoid conflicts between plans.

2. Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.

3. Buildings with an aggregate sum of 5,000 square feet or greater on a lot shall have automatic fire sprinklers installed throughout all structures. Alternative fire protection measures may be approved by the Fire Department.

4. All signage is subject to Town approval.

5. All fences and retaining walls shall be shown on the site plan and are subject to Building Inspection Division approval.

Total existing parking spaces = 1715

Req'd for Office (1/300) = 1704
Req'd for Restaurant (1/100) = 123*

Total required = 1827*

*Please note that peak restaurant hours of evening and night will be after main office building has closed and there will be ample parking.

Handicap parking is provided in accordance with ADA standards.

ACTION

	APPROVED	DENIED
STAFF	Date	Initials
COUNCIL	Date	Initials

See the Staff Approval Letter or Council Result Memo for any conditions associated with the approval of the project.

Overall Concept Plan & Location Map
Scale: 1" = 10'-0"

0' 10' 25' 50' 100'

BELTLINE ROAD

This plan conforms with design standards included in the Town of Addison Transportation Plan, Water System Requirements, Waste Water System Requirements, and Drainage Criteria Manual.

ISSUE FOR SPECIAL USE PERMIT APPLICATION 12-04-17 (REVISED 12-22-2017)

Concept Plan

No.	Description	Date

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REGISTERED ARCHITECT
THOMAS J. BRENNAN
09961
STATE OF TEXAS

Porcino's Restaurant

Property Owner:
Spectrum Center Granite | 5080 Spectrum Drive | Suite 111 West | Addison, TX 75001
Contact:
Jim Barron | 972-731-2308

Thomas J. Brennan
ARCHITECTS
3803 Parkwood Blvd
Suite 700
Frisco, Texas 75034
972-867-3948
Fax
972-378-9416

Sheet:
A01

17419

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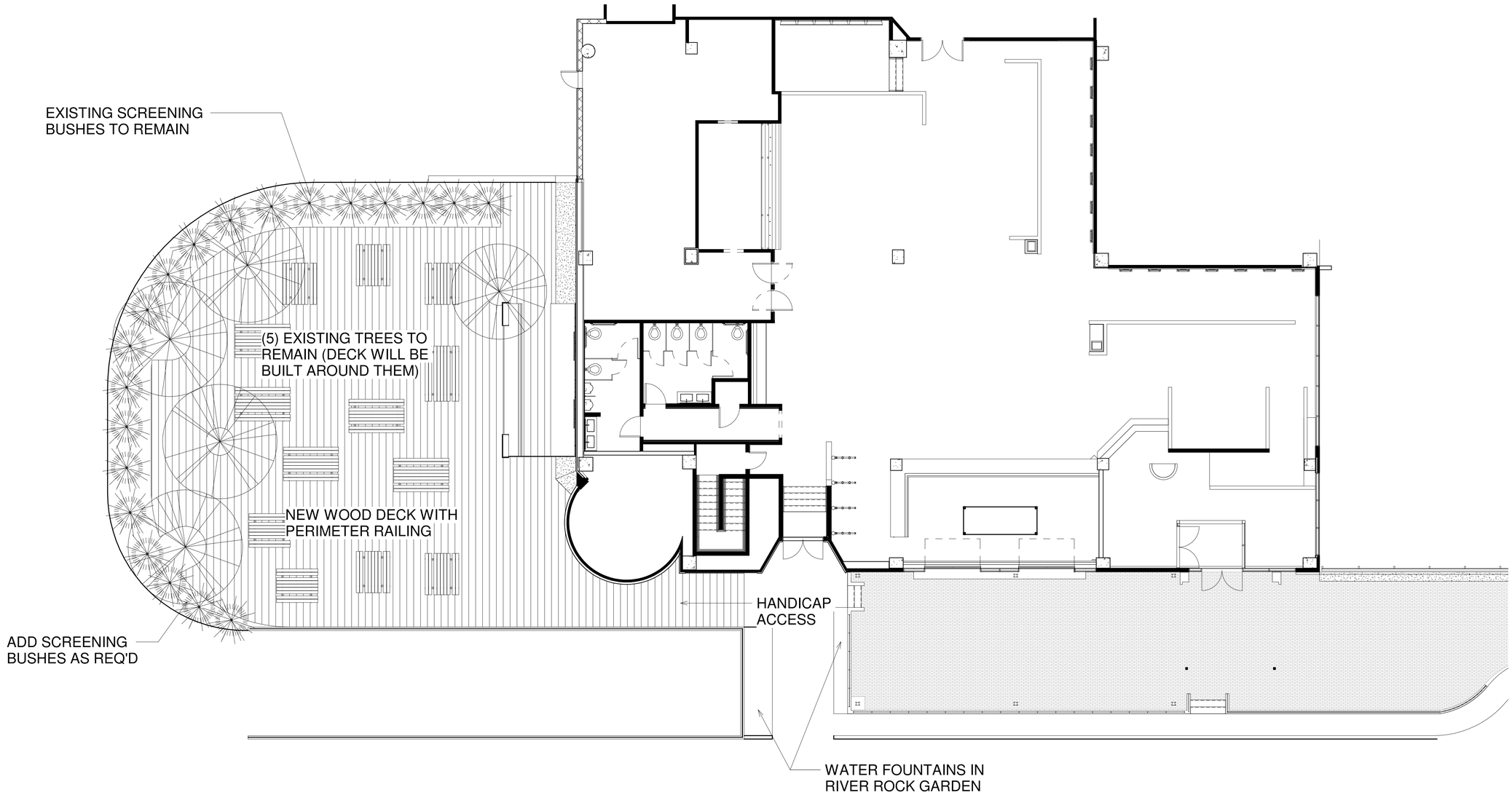

Conceptual Landscape Plan
Scale: 1/8" = 1'-0"

0' 4' 8' 16' 32'

ACTION

APPROVED **DENIED**

STAFF _____ Date _____ Initials

COUNCIL _____ Date _____ Initials

See the Staff Approval Letter or Council Result Memo for any conditions associated with the approval of the project.

ISSUE FOR SPECIAL USE PERMIT APPLICATION 12-04-17 (REVISED 12-22-2017)

Conceptual Landscape Plan

No.	Description	Date

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REGISTERED ARCHITECT THOMAS J. BRENNAN 09961 STATE OF TEXAS

Porcino's Restaurant

Property Owner:
Spectrum Center Granite | 5080 Spectrum Drive | Suite 111 West | Addison, TX 75001
Contact:
Jim Barron | 972-731-2308

Thomas J. Brennan ARCHITECTS
3803 Parkwood Blvd
Suite 700
Frisco, Texas 75034
972-867-3948
Fax
972-378-9416

Sheet:
A02

17419

12/22/2017 10:45:04 AM

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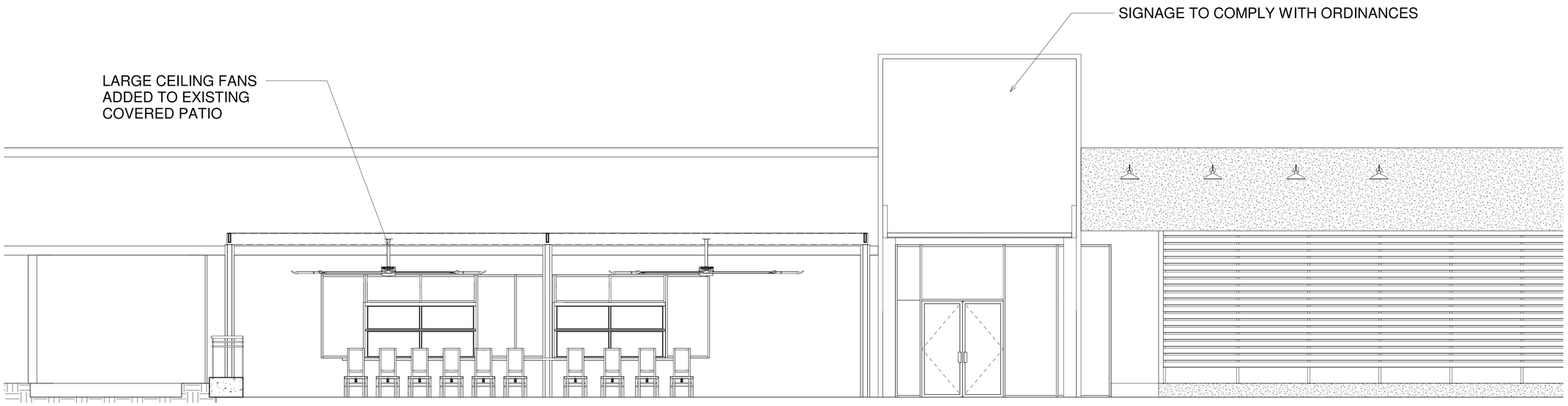
LARGE CEILING FANS ADDED TO EXISTING COVERED PATIO

SIGNAGE TO COMPLY WITH ORDINANCES



South Elevation (Beltine Road)
Scale: 1/4" = 1'-0"

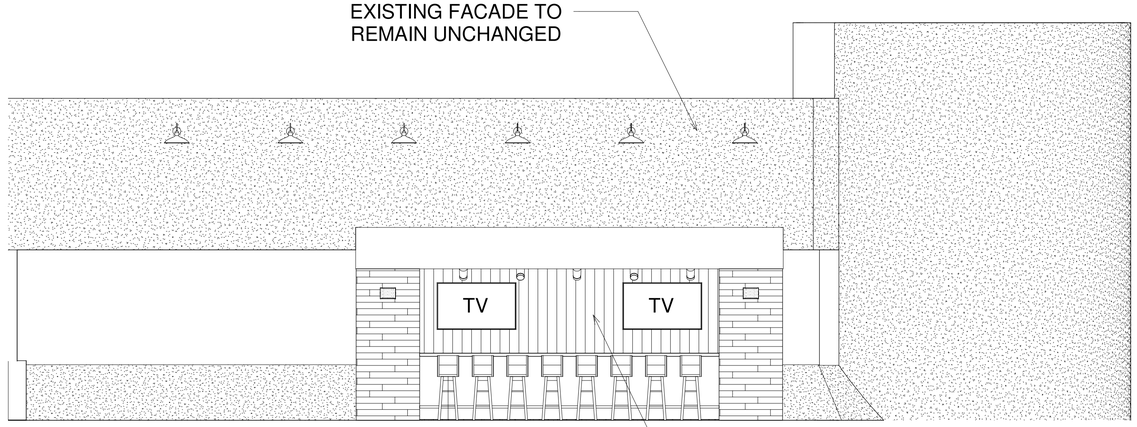
0' 1' 5' 10' 20'

NOTE: BUILDING FACADE AND HEIGHT REMAIN UNCHANGED

FACADE PLAN NOTES

- This Facade Plan is for conceptual purposes only. All building plans require review and approval by Development Services.
- All mechanical units shall be screened from public view as required by the Zoning Ordinance.
- When permitted, exposed utility boxes and conduits shall be painted to match thebuilding.
- All signage areas and locations are subject to approval by Development Services.
- Roof access shall be provided internally,unless otherwise permitted by the Chief Building Official.

EXISTING FACADE TO REMAIN UNCHANGED



OUTDOOR BAR WITH PATIO SEATING

West Elevation
Scale: 1/4" = 1'-0"

0' 1' 5' 10' 20'

ACTION

APPROVED DENIED

STAFF _____ Date _____ Initials

COUNCIL _____ Date _____ Initials

See the Staff Approval Letter or Council Result Memo for any conditions associated with the approval of the project.

ISSUE FOR SPECIAL USE PERMIT APPLICATION 12-04-17 (REVISED 12-22-2017)

No.	Description	Date

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REGISTERED ARCHITECT THOMAS J. BRENNAN 09961 STATE OF TEXAS

Porcino's Restaurant

Property Owner:
Spectrum Center Granite | 5080 Spectrum Drive | Suite 111 West | Addison, TX 75001
Contact:
Jim Barron | 972-731-2308

Building Elevations

Thomas J. Brennan ARCHITECTS
3803 Parkwood Blvd
Suite 700
Frisco, Texas 75034
972-867-3948
Fax
972-378-9416

Sheet:
A03

17419

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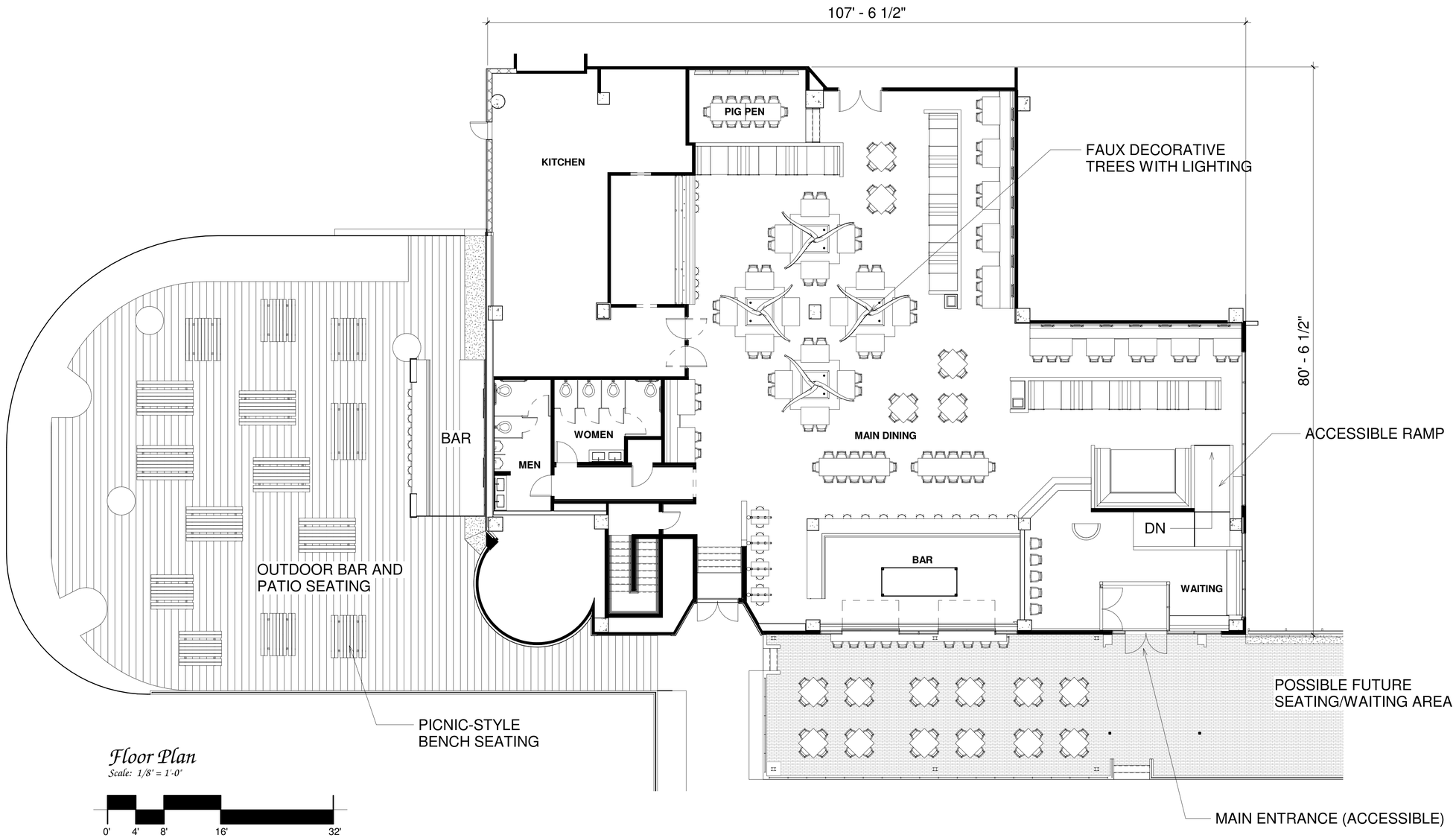

Floor Plan
Scale: 1/8" = 1'-0"

0' 4' 8' 16' 32'

SEATING PROGRAM	
INTERIOR	236
FRONT PATIO	48
DECK/BAR	110
TOTAL	394

Restaurant Areas

Indoor Dining = 6858 SF
Front Patio = 1935 SF
Deck/Bar = 3500 SF

Total = 12,293 SF

ACTION

APPROVED **DENIED**

STAFF _____ Date _____ Initials

COUNCIL _____ Date _____ Initials

See the Staff Approval Letter or Council Result Memo for any conditions associated with the approval of the project.

ISSUE FOR SPECIAL USE PERMIT APPLICATION 12-04-17 (REVISED 12-22-2017)

No.	Description	Date

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REGISTERED ARCHITECT THOMAS J. BRENNAN 09961 STATE OF TEXAS

Porcino's Restaurant

Property Owner:
Spectrum Center Granite | 5080 Spectrum Drive | Suite 111 West | Addison, TX 75001
Contact:
Jim Barron | 972-731-2308

Restaurant Floor Plan

Thomas J. Brennan ARCHITECTS
3803 Parkwood Blvd
Suite 700
Frisco, Texas 75034
972-867-3948
Fax
972-378-9416

Sheet:
A04

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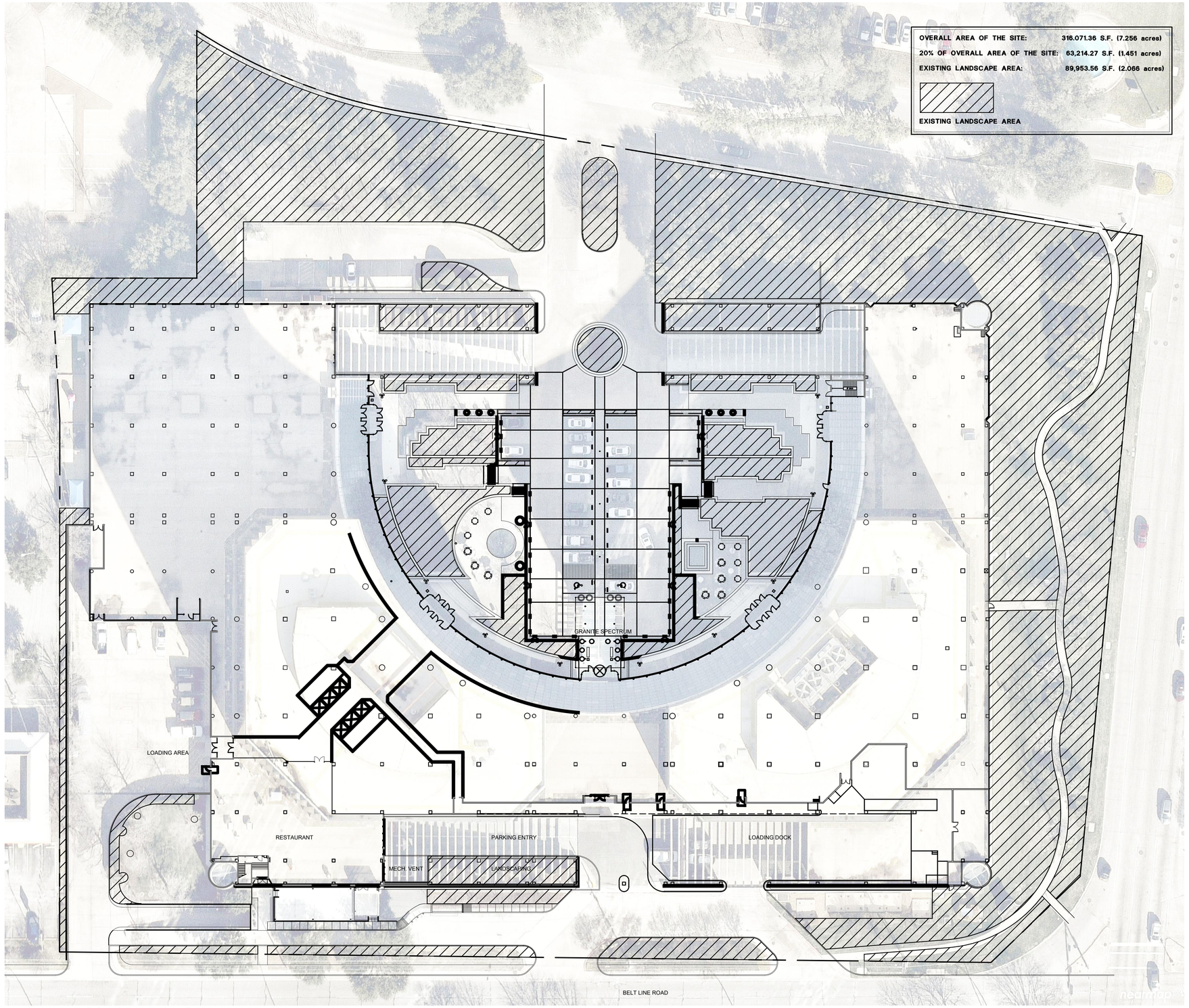


1 LANDSCAPE AREA SITE PLAN

PLAN

0' 15' 30' 60'
SCALE: 1"=30' NORTH

Z:\Tbg\Granite Spectrum (D18036)\03a SD\Work\D18036-xbase.dwg

TBG

FOR REVIEW ONLY:
Not for regulatory approval, permitting or construction.
FOR REVIEW ONLY
SETH ATWELL #3078

Landscape Architects • Planners
2001 Bryan Street, Suite 1450
Dallas, Texas 75201
(214) 744-0757 Fax: (214) 744-6785
Austin • Dallas • Fort Lauderdale
Fort Worth • Houston • San Antonio

Project:
Granite Spectrum

5080 Spectrum Drive

Addison, TEXAS

Project Number:
D18036

Designed: TBG
Drawn: XY, SC
Reviewed: SA

Date Issued:

Revisions:

Sheet Title:
LANDSCAPE AREA SITE PLAN

Sheet Number:
L 1.01

AI-2583 **14.**

Work Session and Regular Meeting

Meeting Date: 02/13/2018

Department: Infrastructure- Development Services

AGENDA CAPTION:

Hold a Public Hearing, Present, Discuss, and Consider Action on an **Ordinance for a Revised Development Plan with a Waiver to Design Standards for the Development of Meridian Square Building #6 Including a Site Plan, Landscape Plan, Building Elevations and Floor Plans for 24 Condominium Units in the Urban Center District Located at the Southwest Corner of Airport Parkway and Spectrum Drive.** Case 1764-Z/Meridian Square Building 6.

BACKGROUND:

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on January 16, 2018, voted to recommend approval of a revised development plan with a waiver to design standards for the development of Meridian Square Building #6 including a site plan, landscape plan, building elevations and floor plans for 24 condominium units in the Urban Center District located at the southwest corner of Airport Parkway and Spectrum Drive, subject to the following condition:

- Prior to the issuance of a building permit, the private landscape area around the building shall be reviewed and approved by the Town staff.

Voting Aye: Dougan, Groce, Meleky, Quintanilla, Resnik, Wheeler
Voting Nay: none
Absent: Souers

SPEAKERS AT THE PUBLIC HEARING:

For: none
On: none
Against: none

The explanation of the design standards and waivers, along with additional information, are located in the attached staff report. The waivers are not related to the installation of artifical turf.

RECOMMENDATION:

Administration recommends approval.

Attachments

Ordinance - 1764-Z
Staff Report - 1764-Z
Plans - 1764-Z

TOWN OF ADDISON, TEXAS

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, PROVIDING FOR APPROVAL OF A DEVELOPMENT PLAN FOR THE SIXTH CONDOMINIUM BUILDING OF THE MERIDIAN SQUARE DEVELOPMENT, IN A PLANNED DEVELOPMENT ZONING DISTRICT (009-024) LOCATED ON .34 ACRES ON THE SOUTHWEST CORNER OF AIRPORT PARKWAY AND SPECTRUM DRIVE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000) FOR EACH OFFENSE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Addison, Texas (the "City") is a home rule municipality having full power of local self-government pursuant to Article 11, Section 5 of the Texas Constitution and its Home Rule Charter; and

WHEREAS, the area generally known as Meridian Square was zoned PD, Planned Development through Ordinance 009-024, with waivers to development standards and a concept plan governing the entire property; and

WHERE AS, the PD requires development plan approval prior to the issuance of a building permit; and

WHERE AS, after due deliberations and consideration of the recommendation of the Planning and Zoning Commission, the information received at the public hearing, and other relevant information and materials, the City Council of the Town of Addison, Texas finds that this ordinance promotes the general welfare and safety of this community.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS:

Section 1. That the recitals and findings set forth above are hereby found to be true and correct and incorporated as if fully set forth herein.

Section 2. The development plans, attached hereto as **Exhibit A** and made hereof for all purposes, are hereby approved and the property shall be improved in accordance with the development plans, with the following waivers to design standards and subject to the following condition:

a) Waiver to the design standard for minimum lot width and depth.

b) Waiver to design standards in order to allow a minimum 8.7-foot setback against a Category D street (Spectrum Drive), as opposed to the 10-foot setback required by the UC district.

c) Waiver of design standards in order to allow maximum building height of 61 feet and six inches without a setback above 50 feet as required by the UC district.

d) Wavier to design standards in order to allow a minimum of 70 percent, instead of 90 percent, of the exterior cladding of all exterior walls fronting or visible from public streets (including above grade parking structures) be brick or stone construction.

e) Waiver of design standards in order to allow one additional parking space resulting in a total of 49 parking spaces, exceeding the maximum of 48 parking spaces that would be allowed for 24 units with 44 bedrooms by the UC district.

f) That before a Certificate of Occupancy is issued, the private landscape area around the building shall be reviewed for compliance with all Town of Addison ordinances and approved by the Town of Addison Staff.

Section 3. That any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the city, as heretofore amended, and upon conviction shall be punished by a fine set in accordance with Chapter 1, General Provisions, Section 1.10, General penalty for violations of Code; continuing violations, of the Code of Ordinances for the Town of Addison.

Section 4. The provisions of this Ordinance are severable, and should any section, subsection, paragraph, sentence, phrase or word of this Ordinance, or application thereof to any person, firm, corporation or other business entity or any circumstance, be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of the remaining or other parts or portions of this Ordinance, and the City Council hereby declares that it would have passed such remaining parts or portions of this Ordinance despite such unconstitutionality, illegality, or invalidity, which remaining portions shall remain in full force and effect.

Section 5. That all ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 6. That this Ordinance shall become effective from and after its passage and approval and after publication as may be required by law or by the City Charter or ordinance.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS, on this the 13th day of February, 2018.

_____

Joe Chow, Mayor

ATTEST:

_____
Christie Wilson, Interim City Secretary

CASE NO: 1764-Z/Meridian Square Building 6

APPROVED AS TO FORM:

_____
Brenda N. McDonald, City Attorney

PUBLISHED ON: _____

EXHIBIT A

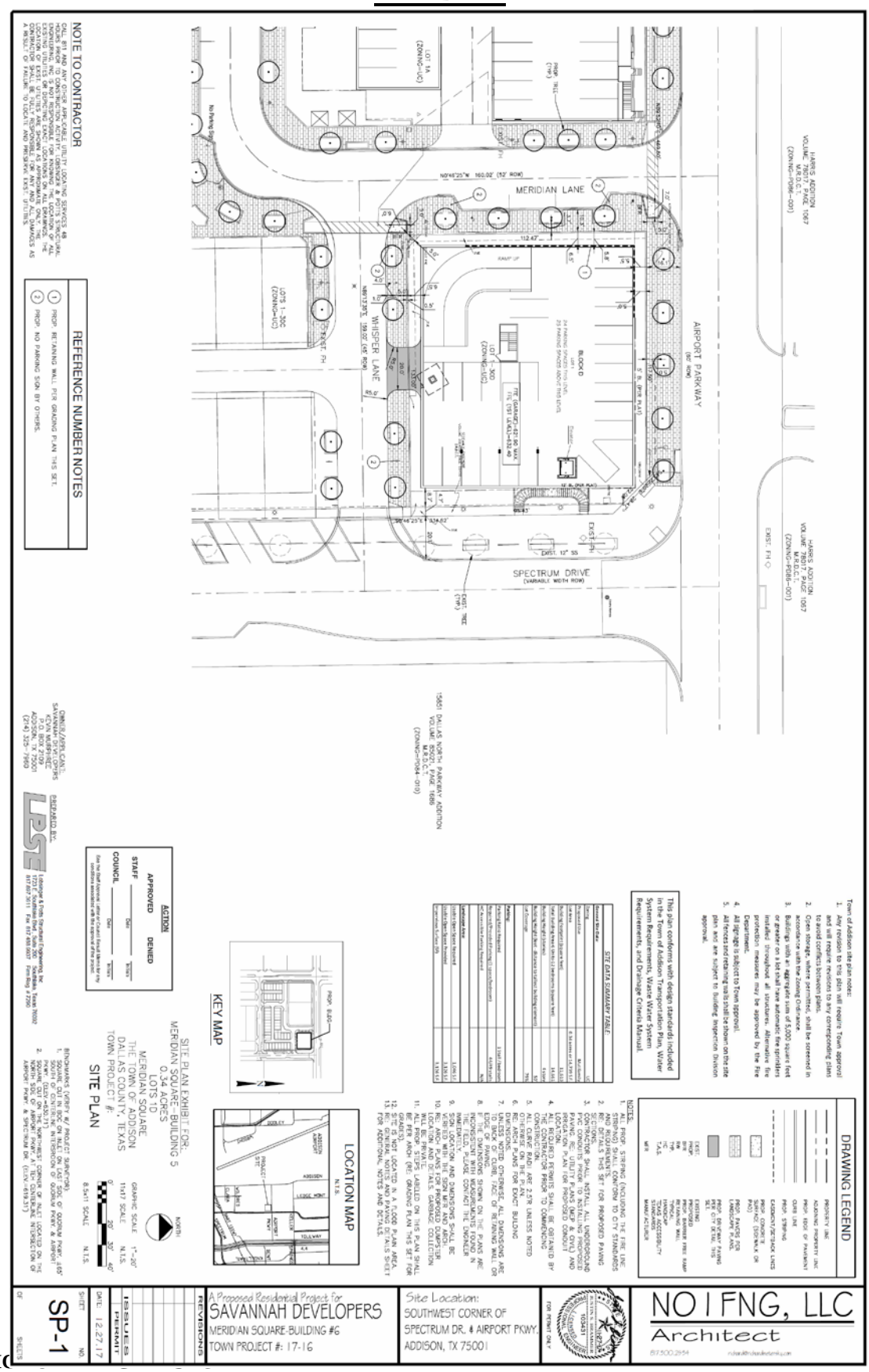
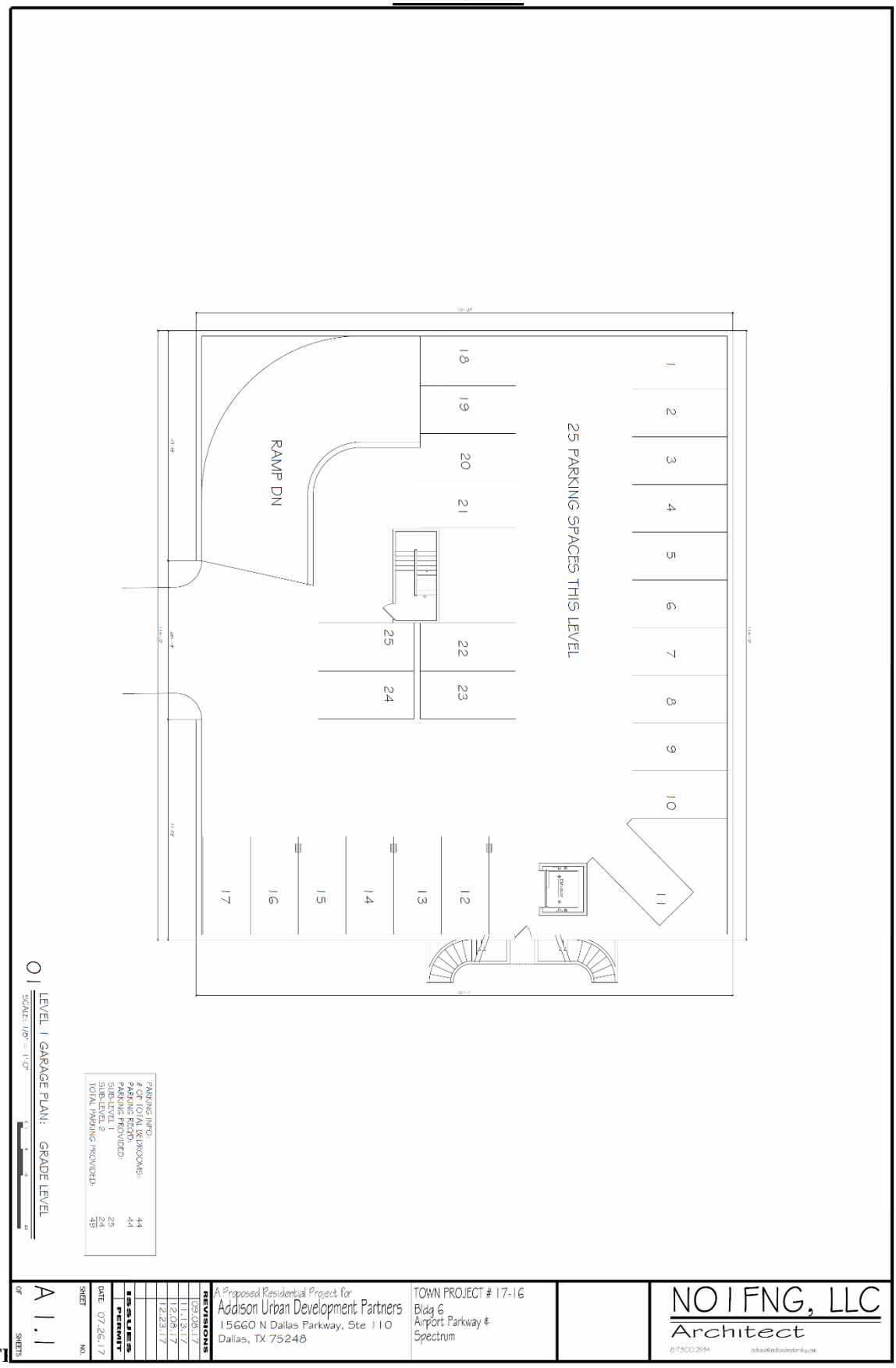

MERIDIAN LANE
AIRPORT PARKWAY
SPECTRUM DRIVE
WHISPER LANE
LOCATION MAP
KEY MAP
SITE PLAN
NOTE TO CONTRACTOR
REFERENCE NUMBER NOTES
DRAWING LEGEND
SITE DATA SUMMARY TABLE
NO I FNG, LLC
Architect
SAVANNAH DEVELOPERS
SP-1

EXHIBIT A


RAMP DN
25 PARKING SPACES THIS LEVEL
1
2
3
4
5
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17
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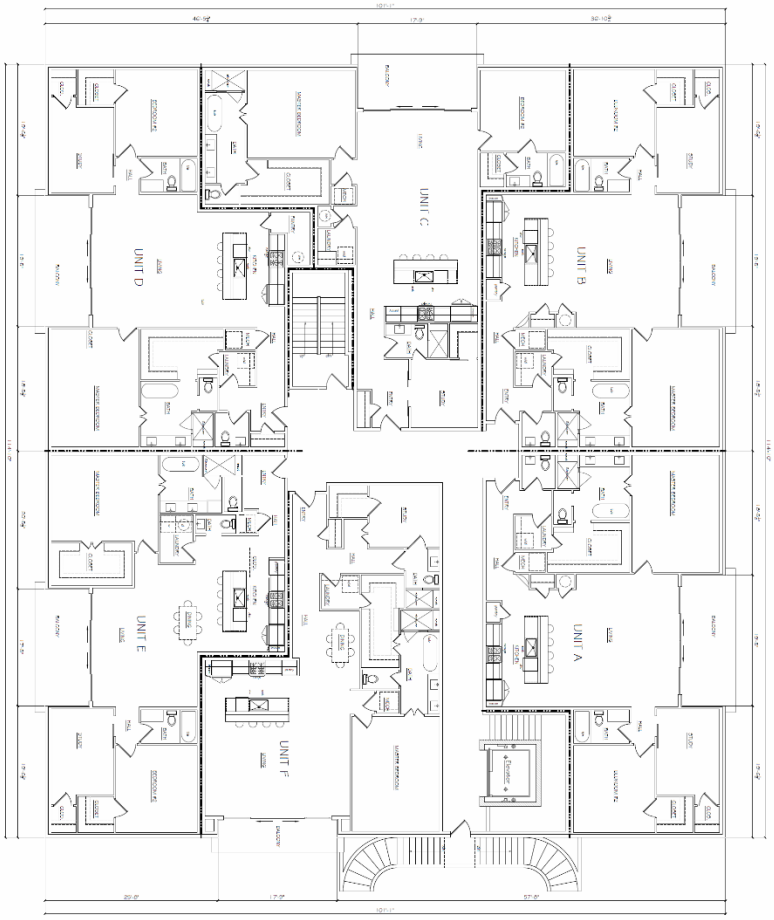
23
24
25
TRANSF.
01 LEVEL 1 GARAGE PLAN: GRADE LEVEL
SCALE: 1/8" = 1'-0"
PARKING INFO:
OF TOTAL BEDROOMS: 44
PARKING REQD: 44
PARKING PROVIDED:
SUB-LEVEL 1 25
SUB-LEVEL 2 24
TOTAL PARKING PROVIDED: 49
REVISIONS
09.08.17
11.13.17
12.08.17
12.23.17
ISSUES
PERMIT
DATE: 07.26.17
SHEET NO.
A1.1
OF SHEETS
A Proposed Residential Project for
Addison Urban Development Partners
15660 N Dallas Parkway, Ste 110
Dallas, TX 75248
TOWN PROJECT # 17-16
Bldg 6
Airport Parkway &
Spectrum
NOIFNG, LLC
Architect
817.300.2654
richard@richardmeternitz.com

EXHIBIT A

RAMP UP
24 PARKING SPACES THIS LEVEL
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
PARKING INFO:
OF TOTAL BEDROOMS: 44
PARKING REQD: 44
PARKING PROVIDED:
SUB-LEVEL 1 25
SUB-LEVEL 2 24
TOTAL PARKING PROVIDED: 49
01 SUB-LEVEL 1 GARAGE PLAN
SCALE: 1/8" = 1'-0"
A 1.2
SHEET NO.
OF SHEETS
DATE 07.26.17
ISSUES
PERMIT
REVISIONS
01.05.17
01.13.17
12.08.17
12.23.17
A Proposed Residential Project for
Addison Urban Development Partners
15660 N Dallas Parkway, Ste 110
Dallas, TX 75248
TOWN PROJECT # 17-16
Bldg 6
Airport Parkway &
Spectrum
NO I FNG, LLC
Architect

EXHIBIT A



PROJECT INFO:		
4 STORIES OF UNITS		
24 TOTAL UNITS		
6 UNITS / FLOOR		
11 BEDROOMS/FLOOR		
TOTAL SF / FLOOR:		11,396SF
TOTAL LIVING:		42,965SF(94.3%)
TOTAL COMMON:		2,614SF(5.7%)
TOTAL PROJECT:		45,582SF
UNIT INFO:	QTY	SF BRS
TYPE		
UNIT A	4	1837 2
UNIT B	4	1842 2
UNIT C	4	1853 2
UNIT D	4	1863 2
UNIT E	4	1734 1
UNIT F	4	1593 1
TOTALS:	24	44

01 LEVEL 2 BUILDING PLAN: RESIDENTIAL
SCALE: 1/8" = 1'-0"

A Proposed Residential Project for
Addison Urban Development Partners
15660 N Dallas Parkway, Ste 110
Dallas, TX 75248

TOWN PROJECT # 17-16
Bldg 6
Airport Parkway &
Spectrum

NO1FNG, LLC
Architect
817.500.2654 richard@richardnderiks.com

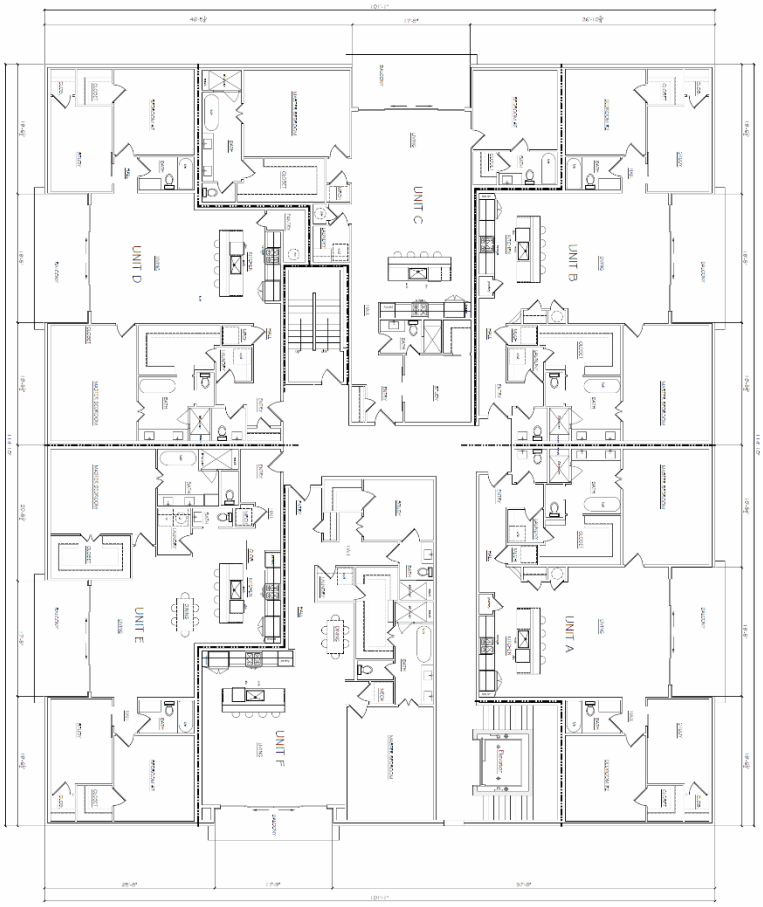
REVISIONS
09.08.17
11.13.17
12.08.17
12.23.17

ISSUES
PERMIT

DATE: 07.26.17

SHEET NO.
A1.3
OF SHEETS

EXHIBIT A



01 LEVELS 3-5 BUILDING PLAN: RESIDENTIAL
SCALE: 1/8" = 1'-0"

A 1.4 SHEET NO. OF SHEETS

DATE 07.26.17

ISSUES
PERMIT

REVISIONS
09.06.17
11.13.17
12.06.17
12.23.17

A Proposed Residential Project for
Addison Urban Development Partners
15660 N Dallas Parkway, Ste 110
Dallas, TX 75248

TOWN PROJECT # 17-16
Bldg 6
Airport Parkway &
Spectrum

NO I FNG, LLC
Architect
817.500.2554

EXHIBIT A

03 NORTH ELEVATION
04 SOUTH ELEVATION
01 EAST ELEVATION - FRONT
02 WEST ELEVATION
A Proposed Residential Project for
Addison Urban Development Partners
15660 N Dallas Parkway, Ste 110
Dallas, TX 75248
TOWN PROJECT # 17-16
Bldg 6
Airport Parkway &
Spectrum
NOIFNG, LLC
Architect
A3.1
SHEET NO.
DATE: 07.26.17
ISSUES
PERMIT
REVISIONS
09.08.17
11.13.17
12.08.17
12.23.17
01.02.18

EXHIBIT A

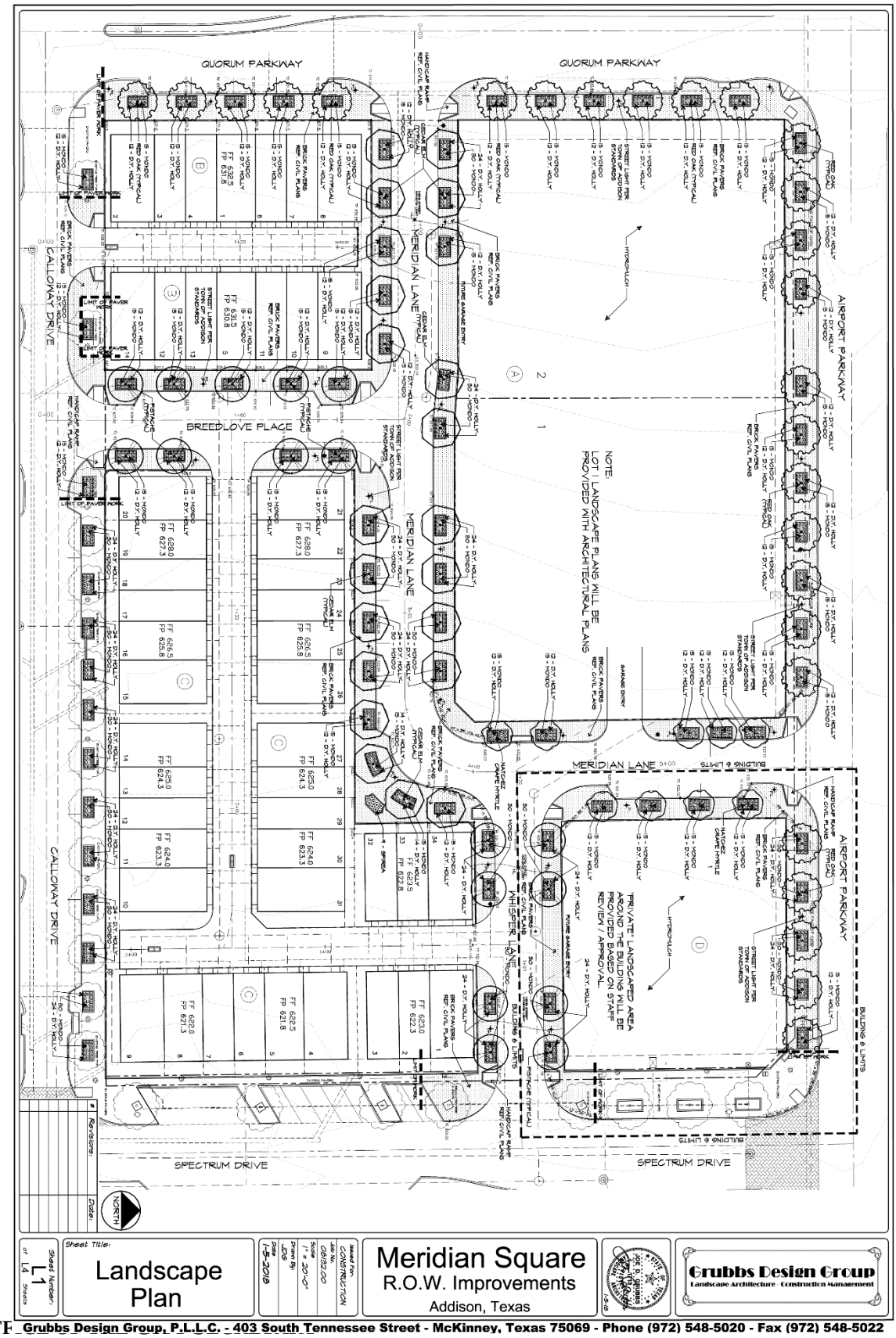

QUORUM PARKWAY
QUORUM PARKWAY
AIRPORT PARKWAY
AIRPORT PARKWAY
CALLOWAY DRIVE
CALLOWAY DRIVE
MERIDIAN LANE
MERIDIAN LANE
MERIDIAN LANE
BREEDLOVE PLACE
WHISPER LANE
SPECTRUM DRIVE
SPECTRUM DRIVE
NOTE:
LOT 1 LANDSCAPE PLANS WILL BE PROVIDED WITH ARCHITECTURAL PLANS
"PRIVATE" LANDSCAPED AREA AROUND THE BUILDING WILL BE PROVIDED BASED ON STAFF REVIEW / APPROVAL
BUILDING 6 LIMITS
NORTH
Meridian Square
R.O.W. Improvements
Addison, Texas
Landscape Plan
Grubbs Design Group
Landscape Architecture - Construction Management

EXHIBIT A

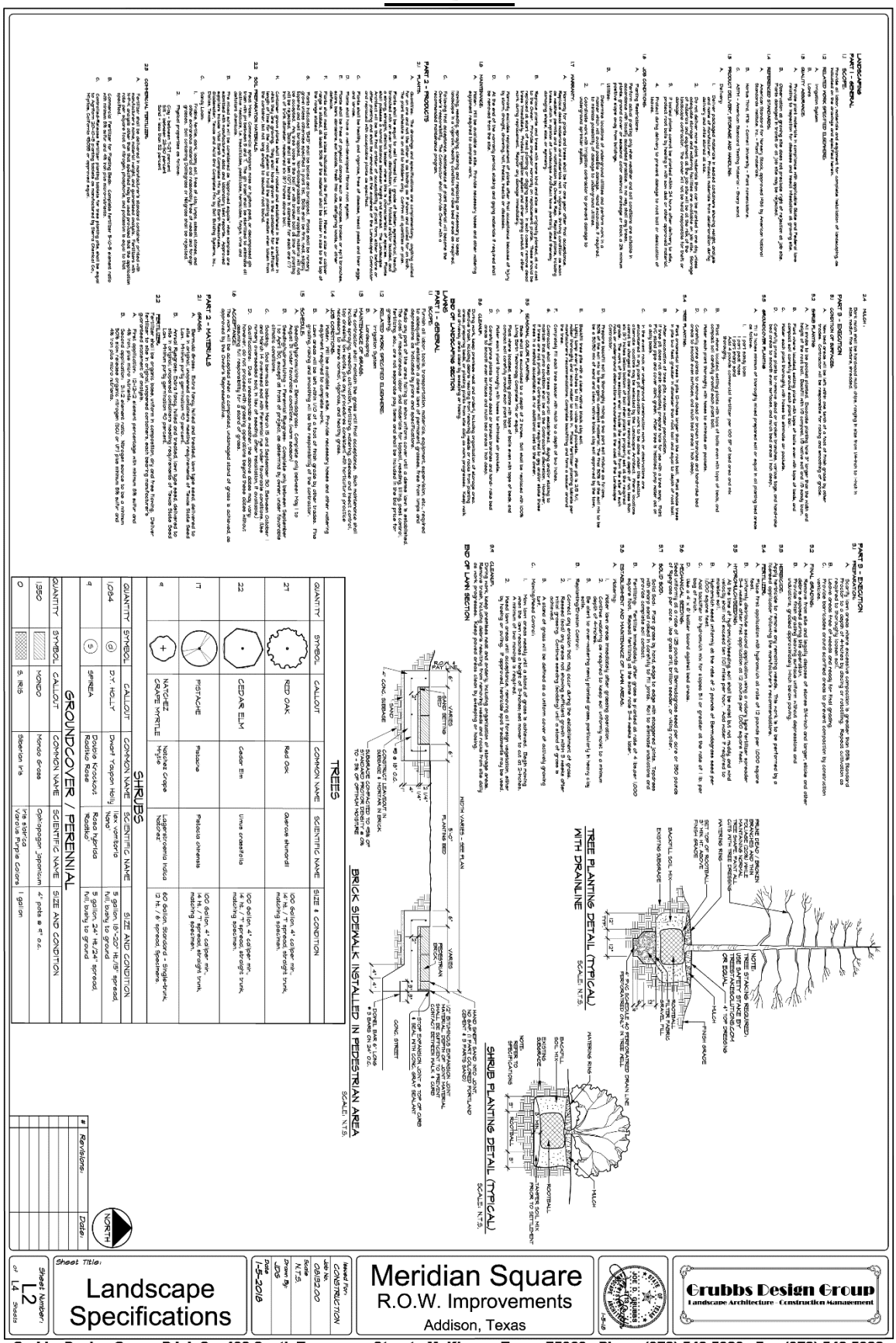
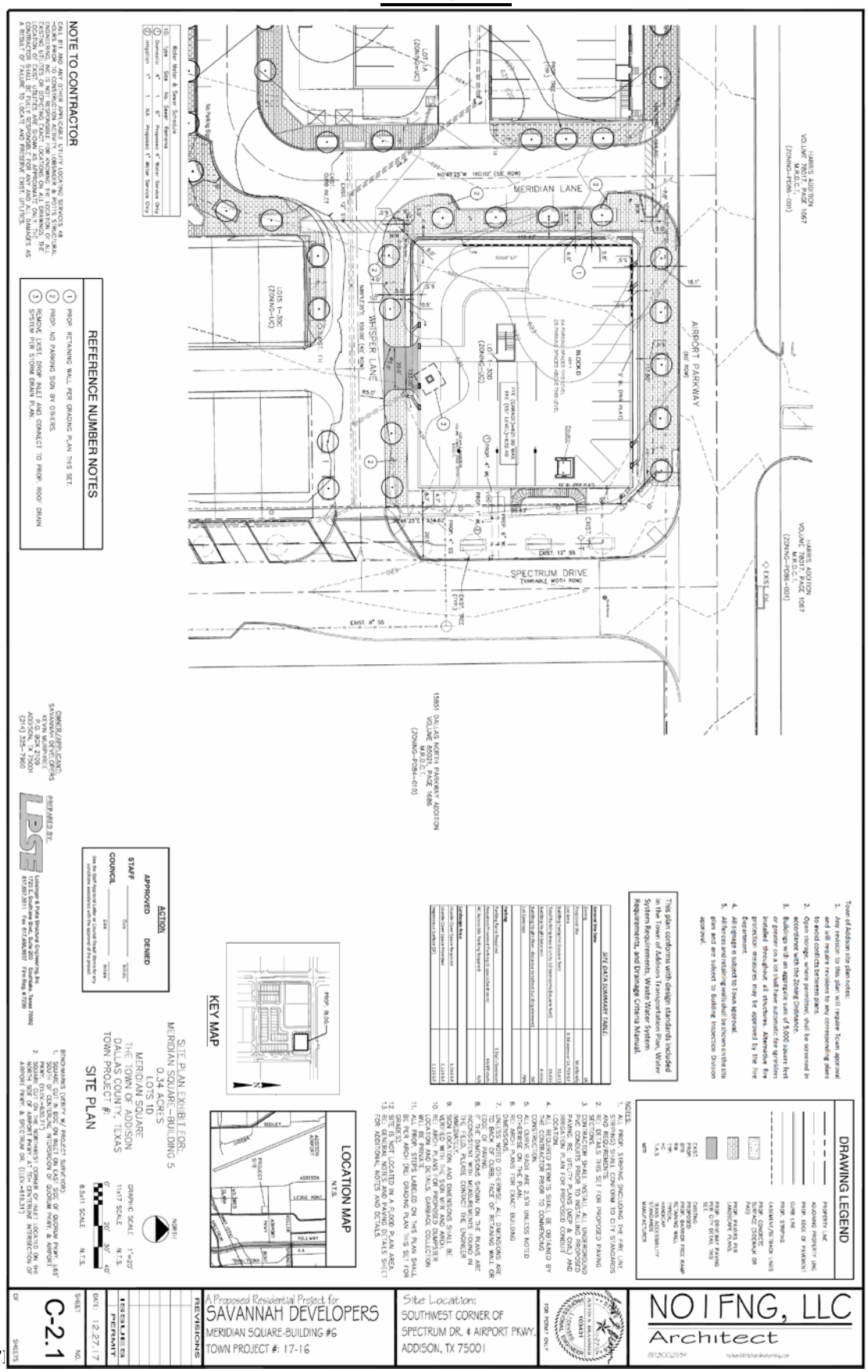
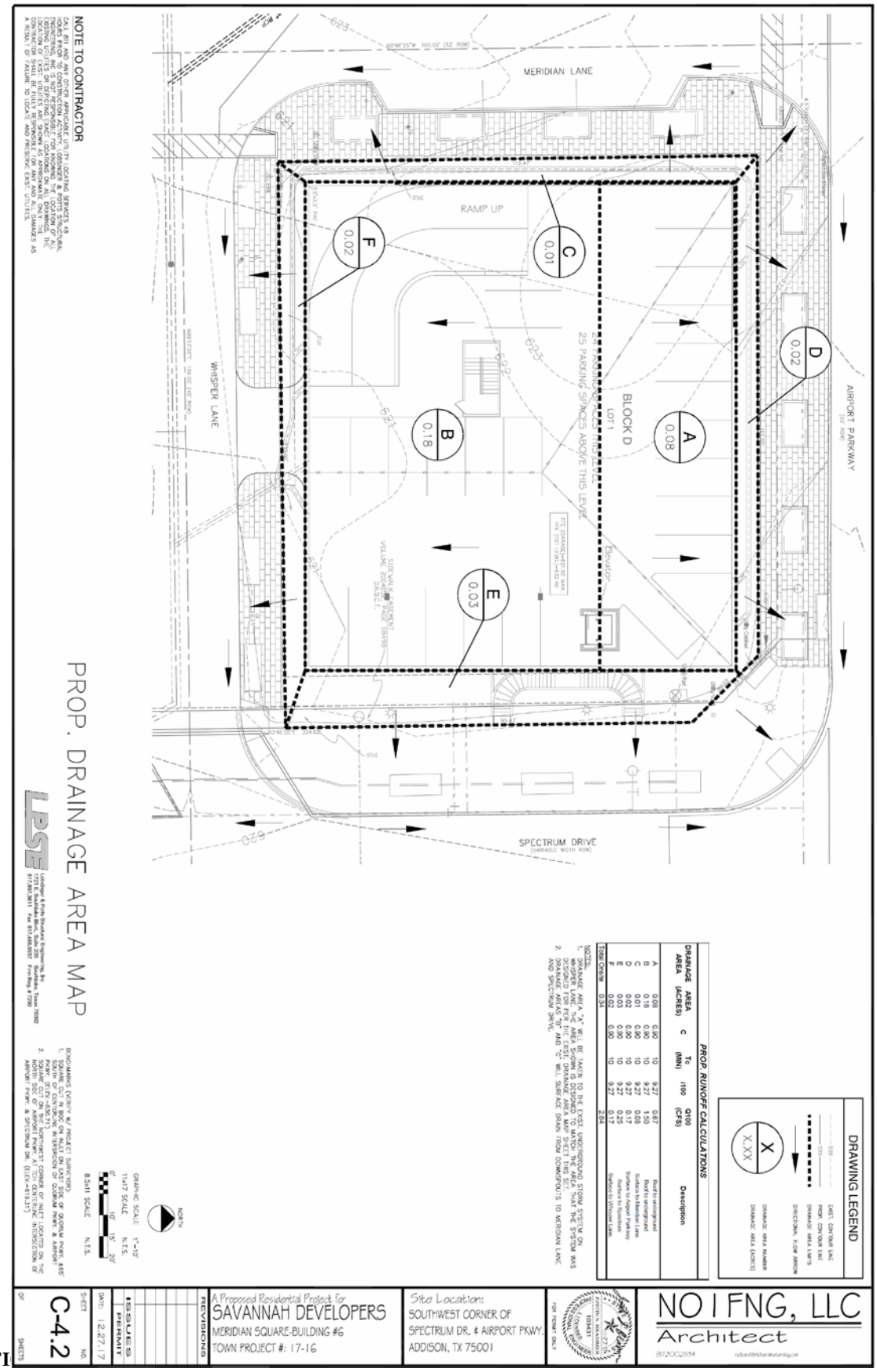

LANDSCAPING
PART 1 - GENERAL
1.1 SCOPE:
1.2 RELATED WORK SPECIFIED ELSEWHERE:
1.3 QUALITY ASSURANCE:
1.4 REFERENCED STANDARDS:
1.5 PRODUCT DELIVERY, STORAGE AND HANDLING:
1.6 JOB CONDITIONS:
1.7 WARRANTY:
1.8 MAINTENANCE:
PART 2 - PRODUCTS
2.1 PLANTS:
2.2 SOIL PREPARATION MATERIALS:
2.3 COMMERCIAL FERTILIZER:
PART 3 - EXECUTION
3.1 PREPARATION:
3.2 PLANTING:
3.3 PRUNING:
3.4 MULCH:
3.5 STAKING AND GUYING:
3.6 CLEANUP AND ACCEPTANCE:
3.7 MAINTENANCE:
3.8 REPLACEMENT:
3.9 SEASONAL COLOR PLANTING:
END OF LANDSCAPING SECTION
IRRIGATION
PART 1 - GENERAL
1.1 SCOPE:
1.2 JOB CONDITIONS:
1.3 MAINTENANCE OF WORK:
1.4 ACCEPTANCE:
1.5 GUARANTEE:
PART 2 - MATERIALS
2.1 GENERAL:
2.2 PIPE:
2.3 VALVES:
2.4 SPRINKLER HEADS:
2.5 AUTOMATIC CONTROLLER:
2.6 BACKFLOW PREVENTER:
2.7 MISCELLANEOUS:
PART 3 - EXECUTION
3.1 INSTALLATION:
3.2 ADJUSTMENT AND CLEANING:
3.3 GUARANTEE:
END OF IRRIGATION SECTION
PART 1 - GENERAL
1.1 SCOPE:
1.2 JOB CONDITIONS:
1.3 MAINTENANCE OF LAWN:
1.4 ACCEPTANCE:
1.5 GUARANTEE:
PART 2 - MATERIALS
2.1 GRASS:
2.2 PEAT:
2.3 FERTILIZER:
PART 3 - EXECUTION
3.1 PREPARATION:
3.2 SODDING:
3.3 MAINTENANCE:
3.4 CLEANUP:
END OF LAWN SECTION
TREES
SHRUBS
GROUNDCOVER / PERENNIAL
TREE PLANTING DETAIL (TYPICAL) WITH DRAINLINE
SCALE: N.T.S.
SHRUB PLANTING DETAIL (TYPICAL)
SCALE: N.T.S.
BRICK SIDEWALK INSTALLED IN PEDESTRIAN AREA
SCALE: N.T.S.
Grubbs Design Group
Landscape Architecture - Construction Management
Meridian Square
R.O.W. Improvements
Addison, Texas
Issued For:
CONSTRUCTION
08/02.20
Scale
N.T.S.
Drawn By
JDS
Date
1-15-2016
Sheet Title:
Landscape Specifications
Sheet Number:
L2
of L4 Sheets
NORTH
Revisions Date

EXHIBIT A



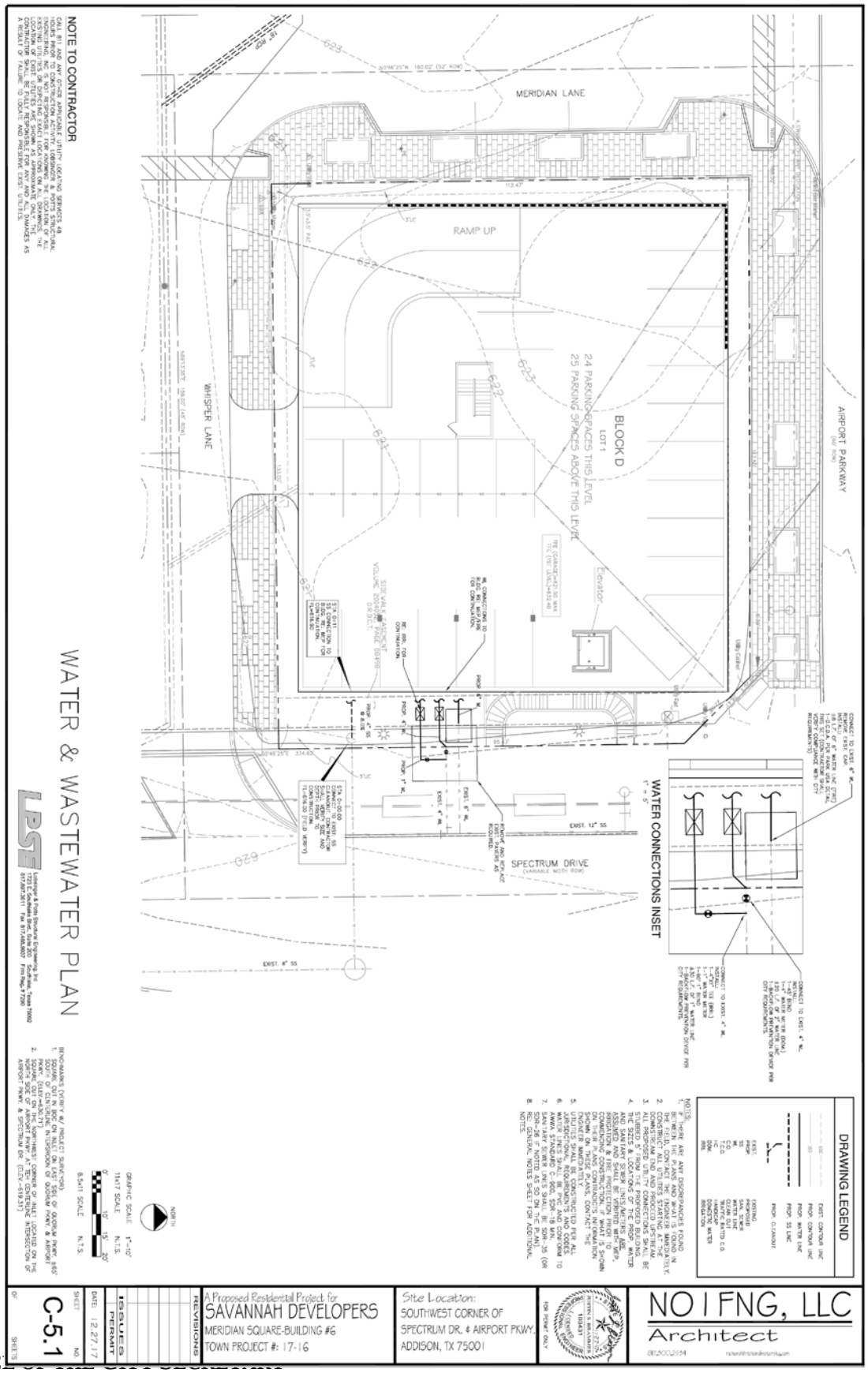
OFFICIAL PUBLIC RECORD

EXHIBIT A



DRAINAGE AREA	AREA (ACRES)	C	Tc (MIN)	i100	Q100 (CFS)	Description
A	0.08	0.90	10	9.27	0.67	Roof to courtyard
B	0.18	0.90	10	9.27	1.50	Roof to courtyard
C	0.01	0.90	10	9.27	0.08	Surface to Meridian Lane
D	0.02	0.90	10	9.27	0.17	Surface to Airport Parkway
E	0.03	0.90	10	9.27	0.25	Surface to Spectrum
F	0.02	0.90	10	9.27	0.17	Surface to Whisper Lane
Total Onsite	0.34				2.84	

EXHIBIT A


MERIDIAN LANE
AIRPORT PARKWAY
WHISPER LANE
SPECTRUM DRIVE
RAMP UP
BLOCK D
LOT 1
24 PARKING SPACES THIS LEVEL
25 PARKING SPACES ABOVE THIS LEVEL
Elevator
WATER CONNECTIONS INSET
DRAWING LEGEND
NOTE TO CONTRACTOR
WATER & WASTEWATER PLAN
LBSE
NO I FNG, LLC
Architect
A Proposed Residential Project for
SAVANNAH DEVELOPERS
MERIDIAN SQUARE-BUILDING #6
TOWN PROJECT #: 17-16
Site Location:
SOUTHWEST CORNER OF
SPECTRUM DR. & AIRPORT PKWY.
ADDISON, TX 75001
REVISIONS
ISSUED FOR PERMIT
DATE 12.27.17
SHEET NO.
C-5.1
SHEETS

1764-Z

PUBLIC HEARING Case 1764-Z/Meridian Square Building 6. Public hearing, discussion, and take action on a recommendation regarding a revised development plan with a waiver to design standards for the development of Meridian Square Building #6 including a site plan, landscape plan, building elevations and floor plans for 24 condominium units in the Urban Center District located at the southwest corner of Airport Parkway and Spectrum Drive.

LOCATION MAP

January 10, 2018

STAFF REPORT

RE:	Case 1764-Z/Meridian Square Building 6
LOCATION:	Southwest corner of Airport Parkway and Spectrum Drive
REQUEST:	Approval of a revised development plan with a waiver to design standards, including a site plan, landscape plan, building elevations and floor plans
APPLICANT:	Kevin Murphree, Savannah Developers

DISCUSSION:

Background: This .34 acre site is the last component of the larger 3.98 acre development known as Meridian Square. The development is generally bounded by Airport Parkway, Spectrum Drive, Calloway Drive and Quorum Drive.

In June of 2007, the zoning on the entire property was changed from UC - Commercial sub-district to UC - Residential sub-district through Ordinance 007-016, in order to allow the development of 83 townhome units by Intervest Ventures Group.

In November of 2007, David Weekley Homes received approval for the revision to the proposed plans, for the development of 84 townhome units and approval for several waivers to the design standards for the district, through ordinance 007-040. Although the zoning was approved for the David Weekley Homes product, David Weekley did not purchase the land, and it was later sold to another home builder, Savannah Homes.

In September of 2008, David Weekley Homes and Savannah Homes received approval for revised concept plans, but not the specific condominium buildings or site plan, for the development of 90 condominium and 45 townhome units. This was approved through Ordinance 008-041.

In November of 2008, David Weekley Homes and Savannah Homes received final development plan approval for 90 condominium and 48 townhome units, through Ordinance 008-053, with waivers to design standards. The waivers to design standards for the condominium units included:

1. Waiver to the design standard for minimum width and minimum depth for a lot.
2. Waiver to design standards in order to allow a minimum seven-foot setback against a Category D street (Spectrum Drive), as opposed to the ten-foot setback required by the ordinance.
3. Wavier to design standards in order to allow for not less than 70 percent of the exterior cladding of all exterior walls fronting or visible from public streets (including above grade parking structures) be brick or stone construction.

After that plan was approved, David Weekley backed out of the project and Ryland Homes took over as the developer for the townhomes. In August of 2009, Ryland Homes and Savannah Homes received approval for the development of 90 condominium and 42 townhomes with existing waivers to design standards for the condominium units and revised waivers to design standards for the townhome units, through Ordinance 009-024.

Currently, Savanah Homes has constructed most of the proposed condominiums. At this point the applicant is returning to request additional waivers in order to allow the development of the last phase of Meridian Square, Building #6, on Block D at the southwest corner of Airport Parkway and Spectrum Drive.

Proposed Plan: The submitted development plans include a site plan, floor plans, building elevations, and a landscape plan. The applicant is proposing a 45,582 square-foot, five story building, containing 24 condominium units, ranging from one- to two-bedrooms, from 1,593 to 1,863 square feet.

Development Standards: Development standards regulate the setbacks, building heights, lot sizes, and square footages of certain uses. The Town of Addison Code of Ordinances provides the following definition:

> *Multifamily* is defined as any building, or portion thereof, which is designed, built, rented, leased, or owned by five or more occupants/families living independently of each other and maintaining separate cooking facilities.

In this context, the proposed building, containing 24 condominium units, was evaluated based on the multifamily development standards as set forth by the UC district. The submitted development plans deviate from the development standards as detailed below.

> *Lot Dimensions:* The UC district development standards require that multifamily lots be a minimum of 200 feet in width and 200 feet in depth. The proposed lot is approximately 112.47 feet by 133 feet. This does not comply with the requirements, but was previously approved.

Setbacks: In the UC district, the minimum setback is defined as a "build-to" line. The build-to line for Category D streets, such as Spectrum Drive, is 10 feet. The proposed building has an 8.7-foot setback along Spectrum Drive. This does not comply with the requirements, but is consistent with previous waivers granted for this development.

Building Height: The UC district development standards require that the building shall be a maximum height of 92 feet, with any building component exceeding 50 feet being setback another one foot for every two feet of height. The proposed building height is 61 feet and six inches, without any setback above 50 feet. This does not comply with the requirement and Savannah is requesting a new waiver.

Minimum Area per Dwelling Unit: The UC district development standards require that one-bedroom units be at least 700 square feet and two-bedroom units be at least 900 square feet. The proposed one-bedroom units are 1,593 square feet and the proposed two-bedroom units range between 1,754 and 1,863 square feet. This complies with the requirements.

Maximum Lot Coverage: The UC district development standards require a maximum lot coverage of 85+ percent. The proposed coverage is approximately 77 percent. This complies with the requirement.

Building Elevations: The UC district development standards require building facades to be a minimum of 90 percent brick or stone. The West façade contains 90.1 percent brick or stone, while the South, North, and East facades range between 72.7 and 86.7 percent brick or stone. This does not comply with the standard requirements, but follows previously approved waivers.

Parking: The UC district requires one parking space per bedroom, with a maximum of two spaces per unit. There is a total of 44 bedrooms, for the 24 units, which requires a minimum of 44 parking spaces and a maximum of 48 parking spaces. The proposed parking garage provides 49 parking spaces. This does not comply with the requirements and Savannah is requesting a new waiver.

Landscaping: The landscape plan shows that the developer is proposing to mimic the requirements found in the UC district for Addison Circle. The landscape plan has been reviewed by the Parks Department and complies with the Town's Landscape Ordinance. However, Staff noted that the private landscaped areas around the building have not been addressed on the landscape plan, and requested that a note be made on the plan to indicate such landscaping will be provided per staff review and approval prior to the issuance of a building permit. This note has been included on the submitted landscape

plan.

Waivers: The submitted plans indicate requests to waive several design standards

The following waivers were approved through 009-024. Given that they were previously approved, and to remain consistent with the rest of the development, staff recommends that they be approved.

Waiver to the design standard for minimum width and minimum depth for a lot from

Waiver to design standards in order to allow a minimum 8.7-foot setback against a Category D street (Spectrum Drive), as opposed to the 10-foot setback required by the UC district.

Wavier to design standards in order to allow a minimum of 70 percent, instead of 90 percent, of the exterior cladding of all exterior walls fronting or visible from public streets (including above grade parking structures) be brick or stone construction.

The following additional waivers are being requested at this time.

Waiver of design standards in order to allow maximum building height of 61 feet and six inches without a setback above 50 feet as required by the UC district.

Given the limited size of this lot and the need to accommodate similar-sized floor plans as the other condominiums in this development, Staff recommends approval of this waiver.

Waiver of design standards in order to allow one additional parking space resulting in a total of 49 parking spaces, exceeding the maximum of 48 parking spaces that would be allowed for 24 units with 44 bedrooms by the UC district.

Given the limited size of this lot restricting possible on-street parking spaces and the location of the one extra space within the parking garage, Staff recommends approval of this waiver.

RECOMMENDATION: **APPROVAL WITH CONDITIONS**

The submitted development plans for the most part reflect the previously approved concepts, with the added waiver request to allow for an additional floor. Staff still believes that the condominiums provide a niche that is missing in Addison Circle that targets the older generation of the Town's residents. The proposed units provide large floor plans with many windows, and will be part of the overall Meridian Square condominium

development, which also provides a court yard and amenity areas. Given that this is the last component of a previously approved development plan, Staff recommends approval of the final development plans subject to the following waivers:

Waiver to the design standard for minimum width and minimum depth for a lot from

Waiver to design standards in order to allow a minimum 8.7-foot setback against a Category D street (Spectrum Drive), as opposed to the 10-foot setback required by the UC district.

Waiver of design standards in order to allow maximum building height of 61 feet and six inches without a setback above 50 feet as required by the UC district.

Wavier to design standards in order to allow a minimum of 70 percent, instead of 90 percent, of the exterior cladding of all exterior walls fronting or visible from public streets (including above grade parking structures) be brick or stone construction.

Waiver of design standards in order to allow one additional parking space resulting in a total of 49 parking spaces, exceeding the maximum of 48 parking spaces that would be allowed for 24 units with 44 bedrooms by the UC district.

Staff's recommendation for approval is also subject to the following condition:

- Prior to the issuance of a building permit, the private landscape area around the building shall be reviewed and approved by the Town staff.

Case 1764-Z/Meridian Square Building 6
January 16, 2018

COMMISSION FINDINGS:

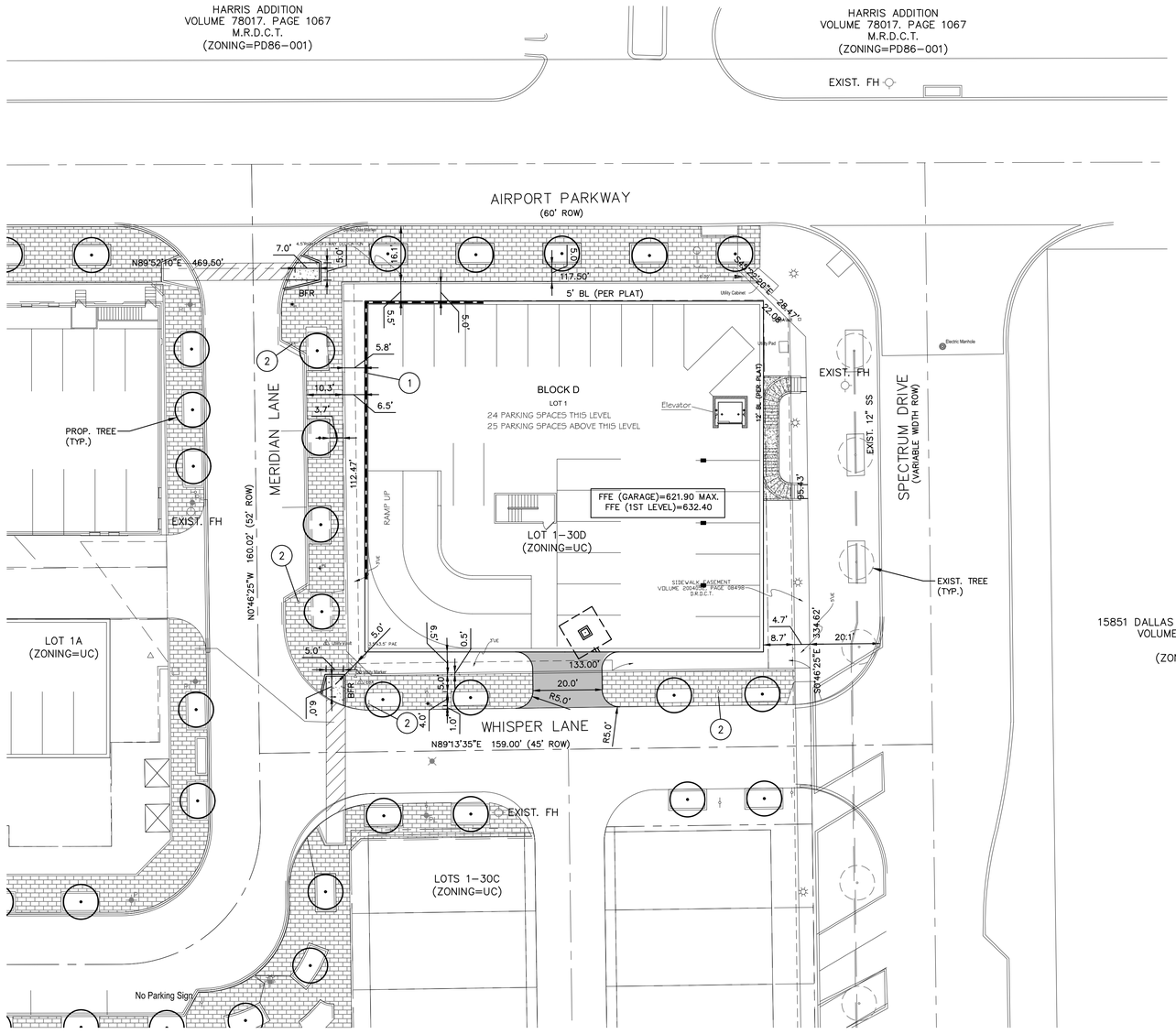
The Addison Planning and Zoning Commission, meeting in regular session on January 16, 2018, voted to recommend approval of a revised development plan with a waiver to design standards for the development of Meridian Square Building #6 including a site plan, landscape plan, building elevations and floor plans for 24 condominium units in the Urban Center District located at the southwest corner of Airport Parkway and Spectrum Drive, subject to the following condition:

- Prior to the issuance of a building permit, the private landscape area around the building shall be reviewed and approved by the Town staff.

Voting Aye: Dougan, Groce, Meleky, Quintanilla, Resnik, Wheeler
Voting Nay: none
Absent: Souers

SPEAKERS AT THE PUBLIC HEARING:

For: none
On: none
Against: none



Town of Addison site plan notes:

1. Any revision to this plan will require Town approval and will require revisions to any corresponding plans to avoid conflicts between plans.
2. Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
3. Buildings with an aggregate sum of 5,000 square feet or greater on a lot shall have automatic fire sprinklers installed throughout all structures. Alternative fire protection measures may be approved by the Fire Department.
4. All signage is subject to Town approval.
5. All fences and retaining walls shall be shown on the site plan and are subject to Building Inspection Division approval.

This plan conforms with design standards included in the Town of Addison Transportation Plan, Water System Requirements, Waste Water System Requirements, and Drainage Criteria Manual.

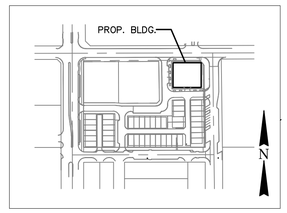
SITE DATA SUMMARY TABLE:	
General Site Data:	
Zoning	UC
Proposed Use	Mutifamily
Lot Area	0.34 acres or 14,739 S.F.
Building Footprint (square feet)	11,613
Total Building Area-6 Units-12 bedrooms (square feet)	14,661
Building Height (stories)	4 story
Building Height (feet - distance to tallest building element)	50'
Lot Coverage	79%
Parking:	
Parking Ratio Required	1 Stall / bedroom
Required/Provided Parking (1 space/bedroom)	44/49 stalls
HC Accessible Parking Required	N/A
Landscape Area:	
Usable Open Space Required	1,046 S.F.
Usable Open Space Provided	3,126 S.F.
Impervious Surface (SF)	3,126 S.F.

DRAWING LEGEND

	PROPERTY LINE
	ADJOINING PROPERTY LINE
	PROP. EDGE OF PAVEMENT
	CURB LINE
	PROP. STRIPING
	EASEMENT/SETBACK LINES
	PROP. CONCRETE SURFACE (SIDEWALK OR PAD)
	PROP. PAVERS PER LANDSCAPE PLANS.
	PROP. DRIVEWAY PAVING PER CITY DETAIL THIS SET.
EXIST.	EXISTING
PROP.	PROPOSED
BFR	PROP. BARRIER FREE RAMP
RW	RETAINING WALL
TYP.	TYPICAL
HC	HANDICAP
T.A.S.	TEXAS ACCESSIBILITY STANDARDS
MFR	MANUFACTURER

NOTES:

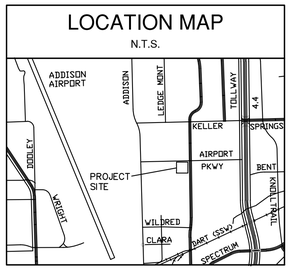
1. ALL PROP. STRIPING (INCLUDING THE FIRE LINE STRIPING) SHALL CONFORM TO CITY STANDARDS AND REQUIREMENTS.
2. RE: DETAILS THIS SET FOR PROPOSED PAVING SECTIONS.
3. CONTRACTOR SHALL INSTALL ALL UNDERGROUND PVC CONDUITS PRIOR TO INSTALLING PROPOSED PAVING. RE: UTILITY PLANS (MEP & CIVIL) AND IRRIGATION PLAN FOR PROPOSED CONDUIT LOCATION.
4. ALL REQUIRED PERMITS SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION.
5. ALL CURVE RADII ARE 2.5'R UNLESS NOTED OTHERWISE ON THE PLAN.
6. RE: ARCH PLANS FOR EXACT BUILDING DIMENSIONS.
7. UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF RETAINING WALL OR EDGE OF PAVING.
8. IF THE DIMENSIONS SHOWN ON THE PLANS ARE INCONSISTENT WITH MEASUREMENTS FOUND IN THE FIELD, PLEASE CONTACT THE ENGINEER IMMEDIATELY.
9. SIGN LOCATION AND DIMENSIONS SHALL BE VERIFIED WITH THE SIGN MFR AND ARCH.
10. RE: ARCH PLANS FOR PROPOSED DUMPSTER LOCATION AND DETAILS. GARBAGE COLLECTION WILL BE PRIVATE.
11. ALL PROP. STEPS LABELED ON THIS PLAN SHALL BE PER ARCH (RE: GRADING PLAN THIS SET FOR GRADES).
12. SITE IS NOT LOCATED IN A FLOOD PLAIN AREA.
13. RE: GENERAL NOTES AND PAVING DETAILS SHEET FOR ADDITIONAL NOTES AND DETAILS.



KEY MAP

LOCATION MAP

N.T.S.



NOTE TO CONTRACTOR

CALL 811 AND ANY OTHER APPLICABLE UTILITY LOCATING SERVICES 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY. LOBSINGER & POTTS STRUCTURAL ENGINEERING, INC IS NOT RESPONSIBLE FOR KNOWING THE LOCATION OF ALL EXISTING UTILITIES OR DEPICTING EXACT LOCATIONS ON ALL DRAWINGS. THE LOCATION OF EXIST. UTILITIES ARE SHOWN AS APPROXIMATE ONLY. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES AS A RESULT OF FAILURE TO LOCATE AND PRESERVE EXIST. UTILITIES.

REFERENCE NUMBER NOTES

1. PROP. RETAINING WALL PER GRADING PLAN THIS SET.
2. PROP. NO PARKING SIGN BY OTHERS.

ACTION

	APPROVED	DENIED	
STAFF			
	Date		Initials
COUNCIL			
	Date		Initials

See the Staff Approval Letter or Council Result Memo for any conditions associated with the approval of the project.

SITE PLAN EXHIBIT FOR:
MERIDIAN SQUARE-BUILDING 5
0.34 ACRES
LOTS 1D
MERIDIAN SQUARE
THE TOWN OF ADDISON
DALLAS COUNTY, TEXAS
TOWN PROJECT #:

SITE PLAN

NORTH

GRAPHIC SCALE 1"=20'
11x17 SCALE N.T.S.
0' 20' 30' 40'
8.5x11 SCALE N.T.S.

OWNER/APPLICANT:
SAVANNAH DEVELOPERS
KEVIN MURPHREE
P.O. BOX 2109
ADDISON, TX 75001
(214) 325-7960

PREPARED BY:
Lobsinger & Potts Structural Engineering, Inc
1723 E. Southlake Blvd., Suite 200 Southlake, Texas 76092
817.897.3611 Fax 817.488.9937 Firm Reg. # 7290

BENCHMARKS (VERIFY W/ PROJECT SURVEYOR):

1. SQUARE CUT IN BOC ON INLET ON EAST SIDE OF QUORUM PKWY. ±65' SOUTH OF CENTERLINE INTERSRCION OF QUORUM PKWY. & AIRPORT PKWY. (ELEV.=630.71')
2. SQUARE CUT ON THE NORTHWEST CORNER OF INLET LOCATED ON THE NORTH SIDE OF AIRPORT PKWY. AT TEH CENTERLINE INTERSECTION OF AIRPORT PKWY. & SPECTRUM DR. (ELEV.=619.31')

NOI FNG, LLC
Architect
richard@richardanderson4u.com
817.500.2934

JUSTIN S. BRAMMER
103431
LICENSED
PROFESSIONAL ENGINEER
11-27-17
FOR PERMIT ONLY

Site Location:
SOUTHWEST CORNER OF
SPECTRUM DR. & AIRPORT PKWY.
ADDISON, TX 75001

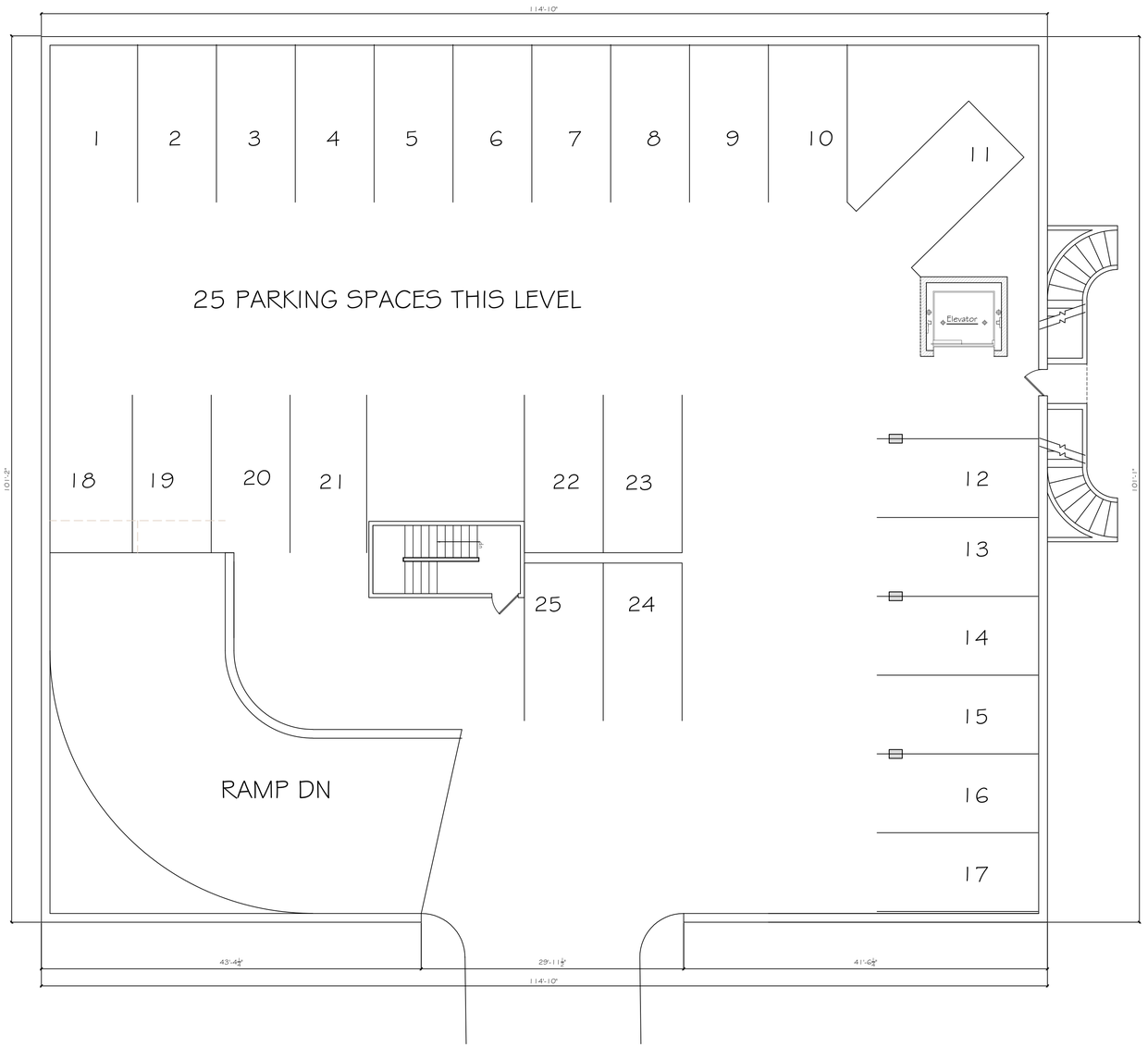
A Proposed Residential Project for
SAVANNAH DEVELOPERS
MERIDIAN SQUARE-BUILDING #6
TOWN PROJECT #: 17-16

REVISIONS

ISSUES
PERMIT

DATE: 12.27.17

SHEET NO.
SP-1
OF SHEETS



PARKING INFO:	
# OF TOTAL BEDROOMS:	44
PARKING REQ'D:	44
PARKING PROVIDED:	
SUB-LEVEL 1	25
SUB-LEVEL 2	24
TOTAL PARKING PROVIDED:	49

01 LEVEL 1 GARAGE PLAN: GRADE LEVEL

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

NOIFNG, LLC
Architect
817.900.2554
richard@richardnoifang.com

TOWN PROJECT # 17-16
Bldg 6
Airport Parkway @
Spectrum

A Proposed Residential Project for
Addison Urban Development Partners
15660 N Dallas Parkway, Ste 110
Dallas, TX 75248

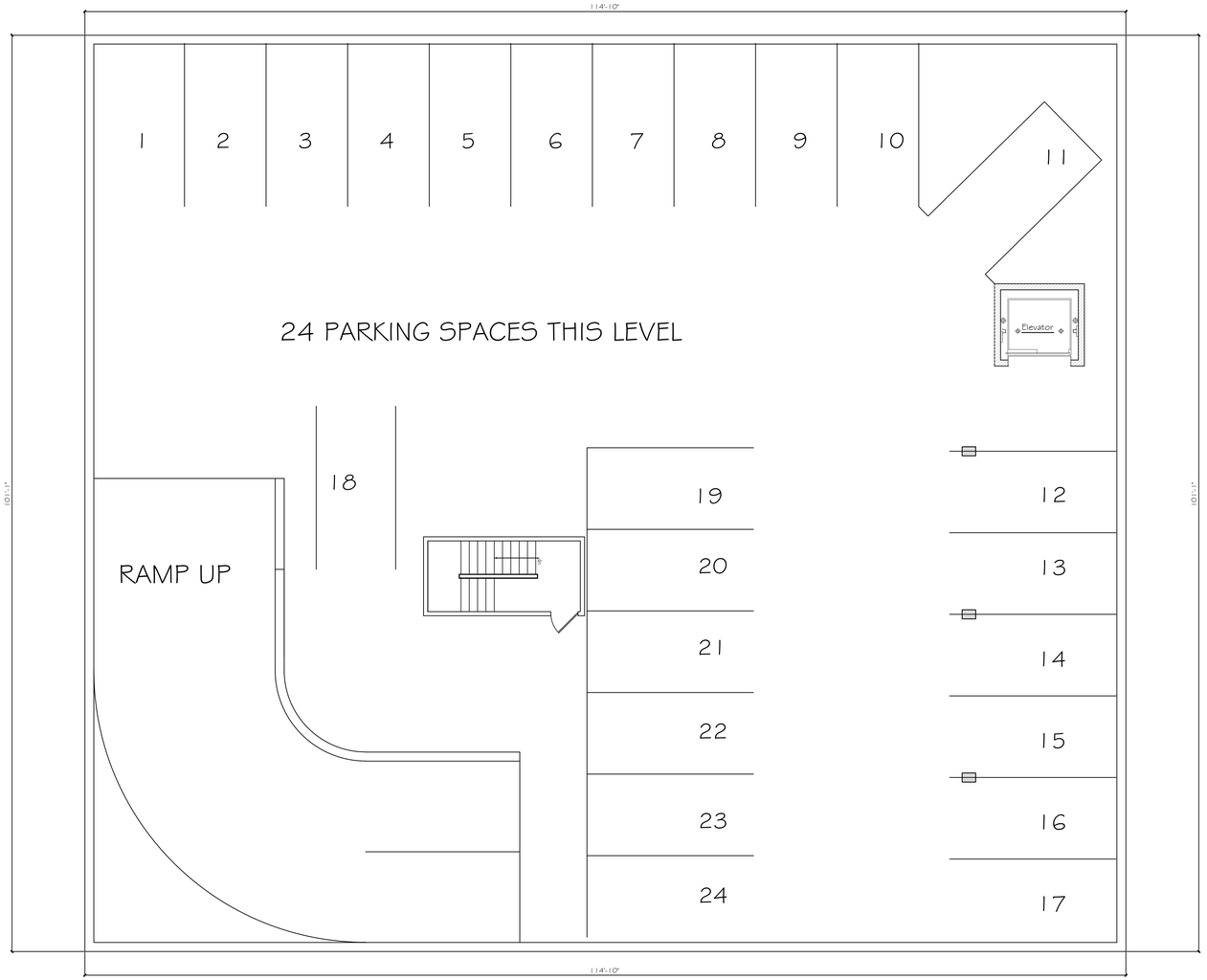
REVISIONS
09.08.17
11.13.17
12.08.17
12.23.17
ISSUES
PERMIT

DATE: 07.26.17

SHEET NO.

A 1.1

OF SHEETS



PARKING INFO:	
# OF TOTAL BEDROOMS:	44
PARKING REQ'D:	44
PARKING PROVIDED:	
SUB-LEVEL 1	25
SUB-LEVEL 2	24
TOTAL PARKING PROVIDED:	49

01 SUB-LEVEL 1 GARAGE PLAN

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

NOIFNG, LLC
Architect
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PERMIT

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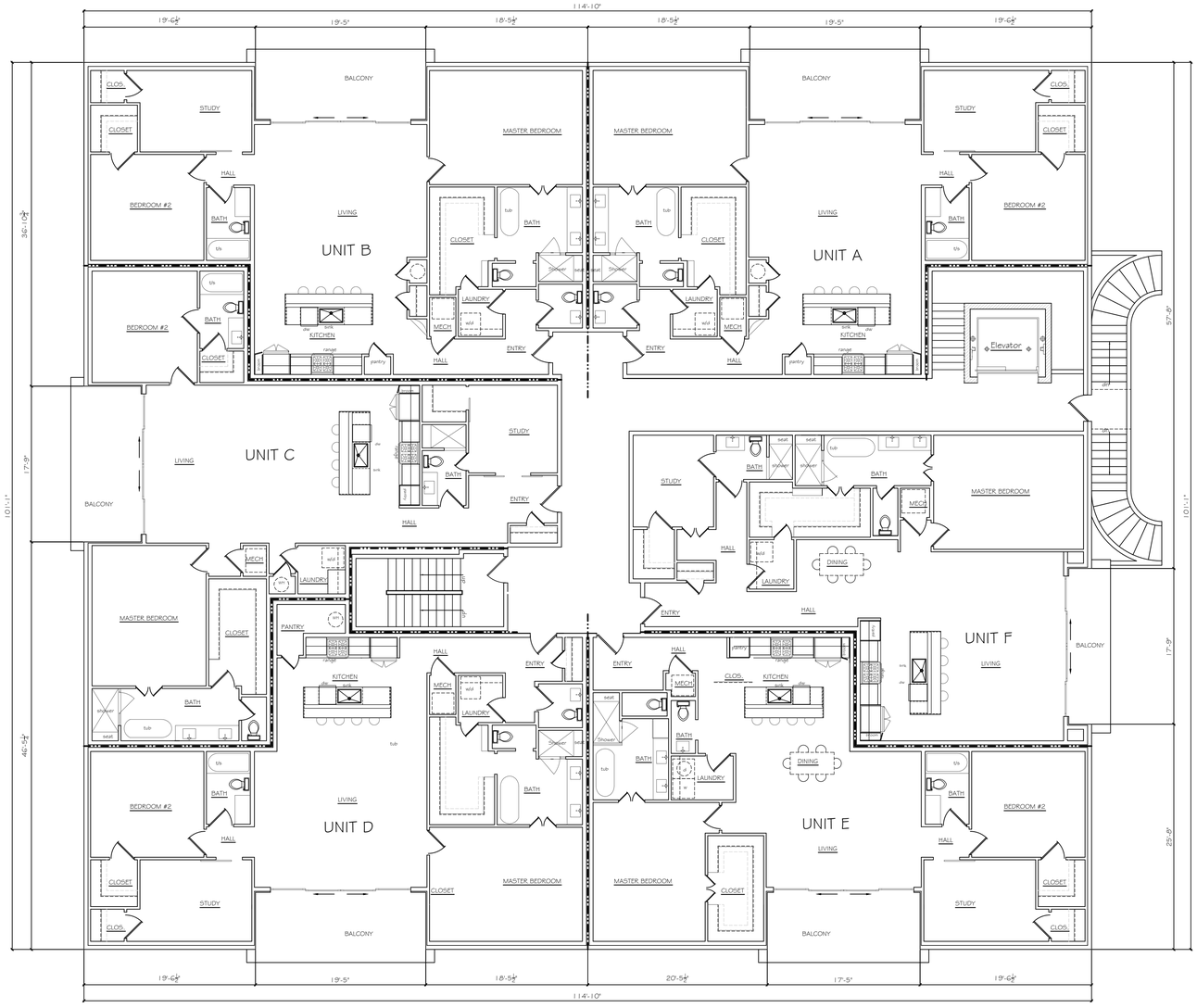
SHEET NO.

A 1.2

OF SHEETS



PROJECT INFO:		
4 STORIES OF UNITS		
24 TOTAL UNITS		
6 UNITS / FLOOR		
11 BEDROOMS/FLOOR		
TOTAL SF / FLOOR:	11,396SF	
TOTAL LIVING:	42,968SF	(94.3%)
TOTAL COMMON:	2,614SF	(5.7%)
TOTAL PROJECT:	45,582SF	

UNIT INFO:			
TYPE	QTY	SF	BR'S
UNIT A	4	1837	2
UNIT B	4	1842	2
UNIT C	4	1853	2
UNIT D	4	1863	2
UNIT E	4	1754	2
UNIT F	4	1593	1
TOTALS:	24		44

01 LEVEL 2 BUILDING PLAN: RESIDENTIAL

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

NOIFNG, LLC
Architect
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richard@richardnoifang.com

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Dallas, TX 75248

REVISIONS
09.08.17
11.13.17
12.08.17
12.23.17

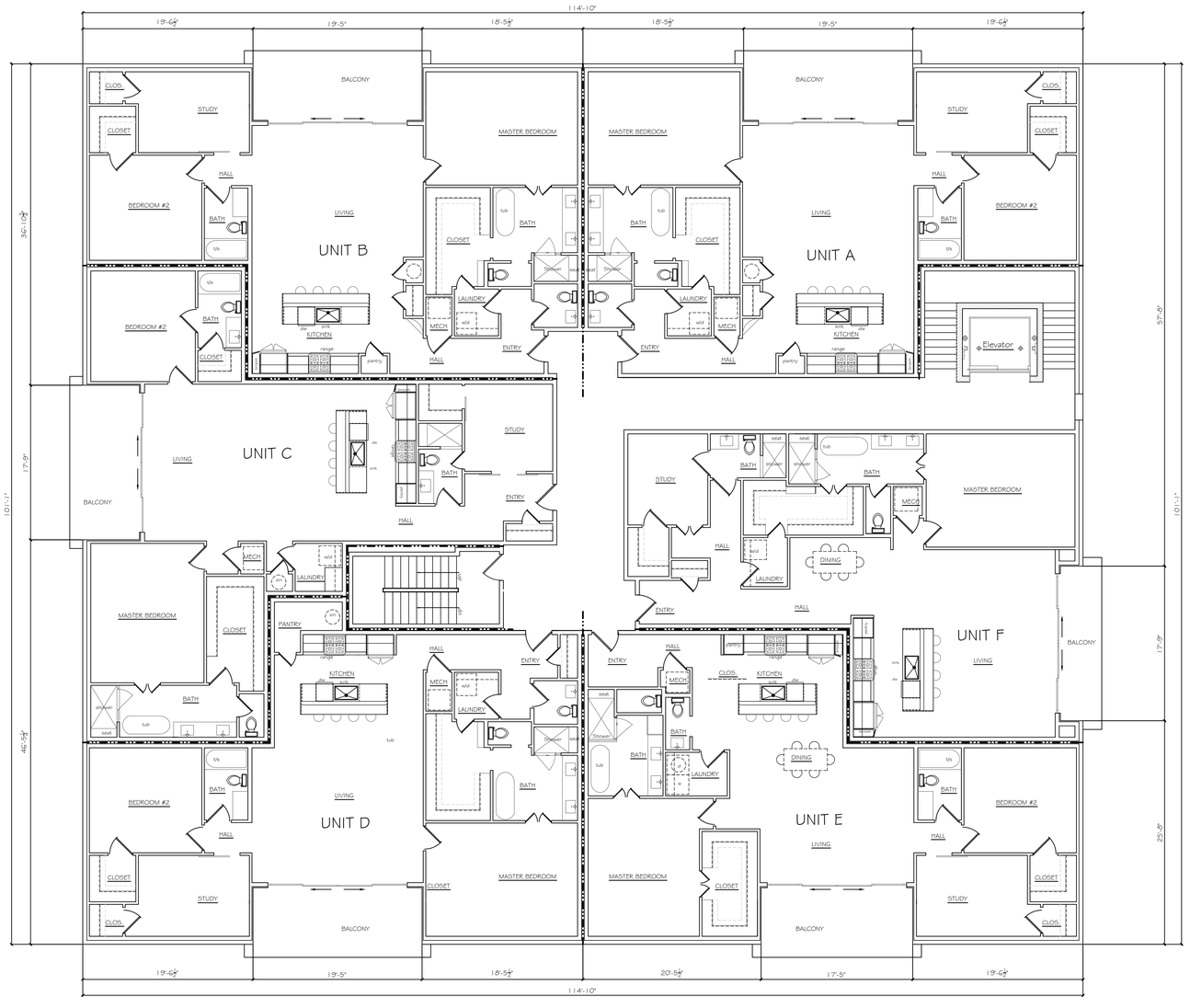
ISSUES
PERMIT

DATE: 07.26.17

SHEET NO.

A 1.3

OF SHEETS



01 LEVELS 3-5 BUILDING PLAN: RESIDENTIAL

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

0 1 5 10 20

NOIFNG, LLC
Architect
817.900.2554
richard@richardmeiers4u.com

TOWN PROJECT # 17-16
Bldg 6
Airport Parkway @
Spectrum

A Proposed Residential Project for
Addison Urban Development Partners
15660 N Dallas Parkway, Ste 110
Dallas, TX 75248

REVISIONS
09.08.17
11.13.17
12.08.17
12.23.17

ISSUES
PERMIT

DATE: 07.26.17

SHEET NO.

A 1.4

OF SHEETS

04 SOUTH ELEVATION

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

FACADE MATERIAL: KEY	TYPE	SF	%
	BRICK	2089	30.8
	STUCCO	1403	20.7
	STONE	1646	24.3
	DOORS/WIN.	1648	24.2

FACADE PLAN NOTES

- This Facade Plan is for conceptual purposes only. All building plans require review and approval by Development Services.
- All mechanical units shall be screened from public view as required by the Zoning Ordinance
- When permitted, exposed utility boxes and conduits shall be painted to match the building
- All signage areas and locations are subject to approval by Development Services
- Roof access shall be provided internally, unless otherwise permitted by the Chief Building Official

FACADE MATERIAL: KEY	TYPE	SF	%
	BRICK	3484	56.5
	STUCCO	478	7.7
	STONE	886	14.3
	DOORS/WIN.	1325	21.5

02 WEST ELEVATION

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

03 NORTH ELEVATION

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

FACADE MATERIAL: KEY	TYPE	SF	%
	BRICK	2142	30.7
	STUCCO	1403	20.1
	STONE	1753	25.1
	DOORS/WIN.	1678	24.1

FACADE MATERIAL: KEY	TYPE	SF	%
	BRICK	2765	47.4
	STUCCO	638	10.9
	STONE	1410	24.1
	DOORS/WIN.	1032	17.6

01 EAST ELEVATION: FRONT

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

0 1 5 10 20

NOIFNG, LLC
Architect
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richard@richardnoifang.com

TOWN PROJECT # 17-16
Bldg 6
Airport Parkway &
Spectrum

A Proposed Residential Project for
Addison Urban Development Partners
15660 N Dallas Parkway, Ste 110
Dallas, TX 75248

REVISIONS
09.08.17
11.13.17
12.08.17
12.23.17
01.02.18

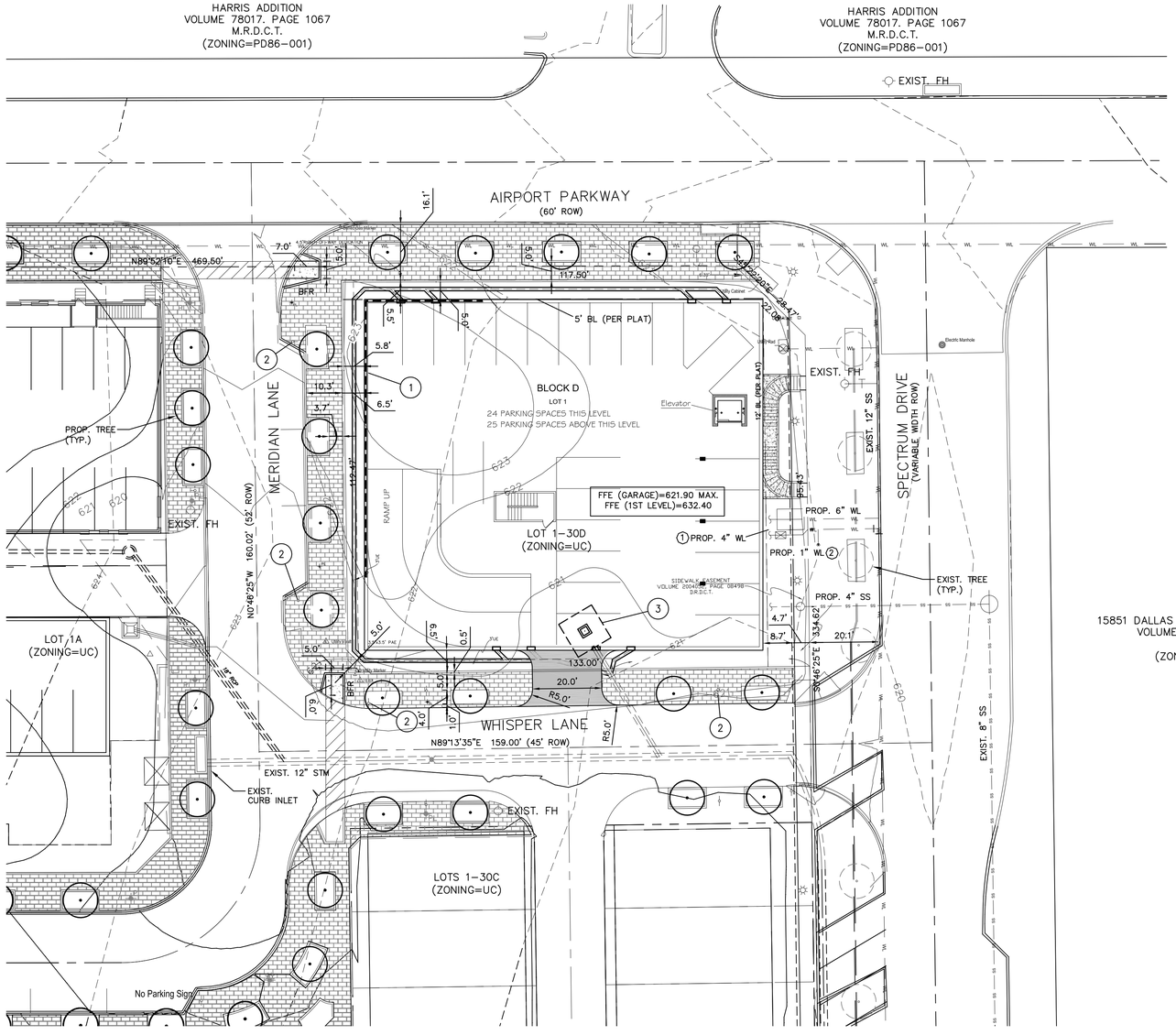
ISSUES
PERMIT

DATE: 07.26.17

SHEET NO.

A 3.1

OF SHEETS



Water Meter & Sewer Schedule					
I.D.	Type	Size	No.	Sewer	Remarks
(1)	Domestic	4"	1	6"	Proposed 4" Water Service Only
(2)	Irrigation	1"	1	NA	Proposed 1" Water Service Only

REFERENCE NUMBER NOTES

(1) PROP. RETAINING WALL PER GRADING PLAN THIS SET.

(2) PROP. NO PARKING SIGN BY OTHERS.

(3) REMOVE EXIST. DROP INLET AND CONNECT TO PROP. ROOF DRAIN SYSTEM PER STORM DRAIN PLAN.

NOTE TO CONTRACTOR

CALL 811 AND ANY OTHER APPLICABLE UTILITY LOCATING SERVICES 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY. LOBSINGER & POTTS STRUCTURAL ENGINEERING, INC IS NOT RESPONSIBLE FOR KNOWING THE LOCATION OF ALL EXISTING UTILITIES OR DEPICTING EXACT LOCATIONS ON ALL DRAWINGS. THE LOCATION OF EXIST. UTILITIES ARE SHOWN AS APPROXIMATE ONLY. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES AS A RESULT OF FAILURE TO LOCATE AND PRESERVE EXIST. UTILITIES.

Town of Addison site plan notes:

1. Any revision to this plan will require Town approval and will require revisions to any corresponding plans to avoid conflicts between plans.
2. Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
3. Buildings with an aggregate sum of 5,000 square feet or greater on a lot shall have automatic fire sprinklers installed throughout all structures. Alternative fire protection measures may be approved by the Fire Department.
4. All signage is subject to Town approval.
5. All fences and retaining walls shall be shown on the site plan and are subject to Building Inspection Division approval.

This plan conforms with design standards included in the Town of Addison Transportation Plan, Water System Requirements, Waste Water System Requirements, and Drainage Criteria Manual.

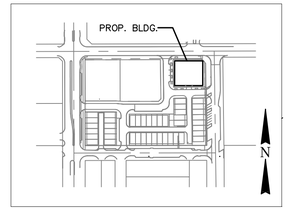
SITE DATA SUMMARY TABLE:	
General Site Data:	
Zoning	UC
Proposed Use	Mutifamily
Lot Area	0.34 acres or 14,739 S.F.
Building Footprint (square feet)	11,613
Total Building Area-6 Units-12 bedrooms (square feet)	14,661
Building Height (stories)	4 story
Building Height (feet - distance to tallest building element)	50'
Lot Coverage	79%
Parking:	
Parking Ratio Required	1 Stall / bedroom
Required/Provided Parking (1 space/bedroom)	44/49 stalls
HC Accessible Parking Required	N/A
Landscape Area:	
Usable Open Space Required	1,046 S.F.
Usable Open Space Provided	3,126 S.F.
Impervious Surface (SF)	3,126 S.F.

DRAWING LEGEND

	PROPERTY LINE
	ADJOINING PROPERTY LINE
	PROP. EDGE OF PAVEMENT
	CURB LINE
	PROP. STRIPING
	EASEMENT/SETBACK LINES
	PROP. CONCRETE SURFACE (SIDEWALK OR PAD)
	PROP. PAVERS PER LANDSCAPE PLANS.
	PROP. DRIVEWAY PAVING PER CITY DETAIL THIS SET.
EXIST.	EXISTING
PROP.	PROPOSED
BFR	PROP. BARRIER FREE RAMP
RW	RETAINING WALL
TYP.	TYPICAL
HC	HANDICAP
T.A.S.	TEXAS ACCESSIBILITY STANDARDS
MFR	MANUFACTURER

NOTES:

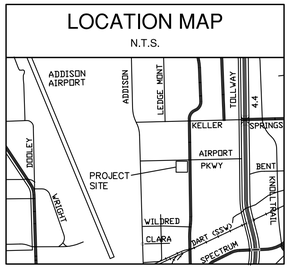
1. ALL PROP. STRIPING (INCLUDING THE FIRE LINE STRIPING) SHALL CONFORM TO CITY STANDARDS AND REQUIREMENTS.
2. RE: DETAILS THIS SET FOR PROPOSED PAVING SECTIONS.
3. CONTRACTOR SHALL INSTALL ALL UNDERGROUND PVC CONDUITS PRIOR TO INSTALLING PROPOSED PAVING. RE: UTILITY PLANS (MEP & CIVIL) AND IRRIGATION PLAN FOR PROPOSED CONDUIT LOCATION.
4. ALL REQUIRED PERMITS SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION.
5. ALL CURVE RADII ARE 2.5'R UNLESS NOTED OTHERWISE ON THE PLAN.
6. RE: ARCH PLANS FOR EXACT BUILDING DIMENSIONS.
7. UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF RETAINING WALL OR EDGE OF PAVING.
8. IF THE DIMENSIONS SHOWN ON THE PLANS ARE INCONSISTENT WITH MEASUREMENTS FOUND IN THE FIELD, PLEASE CONTACT THE ENGINEER IMMEDIATELY.
9. SIGN LOCATION AND DIMENSIONS SHALL BE VERIFIED WITH THE SIGN MFR AND ARCH.
10. RE: ARCH PLANS FOR PROPOSED DUMPSTER LOCATION AND DETAILS. GARBAGE COLLECTION WILL BE PRIVATE.
11. ALL PROP. STEPS LABELED ON THIS PLAN SHALL BE PER ARCH (RE: GRADING PLAN THIS SET FOR GRADES).
12. SITE IS NOT LOCATED IN A FLOOD PLAIN AREA.
13. RE: GENERAL NOTES AND PAVING DETAILS SHEET FOR ADDITIONAL NOTES AND DETAILS.



KEY MAP

LOCATION MAP

N.T.S.



ACTION		
	APPROVED	DENIED
STAFF	Date	Initials
COUNCIL	Date	Initials

See the Staff Approval Letter or Council Result Memo for any conditions associated with the approval of the project.

SITE PLAN EXHIBIT FOR:
MERIDIAN SQUARE-BUILDING 5
0.34 ACRES
LOTS 1D
MERIDIAN SQUARE
THE TOWN OF ADDISON
DALLAS COUNTY, TEXAS
TOWN PROJECT #:

SITE PLAN

NORTH

GRAPHIC SCALE 1"=20'
11x17 SCALE N.T.S.
0' 20' 30' 40'
8.5x11 SCALE N.T.S.

BENCHMARKS (VERIFY W/ PROJECT SURVEYOR):
1. SQUARE CUT IN BOC ON INLET ON EAST SIDE OF QUORUM PKWY. ±65' SOUTH OF CENTERLINE INTERSRCION OF QUORUM PKWY. & AIRPORT PKWY. (ELEV.=630.71')
2. SQUARE CUT ON THE NORTHWEST CORNER OF INLET LOCATED ON THE NORTH SIDE OF AIRPORT PKWY. AT TEH CENTERLINE INTERSECTION OF AIRPORT PKWY. & SPECTRUM DR. (ELEV.=619.31')

OWNER/APPLICANT:
SAVANNAH DEVELOPERS
KEVIN MURPHREE
P.O. BOX 2109
ADDISON, TX 75001
(214) 325-7960

PREPARED BY:
Lobsinger & Potts Structural Engineering, Inc
1723 E. Southlake Blvd., Suite 200 Southlake, Texas 76092
817.897.3611 Fax 817.488.9937 Firm Reg. # 7290

NOIFNG, LLC
Architect
817.500.2554
richard@richardcarters4u.com

STATE OF TEXAS
11-27-17
JUSTIN S. BRAMMER
103431
LICENSED
PROFESSIONAL ENGINEER

FOR PERMIT ONLY

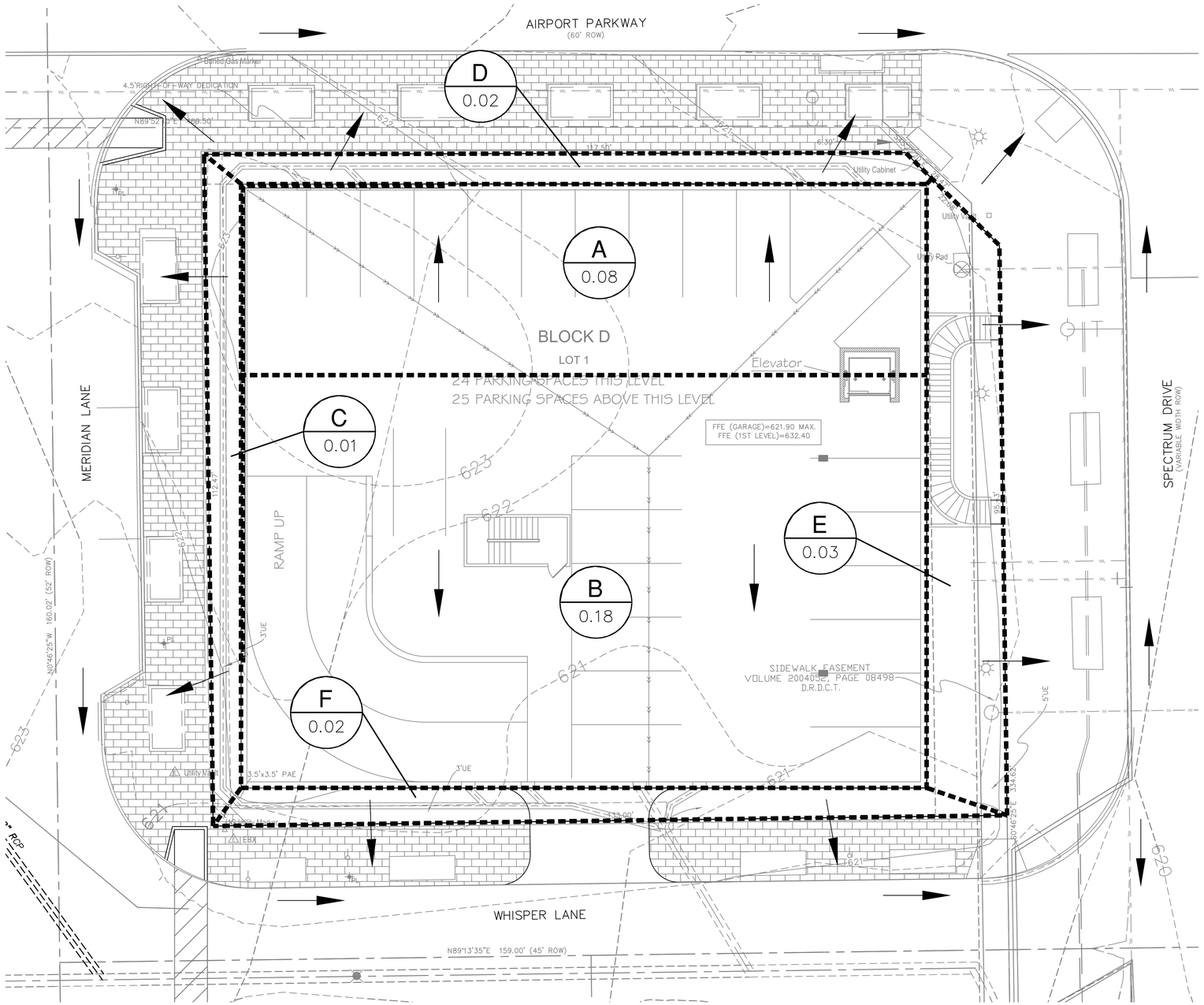
Site Location:
SOUTHWEST CORNER OF
SPECTRUM DR. & AIRPORT PKWY.
ADDISON, TX 75001

A Proposed Residential Project for
SAVANNAH DEVELOPERS
MERIDIAN SQUARE-BUILDING #6
TOWN PROJECT #: 17-16

REVISIONS

ISSUES
PERMIT
DATE: 12.27.17

SHEET NO.
C-2.1
OF SHEETS



DRAWING LEGEND

- EXIST. CONTOUR LINE (535)
- PROP. CONTOUR LINE (535)
- DRAINAGE AREA LIMITS
- DIRECTIONAL FLOW ARROW
- X / X.XX — DRAINAGE AREA NUMBER / DRAINAGE AREA (ACRES)

PROP. RUNOFF CALCULATIONS

DRAINAGE AREA	AREA (ACRES)	C	Tc (MIN)	i100	Q100 (CFS)	Description
A	0.08	0.90	10	9.27	0.67	Roof to underground
B	0.18	0.90	10	9.27	1.50	Roof to underground
C	0.01	0.90	10	9.27	0.08	Surface to Meridian Lane
D	0.02	0.90	10	9.27	0.17	Surface to Airport Parkway
E	0.03	0.90	10	9.27	0.25	Surface to Spectrum
F	0.02	0.90	10	9.27	0.17	Surface to Whisper Lane.
Total Onsite	0.34				2.84	

NOTES:
1. DRAINAGE AREA "A" WILL BE TAKEN TO THE EXIST. UNDERGROUND STORM SYSTEM ON WHISPER LANE. THE AREA SHOWN IS DESIGNED TO MATCH THE AREA THAT THE SYSTEM WAS DESIGNED FOR PER THE EXIST. DRAINAGE AREA MAP SHEET THIS SET.
2. DRAINAGE AREAS "B" AND "C" WILL SURFACE DRAIN FROM DOWNSPOUTS TO MERIDIAN LANE AND SPECTRUM DRIVE.

NORTH

GRAPHIC SCALE 1"=10'
11x17 SCALE N.T.S.
0' 10' 15' 20'
8.5x11 SCALE N.T.S.

NOTE TO CONTRACTOR

CALL 811 AND ANY OTHER APPLICABLE UTILITY LOCATING SERVICES 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY. LOBSINGER & POTTS STRUCTURAL ENGINEERING, INC IS NOT RESPONSIBLE FOR KNOWING THE LOCATION OF ALL EXISTING UTILITIES OR DEPICTING EXACT LOCATIONS ON ALL DRAWINGS. THE LOCATION OF EXIST. UTILITIES ARE SHOWN AS APPROXIMATE ONLY. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES AS A RESULT OF FAILURE TO LOCATE AND PRESERVE EXIST. UTILITIES.

PROP. DRAINAGE AREA MAP

BENCHMARKS (VERIFY W/ PROJECT SURVEYOR):
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Lobsinger & Potts Structural Engineering, Inc
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STATE OF TEXAS
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Site Location:
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MERIDIAN SQUARE-BUILDING #6
TOWN PROJECT #: 17-16

REVISIONS

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C-4.2
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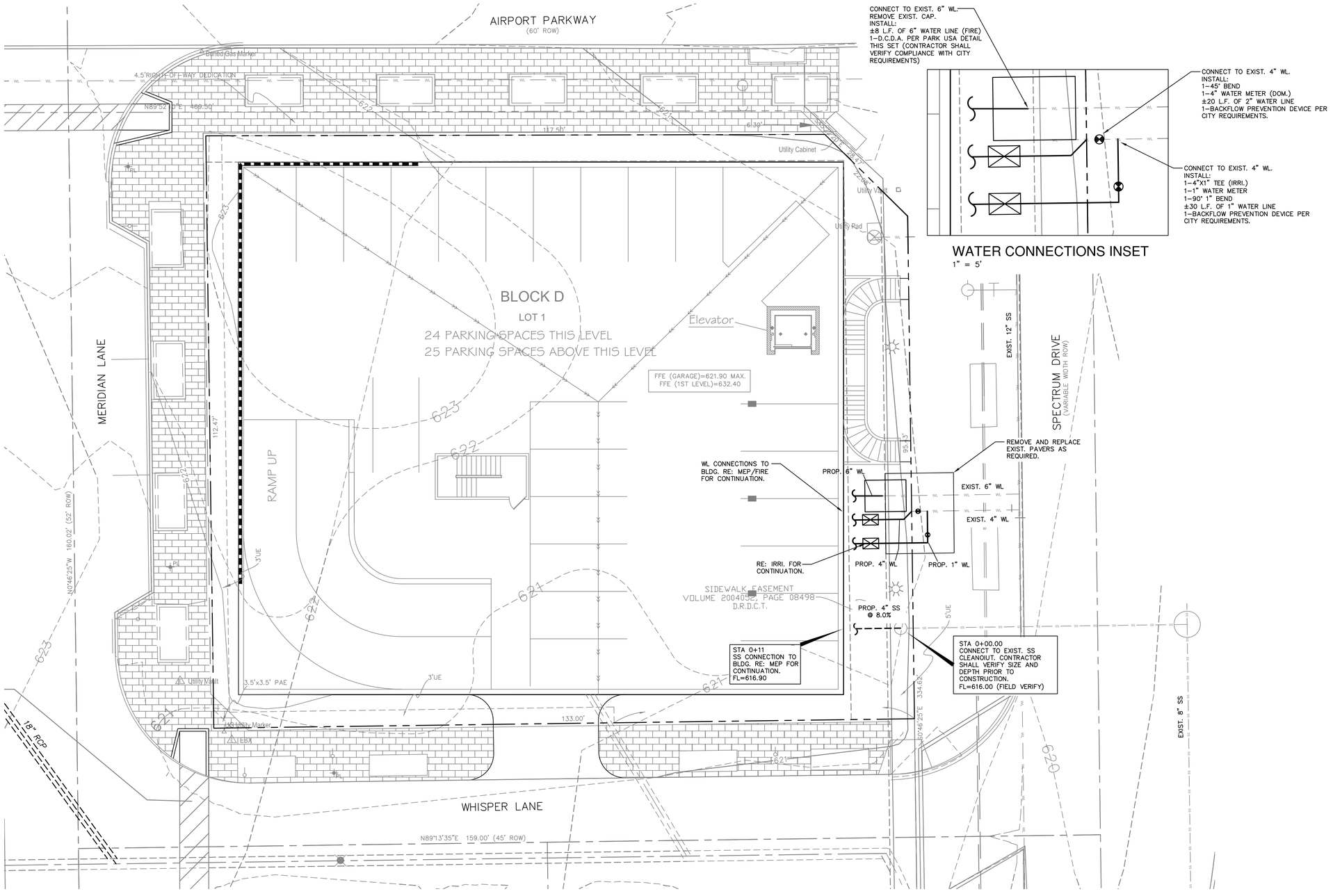

WATER CONNECTIONS INSET

1" = 5'

DRAWING LEGEND

100	EXIST. CONTOUR LINE
100	PROP. CONTOUR LINE
	PROP. WATER LINE
	PROP. SS LINE
	PROP. CLEANOUT

EXIST.	EXISTING
PROP.	PROPOSED
SS	SAN. SEWER
WL	WATER LINE
C.O.	CLEAN OUT
T.C.O.	TRAFFIC RATED C.O.
HC	HANDICAP
DOM.	DOMESTIC WATER
IRRI.	IRRIGATION

NOTES:

1. IF THERE ARE ANY DISCREPANCIES FOUND BETWEEN THE PLANS AND WHAT IS FOUND IN THE FIELD, CONTACT THE ENGINEER IMMEDIATELY.
2. CONSTRUCT ALL UTILITIES STARTING AT THE DOWNSTREAM END AND PROCEED UPSTREAM.
3. ALL PROPOSED UTILITY CONNECTIONS SHALL BE STUBBED 5' FROM THE PROPOSED BUILDING.
4. THE SIZES & LOCATIONS OF THE PROP. WATER AND SANITARY SEWER LINES/METERS ARE ASSUMED AND SHALL BE VERIFIED WITH MEP, IRRIGATION & FIRE PROTECTION PRIOR TO COMMENCING CONSTRUCTION. IF WHAT IS SHOWN ON THEIR PLANS CONTRADICTS INFORMATION SHOWN ON THESE PLANS, CONTACT THE ENGINEER IMMEDIATELY.
5. UTILITIES SHALL BE CONSTRUCTED PER ALL JURISDICTIONAL REQUIREMENTS AND CODES.
6. WATER LINES SHALL BE PVC AND CONFORM TO AWWA STANDARD C-900, SDR-18 MIN.
7. SANITARY SEWER LINES SHALL BE SDR-35 (OR SDR-26 IF NOTED AS SO ON THE PLAN).
8. RE: GENERAL NOTES SHEET FOR ADDITIONAL NOTES.

NORTH

GRAPHIC SCALE 1"=10'
11x17 SCALE N.T.S.
0' 10' 15' 20'
8.5x11 SCALE N.T.S.

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WATER & WASTEWATER PLAN

BENCHMARKS (VERIFY W/ PROJECT SURVEYOR):

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STATE OF TEXAS
JUSTIN S. BRAMMER
11-27-17
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LICENSED PROFESSIONAL ENGINEER

FOR PERMIT ONLY

Site Location:
SOUTHWEST CORNER OF
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A Proposed Residential Project for
SAVANNAH DEVELOPERS
MERIDIAN SQUARE-BUILDING #6
TOWN PROJECT #: 17-16

REVISIONS

ISSUES
PERMIT

DATE: 12.27.17

SHEET NO.
C-5.1
OF SHEETS

AI-2585 **15.**

Work Session and Regular Meeting

Meeting Date: 02/13/2018

Department: Infrastructure- Development Services

AGENDA CAPTION:

Hold a Public Hearing, Present, Discuss, and Consider Action on an **Ordinance Changing the Zoning on Property Located at 5280 Belt Line Road, the Southwest Corner of Belt Line Road and Montfort Drive, Which Property is Currently Zoned LR, Local Retail, by Amending the Existing Special Use Permit (Ordinance O16-042) to Allow the Use of Terms or Graphic Depictions Relating to Alcoholic Beverages in Exterior Signage.** Case 1771-SUP/Meso Maya.

BACKGROUND:

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on January 16, 2018, voted to recommend denial of an ordinance changing the zoning on property located at 5280 Belt Line Road, which property is currently zoned LR, Local Retail, by amending the existing Special Use Permit (Ordinance O16-042) to allow the use of terms or graphic depictions relating to alcoholic beverages in exterior signage.

Voting Aye: Dougan, Groce, Meleky, Quintanilla, Resnik, Wheeler
Voting Nay: none
Absent: Souers

SPEAKERS AT THE PUBLIC HEARING:

For: none
On: none
Against: none

Despite the Planning and Zoning Commission's recommendation for denial, the applicant has requested a public hearing to be held before the City Council. Article XXIX, Section 14 states:

> ***Section 14. - Denial; request for public hearing.***
> *If the application be denied by the planning and zoning commission, the applicant may, upon his own motion, file with the city secretary, on a form suitable to the city secretary, a written request that a public hearing be scheduled and held before the city council regarding the said application to be held before the city council, giving notice as required by the general laws of*

the State of Texas.

Since the Planning and Zoning Commission recommended denial, a super-majority of the City Council (6 of 7 members) is required to approve the request.

RECOMMENDATION:
Administration recommends denial.

Attachments

Ordinance - 1771-SUP
Staff Report - 1771-SUP

TOWN OF ADDISON, TEXAS

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE SECIAL USE PERMIT ORDINANCE NO. O16-042, BY REMOVING SECTION 3, PARAGRAPH (i), TO ALLOW EXTERIOR SIGNAGE THAT INCLUDES THE USE OF THE TERM "BAR," "TAVERN," OR ANY OTHER TERMS OR GRAPHIC DEPICTIONS THAT RELATE TO THE SALE OF ALCOHOLIC BEVERAGES FOR PROPERTY LOCATED AT 5280 BELT LINE ROAD; PROVIDING A PENALTY NOT TO EXCEED TWO THOUSAND AND NO/100 DOLLARS ($2,000.00) FOR EACH OFFENSE AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES; SAVINGS, NO SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the property located at 5280 Belt Line Road, is zoned LR-Local Retail; and

WHEREAS, at its regular meeting held on January 16, 2018, the Planning & Zoning Commission considered and made recommendations on a request for an amendment to the Special Use Permit (Case No.1771-SUP); and

WHEREAS, this change of zoning is in accordance with the adopted Comprehensive Plan of the Town of Addison, as amended; and

WHEREAS, after due deliberations and consideration of the recommendation of the Planning and Zoning Commission, the information received at a public hearing, and other relevant information and materials, the City Council of the Town of Addison, Texas finds that this amendment promotes the general welfare and safety of this community.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS:

Section 1. That the recitals and findings set forth above are hereby found to be true and correct and incorporated as if fully set forth herein.

Section 2. That an amendment is made to Special Use Permit Ordinance No. O16-042 to remove Section 3(i) which originally read as follows:

(i) The establishment shall not use the term "bar", "tavern", or any other terms or graphic depictions that relate to the sale of alcoholic beverages on any signs visible from the exterior of the premises.

Section 3. That any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the city, as heretofore amended, and upon conviction shall be punished by a fine set

in accordance with Chapter 1, General Provisions, Section 1.10, General penalty for violations of Code; continuing violations, of the Code of Ordinances for the Town of Addison.

Section 4. That it is the intention of the City Council that this ordinance be considered in its entirety, as one ordinance, and should any portion of this ordinance be held to be void or unconstitutional, then said ordinance shall be void in its entirety, and the City Council would not have adopted said ordinance if any part or portion of said ordinance should be held to be unconstitutional or void.

Section 5. That all ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 6. That this Ordinance shall become effective from and after its passage and approval and after publication as may be required by law or by the City Charter or ordinance.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS, on this the 13th day of February, 2018.

_____
Joe Chow, Mayor

ATTEST:

_____
Christie Wilson, Interim City Secretary

CASE NO: 1771-SUP/Meso Maya

APPROVED AS TO FORM:

_____
Brenda N. McDonald, City Attorney

PUBLISHED ON: _____

1771-SUP

PUBLIC HEARING Case 1771-SUP/Meso Maya. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 5280 Belt Line Road, which property is currently zoned LR, Local Retail, by amending the existing Special Use Permit (Ordinance O16-042) to allow the use of terms or graphic depictions relating to alcoholic beverages in exterior signage.

LOCATION MAP

January 10, 2018

STAFF REPORT

RE:	Case 1771-SUP/Meso Maya
LOCATION:	5280 Belt Line Road
REQUEST:	Approval of an amendment to an existing Special Use Permit to allow the use of terms or graphic depictions relating to alcoholic beverages in exterior signage
APPLICANT:	Jill Boyd, Meso Maya II LLC

DISCUSSION:

Background: This is a 1.104 acre site located at the southwest corner of Belt Line Road and Montfort Drive. The site went through the rezoning process in 2016 and a Special Use Permit was approved for a new restaurant and for the sale of alcoholic beverages for on premise consumption only. The Special Use Permit through Ordinance O16-042, carried the typical condition for restaurant ordinances in the Town of Addison, restricting the use of any terms or graphic depictions that relate to alcoholic beverages in any exterior signage.

The proposed new restaurant space, Meso Maya, has since been undergoing renovations and is almost ready to open for business. However, when the applicant's sign contractor submitted the exterior sign permit application for Meso Maya Comida y Copas, it was rejected because it contained the word "copas."

Current Request: Meso Maya is returning with a request to allow the use of the restaurant chain's tag line "comida y copas." In order to allow the use of terms or graphic depictions relating to alcoholic beverages in exterior signage, the applicant is proposing to amend the existing Special Use Permit, Ordinance O16-042, by removing Section 3(i):

> *The establishment shall not use the term "bar", "tavern", or any other terms or graphic depictions that relate to the sale of alcoholic beverages on any signs visible from the exterior of the premises.*

The explanation provided by the applicant states that the phrase “comida y copas” is part of the Meso Maya brand and trademarked logo, which focuses on the MesoAmerican culinary heritage, with the intent to promote food sales not alcohol sales. The applicant also submitted their Brand Story about Meso Maya Comida y Copas reflecting the brand’s focus on promoting the MesoAmerican culinary heritage. The applicant argues that implication and connection to alcohol is over-reaching.

Staff looked at Oxford Dictionaries, Word Reference, SpanishDict, Collins English-Spanish Dictionary, Cambridge Spanish-English Dictionary, and Linguee for the translation of the word “copas.” In accordance with the sources referenced above, the literal translation of the word “copas” mean cups, drinks, glasses, or goblets. When the phrase “comida y copas” is translated as a whole, it translates to “food and drinks.” Furthermore, “copas” is used commonly by Spanish speakers colloquially to mean alcoholic beverages.

The P&Z and Council have, on other occasions, allowed alcoholic beverage terms in exterior signs. Brew-pub restaurants have been allowed to have the term “brewery” on their exterior signs, On the Border was allowed to keep the term “cantina” on its exterior sign, and more recently Vernon’s Gastropub was allowed to amend their Special Use Permit to remove such restriction, with the reasoning being a genuine attempt to improve the overall quality of the business.

RECOMMENDATION: **DENIAL**

This provision has been a practice of the Town since alcohol sales were originally approved in the 1970s. The Planning and Zoning Commission reviewed this policy in 2011 and instructed staff to continue prohibiting this type of language in exterior signage for restaurants. Based on past decisions and guidance from administration, Staff believes that in this context, the full phrase “comida y copas” implies alcoholic beverages. Staff recommends denial of the applicant’s request to amend Special Use Permit Ordinance O16-042, Section 3(i) in order to delete a special condition prohibiting the use of any terms (such as “bar”, “tavern”, etc.) or graphic depictions which relate to alcoholic beverages in any exterior signs.

Case 1771-SUP/Meso Maya
January 16, 2018

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on January 16, 2018, voted to recommend denial of an ordinance changing the zoning on property located at 5280 Belt Line Road, which property is currently zoned LR, Local Retail, by amending the existing Special Use Permit (Ordinance O16-042) to allow the use of terms or graphic depictions relating to alcoholic beverages in exterior signage.

Voting Aye: Dougan, Groce, Meleky, Quintanilla, Resnik, Wheeler
Voting Nay: none
Absent: Souers

SPEAKERS AT THE PUBLIC HEARING:

For: none
On: none
Against: none

AI-2537 **16.**

Work Session and Regular Meeting

Meeting Date: 02/13/2018

Department: Infrastructure- Development Services

AGENDA CAPTION:

Present, Discuss, and Consider Action on a **Resolution Supporting the Issuance of a Municipal Settings Designation Certificate for 14.497 Acres Located at 4707 Alpha Road in Farmers Branch, Texas.**

BACKGROUND:

In September 2017, the Farmers Branch City Council approved an ordinance supporting an application with the Texas Commission on Environmental Quality (TCEQ) to establish a Municipal Settings Designation (MSD) for approximately 14.5 acres along Welch Road between Alpha Road and Sigma Road in Farmers Branch. To receive a Municipal Settings Designation, the application must also be supported by other municipalities within a half-mile of the designated property. Therefore, in addition to Farmers Branch, the Addison and Dallas City Councils must also approve the application.

The property addressed at 4707 Alpha Road at the southern end of the MSD Site was historically developed and operated by Van Waters & Rogers (VW&R), which became Univar USA in approximately 1974. The Univar facility operated at this location from 1968 until the facility shut down in 1986. The facility was used for packaging, blending, and distributing chemical products including volatile organic compounds (VOCs), alcohols, acids, and caustics. By 1987, the operations of the facility had moved and the facility was decommissioned.

Soil sampling in 1997 revealed that the soil and groundwater had been contaminated by nine volatile organic compounds (VOCs). Univar entered an Agreed Order with TCEQ to mitigate the contamination on this property as well as five other properties and portions of Farmers Branch Right-of-Way that were downstream of the main property. After remediation efforts, 8 of the 9 VOCs are now below the established clean up goals. Only vinyl chloride exceeds its cleanup goal. The property owner has requested that TCEQ establish a Municipal Settings Designation that would negate the need for further remediation.

The Municipal Settings Designation (MSD) program was established in Texas in 2004 and is used by TCEQ to lower cleanup standards in urban areas and restrict the use of groundwater for potable purposes. TCEQ has certified over 350 MSD sites. This program recognizes that ground water in most urban settings is not used because water is provided by the city. In this area, the potable water is provided by Farmers Branch, which is purchased from Dallas Water Utilities. As part of the application, the property owner must show that no public or private potable water wells are at risk from groundwater contamination. Based on a review by W&M Environmental Group of

information regarding the water wells located proximate to the site, there are no known wells that would be affected by the identified contamination.

On November 2, 2016, Univar's representatives met with TCEQ in Austin to discuss the use of an MSD in order to close out the Agreed Order. TCEQ agreed that the MSD could be used as part of Univar's groundwater response actions under the Agreed Order. Once the MSD is approved by the necessary cities and certified by TCEQ, Univar will have satisfied the exposure control requirements of the Agreed Order and TCEQ's Corrective Action Program, and ultimately receive a "No Further Action" letter from TCEQ. Once this has occurred, Univar intends to sell the site for redevelopment.

Addison must support the Municipal Settings Designation because portions of the Town are within .5 miles of the site. Attached is a map showing the areas within the .5 mile radius. In Addison, this includes portions of the Town's Rights-of-Way for Midway Road and Spring Valley Road, part of the Greenhill School soccer fields, and, to the east, part of phase II of the 14555 Dallas Parkway office development. The request is also under review by the City of Dallas.

RECOMMENDATION:

Administration recommends approval.

Attachments

Resolution - Univar Municipal Settings Designation

Site Maps - Municipal Settings Designation

TOWN OF ADDISON, TEXAS

RESOLUTION NO._____

A RESOLUTION OF THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS SUPPORTING THE ISSUANCE OF A MUNICIPAL SETTING DESIGNATION CERTIFICATE FOR PROPERTIES AT 4707 ALPHA ROAD, FARMERS BRANCH, TEXAS, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapter 361, Subchapter W, of the Texas Solid Waste Disposal Act authorizes the Texas Commission on Environmental Quality (TCEQ) to certify Municipal Setting Designations (MSD) for properties that have been the subject of contamination but that, due to the availability of other sources of potable water and because of restrictions on the use of ground water at and near the affected property, do not pose a threat to the public health, safety and welfare; and

WHEREAS, the application to the TCEQ for a MSD requires the applicant to document that the application is supported by: (1) the city council of the city in which the site is located, (2) the city council of each municipality with a boundary located not more than one-half mile from the site, (3) the city council of each municipality that owns or operates a groundwater supply well located not more than five miles from the site, and (4) the governing body of each municipal or retail public entity, as defined by Section 13.002, Texas Water Code, that owns or operates a groundwater supply well located not more than five miles from the site; and

WHEREAS, on September 26, 2017, the applicant was issued an ordinance by the City of Farmers Branch establishing a MSD ordinance for properties at 4707 Alpha Road Farmers Branch, Texas, (the MSD Site); and

WHEREAS, the Town of Addison staff has reviewed the initial municipal setting designation application of the owner of the property and has determined that support of the application is appropriate; and

WHEREAS, following the issuance of resolutions or ordinances of support from each additional municipality and retail public utility for which approval is required, the applicant will submit to the TCEQ an application for certification of the ordinance for the MSD Site pursuant to Texas Health and Safety Code, Chapter 361, Subchapter W;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS:

Section 1. That the Town of Addison supports the application of the applicant to the TCEQ for certification of a Municipal Setting Designation for the MSD Site for the properties located at 4707 Alpha Road, Farmers Branch, Texas.

Section 2. This Resolution shall take effect from and after its date of adoption.

PASSED AND APPROVED by the City Council of the Town of Addison, Texas this the 13th day of February, 2018.

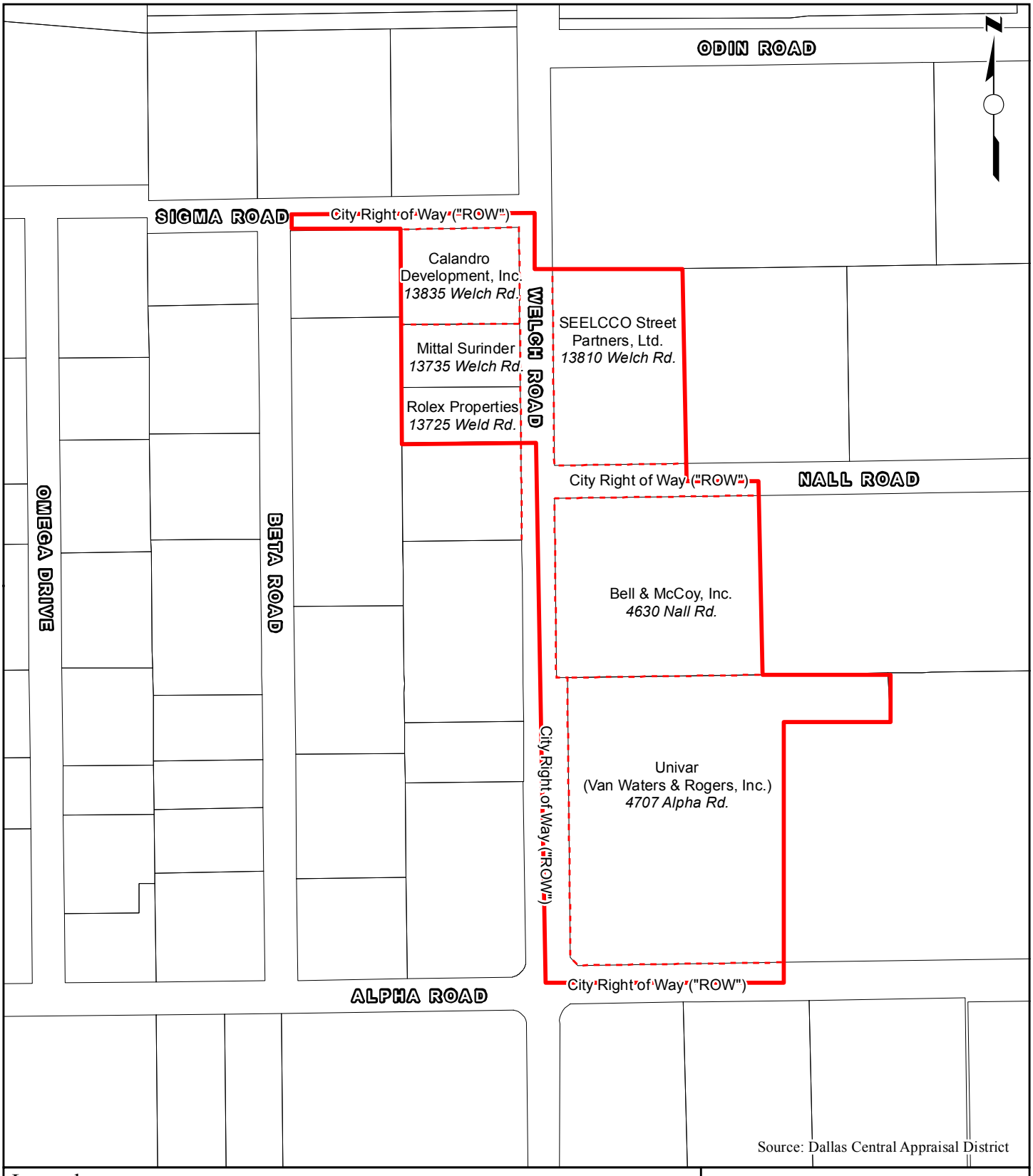
_____
Joe Chow, Mayor

ATTEST:

By: _____
Christie Wilson, Interim City Secretary

APPROVED AS TO FORM:

By: _____
Brenda N. McDonald, City Attorney



Legend

- Approximate MSD Boundary (Subject to Metes & Bounds, Appendix A.)
- Dallas CAD Parcel Boundaries
- Individual MSD Parcel Boundaries

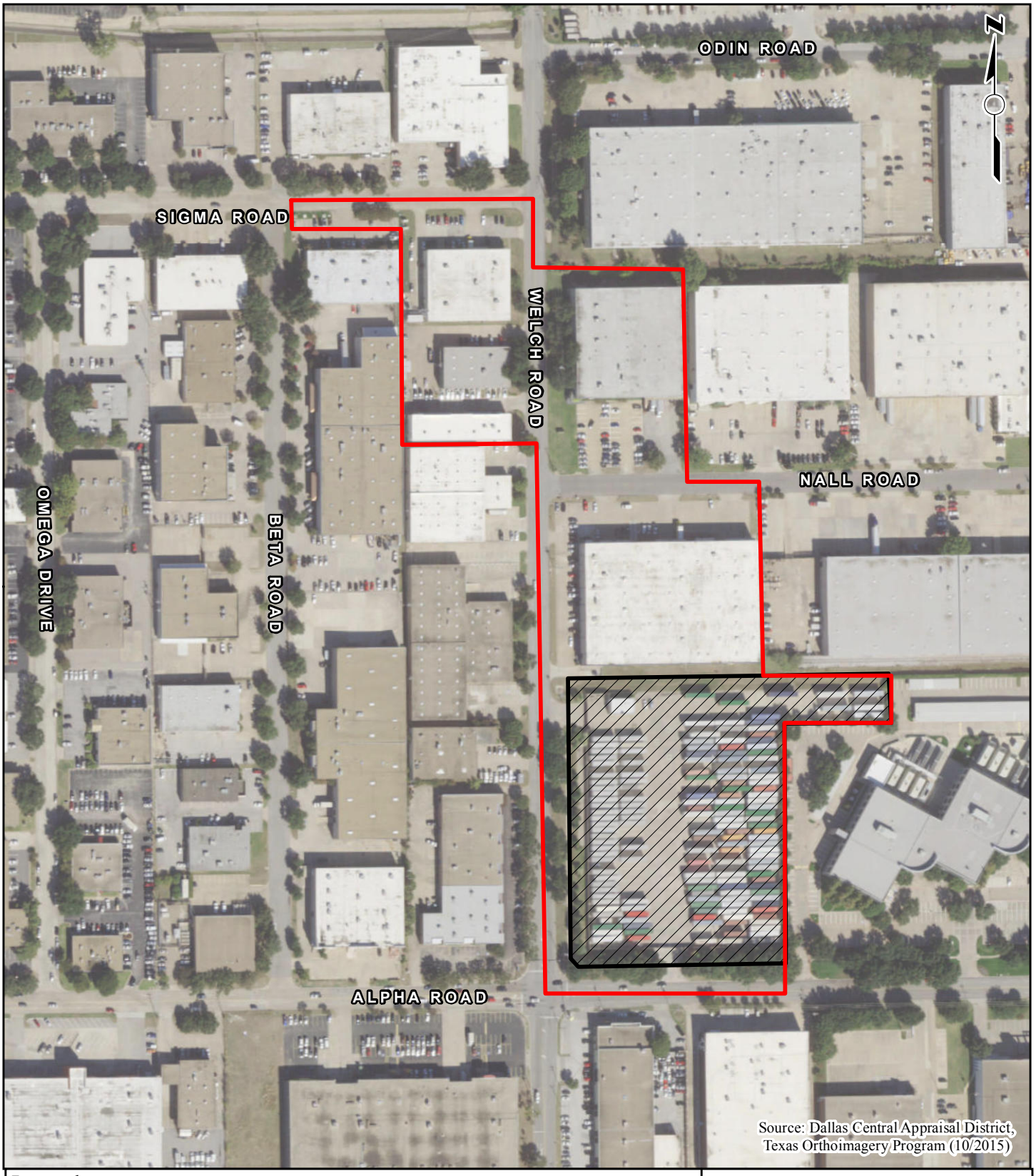
0 125 250 500 Feet

SCALE: 1"=250'

Figure 2
Site Layout
Univar MSD Properties
Farmers Branch, Texas

W&M Environmental Group, LLC

7/6/2017	W&M Project No.: 179.184	Drawn by: JR	Checked by: FC	Revised by: JPM



Legend

Approximate MSD Boundary (Subject to Metes & Bounds, Appendix A.)

Univar Parcel

0 125 250 500 Feet

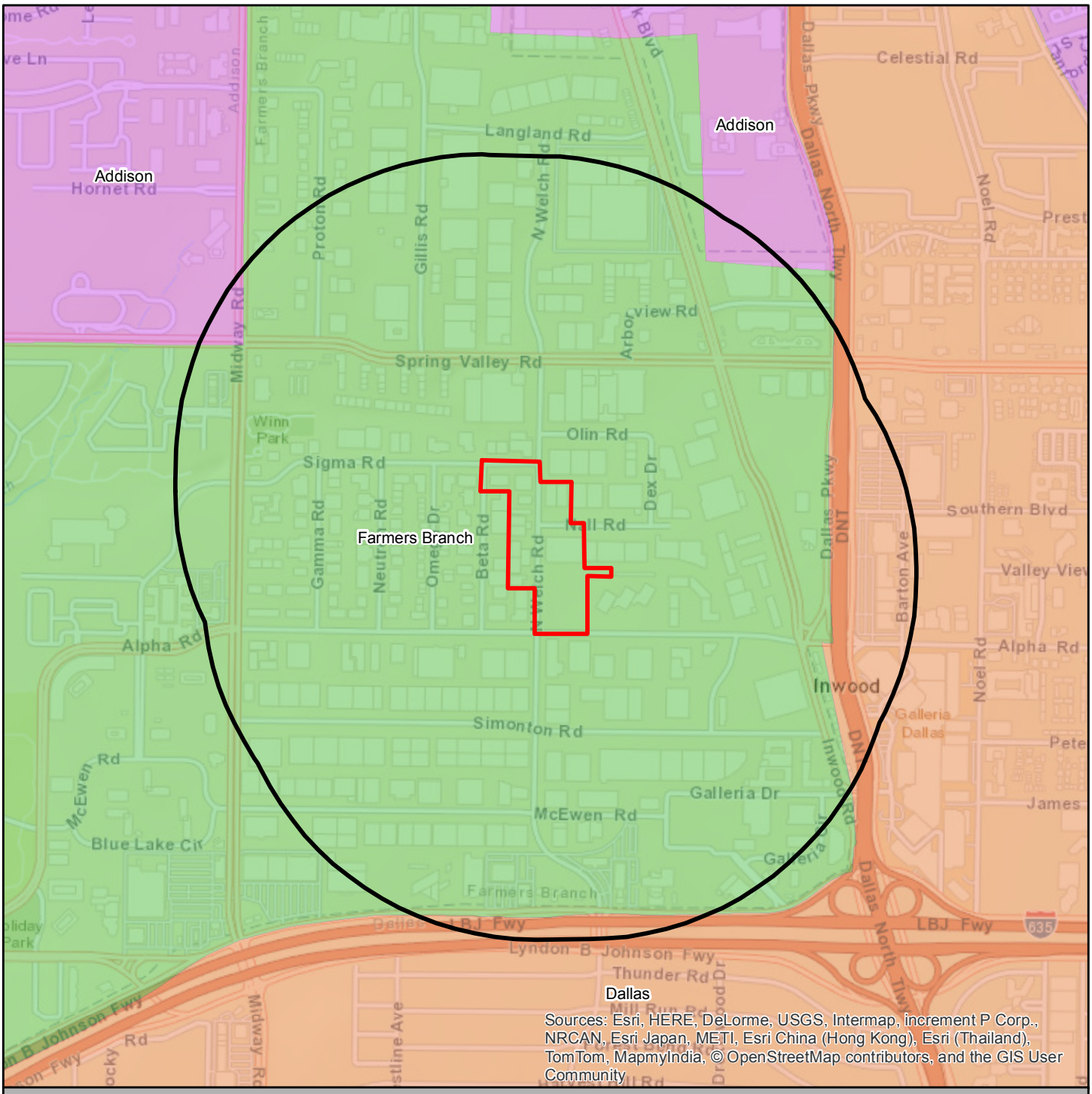
SCALE: 1"=250'

Figure 3
MSD Boundary
Univar MSD Properties
Farmers Branch, Texas

W&M Environmental Group, LLC

7/6/2017	W&M Project No.: 179.184	Drawn by: JR	Checked by: FC	Revised by: JPM

Municipal Boundaries - 0.5 Mile Buffer



Former Univar Property

City

- Addison
- Dallas
- Farmers Branch

- Target Property
- 0.5 Mile Buffer

Source: U.S. Census

1:15,000

Lambert Conformal Conic Projection
1983 North American Datum
First Standard Parallel: 33 0' 00" North
Second Standard Parallel: 45 0' 00" North
Central Meridian: 96 0' 00" West
Latitude of Origin: 39 0' 00"

N