

DRAFT

OFFICIAL ACTIONS OF THE ADDISON CITY COUNCIL WORK SESSION

June 11, 2019

**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 Tom Braun; Deputy Mayor Pro Tempore Lori Ward; Council Member Ivan Hughes; Council Member Guillermo Quintanilla; Council Member Paul Walden; Council Member Marlin Willesen

1. **Call Meeting to Order**

2. **CLOSED (EXECUTIVE) SESSION OF THE ADDISON CITY COUNCIL
PURSUANT TO:**

Section 551.074, Tex. Gov. Code, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee, pertaining to:

- **Alternate Judge Interviews**

Mayor Chow closed the open meeting at 5:02 pm to convene the City Council into Closed Executive Session.

3. **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.

Mayor chow reconvened the City Council into Regular Session at 6:24 pm. No action taken.

WORK SESSION

4. **Present and Discuss the 2019 Community Bond Advisory Committee Report.**

Presentation: Ralph Doherty, Community Bond Advisory Committee Chairman. Mr. Doherty presented the Committee's final report. Mr. Doherty described the processes employed to review the twenty-one projects presented to the committee by Staff. The Committee ranked the projects then chose fifteen projects that they believe should be included in a bond program. The projects were divided into the following five proposed propositions: Roads (East/West); Roads (North/South); Buildings; Recreation and Lifestyle; and, Investment in the Future. The total estimated cost of the recommended projects was presented as \$85,620,002. A copy of the Committee's Report will be placed on the Town's website for citizen review. These proposals along with a proposed November Bond Election will be presented and discussed by the City Council at a future City Council Meeting. Presented for information only, no action was taken.

5. **Present and Discuss the Spruill Dog Park Naming and Recognition Policy.**

Presentation: Janna Tidwell, Director of Parks & Recreation. Ms. Tidwell presented a brief history of the naming and recognition criteria for Spruill Dog Park.

COUNCIL COMMENTS: Council Members Willesen and Walden requested an agenda item to discuss the Spruill Dog Park Naming and Recognition Policy. Council Members discussed: the criteria for naming and recognizing Spruill Dog Park elements; the naming nomenclature for the elements; and, the donation process. Related to the donation process, Council Members discussed their understanding of the timing and use of donated funds for the Spruill Dog Park. Council provided direction to Staff to amend the Policy by: (1) deleting 2(d) in its entirety and (2) amending 3(a) to read as follows – "Elements in Spruill Dog park may **only** include the following types of recognition...". These changes will be presented for consideration at a future City Council Meeting. The status of any non-conforming Brick Pavers will be addressed after consultation with the City Attorney at a future City Council Meeting.

REGULAR MEETING

Pledge of Allegiance

Announcements and Acknowledgements regarding Town and Council Events and Activities

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.*

Mayor Chow acknowledged that several citizens had requested to address the City Council. Mayor Chow indicated that these requests will be honored as those citizens would be called on to address the City Council during the Public Hearing portion of the specific agenda item indicated on their Speaker Card.

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.*

6. **Consider Action to Approve the May 28, 2019 City Council Work Session and Regular Meeting Minutes.**
7. **Consider Action to Approve a Resolution Assigning Council Liaison Appointments for 2019-2020.**
8. **Consider Action to Approve a Resolution Approving the Agreement for Professional Engineering Services Between the Town of Addison and Kleinfelder, Inc., for the Design, Bid and Construction Phase Services Associated with the Celestial Ground Storage Tank Improvements project in an Amount Not to Exceed 4154,589 and Authorizing the City Manager to Execute the Agreement.**

Mayor Chow called for any requests to remove any item from the Consent Agenda to discussion and take action separately. There were no requests. Mayor Chow called for a motion.

MOTION: Mayor Pro-Tempore Braun moved to approve Consent Agenda Items 6, 7, and 8 as presented. Deputy Mayor Pro-Tempore Ward seconded the motion. Motion carried unanimously.

Resolution No. R19-042: 2019-2020 Council Liaison appointments

Resolution No. R19-043: Professional Services Contract with Kleinfelder, Inc. Celestial Ground Storage Tanks

Regular Items

9. **Hold a Public Hearing, Discuss, and Consider Action to Approve an Ordinance Changing the Zoning on Property Located at 3820 Belt Line Road, Which Property is Currently Zoned Planned Development (PD) Through Ordinance 093-018, as Amended by Ordinance O15-030, by Approving a New PD District. Case 1796-Z/3820 Belt Line Road.**

Presentation: Charles Goff, Director of Development Services. Mr. Goff presented a zoning change request for the property located at 3820 Belt Line Road to establish a new PD “Planned Development” to allow for the development of a new two-building retail center with two drive

throughs to replace the existing one-story restaurant building. Mr. Goff explained that the project as proposed does not meet the requirements of the Belt Line District and Master Transportation Plan. Mr. Goff discussed the Planning and Zoning Commission's recommendation for approval with conditions. A representative of the applicant addressed Council's questions and offered possible concessions.

Public Hearing: Speaking against this proposal were: Jane Lentz, 3942 Ashbury Lane; Dr. Jay M. Ihrig, 3757 Chatham Court; and Bernard Shaw, 3802 Belt Line Road. No residents appeared to speak in favor of this project.

COUNCIL COMMENTS: Council opined that any proposal in this area must comply with the standards established by both the Belt Line District and the Master Transportation Plan.

MOTION: Council Member Walden moved to deny Ordinance changing the zoning of the property located at 3820 Belt Line Road as presented. Council Member Hughes seconded the motion. Motion carried unanimously.

10. **Hold a Public Hearing, Discuss, and Consider Action to Approve an Ordinance Changing the Zoning on Property Located at 3820 Belt Line Road, Which Property is Currently Zoned Planned Development (PD) Through Ordinance 093-018, as Amended by Ordinance O15-030, by Approving a Restaurant with a Drive Through. Case 1799-SUP/Smoothie King.**

Presentation: Charles Goff, Director of Development Services. Mr. Goff presented a zoning change request for the property located at 3820 Belt Line Road currently zoned PD "planned Development" by approving a Special Use Permit for a restaurant with a drive through to allow for a Smoothie King. Mr. Goff explained that since Agenda Item #9 was denied this item should be denied as well.

Public Hearing: No citizens requested to address the City Council either in favor of or against this proposal.

MOTION: Deputy Mayor Pro-Tempore Ward moved to deny Ordinance changing the zoning of property at 3820 Belt Line Road for a drive through as presented. Council Member Hughes seconded the motion. Motion carried unanimously.

11. **Hold a Public Hearing, Discuss, and Consider Action to Approve an Ordinance Changing the Zoning on Property Located at 3820 Belt Line Road, Which Property is Currently Zoned Planned Development (PD) Through Ordinance 093-018, as Amended by Ordinance O15-030, by Approving a Restaurant with a Drive Through. Case 1800-SUP/Dunkin Donuts.**

Presentation: Charles Goff, Director of Development Services. Mr. Goff presented a zoning

change request for the property located at 3820 Belt Line Road currently zoned PD “planned Development” by approving a Special Use Permit for a restaurant with a drive through to allow for a Dunkin Donuts. Mr. Goff explained that since Agenda Item #9 was denied this item should be denied as well.

Public Hearing: No citizens requested to address the City Council either in favor of or against this proposal.

MOTION: Council Member Quintanilla moved to deny the Ordinance changing the zoning of property at 3820 Belt Line Road for a drive through as presented. Council Member Hughes seconded the motion. Motion carried unanimously.

12. **Hold a Public Hearing, Discuss, and Consider Action to Approve an Ordinance Changing the Zoning on Property Located at 5290 Belt Line Road at the Southeast Corner of Belt Line Road and Montfort Drive, Which Property is Currently Zoned Local Retail (LR), by Approving a New Planned Development (PD) District. Case 1794-Z/Prestonwood Place.**

Presentation: Charles Goff, Director of Development Services. Mr. Goff presented a zoning change requested for a property located at 5290 Belt Line Road (Prestonwood Place) currently zoned LT “Local Retail” create a new Planned Development district to permit façade improvements, additional landscaping, pedestrian improvements – 8-foot wide sidewalk, allowance for a mixed-use parking ratio, and conversion of a vacant Service Merchandise building to a new office building with ground floor retail. Staff advised that the property does not comply with the Master Transportation Plan regarding sidewalk width along Belt Line Road. Compliance will occur when and if the property is re-developed.

Public Hearing: No citizens requested to address the City Council either in favor of or against this proposal.

COUNCIL COMMENTS: Mayor Pro-Tempore Braun discussed the inclusion of decorative bollards to separate the parking and sidewalk to make the area safer and to create a visual pathway. Comments were favorable about the proposed improvements, upgrades and new tenants coming to this facility.

MOTION: Council Member Hughes moved to approve subject to conditions proposed in the report received and to include decorative sidewalk bollards along the sidewalk as discussed by Council. Deputy Mayor Pro-Tempore Ward seconded the motion. Motion carried unanimously.

Ordinance No. O19-22: Case 1794-Z/Prestonwood Place approval of new Planned Development District

13. **Hold a Public Hearing, Discuss, and Consider Action to Approve an Ordinance Changing the Zoning on Property Located at 4595 Excel Parkway, Which Property is Currently Zoned Planned Development (PD) Through Ordinance 595, as**

Amended by Ordinance 004-043, by Approving a New PD District. Case 1795-Z/BGO Architects.

Presentation: Charles Goff, Director of Development Services. Mr. Goff presented a zoning change request for the property located at 4595 Excel Parkway to establish a new PD “Planned Development” to allow for the development of a new two-story, 12,754 square foot office building subject to no conditions. This proposal is in accordance with the adopted Comprehensive Plan. The owner/developer is proposing to use a metal paneling system on the South, West and East façade. The applicant addressed the City Council.

Public Hearing: No citizens requested to address the City Council either in favor of or against this proposal.

COUNCIL COMMENTS: None.

MOTION: Mayor Pro-Tempore Braun moved for approval. Council Member Willesen seconded the motion. Motion carried unanimously.

Ordinance No. O19-23: 1795-Z/BGO Architects approval of new Planned Development District.

14. **Hold a Public Hearing, Discuss, and Consider Action to Approve an Ordinance Changing the Zoning on Property Located at 5100 Belt Line Road (Village on the Parkway) Suite 510, Which Property is Currently Zoned PD, Planned Development, Through Ordinance 012-001, by Approving a Special Use Permit for Commercial Amusement. Case 1797-SUP/Zero Latency.**

Presentation: Charles Goff, Director of Development Services. Mr. Goff presented a zoning change request for the property located at 5100 Belt Line Road (Village on the Parkway) currently zoned PD “Planned Development” by approving a Special Use Permit for a commercial amusement use in order to permit a new “free roam” virtual reality gaming experience subject to no conditions. The Zoning is in accordance with the adopted Comprehensive Plan.

Public Hearing: No citizens requested to address the City Council either in favor of or against this proposal.

COUNCIL COMMENTS: None.

MOTION: Council Member Willesen moved for approval as stated. Council Member Walden seconded the motion. Motion carried unanimously.

Ordinance No. O19-24: Approval of Case 1797-SUP/Zero Latency, 5100 Belt Line Road, Special Use Permit for Commercial Amusement.

15. **Hold a Public Hearing, Discuss, and Consider Action to Approve an Ordinance Changing the Zoning on Property Located at 5100 Belt Line Road (Village on the Parkway) Suite 540, Which Property is Currently Zoned PD, Planned Development, Through Ordinance 012-001, by Approving a Special Use Permit for a Two-Story Restaurant with the Sale of Alcoholic Beverages for On-Premises Consumption Only. Case 1798-SUP/Stirr 2.0.**

Presentation: Charles Goff, Director of Development Services. Mr. Goff presented a zoning change request for the property located at 5100 Belt Line Road (Village on the Parkway) currently zoned PD “Planned Development” by approving a Special Use Permit for a restaurant with the sale of alcoholic beverages for on-premises consumption only in order to allow a new two-story restaurant subject to the condition that the property not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage. A representative of the applicant addressed the City Council.

Public Hearing: No citizens requested to address the City Council either in favor of or against this proposal.

COUNCIL COMMENTS: Council Member Quintanilla noted that the Planning & Zoning Commission discussed the ‘DJ Booth’ that was included in the floor plans. He asked about the resolution of this item. Mr. Goff stated that the booth was to be removed and replaced by tables and chairs on the drawings. The applicant also noted that the reference to the “DJ Booth” was a mistake on the plans and that the applicant has no plans to operate a DJ Booth at the restaurant. This will prevent the future use of this space as a club.

MOTION: Council Member Willesen moved to approve. Council Member Hughes seconded the motion. Motion carried.

Ordinance No. 019-25: Approval of 1798-SUP/Stirr 2.0, 5100 Belt Line Road, Ste 540 Special Use Permit

16. **Present and Discuss the Finance Department Quarterly Financial Report of the Town of Addison for the FY 2019 Second Quarter Ended March 31, 2019.**

Presentation: *Terri Doby, Budget Manager.* Ms. Doby presented the Second Quarter Financial and Investment Reports to the City Council. The reports cover the financial performance for the second quarter of Fiscal Year 2019 (January 1, 2019 – March 31, 2019) along with detailed exhibits to demonstrate the current financial position for the following funds: General, Hotel, Airport, Economic Development, Utility and Storm Water. The current financial and investment policy was also attached for Council information.

COUNCIL COMMENTS: Council Member Hughes, who also serves on the Finance Committee, stated that the investment and financial policies comply with all state regulations and Town policy. Mayor Chow remarked that the Town has a very conservative investment policy and because of this has received the highest bond rating.

Presented for information only, no action taken.

Adjourn Meeting

There being no further business to come before the Council, Mayor Chow adjourned the meeting.

TOWN OF ADDISON, TEXAS

Joe Chow, Mayor

ATTEST:

Irma G. Parker, City Secretary