



**REGULAR MEETING & WORK SESSION
OF THE CITY COUNCIL**

June 8, 2021

ADDISON TREEHOUSE

**14681 MIDWAY RD. SUITE 200, ADDISON, TX 75001
5:00 PM EXECUTIVE SESSION, WORK SESSION &
REGULAR MEETING**

Notice is hereby given that the Addison City Council will conduct its REGULARLY SCHEDULED MEETING on Tuesday, June 8, 2021 at the Addison TreeHouse with a quorum of the City Council physically present. Limited seating for members of the public will be available using CDC recommended social distancing measures. The Town will utilize telephone or videoconference public meetings to facilitate public participation to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting. Telephonic or videoconferencing capabilities will be utilized to allow individuals to address the Council. Email comments may also be submitted to: iparker@addisontx.gov by 3:00 pm the day of the meeting. Members of the public are entitled to participate remotely via Toll-Free Dial-in Number: 877.853.5247; Meeting ID: 409.327.0683 Participant ID: #. For more detailed instructions on how to participate in this meeting visit our Agenda Page. The meeting will be live streamed on Addison's website at: www.addisontexas.net.

Call Meeting to Order

Pledge of Allegiance

EXECUTIVE SESSION

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:

- City Attorney

Section 551.071, Tex. Gov. Code, Consultation with an attorney to seek legal advice regarding pending or contemplated litigation or settlement offer regarding:

- Town of Addison, Texas v. CP Greenhill, LLC, and BBVA USA, f/k/a Compass Bank, Cause No. CC-20-01139-B, County Court at Law No. 2, Dallas County, Texas. (Greenhill Towers)

Reconvene in to 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

1. Present and Discuss the **Future Operation of the Addison Conference Centre.**
2. Present and Discuss **Proposed Updates to the Town of Addison Park and Recreation Ordinance.**
3. Present and Discuss **Council Liaison Opportunities and Appointments.**

REGULAR MEETING

Announcements and Acknowledgments Regarding Town and Council Events and Activities

- A presentation by the Texas Coalition for Affordable Power to the Town of Addison as a founding member of the organization.

Discussion of Meetings / Events

Public Comment

The City Council invites citizens to address the City Council on any matter, including items on the agenda, except public hearings that are included on the agenda. Comments related to public hearings will be heard when the specific hearing starts. Citizen comments are limited to three (3) minutes, unless otherwise required by law. To address the Council, please fill out a City Council Appearance Card and submit it to a staff member prior to the Public Comment item on the agenda. The Council is not permitted to take any action or discuss any item not listed on the agenda. The Council may choose to place the item on a future agenda.

Regular Items

4. Hold a Public Hearing, Present, Discuss, and Consider Action on an **Ordinance Changing the Zoning on Property Located at 5100 Belt Line Road, Suite 544, Currently Zoned Planned Development (PD), through Ordinances 012-002 and O20-08, by Approving a Special Use Permit for a Restaurant with the Sale of Alcoholic Beverages for On-Premises Consumption Only.** Case 1828-SUP - District.

 5. Present, Discuss, and Consider Action on an **Ordinance Granting a Meritorious Exception to Chapter 62 of the Code of Ordinances for Vitruvian West Phase II, Located at 3725 Vitruvian Way, in Order to Allow a 2,376.2 Square-Foot Mural on Portions of the East and South Facades.**

 6. Present and Discuss an **Update on Addison Kaboom Town 2021.**
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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.

THE TOWN OF ADDISON IS ACCESSIBLE TO PERSONS WITH DISABILITIES. PLEASE CALL (972) 450-7017 AT LEAST 48 HOURS IN ADVANCE IF YOU NEED ASSISTANCE.

POSTED BY: _____
Irma G. Parker, City Secretary

DATE POSTED: Thursday, June 3, 2021

TIME POSTED: 6:10 pm

DATE REMOVED FROM BULLETIN BOARD: _____

REMOVED BY: _____

Council Meeting

1.

Meeting Date: 06/08/2021

Department: Special Events

Pillars: Optimize the Addison Brand

AGENDA CAPTION:

Present and Discuss the **Future Operation of the Addison Conference Centre.**

BACKGROUND:

In March 2020 the Addison Conference Centre closed temporarily due to the local, state and federal guidance related to the COVID-19 pandemic. The closure was extended through Fiscal Year 2021 due to the negative impact the pandemic has had on Hotel Fund revenue (which funds the Addison Conference Centre).

In preparation for Fiscal Year 2022, staff will present an overview of the Addison Conference Centre's past operations and financials, as well as a comparison with similar municipal facilities. Staff will also present several options for how to proceed with the Addison Conference Centre, including operational aspects and potential impacts on the Hotel Fund. Staff seeks Council direction regarding the future operation of the facility.

RECOMMENDATION:

Staff requests direction from Council.

Attachments

Presentation - Addison Conference Centre Analysis

Addison Conference Centre Analysis

June 8, 2021



ADDISON

Overview

The Addison Conference Centre is a meeting and event facility that was built in 1992. It is operated by staff, funded through the Hotel Fund, and available for rent by the general public.

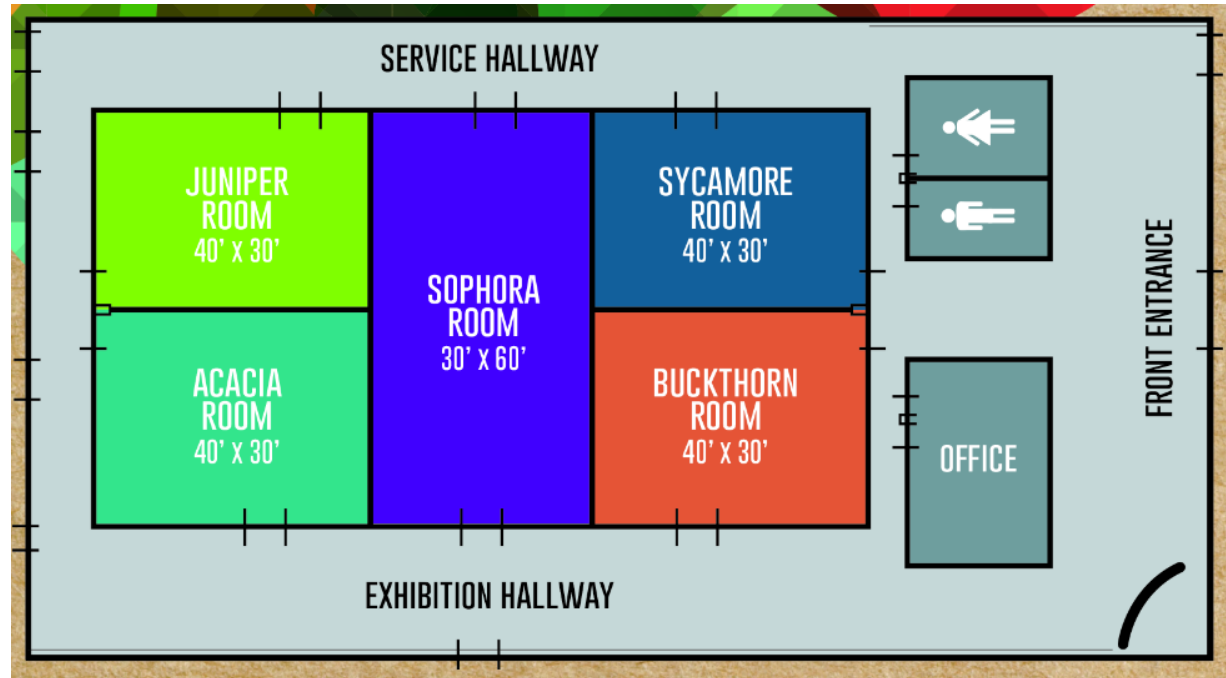
In March 2020 the facility was closed due to COVID-19, and the financial impacts of the pandemic led to its extended closure through Fiscal Year 2021.

Staff has developed four options for the operation of the facility for Fiscal Year 2022 and beyond.



Overview

- The overall facility is 14,600 sq. ft.
- The 6,600 sq. ft. ballroom can be divided into up to five spaces.
- The lobby offers just under 2,400 sq. ft. of exhibition space.
- The 600 sq. ft. Stone Cottage is also used for small meetings and events.



Prior Operations

The facility was rented for 270 bookings from January-December 2019.

Revenue by event type:

- 48% Business Meetings or Classes
- 32% Social Events
- 11% Conferences
- 7% Expos
- 2% Addison Circle Park Rentals

Basic Rental Rates:

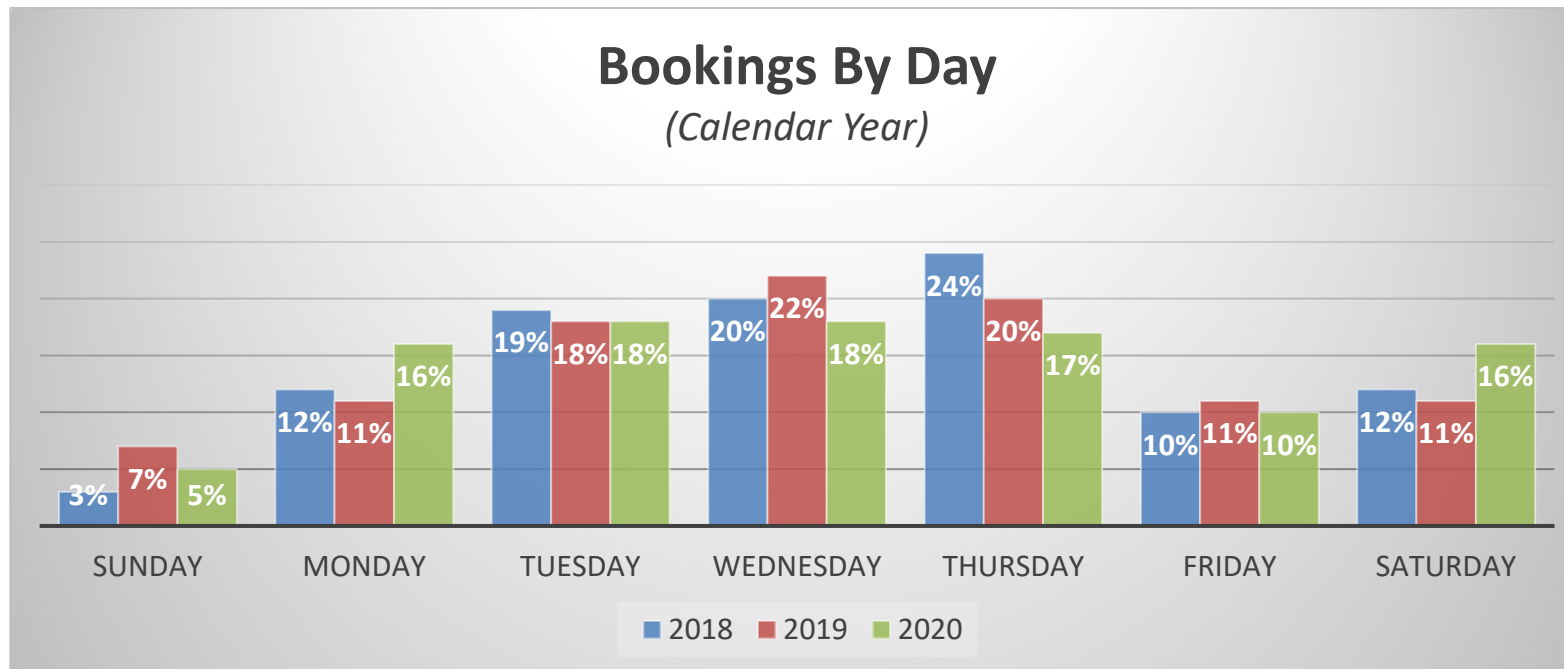
- \$1,440 for up to 8 hours Monday-Thursday
- \$2,160 for up to 8 hours Friday-Sunday



Prior Operations

Prior to March 2020 the facility operated Sunday-Saturday with 8 full-time staff, offered in-house catering through a outside company, and maintained a variety of audio-visual equipment and furnishings.

The majority of bookings take place Tuesday-Thursday:



Prior Operations

The financials have varied year to year, with an average annual net loss of \$441,620 since 2014.

Fiscal Yr.	2014	2015	2016	2017	2018	2019	2020
Revenue	\$ 602,841.45	\$ 690,983.36	\$ 758,675.79	\$ 630,538.32	\$ 629,277.62	\$ 523,710.14	\$ 233,182.44
Expense	\$ 1,061,514.13	\$ 959,138.81	\$ 1,156,759.06	\$ 1,211,293.25	\$ 1,027,979.66	\$ 956,507.48	\$ 787,355.63
Deficit	\$ (458,672.68)	\$ (268,155.45)	\$ (398,083.27)	\$ (580,754.93)	\$ (398,702.04)	\$ (432,797.34)	\$ (554,173.19)

A study of similarly-sized municipal event venues in DFW found 2 with annual net losses of \$20-30K, 2 with losses of \$200-375K, and 1 with a loss of \$660K (pre-COVID).

- The Addison Conference Centre is currently closed to the public. There are no staff at the facility, and it is not available for rent.
- The facility is occasionally used by Addison departments for meetings and trainings, as well as elections when requested by Dallas County.
- General Services staff and the Special Events Director monitor the facility and ensure it is maintained.
- A total of \$200,977 was budgeted for Fiscal Year 2021 for facility maintenance, utilities and other costs associated with the upkeep of the building.

Factors for consideration regarding the future of the Addison Conference Centre include:

- Financial sustainability of the facility
- Financial impact on the Hotel Fund
- Coordination vs competition with local hotels
- Community impact (restaurants, businesses, residents)
- Alternate use options

- Option 1: Resume Full-Service Operations
- Option 2: Resume Limited-Service Operations
- Option 3: Extend Temporary Closure
- Option 4: Repurpose Facility

Option 1: Resume Full-Service Operations

This option resumes facility operations as they were prior to the COVID-19 closure:

- Daily operations
- In-house catering partnership and audio-visual staff position
- 8 full-time staff

Staff hiring would begin in October 2021, with planned opening in January 2022. Bookings would be light in Q2 and would slowly increase through Q4.

	FY2022	FY2023
Estimated Revenue	\$287,848	\$460,816
Estimated Expense	\$946,506	\$965,436
Estimated Deficit	\$(658,658)	\$(504,620)

Option 1: Resume Full-Service Operations

	Actual 2019-20	Estimated 2020-21	Budget 2021-22	Year 1 Projected 2022-23	Year 2 Projected 2023-24	Year 3 Projected 2024-25	Year 4 Projected 2025-26
BEGINNING BALANCE	\$ 3,449,095	\$ 3,149,259	\$ 1,400,682	\$ 384,375	\$ (291,472)	\$ (829,445)	\$ (1,221,137)
REVENUES:							
Hotel/motel occupancy taxes (HOT)	3,240,946	3,000,000	4,570,500	4,799,025	4,942,996	5,091,286	5,244,024
Proceeds from special events	107,030	736,125	1,115,545	1,126,700	1,137,967	1,149,347	1,160,841
Conference Centre rental	233,183	-	287,848	460,816	506,898	557,587	574,315
Theatre Rental	68,781	23,810	24,048	24,289	24,531	24,777	25,025
Interest and other income	57,203	50,100	50,100	50,100	50,100	50,100	50,100
TOTAL REVENUES	\$3,707,143	\$3,810,035	\$6,048,041	\$6,460,930	\$6,662,492	\$6,873,097	\$7,054,304
EXPENDITURES:							
Addison Theatre Centre	246,578	318,877	322,066	325,286	328,539	331,825	335,143
Conference Centre	796,479	200,977	946,506	965,436	975,090	984,841	994,690
General Hotel Operations	55,828	50,000	159,464	161,059	162,669	164,296	165,939
Marketing	618,006	1,113,915	1,125,054	1,136,305	1,147,668	1,159,144	1,170,736
Performing Arts	505,000	329,089	332,380	335,704	339,061	342,451	345,876
Special Events	606,660	2,229,981	2,469,788	2,494,486	2,519,431	2,544,625	2,570,071
Special Events Operations	762,666	931,773	941,091	950,502	960,007	969,607	979,303
TOTAL OPERATING EXPENDITURES	3,591,217	5,174,612	6,296,349	6,368,777	6,432,465	6,496,789	6,561,757
Fund transfer out	\$ 384,000	\$ 384,000	\$ 768,000	\$ 768,000	\$ 768,000	\$ 768,000	\$ 768,000
Capital Projects (Cash Funded)	31,762	-	-	-	-	-	-
TOTAL EXPENDITURES	4,006,979	5,558,612	7,064,349	7,136,777	7,200,465	7,264,789	7,329,757
ENDING FUND BALANCE	\$ 3,149,259	\$ 1,400,682	\$ 384,375	\$ (291,472)	\$ (829,445)	\$ (1,221,137)	\$ (1,496,590)
Ending balance as a % of expenditures	87.7%	27.1%	6.1%	-4.6%	-12.9%	-18.8%	-22.8%
Required ending fund balance	\$ 897,804	\$ 1,293,653	\$ 1,574,087	\$ 1,592,194	\$ 1,608,116	\$ 1,624,197	\$ 1,640,439
Positive (Negative) fund balance variance	\$ 2,251,455	\$ 107,029	\$ (1,189,713)	\$ (1,883,667)	\$ (2,437,561)	\$ (2,845,335)	\$ (3,137,029)

Option 2: Resume Limited-Service Operations

This option resumes facility operations with different service offerings:

- Reduced days of operation (Monday-Saturday, closed Sunday)
- Outsource catering and audio-visual services with revenue share
- 4 full-time staff

Staff hiring would begin in October 2021, with planned opening in January 2022. Bookings would be light in Q2 and would slowly increase through Q4.

	FY2022	FY2023
Estimated Revenue	\$237,360	\$378,320
Estimated Expense	\$617,614	\$629,966
Estimated Deficit	\$(380,254)	\$(251,646)

Option 2: Resume Limited-Service Operations

	Actual 2019-20	Estimated 2020-21	Budget 2021-22	Year 1 Projected 2022-23	Year 2 Projected 2023-24	Year 3 Projected 2024-25	Year 4 Projected 2025-26
BEGINNING BALANCE	\$ 3,449,095	\$ 3,149,259	\$ 1,400,682	\$ 662,779	\$ 239,906	\$ (68,904)	\$ (258,873)
REVENUES:							
Hotel/motel occupancy taxes (HOT)	3,240,946	3,000,000	4,570,500	4,799,025	4,942,996	5,091,286	5,244,024
Proceeds from special events	107,030	736,125	1,115,545	1,126,700	1,137,967	1,149,347	1,160,841
Conference Centre rental	233,183	-	237,360	378,320	397,236	417,098	423,354
Theatre Rental	68,781	23,810	24,048	24,289	24,531	24,777	25,025
Interest and other income	57,203	50,100	50,100	50,100	50,100	50,100	50,100
TOTAL REVENUES	\$3,707,143	\$3,810,035	\$5,997,553	\$6,378,434	\$6,552,831	\$6,732,607	\$6,903,344
EXPENDITURES:							
Addison Theatre Centre	246,578	318,877	322,066	325,286	328,539	331,825	335,143
Conference Centre	796,479	200,977	617,614	629,966	636,266	642,628	649,055
General Hotel Operations	55,828	50,000	159,464	161,059	162,669	164,296	165,939
Marketing	618,006	1,113,915	1,125,054	1,136,305	1,147,668	1,159,144	1,170,736
Performing Arts	505,000	329,089	332,380	335,704	339,061	342,451	345,876
Special Events	606,660	2,229,981	2,469,788	2,494,486	2,519,431	2,544,625	2,570,071
Special Events Operations	762,666	931,773	941,091	950,502	960,007	969,607	979,303
TOTAL OPERATING EXPENDITURES	3,591,217	5,174,612	5,967,457	6,033,307	6,093,640	6,154,576	6,216,122
Fund transfer out	\$ 384,000	\$ 384,000	\$ 768,000	\$ 768,000	\$ 768,000	\$ 768,000	\$ 768,000
Capital Projects (Cash Funded)	31,762	-	-	-	-	-	-
TOTAL EXPENDITURES	4,006,979	5,558,612	6,735,457	6,801,307	6,861,640	6,922,576	6,984,122
ENDING FUND BALANCE	\$ 3,149,259	\$ 1,400,682	\$ 662,779	\$ 239,906	\$ (68,904)	\$ (258,873)	\$ (339,651)
Ending balance as a % of expenditures	87.7%	27.1%	11.1%	4.0%	-1.1%	-4.2%	-5.5%
Required ending fund balance	\$ 897,804	\$ 1,293,653	\$ 1,491,864	\$ 1,508,327	\$ 1,523,410	\$ 1,538,644	\$ 1,554,031
Positive (Negative) fund balance variance	\$ 2,251,455	\$ 107,029	\$ (829,086)	\$ (1,268,421)	\$ (1,592,314)	\$ (1,797,517)	\$ (1,893,682)

Option 3: Extend Temporary Closure

This option continues the temporary closure of the facility for another year:

- No rentals or public use of facility.
- Continued use for special events and internal meetings.

Facility status would be reevaluated during the FY2023 budgeting process.

	FY2022	FY2023
Estimated Revenue	\$0	TBD
Estimated Expense	\$199,338	TBD
Estimated Deficit	\$(199,338)	TBD

Option 3: Extend Temporary Closure

	Actual 2019-20	Estimated 2020-21	Budget 2021-22	Year 1 Projected 2022-23	Year 2 Projected 2023-24	Year 3 Projected 2024-25	Year 4 Projected 2025-26
BEGINNING BALANCE	\$ 3,449,095	\$ 3,149,259	\$ 1,400,682	\$ 843,695	\$ 471,136	\$ 198,012	\$ 28,195
REVENUES:							
Hotel/motel occupancy taxes (HOT)	3,240,946	3,000,000	4,570,500	4,799,025	4,942,996	5,091,286	5,244,024
Proceeds from special events	107,030	736,125	1,115,545	1,126,700	1,137,967	1,149,347	1,160,841
Conference Centre rental	233,183	-	-	-	-	-	-
Theatre Rental	68,781	23,810	24,048	24,289	24,531	24,777	25,025
Interest and other income	57,203	50,100	50,100	50,100	50,100	50,100	50,100
TOTAL REVENUES	\$3,707,143	\$3,810,035	\$5,760,193	\$6,000,114	\$6,155,595	\$6,315,510	\$6,479,989
EXPENDITURES:							
Addison Theatre Centre	246,578	318,877	322,066	325,286	328,539	331,825	335,143
Conference Centre	796,479	200,977	199,338	201,331	203,345	205,378	207,432
General Hotel Operations	55,828	50,000	159,464	161,059	162,669	164,296	165,939
Marketing	618,006	1,113,915	1,125,054	1,136,305	1,147,668	1,159,144	1,170,736
Performing Arts	505,000	329,089	332,380	335,704	339,061	342,451	345,876
Special Events	606,660	2,229,981	2,469,788	2,494,486	2,519,431	2,544,625	2,570,071
Special Events Operations	762,666	931,773	941,091	950,502	960,007	969,607	979,303
TOTAL OPERATING EXPENDITURES	3,591,217	5,174,612	5,549,181	5,604,672	5,660,719	5,717,326	5,774,499
Fund transfer out	\$ 384,000	\$ 384,000	\$ 768,000	\$ 768,000	\$ 768,000	\$ 768,000	\$ 768,000
Capital Projects (Cash Funded)	31,762	-	-	-	-	-	-
TOTAL EXPENDITURES	4,006,979	5,558,612	6,317,181	6,372,672	6,428,719	6,485,326	6,542,499
ENDING FUND BALANCE	\$ 3,149,259	\$ 1,400,682	\$ 843,695	\$ 471,136	\$ 198,012	\$ 28,195	\$ (34,315)
Ending balance as a % of expenditures	87.7%	27.1%	15.2%	8.4%	3.5%	0.5%	-0.6%
Required ending fund balance	\$ 897,804	\$ 1,293,653	\$ 1,387,295	\$ 1,401,168	\$ 1,415,180	\$ 1,429,332	\$ 1,443,625
Positive (Negative) fund balance variance	\$ 2,251,455	\$ 107,029	\$ (543,601)	\$ (930,032)	\$ (1,217,168)	\$ (1,401,136)	\$ (1,477,940)

Option 4: Repurpose Facility

This option would direct staff to explore alternate uses for the facility and return to Council with additional information. In the meantime, the facility would remain closed to the public and available to Addison staff for meetings and trainings.

Estimated costs would depend on the nature of the alternate uses, need for facility renovation, and required staffing levels.

Questions

ADDISON



Council Meeting

Meeting Date: 06/08/2021

Department: Parks & Recreation

Pillars: Gold Standard in Customer Service

Milestones: Define and promote Addison Identity

AGENDA CAPTION:

Present and Discuss Proposed Updates to the Town of Addison Park and Recreation Ordinance.

BACKGROUND:

The Town of Addison's Ordinances do not preclude group gatherings of any size in parks. A Special Event Permit is required for group gatherings that exceed 1,500 people. Issues with group gatherings in neighborhood parks are occurring on an increasing basis. In addition, the Parks Department is contacted weekly by residents, businesses, and non-Addison residents who wish to reserve park space for a gathering. Staff will give a presentation to Council that identifies the issues that are being experienced, discuss where they are occurring, and identify the impacts to the community.

To help direct group gatherings to appropriate locations and manage the impacts, staff proposes that a Park Use Permit be required for any group gathering over 20 people in Addison Parks. The proposed permit would address the following criteria:

Who can Apply for a Park Use Permit?	Addison Residents and Businesses
What is the cost of the permit?	Residents - \$150 Refundable Deposit Businesses -\$150 Refundable Deposit + \$75 first 3 hours and \$25/ Hour thereafter
What are the hours of use?	8:00 AM - 8:00 PM
What locations are appropriate for park use by groups?	Urban Parks - Addison residents and businesses Neighborhood Parks - Addison residents for neighborhood gatherings only
What size group requires a permit?	20-100 would require a Park Use Permit >100 would require a Special Event Permit
What are the rules?	Individual making the reservation is responsible for any damage. Individual making the reservation is responsible for clean up. Approval is required for the set up of portable items, music, alcohol, games, and food trucks.
What is the recourse if the rules are broken?	Park Use Permit Applicant will lose their deposit plus charges will incur for replacement or repair of any damage to the park or park facilities. If a Park Use Permit was not secured for a group gathering, a citation will be issued and a fine up to \$500 may be issued by the Municipal Court.

Staff requests Council's input on the proposed Park Use Permit. If Council discussion indicates they are in favor of a Park Use Permit, staff would prepare an update to the Park & Recreation Ordinance to Council for consideration of adoption.

RECOMMENDATION:

Information only, no action required.

Attachments

Presentation - Park Ordinance Discussion

PARK ORDINANCE DISCUSSION

June 8, 2021



Background



Chapter 58 - Park and Recreation Ordinance does not address group gatherings in public parks except for setting rental requirements for the Pavilion at Les Lacs Park and the Pavilion at the Addison Athletic Club Outdoor pool.

Chapter 67 - Special Events Ordinance* includes the following definitions and permit requirements for group gatherings:

- District Event - An event held within the district and average attendance that equals or exceeds 1,500 participants per day.
- District Function – An event held within the district and average attendance is fewer than 1,500 participants per day.
- Non-District Event – An event held on private or public property outside of the district that has or is expected to have an average attendance that equals or exceeds 1,500 participants and spectators for each day.
- Event Permit – No special event may be held within the town without first obtaining a special event permit. It is encouraged that special events be hosted in the Addison Arts & Events district when appropriate, but permits may be obtained for other areas within the town as determined through the special events application.

*The Special Events Department is bringing a proposed update to this ordinance to Council in the fall of 2021. The proposed update would make recommendations to reduce the number of daily participants needed to require a permit. These changes will focus on Addison Circle Park and Vitruvian Park.

Current Ordinances do not preclude gatherings under 1,500 people from occurring in Addison Parks. As a result, issues with group gatherings at Urban and Neighborhood Parks, some of which are not designed to accommodate large groups, are occurring. Those issues are:

- Group sizes have exceeded parking capacity.
- Groups have told residents the park is closed for their use.
- Park grounds and amenities have been damaged from mis-use (i.e., stakes have punctured irrigation lines, applied adhesives have damaged paint on site amenities, landscape beds have been trampled and/or electrical plugs have been damaged).
- Demands on park staff have increased due to increased clean up of trash and debris.
- Park staff are typically not on-site during evenings when events typically occur so clean up is not immediate.
- Many group gatherings are not initiated by Addison Residents or Businesses.
- The current ordinance does not provide the Addison Police Department with a means to address issues related to gatherings in Addison Parks.

Staff receives calls from residents, businesses and non-residents requesting to reserve a space for small gatherings, such as weddings and neighborhood parties. Many of the requests are for reserving park spaces other than the pavilion at Les Lacs Park.

Addison Parks



DESTINATION PARKS*

Addison Circle Park

Vitruvian Park

CHARACTERISTICS

- 10+ Acres
- Regional Use
- Parking to support use

COMMUNITY FACILITIES*

Addison Athletic Club

Addison Conference & Theatre Center

CHARACTERISTICS

- Regional or Town Wide Use
- Parking to support use

URBAN PARKS

Arapaho Park

Addison Grove Parks (Future)

Beckert Park

Bosque Park

Parkview Park

Spruill Park

Quorum Park

CHARACTERISTICS

- 1/3 – 3 Acres
- Resident, Business & Visitor Use
- Shared Parking

NEIGHBORHOOD PARKS

Addison Town Park

Celestial Park

Dome Park

Les Lacs Park

North Addison Park

Winnwood Park

CHARACTERISTICS

- 2-6 Acres
- Neighborhood Use
- Limited or No Parking

GREENBELT TRAILS**

White Rock Creek Trail

Redding Trail

CHARACTERISTICS

- Linear 20 – 100' wide
- For connectivity
- Limited or No Parking

Proposed Solution

Staff proposes that a Park Use Permit be developed to meet the needs of Addison Residents and Businesses while reducing the impacts of group gatherings that are occurring.

The Permit would identify:

- Who can apply for the permit?
- What is the cost of a permit?
- What are the hours of use?
- What locations are appropriate for park use by groups?
- What size group requires a permit?
- Rules for use.
- Recourse if rules are broken.

Proposed Solution

ADDISON®



Who Can Apply for a Park Use Permit?

Addison Residents and Businesses. (Business use would be limited to select locations.)

What is the cost of the permit?

Residents - \$150 refundable deposit. (3 hour limit)
Businesses - \$150 refundable deposit + \$75.00 for the first 3 hours and \$25 / hour thereafter.
Minimal charge may be required for set up of items.

What are the hours of use?

8:00 AM – 8:00 PM

What size group requires a permit?

20-100 People

These guidelines follow the precedents set to reserve the pavilion at Les Lacs Park, except for Group Size which is 75.

Proposed Solution

URBAN PARKS

Arapaho Park
Addison Grove
Parks (Future)
Beckert Park
Bosque Park
Parkview Park
Spruill Park
Quorum Park

NEIGHBORHOOD PARKS

Addison Town Park
Celestial Park
Dome Park
Les Lacs Park
North Addison Park
Winnwood Park

CHARACTERISTICS

- 1/3 – 3 Acres
- Resident, Business & Visitor Use
- Shared Parking

CHARACTERISTICS

- 2-6 Acres
- Neighborhood Use
- Limited or No Parking

What Locations Are Appropriate?

All gatherings of more than 20 people would require an application for a Park Use Permit. The Director of Parks & Recreation will consider all applications and analyze criteria to determine if the permit is approved or not. If approved, the permit would reserve a specific space within a park for group use for a specified time frame.

In order to determine approval of the application the following criteria would be considered:

- Maximum number of attendees
- Requested Location
- Proposed Date & Time
- Type of Event
- Parking Needs / Arrangements
- Set Up Needs

Issuance of Park Use Permits will be limited to parks classified as Urban Parks. The following exceptions will be allowed for parks classified as Neighborhood Parks:

- Les Lacs Park Pavilion may be reserved.
- Neighborhood specific gatherings (HOA meetings / block parties) that do not require parking or restrooms will be considered for Neighborhood Parks.



What are the rules for use and recourse if rules are not followed?

The Individual making the reservation will assume liability for any damages. If the rules for use are not followed the deposit will be forfeited.

The Individual making the reservation is responsible for ensuring the park area is left clean and clear of litter, debris and set-up items. Clean Up must be completed within time period of the reservation.

The reservation is for a specific area in a park. The individual reserving the area understands the remaining areas of the park will be open for public use.

The following items require special approval and must be included in the Park Use Permit application:

- Portable tables and chairs
- Music
- Alcohol
- Portable restrooms
- Bounce House / Games (that require staking)
- Food Trucks

Next Steps



- Staff requests input from Council regarding the proposed Park Use Permit.
- If the discussion is generally in favor of the permit, staff will prepare an update to the Park & Recreation Ordinance and bring it to Council for consideration of adoption.

Park Use Permit Overview	
Who Can Apply for a Permit?	Addison Residents and Businesses
What is the Cost of the Permit?	Residents - \$150 Refundable Deposit Businesses - \$150 Refundable Deposit + \$75 first 3 hours and \$25 / Hour thereafter
What are the hours of use?	8:00 AM – 8:00 PM
What locations are appropriate for park use by groups?	Urban Parks – Addison residents and businesses Neighborhood Parks – Addison residents for neighborhood gatherings only.
What size group requires a permit?	20-100 would require a Park Use Permit > 100 would require a Special Event Permit
What are the rules?	Individual making the reservation is responsible for damage. Individual making the reservation is responsible for clean up and off-site disposal of garbage. Permit is for a specific area in the park. The park remains open for public use. Approval is required for the set up of portable items, music, alcohol, games and food trucks and a small fee may be associated if staff presence is required.
What is the recourse if the rules are broken?	Park Use Permit applicant will lose their deposit, plus charges will incur for replacement or repair of any damage to the park or park facilities. If a Park Use Permit was not secured for a group gathering a citation would be issued, and a fine up to \$500 may be issued by the Municipal Court.

Council Meeting

3.

Meeting Date: 06/08/2021

Department: City Secretary

AGENDA CAPTION:

Present and Discuss **Council Liaison Opportunities and Appointments.**

BACKGROUND:

Historically, liaison assignments have been divided among Council members after the May election. These assignments are intended to provide a greater depth of understanding about the technical nature of certain community features, issues, or programs such as the Airport, Economic Development, and the Arbor Foundation. Once assigned, liaisons report back to the City Council with status reports regarding various projects and initiatives. Formal action on liaison assignments is planned for the June 22, 2021 Council Meeting.

A copy of the June 2020 - May 2021 appointments are attached for Council review and information.

RECOMMENDATION:

Staff requests direction from Council.

Attachments

Liaisons - June 2020 - May 2021

ORGANIZATION - Funded	Mayor Chow	Mayor Pro-Tem Ward	Deputy Mayor Pro-Tem Quintanilla	Council Member Walden	Council Member Braun	Council Member Willeesen	Ivan Hughes
Addison Arbor Foundation				X			
Metrocrest Chamber of Commerce					X		X
Outcry Theatre						X	
WaterTower Theatre					X		
World Affairs Council of Dallas/Fort Worth	X	X					X
ORGANIZATION - Unfunded							
Ad Hoc Committee w/Farmers Branch	X	X			X		
Addison Airport/ Air Transportation Advisory Committee			X			X	
Education					X		
Finance					X	X	X
Greater Dallas Regional Chamber		X					
Metrocrest Mayors	X						
North Dallas Chamber of Commerce		X	X				
North Texas Commission					X		
Regional Transportation Council/ North Central Texas Council of Governments							X
Silver Line, DART, TML, TMRS	X	X	X	X	X	X	X

Council Meeting

4.

Meeting Date: 06/08/2021

Department: Development Services

AGENDA CAPTION:

Hold a Public Hearing, Present, Discuss, and Consider Action on an **Ordinance Changing the Zoning on Property Located at 5100 Belt Line Road, Suite 544, Currently Zoned Planned Development (PD), through Ordinances 012-002 and O20-08, by Approving a Special Use Permit for a Restaurant with the Sale of Alcoholic Beverages for On-Premises Consumption Only.** Case 1828-SUP - District.

BACKGROUND:

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on May 18, 2021, voted to recommend approval of an ordinance changing the zoning on property located at 5100 Belt Line Road, Suite 544, which property is currently zoned PD, Planned Development, through Ordinances 012-002 and O20-08, by approving a Special Use Permit for a new restaurant with the sale of alcoholic beverages for on premises consumption only, subject to the following condition:

- The applicant shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage

Voting Aye: Catalani, Craig, DeFrancisco, Fansler, Meleky, Resnik, Souers

Voting Nay: none

Absent: none

SPEAKERS AT THE PUBLIC HEARING: none.

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

RECOMMENDATION:

Administration recommends approval.

Attachments

Presentation - Case 1828-SUP

1828-SUP Ordinance

1828-SUP Staff Report

**District
Special Use Permit
(1828-SUP)**

The logo for the City of Addison, featuring the word "ADDISON" in a bold, blue, sans-serif font centered within a white circle. The circle is set against a blue background that is part of a larger graphic design on the right side of the slide, which includes diagonal white lines and a grey triangle in the top right corner.

ADDISON

Case 1828-SUP District

ADDISON

LOCATION:

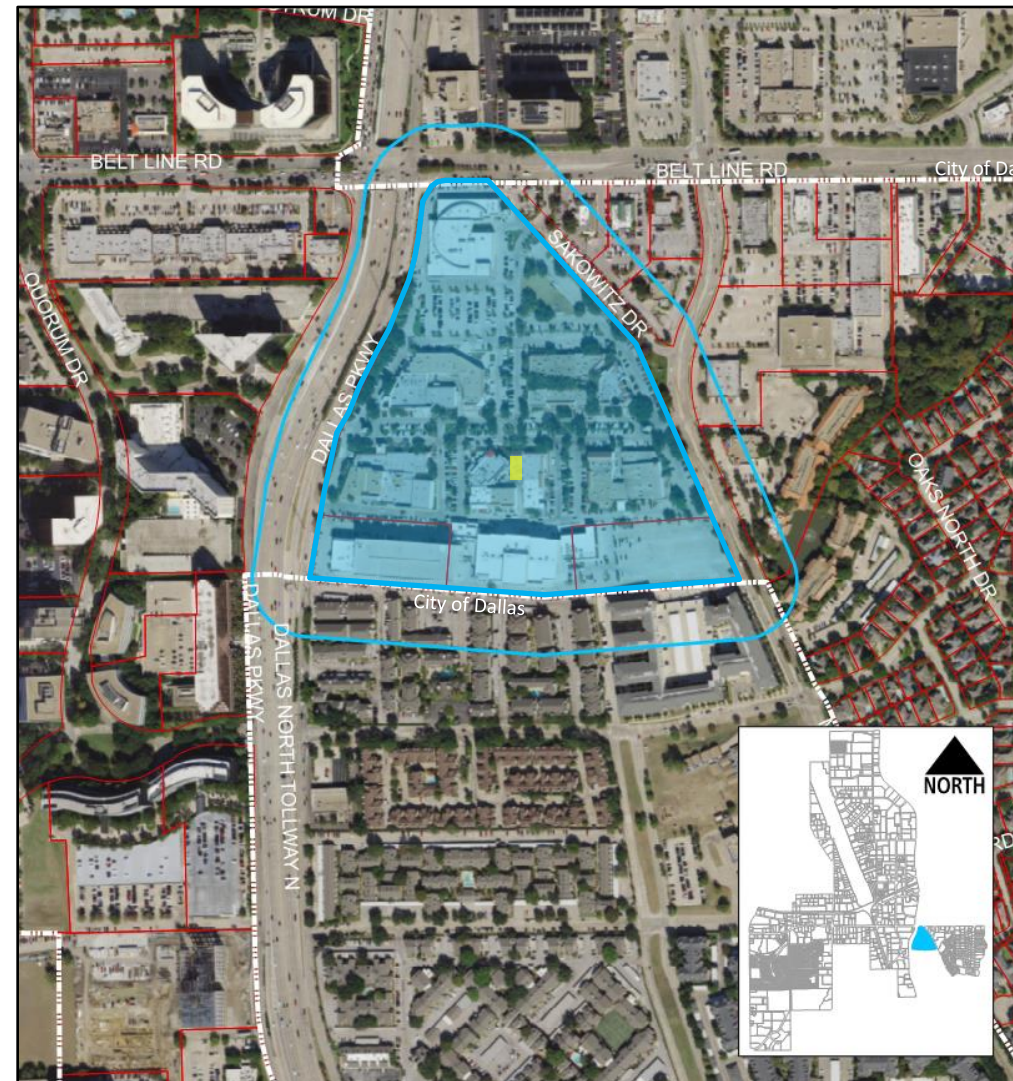
5100 Belt Line Road, Suite 544.

REQUEST:

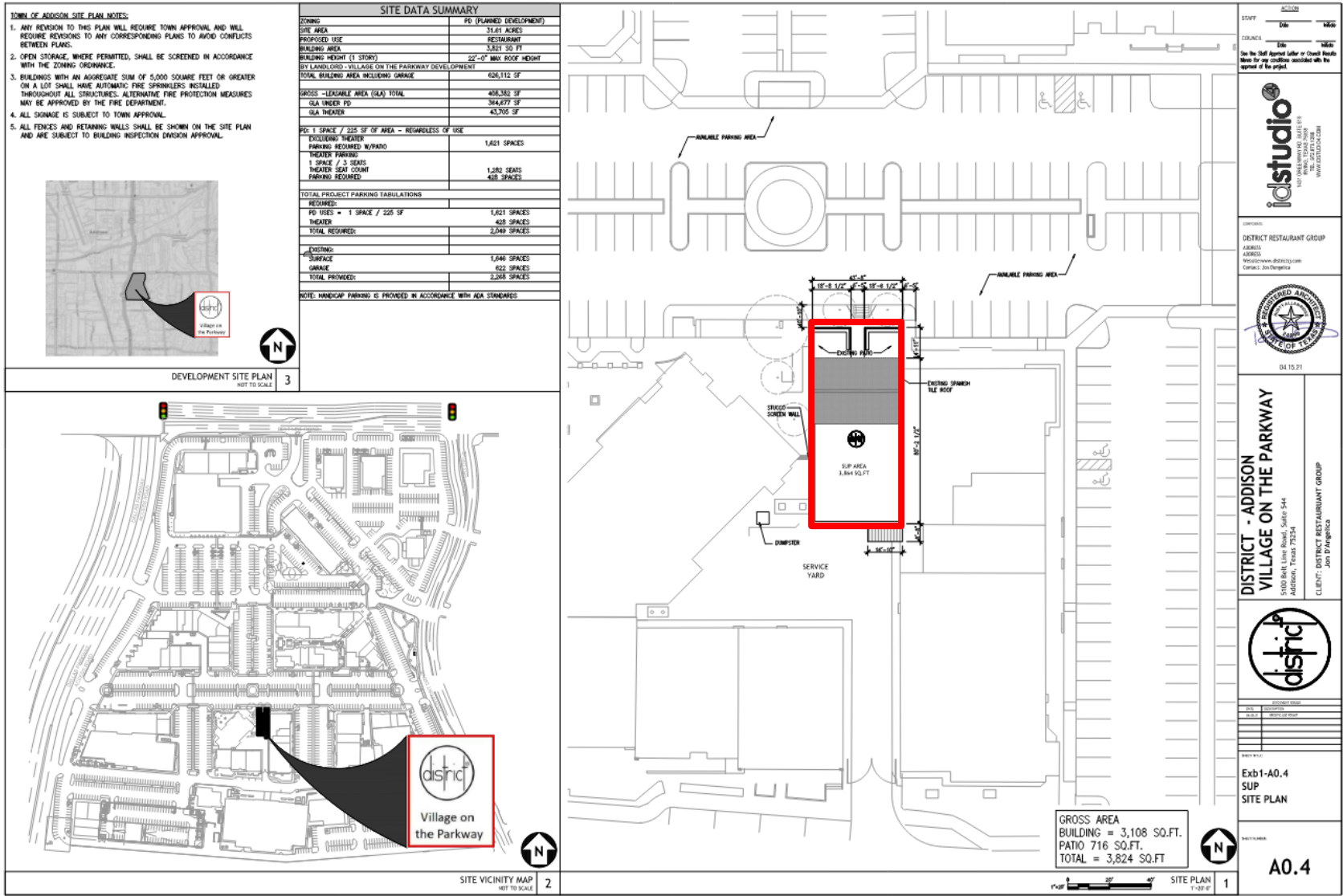
Approval of a Special Use Permit for a restaurant with the sales of alcoholic beverages for on-premises consumption only, to permit a new restaurant with a patio.

ACTION REQUIRED:

Discuss, consider, and take action on the appropriateness of the proposed restaurant use/sale of alcoholic beverages for on-premises consumption, and associated site conditions at the subject property.



Case 1828-SUP District



PROJECT HISTORY:

2012 – Rezoned to PD to support reinvestment in Village on the Parkway

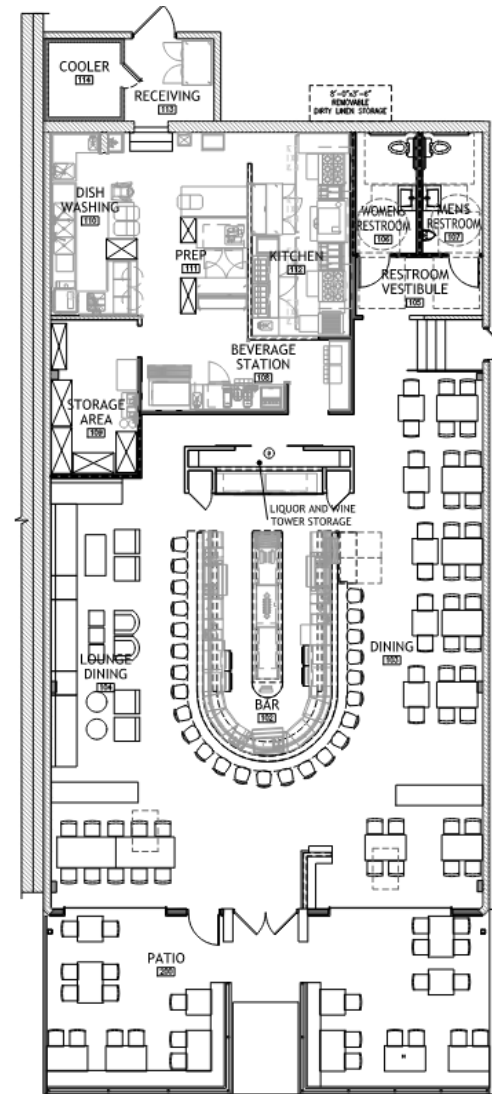
2020 – PD Amendment to support an additional nonresidential building and landscape, mobility, and parking improvements

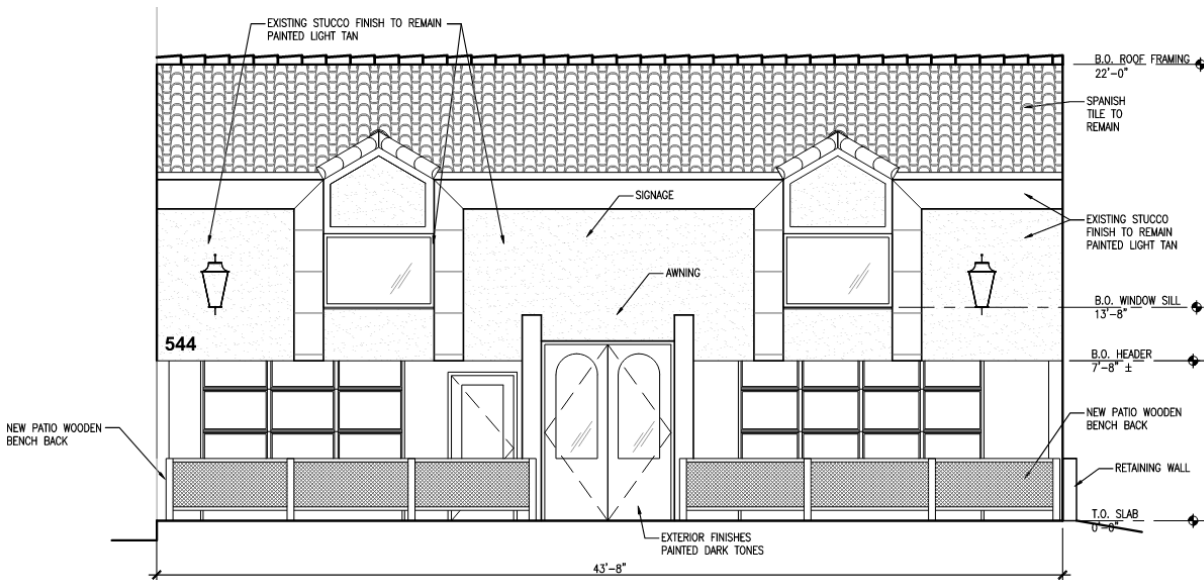
Present – District proposes to occupy and improve former Mercy Wine Bar tenant space, which had SUPs for sale of alcohol for on- and off-premises consumption

Case 1828-SUP District

Restaurant Use:

- 3,108 SF of interior floor area
- 716 SF of uncovered patio space
- Seating for 94 indoors, 40 on the patio
- Alcohol sales for on-premises consumption only





PARKING:

Overall site exceeds PD parking requirements by 219 spaces.

OPEN SPACE AND LANDSCAPE:

Existing street trees and landscape areas at the building frontage satisfy landscape requirements for this site.

EXTERIOR APPEARANCE:

The applicant intends to retain the existing façade design, with the exception of painting and removal of the existing patio cover.

Case 1828-SUP District

ADDISON

PUBLIC NOTICE:

Notice of public hearing was provided to property owners within 200 feet of the subject property in accordance with Town and State law.

NOTICE RECIPIENTS: 5.

FOR: None.

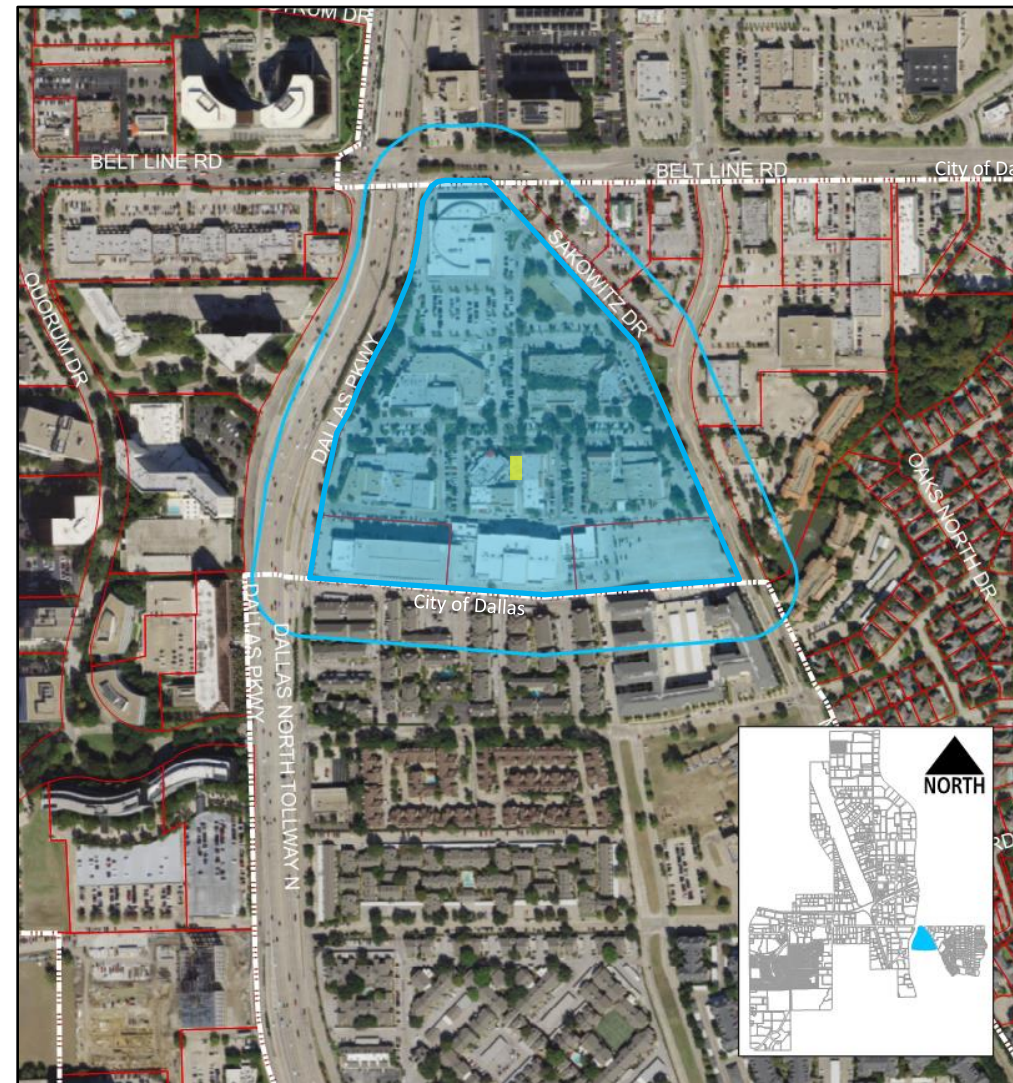
AGAINST: None.

NEUTRAL: None.

PLANNING & ZONING COMMISSION ACTION

Approval: 7 – 0, with conditions:

- No terms or graphic depictions that relate to alcoholic beverages in any exterior signage.



RECOMMENDATION:

Staff recommends **approval of the request, with the following condition:**

- The applicant shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage
- Ordinances 002-039 and 011-019 - addressing alcohol sales for Mercy Wine Bar - are repealed

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE BY REPEALING ORDINANCE NOS. 002-039 AND 011-019 AND GRANTING A SPECIAL USE PERMIT FOR A RESTAURANT AND FOR THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISES CONSUMPTION FOR PROPERTY LOCATED AT 5100 BELT LINE ROAD, SUITE 544; 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; PROVIDING FOR SAVINGS, NO SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the property located at 5100 Belt Line Road, Suite 544, is zoned PD, Planned Development, through Ordinance Numbers 012-002 and O20-08; and

WHEREAS, at its regular meeting held on May 18, 2021 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.1828-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. 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. Ordinance Nos. 002-039 and 011-019, granting Special Use Permits to Mercy Wine Bar, the former occupant of this property, be and are hereby repealed in their entirety.

SECTION 3. A Special Use Permit authorizing a restaurant and authorizing the sale of alcoholic beverages for on-premises consumption only, on the property located at 5100 Belt Line Road, Suite 544, 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 shall be limited to that particular area designated on the final site plan as encompassing a total area not to exceed 3,824 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 ensure 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 Permits 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 and 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 4. 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 5. 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 6. 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 7. 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.

DULY RESOLVED AND ADOPTED by the City Council of the Town of Addison, Texas, on this the **8TH** day of **JUNE 2021.**

TOWN OF ADDISON, TEXAS

Joe Chow, Mayor

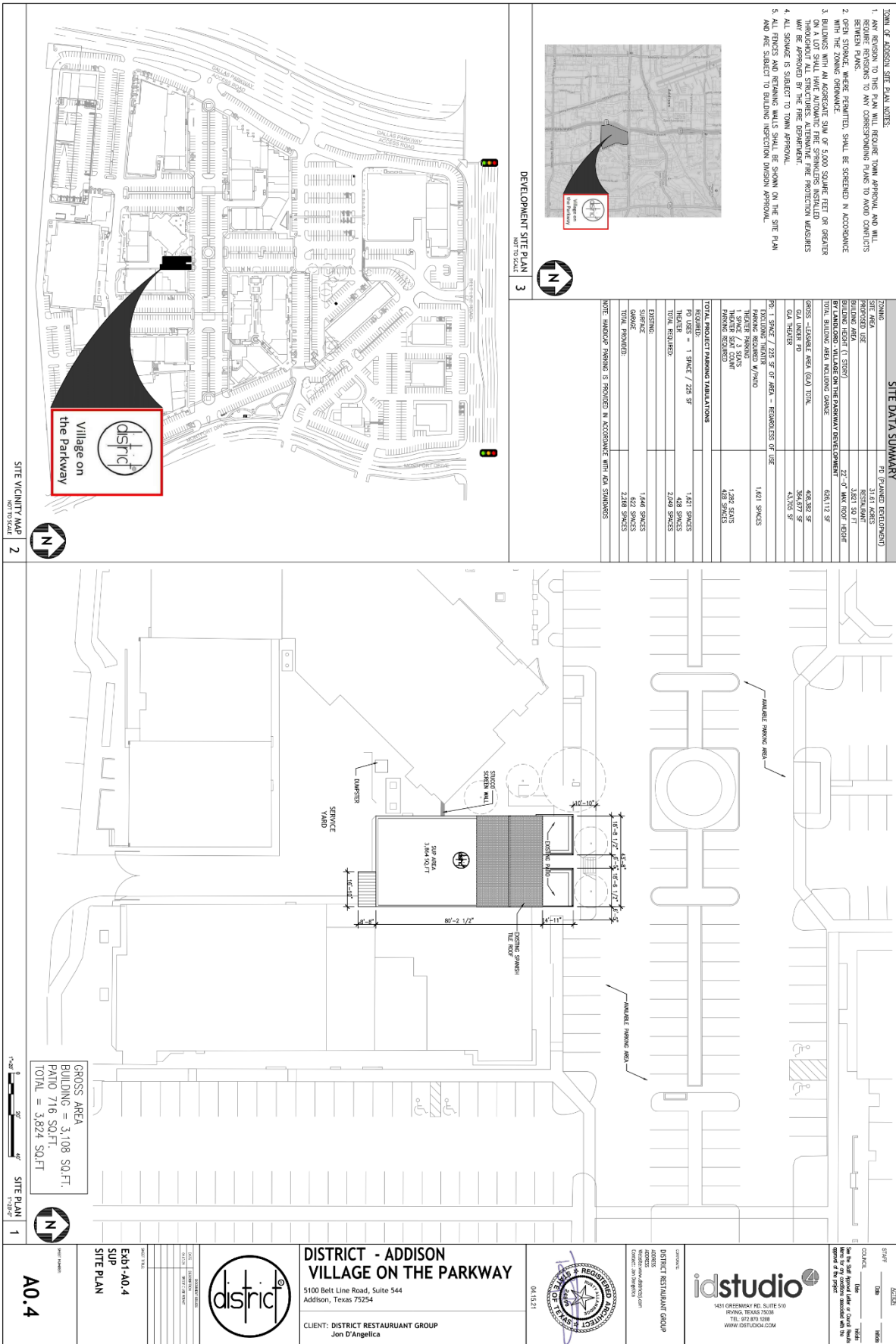
ATTEST:

APPROVED AS TO FORM:

Irma Parker, City Secretary

City Attorney

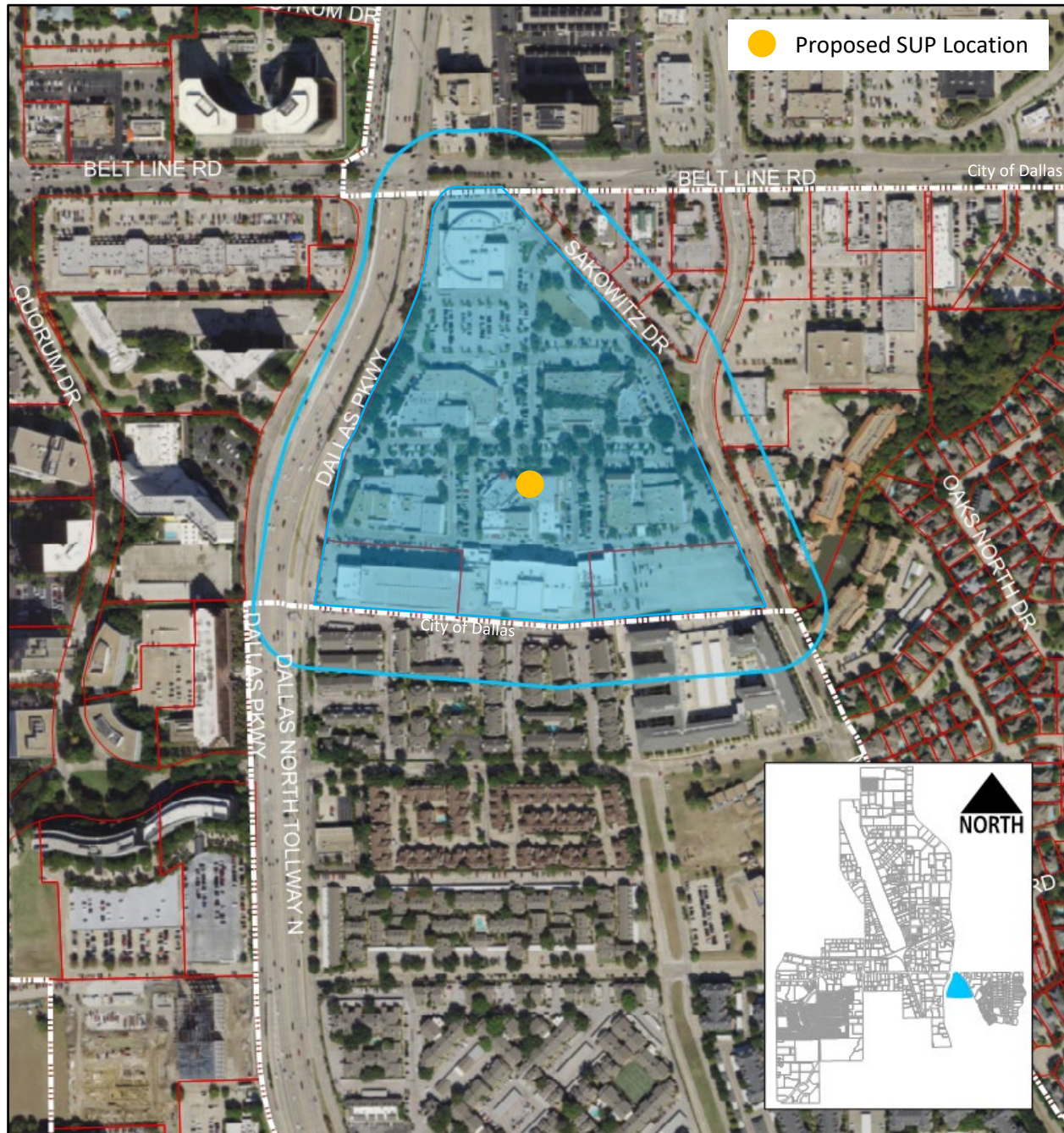
EXHIBIT A



1828-SUP

PUBLIC HEARING Case 1828-SUP/District. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 5100 Belt Line Road, Suite 544, which property is currently zoned PD, Planned Development, through Ordinances O12-002 and O20-08, by approving a Special Use Permit for a new restaurant with the sale of alcoholic beverages for on premises consumption only.

LOCATION MAP





May 13, 2021

STAFF REPORT

RE: 1828-SUP/District

LOCATION: 5100 Belt Line Road, Suite 544

REQUEST: Approval of a Special Use Permit for a restaurant with the sale of alcoholic beverages for on-premises consumption only, to permit a new restaurant with a patio.

APPLICANT: Polo Padilla, ID Studio4, LLC

DISCUSSION:

Background: This proposed restaurant is situated within the Village on the Parkway shopping center, which is located at the southeast corner of Belt Line Road and Dallas Parkway. This center is zoned PD, Planned Development, through Ordinance 012-002, and as recently amended by Ordinance O20-08, which allowed for the construction of an additional nonresidential building and associated mobility, landscape, and parking improvements.

A new restaurant tenant, District, has requested to improve and occupy Suite 544, a 3,824 square foot lease space located in the southern quadrant of the center, situated between Lazy Dog and Stirr. This space is now vacant, but it was previously occupied by Mercy. District is a restaurant that will include the sale of alcoholic beverages for on premises consumption only. For the previous tenant, a Special Use Permit (SUP) was first granted in 2002 for the establishment of the restaurant and to permit the sale of alcoholic beverages for on premises consumption. An additional SUP was granted in 2011, to permit the sale of beer and wine for off-premises consumption. Due to changes proposed to the interior floor plan, a new SUP is required.

District was founded in Northern California in February 2007 and it has locations in San Francisco, Oakland, and San Jose. The dining concept pairs globally inspired shareable plates with an extensive and diverse wine and whiskey program. The proposed operating hours for the Addison location are 11 am – 10 pm, with closing extending to midnight on Fridays and Saturdays.

Proposed Plan: The applicant is requesting approval of a new SUP for a restaurant with the sale of alcoholic beverages for on-premises consumption only. The restaurant space would total 3,824 square feet, inclusive of a 716 square-foot uncovered, outdoor patio area. The floor plan shows a large open concept dining area, with a central bar area and a small lounge dining area adjacent to the bar. The interior dining room seats 94 and the outdoor patio seats 40.

Parking: This property is zoned PD, which requires a mixed-use parking ratio of 1 space per 225 square feet of gross floor area across all uses, with the exception of the movie theatre, which shall be parked at 1 space per three theatre seats. Based on the center’s total square footage,

inclusive of this tenant space, it requires 2,049 parking spaces. There are currently 2,268 parking spaces provided on site, exceeding the minimum parking required by the PD district.

Exterior Facades: The façade plans largely retain the design of the existing façade, with minor refinements being made via painting and the provision of new patio furnishings. The applicant does plan to remove the existing patio cover.

Landscaping and Open Space: This tenant space is fronted by three mature street trees and is adjacent to a large landscape area situated between the patio and an adjacent restaurant. No additional landscape or open space improvements are required to support this existing tenant space.

RECOMMENDATION: **APPROVAL WITH CONDITIONS**

As pandemic conditions continue to improve, Addison will continue to see a decline in restaurant vacancies throughout the Town. District is symbolic of this trend, offering a vibrant and communal dining experience that will further diversify the Village on the Parkway dining offerings.

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

- The applicant shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage.



Case 1828-SUP/District

May 18, 2021

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on May 18, 2021, voted to recommend approval of an ordinance changing the zoning on property located at 5100 Belt Line Road, Suite 544, which property is currently zoned PD, Planned Development, through Ordinances 012-002 and O20-08, by approving a Special Use Permit for a new restaurant with the sale of alcoholic beverages for on premises consumption only, subject to the following condition:

- The applicant shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage

Voting Aye: Catalani, Craig, DeFrancisco, Fansler, Meleky, Resnik, Souers

Voting Nay: none

Absent: none

SPEAKERS AT THE PUBLIC HEARING:

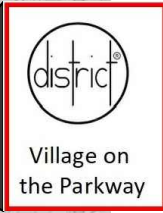
For: none

On: none

Against: none

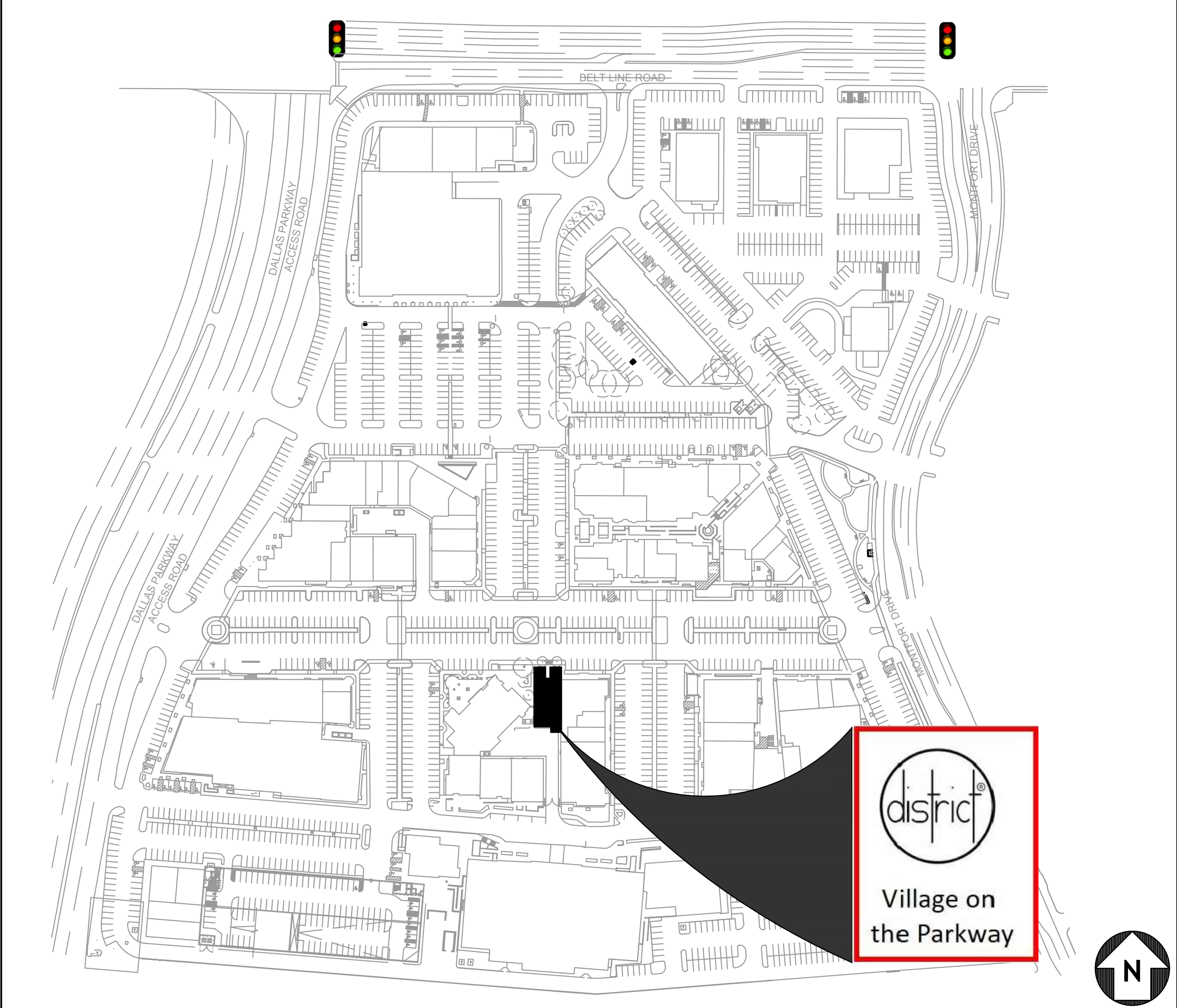
TOWN OF ADDISON SITE PLAN NOTES:

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.

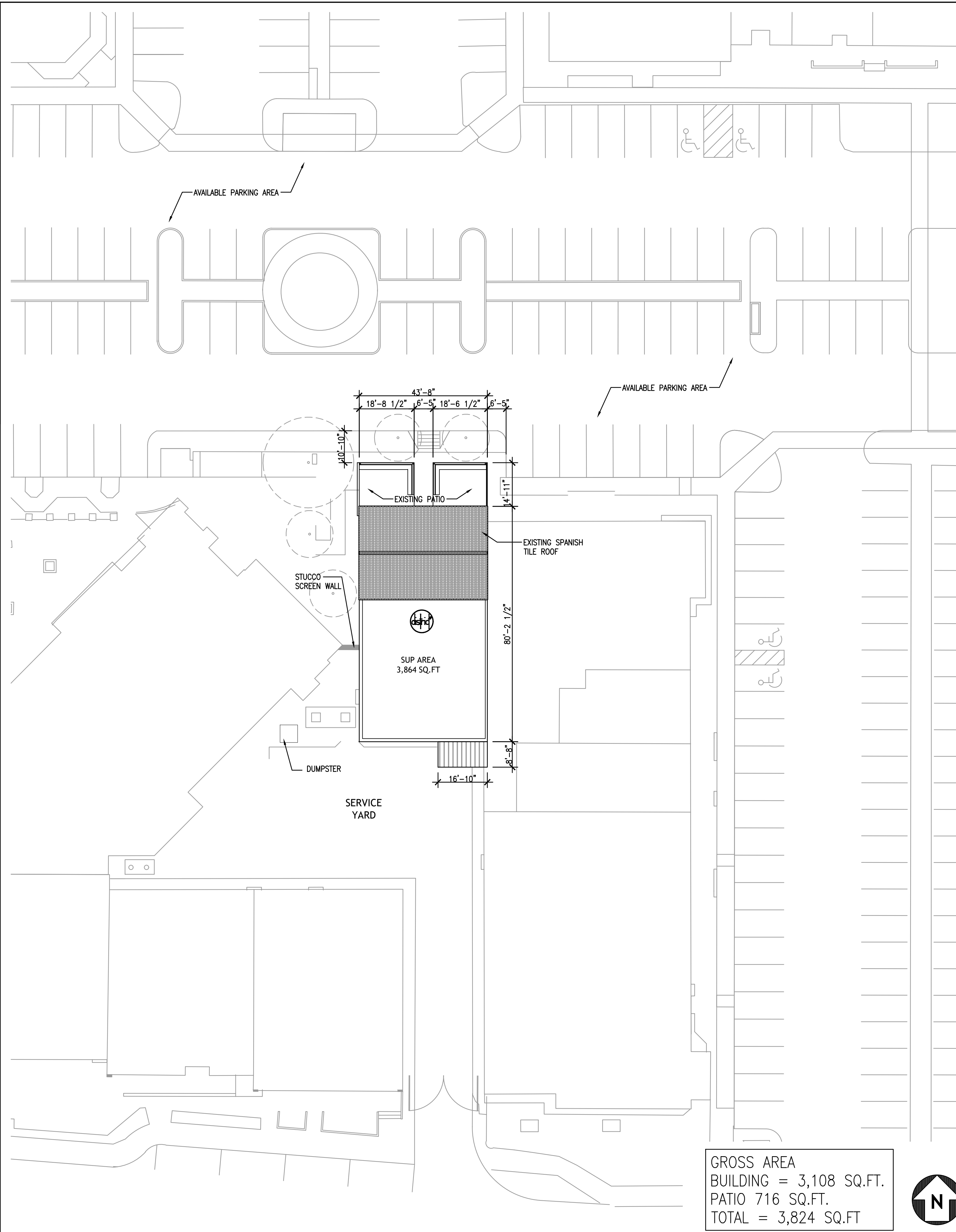


DEVELOPMENT SITE PLAN
NOT TO SCALE **3**

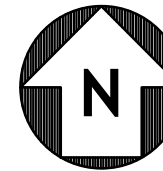
SITE DATA SUMMARY	
ZONING	PD (PLANNED DEVELOPMENT)
SITE AREA	31.61 ACRES
PROPOSED USE	RESTAURANT
BUILDING AREA	3,821 SQ FT
BUILDING HEIGHT (1 STORY)	22'-0" MAX ROOF HEIGHT
BY LANDLORD - VILLAGE ON THE PARKWAY DEVELOPMENT	
TOTAL BUILDING AREA INCLUDING GARAGE	626,112 SF
GROSS - LEASABLE AREA (GLA) TOTAL	408,382 SF
GLA UNDER PD	364,677 SF
GLA THEATER	43,705 SF
PD: 1 SPACE / 225 SF OF AREA - REGARDLESS OF USE	
EXCLUDING THEATER PARKING REQUIRED W/PATIO	1,621 SPACES
THEATER PARKING	
1 SPACE / 3 SEATS	
THEATER SEAT COUNT	1,282 SEATS
PARKING REQUIRED	428 SPACES
TOTAL PROJECT PARKING TABULATIONS	
REQUIRED:	
PD USES = 1 SPACE / 225 SF	1,621 SPACES
THEATER	428 SPACES
TOTAL REQUIRED:	2,049 SPACES
EXISTING:	
SURFACE	1,646 SPACES
GARAGE	622 SPACES
TOTAL PROVIDED:	2,268 SPACES
NOTE: HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS	



SITE VICINITY MAP
NOT TO SCALE **2**



GROSS AREA
BUILDING = 3,108 SQ.FT.
PATIO 716 SQ.FT.
TOTAL = 3,824 SQ.FT



SITE PLAN
1"=20'-0" **1**

ACTION		
STAFF	Date	Initials
COUNCIL	Date	Initials

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

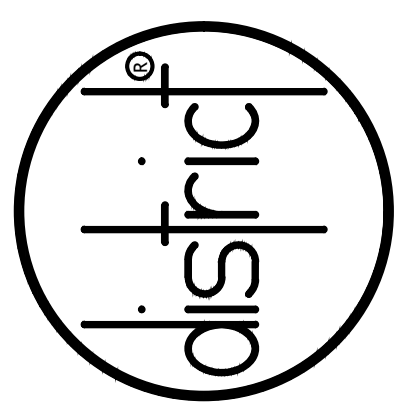


CORPORATE:
DISTRICT RESTAURANT GROUP
ADDRESS:
Website: www.districtsj.com
Contact: Jon D'Angelica



04.15.21

DISTRICT - ADDISON
VILLAGE ON THE PARKWAY
5100 Belt Line Road, Suite 544
Addison, Texas 75254
CLIENT: DISTRICT RESTAURANT GROUP
Jon D'Angelica

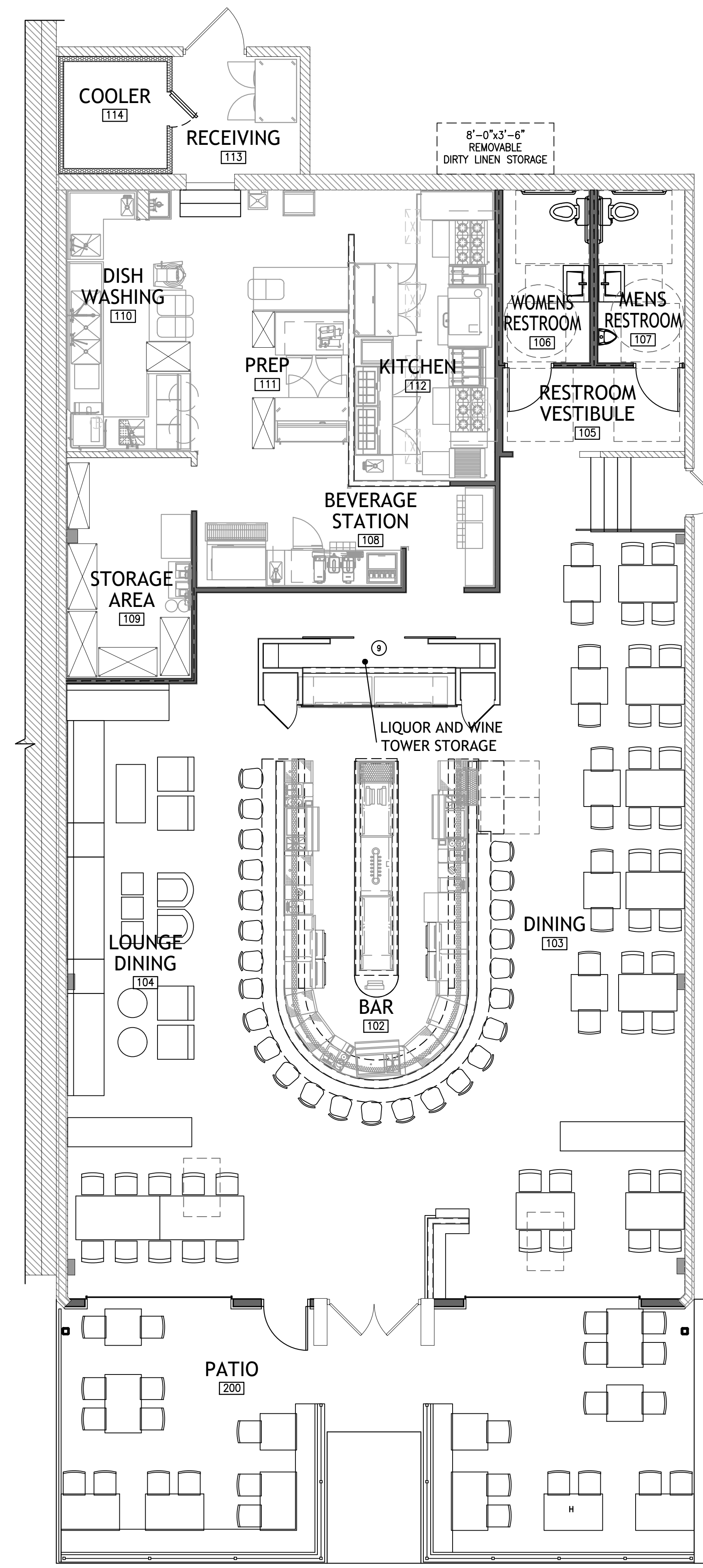


DOCUMENT ISSUES	
DATE	DESCRIPTION
04.05.21	SPECIFIC USE PERMIT

SHEET TITLE:
Exb1-A0.4
SUP
SITE PLAN

SHEET NUMBER:

A0.4



GENERAL NOTES:		ACTION	
RENOVATION TO EXISTING SPACE INCLUDES REMOVAL OF MEZZANINE STRUCTURE AND FLOOR		STAFF	Date
BUILDING DATA		COUNCIL	Initials
GROSS BUILDING AREA	3,108/SQ. FT.	Date	Initials
PATIO AREA	716/SQ. FT.	See the Staff Approval Letter or Council Results Memo for any conditions associated with the approval of the project	
TOTAL:	3,824/SQ. FT.		
SEATING COUNT			
2 TOP TABLE x	5	=	10
4 TOP TABLE x	7	=	28
10 TOP TABLE x	1	=	10
LOUNGE DINING SEATING		=	19
BARSTOOL CHAIRS x		=	27
TOTAL INTERIOR DINING:			94
2 TOP TABLE x	2	=	4
4 TOP TABLE x	2	=	8
2 TOP BANQUETTE x	2	=	4
4 TOP BANQUETTE x	6	=	24
TOTAL PATIO DINING:			40
AREA PER ROOM			
TOTAL INTERIOR DINING:	SQUARE FOOTAGE		
DINING ROOM	1707		
BAR	390		
KITCHEN	862		
RESTROOMS	149		
TOTAL INTERIOR	3108		
TOTAL EXTERIOR DINING AREA:			
PATIO	716		
TOTAL SQUAR FOOTAGE	3,824		

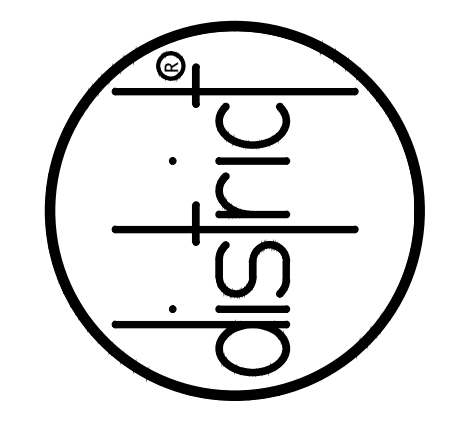


CORPORATE:
 DISTRICT RESTAURANT GROUP
 ADDRESS:
 Website: www.districtsj.com
 Contact: Jon Dangelica



04.15.21

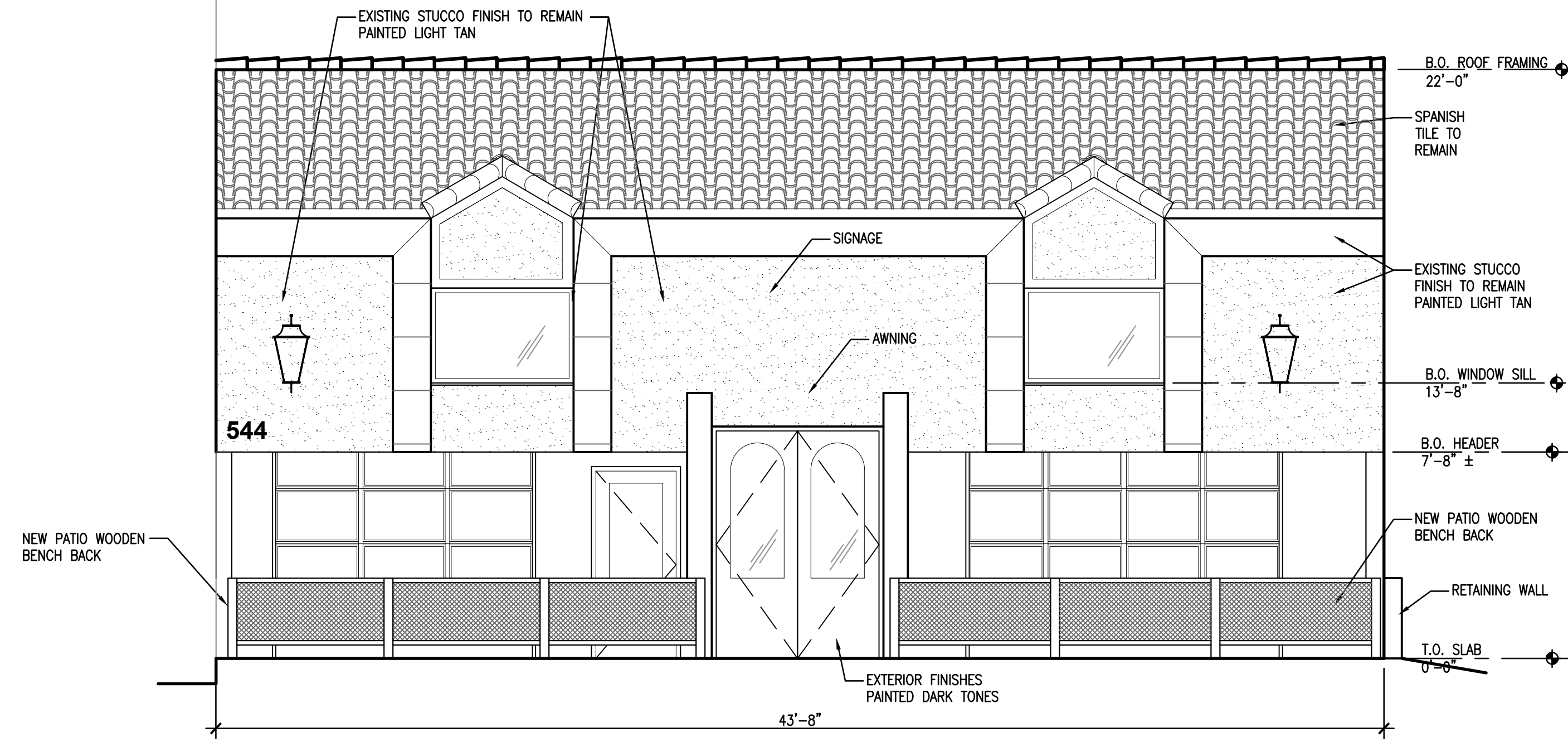
DISTRICT - ADDISON VILLAGE ON THE PARKWAY
 5100 Belt Line Road, Suite 544
 Addison, Texas 75254
 CLIENT: DISTRICT RESTAURANT GROUP
 Jon D'Angelica



DOCUMENT ISSUES	
DATE	DESCRIPTION
04.05.21	SPECIFIC USE PERMIT

EXB2-A1.2
 FURNISHING
 PLAN

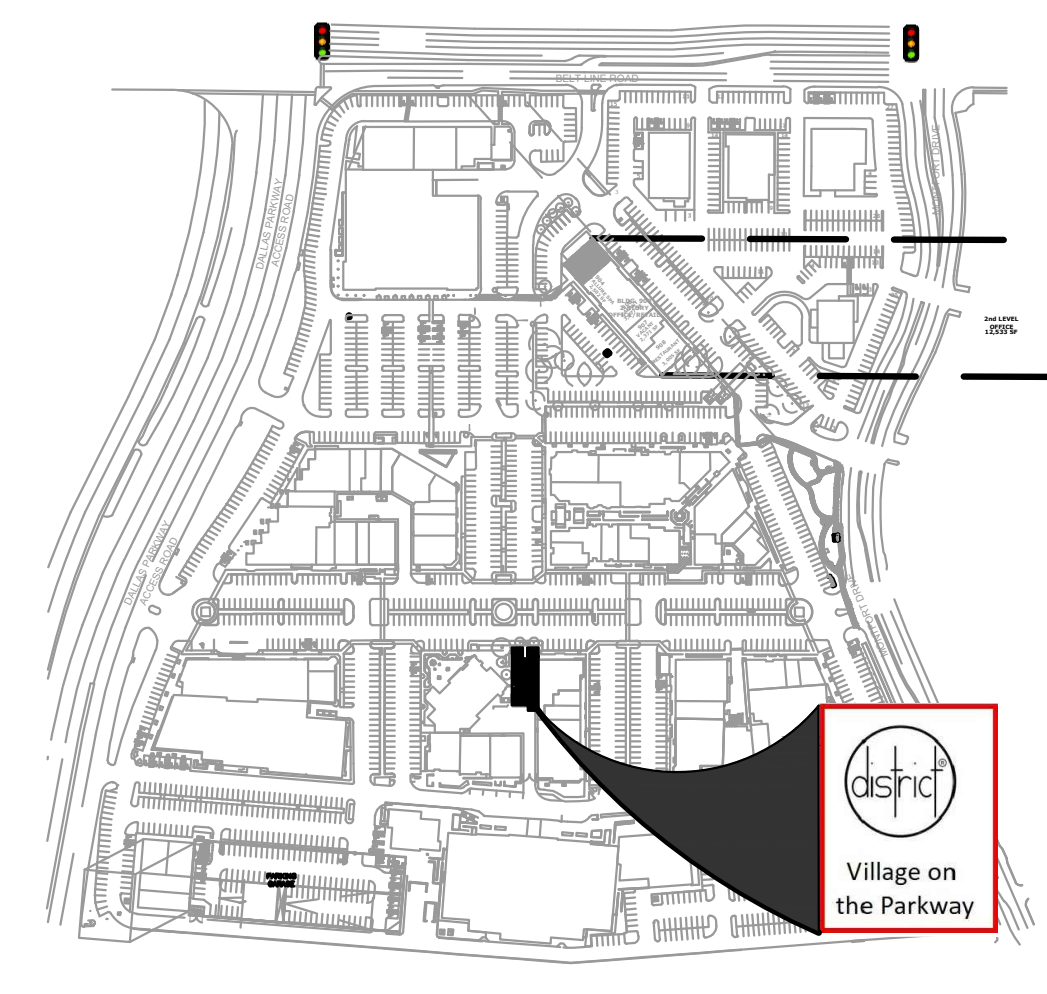
A1.2



INTERNAL CALCULATIONS THRU ELEVATION		
MATERIAL	AREA PER SQFT.	PERCENTAGE
STUCCO - TEXTURE	208	26
STUCCO - SMOOTH	143	15
WOOD	208	21
GLASS	105	11
METAL	4	0
ROOF TILE	240	25
TOTAL	977.7	100 %

1/4"=1'-0" NORTH EXTERIOR ELEVATION 1
1/4"=1'-0"

SITE LOCATION MAP



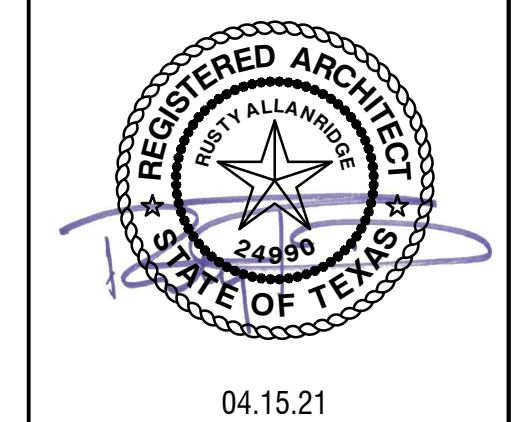
TOWN OF ADDISON FAÇADE PLAN NOTES

- FAÇADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES.
1. ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE
 2. WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING
 3. ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY DEVELOPMENT SERVICES
 4. ROOF ACCESS SHALL BE PROVIDED INTERNALLY, UNLESS OTHERWISE PERMITTED BY THE CHIEF BUILDING OFFICIAL

ACTION
STAFF _____ Date _____ Initials _____
COUNCIL _____ Date _____ Initials _____
See the Staff Approval Letter or Council Results Memo for any conditions associated with the approval of the project.

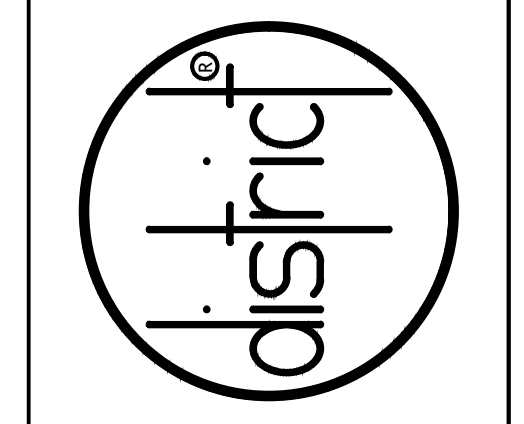
1431 GREENWAY RD. SUITE 510
IRVING, TEXAS 75038
TEL: 972.870.1288
WWW.IDSTUDIO.COM

CORPORATE:
DISTRICT RESTAURANT GROUP
ADDRESS:
Website: www.districtsj.com
Contact: Jon D'Angelica



04.15.21

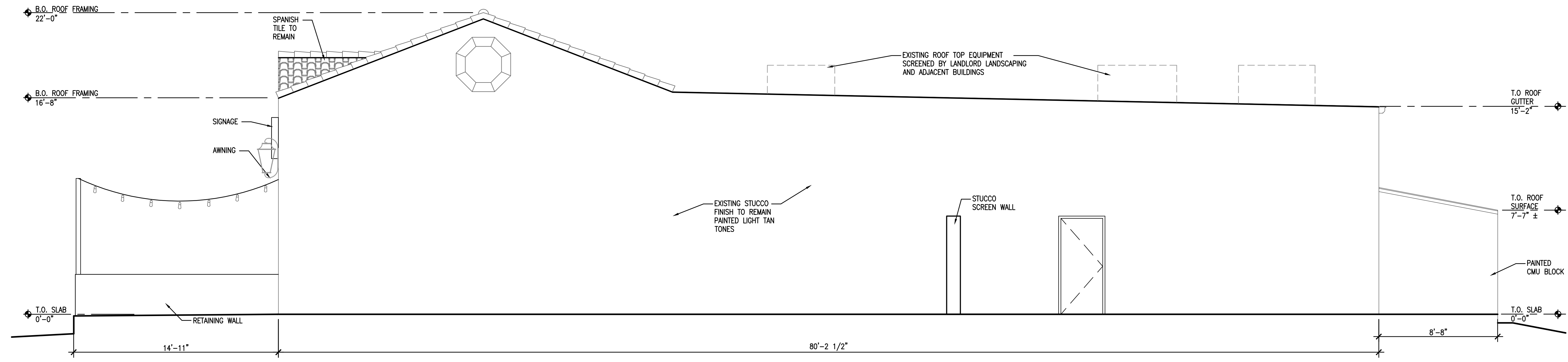
**DISTRICT - ADDISON
VILLAGE ON THE PARKWAY**
5100 Belt Line Road, Suite 544
Addison, Texas 75254
CLIENT: DISTRICT RESTAURANT GROUP
Jon D'Angelica



DOCUMENT ISSUES	
DATE	DESCRIPTION
04.05.21	SPECIFIC USE PERMIT

EXB3-A2.0
EXTERIOR
ELEVATIONS

A2.0



INTERNAL CALCULATIONS SIDE ELEVATION		
MATERIAL	AREA PER SQFT.	PERCENTAGE
STUCCO	140	91
CMU BLOCK	70	5
CONCRETE	44	3
ROOF TILE	14	1
TOTAL	1474	100 %

1/4"=1'-0" EAST PATIO ELEVATION 2
1/4"=1'-0"

Council Meeting

5.

Meeting Date: 06/08/2021

Department: Development Services

AGENDA CAPTION:

Present, Discuss, and Consider Action on an Ordinance Granting a Meritorious Exception to Chapter 62 of the Code of Ordinances for Vitruvian West Phase II, Located at 3725 Vitruvian Way, in Order to Allow a 2,376.2 Square-Foot Mural on Portions of the East and South Facades.

BACKGROUND:

Vitruvian West Phase II is the second of three multi-family apartment buildings known as Vitruvian West, located at the northeast corner of Marsh Lane and Vitruvian Way. The applicant, UDR, Inc., has substantially completed this phase and is requesting a Meritorious Exception to the Town's Sign Ordinance in order to complete a mural spanning two adjacent facades at the southeastern portion of the building, visible from Vitruvian Way.

The proposed mural is defined as an attached sign by the Town's sign ordinance. With this mural encompassing 2,376.2 square-feet in effective area (45 feet and 11 inches tall and 51 feet and 9 inches wide), this sign is well in excess of the area requirements prescribed for attached signs. The applicant is pursuing a Meritorious Exception to the sign ordinance based on the below code provision:

Town of Addison Code of Ordinances, Chapter 62 (Signs)

Section 62-33. – Meritorious exceptions.

(d)(3) The council may consider appeals on the basis that such regulations and/or standards will, by reason of exceptional circumstances or surroundings, constitute a practical difficulty or unnecessary hardship or on the basis that the proposed improvement although falling under the definition of a "sign," constitutes art that makes a positive contribution to the visual environment.

The applicant's mural is not commercial in nature, and instead highlights key elements of our state heritage, the northern mockingbird and bluebonnets. The design builds on the bluebonnet theme that began with the previously approved parking garage mural for Vitruvian West Phase I, and honors the color palette of the Vitruvian West development. In addressing the eastern façade, the applicant provided two options, Option A which paints over the existing cementitious panels, and Option B which preserves the current condition of those panels.

Staff believes that the proposed mural constitutes art that makes a positive contribution to the visual environment of the surrounding area, with Option A for the eastern mural façade best meeting this Meritorious Exception approval criteria.

RECOMMENDATION:

Administration recommends approval, with Mural Option A preferred for the east facade.

Attachments

Ordinance - Meritorious Exception for Vitruvian West Phase II Mural
Presentation Case MR2021-0005-Vitruvian West Phase II Mural Meritorious
Exception
Meritorious Exception Request - Vitruvian West Phase II Mural

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, GRANTING A MERITORIOUS EXCEPTION TO CHAPTER 62 OF THE CODE OF ORDINANCES FOR VITRUVIAN WEST PHASE II, LOCATED AT 3725 VITRUVIAN WAY, TO ALLOW A 2,376.2 SQUARE-FOOT MURAL ON PORTIONS OF THE EAST AND SOUTH FACADES; PROVIDING A PENALTY NOT TO EXCEED FIVE HUNDRED AND NO/100 DOLLARS (\$500.00) FOR EACH OFFENSE AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapter 62 of the Code of Ordinances regulates signage in the Town of Addison; and

WHEREAS, Section 62-33 permits the City Council to approve exceptions to the provisions of Chapter 62 in cases that have obvious merit in not only being appropriate to the particular site or location, but also in making a positive contribution to the visual environment; and

WHEREAS, the City Council has determined that the grant of the meritorious exception contained herein is in the best interest of the public and promotes the visual environment of the Town.

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

SECTION 1. 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. A meritorious exception to Chapter 62 of the Code of Ordinances is hereby granted to allow a 2,376.2 square-foot mural on portions of the east and south facades, as depicted in **Exhibit A**, for Vitruvian West Phase II, located at 3725 Vitruvian Way. No other additional signage is permitted unless it complies with Chapter 62 of the Code of Ordinances.

SECTION 3. Any person, firm, corporation, or other business entity violating any of the provisions or terms of this Ordinance shall, in accordance with Section 62-35 of the Town of Addison Code of Ordinance (Violations), be fined, upon conviction, in an amount of not more than Five Hundred and No/100 Dollars (\$500.00), and a separate offense shall be deemed committed each day during or on which a violation occurs or continues.

SECTION 4. 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 8TH day of JUNE 2021.

TOWN OF ADDISON, TEXAS

Joe Chow, Mayor

ATTEST:

APPROVED AS TO FORM:

Irma Parker, City Secretary

City Attorney

EXHIBIT A

Wilder Bohannan Architects
Dallas, Texas



Removal of Vitruvian Park DEIR, Permit No. 19-011
 2400 W. Addison Road, Suite 400
 The Arnold in East Austin 1811 E. 8th Street
 Suite 110 Austin, Texas 78702
 214.969.9200 phone www.wilderbohannan.com

Project Owner:

UDR
 3875 Ross Ave, Suite 400
 Addison, TX 75201
 Contact Information:
 Ronald P. S. Jolly
 770.348.7722
 RPJ@UDR.com

Revised @ 8/16/2019

No.	Date	By	For
01	12.11.18	UDR	Design Development
02	12.18.18	UDR	Permit Set
03	01.24.19	UDR	Permitting Set
04	06.25.19	UDR	Permitting Set



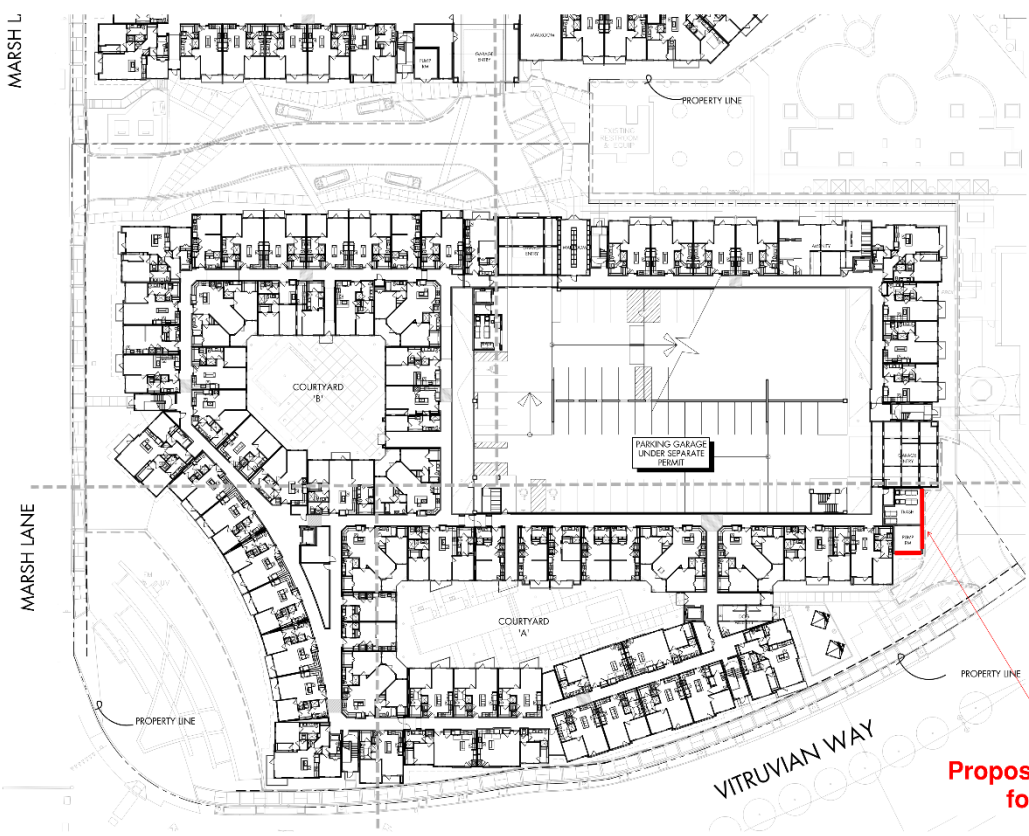
Vitruvian West
PHASE 2

Addison, Texas
 Wilder Bohannan Project Number: 1807

Drawing Name:
SITE PLAN

**Proposed Location
for Mural**

Sheet Number:
A001



05 SITE PLAN
 SCALE: 1" = 30'



EXHIBIT A



Wilder Robinson Architects
Dallas, Texas

WB
ARCHITECTS

Wilder Robinson Architects, Inc.
1000 West Loop West, Suite 1000
Dallas, Texas 75208
Tel: 214.750.1000
Fax: 214.750.1001
www.wilderrobin.com

USER:
VITRUVION WEST, L.P.
1000 West Loop West, Suite 1000
Dallas, Texas 75208
Tel: 214.750.1000
Fax: 214.750.1001
www.vitruvion.com

PROJECT:

DATE: 10/1/2019

PROJECT NO.: 19-001

PROJECT NAME: VITRUVION WEST PHASE 2

PROJECT ADDRESS: 1000 WEST LOOP WEST, SUITE 1000, DALLAS, TEXAS 75208

PROJECT TYPE: RESIDENTIAL

PROJECT STATUS: PRELIMINARY

PROJECT PHASE: ARCHITECTURAL

PROJECT DRAWING NO.: 07

PROJECT SHEET NO.: 07

PROJECT SHEET TOTAL: 07

PROJECT SHEET NAME: SOUTH ELEVATION

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

PROJECT SHEET DATE: 10/1/2019

PROJECT SHEET AUTHOR: WRA

PROJECT SHEET CHECKER: WRA

PROJECT SHEET APPROVER: WRA

PROJECT SHEET REVISIONS:



Vitruvion West
PHASE 2

Accession: 2019-001

Accession Title: VITRUVION WEST PHASE 2

Accession Number: 1000 WEST LOOP WEST, SUITE 1000, DALLAS, TEXAS 75208

Accession Date: 10/1/2019

Accession Location: EAST ELEVATION

Accession Status: PRELIMINARY

Accession Phase: ARCHITECTURAL

Accession Drawing No.: U/

Accession Sheet No.: U/

Accession Sheet Total: U/

Accession Sheet Name: EAST ELEVATION

Accession Sheet Scale: 1/8" = 1'-0"

Accession Sheet Date: 10/1/2019

Accession Sheet Author: WRA

Accession Sheet Checker: WRA

Accession Sheet Approver: WRA

Accession Sheet Revisions:

Accession Sheet Revision 1:

Accession Sheet Revision 2:

Accession Sheet Revision 3:

Accession Sheet Revision 4:

Accession Sheet Revision 5:

Accession Sheet Revision 6:

Accession Sheet Revision 7:

Accession Sheet Revision 8:

Accession Sheet Revision 9:

Accession Sheet Revision 10:

Accession Sheet Revision 11:

Accession Sheet Revision 12:

Accession Sheet Revision 13:

Accession Sheet Revision 14:

Accession Sheet Revision 15:

Accession Sheet Revision 16:

Accession Sheet Revision 17:

Accession Sheet Revision 18:

Accession Sheet Revision 19:

Accession Sheet Revision 20:

Accession Sheet Revision 21:

Accession Sheet Revision 22:

Accession Sheet Revision 23:

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Accession Sheet Revision 96:

Accession Sheet Revision 97:

Accession Sheet Revision 98:

Accession Sheet Revision 99:

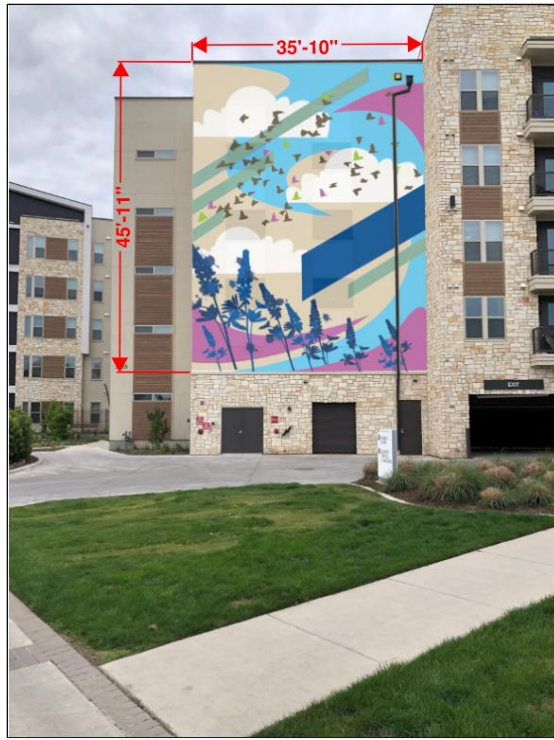
Accession Sheet Revision 100:

EXHIBIT A

East Facade Mural Location - Before and After



Before



After

EXHIBIT A

South Facade Mural Location - Before and After



Before



After

Vitruvian West Phase II Meritorious Exception (MR2021-0005)

The logo for Addison, featuring the word "ADDISON" in a bold, blue, sans-serif font centered within a white circle. The circle is set against a blue background that is part of a larger graphic design on the right side of the slide, which includes diagonal lines and a grey triangle.

Case MR2021-0005 Vitruvian West Phase II

ADDISON

LOCATION:

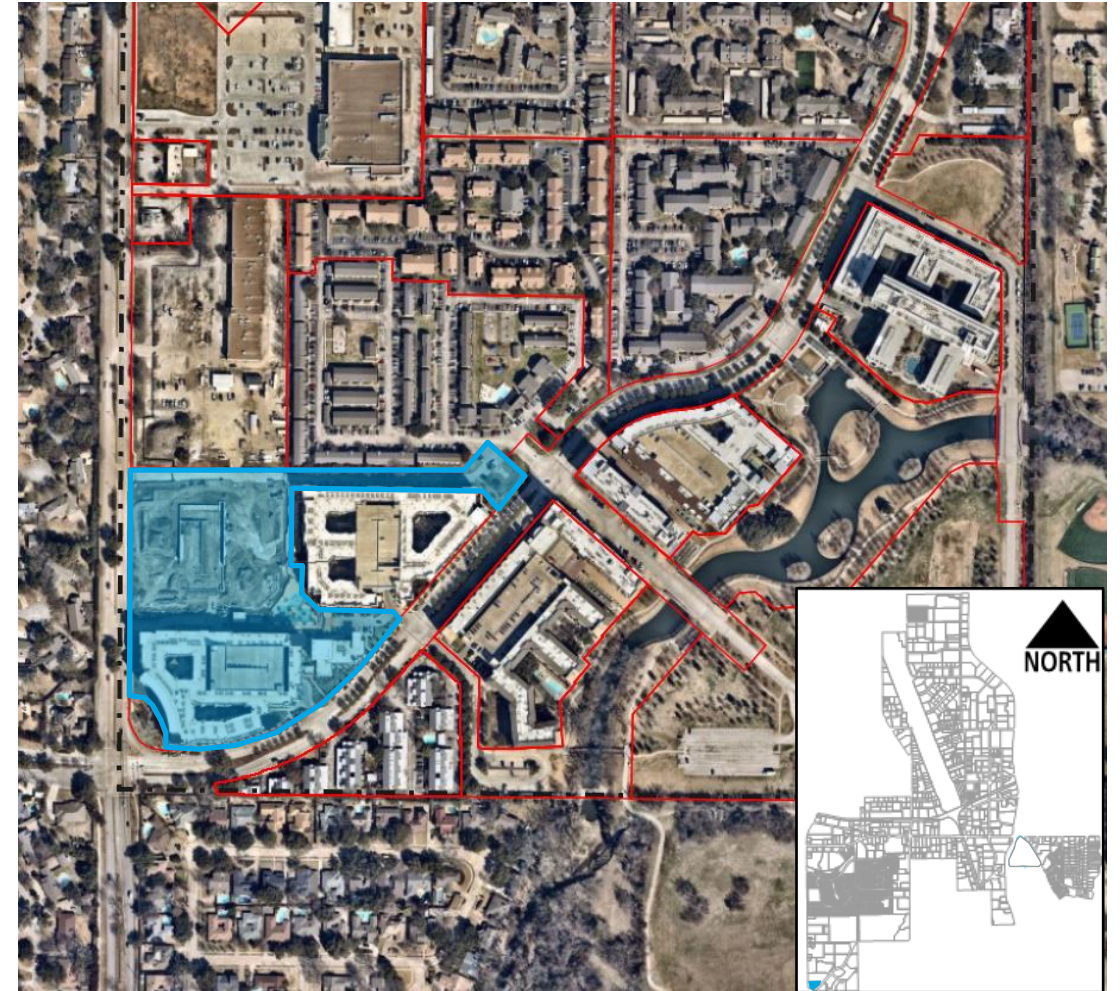
3725 Vitruvian Way.

REQUEST:

Approval of a Meritorious Exception for a mural on portions of the east and south facades of Vitruvian West Phase II.

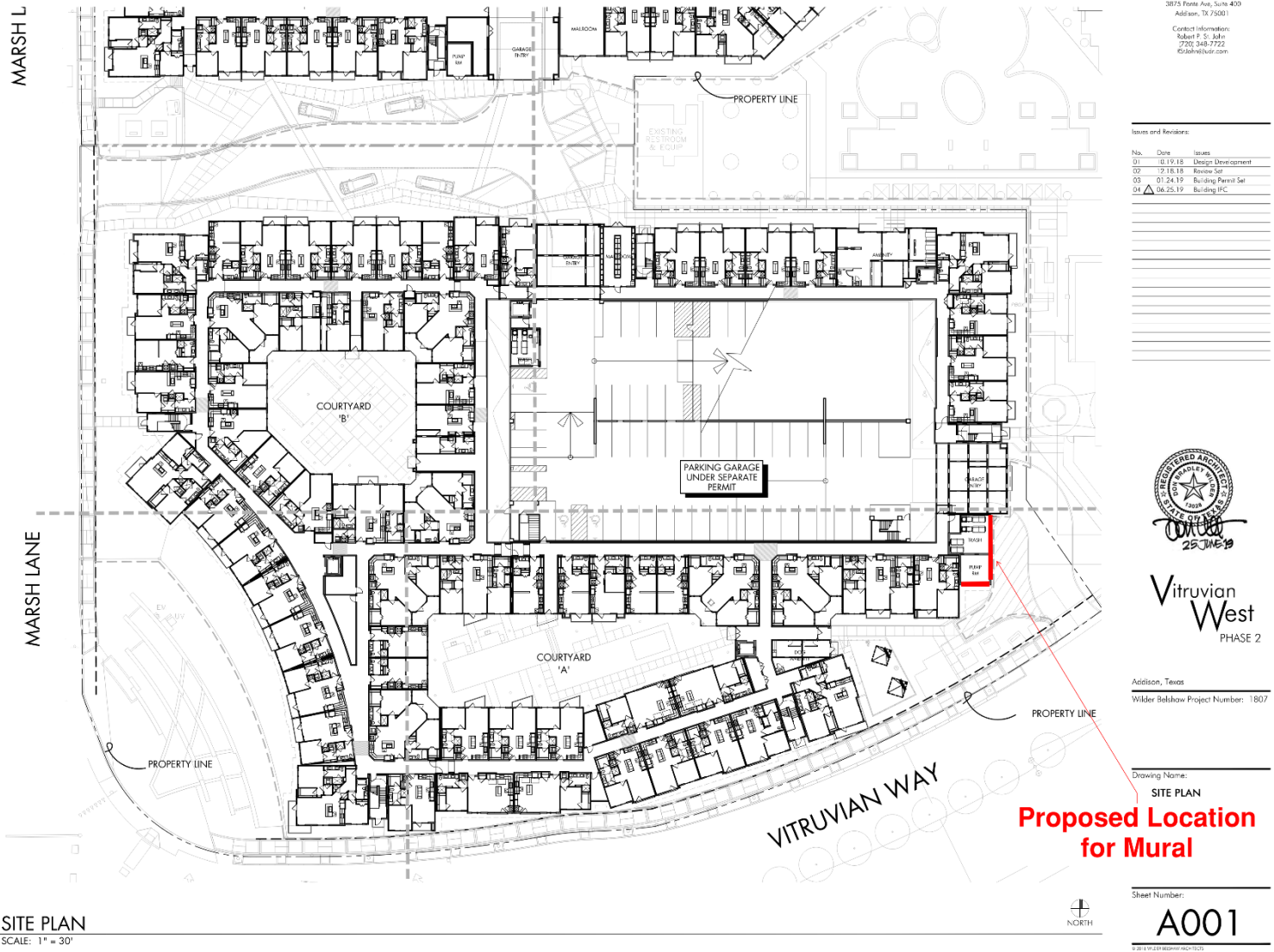
ACTION REQUIRED:

Discuss, consider, and take action on the appropriateness of the proposed sign code meritorious exception request.



Case MR2021-0005 Vitruvian West Phase II

ADDISON



PROJECT HISTORY:

2007 – Rezoned to PD to establish Vitruvian Park

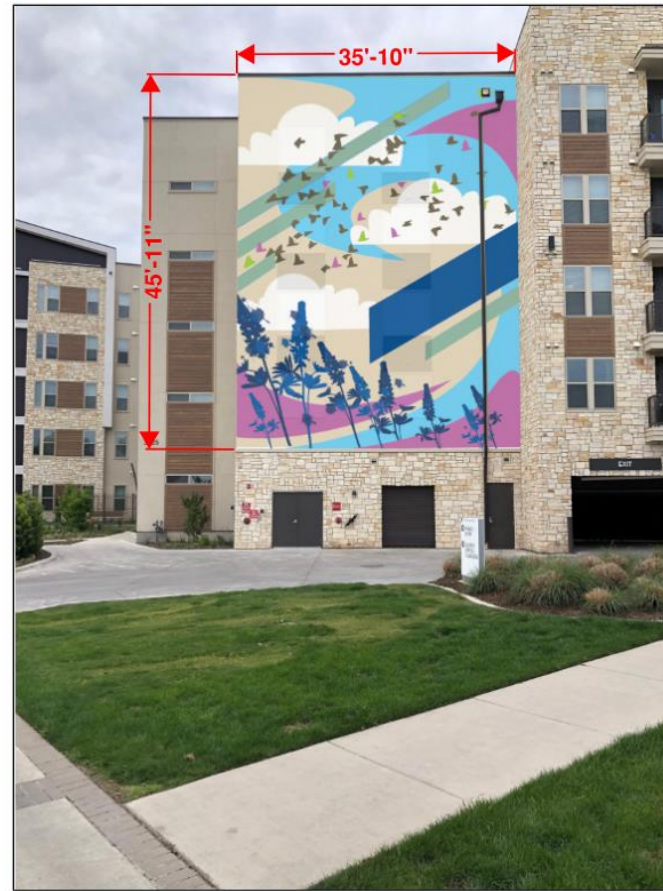
2018 – PD Development Plan approved for Vitruvian West Phase II and III multifamily developments

Present – UDR has substantially completed Vitruvian West Phase II and proposes a 2,376.2 SF mural wrapping several windowless facades at the southeast corner of the building

East Facade Mural Location Option A - Before and After



Before

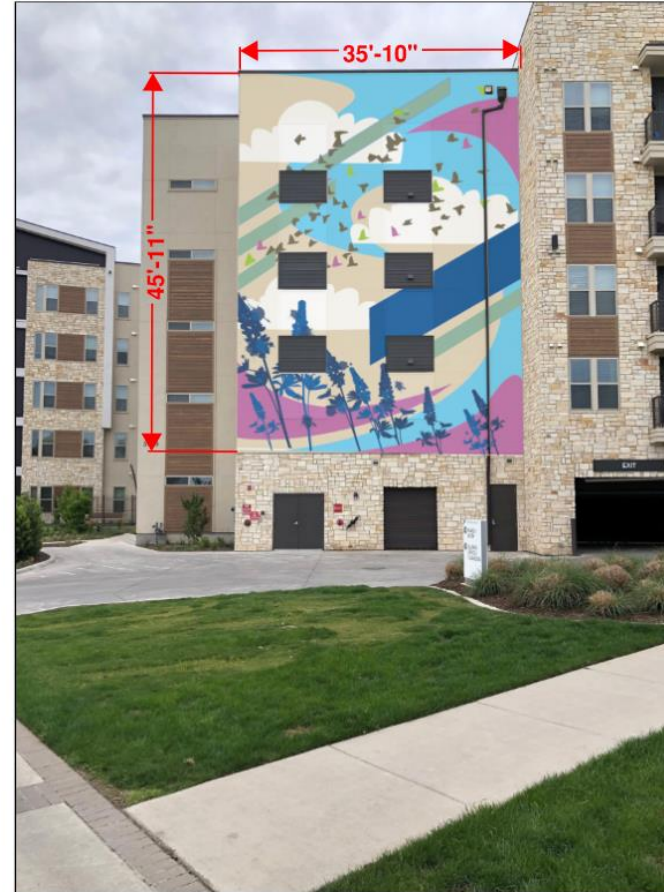


After

East Facade Mural Location Option B - Before and After



Before



After

South Facade Mural Location - Before and After



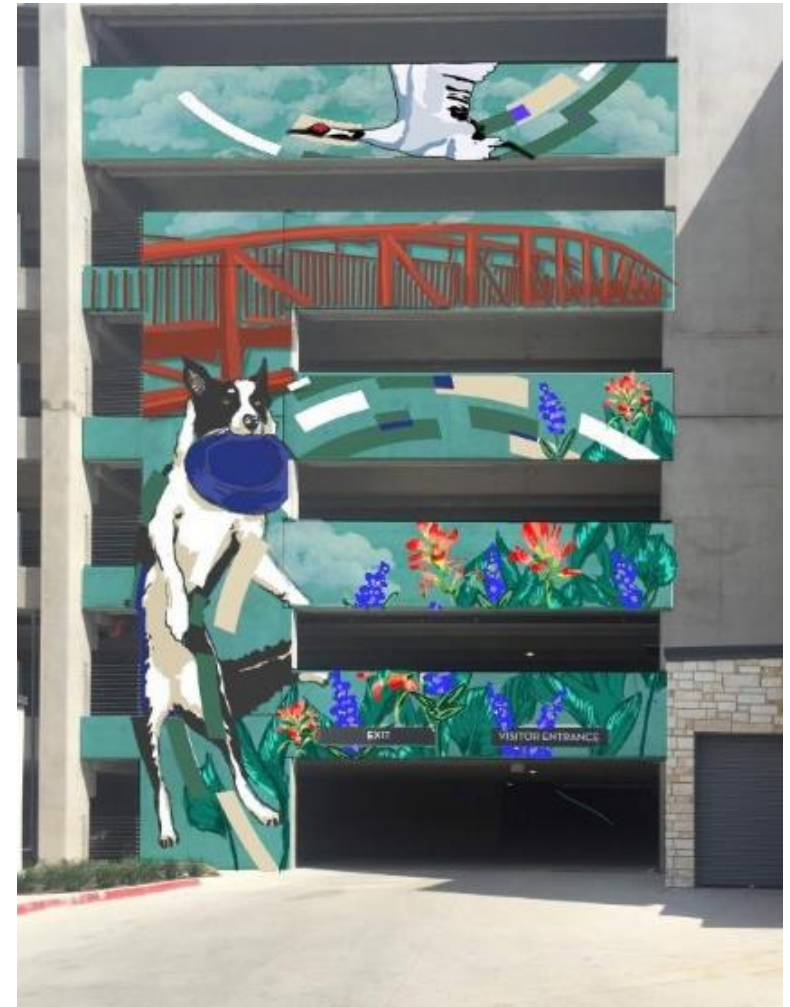
Before



After

REQUEST DESCRIPTION:

- Mural is intended to improve the appearance of an otherwise blank façade
- Bird is the Northern Mockingbird, the state bird of Texas
- Flowers are Bluebonnets, the state flower of Texas, providing a connection to **Vitruvian West Phase 1 parking garage mural**
- Color palette matching Vitruvian West branding





SIGN ORDINANCE COMPLIANCE REVIEW:

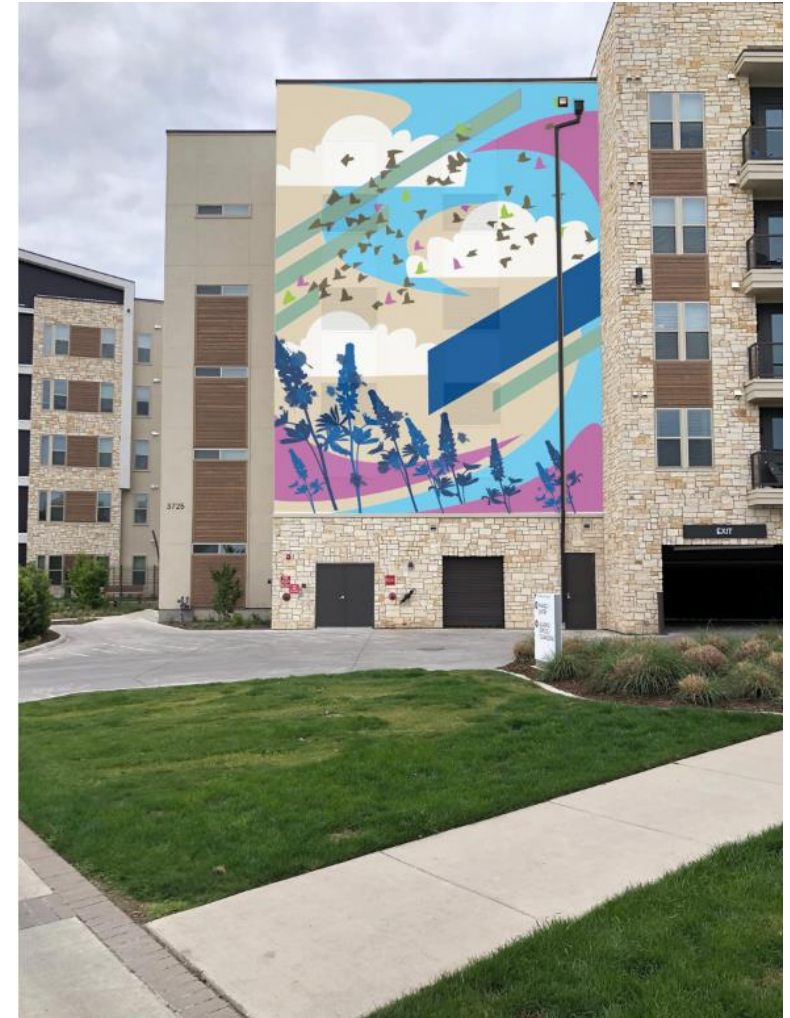
- Murals are defined as **attached signs** by the Town's sign ordinance
 - *...any sign attached to, **applied on** or supported by any part of a building (such as a wall, roof, window, canopy, awning, arcade or marquee) which encloses or **covers usable space**.*
- Proposed mural exceeds area requirements for attached signs

MERITORIOUS EXCEPTION CRITERIA:

- The council may consider appeals on the basis that such regulations and/or standards will, by reason of exceptional circumstances or surroundings, constitute a practical difficulty or unnecessary hardship or **on the basis that the proposed improvement although falling under the definition of a "sign," constitutes art that makes a positive contribution to the visual environment.**

Applicant's proposed mural meets this criteria and provides two options for the eastern façade

- Staff believes option A (pictured) best meets this criteria



RECOMMENDATION:

Staff recommends **approval of the request, with Mural Option A preferred for the east façade.**



MERITORIOUS EXCEPTION APPLICATION

To be completed by Town staff:

Application date: 5/12/2021 Application/Fee Received: 5/13/2021 Fee paid: \$300.00

APPLICANT CONTACT

I hereby certify that the information in this application is true and correct to the best of my knowledge.

Name: (printed) Rob St. John

Company name: UDR, Inc.

Address: 1745 Shea Center Drive, Suite 200, Highlands Ranch, CO, 80129

Phone: (720) 348-7722 Email: rstjohn@udr.com

Status of Applicant: Property Owner Tenant Contractor Other: _____

Applicant's Signature:

INFORMATION ABOUT THE REQUEST

Address or location: 3725 Vitruvian Way, Addison, TX, 75001

Reasons for Meritorious Exception: _____

We believe a mural will improve this portion of the facade tremendously compared to its current condition.

The bird imagery is a depiction of the Northern Mockingbird which is the state bird of Texas and the blue

bonnets represent the state flower of Texas, while also linking the mural that was completed at the first

phase of Vitruvian West. The color palette is consistent with the color palette for all of Vitruvian West and

the colors aid in making the mural an iconic representation of the project.

SUBMITTAL REQUIREMENTS

You must submit 2 paper copies (11x17) and a PDF of the following items:

- Site Plan showing:
 - Lot Lines
 - Names of Adjacent Streets
 - Location of Existing Buildings and Signs
 - Setbacks from the Proposed Sign/s
- Sign Plans of All Proposed Signs with:
 - Scales
 - Dimensions
 - All Letter/Logo Heights
 - Total Square Footage



Project Owner:

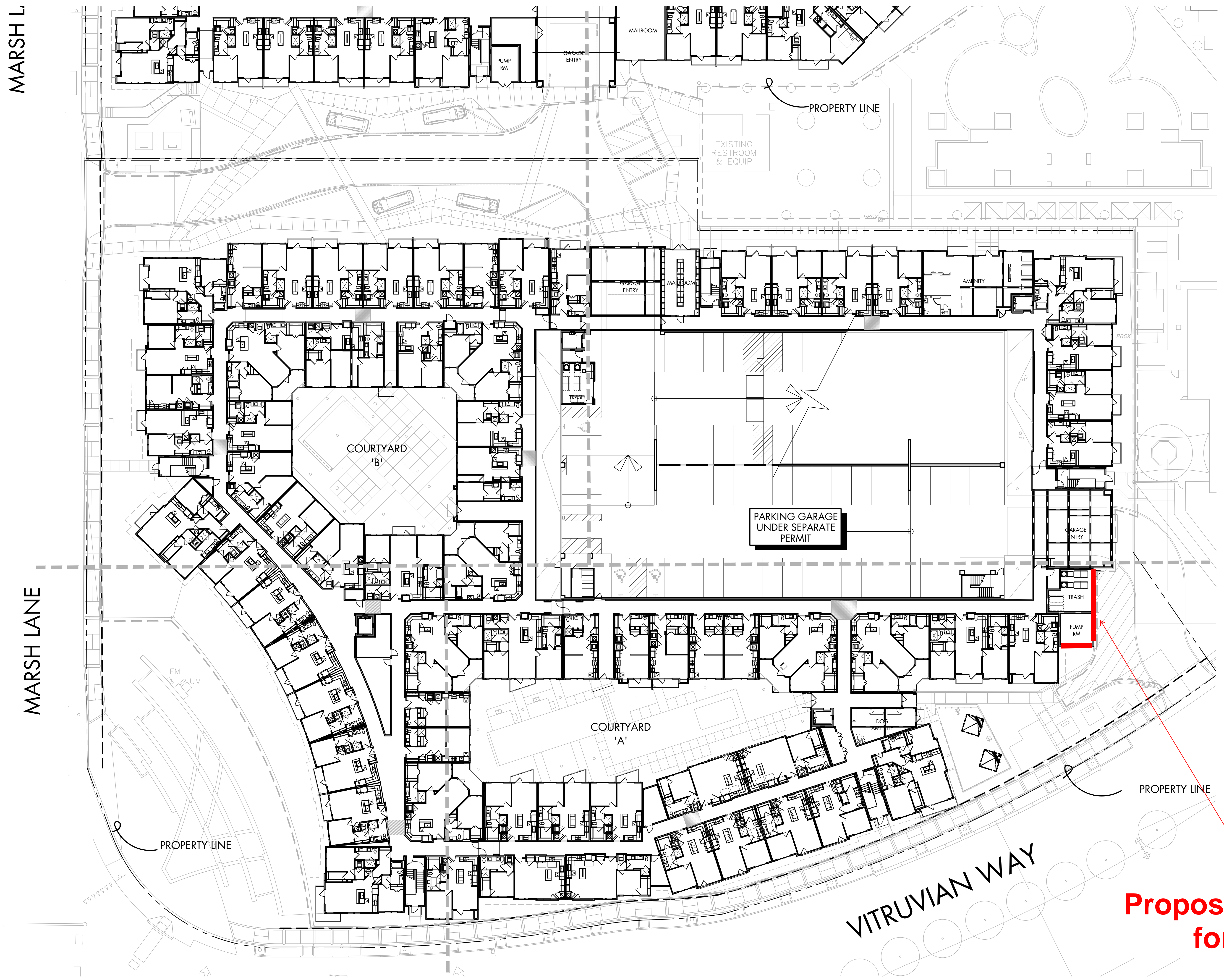
UDR

3875 Ponte Ave, Suite 400
Addison, TX 75001

Contact Information:
Robert P. St. John
(720) 348-7722
RStJohn@udr.com

Issues and Revisions:

No.	Date	Issues
01	10.19.18	Design Development
02	12.18.18	Review Set
03	01.24.19	Building Permit Set
04	06.25.19	Building IFC



Vitruvian West
PHASE 2

Addison, Texas

Wilder Belshaw Project Number: 1807

Drawing Name:

SITE PLAN

**Proposed Location
for Mural**

Sheet Number:

A001



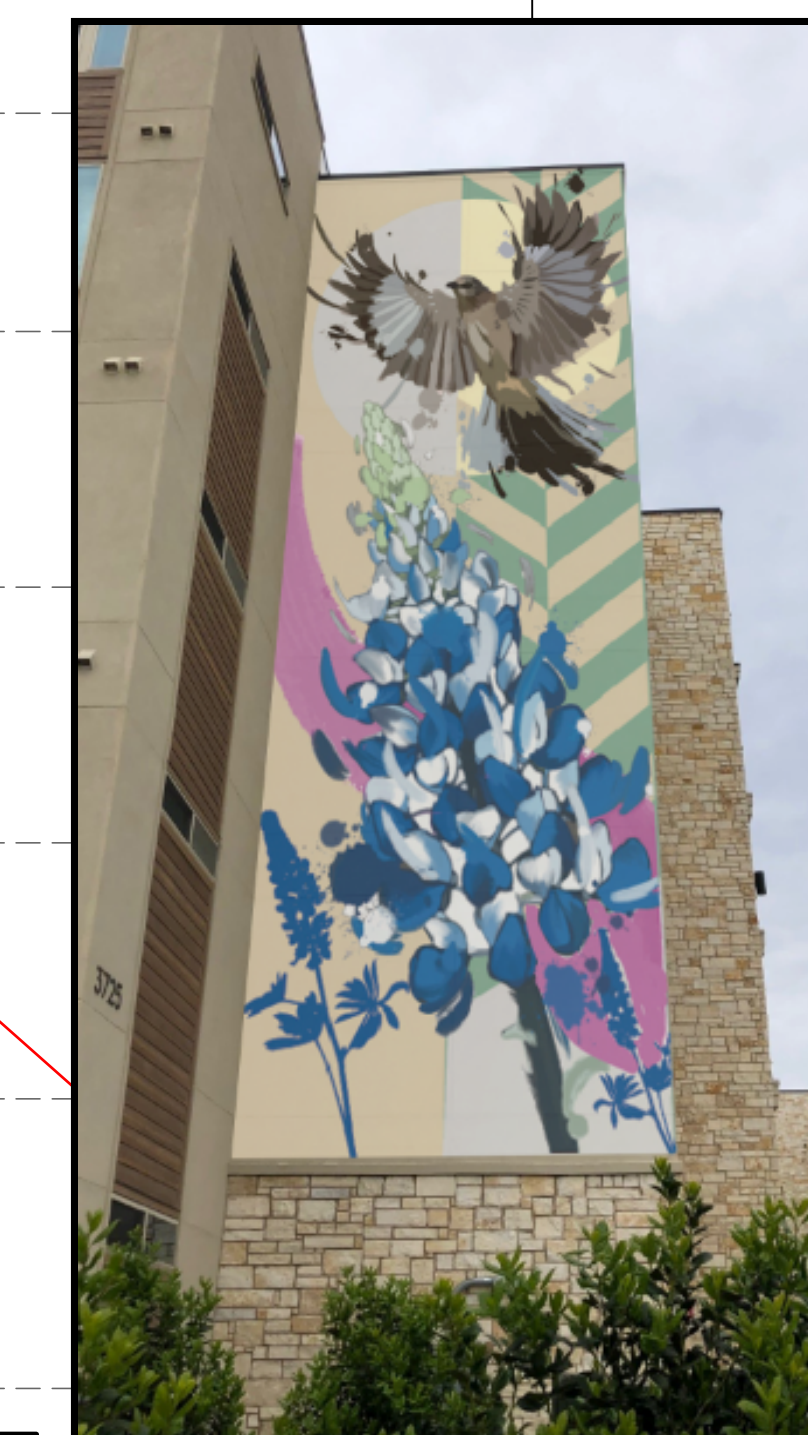
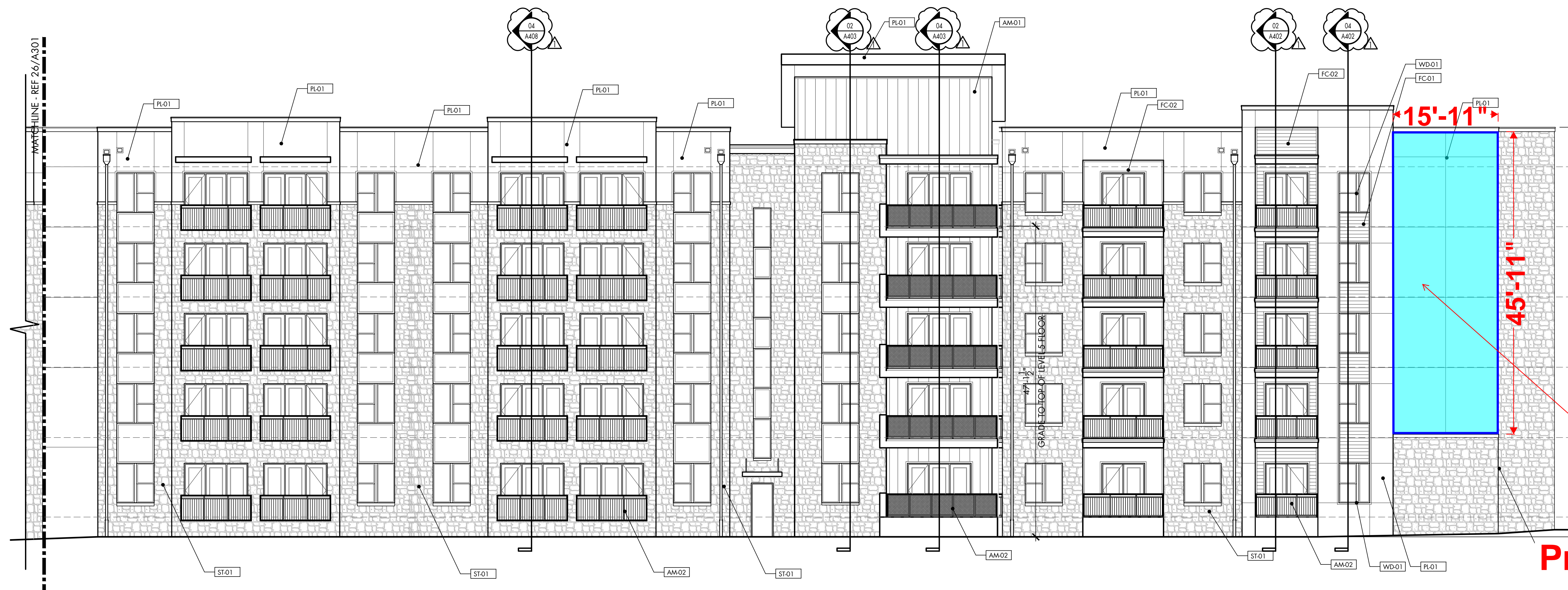


Project Owner:

UDR
3875 Ponte Ave, Suite 400
Addison, TX 75001
Contact Information:
Robert P. St. John
(720) 348-7722
RStJohn@udr.com

Revisions:

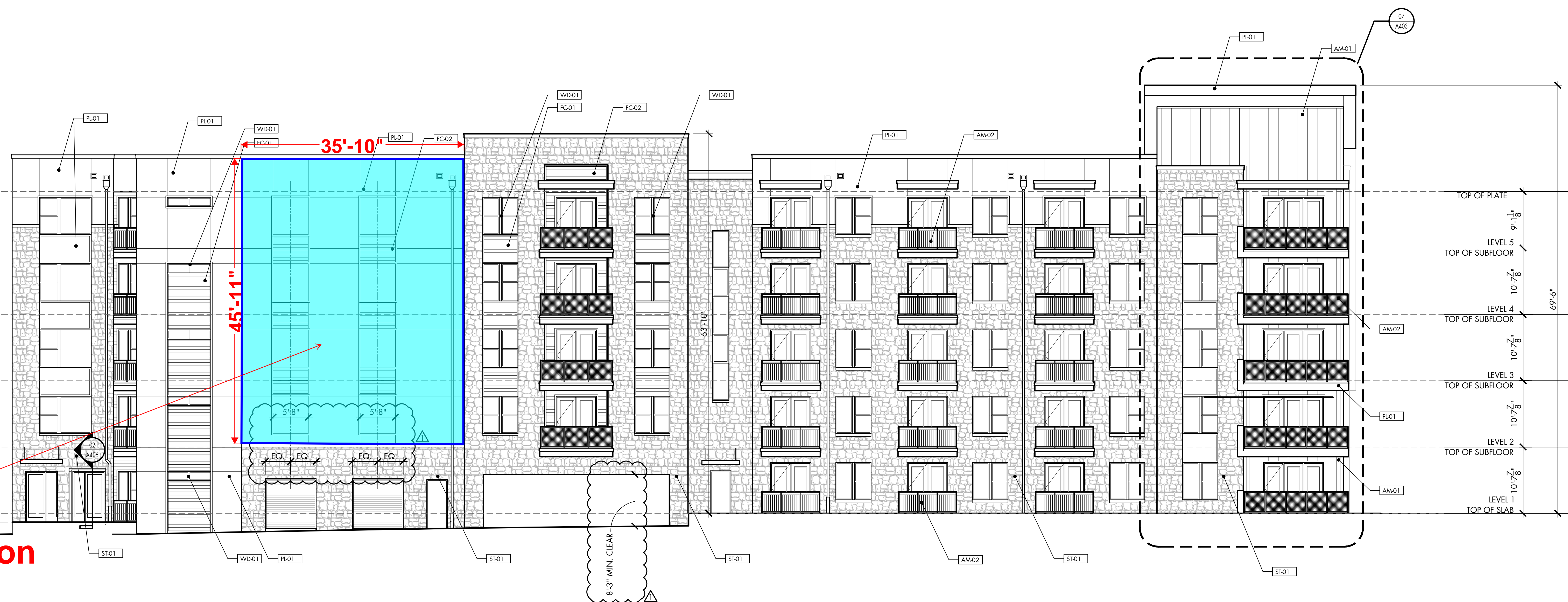
Date	Issues
0.19.18	Design Development
2.18.18	Review Set
01.24.19	Building Permit Set
06.25.19	Building IFC



**Proposed Location
for Mural**

07 PHASE 2 - SOUTH ELEVATION

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



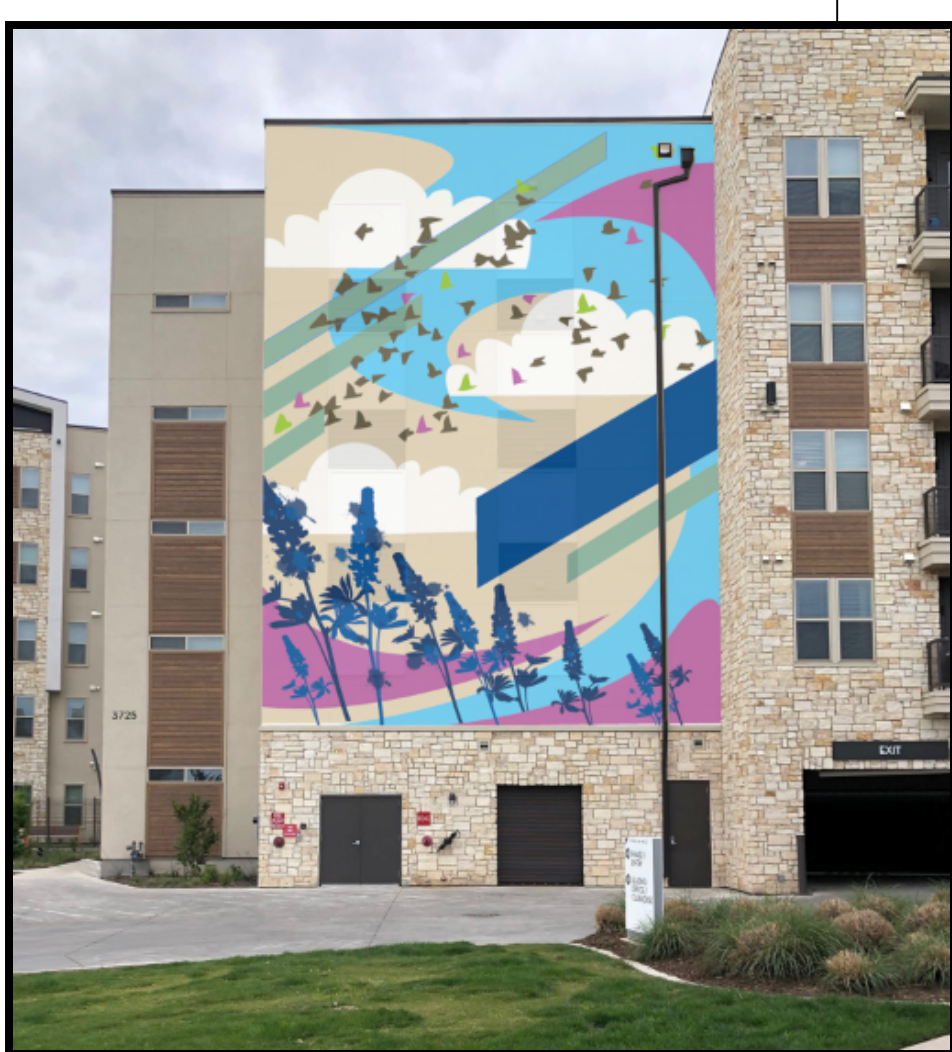
Vitruvian
West
PHASE 2

Addison, Texas
Wilder Belshaw Project Number: 1807

Drawing Name:
EAST ELEVATION

Sheet Number:

A304



**Proposed Location
for Mural**

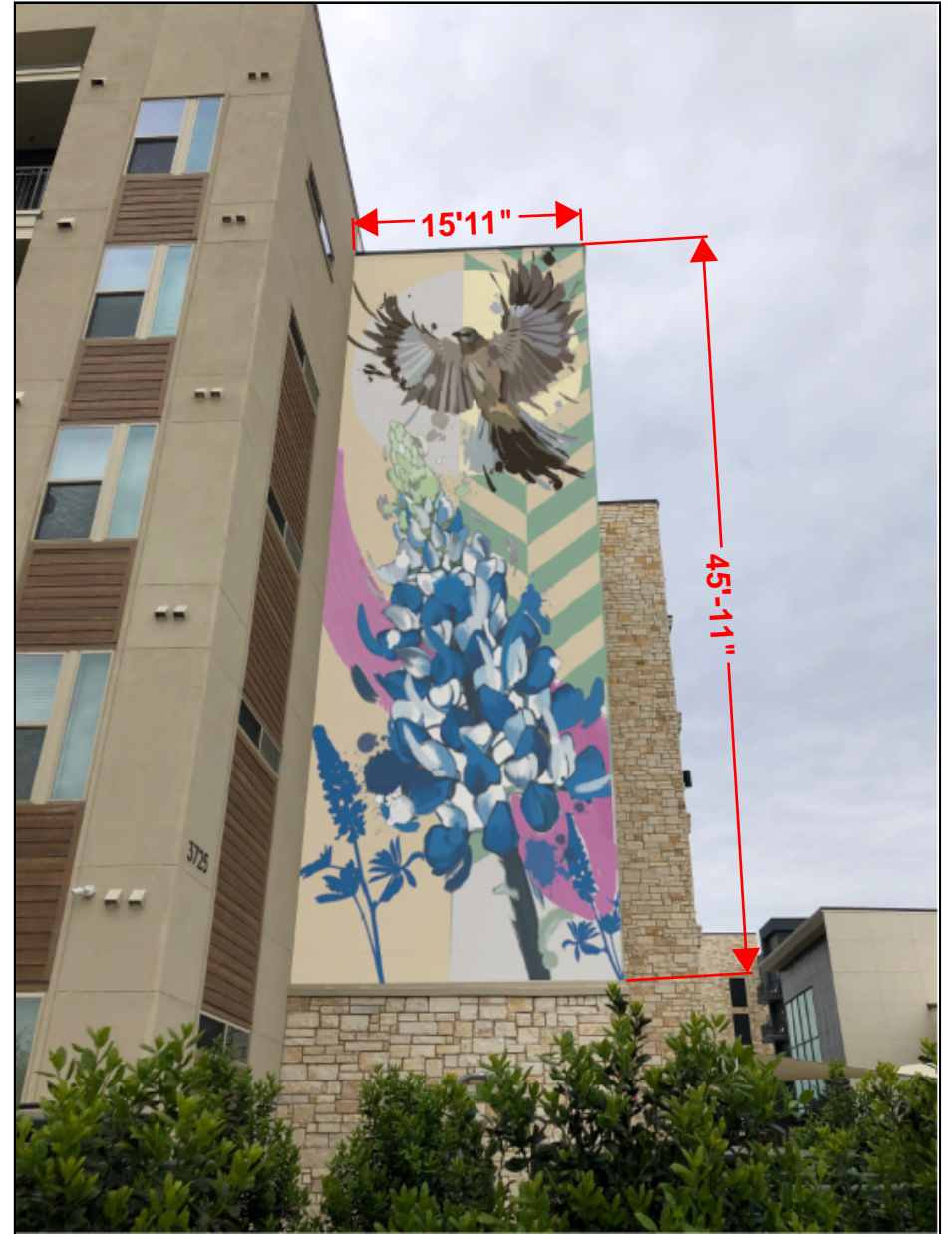
08 PHASE 2 - EAST ELEVATION

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

South Facade Mural Location - Before and After



Before

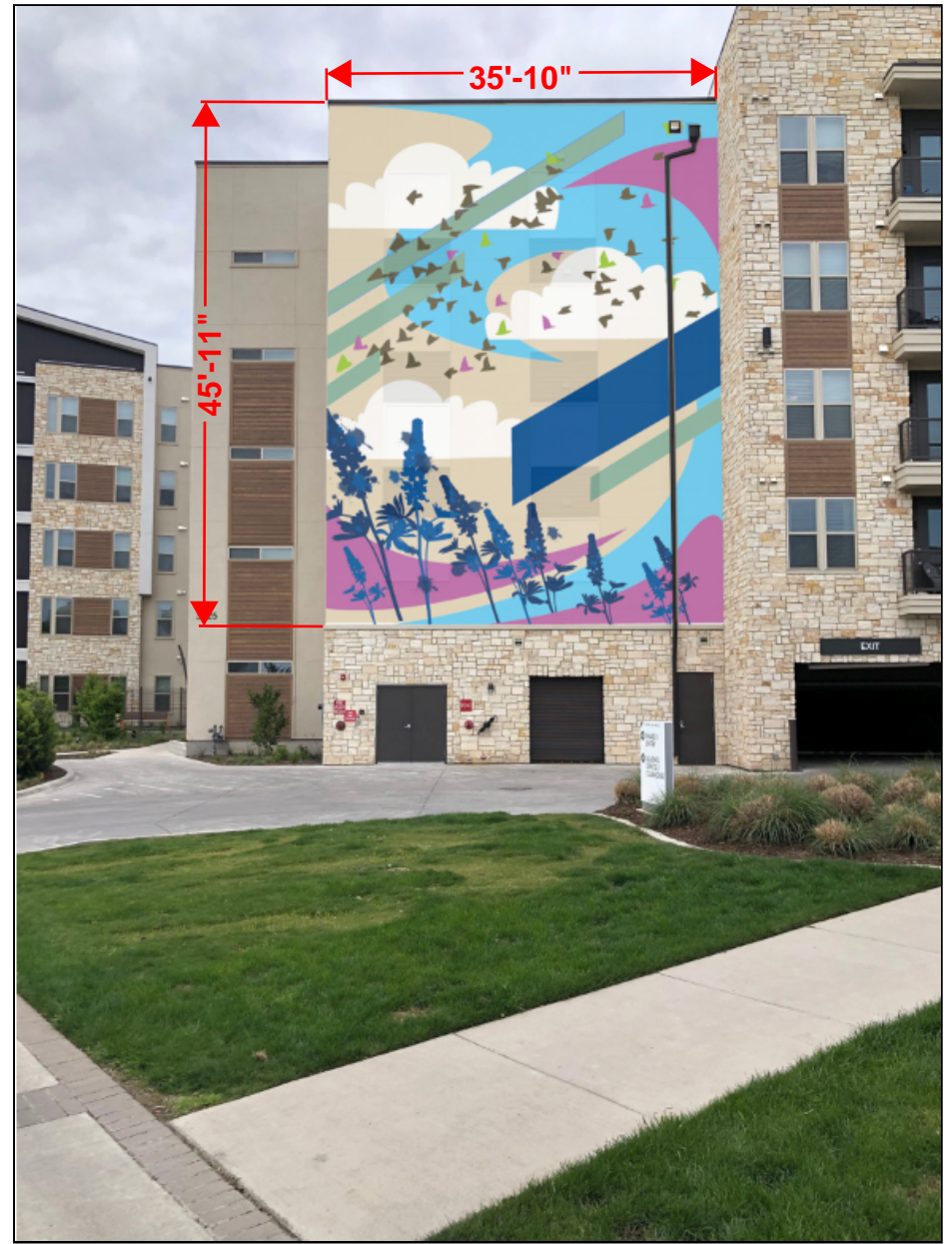


After

East Facade Mural Location Option A - Before and After



Before



After

East Facade Mural Location Option B - Before and After



Before



After

Council Meeting

6.

Meeting Date: 06/08/2021

Department: Special Events

Pillars: Optimize the Addison Brand

Milestones: Define and promote Addison Identity

AGENDA CAPTION:

Present and Discuss an **Update on Addison Kaboom Town 2021.**

BACKGROUND:

Staff will provide an update to the Council on the upcoming Addison Kaboom Town! event that will take place July 3, 2021. The presentation will include information regarding entertainment and activities, operational changes, and admissions.

RECOMMENDATION:

Information only. No action required.

Attachments

Presentation - Addison Kaboom Town 2021

Addison Kaboom Town! Update

June 8, 2021



ADDISON



Saturday, July 3

5pm – 10pm

Tickets

General Admission

Free. Ticket required for all ages.
Available online at 10am June 21

Addison residents get early access to
tickets via special code.

Hotel Package

Free with any Addison hotel booking.
Includes guaranteed admission for up
to 6 people and an Addison blanket

Addison Circle Park Festival

ADDISON

- **Main Stage**

- Manhattan Band
- Walk This Way – A Tribute to Aerosmith

- **Food & Beverage**

- Over a dozen vendors with a variety of food options

- **Other Attractions**

- Live jazz band near entrance
- Airbrush tattoos and light-up novelties (\$)
- Festival merch tent





■ **Dedicated VIP Area**

- Air-conditioned seating and restrooms inside the Addison Conference Centre
- Umbrella tables on the lawn



■ **Complimentary Catering**

- Hot, boxed meals including vegetarian option
- 2 beer/wine vouchers, unlimited soda/water

Freedom Flyover

- From 7:30-9:15 p.m. a series of flyovers will take place featuring various formations, including Cavanaugh Flight Museum warbirds, aerobatic planes, and other specialty planes.
- Each formation will fly a route that is visible from throughout Addison, with planes passing overhead approximately every 10-15 minutes.
- This replaces the airshow, which was primarily visible from Addison Circle Park, with a new aerial attraction that will be visible from the many watch parties across Addison.





- The highlight of the evening, the fireworks will be shot from the Addison Airport beginning at approximately 9:35 p.m.
- The display will be visible throughout Addison and beyond, with the music broadcast on STAR 102.1FM.
- The show features over 25% more shells than our 2019 show, with an extended finale and an increase in the larger 5" and 6" shells.

Health & Safety Measures

Protocols for this festival were developed in accordance with CDC guidance, and have been adapted to account for recent changes:

- Reduced daily capacity to 75% of pre-pandemic levels.
 - Scaling back up to 100% takes additional time and resources that are not readily available this close to the event.
 - This also allows for some distancing between groups as the majority of Texas is not fully vaccinated.
- Carnival field used for expanded seating area.
- Hand sanitizer stations throughout the venue, plus enhanced site cleaning.
- Face coverings not required; recommended for those who are not fully vaccinated.

Questions?

ADDISON

A promotional graphic for the 'Addison Kaboom Town!' event on July 3rd. The background is dark blue with red and white fireworks. In the center, a red airplane flies over a blue shield-shaped logo containing the text 'ADDISON KABOOM TOWN! JULY 3RD'. Below the logo, the event schedule is listed: 'FREEDOM FLYOVER - 7:30 PM' followed by a red star and 'FIREWORKS - 9:30 PM'. At the bottom, a red rounded rectangle contains the website 'ADDISONKABOOMTOWN.COM' flanked by two white stars.

ADDISON
KABOOM TOWN!
JULY 3RD

FREEDOM FLYOVER - 7:30 PM ★ FIREWORKS - 9:30 PM

★ **ADDISONKABOOMTOWN.COM** ★