

September 13, 2022

ADDISON TREEHOUSE

14681 MIDWAY RD. SUITE 200, ADDISON, TX 75001 7:00 PM WORK SESSION 7:30 PM REGULAR MEETING

Notice is hereby given that the Addison City Council will conduct a Regular Meeting on Tuesday, September 13, 2022 at the Addison TreeHouse. Email comments may be sent to iparker@addisontx.gov by 3:00 pm the day of the meeting. The meeting will be live streamed on Addison's website at www.addisontexas.net.

Call Meeting to Order			
Pledge of Allegiance			
	WORK SESSION		

1. Present and Discuss the <u>Format for the Town Meeting on October 20,</u> 2022.

REGULAR MEETING

Announcements and Acknowledgments Regarding Town and Council Events and Activities

- Present the 2022 Addison Foodservice Safety and Sanitation Awards
- Addison is recognized by the ETC Institute for its "Leading the Way" Award

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.

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.

- 2. Consider Action on the <u>Minutes from the August 23, 2022 City Council Meeting.</u>
- 3. Consider Action on the <u>Minutes from the September 6, 2022 City</u> Council Special Meeting.

Regular Items

4. Hold a Public Hearing, Present, Discuss, and Consider Action on an Ordinance Approving a Special Use Permit (SUP) for Property

Located at 4580 Belt Line Road that is Currently Zoned Local Retail

(LR) to Allow a Restaurant with the Sale of Alcoholic Beverages for On-Premises Consumption Case 1853-SUP/4580 Belt Line Road (Toasted Yolk Cafe).

- 5. Hold a Public Hearing, Present, Discuss, and Consider Action on an Ordinance Rezoning a 2.034 Acre Property Located at 3820 Belt Line Road from the Planned Development District (PD) with Modified Belt Line District (BL) Standards to a New Planned Development District (PD) with Modified Local Retail District (LR) Standards and a Special Use Permit (SUP) to Allow the Development of a Drive-Thru Only Restaurant. Case 1850-Z/3820 Belt Line Road (Salad & Go).
- 6. Hold a Public Hearing, Present, Discuss, and Consider Action on an Ordinance Approving a Special Use Permit (SUP) for Property

 Located at 3855 Belt Line Road that is Currently Zoned Planned

 Development (PD), through Ordinance Nos. 092-037 and 094-066, to

 Allow a Restaurant. Case 1854-SUP/3855 Belt Line Road (La Pasha).
- 7. Hold a Public Hearing, Present, Discuss, and Consider Action on an Ordinance of the Town of Addison, Texas Approving and Adopting the Annual Budget for the Fiscal Year Beginning October 1, 2022 and Ending September 30, 2023, and Making Appropriations for Each Office, Department, Agency and Project of the Town, Providing that Expenditures for Said Fiscal Year Shall be Made in Accordance with the Adopted Budget, Unless Otherwise Authorized by an Ordinance Adopted by the City Council; Providing for Emergency Expenditures and Expenditures as Otherwise Allowed by Law.
- 8. Hold a Public Hearing, Present, Discuss, and Consider Action on an Ordinance to Levy Taxes for the Town of Addison, Texas, and to Fix and Adopt the Tax Rate of \$0.609822 for the Town on All Taxable Property for the Fiscal Year Beginning October 1, 2022 and Ending September 30, 2023.
- 9. Present, Discuss, and Consider Action on the <u>Fiscal Year 2022-23</u>
 <u>Property Tax Revenue Ratification Ordinance</u>.
- 10. Present, Discuss, and Consider Action on an <u>Ordinance Amending</u>
 Chapter 82 (Utilities), Section 82-76 and Section 82-77 of the Code of
 Ordinances of the Town by Amending Sewer Rates and Water Rates
 for All Customer Classifications; Providing that the Changes to the
 Sewer Rates and Water Rates Made Herein Shall be Applied to
 Monthly Customer Bills Beginning with the November 2022 Billing
 Cycle.

- 11. Present, Discuss, and Consider Action on an Ordinance Electing for the Town of Addison to Make Current Service and Prior Service

 Contributions to the Town's Account in the Benefit Accumulation

 Fund of the Texas Municipal Retirement System at the Actuarily

 Determined Rate of Total Employee Compensation.
- 12. Present, Discuss, and Consider Action on an <u>Ordinance Providing for Increased Prior and Current Service Annuities Under the Act Governing the Texas Municipal Retirement System for Retirees and Beneficiaries of Deceased Retirees of the Town of Addison and Establishing an Effective Date.</u>

Adjourn Meetin

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		
TIME POSTED:		
DATE REMOVE	D FROM BULLETIN BOARD:	
REMOVED BY:		

Council Meeting 1.

Meeting Date: 09/13/2022

Department: Communications & Marketing **Pillars:** Optimize the Addison Brand

AGENDA CAPTION:

Present and Discuss the Format for the Town Meeting on October 20, 2022.

BACKGROUND:

Town Meetings are held twice a year in the spring and fall. This year, the fall meeting is scheduled for October 20, 2022 at 7:00 pm at the Renaissance Hotel.

The purpose of this item is to discuss the format and topics for the Council member's presentations.

RECOMMENDATION:

Staff requests Council direction.

Council Meeting 2.

Meeting Date: 09/13/2022 **Department:** City Secretary

AGENDA CAPTION:

Consider Action on the <u>Minutes from the August 23, 2022 City Council</u> <u>Meeting.</u>

BACKGROUND:

The minutes for the August 23, 2022 City Council Meeting have been prepared for consideration.

RECOMMENDATION:

Administration recommends approval.

Attachments

Minutes - August 23, 2022

DRAFT



August 23, 2022

ADDISON TREEHOUSE 14681 MIDWAY RD. SUITE 200, ADDISON, TX 75001 5:30 PM EXECUTIVE & WORK SESSION 7:30 PM REGULAR SESSION

An Executive Session, Work Session and Regular Session was held by the City Council of the Town of Addison, Texas on August 23, 2022, beginning at 5:30 p.m. in the Addison Treehouse, 14681 Midway Road, Suite 200, Addison, Texas. The following members were present to-wit:

Present: Mayor Joe Chow; Mayor Pro Tempore Kathryn Wheeler; Deputy Mayor Pro

Tempore Lori Ward; Council Member Tom Braun; Council Member Darren Gardner; Council Member Guillermo Quintanilla; Council Member Eileen Resnik

Call Meeting to Order. Mayor Chow called the meeting to order at 5:37 PM.

Pledge of Allegiance. Mayor Chow led the Pledge of Allegiance to the Flag.

EXECUTIVE SESSION

Closed (Executive) Session of the Addison City Council pursuant to:

- Section 551.071, Tex. Gov. Code, to conduct a private consultation with its attorney pertaining to:
 - o G J Seeding, LLC v. FNH Construction, LLC and Hudson Insurance

- <u>Company</u>, Cause No. DC-20-11409, 134th Judicial District, Dallas County, Texas; and
- Bigelow Arizona TX-344, Limited Partnership D/B/A Suites of America and/or Budget Suites of America v. Town of Addison, Cause No. DC-19-09630, 191st Judicial District, Dallas County District Court.
- 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:
 - Review and Consider for Action Information from Mosaic Partners Regarding the Town's City Manager Selection Process.

Mayor Chow convened the City Council into Closed Executive Session at 5:38 PM.

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 Open Session at 6:23 PM. No action taken as a result of Closed Executive Session.

WORK SESSION – 6:23 PM

1. Present and Discuss Texas Municipal Retirement System Cost of Living Adjustment Options and the Proposed Annual Budget and Tax Rate for the Town of Addison for Fiscal Year 2023 (BeginningOctober 1, 2022 and Ending September 30, 2023).

During the August 3, 2022 Special Council meeting regarding the Fiscal Year 2023 Budget, a representative from the Texas Municipal Retirement System and Town Staff presented information relative to the Texas Municipal Retirement System's Cost of Living Adjustment. Council requested Staff return with additional information for further discussion. Staff will present the information requested and seek guidance from Council on this matter. Staff will also provide information and seek guidance from Council related to the Fiscal Year 2023 tax rate and budget.

<u>Direction:</u> Consensus to move forward with 30% repeating COLA. New updated proposed tax rate of \$0.609822 for fiscal year 2023 was announced. This lower rate is a result of lower interest rate from Series 2022 Bonds.

***** RECESS - 7:42 PM - 7:49 PM ***

2. Present and Discuss an Update on the Beltway Trail Project.

On December 14, 2021 Council approved a professional services agreement with Moore Iacofano Goltsman, Inc. (MIG) for the conceptual design of the Beltway Trail Project. The Beltway Trail Project was identified as a Phase I project in the City-Wide Trails Master Plan

(CWTMP) that was adopted by Council on May 25, 2021. An important component of MIG's scope was to conduct public input to gather information to help guide the development of the conceptual design. The initial public input survey has been completed and staff will make a presentation to Council that includes the results and staff's recommendations for moving forward with the conceptual design. A detailed report of the information that was gathered was also presented and discussed.

Staff Recommendations for the Conceptual Design:

- ❖ Include a Two-Way Buffered Bike Lanes between Marsh Lane and Le Grande Drive on the north side of Beltway Drive.
- * Keep the existing sidewalk between Surveyor and Le Grande Drive in place but consider widening if future redevelopment occurs.
- ❖ Transition Two-Way Buffered Bike Lanes to an Off-Street Bike Lanes between Le Grande Drive and Midway Road. Note that the Bike Lanes and wide sidewalk at Addison Grove will need to merge to cross the Midway Road intersection.
- ❖ Transition from a Buffered Bike Lanes to a Bike Boulevard between Midway and Belt Line Roads.
- * Keep the green space south of the Addison Grove Development passive with enhanced landscaping and seating.

<u>Direction:</u> Consensus to move forward but do not cut down any trees, limit acquisition of right-of-way and ensure the bike lanes are safe.

3. Present and Discuss an Update on the Addison Athletic Club Renovation Project.

On October 12, 2021, Council approved a construction contract in the amount of \$4,035,083 with Northridge Construction Group, LLC for renovation work at the Addison Athletic Club (AAC) with an original substantial completion period of 195 days. Council also established a total project budget in the amount of \$5,077,631 to allow for owner's contingencies, bid alternates, construction management, design services, and other third-party services.

Renovation work began on November 29, 2021. As was anticipated, demolition revealed previously unknown conditions that required Change Orders to resolve. To date, staff has issued 12 Change Orders totaling \$335,325.37 and adding 78 days to the project. The major changes include the need to replace or update plumbing and electrical services to meet current code, replacing building components in areas impacted by previously unknown water damage, and performing additional work identified to renovate the facility with a long-term philosophy in mind. Correcting these previously unknown conditions consumed the contingency funding and thereby limited Staff's ability to authorize alternate bid items except for the replacement of the Community Room cabinets. There was only one supply chain issue that impacted the schedule. This related to a critical component of the indoor pool dehumidification system and represented 31 of the total days added to the project.

Staff is currently working to resolve several remaining issues with the project. The most pressing issue is the need to replace the entire indoor pool deck tile. It was originally planned to replace only portions of the pool deck using attic stock tile. As the project progressed, it was

determined that additional tiles were damaged randomly across the pool deck and needed to be replaced. There was an insufficient quantity of attic stock to replace all the needed tiles. Despite efforts to find matching tile or to create a combination of existing and new tile, no plausible solution was found that would maintain the aesthetic expectations of the facility.

Other remaining project issues relate to the outdoor pool splash feature and shade structure. The splash feature did not work properly and is being disputed with the manufacturer. The feature was removed for safety. A shade structure was scheduled for installation in May. During excavation for the piers needed to support the shade structure columns, the contractor encountered undocumented utilities in most of the 5 pier locations. There was not enough time to determine a solution and complete the associated work without delaying the opening of the outdoor pool for a month or more. Staff directed the contractor to fill in the pier holes and delay the work until after the pool closes in September. We could not have open excavations adjacent to the pool and be open to the public. We agree this delay would not be counted against the substantial completion schedule. The exact solution will not be known until after the pool closes. The bid contained alternate items that the community hoped may be included in the project if the funding was available. These include replacing all of the ceiling tiles and grid structure throughout the facility, replacing the skylight panels above the indoor pool, painting additional areas, and other improvements. Staff will inform Council of the status of these alternates and seek Council direction on their preference on what action to take on these items.

Since the contingency funds are exhausted, Staff will be bringing Council at least two proposed Change Orders to address these issues once the solutions are is determined and the cost to correct them is known.

The Town's Chief Financial Officer has indicated that investment income earned on bond proceeds and project savings from other bond projects could be used for the Addison Athletic Club Renovation Project. Council could also authorize use of the Self-Funded Special Project Fund to allocate additional funding toward the Addison Athletic Club Renovation Project. Staff seeks Council direction regarding the AAC Renovation Project.

The construction contact contained established pricing for bid alternates. These are items that were deemed worthy of inclusion but only if sufficient funds remained after addressing the contingencies. Staff has only instructed the contractor to proceed with one alternate to date. This was to replace the Community Room cabinets at a cost of \$26,200. Based on lead time and the construction schedule, staff had to make this decision well before many of the unknown issues requiring contingency funds were identified. Alternate items and status was discussed as follows:

• Alternate Items and Status

- o Additional Flooring and Finishes (\$25,000): Not approved
- o Ceiling Tiles and Grids (\$84,100): Not approved
- o Racquetball Court Ceilings (\$65,000): Not approved
- o Natatorium Wall graphic (\$8,100): Not approved
- o Additional Painting (\$43,200): Not approved
- o Natatorium Skylight Panel Replacements (\$23,000): Not approved

<u>Direction:</u> Present updated costs for: (1) Ceiling Tiles; (2) Additional Painting; and (3) Natatorium Skylight Panel Replacements at a future council meeting. Additionally, they confirmed that staff will bring back a price for the work on the Shade Structure installation.

4. Present and Discuss the Council Calendar from September through December 2022.

Staff requested direction regarding the Council meeting dates from September through December 2022. An informational calendar showing election dates along with meeting dates from January through March 2023 was included. Council was advised that a 2023 Planning Calendar would be provided later in the year for Council and Staff planning purposes. The following meeting schedule was approved.

DATE	MEETING
September 6, 2022	Special Meeting – Public Hearing on Budget
September 13, 2022	Regular Meeting
September 27, 2022	Regular Meeting
October 11, 2022	Regular Meeting
October 20, 2022	Town Meeting
October 25, 2022	Regular Meeting
November 8, 2022	Regular Meeting
November 22, 2022	CANCELLED
December 13, 2022	Regular Meeting
December 27, 2022	CANCELLED
January 10, 2023	Regular Meeting
January 24, 2023	Regular Meeting
February 14, 2023	Regular Meeting
February 28, 2023	Regular Meeting
March 14, 2023	Regular Meeting
March 28, 2023	Regular Meeting

REGULAR MEETING – 9:10 PM

Announcements and Acknowledgments Regarding Town and Council Events and Activities, 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 CouncilAppearance 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.

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

- 5. Consider Action on the Minutes from the August 3, 2022 CityCouncil Meeting.
- 6. Consider Action on the Minutes from the August 4, 2022 CityCouncil Meeting.
- 7. Consider Action on the Minutes from the August 9, 2022 CityCouncil Meeting.
- 8. Consider Action on a Resolution Consenting to the Change of Control of Scarborough I Airport, LP ("Tenant") from Scarborough I Airport GP, LLC, to Bel Air Addison, LLC, and Authorizing the City Manager to Execute the Consent of Landlord Confirming the Change of Control Agreement.
- 9. Consider Action on Change Order #13 to the Contract with Northridge for the Addison Athletic Club Renovation Project, Amend the Total Project Budget by the Corresponding Amount and Authorize the City Manager to Execute the Change Order in anAmount Not to Exceed \$44,469.51.
- 10. Consider Action on a Resolution Approving the Purchase of an Ambulance from Pliler International, Inc.; Authorizing a Purchase Order for Quote NO: Q3096-0001 from Frazer Ltd.; and, Authorizing the City Manager to Execute the Purchase Order in an Amount Not to Exceed \$385,056.
- 11. Consider Action on a Resolution Approving an Events Agreement Between the Town of Addison and DCO Realty, Inc. for the Management, Operation, Coordination, and Control of a Variety of Events at Vitruvian Park, and Authorizing the City Manager to Execute the Agreement in an Amount Not to Exceed \$185,000.

Mayor Chow called for any requests to remove an item from the Consent Agenda to discuss individually. Council Member Gardner requested to remove Item #9. Mayor Chow called for a motion on Consent Agenda Items 5-8, 10, and 11.

MOTION: Council Member Resnik moved to approve Consent Agenda Items 5-8, 10, and 11 as presented.

Item #9 – Change Order #13 to the Contract with Northridge

Clarification provided for this item at the request of Council Member Gardner. The purpose of this item was to authorize the City Manager to execute Change Order #13 in the amount of \$44,469.51 and authorize a corresponding increase in the Addison Athletic Club Renovation Project's total project budget. On October 12, 2021, Council approved a contract with Northridge Construction Group, LLC for renovation work on the Addison Athletic Club. Council also approved a total project budget that allocated additional funding toward project contingencies, alternate bid items, and third-party services needed for the project. Staff has been able to address issues identified during renovation through the issuance of 12 Change Orders to date using total project budget funds. Staff needs to address an issue with the indoor pool deck tile that will necessitate Council approval of a Change Order #13 and a corresponding total project budget amendment. The Original Contract amount awarded to Northridge Construction Group, LLC was \$4,035,083. Change orders approved to date total \$335,325.37. The proposed amount for Change

Order #13 is an additional \$44,469.51. If approved, Change Order #13 would amend the Northridge Contract to a new total of \$4,414,877.88 and bring the new total project budget to \$5,122,100.51. No additional days are being awarded in this change order. As discussed in the Addison Athletic Club Update provided during the Work Session on August 23, 2022, there will be at least one additional Change Order and total project budget request coming before Council regarding this project. It will be brought forward separately once the costs are known.

MOTION: Council Member Gardner moved to approve Change Order #13 as presented. Mayor Pro-Tem Wheeler seconded the motion. Motion carried unanimously.

Resolution No. R22-053: Consent to change in control from Scarborough I Airport, GP, LLC to Bel Air Addison, LLC.

Resolution No. R22-054: Authorize purchase of Ambulance – Pliler International/Frazer Ltd.

Resolution No. R22-055: Agreement with DCO Realty, Inc. – Vitruvian Park Events

Regular Items

12. Present and Discuss the Operations and Financial Reconciliation for Taste Addison 2022.

Taste Addison is a major festival produced by the Town annually to promote tourism while supporting Addison hotels, restaurants and other businesses. This two-day event featured food, music, shopping and activities. It was held June 3-4, 2022 at Addison Circle Park. The Special Events and Finance Departments presented a report on the marketing, operational and financial outcomes of Taste Addison 2022. Highlights are listed as shown.

NEW FOR 2022

- New VIP experience, featuring air-conditioned lounge, reserved parking, and Main Stage Viewing Deck.
- Enhanced specialty areas for 21+ adults (The Garden and The Grove).
- Free activity area, Family Fun Lawn, for children.
- Enhanced national artist selection.

HOTEL ROOM NIGHTS

- 7 Addison hotels offered special rates. Packages included: General Admission for 4 Branded Canvas Tote Bag, Total Packages Redeemed: 142
- Total Room Nights Booked: 210
- Townwide Hotel Occupancy: Friday 70.2%; Saturday 74.3%

RESTAURANT PARTICIPATION

- A total of 25 Addison food establishments participated.
- 9 restaurants and Bitter Sisters Brewery took part in the VIP Lounge, offering tastings throughout the event.
- 18 restaurants operated full concession booths.
- Average gross sales per restaurant was \$15,551.

• Average gross sales per attendee was \$27 (50% increase).

Admissions & Attendance: 4-year Comparison

YEAR	ATTENDANCE	REVENUE	COMMENTS
			0 0 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
2018	15,191	\$206,738	Sunday Paid & Bad Weather
2019	14,420	\$181,436	Sunday Free
2021	16,873	\$203,868	Friday/Saturday only
2022	13,927	\$235,012	Friday/Saturday only

Profit or (Loss: 4-year Comparison

YEAR	PROFIT & (LOSS)	REVENUE	EXPENSES
2022	\$(553,718)	\$366,389	\$920,108
2021	\$(256,858)	\$429,928	\$686,786
2019	\$(653,956)	\$381,391	\$1,035,347
2018	\$(396,203)	\$739,266	\$1,135,469

THOUGHTS FOR NEXT YEAR

- Continue with 2-day festival to maximize ROI for event participants
- Design for and market to 3 target groups: foodies, music lovers, and families
- Improve operations of VIP experience.
- Continue enhanced specialty areas for children and 21+ adults focusing on sponsorship partnerships

Information only. No action taken.

13. Present and Discuss the Operations and Financial Reconciliation for Addison Kaboom Town! 2022.

Addison Kaboom Town! is a major festival produced by the Town annually to promote tourism while supporting Addison hotels, restaurants and other businesses. This Independence Day celebration featured food, music, the Addison Airport Airshow, and a major fireworks extravaganza. It was held July 3, 2022 at Addison Circle Park. The Special Events and Finance Departments prepared a report on the marketing, operational and financial outcomes of Addison Kaboom Town! 2022 and shown as follows:

NEW FOR 2022

- Continued with free tickets required for entry and early resident access; 3,598 resident tickets were issued.
- New Caliber Auto Care Splash Zone.
- Offered Kaboom Town! Branded merchandise.
- Returned to the Addison Airport Airshow.

HOTEL ROOM NIGHTS

- 9 Addison hotels offered special rates. Packages included: Guaranteed admission for up to 6 people
- Total Packages Redeemed: 928

• Town-wide Hotel Occupancy: 78.2%

Food/Beverage Sales & Attendance Comparison

YEAR	ATTENDANCE	FOOD &	COMMENTS
		BEVERAGE SALES	
2018	25,200	\$108,848	Tuesday & 3 rd Party Concession
2019	25,015	\$215,789	Wednesday & In-House Concession
2021	10,206	\$141,291	Saturday Limited Capacity
2022	13,818	\$180,861	Sunday Planned Capacity

Profit or (Loss: 4-year Comparison

YEAR	PROFIT & (LOSS)	REVENUE	EXPENSES
2022	\$(303,799)	\$81,442	\$385,241
2021	\$(308,195)	\$99,458	\$407,653
2019	\$(313,485)	\$144,471	\$457,956
2018	\$(274,138)	\$156,268	\$430,406

THOUGHTS FOR NEXT YEAR

- Alter operations of family-friendly activities, as necessary.
- Improve hotel package attendee experience with dedicated entrance.
- Seek continued success of the fireworks soundtrack.

Information only. No action taken.

14. Present and Discuss an Update on Addison Oktoberfest 2022.

Staff provided an update on the upcoming Addison Oktoberfest event that will take place September 15 - 18, 2022. The presentation included the following information.

DATES, & TIMES: Thursday, September 15, 6-11 PM

211128, 00 11111280 111115um, , 8 0 promisor 10, 0 11 1111				
DATE	TIMES	ENTRANCE FEE	TICKET FEE	
Thursday, September 15	6 PM - 11 PM	Free for all Ages		
Friday, September 16	6 PM – 12 AM	Free Ages 9 & Under	\$10 ages 10+	
Saturday, September 17	12 PM – 12 AM	Free Ages 9 & Under	\$10 ages 10+	
Sunday, September 18	12 PM – 5 PM	Free for all Ages		

TICKET PACKAGES:

- <u>Addison Oktoberfest Paket \$40</u> (1) 2-day Pass, Commemorative Stein, (2) Paulaner Biers, Commemorative Lapel Pin _
- <u>Partyhalle Deck Table (\$200 Thursday)</u> | \$300 Friday/Saturday) Reserved Partyhalle Table: 6PM Close, (8) Commemorative Steins, (8) Paulaner Biers, (8) Commemorative Lapel Pins
- <u>Hotelpaket</u> Free with any Addison hotel booking, General Admission for (2), (2) Commemorative Steins, (2) Paulaner Biers, (2) Commemorative Lapel Lins

Information only. No action taken.

15. Present and Discuss the Finance Department Quarterly Financial Report of the Town of

Addison for the Fiscal Year 2022 Third Quarter Ended June 30, 2022.

The Town of Addison's financial policies require the publication of a financial report 60 days subsequent to the end of each fiscal quarter. This report covers the financial performance through the third quarter for Fiscal Year 2022 (April 1, 2022 - June 30, 2022). The report includes information for the following funds: General, Hotel, Economic Development, Airport, Utility, and Stormwater funds.

Key highlights for the third quarter include:

- General Fund revenue totaled \$37.9 million, which is 93.1 percent of the fiscal year budget.
- General Fund expenditures totaled \$28.2 million, which is 69.1 percent of the fiscal year budget.
- Sales tax collections totaled \$11.9 million, which is 87.1 percent of the fiscal year budget.
- The Hotel Fund had revenue of \$3.8 million, an increase of \$1.9 million from this time a year ago, and expenditures of \$3.1 million.
- Performing Arts expenditures are at 100% percent due to the full payment of the WaterTower Theatre grant.
- Special Events revenues totaled 50.7 percent, and expenses totaled 37.9 percent of the fiscal year budget due to timing of events.
- Airport Fund operating revenue totaled \$5.0 million or 70.9 percent, and operating expenditures totaled \$3.3 million, or 63.0%.
- Utility Fund operating revenue totaled \$10.8 million or 75.0 percent, and operating expenditures totaled \$10.5 million, or 71.3%.
- Stormwater Fund revenue and expenditures are in line with historical averages.

The Quarterly Investment Report for Quarter 3 of Fiscal Year 2022 was presented for informational purposes. This report has been prepared in accordance with state law and the Town's Financial Policies.

INVESTMENT REPORT – For the quarter ending June 30, 2022

Date	Book Value	Market Value	Interest Revenue	Weighted Average Yield-to-Maturity
6/30/2022	123,018,311	118,487,396	261,269	1.11%
3/31/2022	128,974,071	125,467,231	175,283	0.72%
Change	(5,955,760)	(6,979,835)	85,986	0.39%
% Change	-4.62%	-5.56%	49.06%	54.10%

Information presented as required by law. No action taken.

16. <u>Present, Discuss, and Consider Action on a Resolution Approving the Installation of Public Art by Artist Joshua Tobey Known as The Three Tenors in Beckert Park.</u>

The Addison Arbor Foundation (AAF) is proposing to locate three bronze coyote sculptures in Beckert Park. The sculptures are proposed to be placed at the northwest corner of Spectrum Road

and Addison Circle Road on a concrete pad that will be constructed at this location. The grouping of sculptures is created by Loveland, Colorado artist Joshua Tobey and is titled "The Three Tenors."

The coyotes are arranged as if they are singing and each one is named after a member of the operatic singing group the Three Tenors: Placido Domingo, Jose Carreras and Luciano Pavarotti. The coyotes are approximately 33-35" tall and 11-17" wide. It is estimated the concrete pad they will be attached to will be approximately 6' x 4' wide.



The Three Tenor

MOTION: Council Member Braun moved to approve Item 16 as presented. Council Member Resnik seconded the motion. Motion carried unanimously.

Resolution No. R22-055: Approve installation of *The Three Tenors* by Artist Joshua Tobey in Beckert Park.

17. <u>Present, Discuss, and Consider Action on a Resolution Approving the Installation of Public Art by Artist Joshua Tobey Known as Meditation in Addison Circle Park.</u>

The Addison Arbor Foundation (AAF) is proposing to locate a bronze bear sculpture in Addison



Meditation

Circle Park. The bronze bear is approximately 63" tall and 37" wide. The bear is in a meditation pose and is proposed to be located at the northeast corner of the Addison Circle Park Pavilion, adjacent to the location where yoga classes are held. A concrete pad will be constructed in the decomposed granite area and the sculpture will be secured to the pad.

MOTION: Mayor Pro-Tem Wheeler moved to approve Item 17 as presented. Deputy Mayor Pro-Tem Ward seconded the motion. Motion carried unanimously.

Resolution No. R22-056: Approve installation of Meditation by Artist Joshua Tobey in Addison Circle Park

18. <u>Present, Discuss, and Consider Action on a Resolution Supporting the Town of Addison's Application to the North Central Texas Council of Governments' 2022</u> Regional Transportation Alternatives Call for Projects.

The Cotton Belt Trail (CBT) is a regional trail that is part of the Regional Veloweb which is a 1,883-mile network of off-street shared-use paths designed for multi-use trip purposes by cyclists, pedestrians and other non-motorized forms of transportation that connect 10 counties and 105 Cities in North Central Texas. Staff will present current planning efforts related to the portion of trail between Plano and DFW Airport which will include Addison. In Addison, the CBT will span between the North Dallas Tollway and Marsh Lane.

Staff provided background information about the project and funding that has been acquired to date. Design for the trail is completely funded. Addison has \$3,792,027 available for construction of sections of the trail. Of the funds available, \$2,697,457 has been identified for the Midway Pedestrian Bridge which is a Critical Trail Section. Until recently, NCTCOG indicated the Midway Bridge was completely funded. However, that was based on 10% design plans that required additional information such as a site survey, location of utilities, completion of a geotechnical report and design of the bridge and abutments. The estimates also did not include four years of inflation and estimated that the construction would be in conjunction with the adjacent rail line. The current Opinion of Probable Cost estimates indicate construction of the Midway Pedestrian Bridge segment at \$11 million.

NCTCOG has invited Addison to respond to a call for Regional Transportation Alternatives Projects to request funding of \$11 million for the Midway Pedestrian Bridge The grant application indicates high priority will be given to regional Veloweb trail connections such as the Midway Pedestrian Bridge. If the funding requested were awarded this would allow \$3,792,027 in funds available to Addison to be applied to construction of the remaining trail sections. Staff presented Council on the parameters of the grant and presented a resolution supporting the application to Regional Transportation Alternatives Program for Council consideration.

MOTION: Council Member Resnik moved to approve Resolution as presented. Council Member Gardner seconded the motion. Motion carried unanimously.

Resolution No. R22-057: Support Town's NCTCOG 2022 Regional Transportation Alternatives Application

19. Present, Discuss, and Consider Action on a Resolution Approving an Interlocal Agreement with the City of Grapevine, Texas for the Provision of Detention Center Services for Addison Inmates and Authorizing the City Manager to Execute the Agreement.

In October 2016, the Addison Police Department contracted the City of Carrollton Police Department Detention Center to house our arrestees and inmates through an Interlocal Agreement (ILA). This ILA was first approved by Council on September 13, 2016. Council approved a revised ILA with the City of Carrollton on November 27, 2018, which added a flatrate fee for county jail transports and reimbursement for EMS services at the jail.

On December 16, 2021, the Town was notified by the City of Carrollton of their intent to terminate the Interlocal Agreement regarding our use of their detention facility, effective September 30, 2022.

After a thorough search, staff identified the City of Grapevine Police Department as a viable partner to provide detention services for fee was calculated using a three-year average of the number of arrests by the Addison Police Department from 2019-2021, for an average of 1,139 arrests. This agreement provides for an annual recalculation of costs, based on a rolling three-year average of arrests. If arrest numbers increase or decrease from this average, there will be a proportional increase or decrease in costs respectively.

While these costs are significantly higher than budgeted amounts under the ILA with the City of Carrollton, it is still a significant savings when compared to reopening and operating our own detention facility.

MOTION: Council Member Resnik moved to approve ILA as presented. Mayor Pro-Tem Wheeler seconded the motion. Motion carried unanimously.

Resolution No. R22-058: Approve IA with City of Grapeview for Detention Center Services

Adjourn Meeting

There being no further business to come before the City Council the meeting was adjourned at 11:15 pm.

	TOWN OF ADDISON, TEXAS
	Joe Chow, Mayor
ATTEST:	
Irma G. Parker, City Secretary	

Council Meeting 3.

Meeting Date: 09/13/2022 **Department:** City Secretary

AGENDA CAPTION:

Consider Action on the <u>Minutes from the September 6, 2022 City Council Special Meeting.</u>

BACKGROUND:

The minutes for the September 6, 2022 City Council Special Meeting have been prepared for consideration.

RECOMMENDATION:

Administration recommends approval.

Attachments

Minutes - September 6, 2022

DRAFT

OFFICIAL ACTIONS OF THE ADDISON CITY COUNCIL SPECIAL SESSION

September 6, 2022

Addison Treehouse, 14681 Midway Rd., Suite 200, Addison, TX 5:30 p.m. Special Session

A Special Session was held by the City Council of the Town of Addison, Texas on September 6, 2022, beginning at 5:30 p.m. in the Addison Treehouse, 14681 Midway Road, Suite 200, Addison, Texas. The following members were present to-wit:

Present: Mayor Joe Chow; Mayor Pro-Tempore Kathryn Wheeler; Deputy Mayor Pro-

Tempore Lori Ward; Council Member Tom Braun; Council Member Darren Gardner; Council Member Guillermo Quintanilla; Council Member Eileen Resnik

Call Meeting to Order: Mayor Chow called the meeting to order at 5:30 PM.

Pledge of Allegiance: Mayor Chow led the Pledge of Allegiance to the Flag.

REGULAR MEETING

Announcements and Acknowledgments Regarding Town and Council Events and Activities; Discussion of Meetings / Events

No announcements from Interim City Manager Khaleghipour.

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.

City Secretary Parker advised there were no requests received to address the City Council.

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.

No items presented

Regular Items

1. <u>Hold a Public Hearing, Present, and Discuss the Town of Addison's Proposed Property Tax Rate for the Fiscal Year Commencing October 1, 2022 and Ending September 30, 2023.</u>

This is the first of two public hearings regarding the proposed tax rate for the Town of Addison. The second public hearing will be held on September 13, 2022, at a meeting that commences at 7:30 pm at the Addison TreeHouse. The proposed property tax rate for the Fiscal Year 2023 is \$0.609822 per \$100 of valuation. The proposed rate is made of the following components:

TAX RATE COMPONENT	AMOUNT (Per \$100 of valuation)
Maintenance & Operations: General Fund	\$0.415165
Maintenance & Operations: Economic Development	\$0.023716
Maintenance & Operations: Infrastructure Investment	\$0.006201
Interest & Sinking (Debt)	\$0.164740
Total Proposed Rate for FY 2023	\$0.609822

The State's Truth-in-Taxation law also requires calculation and publication of each taxing entity's no-new revenue tax rate, voter-approval tax rate, and de minimis rate:

TAX RATE	DEFINITION	AMOUNT (Per \$100 of valuation)
No-New Revenue Tax	The no-new-revenue tax rate is the tax rate for the 2022 tax	\$0.563865
Rate	year that will raise the same amount of property tax revenue	
	for Town of Addison from the same properties in both the	
	2021 tax year and the 2022 tax year.	
Voter-Approval	The voter-approval tax rate is the highest tax rate that Town	\$0.689157
Tax Rate	of Addison may adopt without holding an election to seek	
	voter approval of the rate, unless the de minimis rate for	
	Town of Addison exceeds the voter-approval tax rate for	
	Town of Addison.	
De Minimis Rate	The de minimis rate is the rate equal to the sum of the no-	\$0.590593
	new-revenue maintenance and operations rate for Town of	
	Addison, the rate that will raise \$500,000, and the current	
	debt rate for Town of Addison.	

Notice of this public hearing was published in the Dallas Morning News on August 26, 2022. A copy of the public hearing notice was provided for Council information.

The proposed budget recommends a property tax rate of \$0.609822 per \$100 valuation, which exceeds the no-new revenue tax rate.

	FY 2021	FY 2022	FY 2023	% Change
PROPERTY TAX REVENUES	Actual	Budget	Proposed	FY22 to FY23
General Fund (O&M)	\$20,276,338	\$20,139,186	\$22,559,394	12.02%
Economic Develop Fund (O&M)	\$1,169,463	\$1,161,552	\$1,288,691	10.95%
Infrastructure Investment Fund (O&M)	\$305,778	\$303,710	\$336,953	10.95%
Debt Service Fund	\$8,263,966	\$8,521,915	\$8,951,749	5.31%
TOTAL TAX REVENUE	\$30,015,545	\$30,126,363	\$33,136,787	10.07%

This proposed rate is lower than last year's adopted rate of \$0.614660 per \$100 of valuation. The average taxable home value for the Town of Addison is \$382,732, which generates a tax bill of \$2,333.98. Last year, the average taxable home value was \$347,576 which generated a tax bill of \$2,136.41. The average taxpayer would pay about \$197.57 more in property taxes than last year. Individual taxes may increase or decrease depending on the change in the taxable value of each property.

Of the total tax rate, \$0.445082 is dedicated to maintenance and operations, which is a slight increase from the Fiscal Year 2022 tax rate for maintenance and operations, and \$0.164740 is dedicated to debt service payments. The debt service portion of the tax rate is decreasing despite the issuance of General Obligation Bonds that were approved by voters in the 2012 and 2019 Bond Elections as well as Certificates of Obligation issued.

The City Council is scheduled to consider adoption of the proposed tax rate and budget on September 13, 2022, during a meeting of the Council to be held at the Addison TreeHouse at 7:30 pm. Information only, no action required.

Mayor Chow opened the Public Hearing and called for any questions and/or comments from the audience. There were no requests to address the City Council, therefore, Mayor Chow closed the Public Hearing.

2. <u>Hold a Public Hearing, Present, and Discuss the Town of Addison's Annual Budget for</u> the Fiscal Year Commencing October 1, 2022 and Ending September 30, 2023.

This is the first public hearing regarding the Town of Addison's Annual Budget for Fiscal Year (FY) 2023.

Significant items in the proposed operating budget include:

- Revenues for all funds total \$89,782,283 an increase of \$4.79M compared to the FY 2022 budget. Primary revenues sources are property tax (\$32.96 million), sales tax (\$14.40 million), hotel occupancy tax (\$4.80 million) and utility service fees (\$15.27 million).
- Staffing level of 306.0 Full-time Equivalent (FTE) positions. This is an increase of 5.2 FTEs over FY 2022.

• Employee compensation allocation of approximately \$1.29 million in all funds for merit/market increases. This provides a pool equivalent to a 5.32 percent merit/market increase.

Significant decision packages include:

- \$500,000 funding for the creation of an Other Post-Employment Benefits (OPEB) trust.
- \$347,000 for Fire facility maintenance.
- \$82,000 for facility lightning protection.
- \$300,000 to utilize available Texas Ambulance Services Supplemental Payment Program (TASSPP) funds.
- \$110,000 for the painting of Wheeler Bridge.
- \$223,000 for Beltway Trail and Greenspace construction documents.
- \$55,280 for Beckert Park light bollard replacement and electrical improvements.
- \$260,000 to purchase chipper equipment for the Parks department.
- \$132,500 for a Park Land Dedication & Development fee study.
- \$192,459 for Addison Athletic Club fitness wing wall treatments.

The FY 2023 proposed five-year capital improvements budget totals \$43.53 million.

Significant projects include:

- Midway Road Reconstruction (\$10.38 million),
- Vitruvian West Streetscape and Bella Lane Extension (\$2.25 million),
- Improvements to Existing Buildings (\$2.58 million),
- Keller Springs Reconstruction (\$10.20 million),
- Les Lacs Pond Improvements (\$1.27 million),
- Vitruvian Park Phase 9, Block 701 Improvements (\$0.84 million),
- Quorum Drive Reconstructions (\$0.75 million),
- Traffic Signal and ADA Improvements (\$1.4 million),
- Lake Forest Drive Utility Improvements (\$0.87 million),
- Rawhide Creek Basin Improvements Les Lacs Area (\$2.01 million),
- Bravo/Golf Taxiway Improvements (\$5.84 million), and
- Reconstruction of Jimmy Doolittle Drive (\$1.55 million).

The proposed FY2023 budget requests an appropriation of \$100,614,260 consisting of \$91,377,822 for operating expenditures, \$6,899,033 for capital improvements, \$1,677,405 for transfers, and \$660,000 for one-time decision packages. Listed below is a breakdown of funds:

FUND	EXPENDITURE AMOUNT
General	\$44,166,648
Hotel	\$6,906,049
Debt Service Combined	\$9,861,154
Economic Development	\$2,176,459
Infrastructure Investment	\$1,400,000
Airport	\$8,655,225
Utility	\$15,735,470
Stormwater	\$4,914,228
Combined Replacement	\$4,228,500
Combined Grants	\$13,700

I	Combined Special Revenues	\$2,556,827
	TOTAL	\$100,614,260

Texas Local Government Code (LGC) Sec. 102.006 requires the governing body of a municipality to hold a public hearing on the proposed budget and provide for public notice of the date, time, and location of the hearing. This notice was published in the Dallas Morning News on Friday, August 26, 2022. A second public hearing will be held before the budget is considered for adoption on September 13, 2022, at 7:30 pm at the Addison Treehouse located at 14681 Midway Road, Addison, Texas 75001. The Fiscal Year 2023 proposed budget can be found at the following link on the Town's website: https://addisontexas.net/finance/budget

Mayor Chow opened the Public Hearing and called for any questions and/or comments from the audience.

Question(s): David Collins, 14668 Wayside Court – staffing levels, incentives - how do they get rolled into budget, public site for budget numbers.

There being no further questions and/or comments, Mayor Chow closed the Public Hearing.

Adjourn Meeting

There being no further business to come before the City Council the meeting was adjourned at 6:01pm.

	TOWN OF ADDISON, TEXAS
	I CI M
	Joe Chow, Mayor
ATTEST:	
Irma G. Parker, City Secretary	

Council Meeting 4.

Meeting Date: 09/13/2022

Department: Development Services

AGENDA CAPTION:

Hold a Public Hearing, Present, Discuss, and Consider Action on an <u>Ordinance Approving a Special Use Permit (SUP) for Property Located at 4580 Belt Line Road that is Currently Zoned Local Retail (LR) to Allow a Restaurant with the Sale of Alcoholic Beverages for On-Premises Consumption. Case 1853-SUP/4580 Belt Line Road (Toasted Yolk Cafe).</u>

BACKGROUND:

The Addison Planning and Zoning Commission, meeting in regular session on August 16, 2022, voted to recommend approval of an ordinance changing the zoning on property located at 4580 Belt Line Road, which property is currently zoned Local Retail (LR), by approving a Special Use Permit (SUP) to allow the building to be used as a restaurant with the sale of alcoholic beverages for on-premises consumption, subject to the following conditions:

- The applicants shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage.
- Upon approval of a Certificate of Occupancy (CO) for Toasted Yolk, SUP Ordinance No. O20-02 (Remington's) shall be repealed.
- If any change in occupancy occurs at the retail space (FedEx) prior to the adoption of the UDC, a use that requires less parking would be required for the Town to approve re-occupancy of that space.

Voting Aye: Branson, Catalani, Craig, Fansler, Meleky, Souers

Voting Nay: none

Absent: DeFrancisco

SPEAKERS AT THE PUBLIC HEARING:

For: none On: none Against: none

Please refer to the Staff Report for additional details.

Following the Planning and Zoning Commission meeting, the applicant requested to add a dumpster for recycling, immediately adjacent to their previously

proposed solid waste dumpster. This recycling dumpster would be screened by an enclosure consistent in character with the principal building and it would result in the loss of one additional parking space. Staff is supportive of this request, as the sustainability benefits gained from recycling far exceeds the value of a single parking space.

RECOMMENDATION:

Administration recommends approval.

Attachments

1853-SUP Presentation

1853-SUP Ordinance

1853-SUP Staff Report

1853-SUP Letter of Intent

1853-SUP Plans

Toasted Yolk Cafe Special Use Permit (1853-SUP)



ADDISON

LOCATION:

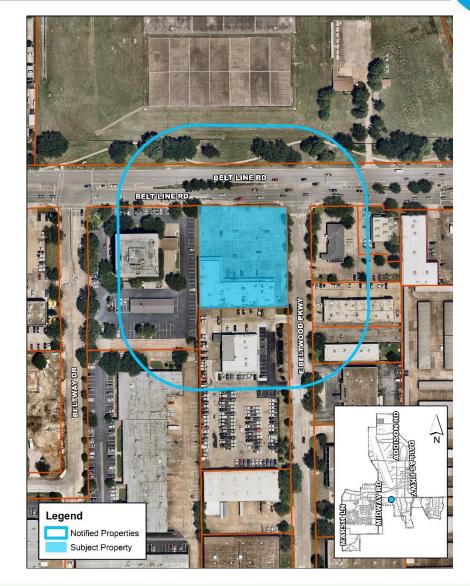
4580 Belt Line Road

REQUEST:

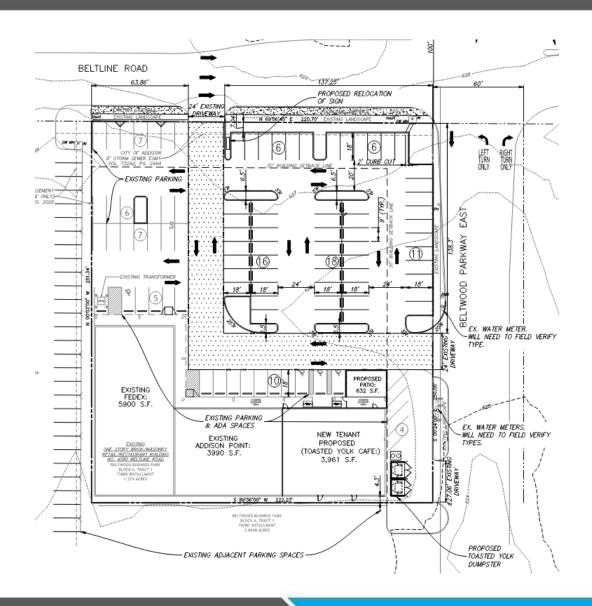
Approval of a Special Use Permit for a restaurant with the sale of alcoholic beverages for on-premises consumption

ACTION REQUIRED:

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







PROJECT HISTORY:

1970's – developed as a multi-tenant retail structure

1977 – SUP for Addison Point approved

2009 – FedEx store opened

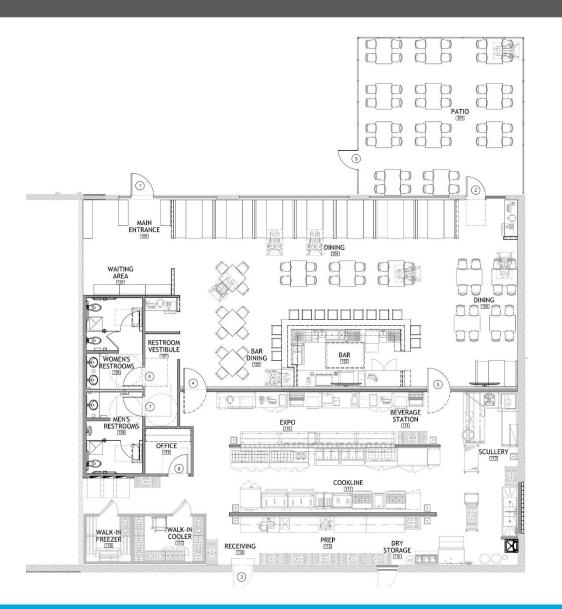
2020 – most recent SUP for Remington's Seafood Grill approved (closed mid-2020)

Present – Toasted Yolk Café proposed to occupy eastern suite for restaurant with patio addition

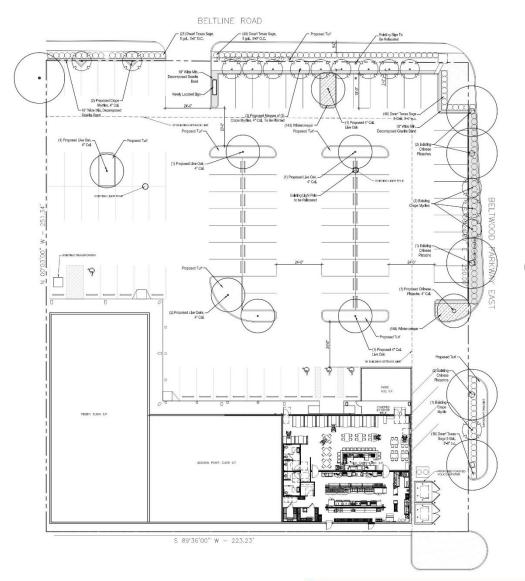


FLOOR PLAN:

- 3,961 SF of interior floor area
- 632 SF patio space
- Seating for 100 indoors & 44 on the patio
- Alcohol sales for on-premises consumption







PARKING:

The site does not comply with the minimum number of parking spaces. 116 parking spaces are required and after site alternations, 96 spaces will remain on site. Based upon anticipated peak demand of the businesses, Staff does not foresee a parking issue.

OPEN SPACE AND LANDSCAPE:

Site does not currently comply with landscape area or buffer requirements. A significant amount of landscape area was added to the site to bring it closer to compliance. The interior parking lot and screening requirements have been met.







EXTERIOR APPEARANCE:

- The applicant intends to modify the primary façade, facing Belt Line Road.
- Improvements include three bays of windows, two new entrances, outdoor dining patio, and a solid waste and recycling enclosure.
- The façade plan complies with Town codes.

(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: 10

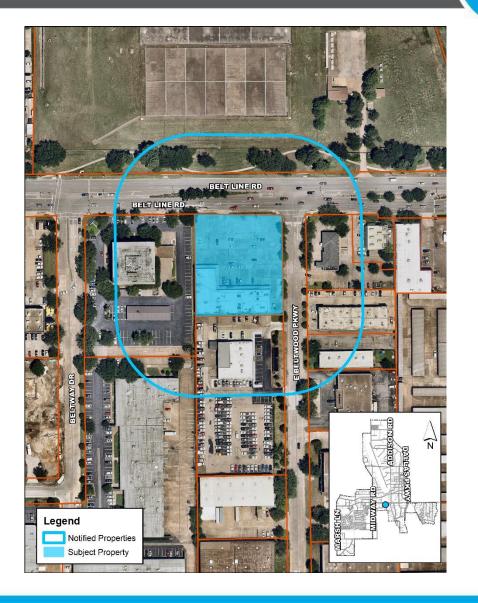
FOR: None.

AGAINST: None.

NEUTRAL: None.

PLANNING & ZONING COMMISSION ACTION

Approval: 6 - 0





RECOMMENDATION:

Staff recommends approval of the request, with the following conditions:

- The applicants shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage.
- Remington's SUP, Ordinance No. 020-02, is repealed upon issuance of a Certificate of Occupancy (CO) for Toasted Yolk.
- If any change in occupancy occurs at the retail space (FedEx) prior to the adoption of the UDC, a use that requires less parking would be required for the Town to approve re-occupancy of that space.

ORDINANCE NO.	
---------------	--

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE BY REPEALING ORDINANCE NO. O20-02 AND GRANTING A SPECIAL USE PERMIT (SUP) FOR A RESTAURANT AND FOR THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISES CONSUMPTION FOR THE PROPERTY LOCATED AT 4580 BELT LINE ROAD; PROVIDING A PENALTY NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING A SAVINGS CLAUSE, SEVERABILITY CLAUSE, AND AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on August 16, 2022, the Planning & Zoning Commission considered and made recommendations on a request for a Special Use Permit (Case No.1853-SUP) for a restaurant and for the sale of alcoholic beverages for on-premises consumption at the property located at 4580 Belt Line Road (the "Subject Property"); and

WHEREAS, the Subject Property is presently zoned Local Retail (LR); and

WHEREAS, this change of zoning is in conformance 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 No. O20-02 granting a Special Use Permit to Remington's, shall be repealed in its entirety upon issuance of a Certificate of Occupancy for the Subject Property in conformance with this ordinance.

SECTION 3. A Special Use Permit authorizing a restaurant and authorizing the sale of alcoholic beverages for on-premises consumption for the Subject Property, is hereby granted subject to the following conditions:

- (a) Prior to issuance of a Certificate of Occupancy, said Property shall be improved in accordance with the site plan, landscape plan, floor plan, and building elevations, which are attached hereto as **Exhibit A** and made a part hereof for all purposes.
- (b) If any change in occupancy occurs at the retail space (FedEx) prior to the adoption of the UDC, a use that requires less parking would be required for the Town to approve re-occupancy of that space.

Town of Addison, Texas Ordinance No. Case No. 1853-SUP/4580 Belt Line Road (Toasted Yolk Café)

- (c) The SUP granted herein for a restaurant and for the sale of alcoholic beverages for onpremises consumption, shall be limited to that particular area encompassing a total area not to exceed 4,593 square feet as designated on the final site plans attached hereto as **Exhibit A**.
- (d) 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 (hereinafter "City").
- (e) The sale of alcoholic beverages under this SUP shall be permitted in restaurants. For the purposes of this ordinance, the term "restaurant" means an establishment which receives at least sixty percent (60%) of its gross revenues from the sale of food.
- (f) Said establishment shall, upon request by the City, make available to the City or its agents, during reasonable hours its bookkeeping records for inspection to ensure that the conditions of subparagraph (d) above are being met.
- (g) Any nonconforming use of the Subject Property that is not considered a legal nonconforming use under the City's Comprehensive Zoning Ordinance shall not be permitted to receive a license or permit for the sale of alcoholic beverages.
- (h) If the Subject Property is not used for the purposes for which said permit was 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.
- (i) If a license or permit to sell alcoholic beverages on the Subject Property is revoked, terminated, or cancelled by any authority with jurisdiction over the same, 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.
- (j) 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, Section 1-7 of the Code of Ordinances for the Town of Addison.

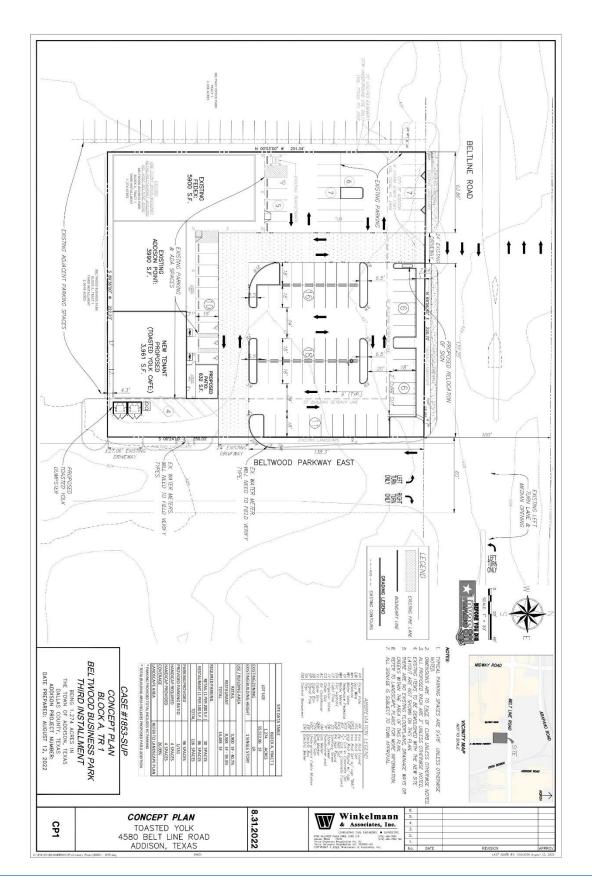
SECTION 5. It is the intention of the City Council that this ordinance be considered in its entirety, as one ordinance, and should any portion of this ordinance be held to be void or unconstitutional, then said ordinance shall be void in its entirety, and the City Council would not have adopted said ordinance if any part or portion of said ordinance should be held to be unconstitutional or void.

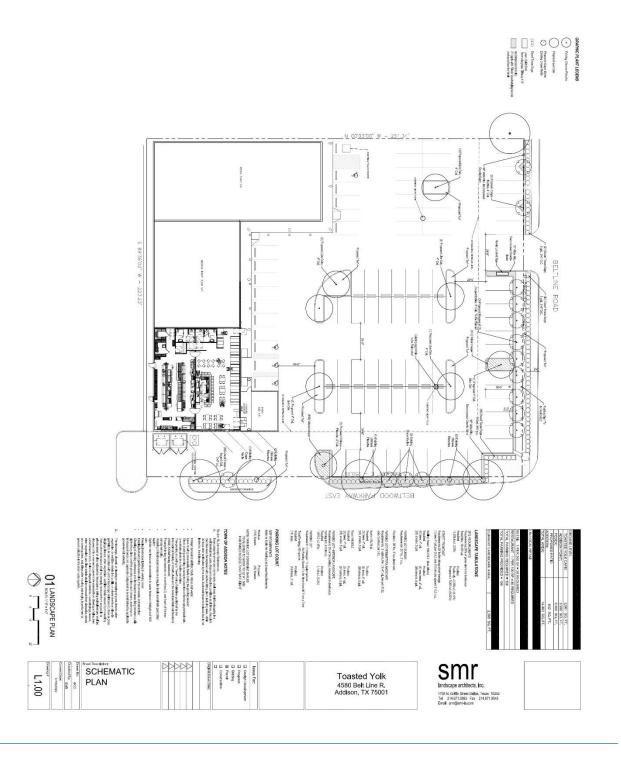
SECTION 6. All ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

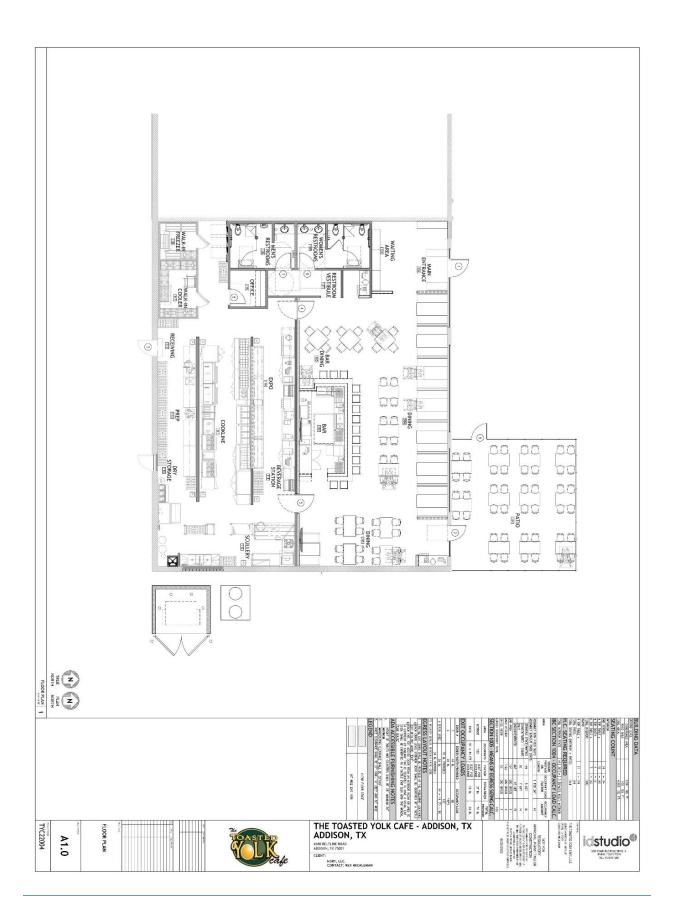
SECTION 7. This ordinance shall become effective from and after its passage and approval and after publication as may be required by law or by the City Charter.

PASSED AND APPROVED by the City Council of the Town of Addison, Texas, on this the 13^{TH} day of **SEPTEMBER** 2022.

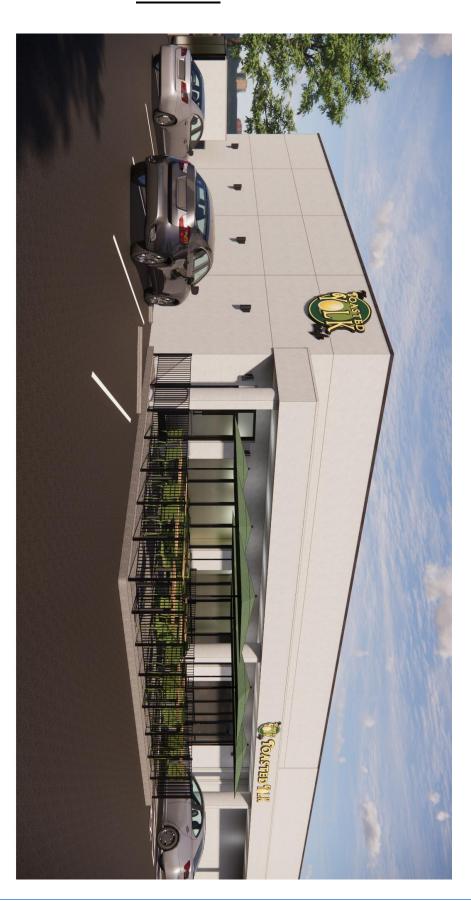
	TOWN OF ADDISON, TEXAS
	Joe Chow, Mayor
ATTEST:	APPROVED AS TO FORM:
Irma Parker, City Secretary	Whitt Wyatt, City Attorney











Exterior Perspective View





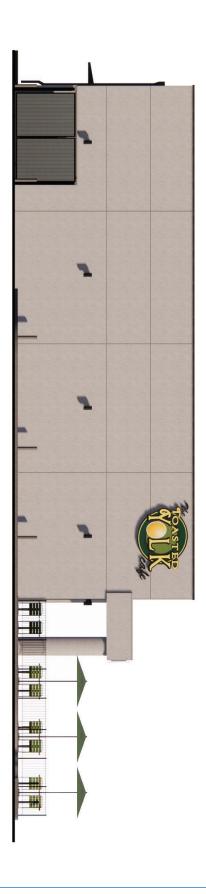
Exterior Elevation-Front

_

Town of Addison, Texas Ordinance No. Case No. 1853-SUP/4580 Belt Line Road (Toasted Yolk Café)







Exterior Elevation-Side





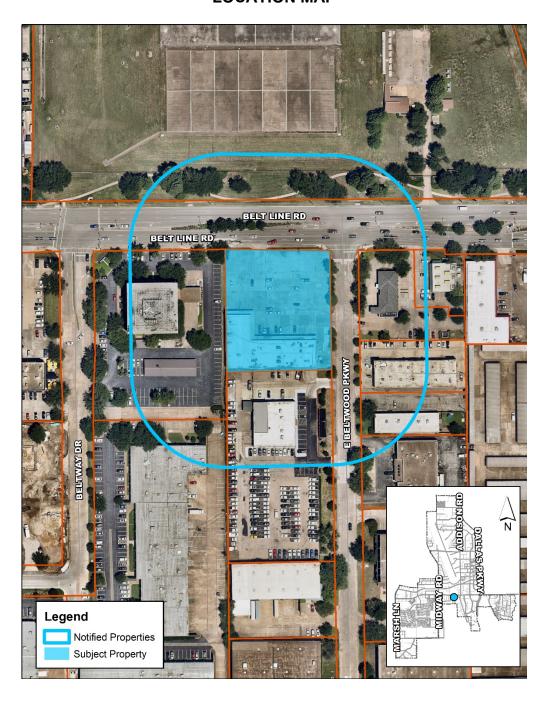
Exterior Elevation-Rear

6

1853-SUP

PUBLIC HEARING Case 1853-SUP/4580 Belt Line Road (Toasted Yolk Café). Hold a Public Hearing, Present, Discuss, and Consider Action on a Recommendation regarding an Ordinance Approving a Special Use Permit (SUP) for Property Located at 4580 Belt Line Road that is currently zoned Local Retail (LR), to allow a Restaurant with the Sale of Alcoholic Beverages for On-Premises Consumption.

LOCATION MAP





August 16, 2022

STAFF REPORT

RE: 1853-SUP/Toasted Yolk Cafe

LOCATION: 4580 Belt Line Road

REQUEST: Approval of a Special Use Permit for a restaurant

and approval of a Special Use Permit for the sale of alcoholic beverages for on-premises consumption.

APPLICANT: Mark Albert, AFS Beltline LP

DISCUSSION:

<u>Background</u>: The subject property is located at 4580 Belt Line Road, which is the at the southwest corner of Belt Line Road and Beltwood Parkway. The site was developed in the late 1970's with a 13,859 square foot multitenant structure. There are currently two businesses operating at the subject property, FedEx and Addison Point. The applicant, Toasted Yolk Café, is proposing to be located in the third, currently vacant, suite. This site is zoned Local Retail (LR) with a Special Use Permit (SUP) for a restaurant with the sale of alcohol for on-premises consumption. The vacant tenant space was formerly Remington's Seafood Grill, however, the business closed mid-2020.

<u>Toasted Yolk Café</u> is a casual sit-down restaurant serving breakfast and lunch. Indoor and outdoor seating will be provided. The restaurant will also offer alcohol sales for on-premises consumption. Toasted Yolk Café currently has 22 operational locations, with two being within the DFW area (other locations include Southlake and Highland Village). In addition to the existing locations, there are 16 locations coming soon, with six anticipated within DFW. The proposed operating hours for the Addison location will be 7:00 am - 3:00 pm, seven days a week.

The proposed restaurant requires an SUP due to the proposed addition of a patio dining area and due to the request to sell alcoholic beverages for on-premises consumption.

<u>Proposed Plan</u>: With this request, Toasted Yolk Café proposes to occupy the existing 3,961 square foot tenant space at the east side of the parcel. Improvements to the site include the addition of an outdoor patio, façade updates, the addition of a solid waste enclosure, increased landscaping, and parking lot modifications. The proposed restaurant provides seating for 144 individuals (100 indoor and 44 patio seats). The interior floor plan is predominately comprised of kitchen and service area, with table, booth, and bar seating in the dining area. This proposed plan will not add any additional interior floor area; however, a 632 square foot dining patio is proposed to be constructed along the building frontage within the existing parking lot.

Given the existing site constraints, there was a challenge to achieve a balance of improvements without detrimentally impacting the economic viability of the property.

<u>Parking</u>: The site currently has a shared parking lot between the three tenant spaces. There are currently 114 parking spaces, including 4 accessible spaces. Due to proposed alterations, 17 parking spaces are proposed to be removed. This would result in 97 parking spaces remaining on site. As provided in the table below, the required number of parking spaces on site is 116.

Land Use	Hours of Operation	<u>Parking</u> <u>Ratio</u>	<u>Square</u> <u>Footage</u>	<u>Required</u> <u>Parking</u>
Retail (FedEx)	8:00AM – 7:00 PM	1 per 200 s.f.	5,900 s.f.	30
Restaurant (Addison Point)	11:00AM – 2:00AM	1 per 100 s.f.	3,990 s.f.	40
Restaurant (Toasted Yolk Café)	7:00AM – 3:00PM	1 per 100 s.f.	4,593 s.f.	46
,		Total Require	d Parking Spaces	116

The proposed site plan is deficient 19 spaces, however, given the existing mix of land uses and business hours, staff believes the proposed parking would adequately serve the site. The most intensive parking demand will be created by the restaurant uses, Addison Point and Toasted Yolk Café. The two restaurants have different peak hours as Addison Point primarily serves lunch and dinner, while the Toasted Yolk Café specializes in breakfast items.

In addition to the parking alterations, major improvements have been made to the drive aisles and access. In its current condition, the parking spaces and drive aisles do not meet the minimum requirements and could not support the maneuvers necessary for a fire engine to navigate the site. The proposed parking lot improvements will improve the functionality and safety of the site.

When the Unified Development Code is adopted, it is anticipated that this site configuration will fully comply with the Town's parking requirements. If any change in occupancy occurs at the retail space (FedEx) in the interim, a use that requires less parking would be required for the Town to approve re-occupancy of that space.

Exterior Facades: The façade plans reflect modifications to the primary façade, facing Belt Line Road, with the addition of three bays of floor to ceiling windows and two new entrances for the restaurant and patio. The applicant is also proposing a 632 square foot dining patio along the front façade. The patio is not proposed to be covered by a permanent structure. The applicant is also proposing a solid waste enclosure at the southeast corner of the site. There currently is no solid waste enclosure provided. The existing material palette will remain the same on the exterior of the structure.

Landscaping and Open Space: Since this property was developed in the late 1970s, it is far below the current landscaping requirements. The proposed plan provides more than double the amount of total landscaped area. While this is still well below the 20% required, it is a substantial improvement. The plan also does not meet the twenty-foot street landscape buffer standard but was able to increase the current buffer from 3-feet to 11-feet. All plant material requirements, including interior parking lot landscaping and screening, are met.

There is an existing five-foot sidewalk located immediately at the back of curb along Belt Line Road. Staff worked with the applicant in effort to provide a landscape buffer between the curb and sidewalk, however, this would have significantly reduced the number of parking spaces on site.

Unfortunately, absent a complete redevelopment of this site, it would be impossible to comply with the current standards. Staff has worked with the applicant to maximize the amount of landscaping provided within the site without detrimentally impacting other site features. Staff believes that the proposed landscaping gets the property as close as possible to current requirements under the existing site configuration.

RECOMMENDATION: APPROVAL WITH CONDITIONS

Staff supports the reinvestment efforts in the existing multitenant building to bring the site closer into compliance with Town regulations. The Toasted Yolk Café will significantly enhance this prominently situated retail center. While the applicant is unable to meet all requirements, this application has significantly improved the existing nonconformities on the site.

Staff recommends approval of these requests, subject to the following condition:

- The applicants shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage.
- Upon approval of a Certificate of Occupancy (CO) for Toasted Yolk, SUP Ordinance No. O20-02 (Remington's) shall be repealed.
- If any change in occupancy occurs at the retail space (FedEx) prior to the adoption of the UDC, a use that requires less parking would be required for the Town to approve reoccupancy of that space.

16801 Westgrove Drive

Addison, TX 75001



Case 1853-SUP/4580 Belt Line Road (Toasted Yolk Café)

August 16, 2022

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on August 16, 2022, voted to recommend approval of an ordinance changing the zoning on property located at 4580 Belt Line Road, which property is currently zoned Local Retail (LR), by approving a Special Use Permit (SUP) to allow the building to be used as a restaurant with the sale of alcoholic beverages for on-premises consumption, subject to the following conditions:

- The applicants shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage.
- Upon approval of a Certificate of Occupancy (CO) for Toasted Yolk, SUP Ordinance No. O20-02 (Remington's) shall be repealed.
- If any change in occupancy occurs at the retail space (FedEx) prior to the adoption of the UDC, a use that requires less parking would be required for the Town to approve reoccupancy of that space.

Voting Aye: Branson, Catalani, Craig, Fansler, Meleky, Souers

Voting Nay: none

Absent: DeFrancisco

SPEAKERS AT THE PUBLIC HEARING:

For: none On: none Against: none



Ken Schmidt, Director of Development Services Town of Addison 16801 Westgrove Addison TX 75001

Re: Project Description, The Toasted Yolk Café, 4580 Belt Line Rd.

The Location

The Toasted Yolk Café is leasing 3,961 square feet at 4580 Belt Line Road, the former Remington's Seafood Grill, from AFS Beltline, who has owned the property since 1998 and has maintained during that entire period the same stable set of tenants, until, sadly, Remington's was forced to close early last year, a result of the COVID-19 pandemic. The Toasted Yolk Café, especially in light of the arrival of the Silver Line train service and the just announced neighboring transit project, is excited about capitalizing on Addison's new energy. The Toasted Yolk Café, just now breaking into the DFW market, believes this location is a prime opportunity for a quality breakfast/lunch concept.

The Look & Feel

With a newly remodeled exterior, The Toasted Yolk Café will present an attractive appearance with its bright yellow signage and inviting patio. As shown on the renderings, the building's south and east concrete walls will be opened up with a new expansive glass storefront, a similar look as the neighboring FedEx space. The new storefront will not only modernize the building façade, it will also open up the interior to the street and brighten the interior with an abundance of natural light.

The Site

Beyond the four walls of the restaurant, the parking lot will be reconfigured to allow for the addition of several new generous planting areas: deeper landscape areas along Belt Line Road, four new islands, and enhanced planting areas at the entrances. There will be a total of eight new trees added property. One of the interior planting islands will allow for an increased radius for the fire lane. Additionally, a new dumpster screen will be added discretely behind the new patio area. To accomplish all these improvements there will be a net loss of just nine parking spaces.

The Company

This Toasted Yolk Café is owned and will be operated by an experienced operator who has assembled a well-seasoned team, who have a collective restaurant tenure/ownership in excess of 70 years with well-established operations, including Luby's Cafeteria and Wingstop. This team is perfectly positioned to create a stable, responsible, and responsive addition to the Addison restaurant experience. Our team is eager and excited about the opportunity to enter this thriving marketplace.

Operations

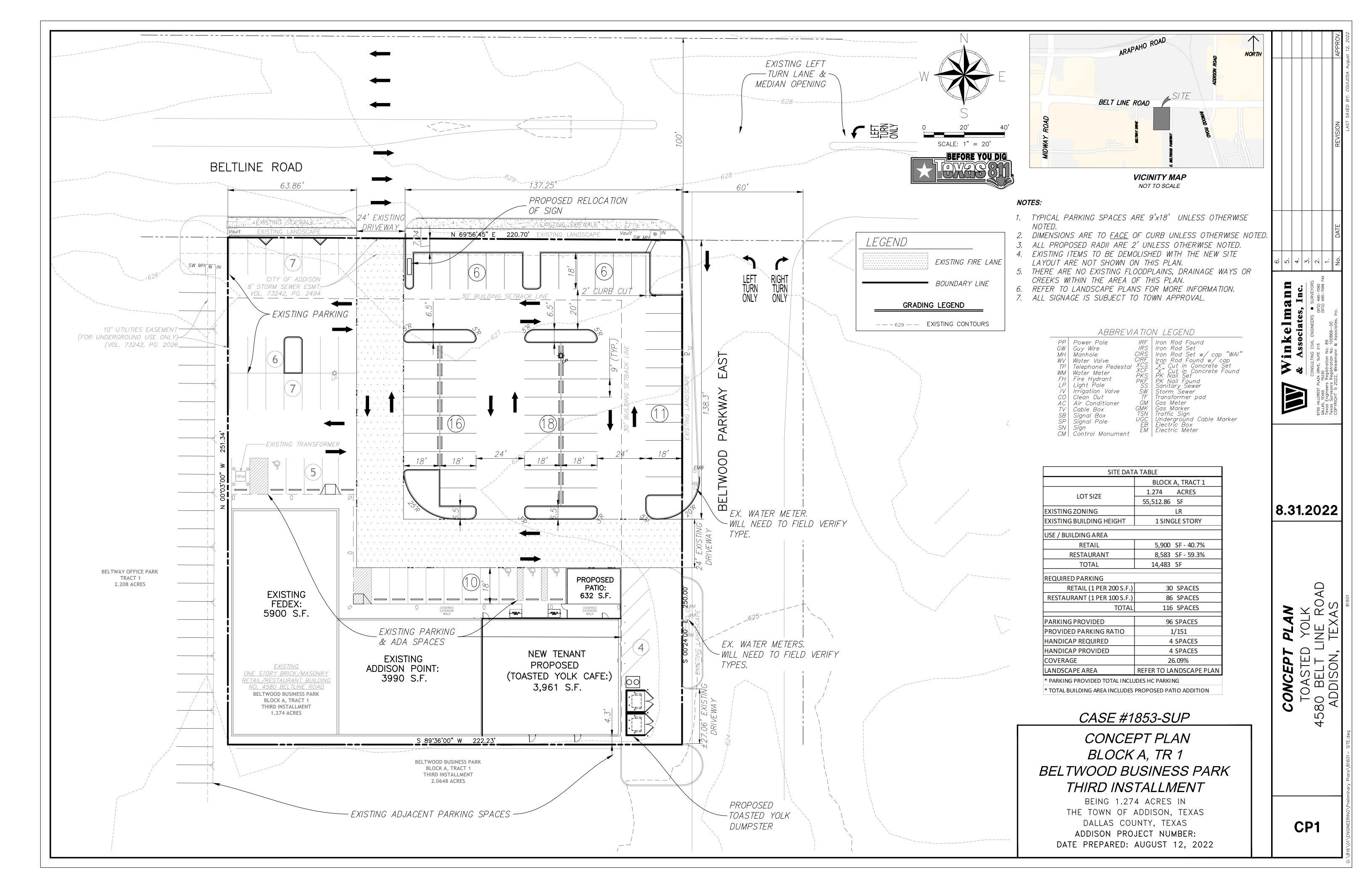
Operating seven days a week from 7 AM until 3 PM, The Toasted Yolk Café will offer a broad range of breakfast and lunch menu options, including both traditional and its signature items, complemented by a full bar.

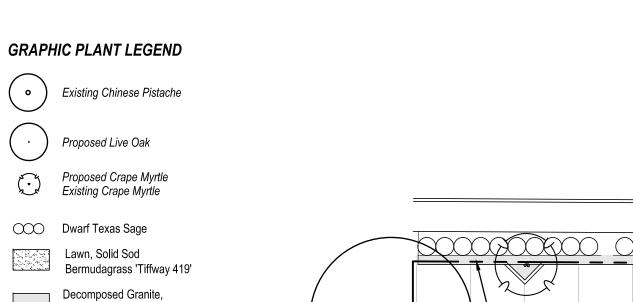
The Toasted Yolk Café will employ, overall, approximately 27 team members.

Kitchen deliveries are anticipated to be six days per week through the rear kitchen door.

The Toasted Yolk Café Rex Heckelman

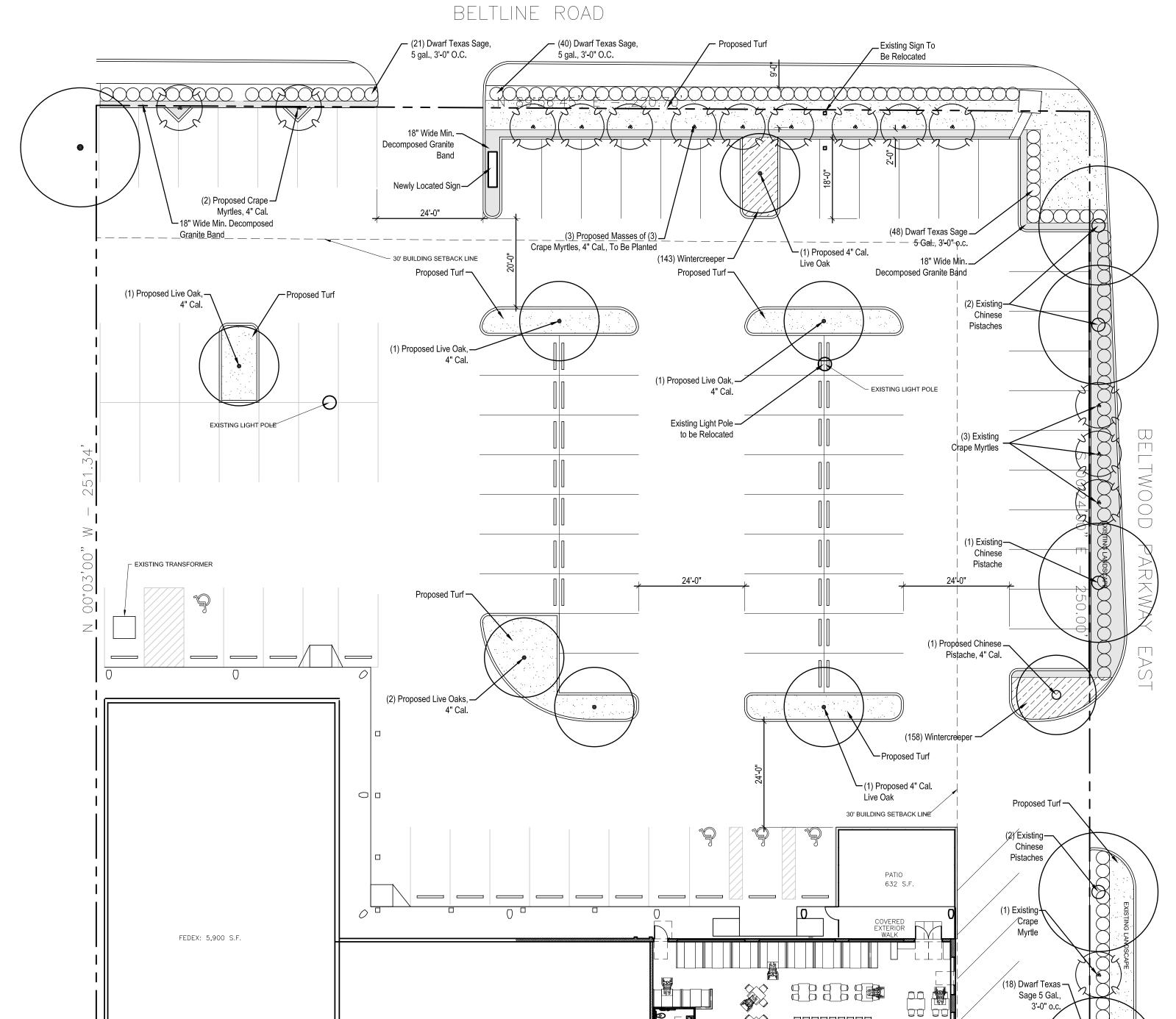
AFS Beltline Mark Albert





3" depth with 'Black' steel edging border

and weed barrier fabric



ADDISON POINT: 3,900 S.F.

S 89°36'00" W - 223.23'

3,961 SQ. FT. 3,990 SQ. FT. 5,900 SQ. FT.
3,990 SQ. FT. 5,900 SQ. FT.
5,900 SQ. FT.
·
622 SO ET
632 SQ. FT.
14,483 SQ. FT.
EQUIRED
= 86 REQUIRED
= 106
= 109

2,368 SQ. FT.

LANDSCAPE TABULATIONS

CURRENT LANDSCAPE AREA:

SITE REQUIREMENTS
Requirements: 20% of gross site to be landscape
Total Site: 56,428 s.f.
Required
Provided
11,285.6 s.f. (20%)
Proposed - 5,205 s.f. (9.22%)

STREET FRONTAGE
Requirements: 20' buffer along street frontage
(1) tree 4" cal. per 30 l.f. and (10) shrubs spaced 3'-3.5' o.c.

Beltline Road: 196.70 l.f. (less drives)
Required Provided
(6) trees, 4" cal.
(65) shrubs, 5 gal.
(66) shrubs, 5 gal.

PARKING LOT SCREEN Requirements: 20" ht., 3' o.c.,

Provided: 36" ht., 3' o.c. linear row

PARKING LOT PERIMETER LANDSCAPE Requirements: 5' wide buffer, (1) 4" cal. tree per 35 l.f. and (1) shrub per 3 l.f.

North: 196.70 l.f.

Required Provided
(5) trees, 4" cal. (6) trees, 4" cal.
(65) shrubs, 5 gal. (66) shrubs, 5 gal.

East: 196.50 l.f.

Required Provided
(9) trees, 4" cal.
(65) shrubs, 5 gal. (67) shrubs, 5 gal.

PARKING LOT - INTERIOR LANDSCAPE
Requirement: 5% of the parking area must be landscape
Parking lot: 21,984 s.f.

Required Provided 1,099.2 s.f. (5%) 1,140 s.f. (5.2%)

PARKING LOT
Requirement: (1) tree per 10 regular spaces
No Parking Space To Be More than 50' From a Tree

Total Parking: 108 spaces
Required Provided
(11) trees (13) trees, 3" cal.

PARKING LOT COUNT

SITE REQUIREMENTS
Refer to Table for Parking Lot Space Requirements

Previous Proposed
(109) Spaces (96) Spaces

NOTE: PARKING LOT SCREENING SHRUBS
TO ALLOWED TO GROW TO 3.5' HT. AND
MAINTAINED NO LESS THAN THAT HEIGHT

TOWN OF ADDISON NOTES

Section 10. Landscape Maintenance.

A. Every property owner and any tenants shall keep their landscaping in a well maintained, safe, clean and attractive condition at all times. Any plant that dies must be replaced with another living plant, including trees, within 30 days after notification by the town. Such maintenance includes, but is not limited to, the following:

- Prompt removal of all litter, trash, refuse and waste,

Lawn mowing on a weekly basis during the growing season;
 Shrub pruning according to accepted practices of landscape professionals

to maintain plants in a healthy condition;

- Tree pruning according to Tree-Pruning Guidelines published by the International Society of Arboriculture and the American National Standards

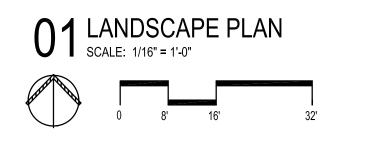
(ANSI) A300–Pruning Standards;
 Pruning/thinning that removes no more than (1/4) one fourth of the tree canopy annually;

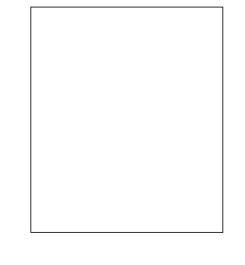
Watering of landscaped areas on a regular basis to maintain good plant health;
 Sprinkler run times set on controllers to water between midnight and 6:00

a.m.
- Keeping landscape lighting in working order;

Keeping landscape lighting in working order;
 Keeping lawn and garden areas alive, free of weeds, and attractive;
 Cleaning of abutting waterways and landscaped areas lying between public right-of-way lines and the property unless such streets, waterways or landscaped areas are expressly designated to be maintained by applicable governmental authority.

B. The discharge, deposit, or blowing or sweeping of grass, leaves, other vegetation, or and litter debris into public or private streets or alleys is prohibited. In connection with yard or landscape maintenance, lawn or grass clippings, leaves, other vegetation, and litter debris caused by or resulting from such maintenance shall be promptly removed from any public or private street or alley adjacent to the property being maintained and shall be disposed of in a manner to prevent the material from blowing or falling from a maintenance truck, trailer or disposal container. Lawn clippings, leaves, other vegetation, and litter debris shall be removed from sidewalks, streets and street gutters, and alleys after mowing and edging is performed to prevent collection in the storm water system.





landscape architects, inc.
1708 N. Griffin Street Dallas, Texas 75
Tel 214.871.0083 Fax 214.871.05
Email smr@smr-la.com

Toasted Yolk 4580 Belt Line R. Addison, TX 75001

Issue For:

☐ Design Development
☐ Progress

□ Bidding☑ Permit□ Construction

Original Issue Date:

Sheet Description:
SCHEMATIC
PLAN

Drawn By:

BCC

Checked By:

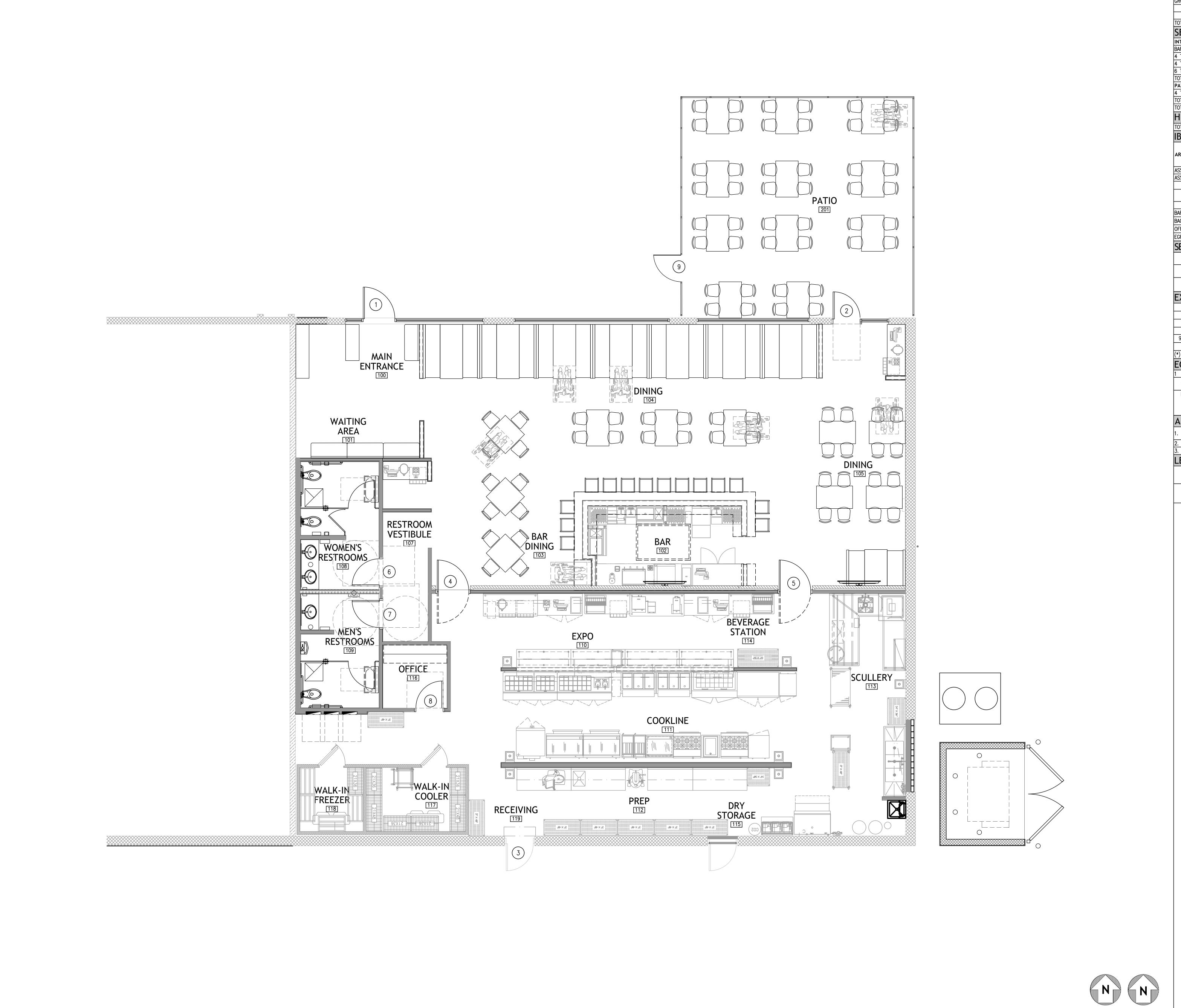
SMR

Current Date:

7/19/2022

Drawing #

L1.00



BUILDING DATA studio 3,961 SQ. FT. CONDITIONED AREA: PATIO AREA: 632 SQ. FT. 4,593 SQ. FT. TOTAL AREA: SEATING COUNT BAR SEATING 4 TOP TABLE x 14 = 14 10 = 40 1 = 4 4 TOP BOOTH 6 TOP TABLE x 7 | = |42 TOTAL INTERIOR: 4 TOP TABLE x 11 = 44 TOTAL PATIO: TOTAL SEATING (INTERIOR + PATIO): THE TOASTED YOLK CAFE, LLC H.C. SEATING REQUIRED 20008 CHAMPIONS DR. SUITE 301 SPRING, TX 77379 TOTAL INTERIOR SEATS 46 .05 = 3 SPACES REQ'D INTERIOR CLIENT: REX HECKLEMAN IBC SECTION 1004 - OCCUPANCY LOAD CALC. FOOTAGE OCCUPANT LOAD OCCUPANCY NOT FOR **FACTOR** AMOUNT REGULATORY LENGTH ASSEMBLY WITH FIXED SEATS APPROVAL, PERMITTING OR - | 1 PER 24" ASSEMBLY WITHOUT FIXED SEATS: CONSTRUCTION STANDING SPACE/WAITING | 149 PRELIMINARY FOR REVIEW ONLY. 5 NET THIS DOCUMENT IS RELEASED FOR THE CONCENTRATED - CHAIRS 7 NET PURPOSE OF DESIGN DEVELOPMENT AND PRICING. THEY WERE PREPARED BY OR UNCONCENTRATED 15 NET UNDER THE AUTHORITY OF BAR AREA RUSTY A. RIDGE LICENSE #24990. 184 200 GROSS IS NOT TO BE USED FOR OTHER PURPOSES. BACK KITCHEN 1722 | 200 GROSS OFFICE ROOM 55 300 GROSS 06/28/2022 EGRESS OCCUPANCY TOTAL 132 SECTION 1005 - MEANS OF EGRESS SIZING CALC. OCCUPANTS FACTOR TOTAL REQ'D TOTAL PROVIDED INTERIOR 132 27 IN. OCCUPANT 44 + 44 (*) 0.20" PER OCCUPANT 18 IN. 34 IN. **EXIT OCCUPANCY LOADS** DOOR # EGRESS WIDTH PROVIDED OCCUPANCY LOAD 44 IN. 88 44(*) 34 IN. 78 IN. PROVIDED 9 (PATIO GATE) 44 + 44 (*) = 8834 IN. 34 IN. PROVIDED (*) INTERIOR EGRESS THROUGH PATIO GATE EGRESS LAYOUT NOTES TACTILE EXIT SIGNS SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS. A) EACH GRADE LEVEL EXTERIOR DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT WITH THE WORD "EXIT"

B) EACH EXIT, EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY THAT IS REQUIRED TO HAVE A VISUAL EXIT SIGN, SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS, "EXIT ROUTE" ADA ACCESSIBLE FURNISHING NOTES HEIGHT OF TABLES AND COUNTERS SHALL BE 28" MINIMUM-34"
MAXIMUM
MANUEVERING CLEARANCE SHALL BE 30"X48"
KNEE CLEARANCE SHALL BE 27" HIGH, 19" DEEP AND 30" WIDE LEGEND THE TOASTED ADDISON, TX CLEAR FLOOR SPACE 36" WIDE EXIT PATH FLOOR PLAN

FLOOR PLAN
1/4"=1'-0"

TRUE NORTH PLAN NORTH A1.0

TYC22004

PROJECT NUMBER:



The Toasted Yolk Café

Patio rendering revision





















Council Meeting 5.

Meeting Date: 09/13/2022

Department: Development Services

AGENDA CAPTION:

Hold a Public Hearing, Present, Discuss, and Consider Action on an Ordinance Rezoning a 2.034 Acre Property Located at 3820 Belt Line Road from the Planned Development District (PD) with Modified Belt Line District (BL) Standards to a New Planned Development District (PD) with Modified Local Retail District (LR) Standards and a Special Use Permit (SUP) to Allow the Development of a Drive-Thru Only Restaurant. Case 1850-Z/3820 Belt Line Road (Salad & Go).

BACKGROUND:

The Addison Planning and Zoning Commission, meeting in regular session on August 16, 2022, voted to recommend approval of an ordinance changing the zoning on property located at 3820 Belt Line Road, which property is currently zoned Planned Development (PD) with modified Belt Line District (BL) standards, to a new Planned Development District (PD) with modified Local Retail District (LR) standards and approval of a Special Use Permit (SUP) for a new drive-thru only restaurant, subject to the following conditions:

The 2.034 acre subject property shall be developed in accordance with the LR district standards with the following exceptions:

- Minimum Building Height = 20 feet.
- Minimum Landscape Buffer = 19 feet, due to the existing setback from Belt Line Road.
- The previously approved retail building shall be developed in accordance with standards established by Ordinance O21-37.
- No additional driveway connections to Belt Line Road from the 2.034 acre subject property are permitted.
- If the 2.034 acre subject property was to be subdivided in the future, an easement or private agreement shall be established to allow for cross-access through the subject property to existing and future points of access on Business Avenue and Commercial Drive.
- SUP Ordinance No. 2005-036 (Humperdink's) and all preceding restaurant SUPs shall be repealed upon approval of this ordinance.

Voting Aye: Branson, Catalani, Craig, Fansler, Meleky, Souers

Voting Nay: none

Absent: DeFrancisco

SPEAKERS AT THE PUBLIC HEARING:

For: none On: none Against: none

Please refer to the Staff Report for additional details.

RECOMMENDATION:

Administration recommends approval.

Attachments

1850-Z Presentation

1850-Z Ordinance

1850-Z Staff Report

1850-Z Letter of Intent

1850-Z Plans

1850-Z Citizen Responses

Salad & Go Rezoning & Special Use Permit (1850-Z/3820 Belt Line Rd)



ADDISON

LOCATION:

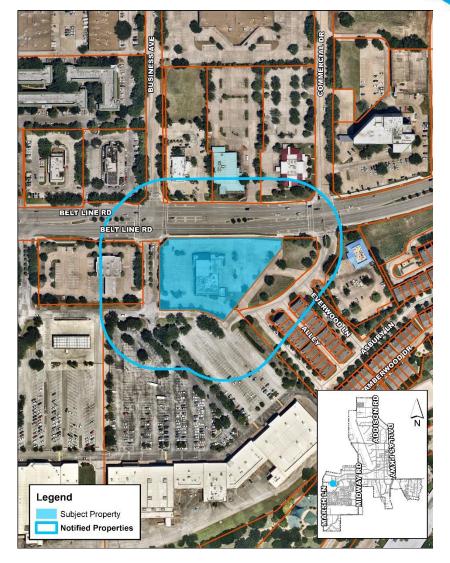
3820 Belt Line Road

REQUEST:

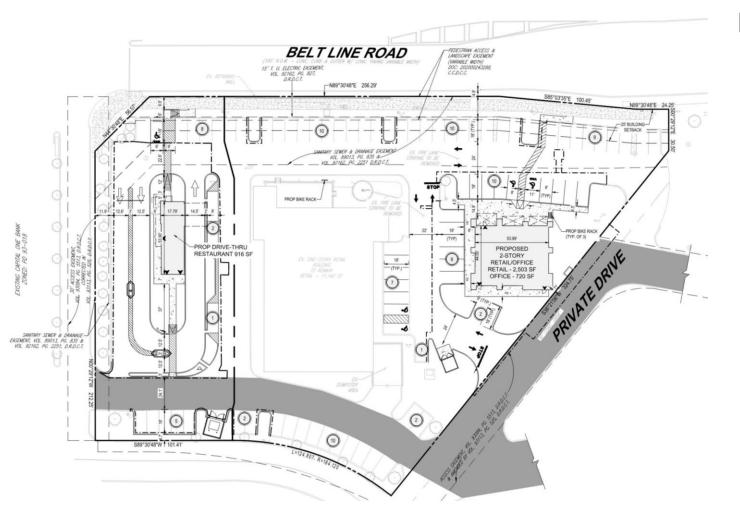
Approval of a Rezoning from Planned Development with modified Belt Line District standards to a new Planned Development with modified Local Retail District standards and approval of a Special Use Permit for a new drive-thru only restaurant

ACTION REQUIRED:

Discuss, consider, and take action on the appropriateness of the proposed restaurant use and associated site conditions at the subject property.







PROJECT HISTORY:

1998 – Approval of SUP, Ordinance No. 097-054, for restaurant with alcohol sales

2020 – Approval of PD, Ordinance No. 020-54, to allow a new two-story retail/office building

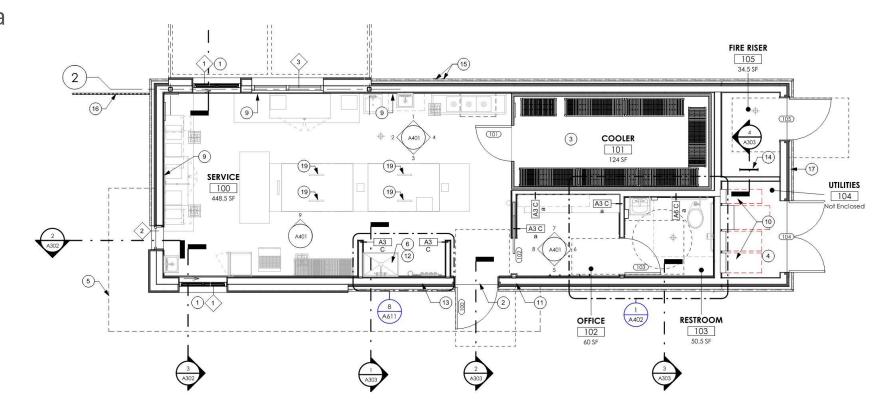
2021 – Approval of PD Amendment, Ordinance No. 021-037, to eliminate minimum lot size requirements

Present – New PD with SUP for Salad & Go restaurant

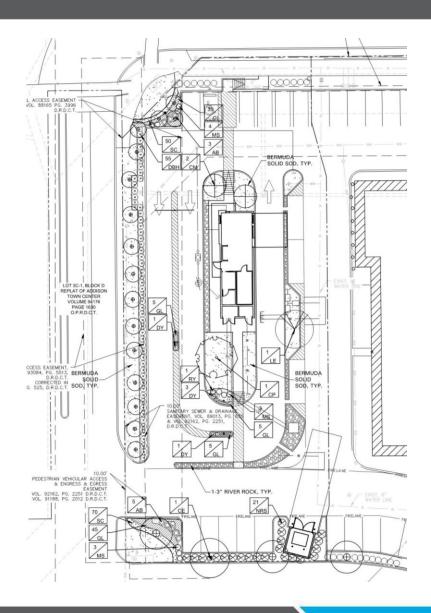


SALAD & GO FLOOR PLAN:

- 915 SF of interior floor area
- Drive-thru service only
- No alcohol sales







PARKING:

The total site exceeds the required parking by 1 space (84 space are required). The Salad & Go restaurant provides 14 spaces (13 are required).

OPEN SPACE AND LANDSCAPE:

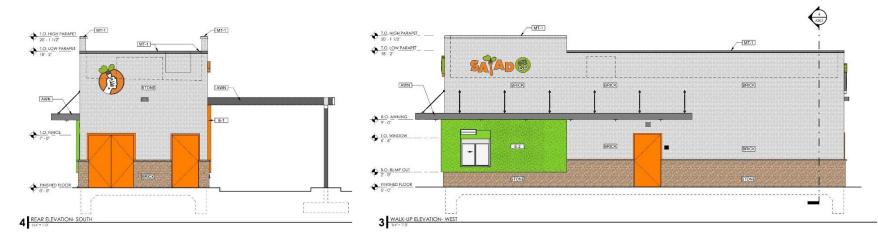
Salad & Go has met or exceeded all Town landscaping requirements. Staff only reviewed the proposed Salad & Go development for compliance, the remainder of the site will be evaluated for compliance as new development is proposed.

Due to existing public utilities, streets trees could not be installed along Belt Line Road. Those required trees have been placed elsewhere on site.

ADDISON

EXTERIOR APPEARANCE:

- Façade materials comply with Building Code.
- Façade is primarily brick and stone with metal and EIFS accents.
- The façade plan complies with Town codes.
- No façade changes are currently proposed for the rest of the site.





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: 18

FOR: None

AGAINST: None

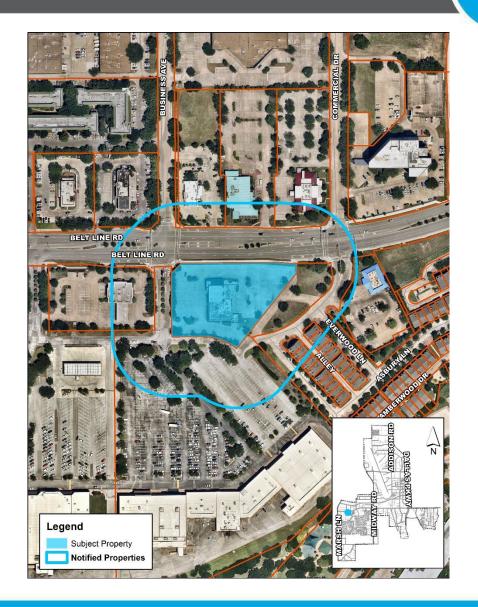
NEUTRAL: None

ADDITIONAL FEEDBACK RECEIVED:

• 2 letters of support - Asbury Circle HOA and one Asbury Circle resident.

PLANNING & ZONING COMMISSION ACTION

Approval: 6 - 0





RECOMMENDATION:

Staff recommends approval of the request, with the following conditions:

- The subject property shall be developed in accordance with the LR district standards with the following exceptions:
 - Minimum Building Height = 20 feet.
 - Minimum Landscape Buffer = 19 feet, due to the existing setback from Belt Line Road.
 - The previously approved retail building shall be developed in accordance with standards established by Ordinance O21-37.
- No additional driveway connections to Belt Line Road are permitted.
- If the property is subdivided, cross-access through the subject property to existing and future points of access on Business Avenue and Commercial Drive shall be provided.
- Humperdink's SUP Ordinance No. 2005-036, and all preceding restaurant SUPs shall be repealed upon approval of this ordinance.

ORDINANCE NO.	
---------------	--

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE BY REZONING A 2.034 ACRE PROPERTY, LOCATED AT 3820 BELT LINE ROAD, FROM PLANNED DEVELOPMENT (PD) DISTRICT, ORDINANCE NO. 021-037, WITH MODIFIED BELT LINE DISTRICT (BL) STANDARDS TO A NEW PLANNED DEVELOPMENT (PD) DISTRICT WITH MODIFIED LOCAL RETAIL DISTRICT (LR) STANDARDS AND REPEALING ORDINANCE NO. 2005-036 AND GRANTING A SPECIAL USE PERMIT (SUP) FOR A PORTION OF THE PROPERTY TO BE USED AS A DRIVE-THRU RESTAURANT; PROVIDING A PENALTY NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING A SAVINGS CLAUSE, SEVERABILITY CLAUSE, AND AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on August 16, 2022, the Planning & Zoning Commission considered and made recommendations on a request for a Rezoning to Planned Development (PD) with modified Local Retail (LR) District standards and a Special Use Permit (Case No.1850-Z) for a portion of the property to be used as a drive-thru restaurant for the property located at 3820 Belt Line Road (the "Subject Property"); and

WHEREAS, this change of zoning is in conformance 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 No. 2005-036 granting a Special Use Permit to Humperdink's, shall be repealed in its entirety upon approval of this ordinance for the Subject Property.

SECTION 3. The Zoning Ordinance and official zoning map shall be amended so as to rezone the Subject Property, said property comprising all of Lot 1R, Block A of the Printemps Addition N0. 2, and being further described in the legal description on **Exhibit A** attached hereto, from Planned Development (PD) with modified Belt Line (BL) District standards to Planned Development (PD) with modified Local Retail (LR) District standards and a Special Use Permit, subject to the following conditions:

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

Town of Addison, Texas Ordinance No. Case No. 1850-SUP/3820 Belt Line Road (Salad & Go)

- (b) The Subject Property shall be developed in accordance with the Local Retail (LR) District standards with the following exceptions:
 - i. Minimum Building Height = 20 feet
 - ii. Minimum Landscape Buffer = 19 feet, due to the existing setback from Belt Line Road.
 - iii. The previously approved retail building shall be developed in accordance with the development standards established by Ordinance O21-37 and the site plan, landscape plan, floor plan, and façade plan, which are attached hereto as **Exhibit C** and made a part hereof for all purposes.
- (c) No additional driveway connections to Belt Line Road from the Subject Property are permitted.
- (d) If the Subject Property was to be subdivided in the future, an easement or private agreement shall be established to allow for cross-access through the subject property to existing and future points of access on Business Avenue and Commercial Drive.
- **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, Section 1-7 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.

PASSED AND APPROVED by the City Council of the Town of Addison, Texas, on this the 13^{TH} day of SEPTEMBER 2022.

Town of Addison, Texas Ordinance No. Case No. 1850-SUP/3820 Belt Line Road (Salad & Go)

	TOWN OF ADDISON, TEXAS		
	Joe Chow, Mayor		
ATTEST:	APPROVED AS TO FORM:		
Irma Parker, City Secretary	Whitt Wyatt, City Attorney		

EXHIBIT A

Legal Description of the Property

BEING part of Lot 1-R, Block A, of Printemps Addition No. 2, and addition to the Town of Addison, according to the plat thereof, recorded in Volume 92162, Page 2251, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the South line of Belt Line Road, a variable width right-of-way, at the Northwest corner of Lot 1, Block E, of the Replat of Asbury Circle, an addition to the Town of Addison, according to the plat thereof, recorded In Instrument No. 200900017267, Official Public Records, Dallas County, Texas;

THENCE South 00'59'34" West, a distance of 30.50' to a 1/2" iron rod found at an interior corner of said Asbury addition;

THENCE South 39'49'52" West, passing at a distance of 262.96' the West corner of said Lot 1, same being a Northerly corner of Lot 3C-1, Block D, of the Replat of Lots 3A, 38, 3C-1, 4R-1 and 5, an addition to the Town of Addison, Dallas County, Texas, and continuing a total distance of 324. 75' to an "X" found in concrete, at an interior corner of said Replat, said point being the in a curve to the left having a central angle of 38'50'18", a radius of 184.12' and a chord bearing and distance of North 69'35'17" West, 122.43';

THENCE Northwesterly, along said curve to the left, an arc distance of 124.81' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the interior North line of said Lot 3C-1;

THENCE North 89'00'26" West, a distance of 101.42' to an "X" cut set in concrete at an interior corner of said Lot 3C-1;

THENCE North 00'59'34" East, a distance of 212.25' to a 1/2' iron rod with a yellow plastic cap stamped "RPLS 5310" set in the most Northerly East line of said Lot 3C-1;

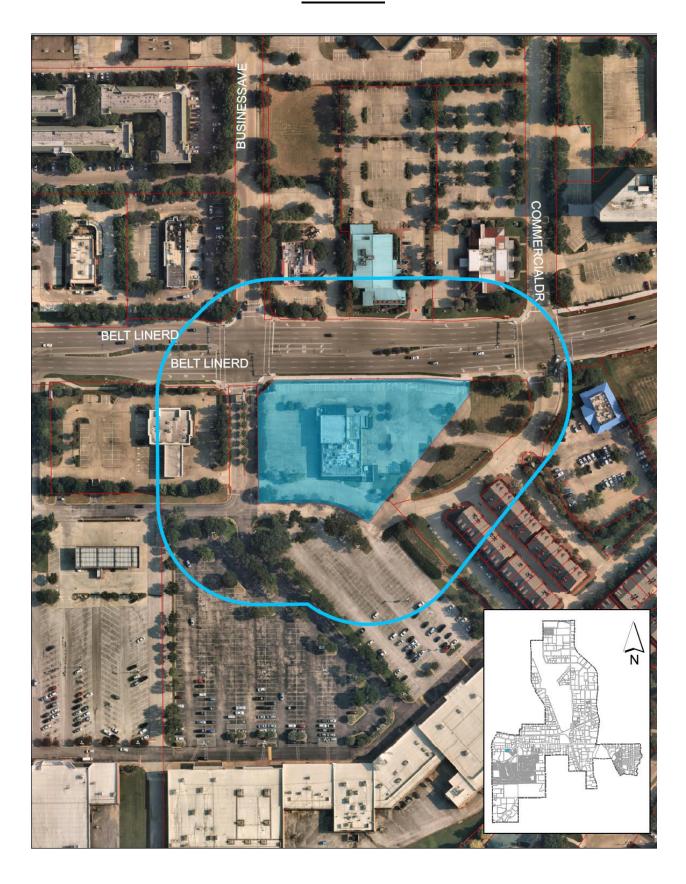
THENCE North 45'59'34" East, a distance of 56.57' to a to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 531 0" set in the said South line of Belt Line Road;

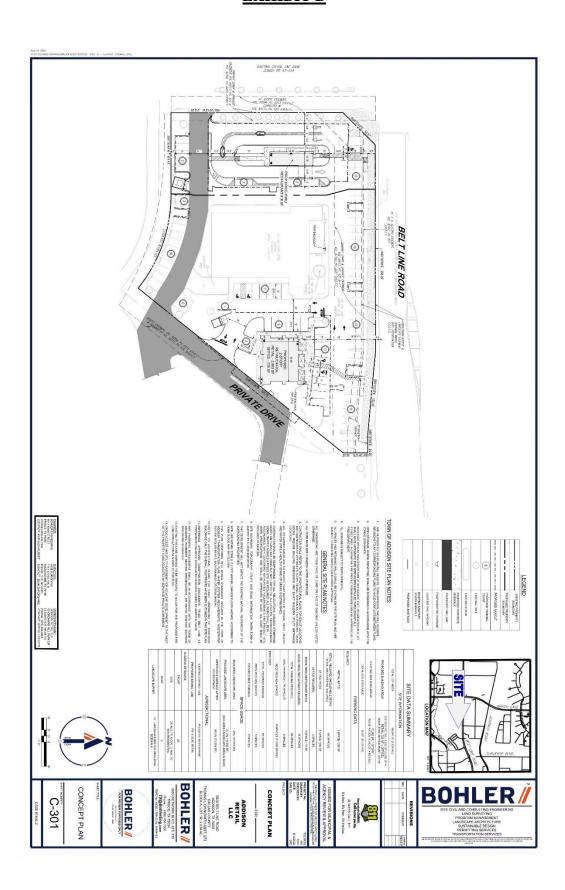
THENCE South 89'00'26" East, along said South line, a distance of 256.29' to an "X" set in concrete for comer;

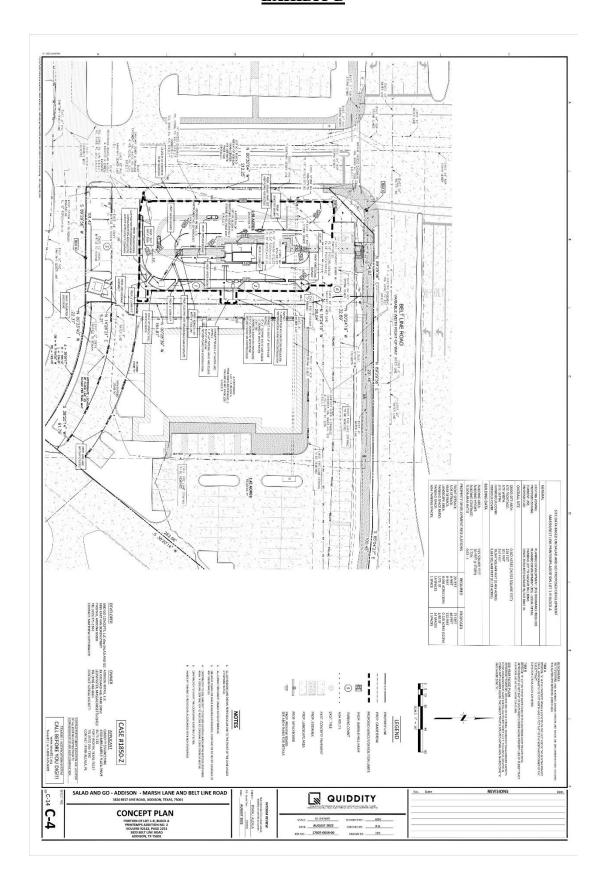
THENCE South 83'34'49" East, continuing along said South line, a distance of 100.45' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 531 0" set for corner;

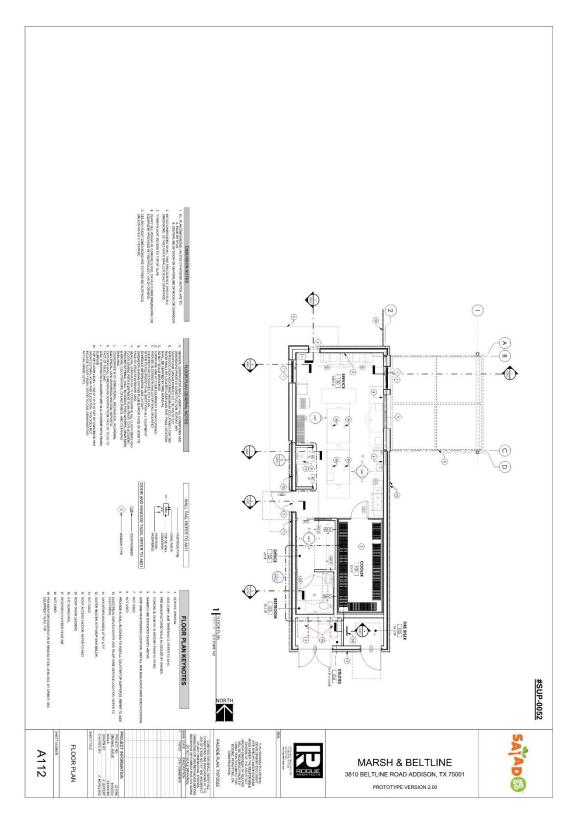
THENCE South 89'00'26" East, continuing along said South line, a distance of 24.25' to the PLACE OF BEGINNING and containing 88,597 square feet or 2.034 acres of land.

Town of Addison, Texas Ordinance No. Case No. 1850-SUP/3820 Belt Line Road (Salad & Go)

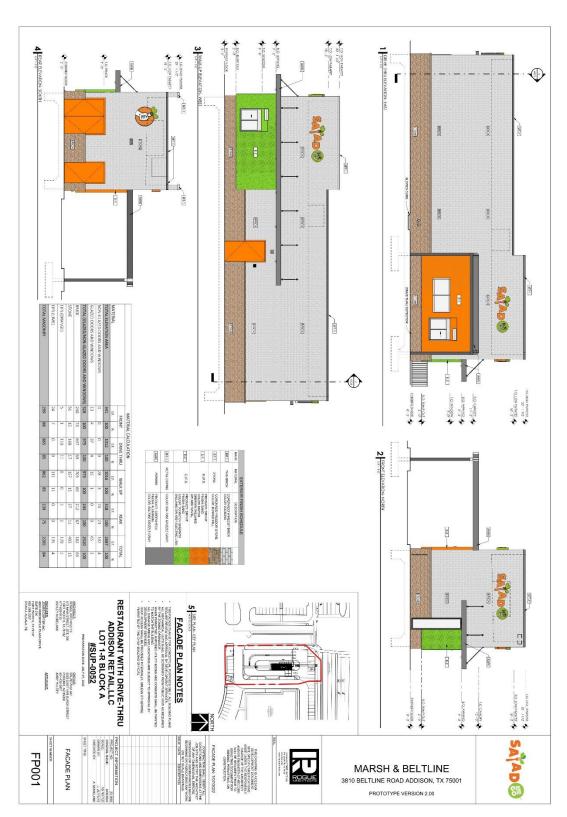


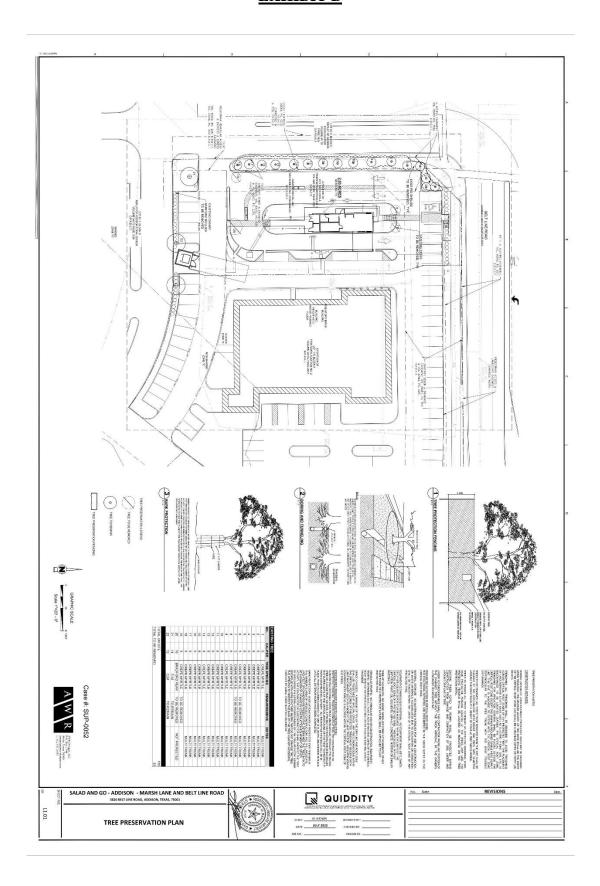


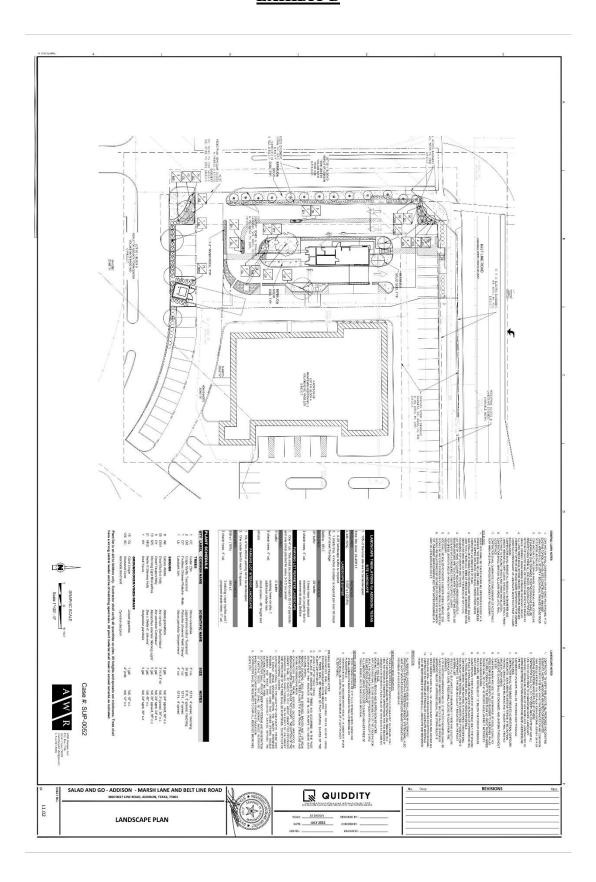


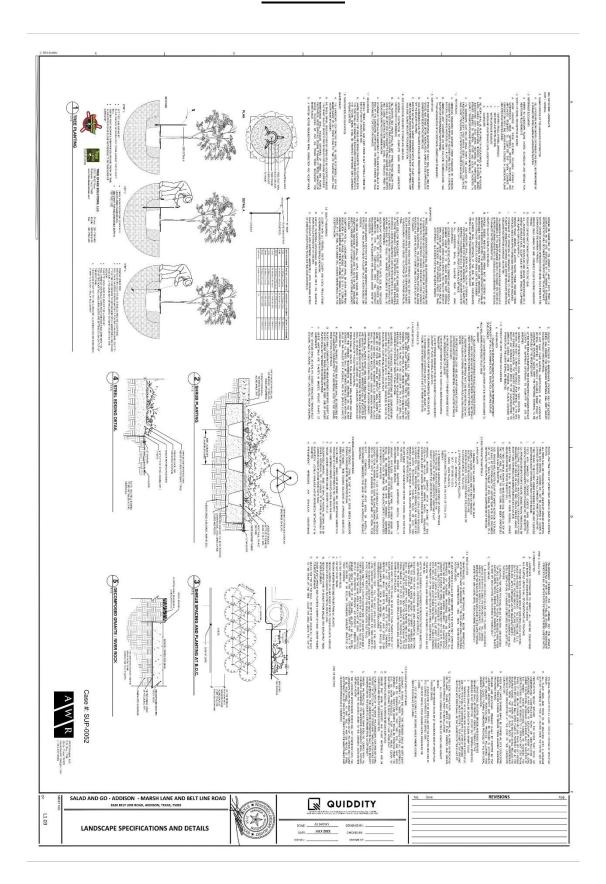


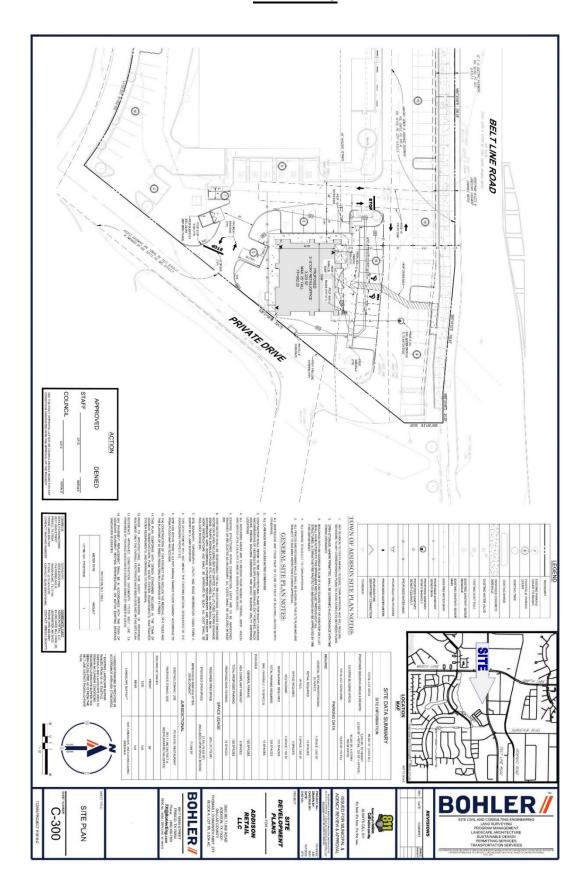
7/7/2022 3:51:22 PM

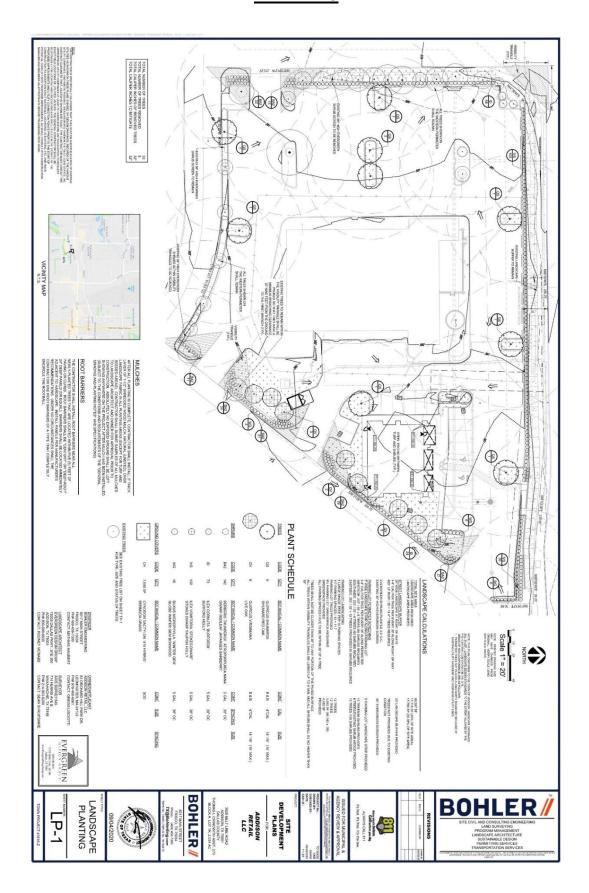


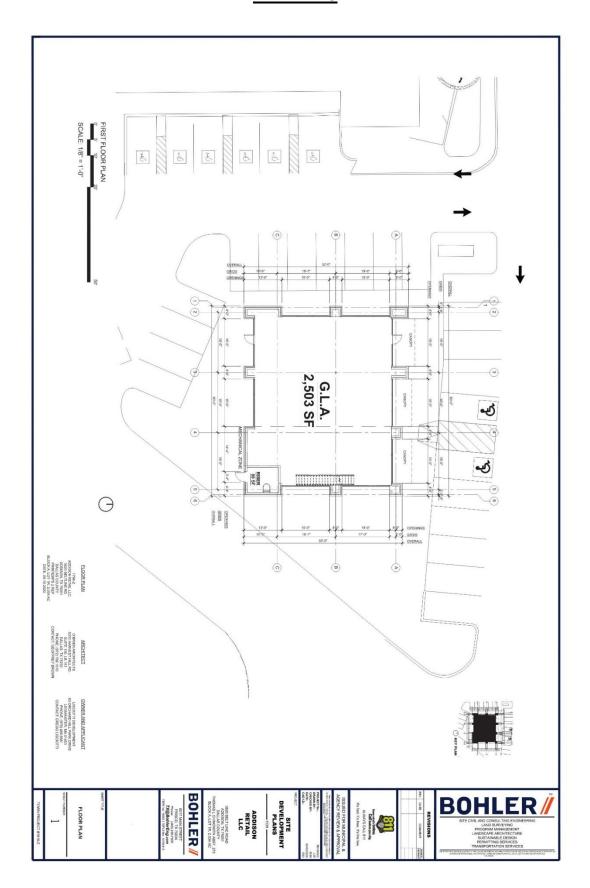


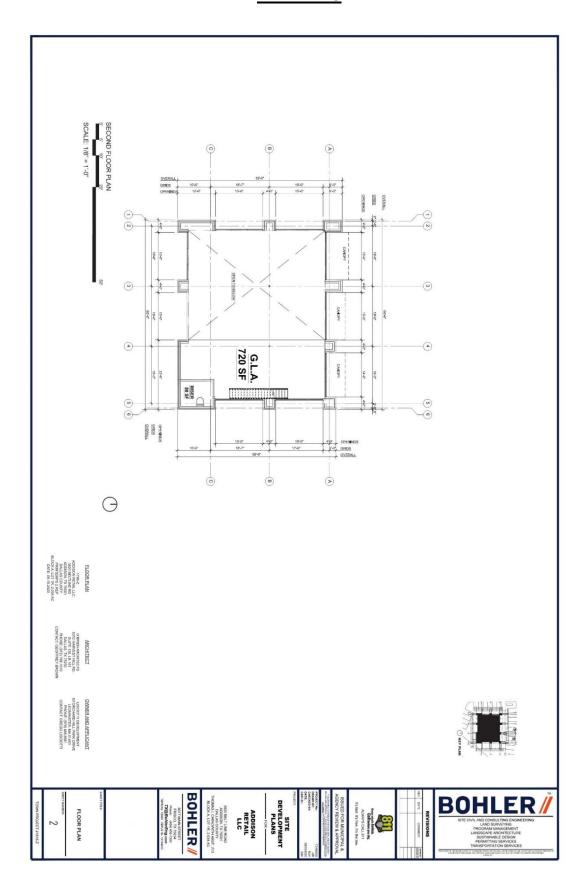


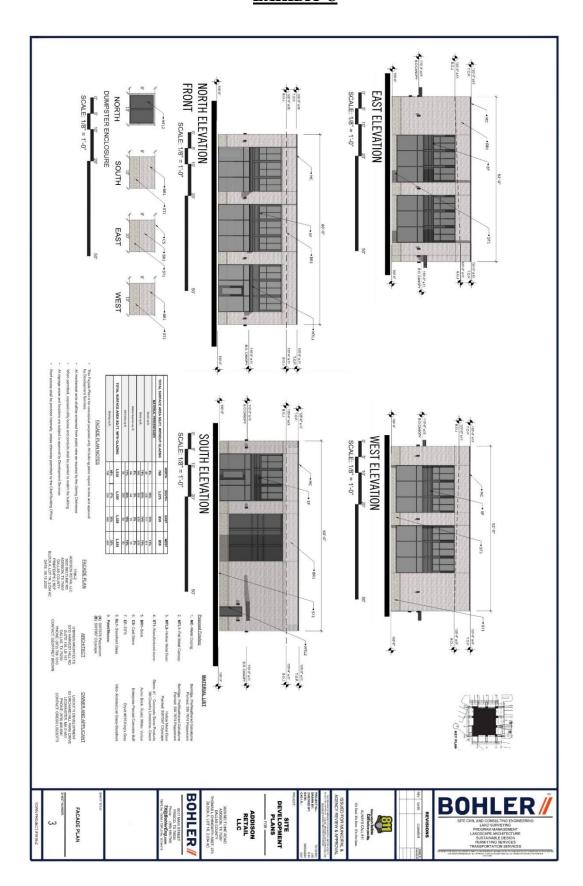












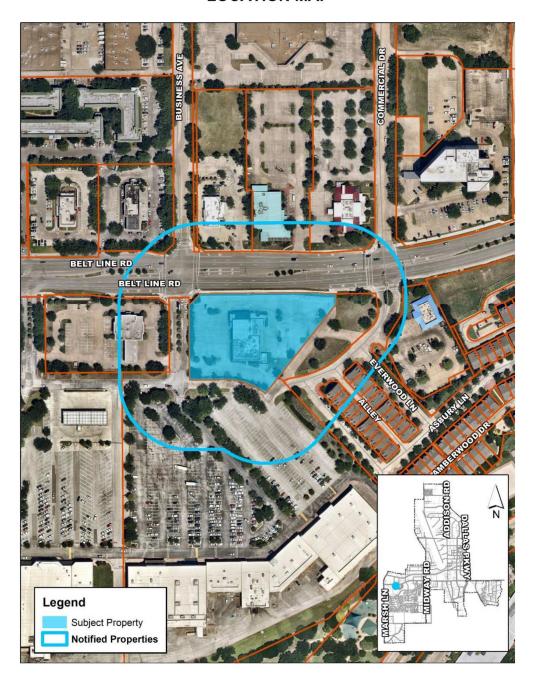




1850-Z

PUBLIC HEARING Case 1850-Z/3820 Belt Line Road (Salad & Go). Hold a Public Hearing, Present, Discuss, and Consider Action on a Recommendation regarding an Ordinance Rezoning a 2.034 Acre Property Located at 3820 Belt Line Road from the Planned Development District (PD) with Modified Belt Line District (BL) Standards to a New Planned Development District (PD) with Modified Local Retail District (LR) Standards and a Special Use Permit (SUP) to Allow the Development of a Drive-Thru Only Restaurant.

LOCATION MAP





August 16, 2022

STAFF REPORT

RE: 1850-Z/3820 Belt Line Road (Salad & Go)

LOCATION: 3820 Belt Line Road

REQUEST: Approval to rezone 2.034 acres from Planned Development (PD) with modified Belt Line District (BL) standards to a new Planned Development District (PD) with modified Local Retail District (LR) standards and approval of a Special Use Permit (SUP) for a new drive-thru only restaurant.

APPLICANT: Christopher Zamora, Quiddity Engineering

DISCUSSION:

<u>Background</u>: This request is specific to the 2.034-acre property located at 3820 Belt Line Road. The property is currently occupied by a vacant restaurant building and associated parking, formerly known as Humperdink's Restaurant and Brewpub.

On November 10, 2020, City Council approved the rezoning of the property to Planned Development (PD) District, through Ordinance O20-54. This rezoning allowed for the development of a new two-story retail and office building on the eastern portion of the site while maintaining the existing restaurant building on the western portion. This PD District (Ordinance O20-54) was based on the Belt Line (BL) District standards with modifications to block length requirements, established a minimum lot size of 2.034 acres, and allowing the south façade of the new building to have only 73% brick or stone and 17% glazing.

On October 12, 2021, City Council approved an amendment to this PD, through Ordinance O21-37, to eliminate a previously adopted minimum lot size requirement that would have prohibited subdivision of the subject property.

The applicant, Salad & Go, proposes to rezone this site to a Planned Development (PD) District, based on modified Local Retail (LR) District standards, and has requested approval of a Special Use Permit (SUP) in order to facilitate the development of a drive-thru only restaurant at the western edge of the subject property, immediately adjacent to Business Avenue.

<u>Salad & Go</u> is an Arizona-based fast food concept focused on healthy meal options in the form of salads, wraps, soups, specialty teas and lemonades, and breakfast options. Ordering may be carried out through drive thru, walk up, and app based options, with most activity occurring via drive thru. Onsite dining options are not offered by Salad & Go. This proposed location would be the first and likely only Addison location, as Salad & Go has recently established locations at Belt

Line and Coit, and at Trinity Mills, just west of Westgrove Drive. Salad & Go has also recently established a corporate office in Addison.

<u>Proposed Plan</u>: With this request, Salad & Go proposes to construct a 916 square foot single-story drive thru only restaurant on a 0.562 acre segment of land at the western edge of the subject property. Improvements to the site will include pavement and curbing for the parking, drive-thru lanes, and site access, a dumpster enclosure at the rear of the property, pedestrian connectivity to the existing sidewalk on Belt Line Road, and new landscape to support the site. The interior floor plan is comprised entirely of service area, with window service provided for drive-thru and walk up customers. The drive-thru layout provides two lanes leading up to the menu boards, and necks down to a single lane following placement of an order. The site can be accessed from Business Avenue to the west and Commercial Drive to the east. Both of these site access points are private driveways that provide connectivity to signalized intersections at Belt Line Road.

This request to rezone to a PD with modified LR district standards was made in order to facilitate zoning that best fits the context of Salad & Go, any future re-use or redevelopment of the Humperdink's building, and the proposed two-story retail and office building at the eastern edge of the subject property. This proposed zoning is more reflective of the proposed suburban development context exhibited here. Application of the Belt Line District standards is best suited for transformational redevelopment projects like Addison Grove, where urban block patterns with urban buildings are established to promote a pedestrian friendly environment, where buildings frame the streetscape. Transformational redevelopment to an urban development context is challenging at this location due to the shape and size of the lot.

<u>Parking</u>: In accordance with the concept plan prepared for the subject property and the development plan submitted for Salad & Go, 84 parking spaces are required for the overall concept plan, based on the desire of the owner of the subject property to remove restaurant use as a programming option for the existing Humperdink's building. With this transition in use and the proposed parking modifications achieved by Salad & Go, this site exceeds this parking requirement by providing for 85 total parking spaces, with 14 parking spaces provided for Salad & Go, exceeding the 13 space minimum parking requirement.

Exterior Facades: The proposed facades are comprised primarily of masonry materials and colors and signage consistent with the Salad & Go brand. Each elevation reflects a stone base, with brick comprising much of the remainder of the façade. Color is introduced through accent segments of EIFS painted orange and green. Aluminum awnings cover the drive-thru and walk-up ordering windows. At 20 feet, the building achieves a more prominent scale than what is typically achieved for a single-story building, which is a desirable treatment at the Belt Line Road frontage.

<u>Landscaping and Open Space</u>: With this request, landscape compliance was only evaluated for Salad & Go, as landscape compliance was previously determined for the proposed two-story office and retail building, and when future re-use or redevelopment of the existing Humperdink's building occurs, landscape compliance will be evaluated for that site at the time of that request.

Salad & Go has met or exceeded Town requirements for the provision of landscape area, a landscape buffer, tree plantings, and parking lot interior landscaping. It was not possible for Salad & Go to plant required street trees at the Belt Line frontage due to the presence of public drainage and sewer lines at the front of the subject property. Those required plantings were achieved at other locations on the property.

Public Outreach: Due to this site being situated adjacent to the Asbury Circle neighborhood. Salad & Go conducted a neighborhood meeting via Zoom with members of the Asbury Circle HOA. Following that meeting, the Asbury Circle HOA President, Elisca Hicks, shared that the vast majority of residents who participated in that meeting were supportive of the use. Ms. Hicks shared that the few concerns that were raised were possible noise from delivery vehicles during early morning hours and signage to direct customers to exit onto Business Ave.

RECOMMENDATION: APPROVAL WITH CONDITIONS

The proposed rezoning and SUP to facilitate the development of Salad & Go will add a popular restaurant concept to a declining site and will serve as a catalyst for redevelopment of the remainder of the site. This change will help eliminate a nuisance condition for the Asbury Circle neighborhood and surrounding businesses. The proposed PD with modified LR district standards is the best fit for this development context.

Staff recommends approval of these requests, subject to the following conditions:

- The 2.034 acre subject property shall be developed in accordance with the LR district standards with the following exceptions:
 - Minimum Building Height = 20 feet.
 - Minimum Landscape Buffer = 19 feet, due to the existing setback from Belt Line Road.
 - The previously approved retail building shall be developed in accordance with standards established by Ordinance O21-37.
- No additional driveway connections to Belt Line Road from the 2.034 acre subject property are permitted.
- If the 2.034 acre subject property was to be subdivided in the future, an easement or private agreement shall be established to allow for cross-access through the subject property to existing and future points of access on Business Avenue and Commercial Drive.
- SUP Ordinance No. 2005-036 (Humperdink's) and all preceding restaurant SUPs shall be repealed upon approval of this ordinance.

Addison, TX 75001



Case 1850-Z/3820 Belt Line Road (Salad & Go)

August 16, 2022

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on August 16, 2022, voted to recommend approval of an ordinance changing the zoning on property located at 3820 Belt Line Road, which property is currently zoned Planned Development (PD) with modified Belt Line District (BL) standards, to a new Planned Development District (PD) with modified Local Retail District (LR) standards and approval of a Special Use Permit (SUP) for a new drive-thru only restaurant, subject to the following conditions:

- The 2.034 acre subject property shall be developed in accordance with the LR district standards with the following exceptions:
 - Minimum Building Height = 20 feet.
 - Minimum Landscape Buffer = 19 feet, due to the existing setback from Belt Line Road.
 - The previously approved retail building shall be developed in accordance with standards established by Ordinance O21-37.
- No additional driveway connections to Belt Line Road from the 2.034 acre subject property are permitted.
- If the 2.034 acre subject property was to be subdivided in the future, an easement or
 private agreement shall be established to allow for cross-access through the subject
 property to existing and future points of access on Business Avenue and Commercial
 Drive.
- SUP Ordinance No. 2005-036 (Humperdink's) and all preceding restaurant SUPs shall be repealed upon approval of this ordinance.

Voting Aye: Branson, Catalani, Craig, Fansler, Meleky, Souers

Voting Nay: none

Absent: DeFrancisco

SPEAKERS AT THE PUBLIC HEARING:

For: none On: none Against: none





4500 Mercantile Plaza Drive, Suite 210 Fort Worth, Texas 76137

> Tel: 682.268.2200 Fax: 972.488.3882 www.jonescarter.com

June 22, 2022
Planning Division
Town of Addison
16801 Westgrove Drive
Addison, TX 75001

Salad and Go – Addison – Marsh and Beltline Letter of Intent

Planning Division,

This document shall serve as the Letter of Intent to the Town of Addison for the Special Use Permit Application submitted by Quddity Civil Engineering acting as applicant on behalf of the developer of And Go Concepts, LLC dba Salad And Go. The current site is a parking lot for a vacant Humperdink's with zoning designation PD Ordinance #093-018 (Planned Development). We are proposing to construct a new drive thru restaurant. The proposed restaurant will include an, approximately, 915 square foot building, canopy, drive thru lanes, along with associated parking and utilities.

The goal of Salad and Go is to provide better, healthier, and affordable food. The product is a small (~915 Square Foot) drive-thru with no dine in restaurant serving made to order salads, wraps, breakfast burritos, cold brew coffee and juices.

The operations of the development includes a delivery of fresh ingredients every morning outside of business hours. This delivery from local warehouses prevents the need for cooking in store which reduces the amount of waste produced on site. The meals are merely assembled on site.

Salad and Go operates with a maximum of nineteen employees with four working at any given time. Hours of operation are 6 a.m. - 9 p.m. every day. This development will not require outdoor storage or have other outdoor activities.

Overall, we believe this development will be a beneficial and exciting addition to the community.

Thank you for your consideration in the matter. Should you have any questions or require additional information, please call me.

Sincerely

Aaron Hawkins, EIT

LEGEND

	EXISTING PROPERTY BOUNDARY
	PROPOSED PROPERTY BOUNDARY
	PROPOSED SAWCUT
5	PROPOSED PARKING COUNT
	EXISTING TREE
	EXISTING SHRUB
4 4 4 4 4 4 4 4	PROPOSED CONCRETE SIDEWALK
	PROPOSED FIRE LANE
	PROPOSED FIRE HYDRANT
Q	EXISTING FIRE HYRDANT
©	EXISTING SANITARY SEWER MANHOLE
	PROPOSED BIKE RACK

LOCATION MAP

SITE DATA SUMMARY

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
- 3. BUILDINGS WITH AN AGGREGATE SUM OF 500 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
- 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.

GENERAL SITE PLAN NOTES:

- 1. ALL DIMENSIONS ARE FROM FACE OF CURB OR FACE OF BUILDING UNLESS NOTED OTHERWISE.
- 2. ALL CURB RADII ARE 3' UNLESS NOTED OTHERWISE
- 3. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- 4. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED , MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- 6. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FORM A SURVEY BY A LAND SURVEYOR.
- 7. THIS DEVELOPMENT WILL NOT IMPACT THE EXISTING NATURAL RESOURCES OF THE SURROUNDING PROPERTIES.
- 8. SITE LIES WITHIN 'ZONE X, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD,' ACCORDING TO FEMA FLOOD MAP 48113C0180K.
- 9. THIS PLAN CONFORMS WITH DESIGN STANDARDS INCLUDED IN THE TOWN OF ADDISON TRANSPORTATION PLAN, WATER SYSTEM REQUIREMENTS, WASTEWATER SYSTEM REQUIREMENTS, AND DRAINAGE CRITERIA MANUAL.
- 10. REFER TO ARCHITECTURAL PLANS FOR EXACT DIMENSIONS OF PROPOSED BUILDINGS. ONLY THE OVERALL FOOTPRINTS HAVE BEEN OUTLINED IN THIS SITE PLAN.
- 11. REFERENCE APPROVED CONSTRUCTION DOCUMENTS TITLED BELT LINE 1.5 PREPARED BY PACHECO KOCH DATED 01/02/2020 SIGNED BY AMBER M. DAVIS.
- 12. ANY PAVEMENT REPLACEMENT SHALL BE IN ACCORDANCE WITH THE TOWN OF ADDISON'S PAVEMENT SECTION SPECIFICATIONS, OR MATCH EXISTING SECTIONS WHICHEVER IS GREATER.
- 13. EXISTING FIRE LANE MARKING TO BE REMOVED TO ALLOW FOR THE PROPOSED FIRE LANE CIRCULATION AS SHOWN IN THIS PLAN.
- 14. CROSS ACCESS AND UTILITY EASEMENT FOR ADJACENT DEVELOPMENT TO THE WEST OF THIS PROPERTY TO BE DEDICATED BY SEPARATE PRIVATE AGREEMENT.

2-STORY RETAIL: 3,223 RETAIL; 720 SF = 0 DRIVE-THRU RESTAUF			
10,382 SF, 1-S 760 SF PATIO (11,142			
14,521 SF (16.4			
G DATA			
1 SPACE / 200			
68 SPACES			
1 SPACE /300			
3 SPACES			
1 SPACE / 70			
13 SPACES			
84 SPACES			
8 SPACES			
4 SPACES (1 VAN			
85 SPACES			
5 SPACE			
8 SPACES			
PACE USAGE			
20% (17,719 \$			
21.7% (19,243 (INCLUDES LANDSCAPE			
80.5% (71,294			

LANDSCAPE BUFFER

SITE INFO	RMATION
TOTAL LOT AREA	88,597 SF (2.034 AC)
PROPOSED BUILDING AREAS:	2-STORY RETAIL: 3,223 SF (2,503 SF = RETAIL; 720 SF = OFFICE) DRIVE-THRU RESTAURANT: 916 SF
EXISTING BUILDING AREAS	10,382 SF, 1-STORY 760 SF PATIO (11,142 SF = RETAIL)
TOTAL LOT COVERAGE	14,521 SF (16.4%)
PARKIN	G DATA
REQUIRED	
RETAIL RATIO	1 SPACE / 200 SF
RETAIL REQUIRED (INCLUDING 2-STORY RETAIL AND EXISTING BUILDING)	68 SPACES
OFFICE RATIO	1 SPACE /300 SF
OFFICE REQUIRED	3 SPACES
DRIVE-THRU RESTAURANT RATIO	1 SPACE / 70 SF
DRIVE-THRU RESTAURANT REQUIRED	13 SPACES
TOTAL PARKING REQUIRED	84 SPACES
BIKE PARKING (1 / 10 SPACES)	8 SPACES
REQUIRED ADA SPACES	4 SPACES (1 VAN SPACE)
PROVIDED	
TOTAL PROVIDED PARKING	85 SPACES
PROVIDED ADA SPACES	5 SPACES
PROVIDED BIKE PARKING	8 SPACES
SPACE	USAGE
REQUIRED LANDSCAPE AREA	20% (17,719 SF)
PROVIDED LANDSCAPE AREA	21.7% (19,243 SF) (INCLUDES LANDSCAPE AREA IN ROW)
IMPERVIOUS SURFACE AFTER DEVELOPMENT	80.5% (71,294 SF)
JURISDIC	CTIONAL
EXISTING ZONING / USE	PD 93-018 / RESTAURANT
PROPOSED ZONING / USE	PD - LOCAL RETAIL
BUILDING SETBACKS:	
FRONT	25'
SIDE	25' ADJ. TO R.O.W.; 0' ADJ. TO NON-RESIDENTIAL
REAR	0'







19' LANDSCAPE BUFFER INCLUDING

SIDEWALK

BOHLER ENGINEERING 6017 MAIN STREET FRISCO, TX 75034 PHONE:(469) 458-7300

SURVEYOR: AXIS SURVEYING 714 FERRIS AVE B WAXAHACHIE, TX 75168 PHONE: (214) 903-8200 CONTACT: MATHIAS HAUBERT CONTACT: SEAN SHROPSHIRE CONTACT: GREGG LISCIOT

ADDISON RETAIL, LLC 83 ORCHARD HILL PARK DR LEOMINSTER, MA 04153 PHONE: (978) 466-6661

CASE #1850-Z

SHEET TITLE:

REVISIONS

Know what's **below.**

Call before you dig.

ALWAYS CALL 811 It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL &

AGENCY REVIEW & APPROVA

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

CONCEPT PLAN

ADDISON

RETAIL

LLC

3820 BELT LINE ROAD

ADDISON, TX 75001

DALLAS COUNTY

THOMAS L CHINOWITH ABST. 273

BLOCK A, LOT 1R, 2.034 AC

2600 NETWORK BLVD, STE 310

FRISCO, TX 75034

Phone: (469) 458-7300

TX@BohlerEng.com TBPE No. 18065 | TBPLS No. 10194413

BOHLER //

FOR REVIEW PURPOSES ONLY

LICENSE NUMBER: 138306

CONCEPT PLAN

C-301

8/12/2022

COMMENT

REV DATE

PROJECT No.: DRAWN BY:

CHECKED BY:

CAD I.D.:

PROJECT:

SANITARY SEWER & DRAINAGE V EASEMENT, VOL. 89013, PG. 835 &

VOL. 92162, PG. 2251, D.R.D.C.T.

BELT LINE ROAD

-N89°30'48"E 256.29'

SANHTARY SEWER & DRAINAGE EASEMENT

DUMPSTER

AREA

VOL. 89013, PG. 835 & . <u>VOL. 92162, PG. 225</u>1 <u>D.R.D</u>.C.<u>T.</u>

REMOVED

18' (TYP.)

15' T. U. ELECTRIC EASEMENT,

VOL. 92162, PG. 827,

D.R.D.C.T.

PROP BIKE RACK-

17.79'

PROP DRIVE-THRU

RESTAURANT 916 SF

-PEDESTRIAN ACCESS &

LANDSCAPE EASEMENT (VARIABLE WIDTH)

DOC: 202000243288,

N89°30'48"E 24.25

—25' BUILDING—

—PROP BIKE RACK

(TYP. OF 3)

53.99'

PROPOSED

RETAIL/OFFICE

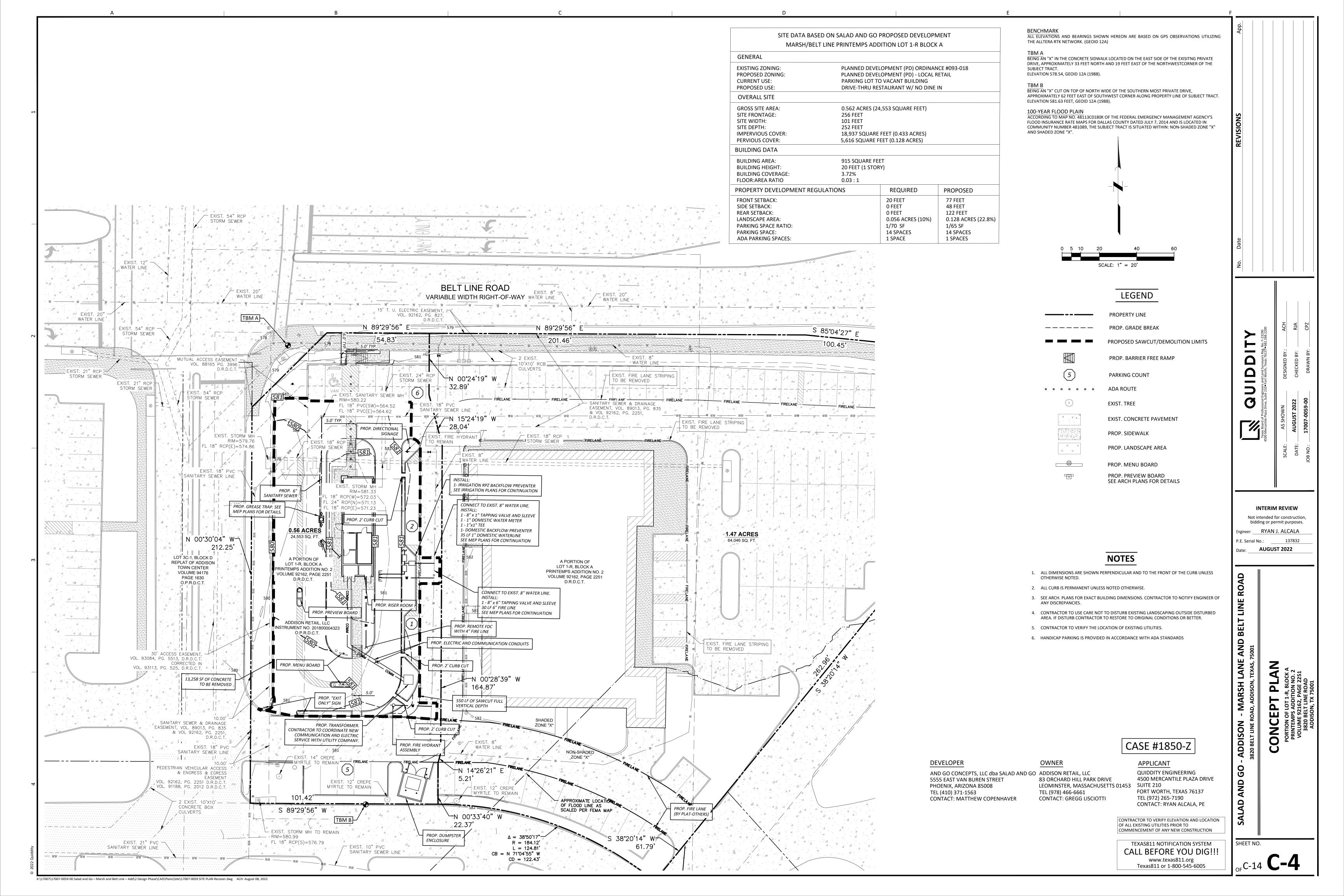
RETAIL - 2,503 SF

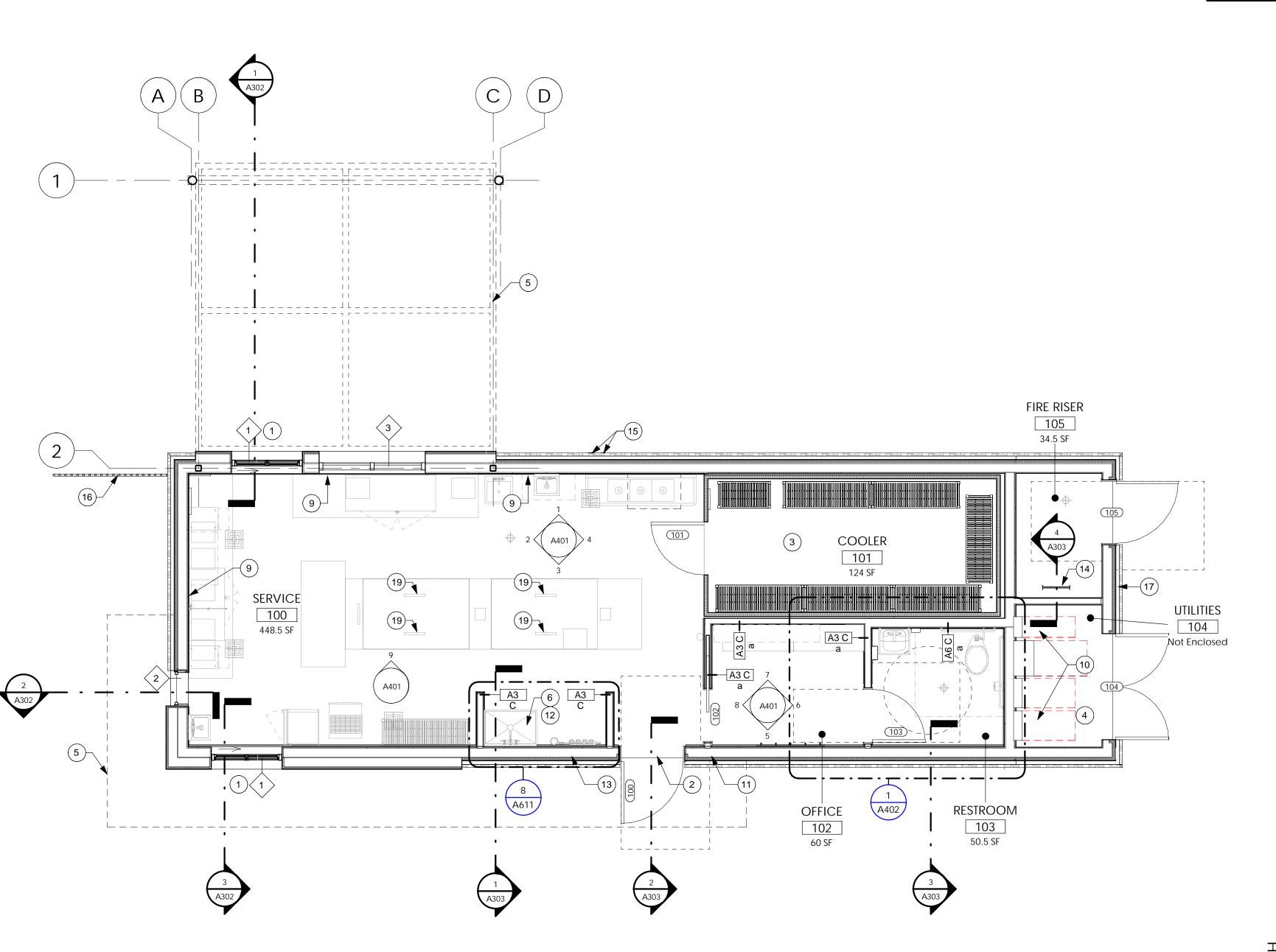
OFFICE - 720 SF

2-STORY

SETBACK ===

C.C.D.C.C.







DIMENSION NOTES

- 2. NOTED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE DIMENSIONS; DETAILS OVER SMALLER SCALE DRAWINGS.
- 3. "FINISH FLOOR" REFERS TO TOP OF SLAB
- 4. VERIFY ALL ROUGH-IN, CONCRETE PAD, OR PLATFORM DIMENSIONS FOR EQUIPMENT PROVIDED IN THIS PROJECT, OR BY OTHERS.
- 5. CEILING HEIGHT DIMENSIONS ARE TO FINISHED SURFACES, UNLESS NOTED OTHERWISE.

FLOOR PLAN GENERAL NOTES:

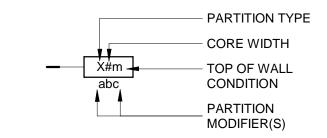
- A. GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ARCHITECT.
- B. APPROVED SIGN INDICATING MAXIMUM OCCUPANCY FOR THE ROOM SHALL BE LOCATED NEAR MAIN EXIT. FINAL LOCATION SHALL BE VERIFIED BY FIRE MARSHAL.
 C. DO NOT SCALE DRAWINGS.
- D. FURNITURE AND KITCHEN EQUIPMENT SHOWN DASHED.E. PROVIDE BLOCKING IN WALLS FOR WALL MOUNTED
- EQUIPMENT/ACCESSORIES PER PLAN.
 F. REFER TO EQUIPMENT PLAN SHEET FOR ALL EQUIPMENT
- SCHEDULE INFORMATION AND LAYOUT.

 G. DIMENSION SHOWN ON THIS PLAN IS FROM FACE OF STUD TO
- FACE OF STUD AT INTERIOR, UNO.

 H. GENERAL CONTRACTOR TO COORDIANTE ALL FLOOR SINKS AND FLOOR DRAINS WITH EQUIPMENT PLAN PRIOR TO PLACEMENT
- I. PROVIDE INTERNAL WALL BLOCKING FOR LADDERS, GRAB BARS, MIRRORS, COUNTERTOPS, CEILING FANCS, AND OVERHEAD SHELVING.
- J. COORDINATE WITH STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, CIVIL DRAWINGS AND SOIL REPORTS.
- K. EXTERIOR WALL DIMENSIONS SHOWN FROM FACE OF STUD TO FACE OF STUD, UNO.
- L. WALLS SHOWN ON ALIGNMENT ARE IN ALIGNMENT WITH FINISH
- SURFACE
 M. TOP OF FLOOR LEVEL = 100'-0" = 0'-0" IS TOP OF CONCRETE PER ARCHITECTURAL PLAN AND ELEVATION. THIS DOES NOT INCLUDE FLOOR FINISH. REFER TO CIVIL DRAWINGS FOR

ACTUAL GRADE LEVEL.

WALL TAG, REFER TO A611



DOOR AND WINDOW TAGS, REFER TO A631

DOOR NUMBER

X

WINDOW TYPE

FLOOR PLAN KEYNOTES

- 1. SERVICE WINDOW.
- 2. ADA COMPLIANT THRESHOLD, REFER TO A113
- PRE-MANUFACTURED WALK IN COOLER BY OWNER.
 CONCRETE SLAB WITH BROOM FINISH AT PATIO.
- 5. DASHED LINE INDICATES CANOPY ABOVE.
- 6. MOP SINK PENETRATION LOCATION, INSTALL PER MANUFACTURER SPECIFICATIONS.
- 7. NOT USED.
- 8. NOT USED.
- 10. ELECTRICAL SERVICE ENTRY AND TELEPHONE SERVICE LOCATION, REFER TO

ELECTRICAL SERVICE ENTRY AND TELEPHONE SERVICE LOCATION, REFER TO

9. PROVIDE IN-WALL BLOCKING TO INSTALL COUNTERTOP SUPPORTS. REFER TO A400

11. 3200 SERIES KNOXBOX AT 60" A.F.F.

12. WATER HEATER WITH MOP SINK BELOW.

14. ROOF ACCESS LADDER; REFER TO A503

13. NOT USED.

15. ROOF DRAIN LEADERS.

16. 3'-6" GUARD RAIL.

17. RECESSED COVERED HOSE BIB

18. NOT USED.

19. POS MONITOR MOUNTED ON STAINLESS STEEL SHELVES. BY OWNER. SEE EQUIPMENT PLAN, TYP.

SA A D CO

K 75001

NIAROT & DELILILI 810 BELTLINE ROAD ADDISON,

513 MAIN STREET, SUITE 300 FT. WORTH, TX 76102 817.820.0433 www.roguearchitects.com

FAI

THIS DRAWING IS A DESIGN
DEVELOPMENT DOCUMENT.
SITE SPECIFIC MODIFICATIONS
MADE UNDER THE RESPONSIBLE
CHARGE OF THE ARCHITECT
AND/OR ENGINEER-OF-RECORD
WILL BE REQUIRED PRIOR TO
USING THIS DOCUMENT FOR
BIDDING, PERMITTING, OR

CONSTRUCTION.

FACADE PLAN: 7/07/2022

CONTRACTOR SHALL VERIFY ALL
CONDITIONS AND DIMENSIONS AT THE
JOB SITE AND NOTIFY THE ARCHITECT
OF ANY DIMENSIONAL ERRORS,
OMISSIONS OR DISCREPANCIES BEFORE
BEGINNING OR FABRICATING ANY WORK.

DO NOT SCALE DRAWINGS.

ISSUE DATE DESCRIPTION

1 7/07/22 CITY COMMENTS

PROJECT INFORMATION

PROJECT NO: 22-0090

ORIGINAL ISSUE: 6/08/2022

AS NOTED

J. JEFFERY

A. MORELAND

CHECKED BY:

SCALE:

DRAWN BY:

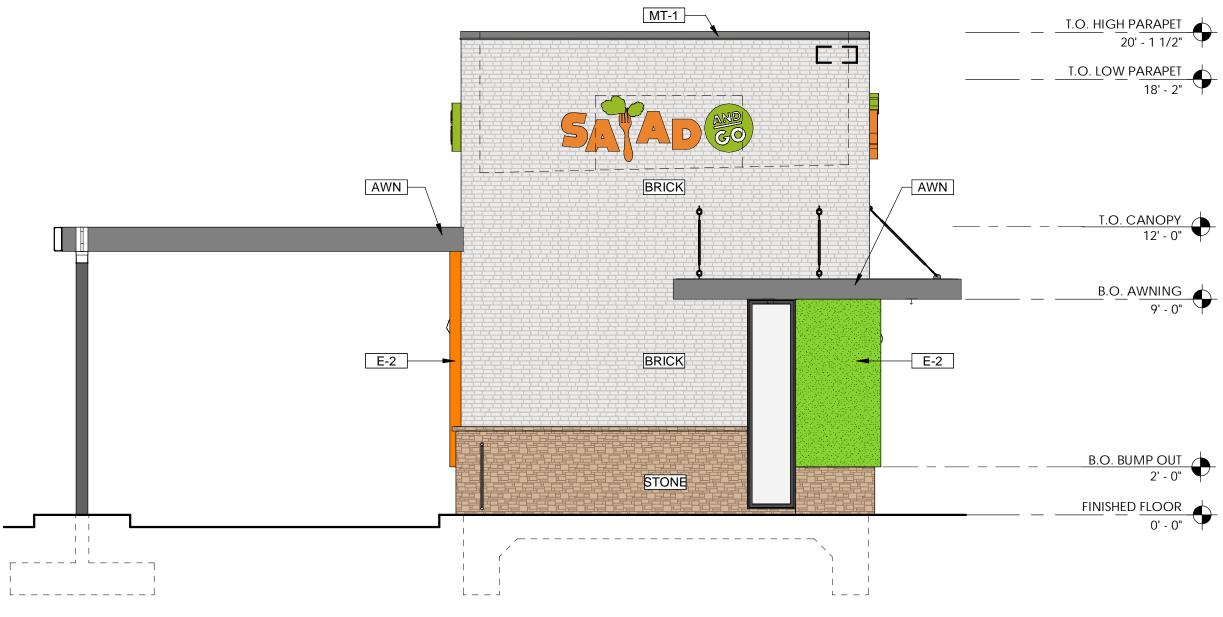
SHEET TITLE

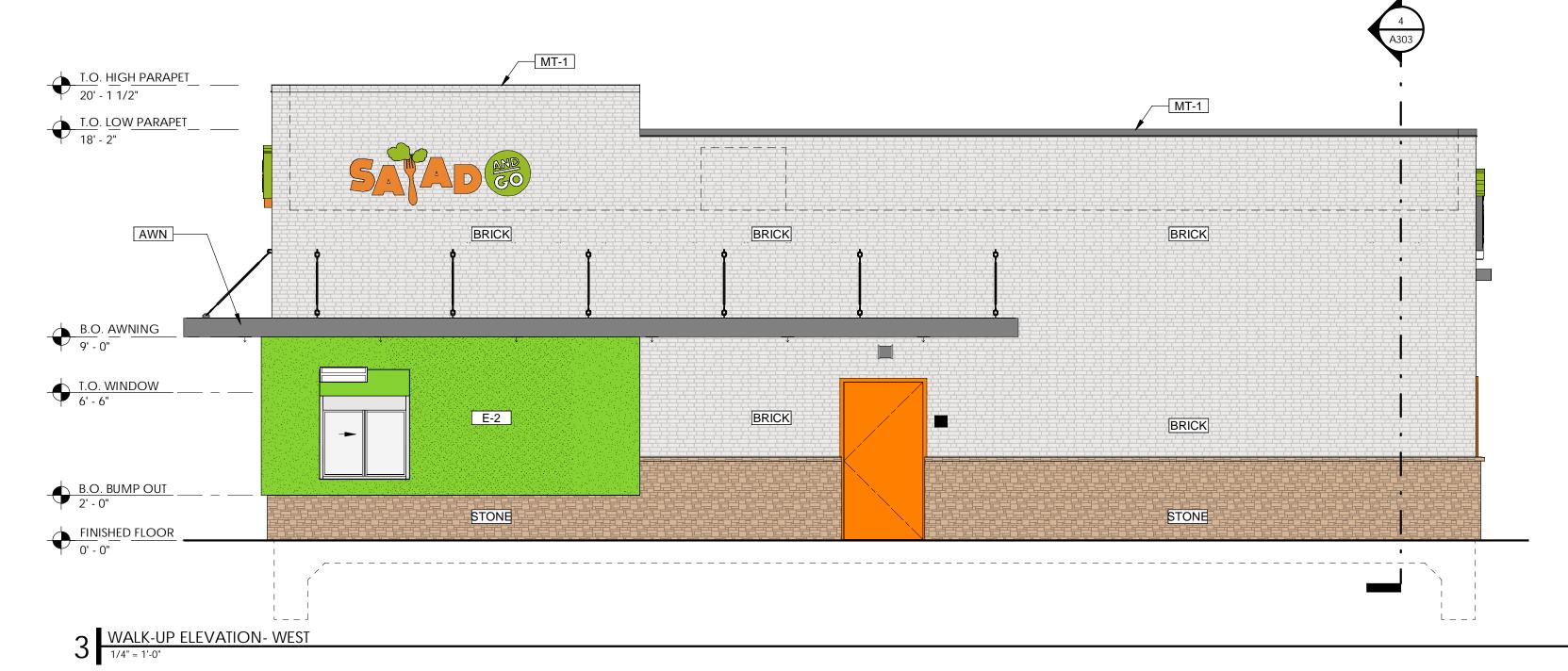
FLOOR PLAN

SHEET NUMBER

A112









TOTAL

S.F. %

2687 100

2520 100

102

182

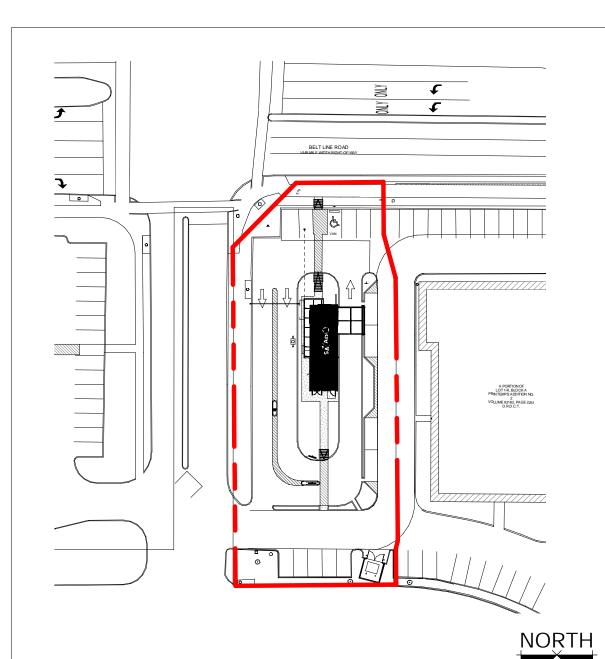
403

120

135

2265 84

	STONE	AWN									
				MA	TERIAL CA	ALCULAT	ION				
				FR	ONT	DRIV	E THRU	WA	LK UP	R	EA
		E-1	MATERIAL	S.F.	%	S.F.	%	S.F.	%	S.F.	
			TOTAL ELEVATION AREA	341	100	1012	100	1016	100	318	1
			NON-GLAZED DOORS AND WINDOWS	0	0	0	0	28	3	74	2
			GLAZED DOORS AND WINDOWS	13	4	37	4	15	1	0	(
			TOTAL (GLAZED/NON-GLAZED DOORS AND WINDOWS)	328	100	975	100	973	100	244	1
			BRICK	248	73	697	69	705	69	212	6
	BRICK		STONE	51	15	168	17	157	15	27	1
			EIFS (ORANGE)	5	1	110	11	0	0	5	2
(EIFS (LIME)	24	7	0	0	111	11	0	(
	L	l L J	TOTAL MASONRY	299	88	865	85	862	85	239	7



5 SITE PLAN- KEY PLAN NOT TO SCALE

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

RESTAURANT WITH DRIVE-THRU ADDISON RETAIL,LLC LOT 1-R BLOCK A **#SUP-0052**

PREPARATION DATE: JULY 07, 2022

ARCHITECT: ROGUE ARCHITECTS 513 MAIN STREET, STE 300 FORT WORTH, TX 76102 817-820-0433 ASHLEY MORELAND

4500 MERCENTILE PLAZA DRIVE,

ENGINEER: JONES|CARTER INC.

FORT WORTH, TX 76137

RYAN J. ALCALA, PE

SUITE 210

682-268-2207

OWNER: SALAD AND GO 5555 EAST VAN BUREN STREET PHOENIX, AZ 85008 504-432-3611 ANDY HULSEY

APPLICANT:





THIS DRAWING IS A DESIGN DEVELOPMENT DOCUMENT SITE SPECIFIC MODIFICATIONS MADE UNDER THE RESPONSIBLE CHARGE OF THE ARCHITECT AND/OR ENGINEER-OF-RECORD WILL BE REQUIRED PRIOR TO

FACADE PLAN: 7/07/2022

USING THIS DOCUMENT FOR

BIDDING, PERMITTING, OR

CONSTRUCTION.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.

DO NOT SCALE DRAWINGS. ISSUE DATE DESCRIPTION

3O.	JECT INF	ORMATION

PROJECT INFORM	MATION
PROJECT NO:	22-00
ORIGINAL ISSUE:	6/08/20
SCALE:	AS NOT
DRAWN BY:	J. JEFFE
CHECKED BY:	A. MORELAI

SHEET TITLE

FACADE PLAN

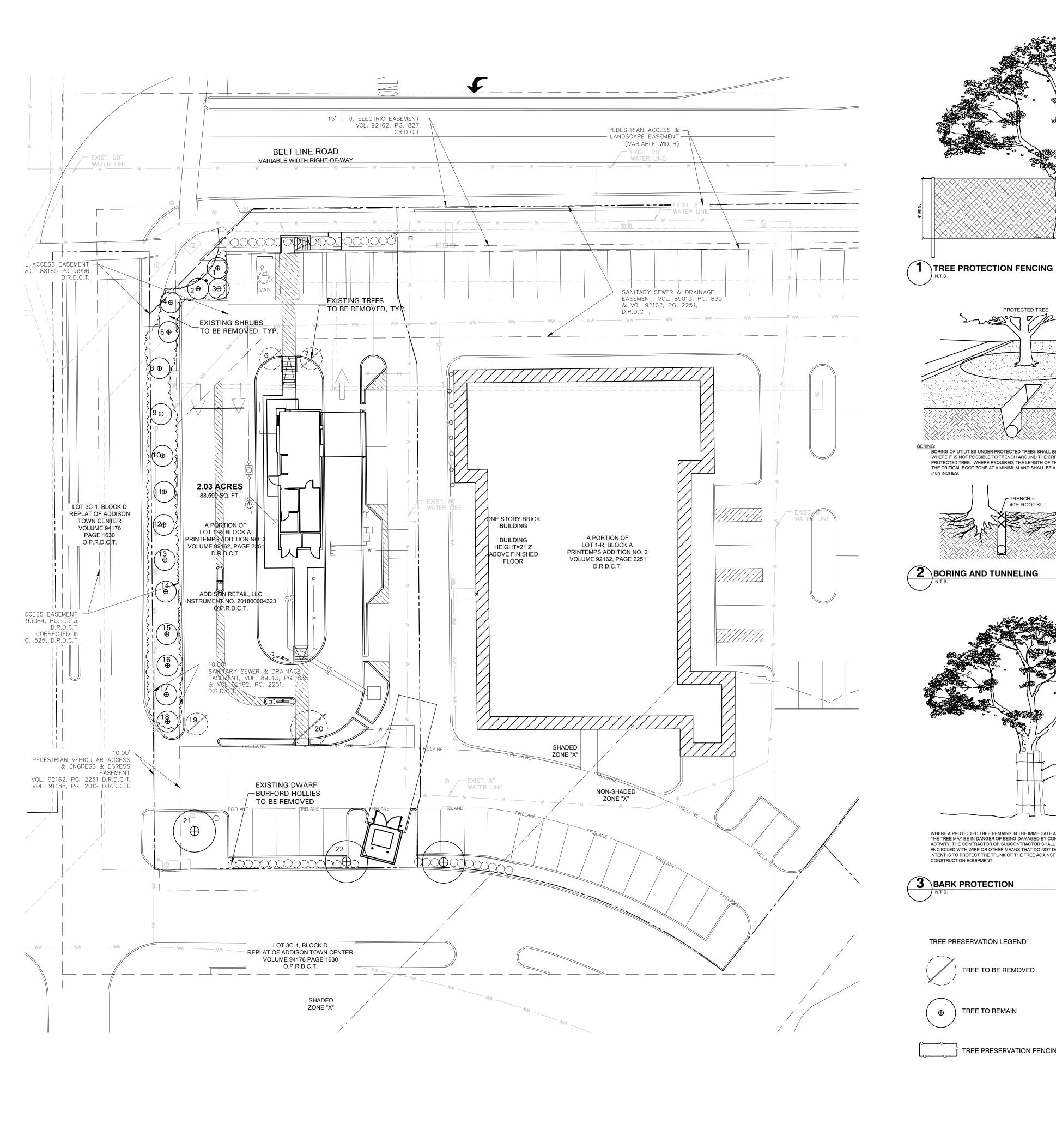
SHEET NUMBER

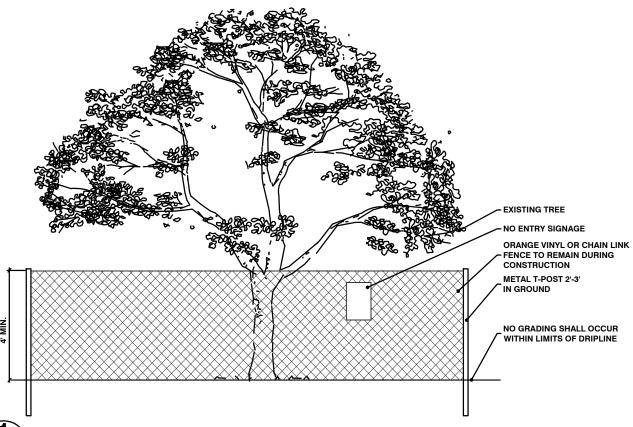
FP001

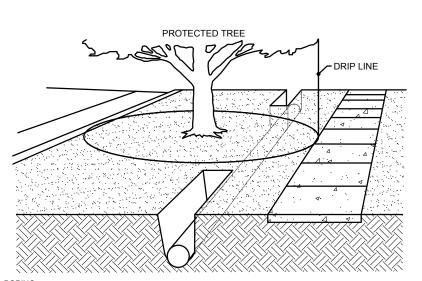
T.O. LOW PARAPET 18' - 2"

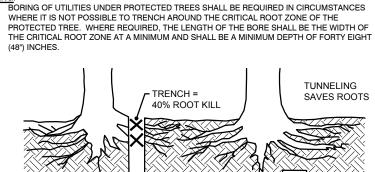
AWN

7' - 0"

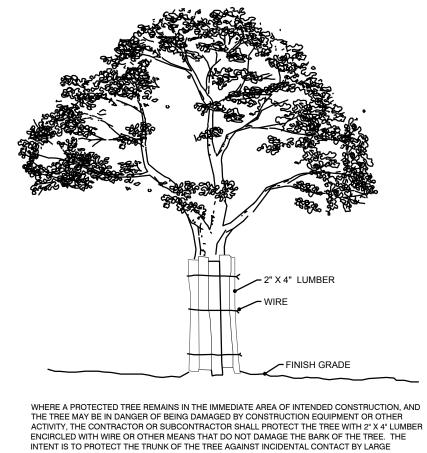








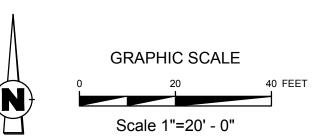




3 BARK PROTECTION

TREE TO BE REMOVED





TREE PRESERVATION NOTES

CONSTRUCTION METHODS:

BORING: BORING OF UTILITIES UNDER PROTECTED TREES MAY BE REQUIRED. WHEN REQUIRED, THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE CRITICAL ROOT ZONE AND SHALL BE A MINIMUM DEPTH OF FORTY (48) INCHES.

TRENCHING: ALL TRENCHING SHALL BE DESIGNED TO AVOID TRENCHING ACROSS CRITICAL ROOT ZONES OF ANY PROTECTED TREE. THE PLACEMENT OF UNDERGROUND UTILITY LINES SUCH AS ELECTRIC, PHONE, GAS, ETC., IS ENCOURAGED TO BE LOCATED OUTSIDE THE CRITICAL ROOT ZONE. TRENCHING FOR IRRIGATION SYSTEMS SHALL BE PLACED OUTSIDE THE CRITICAL ROOT ZONE EXCEPT THE MINIMUM REQUIRED SINGLE HEAD SUPPLY LINE. THIS LINE IS ALLOWED TO EXTEND INTO THE CRITICAL ROOT ZONE PERPENDICULAR TO THE TREE TRUNK WITH THE LEAST POSSIBLE DISTURBANCE.

TREES TO BE REMOVED: ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4') FEET ABOVE GRADE.

TREES TO REMAIN: ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.

EXISTING TREES NOTED TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE OF TREE.

UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

PROHIBITED ACTIVITIES IN CRITICAL ROOT ZONE:
THE FOLLOWING ACTIVITIES ARE PROHIBITED IN THE AREAS NOTED AS THE CRITICAL ROOT ZONE.

MATERIAL STORAGE: NO MATERIALS INTENDED FOR USE IN CONSTRUCTION, OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION, SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.

EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT SHALL BE CLEANED, OR OTHER LIQUIDS DEPOSITED OR ALLOWED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF A PROTECTED TREE. THIS INCLUDES, WITHOUT LIMITATION: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR

TREE ATTACHMENTS: NO SIGNS, WIRES, OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.

VEHICULAR TRAFFIC: NO VEHICULAR AND/OR CONSTRUCTION, EQUIPMENT, TRAFFIC, OR PARKING SHALL TAKE PLACE WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE OTHER THAN ON EXISTING STREET

GRADE CHANGES: A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE. ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF

PROCEDURES REQUIRED PRIOR TO CONSTRUCTION:
PROTECTIVE FENCING: PRIOR TO CONSTRUCTION, THE CONTRACTOR OR SUBCONTRACTOR SHALL CONSTRUCT AND MAINTAIN, FOR EACH PROTECTED TREE ON A CONSTRUCTION SITE, A PROTECTIVE FENCING WHICH ENCIRCLES THE OUTER LIMITS OF THE CRITICAL ROOT ZONE OF THE TREE TO PROTECT IT FROM CONSTRUCTION ACTIVITY. ALL PROTECTIVE FENCING SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY SITE WORK, AND REMAIN IN PLACE UNTIL ALL EXTERIOR WORK HAS BEEN COMPLETED.

BARK PROTECTION: IN SITUATIONS WHERE A PROTECTED TREE REMAINS IN THE IMMEDIATE AREA OF INTENDED CONSTRUCTION, AND THE LANDSCAPE ARCHITECT OR OWNERS'S REPRESENTATIVE DETERMINES THE TREE BARK TO BE IN DANGER OF DAMAGE BY CONSTRUCTION EQUIPMENT OR OTHER ACTIVITY, THE CONTRACTOR OR SUBCONTRACTOR SHALL PROTECT THE TREE BY ENCLOSING THE ENTIRE CIRCUMFERENCE OF THE TREE WITH 2"X4" LUMBER ENCIRCLED WITH WIRE OR OTHER MEANS THAT DO NOT DAMAGE THE TREE. THE INTENT IS TO PROTECT THE BARK OF THE TREE AGAINST INCIDENTAL CONTACT BY LARGE CONSTRUCTION EQUIPMENT.

EXISTIN	G TREE			
NO.	CALIPER	TREE SPECIES	REMAIN/REMOVE	NOTES
1	5	CREPE MYRTLE		MULTI TRUNK
2	6	CREPE MYRTLE		MULTI TRUNK
3	6	CREPE MYRTLE		MULTI TRUNK
4	5	CREPE MYRTLE		MULTI TRUNK
5	6	CREPE MYRTLE		MULTI TRUNK
6	5	CREPE MYRTLE	TO BE REMOVED	MULTI TRUNK
7	5	CREPE MYRTLE	TO BE REMOVED	MULTI TRUNK
8	6	CREPE MYRTLE		MULTI TRUNK
9	6	CREPE MYRTLE		MULTI TRUNK
10	6	CREPE MYRTLE		MULTI TRUNK
11	6	CREPE MYRTLE		MULTI TRUNK
12	6	CREPE MYRTLE		MULTI TRUNK
13	8	CREPE MYRTLE		MULTI TRUNK
14	8	CREPE MYRTLE		MULTI TRUNK
15	8	CREPE MYRTLE		MULTI TRUNK
16	5	CREPE MYRTLE		MULTI TRUNK
17	5	CREPE MYRTLE		MULTI TRUNK
18	5	CREPE MYRTLE		MULTI TRUNK
19	5	CREPE MYRTLE	TO BE REMOVED	
20	18	BRADFORD PEAR	TO BE REMOVED	NOT PROTECTED
21	14	ELM	TO REMAIN	
22	12	ELM	TO REMAIN	

TOTAL ON SITE TOTAL TO BE REMOVED

Case #: SUP-0052

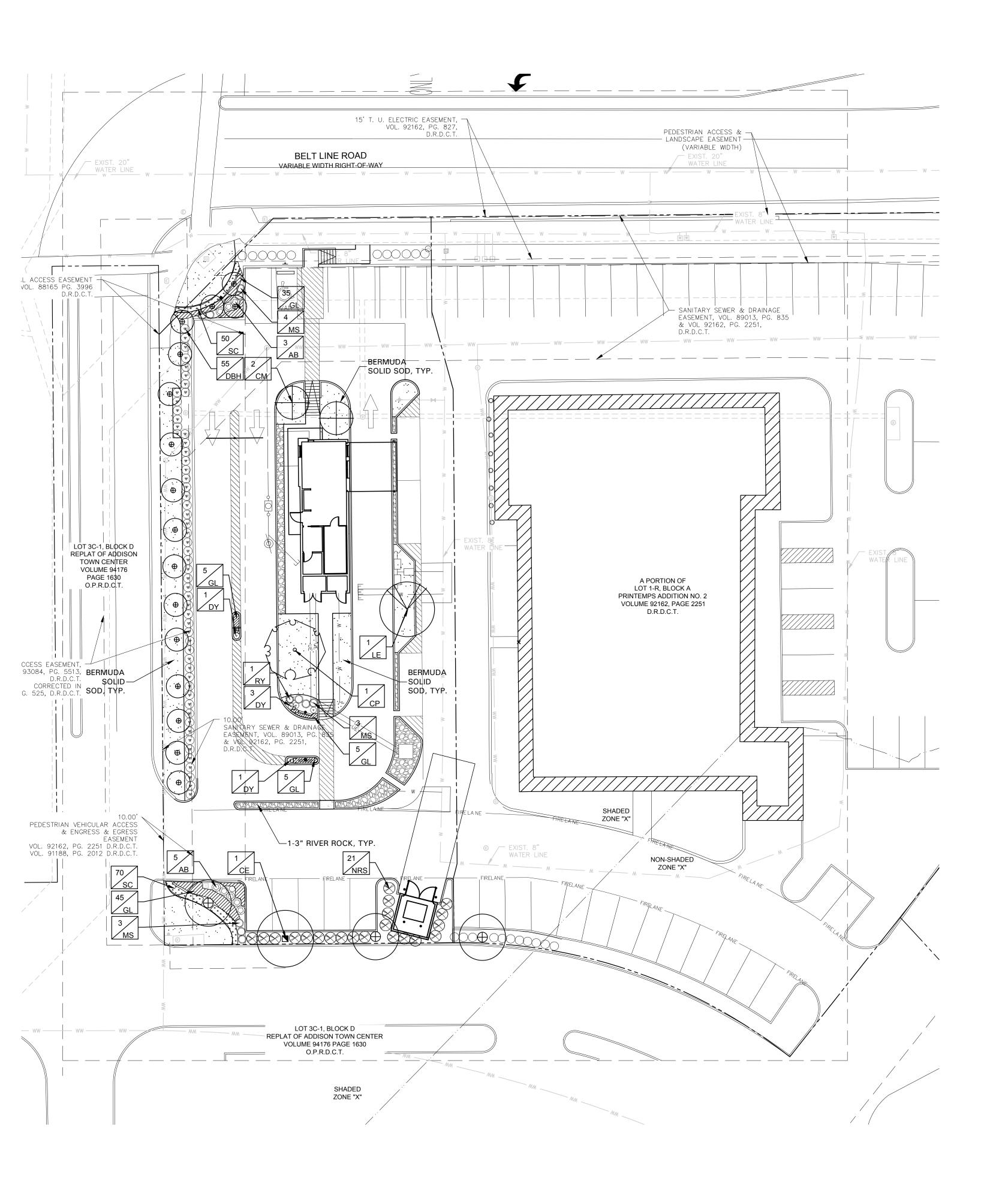




SHEET NO.

ADDISON
3820 BELT LINE R

L1.01



GENERAL LAWN NOTES

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER

2. LAWN AREAS SHALL BE LEFT 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.

3. CONTRACTOR TO FIND GRADE AREAS TO ACHIEVE FINAL CONTOURS AS SHOWN ON CIVIL DRAWINGS. POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. ROUNDING AT TOP AND BOTTOM OF SLOPES SHALL BE PROVIDED AND IN OTHER BREAKS IN GRADE. CORRECT AREAS WHERE STANDING WATER MAY OCCUR.

4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN

INSTALLATION. 5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" IN DIAMETER AND LARGER. REMOVE ALL DIRT CLODS, STICKS, CONCRETE SPOILS, TRASH ETC PRIOR TO PLACING TOPSOIL AND GRASS INSTALLATION.

6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE.

7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT IF NECESSARY.

SOLID SOD:

1. SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM. THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.

2. SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+1/4"), EXCLUDING TOP GROWTH AND THATCH. 3. LAY SOD BY HAND TO COVER INDICATED AREAS COMPLETELY,

ENSURING EDGES ARE TOUCHING WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS. 4. TOP DRESS JOINTS IN SOD BY HAND WITH TOPSOIL TO FILL VOIDS IF

5. SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD

SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS. 6. SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH

LANDSCAPE TABULATIONS for ADDISON, TEXAS

5,597 s.f (22.8%)

PROVIDED

3 trees have been placed

easements along Beltline

existing trees on site, 1

shrub screen - 36" height and

3 existing crepe myrtles and 1

proposed shade trees, 4" cal.

additional shade tree

elsewhere on property due to

20' buffer

5' buffer

PROVIDED

885 s.f.

SITE LANDSCAPE

LANDSCAPE BUFFER

2. 1 shade tree, 4 inches in caliper is required per ever 30 linear

PARKING LOT PERIMETER LANDSCAPE

PARKING LOT INTERIOR LANDSCAPE

1. One 4" cal. Tree shall be provided for each 35 l.f. of perimeter

and one shrub planted for every 3-3.5' on center.

1. 5% of the interior parking lot to be landscaped.

Bermuda Solid Sod

One shade tree for each 10 spaces.

1. 10% of the total site are to be landscaped

Total Site Area: 24,458 s.f.

feet of street frontage

3 shade trees, 4" cal.

8 shade trees, 4" cal.

Beltline - 95 I.f.

20' buffer

5' buffer

shrubs

REQUIRED 638 s.f. (10%)

2 shade trees, 4" cal.

1. A 20' landscape buffer is required

2,446 (10%)

1ST, OVERSEED BERMUDAGRASS SOD WITH WINTER RYEGRASS AT A RATE OF 4 POUNDS PER 1000 S.F.

LANDSCAPE NOTES

- 1. CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF
- EXISTING CONDITIONS WAS SUPPLIED BY OTHERS 2. CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND
- UTILITIES. 3. A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
- 4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- 5. LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT 6. PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS
- OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE. 7. EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR CURRS
- 8. MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.
- 9. QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED.
- ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS. 10. CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT
- MATERIAL LIST. 11. TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE
- HYDRANTS 12. 4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDDED
- HARDWOOD MULCH OR APPROVED EQUAL, PINE STRAW MULCH IS 13. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL
- TREES AND SHALL BE MIRAFI 1405 WEED BARRIER OR APPROVED EQUAL. 14. CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION

1. ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

MAINTENANCE REQUIREMENTS: 1. VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT

- PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE. 2. MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER
- APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.
- 3. ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

MISCELLANEOUS MATERIALS: 1. STEEL EDGING SHALL BE 3/16" X 4 X 16' DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON

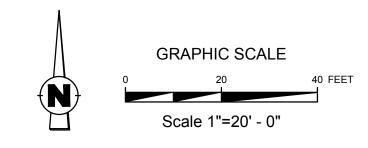
PLANS/DETAILS 2. RIVER ROCK SHALL BE ARIZONA RIVER ROCK, 2" - 4" DIAMETER. RIVER ROCK SHALL BE COMPACTED TO A MINIMUM OF 3" DEPTH OVER FILTER FABRIC.

- PRUNING AND TRIMMING NOTES 1. CONTRACTOR SHALL PRUNE ALL EXISTING TREES ON-SITE USING STANDARD GUIDELINES IN THE INDUSTRY. 2. ALL TREES SHALL BE TRIMMED SO THAT NATURAL SHAPES OF THE
- PLANTS ARE RETAINED. 3. DO NOT 'TOP' OR 'HEAD' TREES.
- 4. IF BALLING OR SHEARING OF TREES HAS OCCURRED IN THE PAST, DISCONTINUE THIS PRACTICE AND ALLOW PLANTS TO GROW INTO NATURAL SHAPE.
- 5. REMOVE SUCKERS, DEAD, DYING, DISEASED, BROKEN AND / OR WEAK BRANCHES FROM ALL TREES ALONG THE MAIN TRUNK STRUCTURE AND WITHIN THE BRANCHING AREA. 6. CONTRACTOR SHALL PRUNE EXISTING DECIDUOUS HARDWOOD BY REMOVING LOWER LIMBS TO RAISE THE CANOPY. THE BOTTOM OF THE CANOPY SHALL BE RAISED TO 12'-0" ABOVE GRADE FOR DECIDUOUS
- HARDWOOD TREES, WHEN POSSIBLE. THE INTEGRITY OF THE CANOPY AND STRUCTURE OF THE TREE SHALL BE MAINTAINED. DO NOT CUT OR PRUNE CENTRAL LEADERS. CONTRACTOR SHALL THIN THE CANOPY BY ONE-FOURTH. PRUNE TREE TO EVENLY SPACE BRANCHES WITHIN THE CANOPY WHENEVER POSSIBLE. REMOVE THOSE LIMBS THAT CROSS OTHERS, DOUBLE
- LEADERS AND THOSE THAT EXCESSIVELY EXTEND BEYOND THE NATURAL CROWN OF THE TREE. 8. CONTRACTOR SHALL PROVIDE DEEP ROOT FEEDING AND INVIGORATION
- OF EXISTING TREES. THIS SHALL BE ORGANIC BASED NUTRIENTS BASED FOR ROOT GROWTH AND LEAF GROWTH STIMULATION. 9. CONTRACTOR SHALL BE REQUIRED TO CHIP ALL REMOVED BRANCHES,

PLA	NT SCH	EDULE			
QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
		TREES			
1	CE	Cedar Elm	Ulmus crassifolia	3" cal.	12' ht., 4' spread, matching
2	CM	Crepe Myrtle 'Tuscarora'	Lagerstromia indica 'Tuscarora'	30 gal.	8' ht. 3' spread, matching
1	CP	Fruitless Chinese Pistache - Male	Pistachia chinensis 'Keith Davey'	4" cal.	12' ht., 4' spread
1	LE	Lacebark Elm	Ulmus parvifolia 'Sempervirens'	4" cal.	12' ht., 4' spread
		SHRUBS			
8	AB	Glossy Abelia	Abelia grandiflora	5 gal.	full, 24" spread, 36" o.c.
55	DBH	Dwarf Burford Holly	llex cornuta ' Burford Nana'	3' ht X 3' wt	full, 3' spread, 36" o.c.
5	DY	Dwarf Yaupon Holly	llex vomitoria 'Condeaux'	5 gal.	full, 24" sprd, 24" o.c.
10	MS	Morning Light Miscanthus	Miscanthus sinensis 'Morning Light'	5 gal.	full, 20" spread, 36" o.c.
21	NRS	Nellie R Stevens Holly	Illex x 'Nellie R. Stevens'	7 gal.	full, 40" o.c.
1	RY	Red Yucca	Hesperaloe parvifolia	5 gal.	full, 24" sprd, 30" o.c.
		GROUNDCOVER/VINES/GRAS	S		
15	GL	Giant Lirope	Liriope gigantea	1 gal.	full, 18" o.c.
120	SC	Seasonal Color	, 33	4" pots	full, 12" o.c.

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

Cynodon dactylon





Case #: SUP-0052

amanda@awr-designs.com

SHEET NO.

ROAD

BELT

AND

ADDISON
3820 BELT LINE RO

G0

L1.02

PART 1 - GENERAL 1.1 QUALIFICATIONS OF THE LANDSCAPE CONTRACTOR.

A. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING

A. REFER TO LANDSCAPE PLANS, NOTES, SCHEDULES AND DETAILS FOR

ADDITIONAL REQUIREMENTS A. WORK COVERED BY THESE SECTIONS INCLUDES: FURNISH ALI

- SUPERVISIONS. LABOR. MATERIALS. SERVICES. EQUIPMENT AND APPLIANCES REQUIRED TO COMPLETE THE WORK COVERED IN CONJUNCTION WITH THE LANDSCAPING COVERED IN LANDSCAPE PLANS AND SPECIFICATIONS INCLUDING:
- PLANTING (TREES, SHRUBS, GRASSES) BED PREP AND FERTILIZATION
- 3. NOTIFICATION OF SOURCES
- GUARANTEE B. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND
- SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS. C. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE,

1.4 REFERENCES

A. AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICAN ASSOCIATION OF NURSERYMEN; 27 OCTOBER 1980, EDITION; BY AMERICAN NATIONAL STANDARDS INSTUTUTE (Z60.1) - PLANT MATERIAL

A. PROVIDE REPRESENTATIVE QUANTITIES OF EACH SOIL, MULCH, BED MIX,

- GRAVEL AND STONE BEFORE INSTALLATION. SAMPLES TO BE APPROVED BY OWNER'S REPRESENTATIVE BEFORE USE. B. SOIL AMENDMENTS AND FERTILIZERS SHOULD BE RESEARCHED AND BASED
- C. BEFORE INSTALLATION. SUBMIT DOCUMENTATION THAT PLANT MATERIALS AVAILABLE, SUBMIT REQUEST FOR SUBSTITUTION.
- A. GENERAL CONTRACTOR TO COMPLETE WORK BEFORE LANDSCAPE CONTRACTOR TO COMMENCE.
- AND CURBS. CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO LANDSCAPE CONTRACTOR BEGINNING WORK C. STORAGE OF MATERIALS AND EQUIPMENT AT THE JOB SITE WILL BE AT THE
- A. INSTALL TREES, SHRUBS, AND LINER STOCK PLANT MATERIALS PRIOR TO INSTALLATION OF LAWN/SOLID SOD. B. WHERE EXISTING TURF AREAS ARE BEING CONVERTED TO PLANTING BEDS, THE TURF SHALL BE CHEMICALLY ERADICATED TO MINIMIZE RE-GROWTH IN

ORGANIC MATTER.

SECTIONS

STEP 1

- A. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE
- THEY SHOW HEALTHY GROWTH AND SATISFACTORY FOLIAGE CONDITIONS. MAINTENANCE SHALL INCLUDE WATERING OF TREES AND PLANTS CULTIVATION, WEED SPRAYING, EDGING, PRUNING OF TREES, MOWING OF
- D. A WRITTEN NOTICE REQUESTING FINAL INSPECTION AND ACCEPTANCE

- SHOULD BE SUBMITTED TO THE OWNER AT LEAST 7 DAYS PRIOR TO COMPLETION AN ON SITE INSPECTION BY THE OWNER'S ALITHORIZED REPRESENTATIVE WILL BE COMPLETED PRIOR TO WRITTEN ACCEPTANCE. E. NOTIFY OWNER OR OWNER'S REPRESENTATIVE SEVEN DAYS PRIOR TO THE
- EXPIRATION OF THE WARRANTY PERIOD. F. REMOVE DEAD, UNHEALTHY AND UNSIGHTLY PLANTS DURING WARRANTY
- H. ALL LANDSCAPE MUST BE MAINTAINED AND GRASS MOWED/EDGED ON A WEEKLY SCHEDULE UNTIL ACCEPTANCE BY OWNER. REMOVE CLIPPINGS AND DEBRIS FROM SITE PROMPTLY. I. REMOVE TRASH, DEBRIS, AND LITTER. WATER, PRUNE, RESTAKE TREES, FERTILIZE, WEED AND APPLY HERBICIDES AND FUNGICIDES AS REQUIRED.

G. REMOVE GUYING AND STAKING MATERIALS AFTER ONE YEAR

PLANTS ARE ADEQUATELY WATERED. HAND WATER AREAS NOT RECEIVING ADEQUATE WATER FROM AN IRRIGATION SYSTEM. K. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN ACCORDANCE TO THE MAINTENANCE SERVICE TO ENSURE THE SYSTEM IS

J. COORDINATE THE OPERATION OF IRRIGATION SYSTEM TO ENSURE THAT

- IN PROPER WORKING ORDER WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
- L. REAPPLY MULCH TO BARE AND THIN AREAS. M. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE
- RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER. N. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
- a. THE LANDSCAPE SHALL SHOW ACTIVE. HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
- b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE. c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL

ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

GUARANTEE

- A. TREES, SHRUBS, GROUNDCVOER SHALL BE GUARANTEED (IN WRITING) FOR A 12 MONTH PERIOD (90 DAYS FOR ANNUAL PLANTING OR AT THE END OF THE SEASONAL COLOR GROWING SEASON, WHICHEVER COMES SOONER) AFTER FINAL ACCEPTANCE. THE CONTRACTOR SHALL REPLACE ALL DEAD MATERIALS AS SOON AS WEATHER PERMITS AND UPON NOTIFICATION OF THE OWNER.
- B. PLANTS INCLUDING TREES. WHICH HAVE PARTIALLY DIED SO THAT SHAPE SIZE OR SYMMETRY HAVE BEEN DAMAGED SHALL BE CONSIDERED SUBJECT TO REPLACEMENT. IN SUCH CASES, THE OPINION OF THE OWNER SHALL BE
- C. PLANTS USED FOR REPLACEMENT SHALL BE OF THE SAME SIZE AND KIND AS THOSE ORIGINALLY PLANTED OR SPECIFIED. ALL WORK INCLUDING MATERIALS, LABOR AND EQUIPMENT USED IN REPLACEMENTS SHALL CARRY A 12 MONTH GUARANTEE. ANY DAMAGE INCLUDING RUTS IN LAWN OR BED AREAS INCURRED AS A RESULT OF MAKING REPLACEMENTS SHALL BE
- IMMEDIATELY REPAIRED. D. WHEN PLANT REPLACEMENTS ARE MADE. PLANTS. SOIL MIX. FERTILIZER AND MULCH ARE TO BE UTILIZED AS ORIGINALLY SPECIFIED AND RE-INSPECTED FOR FULL COMPLIANCE WITH THE CONTRA REQUIREMENTS. ALL REPLACEMENTS ARE INCLUDED UNDER "WORK" OF
- THIS SECTION. E. THE OWNER AGREES THAT FOR THE ONE YEAR WARRANTY PERIOD TO BE EFFECTIVE, HE WILL WATER PLANTS AT LEAST TWICE A WEEK DURING DRY
- F. THE ABOVE GUARANTEE SHALL NOT APPLY WHERE PLANTS DIE AFTER ACCEPTANCE BECAUSE OF DAMAGE DUE TO ACTS OF GOD. VANDALISM INSECTS, DISEASE, INJURY BY HUMANS, MACHINES, THEFT OR NEGLIGENCE
- G. ACCEPTANCE FOR ALL LANDSCAPE WORK SHALL BE GIVEN AFTER FINAL INSPECTION BY THE OWNER PROVIDED THE JOB IS IN A COMPLETE, UNDAMAGED CONDITION AND THERE IS A STAND OF GRASS IN ALL LAWN AREAS. AT THAT TIME, THE OWNER WILL ASSUME MAINTENANCE ON THE ACCEPTED WORK.

1.9 QUALITY ASSURANCE

- A. COMPLY WITH ALL FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS
- GOVERNING LANDSCAPE MATERIALS AND WORK. B. FMPLOY PERSONNEL EXPERIENCED AND FAMILIAR WITH THE REQUIRED WORK AND SUPERVISION BY A FOREMAN.
- C. MAKE CONTACT WITH SUPPLIERS IMMEDIATELY UPON OBTAINING NOTICE OF CONTRACT ACCEPTANCE TO SELECT AND BOOK MATERIALS.

- D. DEVELOP A PROGRAM OF MAINTENANCE (PRUNING AND FERTILIZATION) WHICH WILL ENSURE THE PURCHASED MATERIALS WILL MEET AND/OR
- E. DO NOT MAKE PLANT MATERIAL SUBSTITUTIONS, IF THE LANDSCAPE MATERIAL SPECIFIED IS NOT READILY AVAILABLE, SUBMIT PROOF TO LANDSCAPE ARCHITECT ALONG WITH THE PROPOSED MATERIAL TO BE USED IN LIEU OF THE SPECIFIED PLAN
- F. AT THE TIME BIDS ARE SUBMITTED, THE CONTRACTOR IS ASSUMED TO HAVE LOCATED THE MATERIALS NECESSARY TO COMPLETE THE JOB AS SPECIFIED.
- G. OWNER'S REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL AND RETAINS THE RIGHT TO INSPECT MATERIALS UPON ARRIVAL TO THE SITE AND DURING INSTALLATION. THE OWNER'S REPRESENTATIVE MAY ALSO REJECT ANY MATERIALS HE/SHE FEELS TO BE LINSATISFACTORY OR DEFECTIVE DURING THE WORK PROCESS. ALL PLANTS DAMAGED IN TRANSIT OR AT THE JOB SITE SHALL BE REJECTED
- 1.10 PRODUCT DELIVERY, STORAGE AND HANDLING

EXCEED PROJECT SPECIFICATIONS.

- 1. BALLED AND BURLAPPED B&B PLANTS): DIG AND PREPARE SHIPMENT IN A MANNER THAT WILL NOT DAMAGE ROOTS, BRANCHES, SHAPE AND FUTURE DEVELOPMENT.
- 2. CONTAINER GROWN PLANTS: DELIVER PLANTS IN RIGID CONTAINER TO HOLD BALL SHAPE AND PROTECT ROOT MASS. B. DELIVERY 1. DELIVER PACKAGED MATERIALS IN SEALED CONTAINERS SHOWING
 - WEIGHT, ANALYSIS AND NAME OF MANUFACTURER, PROTECT MATERIALS FROM DETERIORATION DURING DELIVERY AND WHILE STORED ON SITE. 2. DELIVER ONLY PLANT MATERIALS THAT CAN BE PLANTED IN ONE DAY UNLESS ADEQUATE STORAGE AND WATERING FACILITIES ARE AVAILABLE
 - 3. PROTECT ROOT BALLS BY HEELING IN WITH SAWDUST OR OTHER APPROVED MOISTURE RETAINING MATERIAL IF NOT PLANTED WITHIN 24 HOURS OF DELIVERY.
 - 4. PROTECT PLANTS DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALL OR DESICCATION OF LEAVES. 5. KEEP PLANTS MOIST AT ALL TIMES. COVER ALL MATERIALS DURING
- 6. NOTIFY OWNERS REPRESENTATIVE OF DELIVERY 72 HOURS PRIOR TO DELIVERY OF PLANT MATERIAL AT JOB SITE. 7. REMOVE REJECTED PLANT MATERIAL IMMEDIATELY FROM JOB SITE. 8. TO AVOID DAMAGE OR STRESS, DO NOT LIFT, MOVE, ADJUST TO PLUMB, OR OTHERWISE MANIPULATE PLANTS BY TRUNK OR STEMS.

PART 2 - PRODUCTS

A. PREPARATION

- 2.1 PLANT MATERIALS A. GENERAL: WELL FORMED NO. 1 GRADE OR BETTER NURSERY GROWN STOCK. LISTED PLANT HEIGHTS ARE FROM TOPS OF FOOT BALLS TO NOMINAL TOPS OF PLANTS, PLANT SPREAD REFERS TO NOMINAL OUTER WIDTH OF THE PLANT NOT THE OUTER LEAF TIPS. PLANTS SHALL BE INDIVIDUALLY APPROVED BY THE OWNERS REPRESENTATIVE AND THEIR
- DECISION AS TO THEIR ACCEPTABILITY SHALL BE FINAL B. QUANTITIES: THE DRAWINGS AND SPECIFICATIONS ARE COMPLIMENTARY ANYTHING CALLED FOR ON ONE AND NOT THE OTHER IS AS BINDING AS IF SHOWN AND CALLED FOR ON BOTH. THE PLANT SCHEDULE IS AN AID TO BIDDERS ONLY. CONFIRM ALL QUANTITIES ON PLAN. C. QUANTITIES AND SIZE: PLANT MATERIALS SHALL CONFORM TO THE SIZE
- GIVEN ON THE PLAN AND SHALL BE HEALTHY, WELL SHAPED, FULL BRANCHED AND WELL ROOTED. SYMMETRY IS ALSO IMPERATIVE. PLANTS SHALL BE FREE FROM INSECTS. INJURY. DISEASE. BROKEN BRANCHES DISFIGUREMENTS, INSECT EGGS AND ARE TO BE OF SPECIMEN QUALITY. D. APPROVAL: ALL PLANTS WHICH ARE FOUND UNSUITABLE IN GROWTH OR ARE UNHEALTHY, BADLY SHAPED OR UNDERSIZED WILL BE REJECTED BY THE OWNERS REPRESENTATIVE EITHER BEFORE OR AFTER PLANTING AND
- SHALL BE REMOVED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR AND REPLACED WITH ACCEPTABLE SPECIMENS. TREES SHALL BE HEALTHY, FULL BRANCHED, WELL SHAPED AND SHALL MEET THE MINIMUM REQUIREMENTS AS SPECIFIED ON THE PLANT SCHEDULE. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE IF POSSIBLE, AND WITH SIMILAR CLIMACTIC
- F. PRUNING: ALL PRUNING OF TREES AND SHRUBS SHALL BE EXECUTED BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER, PRIOR TO FINAL ACCEPTANCE.
- G. PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED. EXCEPT THE PLANTS LARGER THAN THOSE SPECIFIED MAY BE USED. USE OF LARGER PLANTS SHALL NOT INCREASE THE CONTRACT PRICE.
- H. WHERE MATERIALS ARE PLANTED IN MASSES, PROVIDE PLANTS OF UNIFORM SIZE. I. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED, FIBROUS ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING

- ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED
- J. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING
- K. TREE TRUNKS TO BE STURDY, EXHIBIT HARDENED SYSTEMS AND VIGOROUS AND FIBROUS ROOT SYSTEMS, NOT ROOT OR POT BOUND. L. TREES WITH DAMAGED OR CROOKED LEADERS, BARK ABRASIONS, SUNSCALD, DISFIGURING KNOTS, OR\INSECT DAMAGE WILL BE REJECTED.
- M. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER N. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT
- MEASURED FROM THE TOP OF THE ROOT BALL. O. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
- P. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD. 2.2 SOIL PREPARATION MATERIALS
- A. SANDY LOAM: 1. FRIABLE, FERTILE, DARK, LOAMY SOIL, FREE OF CLAY LUMPS, SUBSOIL, STONES AND OTHER EXTRANEOUS MATERIAL AND REASONABLY FREE OF WEEDS AND FOREIGN GRASSES. LOAM CONTAINING DALLASGRASS OR
 - NUTGRASS SHALL BE REJECTED 2. PHYSICAL PROPERTIES AS FOLLOWS:
 - a. CLAY BETWEEN 7-27%
 - b. SILT BETWEEN 15-25% c. SAND – LESS THAN 52% 3. ORGANIC MATTER SHALL BE 3%-10% OF TOTAL DRY

4. IF REQUESTED, LANDSCAPE CONTRACTOR SHALL PROVIDE A CERTIFIED SOIL ANALYSIS CONDUCTED BY AN APPROVED SOIL TESTING LABORATORY VERIFYING THAT

- SANDY LOAM MEETS THE ABOVE REQUIREMENTS B. ORGANIC MATERIAL: COMPOST WITH A MIXTURE OF 80% VEGETATIVE MATTER AND 20% ANIMAL WASTE. INGREDIENTS
- SHOULD BE A MIX OF COURSE AND FINE TEXTURED MATERIAL. C. PREMIXED BEDDING SOIL AS SUPPLIED BY VITAL EARTH RESOURCES GLADEWATER, TEXAS; PROFESSIONAL BEDDING SOIL AS SUPPLIED BY LIVING EARTH TECHNOLOGY, DALLAS, TEXAS OR ACID GRO MUNICIPAL MIX AS SUPPLIED BY SOIL BUILDING SYSTEMS, DALLAS, TEXAS OR APPROVED EQUAL.
- D. SHARP SAND: SHARP SAND MUST BE FREE OF SEEDS, SOIL PARTICLES AND WEEDS.
- E. MULCH: DOUBLE SHREDDED HARDWOOD MULCH, PARTIALLY DECOMPOSED, DARK BROWN. F. ORGANIC FERTILIZER: FERTILAID, SUSTANE, OR GREEN SENSE OR EQUAL AS RECOMMENDED FOR REQUIRED APPLICATIONS. FERTILIZER SHALL BE DELIVERED TO THE SITE IN ORIGINAL UNOPENED
- CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS. G. COMMERCIAL FERTILIZER: 10-20-10 OR SIMILAR ANALYSIS. NITROGEN SOURCE TO BE A MINIMUM 50% SLOW RELEASE ORGANIC NITROGEN
- (SCU OR UF) WITH A MINIMUM 8% SULFUR AND 4% IRON, PLUS MICRONUTRIENTS. H. PEAT: COMMERCIAL SPHAGNUM PEAT MOSS OR PARTIALLY

DECOMPOSED SHREDDED PINE BARK OR OTHER APPROVED ORGANIC MATERIAL.

- 2.3 MISCELLANEOUS MATERIALS A. STEEL EDGING - SHALL BE 3/16" X 4" X 16" DARK GREEN LANDSCAPE EDGING. DURAEDGE STEEL OR APPROVED EQUAL.
- B. TREE STAKING TREE STAKING SOLUTIONS OR APPROVED SUBSTITUTE;
- C. FILTER FABRIC MIRAFI 1405 BY MIRAFI INC. OR APPROVED SUBSTITUTE.
- AVAILABLE AT LONE STAR PRODUCTS, INC. (469-523-0444) D. SAND - UNIFORMLY GRADED, WASHED, CLEAN, BANK RUN SAND,
- E. GRAVEL: WASHED NATIVE PEA GRAVEL, GRADED 1" TO 1.5" F DECOMPOSED GRANITE - BASE MATERIAL OF NATURAL MATERIAL MIX OF
- GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE. G. RIVER ROCK - LOCALLY AVAILABLE NATIVE RIVER ROCK BETWEEN 2"-4" IN
- DIAMETER. H. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING
- DO NOT WRAP TREES. J. DO NOT OVER PRUNE.
 - K. REMOVE NURSERY TAGS AND STAKES FROM ALL PLANTS L. REMOVE BOTTOM OF PLANT BOXES PRIOR TO PLACING PLANTS. REMOVE SIDES AFTER PLACEMENT AND PARTIAL BACKFILLING.
 - M. REMOVE UPPER THIRD OF BURLAP FROM BALLED AND BURLAPPED TREES AFTER PLACEMENT. N. PLACE PLANT UPRIGHT AND PLUMB IN CENTER OF HOLE. ORIENT PLANTS
 - FOR BEST APPEARANCE. O. MULCH THE TOP OF THE BALL. DO NOT PLANT GRASS ALL THE WAY

TO THE TRUNK OF THE TREE. LEAVE THE AREA ABOVE THE TOP OF

A. LANDSCAPE CONTRACTOR TO INSPECT ALL EXISTING CONDITIONS

1. PREPARE NEW PLANTING BEDS BY SCRAPING AWAY EXISTING

GRASS AND WEEDS AS NECESSARY. TILL EXISTING SOIL TO A

DEPTH OF SIX (6") INCHES PRIOR TO PLACING COMPOST AND

RECOMMENDATIONS. ADD SIX (6") INCHES OF COMPOST AND TILL

NTO A DEPTH OF SIX (6") INCHES OF SPECIFIED MULCH (SETTLED

2. BACKFILL FOR TREE PITS SHALL BE AS FOLLOWS: USE EXISTING

1. BLOCKS OF SOD SHOULD BE LAID JOINT TO JOINT (STAGGERED

JOINTS) AFTER FERTILIZING THE GROUND FIRST. ROLL GRASS

AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. THE JOINTS

BETWEEN THE BLOCKS OF SOD SHOULD BE FILLED WITH TOPSOIL

WHERE THEY ARE GAPED OPEN, THEN WATERED THOROUGHLY.

A. MAINTENANCE OF PLANT MATERIALS SHALL BEGIN IMMEDIATELY

B. PLANT MATERIALS SHALL BE DELIVERED TO THE SITE ONLY AFTER THE

AFTER EACH PLANT IS DELIVERED TO THE SITE AND SHALL CONTINUE

BEDS ARE PREPARED AND AREAS ARE READY FOR PLANTING. ALL

SHIPMENTS OF NURSERY MATERIALS SHALL BE THOROUGHLY

PROTECTED FROM THE WINDS DURING TRANSIT. ALL PLANTS WHICH

CANNOT BE PLANTED AT ONCE, AFTER DELIVERY TO THE SITE, SHALL

BE WELL PROTECTED AGAINST THE POSSIBILITY OF DRYING BY WINI

AND BALLS OF EARTH OF B & B PLANTS SHALL BE KEPT COVERED

WITH SOIL OR OTHER ACCEPTABLE MATERIAL. ALL PLANTS REMAIN

POSITION THE TREES AND SHRUBS IN THEIR INTENDED LOCATION AS

THE PROPERTY OF THE CONTRACTOR UNTIL FINAL ACCEPTANCE.

D. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE FOR INSPECTION

EXCAVATE PITS WITH VERTICAL SIDES AND HORIZONTAL BOTTOM.

PLANTING WITHOUT INJURY TO BALLS OF EARTH OR ROOTS AND

SHALL BE OF SUCH DEPTH THAT WHEN PLANTED AND SETTLED. THE

CROWN OF THE PLANT SHALL BEAR THE SAME RELATIONSHIP TO THE

FINISH GRADE AS IT DID TO SOIL SURFACE IN ORIGINAL PLACE OF

GROWTH. THE SIDES OF THE HOLE SHOULD BE ROUGH AND JAGGED,

INCHES WIDER THAN THE LATERAL DIMENSION OF THE EARTH BALL

AND SIX (6") INCHES DEEPER THAN IT'S VERTICAL DIMENSION.

REMOVE AND HAUL FROM SITE ALL ROCKS AND STONES OVER

THREE-QUARTER (3/4") INCH IN DIAMETER. PLANTS SHOULD BE

LEVEL DOES NOT PERCOLATE WITHIN 24 HOURS, THE TREE NEEDS TO

MOVE TO ANOTHER LOCATION OR HAVE DRAINAGE ADDED. INSTALL

PART BED PREPARATION. WHEN THE HOLE IS DUG IN SOLID ROCK.

TOPSOIL FROM THE SAME AREA SHOULD NOT BE USED. CAREFULLY

SETTLE BY WATERING TO PREVENT AIR POCKETS. REMOVE THE

BURLAP FROM THE TOP $\frac{1}{3}$ OF THE BALL, AS WELL AS ALL NYLON,

PLASTIC STRING AND WIRE. CONTAINER TREES WILL USUALLY BE

ROOT BOUND, IF SO FOLLOW STANDARD NURSERY PRACTICE OF

F. SHRUB AND TREE PITS SHALL BE NO LESS THAN TWENTY-FOUR (24")

G. PERCOLATION TEST: FILL THE HOLE WITH WATER. IF THE WATER

A PVC STAND PIPE PER TREE IF THE PERCOLATION TEST FAILS.

H. BACKFILL ONLY WITH 5 PARTS EXISTING SOIL OR SANDY LOAM AND

THOROUGHLY MOIST BEFORE REMOVING CONTAINERS.

REE PITS SHALL BE LARGE ENOUGH TO PERMIT HANDLING AND

AND APPROVAL OF ALL POSITIONING OF PLANT MATERIALS.

UNTIL ALL CONSTRUCTION HAS BEEN SATISFACTORILY

TOP SOIL ON SITE (USE IMPORTED TOPSOIL AS NEEDED) FREE FROM

LARGE CLUMPS, ROCKS, DEBRIS, CALICHE, SUBSOILS, ETC., PLACED

FERTILIZER. APPLY FERTILIZER AS PER MANUFACTURER'S

IN NINE (9") INCH LAYERS AND WATERED IN THOROUGHLY.

AND REPORT ANY DEFICIENCIES TO THE OWNER

C. GRASS AREAS:

ACCOMPLISHED.

NEVER SLICK OR GLAZED.

'ROOT SCORING'.

3.2 INSTALLATION

B. ALL PLANTING AREAS SHALL BE CONDITIONED AS FOLLOWS

- PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC THE BALL AND MULCH WITH AT LEAST TWO (2") INCHES OF SPECIFIED ORNAMENTALS OR TURE ON WHICH IT WILL BE LITHIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.
 - P. ALL PLANT BEDS AND TREES TO BE MULCHED WITH A MINIMUM SETTLED THICKNESS OF TWO (2") INCHES OVER THE ENTIRE BED OR Q. OBSTRUCTION BELOW GROUND: IN THE EVENT THAT ROCK, OR UNDERGROUND CONSTRUCTION WORK OR OBSTRUCTIONS ARE ENCOUNTERED IN ANY PLANT PIT EXCAVATION WORK TO BE DONE UNDER THIS SECTION, ALTERNATE LOCATIONS MAY BE SELECTED BY THE OWNER. WHERE LOCATIONS CANNOT BE CHANGED, THE OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF NOT LESS THAN THREE (3') FEET BELOW GRADE AND NO LESS THAN SIX (6") INCHES BELOW THE BOTTOM OF BALL WHEN PLANT IS PROPERLY SET AT TH REQUIRED GRADE. THE WORK OF THIS SECTION SHALL INCLUDE TH REMOVAL FROM THE SITE OF SUCH ROCK OR UNDERGROUND OBSTRUCTIONS ENCOUNTERED AT THE COST OF THE LANDSCAPE CONTRACTOR.
 - R. TREES AND LARGE SHRUBS SHALL BE STAKED AS SITE CONDITIONS REQUIRE. POSITION STAKES TO SECURE TREES AGAINST SEASONAL PREVAILING WINDS. S. PRUNING AND MULCHING: PRUNING SHALL BE DIRECTED BY THE
 - LANDSCAPE ARCHITECT AND SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE FOLLOWING FINE PRUNING, CLASS I PRUNING STANDARDS PROVIDED BY THE NATIONAL ARBORIST ASSOCIATION.
 - 1. DEAD WOOD, SUCKERS, BROKEN AND BADLY BRUISED BRANCHES SHALL BE REMOVED. GENERAL TIPPING OF THE BRANCHES IS NOT PERMITTED. DO NOT CUT TERMINAL BRANCHES. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.

IMMEDIATELY AFTER PLANTING OPERATIONS ARE COMPLETED

MATERIAL FOR TREES SHALL BE THE DIAMETER OF THE PLANT PIT. Q. STEEL EDGE INSTALLATION: EDGE SHALL BE ALIGNED AS INDICATED ON PLANS. STAKE OUT LIMITS OF STEEL CURBING AND OBTAIN

ALL TREE PITS SHALL BE COVERED WITH A LAYER OF ORGANIC

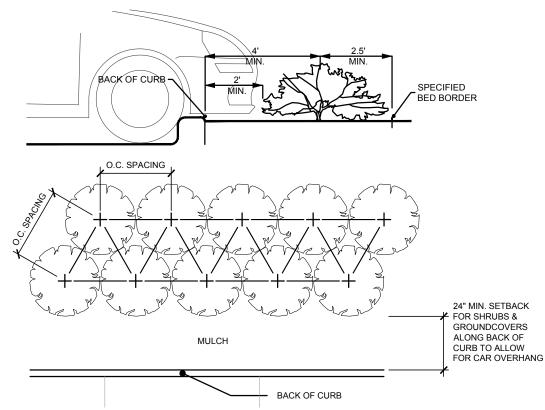
MATERIAL TWO (2") INCHES IN DEPTH. THIS LIMIT OF THE ORGANIC

- OWNERS APPROVAL PRIOR TO INSTALLATION. ALL STEEL CURBING SHALL BE FREE OF KINKS AND ABRUPT
- 2. TOP OF EDGING SHALL BE $\slash\hspace{-0.6em}Z^{"}$ MAXIMUM HEIGHT ABOVE FINAL FINISHED GRADE. 3. STAKES ARE TO BE INSTALLED ON THE PLANTING BED SIDE OF THE CURBING, AS OPPOSED TO THE GRASS SIDE.
- 4. DO NOT INSTALL STEEL EDGING ALONG SIDEWALKS OR 5. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE EDGING

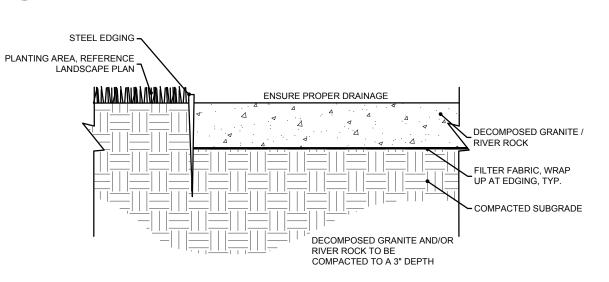
MEETS SIDEWALKS OR CURBS. 3.3 CLEANUP AND ACCEPTANCE

- A. CLEANUP: DURING THE WORK, THE PREMISES SHALL BE KEPT NEAT AND ORDERLY AT ALL TIMES STORAGE AREAS FOR ALL MATERIALS SHALL BE SO ORGANIZED SO THAT THEY, TOO, ARE NEAT AND ORDERLY. ALL TRASH AND DEBRIS SHALL BE REMOVED FROM THE SITE AS WORK PROGRESSES. KEEP PAVED AREAS CLEAN BY SWEEPING OR HOSING THEM AT END OF EACH WORK DAY.
- B. REPAIR RUTS, HOLES AND SCARES IN GROUND SURFACES C. ENSURE THAT WORK IS COMPLETE AND PLANT MATERIALS ARE IN VIGOROUS AND HEALTHY GROWING CONDITION. D. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL
- PROVIDE THE SITE CLEAN. FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY. E. WHEN/IF THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE
- CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS. F. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL
- ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND $\,$ GUARANTEE PERIODS WILL COMMENCE.

END OF SECTION



SHRUB SPACING AND PLANTING AT B.O.C.



5 DECOMPOSED GRANITE / RIVER ROCK

Case #: SUP-0052

RO/

BELT

SHEET NO.

L1.03

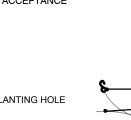
1.3 SCOPE OF WORK / DESCRIPTION OF WORK

4. WATER AND MAINTENANCE UNTIL ACCEPTANCE

GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK

PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN

- B. AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE; 1942 EDITION OF STANDARDIZED PLANT NAMES.
- C. TEXAS ASSOCIATION OF NURSERYMEN, GRADES AND STANDARDS
- ON THE SOILS IN THE AREA. ARE AVAILABLE AND HAVE BEEN RESERVED. FOR ANY PLANT MATERIAL NOT
- 1.6 JOB CONDITIONS, DELIVERY, STORAGE AND HANDLING
- B. ALL PLANTING BED AREAS SHALL BE LEFT THREE INCHES BELOW FINAL GRADE OF SIDEWALKS, DRIVES AND CURBS. ALL AREAS TO RECEIVE SOLID SOD SHALL BE LEFT ONE INCH BELOW THE FINAL GRADE OF WALKS, DRIVES
- RISK OF THE LANDSCAPE CONTRACTOR. THE OWNER CANNOT BE HELD RESPONSIBLE FOR THEFT OR DAMAGE.
- THE FUTURE. AREAS SHALL BE PROPERLY PREPARED WITH AMENDED
- 1.8 MAINTENANCE AND GUARANTEE
- MAINTENANCE OF ALL WORK FROM THE TIME OF PLANTING UNTIL FINAL ACCEPTANCE BY OWNER. B. NO TREES, GRASS, GROUNDCOVER OR GRASS WILL BE ACCEPTED UNLESS
- GRASS, CLEANING UP AND ALL OTHER WORK NECESSARY FOR MAINTENANCE.



- TREE ROOT BALL - ROOT ANCHOR TREE TRUNK

- U-BRACKET

— "S" НООК

TIGHTENING STRAP - DRIVE ROD

DETAIL A

SET TREE IN PLANTING PIT

PLACE ANCHOR WITH RING SIDE DOWN AGAINST TOP OF ROOT

ALIGN DRIVE ROD AS CLOSE AS POSSIBLE TO OUTSIDE EDGE OF

CENTER ROOT ANCHOR'S INNER RING(S) AROUND TRUNK OF TREE

Phone: 281-778-1400

POSITION. A FULCRUM MAY BE REQUIRED TO ASSIST IN SETTING THE ANCHOR

 REMOVE DRIVE ROD REPEAT STEPS 1 & 2 FOR ALL THREE (3) ANCHOR LOCATIONS PULL BACK ON STRAP APPROXIMATELY 3" FOR THE V-68 ANCHOR, OR 6" TO 7" FOR THE V-88 ANCHOR TO SET ANCHOR INTO A HORIZONTAL OR LOCKED

4 \STEEL EDGING DETAIL

SHRUBS OR GROUNDCOVER AS PECIFIED ON PLAN TOP OF MULCH SHOULD BE AT MINIMUM, 1/2" BELOW LAYER OF MULCH WALK OR CURBING SETTLED THICKNESS SHOULD BE 2" MIN **CURB OR SIDEWALK** NO STEEL EDGING ROOT BALL, DO NOT ALONG WALK, TYP DISTURB PLANTING SOIL MIX. TILL IN WITH PARTS EXISTING SOIL, EXCLUDING LARGE CLODS AND ROCKS. REF. LANDSCAPE UNDISTURBED SUBGRADE / NATIVE SOII PLAN FOR SPACING SHRUB PLANTING

SHRUBS AND GROUNDCOVER REFER TO PLANS FOR PLANT TYPES

TOP OF THE ROOT BALL AND U-BRACKETS ARE SETTING FLUSH ON TOP OF

TREE STAKE SOLUTIONS, LLC 9973 FM 521 Road TIE EXCESS STRAP OFF TO THE U-BRACKET ALLOWING ENOUGH REMAINING Mobile: 903-676-6143 Rosharon, Texas 77583 STRAP TO ADJUST TREE, IF NECESSARY www.treestakesolutions.com Fax: 281-778-1425

 DRIVE ANCHOR STRAIGHT DOWN INTO UNDISTURBED SUBBASE SOIL SEE CHART FOR RECOMMENDED DEPTHS PER TREE SIZE PLACE "S" HOOK OVER THE END OF THE U-BRACKET • PULL STRAP UP VERTICALLY UNTIL ROOT ANCHOR RINGS BITE INTO THE

PREPARED SOIL MIX PER SPECIFICATIONS MULCH PER SPECIFICATIONS 3/16" X 4" X 16" STEEL EDGING WITH NOTE: NO STEEL EDGING TO BE INSTALLED ALONG SIDEWALKS



Vincent Gallagher 3934 Asbury Lane Addison TX 75001

Mr. Ken Schmidt, AICP
Director of Development Services
Town of Addison
16801 Westgrove Drive
Addison TX 75001

RE: Proposed Salad and Go at Humperdinks

Dear Mr. Schmidt,

I am writing today to voice my support for the proposed 'Salad and Go" drive thru restaurant location adjacent to the vacant Humperdinks restaurant location on Beltline. The developer has found a unique restaurant concept for this site that will bring healthy and affordable food options to the west side of our town.

My support is based on four main points.

The foods offered by Salad and Go are particularly good and very affordable. \$6.24 for a salad and \$3.24 for a breakfast burrito. Less than six hundred Calories for their salad bowls and from my firsthand experiences, they are delicious.

The third point is the cleanliness of their properties. There is no cooking on site so there is minimal on-site waste generated, and there is no need for a grease trap for their facility. Their site at Coit and Beltline is spotless, and I have seen the same at their facility at Ross and Greenville.

Finally, they have moved their headquarters to Addison, as residents that benefit from the tax revenue created by these restaurants, it is important for us to support our commercial neighbors just like we support our residential neighbors.

Thanks again,

Kind Regards,

Vincent Gallagher

Lesley Nyp

From: Lesley Nyp

Sent: Friday, August 12, 2022 4:40 PM

To: Lesley Nyp

Subject: FW: Asbury Circle Support for Salad and Go

From: Elisca Hicks

Sent: Sunday, July 10, 2022 3:27 PM

To: Ken Schmidt <kschmidt@addisontx.gov>; David Grates

Subject: Re: Asbury Circle Support for Salad and Go

Ken and David,

I wanted to follow up on the concerns that I mentioned in the previous email, and upon re-visiting the site, the need for screening/landscaping really doesn't make sense due to the angle of the site.

Thank you both for your work and keeping us informed.

Sincerely, Elisca Hicks

On Thu, Jul 7, 2022 at 3:00 PM Ken Schmidt <kschmidt@addisontx.gov> wrote:

Thank you, Elisca!

We discussed this project earlier today and have incorporated your feedback into our review comments.



Ken Schmidt, AICP

Director of Development Services

Town of Addison | 16801 Westgrove Dr, Addison, TX 75001

office: (972) 450-7027

ADDISONTEXAS.NET

_

IT ALL COMES TOGETHER.

From: Elisca Hicks Sent: Saturday, July 2, 2022 6:38 AM To: Ken Schmidt < kschmidt@addisontx.gov > Subject: Asbury Circle Support for Salad and Go
Mr. Schmidt,
I am sending this email to inform you that Mr. David Grates and the Asbury Circle community met on June 28, 22 to discuss the plans for Salad and Go to build on a portion of the property located at 3820 Belt Line Rd.
I feel that this project would be beneficial to the area and fully support Salad and Go in this location. The vast majority of those residents in attendance were also in support of the Salad and Go. The few concerns that were raised were possible noise from delivery vehicles during early morning hours, possible need for screening/landscaping, and signage to direct customers to exit onto Business Ave. Mr. Grates explained that Salad and Go could address all of these concerns.
Sincerely,
Elisca Hicks
Elisca Hicks
3916 Asbury Lane
Asbury Circle HOA President
281-639-6196

WARNING: This email is from an external source. Please DO NOT click links or open attachments without positive sender verification of purpose. Never enter Username, Password or sensitive information on linked pages from any email. If you are unsure about the message, please click on the Phish Alert button above to report.

This e-mail and any files or attachments transmitted with it contain Information that is confidential and privileged. This document may contain Protected Health Information (PHI) or other information that is intended only for the use of the individual(s) and entity(ies) to whom it is addressed. If you are the intended recipient, further disclosures are prohibited without proper authorization. If you are not the intended recipient, any disclosure, copying, printing, or use of this information is strictly prohibited and possibly a violation of federal or state law and regulations. If you have received this information in error, please delete it and call 972-450-7000 immediately. Thank you.

Council Meeting 6.

Meeting Date: 09/13/2022

Department: Development Services

AGENDA CAPTION:

Hold a Public Hearing, Present, Discuss, and Consider Action on an <u>Ordinance Approving a Special Use Permit (SUP) for Property Located at 3855 Belt Line Road that is Currently Zoned Planned Development (PD), through Ordinance Nos. 092-037 and 094-066, to Allow a Restaurant. Case 1854-SUP/3855 Belt Line Road (La Pasha).</u>

BACKGROUND:

The Addison Planning and Zoning Commission, meeting in regular session on August 16, 2022, voted to recommend approval of an ordinance changing the zoning on property located at 3855 Belt Line Road, which property is currently zoned Planned Development (PD), Ordinance No. 092-037 and 094-066, by approving a Special Use Permit (SUP) to allow the building to be used as a restaurant, subject to the following conditions:

- Operating hours shall result in venue closure no later than 12 am, Sunday –
 Wednesday, and 2 am, Thursday Saturday.
- The use of speakers/sound systems and live music on the patio any time after 10 pm shall be prohibited.
- BYOB services shall be prohibited.
- Upon approval of a Certificate of Occupancy (CO) for La Pasha, SUP Ordinance No. 094-044 shall be repealed.

Voting Aye: Branson, Catalani, Craig, Fansler, Meleky, Souers

Voting Nay: none

Absent: DeFrancisco

SPEAKERS AT THE PUBLIC HEARING:

For: none

On: Mohammed Jetpuri, 905 Troon Circle, Richardson, TX 75081

Against: none

Please refer to the Staff Report for additional details.

RECOMMENDATION:

Administration recommends approval.

Attachments

1854-SUP Presentation

1854-SUP Ordinance

1854-SUP Staff Report

1854-SUP Letter of Intent

1854-SUP Plans

La Pasha Special Use Permit (1854-SUP)





LOCATION:

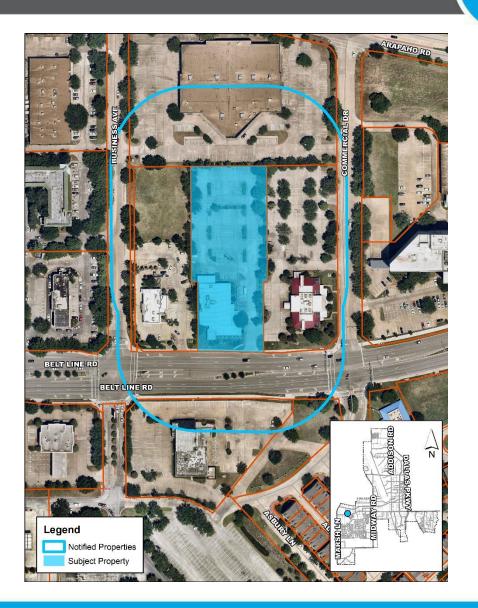
3855 Belt Line Road

REQUEST:

Approval of a Special Use Permit for a restaurant

ACTION REQUIRED:

Discuss, consider, and take action on the appropriateness of the proposed restaurant use and associated site conditions at the subject property.



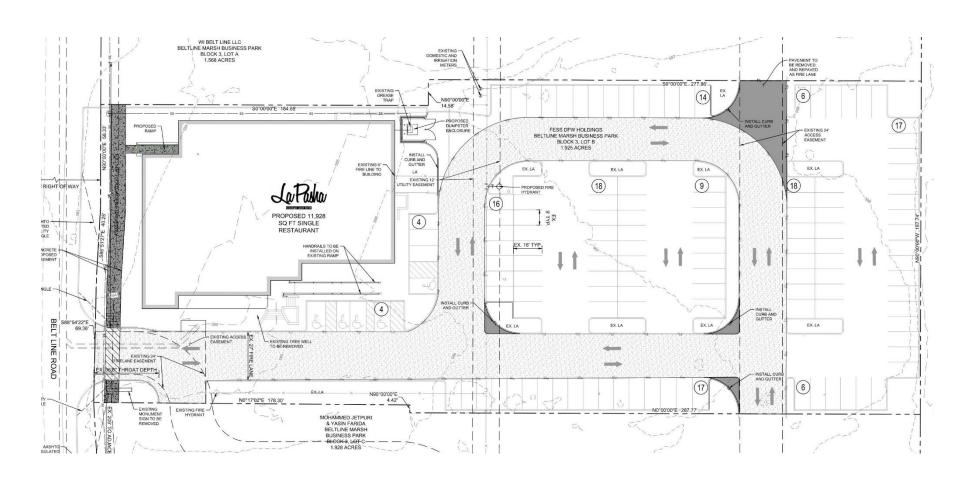


PROJECT HISTORY:

1994 – developed as Joe's Crab Shack restaurant (SUP Ordinance No. 094-044)

2008 – Los Lupes Addison restaurant opens

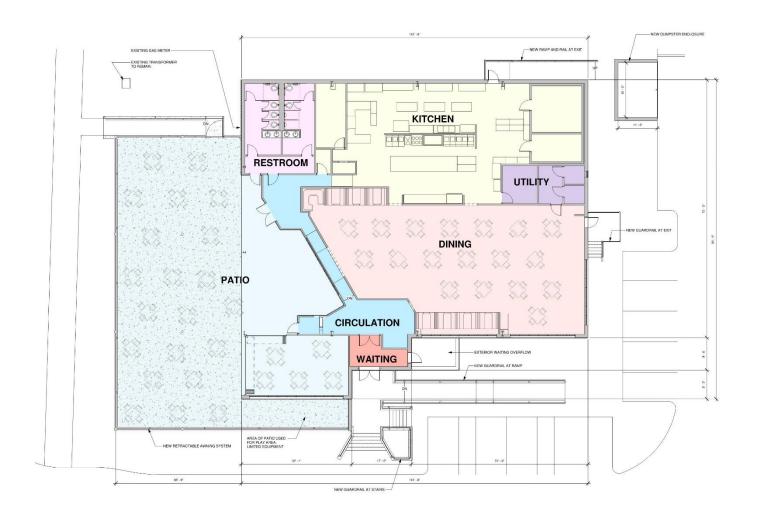
Present – La Pasha Lounge and Grill proposes to occupy the subject property and make proposed site modifications



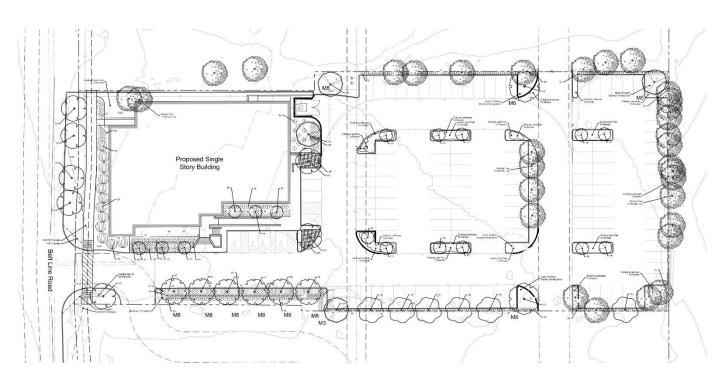


FLOOR PLAN:

- 6,987 SF of interior floor area
- 4,940 SF of covered patio space
- Seating for 105 indoors, 104 on the patio
- No alcohol sales
- Hookah sales offered







PARKING:

The site does not comply with the minimum number of required parking spaces. 171 parking spaces are required, and after site alterations, 129 spaces will remain on site. The site has operated as a restaurant since 1994 and Staff does not anticipate parking issues.

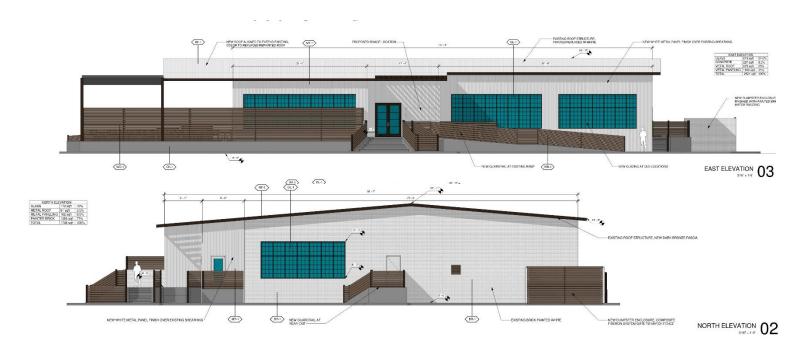
OPEN SPACE AND LANDSCAPE:

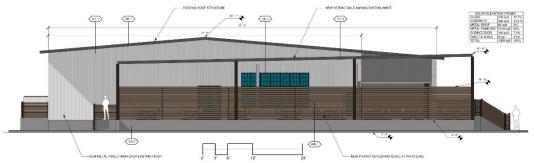
Site does not currently comply with landscape area or buffer requirements. A significant amount of landscaped area was added, and parking lot and base landscape will be enhanced on site to bring the site into better compliance.

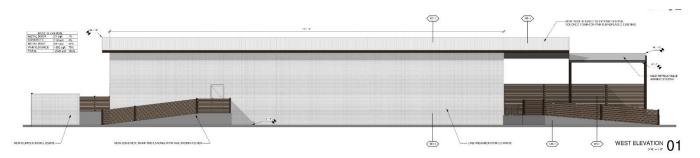


EXTERIOR APPEARANCE:

The applicant intends to make modifications to the façade including changes to the color scheme, replacement of windows, new solid waste enclosure, and expansion and screening of the patio. The façade plan complies with Town codes.









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: 6

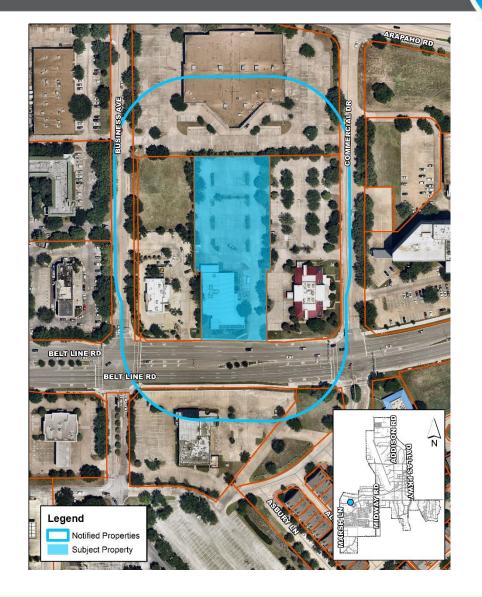
FOR: None.

AGAINST: None.

NEUTRAL: None.

PLANNING & ZONING COMMISSION ACTION

Approval: 6 - 0





RECOMMENDATION:

Staff recommends approval of the request, with the following conditions:

- Operating hours that result in venue closure at 12 am, Sunday –
 Wednesday, and 2 am, Thursday Saturday.
- Prohibition on the use of speakers/sound systems and live music on the patio any time after 10 pm.
- Prohibition on the use of BYOB service.
- Repeal of SUP Ordinance No. 094-044 upon issuance of a CO for La Pasha.

ORDINANCE NO.

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE BY REPEALING ORDINANCE NO. 094-044 AND GRANTING A SPECIAL USE PERMIT (SUP) FOR A RESTAURANT FOR PROPERTY LOCATED AT 3855 BELT LINE ROAD; PROVIDING A PENALTY NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING A SAVINGS CLAUSE, SEVERABILITY CLAUSE, AND AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on August 16, 2022, the Planning & Zoning Commission considered and made recommendations on a request for a Special Use Permit (Case No.1854-SUP) for a restaurant at the property located at 3855 Belt Line Road (the "Subject Property"); and

WHEREAS, the Subject Property is presently zoned Planned Development (PD) through Ordinance Nos. 092-037 and 094-066; and

WHEREAS, this change of zoning is in conformance 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 No. O94-044 granting a Special Use Permit to Joe's Crab Shack, shall be repealed in its entirety upon issuance of a Certificate of Occupancy for the Subject Property in conformance with this ordinance.

SECTION 3. A Special Use Permit authorizing a restaurant on the Subject Property, is hereby granted subject to the following conditions:

- (a) Prior to issuance of a Certificate of Occupancy, said Property shall be improved in accordance with the site plan, landscape plan, floor plan, and façade plan, which are attached hereto as **Exhibit A** and made a part hereof for all purposes.
- (b) Operating hours shall result in venue closure no later than 12 am, Sunday Wednesday, and 2 am, Thursday Saturday.

Town of Addison, Texas Ordinance No. Case No. 1854-SUP/3855 Belt Line Road (La Pasha)

- (c) The use of speakers/sound systems and live music on the patio any time after 10 pm shall be prohibited.
- (d) BYOB services shall be prohibited.

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, Section 1-7 of the Code of Ordinances for the Town of Addison.

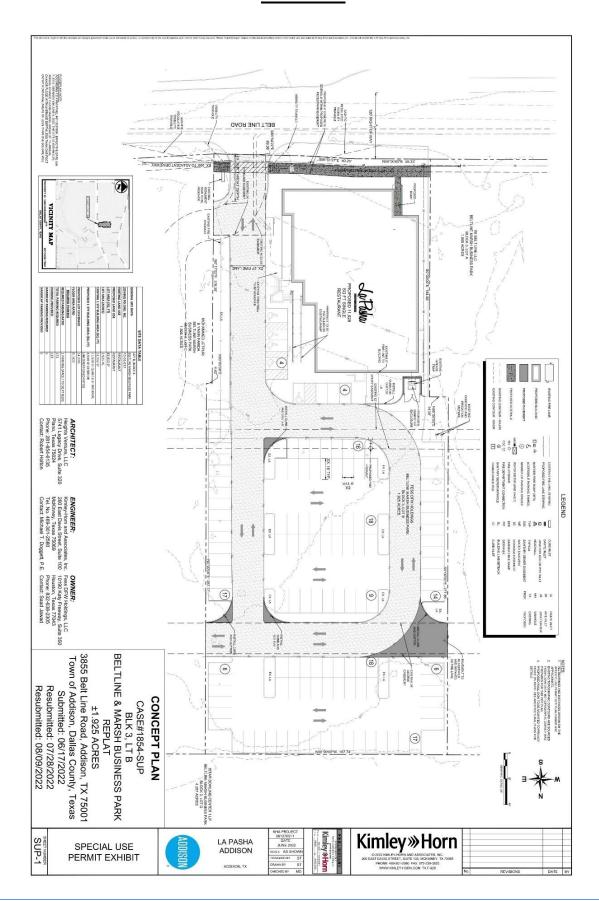
SECTION 5. It is the intention of the City Council that this ordinance be considered in its entirety, as one ordinance, and should any portion of this ordinance be held to be void or unconstitutional, then said ordinance shall be void in its entirety, and the City Council would not have adopted said ordinance if any part or portion of said ordinance should be held to be unconstitutional or void.

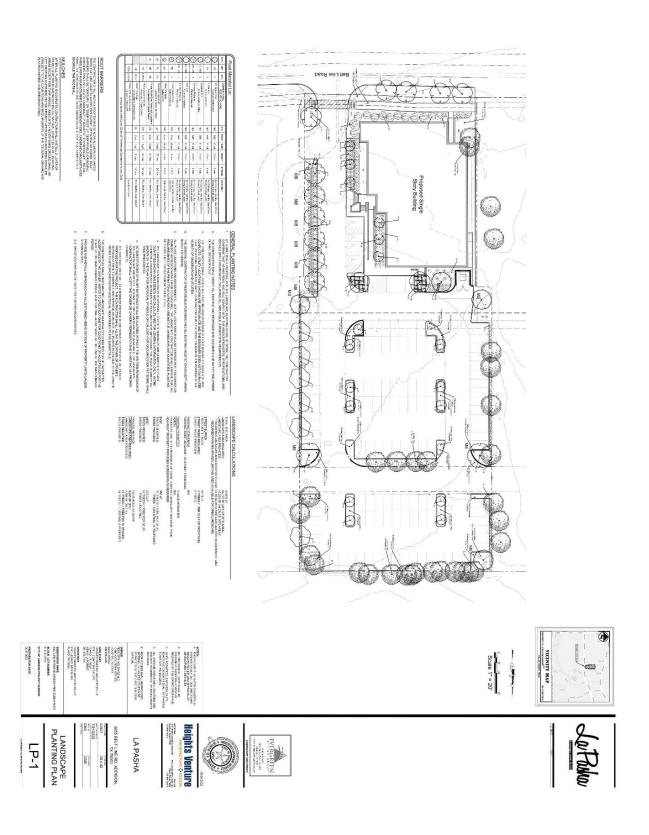
SECTION 6. All ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

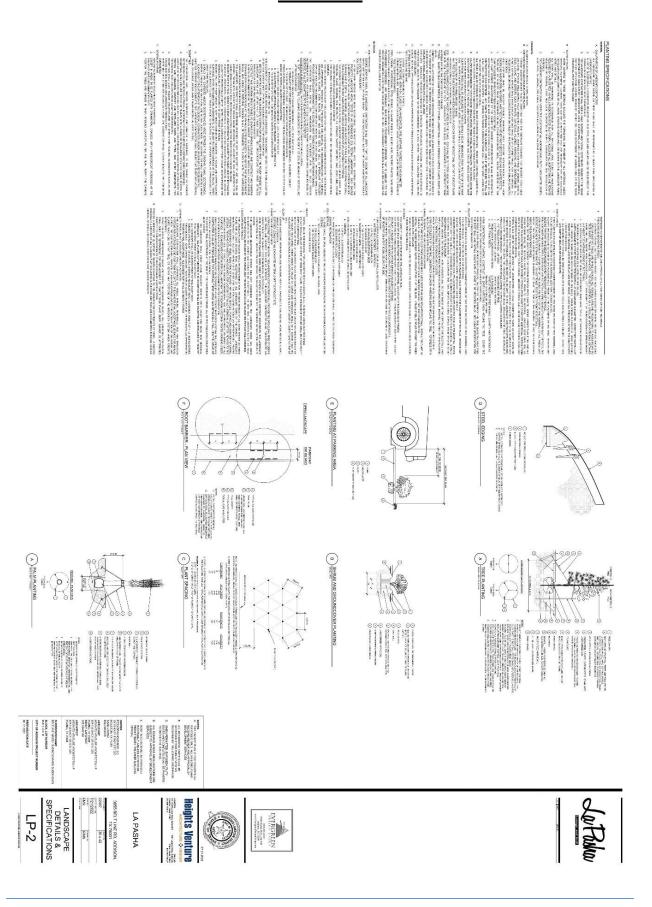
SECTION 7. This ordinance shall become effective from and after its passage and approval and after publication as may be required by law or by the City Charter.

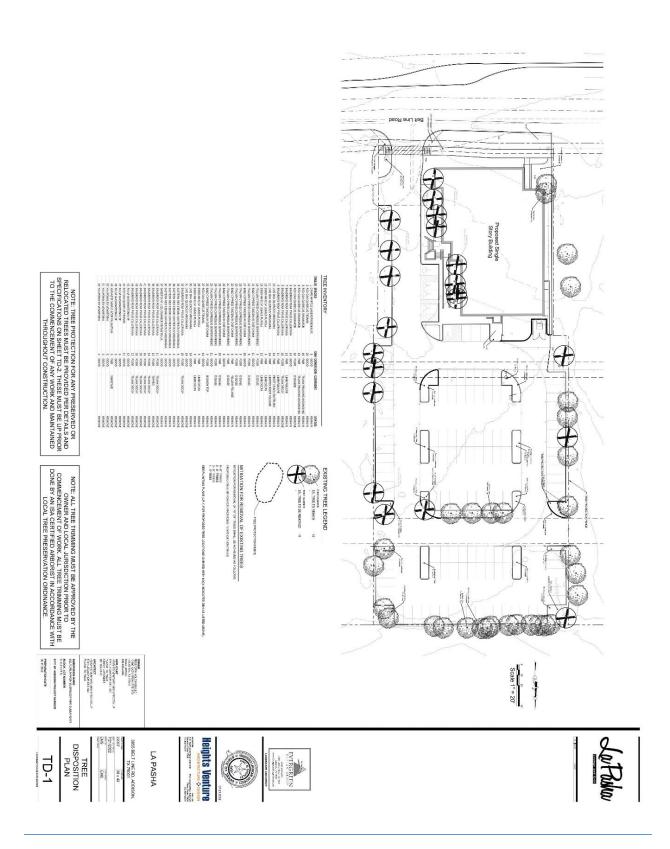
PASSED AND APPROVED by the City Council of the Town of Addison, Texas, on this the $\underline{13^{TH}}$ day of **SEPTEMBER** 2022.

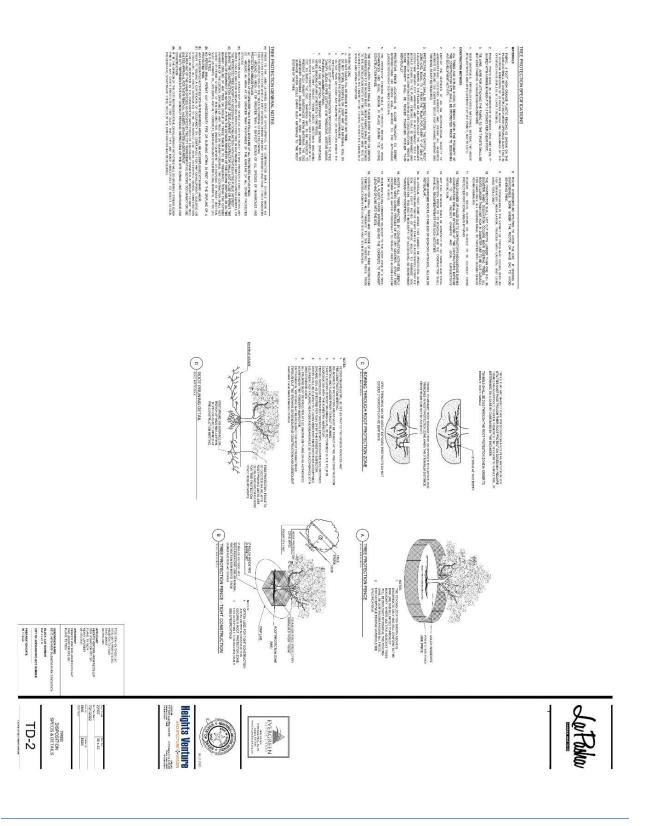
	TOWN OF ADDISON, TEXAS
	Joe Chow, Mayor
ATTEST:	APPROVED AS TO FORM:
Irma Parker, City Secretary	Whitt Wyatt, City Attorney

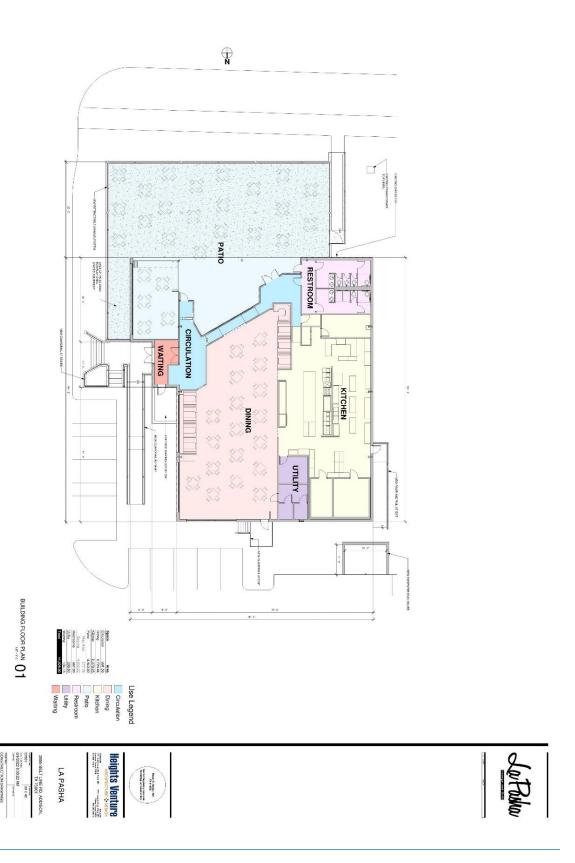








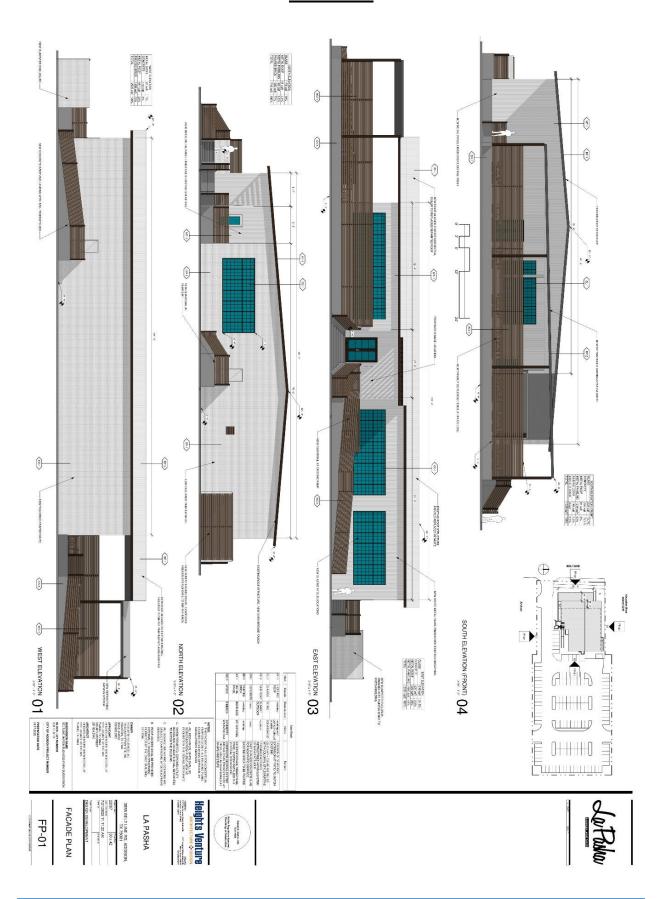




Town of Addison, Texas Ordinance No. Case No. 1854-SUP/3855 Belt Line Road (La Pasha)

BUILDING PLAN

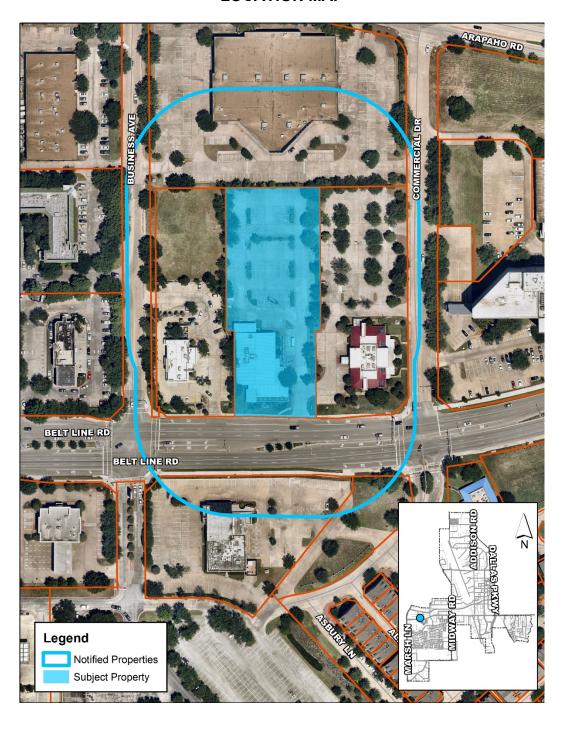
FP-02



1854-SUP

PUBLIC HEARING Case 1854-SUP/3855 Belt Line Road (La Pasha). Hold a Public Hearing, Present, Discuss, and Consider Action on a Recommendation regarding an Ordinance Approving a Special Use Permit (SUP) for Property Located at 3855 Belt Line Road that is currently zoned Planned Development (PD), Ordinance No. 094-037, to allow a Restaurant.

LOCATION MAP





August 16, 2022

STAFF REPORT

RE: 1854-SUP/La Pasha

LOCATION: 3855 Belt Line Road

REQUEST: Approval of a Special Use Permit for a restaurant

APPLICANT: Kenieth LaForest, Heights Venture Architecture &

Design

DISCUSSION:

<u>Background</u>: The subject property is located at 3855 Belt Line Road, which is north of Belt Line Road, between Business Avenue and Commercial Drive. The site was developed in the mid-1990's as a 12,552 square foot restaurant. The restaurant included 9,332 square feet indoors and a 3,220 square foot patio at the south end of the building. The subject property is zoned Planned Development (PD), <u>Ordinance No. 092-037</u>, which was later amended by <u>Ordinance No. 094-066</u> to allow a bowling alley as a permitted use. Adjacent businesses include the Hawaiian Bros Island Grill to the west and Al-Amir to the east.

This location was previously the site for Los Lupes Addison and prior to that was a Joe's Crab Shack. Both restaurants utilized SUP, Ordinance No. 094-044, which permitted a restaurant and the sale of alcohol for on-premises consumption. The applicant, La Pasha Lounge and Grill, is proposing to use the existing site for a restaurant with modifications to expand the patio dining area. The proposed restaurant requires a new SUP due to the proposed building alterations and patio expansion.

La Pasha Lounge and Grill is a full-service restaurant specializing in Mediterranean cuisine and handcrafted drinks, smoothies, coffees, and teas. Hookah is also proposed to be available. No alcohol is proposed to be served. Indoor and outdoor seating will be provided. The applicant has indicated a complementary play area will be provided to promote a family-friendly experience. La Pasha currently has one location operating in Houston, TX (opened May 2020), the Addison location would be La Pasha's second restaurant. The proposed operating hours for the Addison location will vary by weekday; Monday-Wednesday: 11:00 am – 1:00 am, Thursday and Sunday: 11:00 am – 2:00 am, Friday and Saturday: 11:00 am – 3:00 am.

<u>Proposed Plan</u>: With this request, La Pasha proposes to modify the existing structure to decrease the amount of indoor dining area from 9,332 to 6,987 square feet and increase the covered patio area from 3,220 to 4,940 square feet. This will decrease the overall square footage of the structure from 12,552 to 11,928 square feet. Improvements to the site include façade updates, a new solid waste enclosure, increased landscaping, and parking lot modifications. The proposed restaurant provides seating for 209 individuals (105 indoor and 104 patio seats). The patio space is proposed to include a play area with limited equipment to promote a family-friendly environment. The interior

floor plan is predominately comprised of kitchen, service, and circulation areas, with table, booth, and bar seating in the dining area.

Given the existing site constraints, there was a challenge to achieve a balance of improvements without detrimentally impacting the economic viability of the property.

<u>Parking</u>: The site currently has 132 parking spaces, including 4 accessible spaces. Due to proposed alterations, 3 parking spaces are to be removed. This results in 129 parking spaces remaining on site. Since this business is a freestanding restaurant, the ratio of 1 space per 70 square feet applies. The proposed 11,928 square foot structure would require 171 parking spaces.

When the SUP for a restaurant was approved in 1994, it appears that the parking ratio of 1 space per 70 square feet was applied to the interior dining area only and did not include the patio. The current practice of the Town is to include both indoor and outdoor dining areas within the parking ratio. This resulted in a significant parking shortage for the current proposal. Staff also believes that an additional parking reduction occurred since 1994 to accommodate updated parking standards to the Americans with Disabilities Act (ADA) Standards for Accessible Design. Staff cannot confirm this conclusion as a permit is not required for parking lot striping.

The proposed site plan is deficient 42 spaces of the 171 space requirement, however, given that this site has operated as a restaurant since 1994 and has not had parking difficulties, staff believes the proposed parking would adequately serve the site.

Major improvements are proposed to the drive aisles, access, and parking lot landscaping. In its current condition, the fire lane could not support the maneuvers necessary for a fire engine to navigate the site. The proposed parking lot improvements will improve the functionality and safety of the site.

Exterior Facades: The façade plans reflect modifications to the building façade, including changes to the color scheme (painted white brick), the replacement of windows, and the expansion and screening of the patio. The applicant is proposing the 4,940 square foot patio along the Belt Line Road frontage. The patio is proposed to be covered partially with a permanent roof and partially with a retractable awning system (white in color) and a new privacy screening fence along the patio edge (constructed of composite decking). Updated guardrails at building access points are proposed to match the patio screening fence. A solid waste enclosure is located at the northwest corner of the building, screening from the public rights-of-way. It will be constructed of brick and composite decking to match the material palette of the restaurant.

Landscaping and Open Space: Since this property was developed in the mid-1990s, it is far below the current landscaping requirements. The proposed plan provides a significant increase in the total amount of landscaped area. While the provided 18.2% does not achieve the 20% required, it is a substantial improvement. The plan also does meet the twenty-foot street landscape buffer standard. Nearly all plant material requirements, including interior parking lot landscaping and screening, are met. The site is deficient twelve trees along the north and west property line due to parking constraints.

There is an existing seven-foot sidewalk located immediately at the back of curb along Belt Line Road. The applicant has proposed add an eight-foot concrete sidewalk and to relocate the sidewalk to provide a 16-foot landscape buffer between the curb and sidewalk. In addition to the sidewalk, the applicant is significantly increasing the landscaping along the Belt Line Road

frontage with five trees and various shrubs and will provide a pedestrian connection to the restaurant patio.

Unfortunately, absent a complete redevelopment of this site, it would be impossible to comply with the current standards. Staff has worked with the applicant to maximize the amount of landscaping provided within the site without detrimentally impacting other site features. Staff believes that the proposed landscaping gets the property as close as possible to current requirements under the existing site configuration.

RECOMMENDATION: APPROVAL WITH CONDITIONS

Staff supports the reinvestment efforts to bring the site closer into compliance with Town regulations. La Pasha will be a unique addition to the existing restaurant base along Belt Line Road. While the applicant is unable to meet all requirements, this application has significantly improved the existing nonconformities on the site.

Staff recommends approval of this request with the following conditions:

- Operating hours shall result in venue closure no later than 12 am, Sunday Wednesday, and 2 am, Thursday – Saturday.
- The use of speakers/sound systems and live music on the patio any time after 10 pm shall be prohibited.
- BYOB services shall be prohibited.
- Upon approval of a Certificate of Occupancy (CO) for La Pasha, SUP Ordinance No. 094-044 shall be repealed.





Case 1854-SUP/3855 Belt Line Road (La Pasha)

August 16, 2022

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on August 16, 2022, voted to recommend approval of an ordinance changing the zoning on property located at 3855 Belt Line Road, which property is currently zoned Planned Development (PD), Ordinance No. O92-037 and O94-066, by approving a Special Use Permit (SUP) to allow the building to be used as a restaurant, subject to the following conditions:

- Operating hours shall result in venue closure no later than 12 am, Sunday Wednesday, and 2 am, Thursday – Saturday.
- The use of speakers/sound systems and live music on the patio any time after 10 pm shall be prohibited.
- BYOB services shall be prohibited.
- Upon approval of a Certificate of Occupancy (CO) for La Pasha, SUP Ordinance No. 094-044 shall be repealed.

Voting Aye: Branson, Catalani, Craig, Fansler, Meleky, Souers

Voting Nay: none

Absent: DeFrancisco

SPEAKERS AT THE PUBLIC HEARING:

For: none

On: Mohammed Jetpuri, 905 Troon Circle, Richardson, TX 75081

Against: none



P.O. Box 9010 pho Addison, TX 75001 fax:



NARRATIVE LETTER

To: Town of Addison

Infrastructure & Development Services

16801 Westgrove Drive Addison, TX 75001

From: Stephanie Tutt, E.I.T (TX)

Kimley-Horn and Associates, Inc.

Date: June 17, 2022

Subject: Special Use Permit – La Pasha Restaurant

3855 Belt Line Road Addison, Texas

Dear sir or madam:

The subject property is located at 3855 Belt Line Road in Addison, TX. The site is known as Lot B, Block 3, Beltline Marsh Business Park and is 1.925 acres.

The site is currently used as a restaurant. The proposed use of the site is a restaurant, with 6,987.6 SF of interior building area and 4.940 SF of exterior, unconditioned patio area.

The existing site currently has drainage and utility infrastructure to serve the site and the building. The proposed site and building have no expected changes to the current drainage patterns or overall flow on site. Existing utility infrastructure that is currently serving the existing building is planned to be utilized in the proposed building as well.

Please feel free to reach out with any questions.

Sincerely,

Stephanie Tutt, E.I.T (TX)

Stepheniclast

Project Manager



TO: CITY OF ADDISON

FROM: SAAD JAWAD, FESS DFW HOLDINGS, LLC

SUBJECT: LA PASHA ADDISON SUP SUBMITTAL, LETTER OF INTENT

To whom it may concern:

LaPasha Lounge and Grill is a Mediterranean inspired full-service restaurant specializing in Mediterranean cuisine with a twist of our local flavors. In addition to our traditional menu, we serve American sliders, handmade pizzas, sandwiches and wraps. We also specialize and serve handcrafted drinks, smoothies, coffees, teas, and fountain drinks. Alcohol is not served. Hookah is available.

LaPasha Lounge and Grill's first location opened in Houston, Texas in May of 2020. After immense success in Houston, we decided to expand in DFW market and making Addison our number one choice to cater to our target audience. We start our operations at 11am and closing hours vary by weekday: Mon-Wed at 1am, Thursday at 2am, Fri-Sat at 3am and Sunday at 2am.

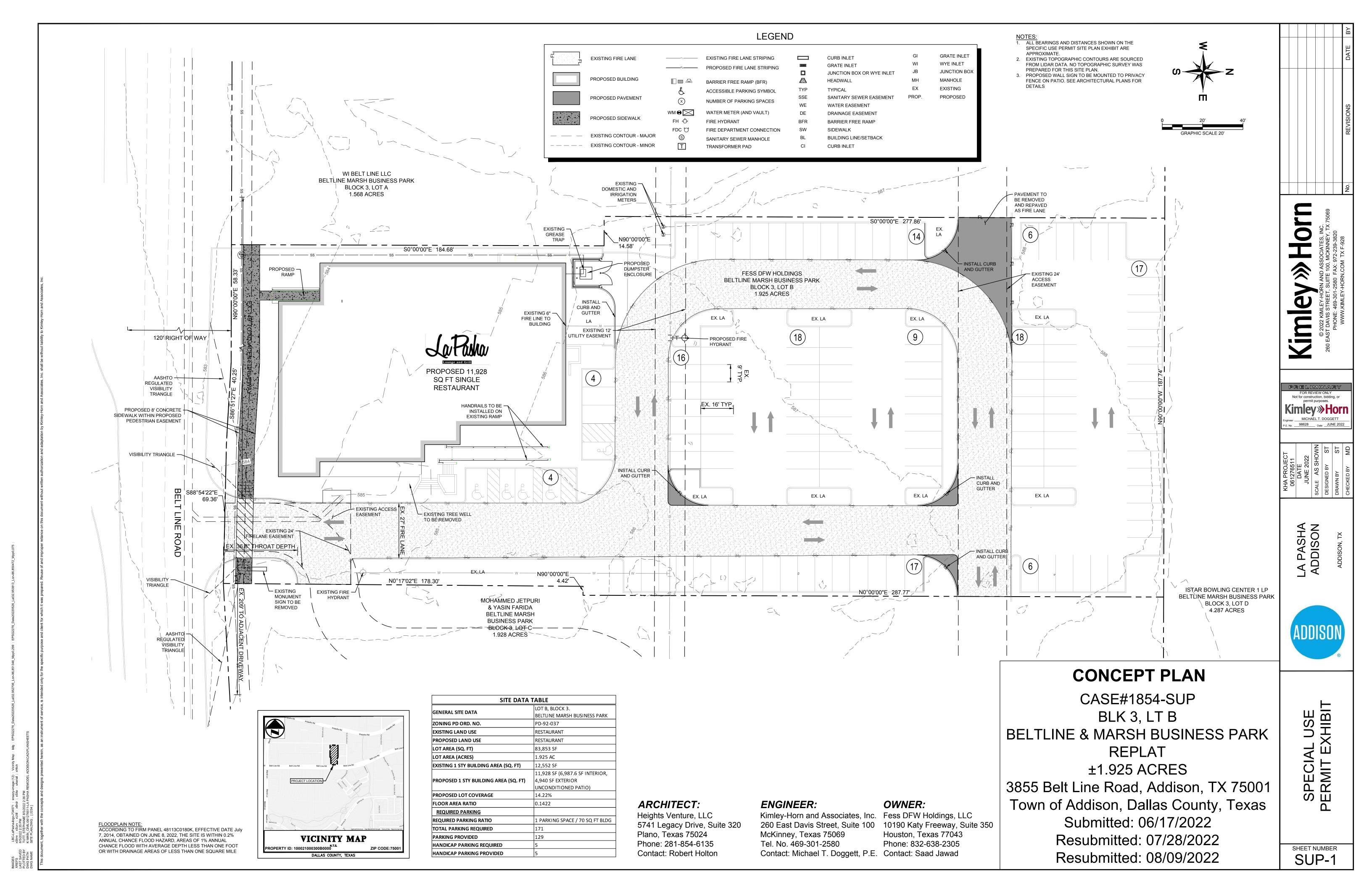
The experience includes an upscale indoor/outdoor dining area. Our outdoor patio allows for additional seating with a retractable awning and chic lighting. A complementary play area for children is included to promote a family-friendly experience.

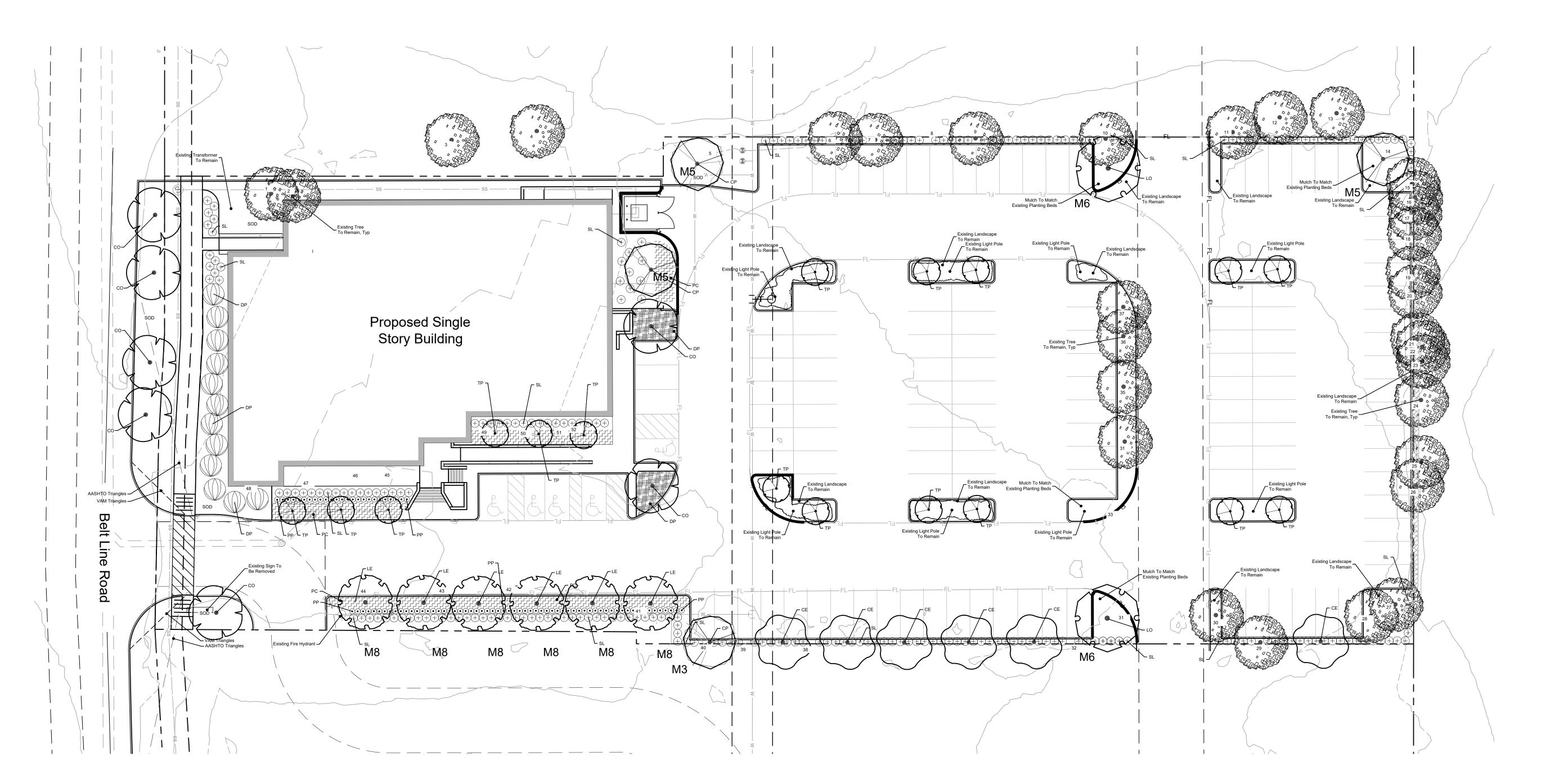
Regards,

Saad Jawad Owner/Operator

FESS DFW Holdings, LLC

Saad Jawad





Plant Material List									
М.	KEY	QTY.	COMMON NAME SCIENTIFIC NAME	O.C.	ROOT	SIZE	HEIGHT	SPREAD	COMMENT
)	СО	7	Chinquapin Oak Quercus muhlenbergii	N/A	B&B	4" cal.	12' min.	6' min.	Full Canopy, Healthy, Good Form Strong Central Leader
)	CE	6	Cedar Elm Ulmus crassifolia	N/A	B&B	4" cal.	12' min.	6' min.	Full Canopy, Healthy, Good Form Strong Central Leader
)	LE - M8	6	Lacebark Elm Ulmus parvifolia `Allee`	N/A	B&B	8" cal.	14' min.	6' min.	Full Canopy, Healthy, Good Form Strong Central Leader
)	CP - M5	3	Chinese Pistache Pistacia chinensis	N/A	B&B	5" cal.	12' min.	6' min.	Full Canopy, Healthy, Good Form Strong Central Leader
	_O - M6	2	Live Oak Quercus virginiana	N/A	B&B	6" cal.	12' min.	6' min.	Full Canopy, Healthy, Good Form Strong Central Leader
)	CP - M3	1	Chinese Pistache Pistacia chinensis	N/A	B&B	3" cal.	12' min.	6' min.	Full Canopy, Healthy, Good Form Strong Central Leader
)	TP	17	Texas Sabal Palm Sabal mexicana	N/A	Cont.	30 gal.	8' min.	4' min.	Strong Central Leader, Healthy, Good Form
	DP	12	Dwarf Palmetto Sabal minor	N/A	Cont.	30 gal.	4' min.	4' min.	Multi-trunk, Healthy, Good Form
•)	SL	251	'Sunshine' Ligustrum Ligustrum sinense 'Sunshine'	36"	Cont.	5 gal.	36" min.	24" min.	Full, Healthy, Even Growth
	PP	85	Purple Pixie® Dwarf Weeping Loropetalum Loropetalum chinense 'Peack'	36"	Cont.	5 gal.	18" min.	18" min.	Full, Healthy, Even Growth
	PC	1,363 sf	Powis Castle Artemisia Artemisia x 'Powis Castle'	24"	Cont.	1 gal.	12" min.	12" min.	Full, Healthy, Even Growth
	DP	351 sf	Dwarf Plumbago Ceratostigma plumbaginoides	18"	Cont.	1 gal.	6" min.	10" min.	Full, Healthy, Even Growth
	SOD	3,436 sf	Tifway 419 Hybrid Bermuda Cynodon 'Tifway 419'	-	-	-	-	-	Locally Available
In Accordance to the Current Edition of The American Standard for Nursery Stock									

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 2" LAYER OF DOUBLE SHREDDED HARDWOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURF AREAS). ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

GENERAL PLANTING NOTES

- 1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT, INCLUDING ALL APPLICABLE JURISDICTION REQUIREMENTS.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY THE OWNER OF ANY DISCREPANCIES.
- 3. THE CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY OWNER OF ANY CONFLICTS. UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND THE DESIGNER DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKIGN IN THE VICINITY OF UNDERGROUND UTILITIES.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- 5. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
 - a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
- b. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE IN WRITING (VIA PROPER CHANNELS).
- c. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE OWNER OR OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- 6. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- PROVIDE AND INSTALL HYDROMULCH IN ALL DISTURBED AREAS OUTSIDE OF PROPERTY LIMITS (UNLESS SHOWN AS SOD)
- 8. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

LANDSCAPE CALCULATIONS

TOTAL SITE AREA:

83,853 SF

LANDSCAPE AREA REQUIRED:

16,770 SF (20% OF SITE AREA)

LANDSCAPE AREA PROVIDED:

15,254 SF (18.2% OF SITE AREA)*

* REQUIRED LANDSCAPE AREA RESTRICTED DUE TO REQUIRED FIRE LANE ACCESS REQUIREMENT AND REQUIRED PARKING SPACES LIMITING AREA AVAILABLE FOR OPEN LANDSCAPE.

FRONTAGE LENGTH:

STREET TREES REQUIRED:

STREET TREES PROVIDED:

5 TREES

5 TREES

5 TREES

PARKING SCREENING N/A PARKING IS NOT ADJACENT TO STREET FRONTAGE.

PARKING PERIMETER

NORTH

PROPERTY LINE IS <1' FROM BACK OF CURB. EXISTING LANDSCAPE MATERIAL FROM ADJACENT PROPERTY PROVIDES SCREENING AS REQUIRED.

EAST
TREES REQUIRED:
TREES PROVIDED:

WEST277.9 LFTREES REQUIRED:13 TREES (1 TREE PER 35 LF)TREES PROVIDED:9 TREES - EXISTINGPARKING INTERIOR132 SPACES, 53,020 SF

LANDSCAPE AREA REQUIRED: 4,241 SF (8%)

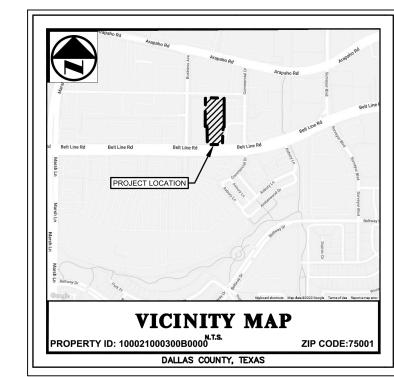
LANDSCAPE AREA PROVIDED: 5,504 SF (10.3 %)

TREES REQUIRED: 13 TREES (1 TREE PER 10 SPACES)

TREES PROVIDED: 14 TREES - 9 EXISTING, 5 PROPOSED

13 TREES (1 TREE PER 35 LF)

13 TREES - 3 EXISTING, 10 PROPOSED





Scale 1" = 20'





1111 North Loop West, Suite 800 5741 Legacy Drive, Suite 320

LA PASHA

3855 BELT LINE RD, ADDISON,

TX 75001

22007

EMS

Project Phase:

Date / Time Plotted:

7/21/2022

NOTES:

A. THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES

B. ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS

REQUIRED BY THE ZONING ORDINANCE

C. WHEN PERMITTED, EXPOSED UTILITY
BOXES AND CONDUITS SHALL BE PAINTED
TO MATCH THE BUILDING

D. ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY DEVELOPMENT SERVICES

E. ROOF ACCESS SHALL BE PROVIDED INTERNALLY, UNLESS OTHERWISE PERMITTED BY THE CHIEF BUILDING OFFICIAL

OWNER
FESS DFW HOLDINGS LLC
10190 KATY FRWY STE 350
HOUSTON, TX 77043
SAAD JAWAD

832.638.2305

APPLICANT
HEIGHTS VENTURE ARCHITECTS LLP
5741 LEGACY DR STE 320
PLANO, TX 75024
KENNY LAFOREST
281.854.6140

ARCHITECT
HEIGHTS VENTURE ARCHITECTS LLP
5741 LEGACY DR STE 320
PLANO, TX 75024

SUBDIVISION NAME
BELTLINE MARSH BUSINESS PARK SUBDIVISION
BLOCK, LOT NUMBER

BLK 3 LOT B

CITY OF ADDISON PROJECT NUMBER

PREPARATION DATE

06.17.2022

LANDSCAPE PLANTING PLAN

LP-I

STRUCTURAL PEST CONTROL BOARD.

A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR 1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING. 2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES. 3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE / APPROPRIATE LOCAL JURISDICTION, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS

B. SCOPE OF WORK

1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION. INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, 2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS

REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF 3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

A ALL MANUFACTURED PRODUCTS SHALL BE NEW

B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS: 1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014). PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMACTIC

2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS). 3. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.

4. ANY PLANT DEEMED UNACCEPTABLE BY THE OWNER OR OWNER'S REPRESENTATIVE SHALL BE IMMEDIATELY

REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTBLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE OWNER OR OWNER'S REPRESENTATIVE SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL. 5. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.

6. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER. 7. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT

BALL. WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS 8. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED. C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM

SUPPLIER STATING THE COMPOSITION OF THE SOD. D. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN ½ INCH, FOREIGN MATTER, PLANTS, ROOTS, AND COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT: 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE SOLUBLE SALT CONTENT OF 5 TO 10

DECISIEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED. F. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW G. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING

OF TREES AND SHRUBS. H. TREE STAKING AND GUYING STAKES: 6' LONG GREEN METAL T-POSTS. 2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER. 3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN.

ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

A. SOIL PREPARATION

1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.

SOIL TESTING: a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING. b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. c. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL

d. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE. 3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR

DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT. 4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING: a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING: i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.

ii. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F. iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:

i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F. ii. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD. iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE

iv. IRON SULPHATE - 2 LBS. PER CU. YD. 5. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS. a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED

INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION. b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL

c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED. TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED. THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED. d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS AT APPROXIMATELY 18" AWAY FROM THE WALKS e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING

SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE GENERAL CONTRACTOR, OWNER, OR OWNER'S REPRESENTATIVE.

6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL. B. SUBMITTALS 1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE OWNER OR OWNER'S REPRESENTATIVE, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES. 2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE. PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR

TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE). 3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY) 4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.

GENERAL PLANTING 1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS. 2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE

MANUFACTURER'S RECOMMENDED RATE 3. POSITION THE TREES AND SHRUBS IN THEIR INTENDED LOCATION AS PER THE PLAN. NOTIFY THE OWNER'S

REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL POSITIONING OF PLANT MATERIALS. TRENCHING NEAR EXISTING TREES: a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE

LINES WITHIN 24 HOURS.

ANY SORT OF SEALERS OR WOUND PAINTS.

(CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK). b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ. c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP

d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE

CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST

OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND

TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL. AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES. 2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE

BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL 4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE. 5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK. USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM

COMPOSITION IN THE ON-SITE SOIL 6. TREES SHALL NOT BE STAKED UNLESS THE JURISDICTION OR LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:

a. 1"-2" TREES (OR #15 GAL - 24" BOX): TWO STAKES PER TREE b. 2-1/2"-4" TREES (OR 36" - 48" BOX): THREE STAKES PER TREE c. TREES OVER 4" CALIPER (OR >48" BOX): GUY AS NEEDED

d. MULTI-TRUNK TREES: THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH MULCH (TYPE AND DEPTH PER PLANS). 8. FOR TREES IN TURF AREAS, DO NOT PLANT GRASS ALL THE WAY TO THE TRUNK OF THE TREE. LEAVE THE AREA OVER THE ROOT BALL AND INSTALL MULCH WITH AT LEAST 2" OF SPECIFIED MULCH. SEE MULCH SPECIFICATION FOR

ADDITIONAL INFORMATION. D. PALM PLANTING PALM PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH FOUAL TO THE DEPTH OF THE ROOTBALL SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE PALM. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.

3. USE BANK SAND MIXED WITH THE EXISTING SOIL (75% BANK SAND AND 25% EXISTING SOIL) AS THE BACKFILL. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK. IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. 4. BACKFILL AROUND THE ROOTBALL WITH AMENDED SOIL TO TWO-THIRDS OF THE DEPTH OF THE ROOTBALL AND APPLY THE PALM MAINTENANCE SPIKES PER MANUFACTURER'S DIRECTIONS. BACKFILL THE REST OF THE PLANTING

HOLE. TAMPING FIRMLY TO REMOVE AIR POCKETS BRACE THE PALMS USING PALM BRACES (PER PLANTING DETAILS). DO NOT SECURE BRACES TO THE PALM ITSELF. 6. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS). SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING

1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED 3. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.

F. SODDING SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.

ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH. 5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.

1. TURF HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS: a. WINTER MIX (OCTOBER 1 - MARCH 31) 50# CELLULOSE FIBER MULC ii. 2# UNHULLED BERMUDA SEED iii. 2# ANNUAL RYE SEED iv. 15# 15-15-15 WATER SOLUBLE FERTILIZER

b. SUMMER MIX (APRIL 1 - SEPTEMBER 30) i. 50# CELLULOSE FIBER MULCH ii. 2# HULLED BERMUDA SEED iii. 15# 15-15-15 WATER SOLUBLE FERTILIZER SEED HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:

 a. GENERAL i. 50# CELLULOSE FIBER MULCH

ii. 15# 15-15-15 WATER SOLUBLE FERTILIZER iii. SEED RATE PER LEGEND 3. ALL HARDSCAPE ELEMENTS ADJACENT TO HYDROMULCH APPLICATION SHALL BE PROTECTED FROM OVERSPRAY

DURING INSTALLATION H. DRILL SEEDING 1. ALL SEED SHALL BE DRILL SEEDED AT THE RATES SHOWN ON THE PLANS, WITH A HYDROMULCH MIX APPLIED AFTER SEEDING.

a. THE HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS: i. 50# CELLULOSE FIBER MULCH

ii. 15# 15-15-15 WATER SOLUBLE FERTILIZER

INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE. MULCH AT THE BASE OF SHRUBS SHALL BE A MAXIMUM 1" 3. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. FINISH GRADE OF MULCH AT CURBS AND SIDEWALKS SHALL BE 1" LOWER THAN THE ADJACENT CURB OR SIDEWALK. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF

1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.

K. INSPECTION AND ACCEPTANCE 1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24

3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS. WEEDING, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.

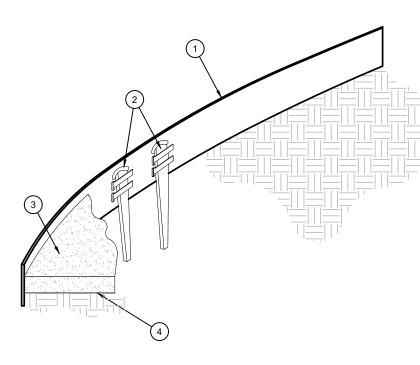
SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER. 3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS i. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.

k. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED. M. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS

ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.

1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER. ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR

SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS N. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

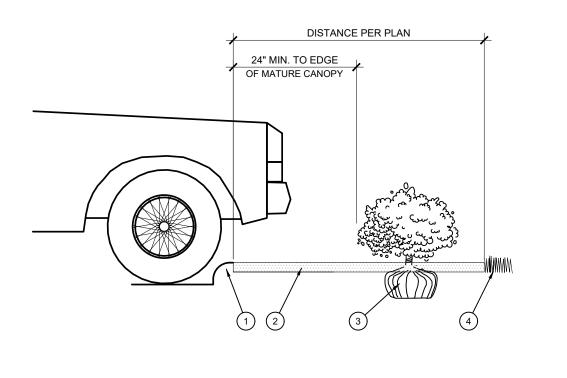


1) ROLLED-TOP STEEL EDGING PER PLANS. TAPERED STEEL STAKES. MULCH TYPE AND DEPTH PER PLANS

4) FINISH GRADE.

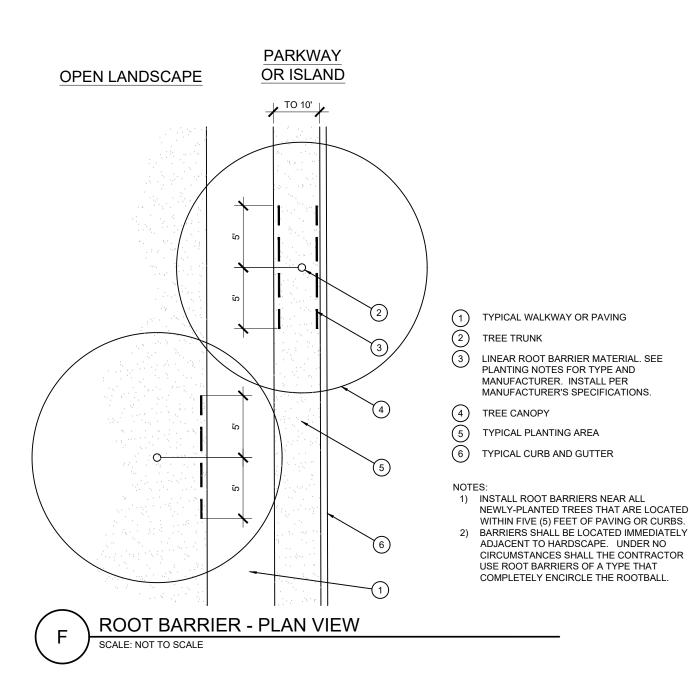
INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED. BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE

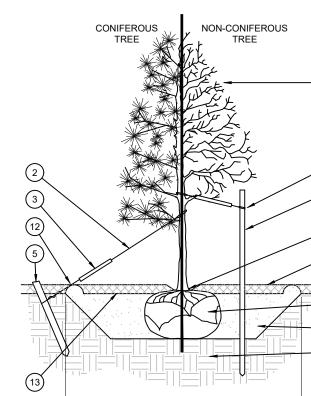
3) TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

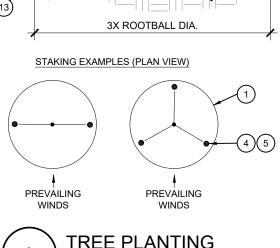


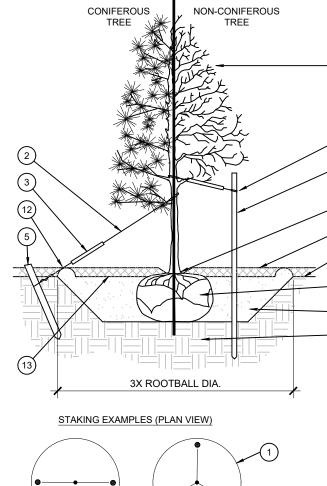
1) CURB.) MULCH LAYER.) PLANT. (4) TURF (WHERE SHOWN ON PLAN).

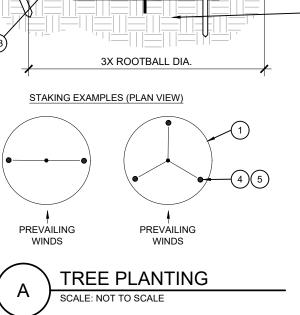
PLANTING AT PARKING AREA

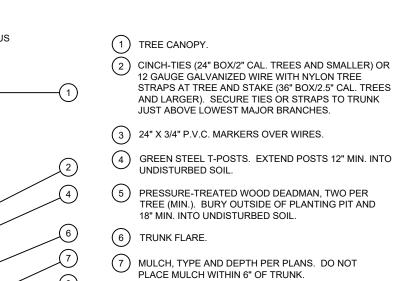












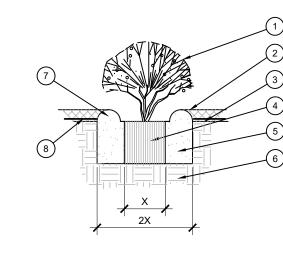
(12) 4" HIGH EARTHEN WATERING BASIN. (13) FINISH GRADE. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-4" ABOVE FINISH GRADE. FOR B&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE, CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES. TWINE ROPE AND OTHER PACKING MATERIAL REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL. REMOVE ALL NURSERY STAKES AFTER PLANTING. 5. FOR TREES 36" BOX/2.5" CAL. AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT

UNDISTURBED NATIVE SOIL

BACKFILL, AMEND AND FERTILIZE ONLY AS

RECOMMENDED IN SOIL FERTILITY ANALYSIS

9) ROOT BALL.



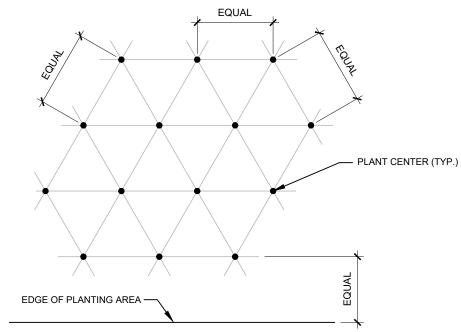
) SHRUB, PERENNIAL, OR ORNAMENTAL GRASS. MULCH TYPE AND DEPTH PER PLANS. PLACE NO. MORE THAN 1" OF MULCH WITHIN 6" OF PLANT) FINISH GRADE

BACKELL AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS. UNDISTURBED NATIVE SOIL.

(7) 3" HIGH EARTHEN WATERING BASIN.

(8) WEED FABRIC UNDER MULCH

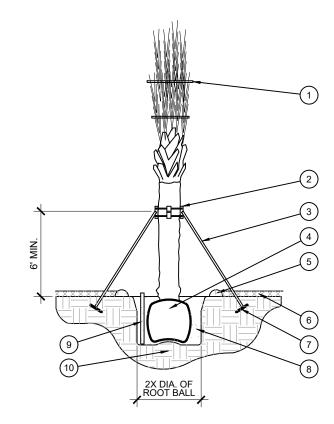
HRUB AND GROUNDCOVER PLANTING



NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING DISTANCE BETWEEN PLANTS. 1) STEP 1: DETERMINE TOTAL PLANTS FOR THE AREA WITH THE FOLLOWING FORMULA: TOTAL AREA / AREA DIVIDER = TOTAL PLANTS PLANT SPACING AREA DIVIDER PLANT SPACING AREA DIVIDER

2) STEP 2: SUBTRACT THE ROW (S) OF PLANTS THAT WOULD OCCUR AT THE EDGE OF THE PLANTED AREA WITH THE FOLLOWING FORMULA: TOTAL PERIMETER LENGTH / PLANT SPACING = TOTAL PLANT SUBTRACTION **EXAMPLE:** PLANTS AT 18" O.C. IN 100 SF PLANTING AREA, 40 LF PERIMETER TEP 1: 100 SF/1.95 = 51 PLANTS STEP 2: 51 PLANTS - (40 LF / 1.95 = 21 PLANTS) = 30 PLANTS TOTAL

PLANT SPACING



BRACING - PLAN VIEW

PALM PLANTING

9) 4" PERFORATED PVC WATER MONITORING TUBE WRAPPED IN FILTER FABRIC (ANY APPROVED) - TWO PLACES AROUND PALM. (10) UNDISTURBED SUBGRADE. NOTES:

1. SCARIFY SIDES OF PLANTING PIT PRIOR TO 2. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT

(1) BIODEGRADEABLE TWINE.

DO NOT NAIL TO PALM.

(5) 4" HIGH TEMPORARY WATERING BASIN.

MULCH WITHIN 12" OF TRUNK.

(3) 2" X 4" SUPPORT, TOENAILED TO BRACE SYSTEM (3) -

MULCH PER PLANS. DO NOT ALLOW MORE THAN 1" OF

) BACKFILL MIX PER SPECIFICATIONS AND SOIL TEST

2) PALM BRACE SYSTEM.

(4) ROOT BALL.

THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ZONE OF ROOT INITIATION IS 3"-5" BELOW FINISH GRADE. 3. DO NOT REMOVE ANY LIVE FRONDS PRIOR TO DIGGING AT THE NURSERY. 4. AFTER PLANTING, LOOSEN THE TWINE SO THAT THE FRONDS MAY MOVE, BUT THE TERMINAL BUD IS PROTECTED.

BLOCK, LOT NUMBER BLK 3 LOT B **CITY OF ADDISON PROJECT NUMBER**







1111 North Loop West, Suite 800 5741 Legacy Drive, Suite 320 Houston, Texas 77008 Plano, Texas 75024 713 869 1103 V

3855 BELT LINE RD, ADDISON TX 75001

Date / Time Plotted HEIGHTS VENTURE ARCHITECTS LLP 5741 LEGACY DR STE 320 7/21/2022 KENNY LAFOREST

EMS

Project Phase:

ARCHITECT HEIGHTS VENTURE ARCHITECTS LLP 5741 LEGACY DR STE 320 PLANO, TX 75024

A. THIS FACADE PLAN IS FOR CONCEPTUAL

REQUIRE REVIEW AND APPROVAL BY

DEVELOPMENT SERVICES

TO MATCH THE BUILDING

FESS DFW HOLDINGS LLC

SAAD JAWAD

832.638.2305

APPLICANT

PLANO, TX 75024

PREPARATION DATE

06.17.2022

281.854.6140

10190 KATY FRWY STE 350

ALL MECHANICAL UNITS SHALL BE

SCREENED FROM PUBLIC VIEW AS

. WHEN PERMITTED. EXPOSED UTILITY

ROOF ACCESS SHALL BE PROVIDED INTERNALLY, UNLESS OTHERWISE

PERMITTED BY THE CHIEF BUILDING

REQUIRED BY THE ZONING ORDINANCE

BOXES AND CONDUITS SHALL BE PAINTED

ALL SIGNAGE AREAS AND LOCATIONS ARE

SUBJECT TO APPROVAL BY DEVELOPMENT

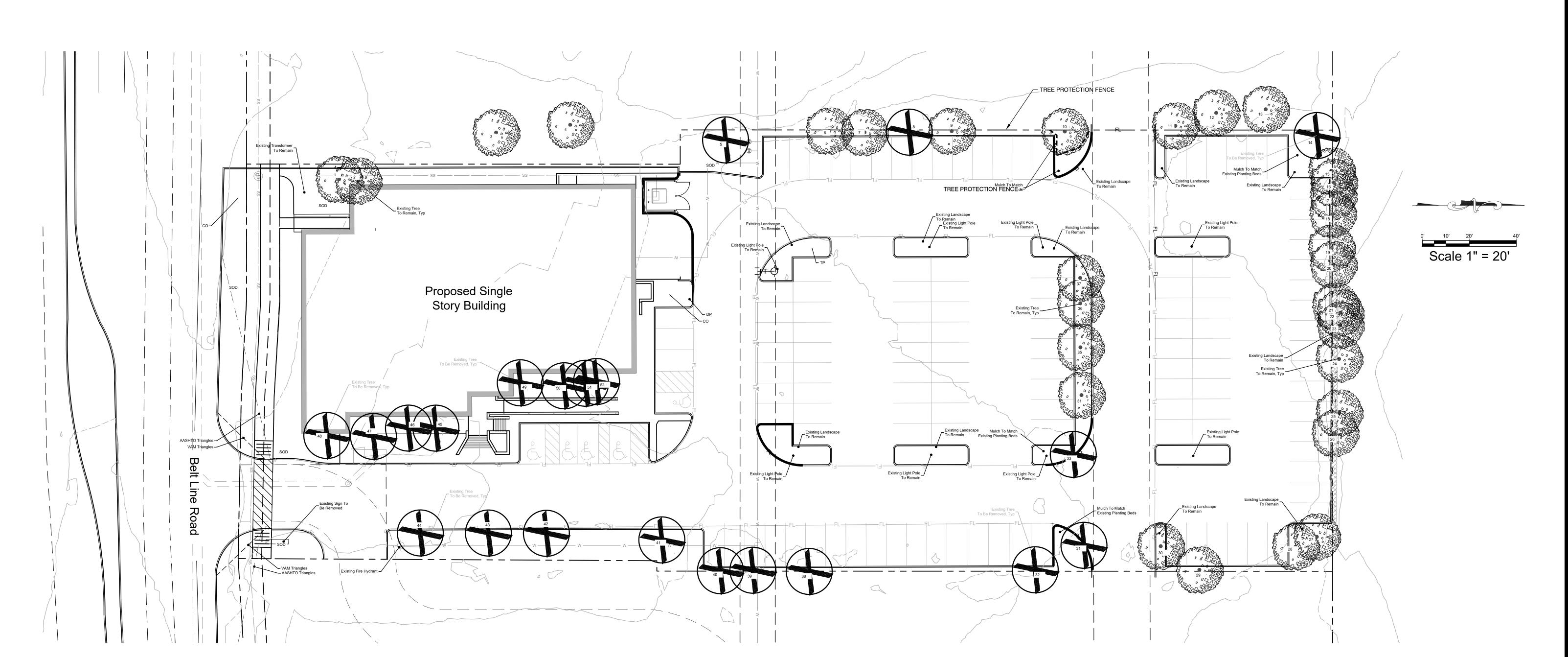
PURPOSES ONLY, ALL BUILDING PLANS

SUBDIVISION NAME BELTLINE MARSH BUSINESS PARK SUBDIVISION

LANDSCAPE

DETAILS &

SPECIFICATIONS

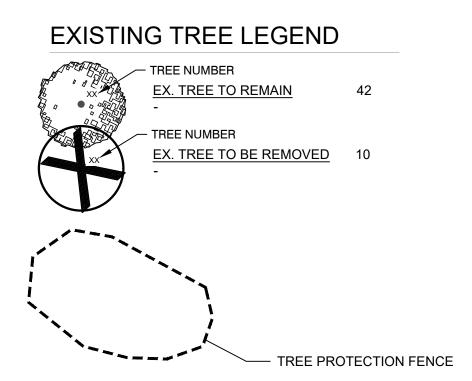




A DATE: IIS

TREE INVENTORY

TREE ID	SPECIES	DBH	CONDITION	COMMENT	STATUS
1	CRAPE MYRTLE LAGERSTROEMIA SP.	8	GOOD		REMAIN
2	RED OAK QUERCUS TEXANA	20	GOOD		REMAIN
3	RED OAK QUERCUS SHUMARDII	16	FAIR	TRUNK PRUNING WOUNDING	REMAIN
	RED OAK QUERCUS SHUMARDII	13	FAIR	TRUNK PRUNING WOUNDING	REMAIN
	RED OAK QUERCUS SHUMARDII		POOR	DISEASED	REMOV
	BRADFORD PEAR PYRUS CALLERYANA		GOOD		REMAIN
	BRADFORD PEAR PYRUS CALLERYANA		FAIR	LIMB FAILURE	REMAIN
	BRADFORD PEAR PYRUS CALLERYANA	10	POOR	TRUNK DECAY	REMOV
	BRADFORD PEAR PYRUS CALLERYANA	11	FAIR	LIMB FAILURE	REMAIN
	LIVE OAK QUERCUS VIRGINIANA	14	FAIR	FROST CRACK ON TRUNK	REMAIN
	LIVE OAK QUERCUS VIRGINIANA		FAIR	LIMITED ROOT VOLUME	REMAIN
	SIBERIAN ELM ULMUS PUMILA	9	FAIR	LIMB DECAY	REMAIN
	SIBERIAN ELM ULMUS PUMILA	-	FAIR	LIMB DECAY	REMAIN
	ITALIAN CYPRESS CUPRESSUS SEMPERVIRENS	9	POOR	DISEASE	REMAIN
	BALD CYPRESS TAXODIUM DISTICHUM		GOOD	DISEASE	REMAIN
	ITALIAN CYPRESS CUPRESSUS SEMPERVIRENS	8	POOR	DISEASE	REMAIN
	BALD CYPRESS TAXODIUM DISTICHUM	10	GOOD	DISEASE	REMAIN
	ITALIAN CYPRESS CUPRESSUS SEMPERVIRENS		POOR	DISEASE	
		8			REMAIN
	ITALIAN CYPRESS CUPRESSUS SEMPERVIRENS	8	POOR	DISEASE	REMAIN
	BALD CYPRESS TAXODIUM DISTICHUM	8	FAIR	YELLOW FOLIAGE	REMAIN
	ITALIAN CYPRESS CUPRESSUS SEMPERVIRENS	8	FAIR	DISEASE	REMAIN
	BALD CYPRESS TAXODIUM DISTICHUM	8	GOOD		REMAIN
	ITALIAN CYPRESS CUPRESSUS SEMPERVIRENS	10	FAIR	DISEASE	REMAIN
	ITALIAN CYPRESS CUPRESSUS SEMPERVIRENS	8	POOR	DISEASE	REMAIN
	ITALIAN CYPRESS CUPRESSUS SEMPERVIRENS		GOOD		REMAIN
	BALD CYPRESS TAXODIUM DISTICHUM	9	POOR	BROKEN TOP	REMAIN
	RED OAK QUERCUS TEXANA	14	GOOD		REMAIN
28	SIBERIAN ELM ULMUS PUMILA	9	FAIR	LIMB DECAY	REMAIN
29	SIBERIAN ELM ULMUS PUMILA	9	FAIR	LIMB DECAY	REMAI
30	LIVE OAK QUERCUS VIRGINIANA	14	GOOD		REMAIN
31	LIVE OAK QUERCUS VIRGINIANA	19	GOOD		REMOV
32	BRADFORD PEAR PYRUS CALLERYANA	10	POOR	TRUNK DECAY	REMOV
33	EASTERN RED CEDAR JUNIPEROUS VIRGINIANA	8	GOOD		REMOV
34	EASTERN RED CEDAR JUNIPEROUS VIRGINIANA	6	GOOD		REMAIN
35	EASTERN RED CEDAR JUNIPEROUS VIRGINIANA	6	GOOD		REMAIN
36	EASTERN RED CEDAR JUNIPEROUS VIRGINIANA	6	GOOD		REMAIN
37	SWEETGUM LIQUIDAMBER STYRACIFLUA	8	GOOD		REMAIN
38	BRADFORD PEAR PYRUS CALLERYANA	11	POOR	TRUNK DECAY	REMOV
39	BRADFORD PEAR PYRUS CALLERYANA	12	POOR	TOPPED	REMOV
40	BRADFORD PEAR PYRUS CALLERYANA	14	POOR	TRUNK DECAY	REMOV
41	BRADFORD PEAR PYRUS CALLERYANA	16	POOR	TRUNK DECAY	REMOV
42	BRADFORD PEAR PYRUS CALLERYANA	20	POOR	TRUNK DECAY	REMOV
43	BRADFORD PEAR PYRUS CALLERYANA	20	POOR	TRUNK DECAY	REMOV
	BRADFORD PEAR PYRUS CALLERYANA		POOR	TRUNK DECAY	REMOV
	PALM WASHINGTONIA SP.		GOOD		REMOV
	RED OAK QUERCUS TEXANA		GOOD		REMOV
	PALM WASHINGTONIA SP.	6	GOOD		REMOV
	PALM WASHINGTONIA SP.	6	GOOD		REMOV
	JAPANESE MAPLE ACER PALMATUM	6	FAIR	SUNSCALD	REMOV
	YAUPON ILEX VOMITORIA	8	GOOD		REMOV
	YAUPON ILEX VOMITORIA	6	GOOD		REMOV
	YAUPON ILEX VOMITORIA	6	GOOD		REMOV



MITIGATION FOR REMOVAL OF EXISTING TREES

MITIGATION FOR REMOVAL OF 78" OF TREES SHALL BE ACHIEVED AS FOLLOWS:

PROPOSED TREE MITIGATION PROVIDED: 12 MITIGATION TREES

6 - 8" TREES 2 - 6" TREES 3 - 5" TREES 1 - 3" TREE

SEE PLANTING PLANS (LP-1) FOR PROPOSED TREE LOCATIONS MARKED WITH MX(X INDICATES DBH AS LISTED ABOVE).

OWNER
FESS DFW HOLDINGS LLC
10190 KATY FRWY STE 350
HOUSTON, TX 77043
SAAD JAWAD
832.638.2305

APPLICANT
HEIGHTS VENTURE ARCHITECTS LLP
5741 LEGACY DR STE 320
PLANO, TX 75024
KENNY LAFOREST
281.854.6140

ARCHITECT
HEIGHTS VENTURE ARCHITECTS LLP
5741 LEGACY DR STE 320
PLANO, TX 75024

SUBDIVISION NAME
BELTLINE MARSH BUSINESS PARK SUBDIVISION
BLOCK, LOT NUMBER
BLK 3 LOT B

PREPARATION DATE 06.17.2022

CITY OF ADDISON PROJECT NUMBER

TD 1

NOTE: TREE PROTECTION FOR ANY PRESERVED OR RELOCATED TREES MUST BE PROVIDED PER DETAILS AND SPECIFICATIONS ON SHEET TD-2. THESE MUST BE UP PRIOR TO THE COMMENCEMENT OF ANY WORK AND MAINTAINED THROUGHOUT CONSTRUCTION.

NOTE: ALL TREE TRIMMING MUST BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO COMMENCEMENT OF WORK. ALL TREE TRIMMING MUST BE DONE BY AN ISA CERTIFIED ARBORIST IN ACCORDANCE WITH LOCAL TREE PRESERVATION ORDINANCE.





HOUSTON
1111 North Loop West, Suite 800
HOUSTON, Texas 77008
713 869 1103 V

HOUSTON
1111 North Loop West, Suite 800
HOUSTON, Texas 77008
712 490 7292 V

LA PASHA

3855 BELT LINE RD, ADDISON,

TX 75001

Project Number: Sheet Size: 30 x 42

Date / Time Plotted: 7/21/2022

Drawn By: Checked By: EMS

Project Phase:

TREE DISPOSITION PLAN

TREE PROTECTION SPECIFICATIONS

MATERIALS

- 1. FABRIC: 4 FOOT HIGH ORANGE PLASTIC FENCING AS SHOWN ON THE PLANS AND SHALL BE WOVEN WITH 2 INCH MESH OPENINGS SUCH THAT IN A VERTICAL DIMENSION OF 23 INCHES ALONG THE DIAGONALS OF THE OPENINGS THERE SHALL BE AT LEAST 7 MESHES.
- 2. POSTS: POSTS SHALL BE A MINIMUM OF 72 INCHES LONG AND STEEL 'T' SHAPED WITH A MINIMUM WEIGHT OF 1.3 POUNDS PER LINEAR FOOT.
- 3. TIE WIRE: WIRE FOR ATTACHING THE FABRIC TO THE T-POSTS SHALL BE NOT LESS THAN NO. 12 GAUGE GALVANIZED WIRE.
- 4. USED MATERIALS: PREVIOUSLY-USED MATERIALS, MEETING THE ABOVE REQUIREMENTS AND WHEN APPROVED BY THE OWNER, MAY BE USED.

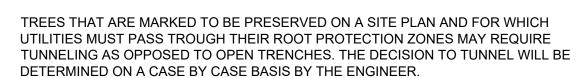
CONSTRUCTION METHODS

- 1. ALL TREES AND SHRUBS SHOWN TO REMAIN WITHIN THE PROXIMITY OF THE CONSTRUCTION SITE SHALL BE PROTECTED PRIOR TO BEGINNING ANY DEVELOPMENT ACTIVITY.
- 2. EMPLOY THE SERVICES OF AN ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) CERTIFIED ARBORIST AND OBTAIN ALL REQUIRED PERMITS TO PRUNE THE EXISTING TREES FOR CLEANING, RAISING AND THINNING, AS MAY BE REQUIRED.
- 3. PROTECTIVE FENCING SHALL BE ERECTED OUTSIDE THE CRITICAL ROOT ZONE (CRZ, EQUAL TO 1' FROM THE TRUNK FOR EVERY 1" OF DBH) AT LOCATIONS SHOWN IN THE PLANS OR AS DIRECTED BY THE LANDSCAPE CONSULTANT AND/OR CITY ARBORIST, AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS. FENCING SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION. TREES IN CLOSE PROXIMITY SHALL BE FENCED TOGETHER, RATHER THAN INDIVIDUALLY.
- 4. PROTECTIVE FENCE LOCATIONS IN CLOSE PROXIMITY TO STREET INTERSECTIONS OR DRIVES SHALL ADHERE TO THE APPLICABLE JURISDICTION'S SIGHT DISTANCE CRITERIA.
- 5. THE PROTECTIVE FENCING SHALL BE ERECTED BEFORE SITE WORK COMMENCES AND SHALL REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PHASE.
- 6. THE INSTALLATION POSTS SHALL BE PLACED EVERY 6 FEET ON CENTER 18. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TREE PROTECTION AND EMBEDDED TO 18 INCHES DEEP. MESH FABRIC SHALL BE ATTACHED TO THE INSTALLATION POSTS BY THE USE OF SUFFICIENT WIRE TIES TO SECURELY FASTEN THE FABRIC TO THE T-POSTS TO HOLD THE FABRIC IN A STABLE AND UPRIGHT POSITION.
- WITHIN THE CRZ:
- a. DO NOT CLEAR, FILL OR GRADE IN THE CRZ OF ANY TREE. b. DO NOT STORE, STOCKPILE OR DUMP ANY JOB MATERIAL, SOIL OR
- RUBBISH UNDER THE SPREAD OF THE TREE BRANCHES. c. DO NOT PARK OR STORE ANY EQUIPMENT OR SUPPLIES UNDER THE
- d. DO NOT SET UP ANY CONSTRUCTION OPERATIONS UNDER THE TREE CANOPY (SUCH AS PIPE CUTTING AND THREADING, MORTAR MIXING,
- PAINTING OR LUMBER CUTTING). e. DO NOT NAIL OR ATTACH TEMPORARY SIGNS METERS, SWITCHES, WIRES, BRACING OR ANY OTHER ITEM TO THE TREES.
- f. DO NOT PERMIT RUNOFF FROM WASTE MATERIALS INCLUDING SOLVENTS, CONCRETE WASHOUTS, ASPHALT TACK COATS (MC-30 OIL), ETC. TO ENTER THE CRZ. BARRIERS ARE TO BE PROVIDED TO PREVENT SUCH RUNOFF SUBSTANCES FROM ENTERING THE CRZ WHENEVER POSSIBLE, INCLUDING IN AN AREA WHERE RAIN OR SURFACE WATER COULD CARRY SUCH MATERIALS TO THE ROOT SYSTEM OF THE TREE.

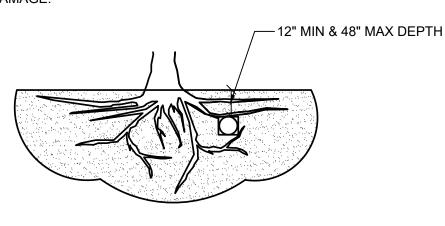
- 8. ROUTE UNDERGROUND UTILITIES TO AVOID THE CRZ. IF DIGGING IS UNAVOIDABLE, BORE UNDER THE ROOTS, OR HAND DIG TO AVOID SEVERING THEM.
- WHERE EXCAVATION IN THE VICINITY OF TREES MUST OCCUR, SUCH AS FOR IRRIGATION INSTALLATION, PROCEED WITH CAUTION, AND USING HAND TOOLS ONLY.
- 10. THE CONTRACTOR SHALL NOT CUT ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATION OCCURS NEAR EXISTING TREES. ALL ROOTS LARGER THAN ONE INCH IN DIAMETER ARE TO BE CUT CLEANLY. FOR OAKS ONLY, ALL WOUNDS SHALL BE PAINTED WITH WOUND SEALER WITHIN 30 MINUTES
- 11. REMOVE ALL TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS BY HAND.
- 12. TREES DAMAGED OR KILLED DUE TO CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED AT THE CONTRACTOR'S EXPENSE AND TO THE PROJECT OWNER'S AND LOCAL JURISDICTION'S SATISFACTION.
- 13. ANY TREE REMOVAL SHALL BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO ITS REMOVAL, AND THE CONTRACTOR SHALL HAVE ALL REQUIRED PERMITS FOR SUCH ACTIVITIES.
- 14. COVER EXPOSED ROOTS AT THE END OF EACH DAY WITH SOIL, MULCH OR WET BURLAP.
- 15. IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DUING CONSTRUCTION AND WHERE HEAVY TRAFFIC IS ANTICIPATED, COVER THE SOIL WITH EIGHT INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. THIS EIGHT INCH DEPTH OF MULCH SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
- 16. WATER ALL TREES IMPACTED BY CONSTRUCTION ACTIVITIES, DEEPLY ONCE A WEEK DURING PERIODS OF HOT DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
- 17. WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.
- FENCING WHEN ALL THREATS TO THE EXISTING TREES FROM CONSTRUCTION-RELATED ACTIVITIES HAVE BEEN REMOVED.

TREE PROTECTION GENERAL NOTES

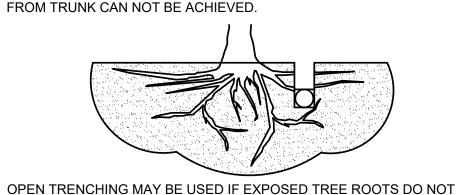
- (A) PRIOR TO THE LAND CLEARING STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL CLEARLY MARK ALL PROTECTED TREES FOR WHICH A TREE REMOVAL PERMIT HAS NOT BEEN ISSUED AND SHALL ERECT BARRIERS FOR THE PROTECTION OF THE TREES ACCORDING TO THE FOLLOWING: (1) AROUND AN AREA AT OR GREATER THAN A SIX-FOOT RADIUS OF ALL SPECIES OF MANGROVES AND PROTECTED CABBAGE PALMS; (2) AROUND AN AREA AT OR GREATER THAN THE FULL DRIPLINE OF ALL PROTECTED NATIVE PINES; AROUND AN AREA AT OR GREATER THAN TWO-THIRDS OF THE DRIPLINE OF ALL OTHER PROTECTED
- (B) NO PERSON SHALL ATTACH ANY SIGN, NOTICE OR OTHER OBJECT TO ANY PROTECTED TREE OR FASTEN ANY WIRES, CABLES, NAILS OR SCREWS TO ANY PROTECTED TREE IN ANY MANNER THAT COULD PROVE HARMFUL TO
- THE PROTECTED TREE, EXCEPT AS NECESSARY IN CONJUNCTION WITH ACTIVITIES IN THE PUBLIC INTEREST. (C) DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT THE CLEANING OF EQUIPMENT OR MATERIAL WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OR ON THE NEARBY GROUND OF ANY TREE OR GROUP OF TREES WHICH IS TO BE PRESERVED. WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OF ANY TREE OR ON NEARBY GROUND, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT STORAGE OF BUILDING MATERIAL AND/OR EQUIPMENT, OR DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR ANY OTHER MATERIAL HARMFUL TO THE LIFE
- (D) NO PERSON SHALL PERMIT ANY UNNECESSARY FIRE OR BURNING WITHIN 30 FEET OF THE DRIPLINE OF A PROTECTED TREE.
- (E) ANY LANDSCAPING ACTIVITIES WITHIN THE BARRIER AREA SHALL BE ACCOMPLISHED WITH HAND LABOR. (F) PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY OR COMPLIANCE FOR ANY DEVELOPMENT, BUILDING OR STRUCTURE, ALL TREES DESIGNATED TO BE PRESERVED THAT WERE DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR WITH TREES OF EQUIVALENT DIAMETER AT BREAST HEIGHT TREE CALIPER AND OF THE SAME SPECIES AS SPECIFIED BY THE CITY REPRESENTATIVE, BEFORE OCCUPANCY OR USE,
- UNLESS APPROVAL FOR THEIR REMOVAL HAS BEEN GRANTED UNDER PERMIT. (G) THE CITY REPRESENTATIVE MAY CONDUCT PERIODIC INSPECTIONS OF THE SITE DURING LAND CLEARANCE AND
- (H) IF, IN THE OPINION OF THE CITY REPRESENTATIVE, DEVELOPMENT ACTIVITIES WILL SO SEVERELY STRESS SLASH PINES OR ANY OTHER PROTECTED TREE SUCH THAT THEY ARE MADE SUSCEPTIBLE TO INSECT ATTACK, PREVENTATIVE SPRAYING OF THESE TREES BY THE CONTRACTOR MAY BE REQUIRED.



TUNNELS SHALL BE DUG THROUGH THE ROOT PROTECTION ZONE IN ORDER TO MINIMIZE ROOT DAMAGE.



TUNNEL TO MINIMIZE ROOT DAMAGE (TOP) AS OPPOSED TO SURFACE-DUG TRENCHES IN ROOT PROTECTION ZONE WHEN THE 5' MINIMUM DISTANCE

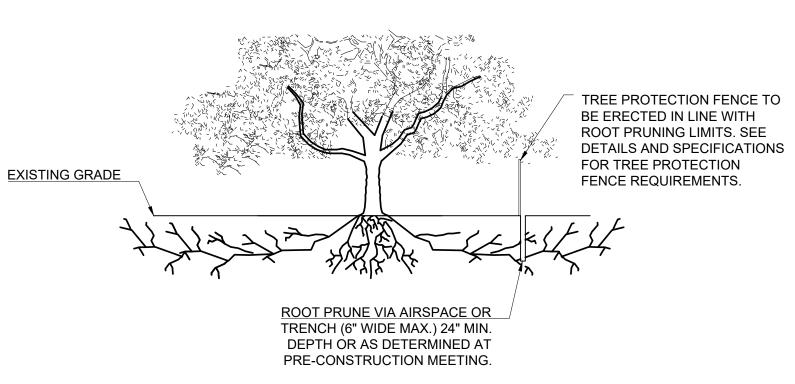


BORING THROUGH ROOT PROTECTION ZONE

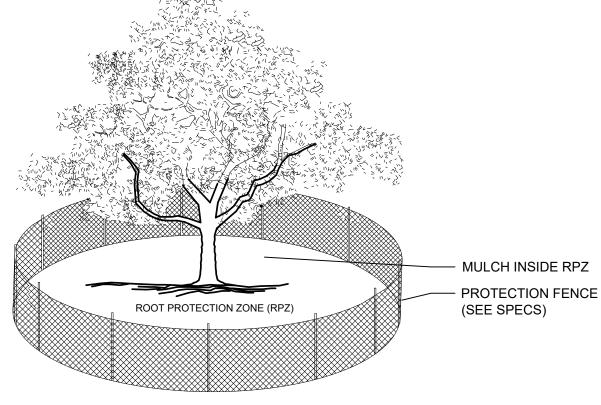
EXCEED 3" OR ROOTS CAN BE BENT BACK.

1. RETENTION AREAS WILL BE SET AS PART OF THE REVIEW PROCESS AND

- PRE-CONSTRUCTION MEETING. 2. BOUNDARIES OF RETENTION AREAS MUST BE STAKED AT THE PRE-CONSTRUCTION MEETING AND FLAGGED PRIOR TO ROOT PRUNING. EXACT LOCATION OF ROOT PRUNING SHALL BE DETERMINED IN THE FIELD IN COORDINATION WITH THE FORESTRY INSPECTOR.
- TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH EXCAVATED SOIL OR OTHER ORGANIC SOIL AS SPECIFIED PER PLAN OR BY THE FORESTRY INSPECTOR. ROOTS SHALL BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT. ROT PRUNING METHODS AND MEANS MUST BE IN ACCORDANCE WITH ANSI STANDARD A3000.
- 6. ALL PRUNING MUST BE EXECUTED AT LOD SHOWN ON PLANS OR AS AUTHORIZED IN WRITING BY THE FORESTRY INSPECTOR.
- SUPPLEMENTAL WATERING MAY BE REQUIRED FOR ROOT PRUNED TREES THROUGHOUT THE GROWING SEASON DURING CONSTRUCTION AND SUBSEQUENT WARRANTY AND MAINTENANCE PERIOD.

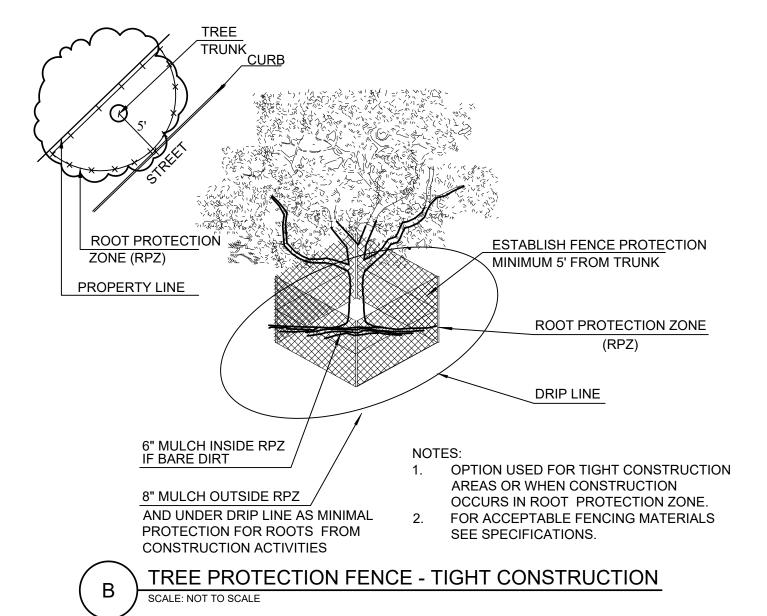






 THE FENCING LOCATION SHOWN ABOVE IS DIAGRAMATIC ONLY AND WILL CONFORM TO THE DRIP LINE AND BE LIMITED TO PROJECT BOUNDARY. WHERE MULTIPLE ADJACENT TREES WILL BE ENCLOSED BY FENCING, THE FENCING SHALL BE CONTINUOUS AROUND ALL TREES. 2. FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.









1111 North Loop West, Suite 800 5741 Legacy Drive, Suite 320 Houston, Texas 77008 Plano, Texas 75024

10190 KATY FRWY STE 350 SAAD JAWAD 832.638.2305 APPLICANT

FESS DFW HOLDINGS LLC

HEIGHTS VENTURE ARCHITECTS LLP 5741 LEGACY DR STE 320 PLANO, TX 75024 KENNY LAFOREST 281.854.6140

ARCHITECT HEIGHTS VENTURE ARCHITECTS LLP 5741 LEGACY DR STE 320 PLANO, TX 75024

PREPARATION DATE

06.17.2022

SUBDIVISION NAME BELTLINE MARSH BUSINESS PARK SUBDIVISION **BLOCK, LOT NUMBER**

BLK 3 LOT B CITY OF ADDISON PROJECT NUMBER SPECS & DETAILS

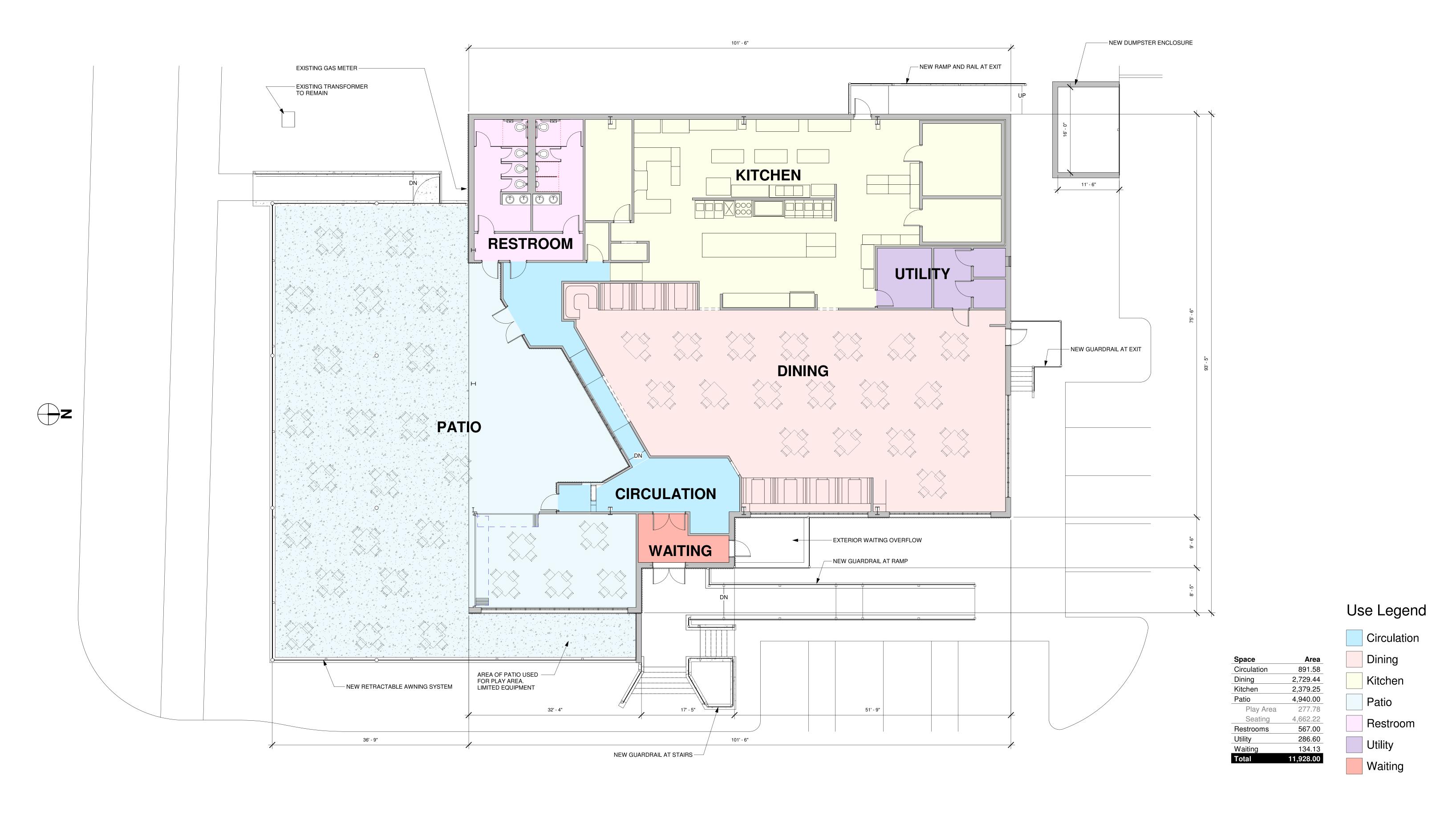
DISPOSITION

Date / Time Plotted

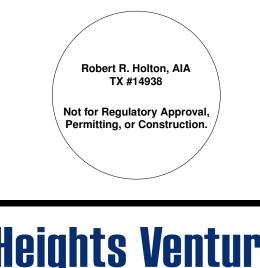
7/21/2022

EMS

Project Phase:



BUILDING FLOOR PLAN
1/8" = 1'-0"



HOUSTON
1111 North Loop West, Suite 800
Houston, Texas 77008
713 869 1103 V

ARCHITECTURE • DESIGN

DALLAS
5741 Legacy Drive, Suite 320
Plano, Texas 75024
972 490 7292 V

LA PASHA

3855 BELT LINE RD, ADDISON, TX 75001

Project Number:

22007

Date / Time Plotted:

8/9/2022 8:38:22 AM

Drawn By:

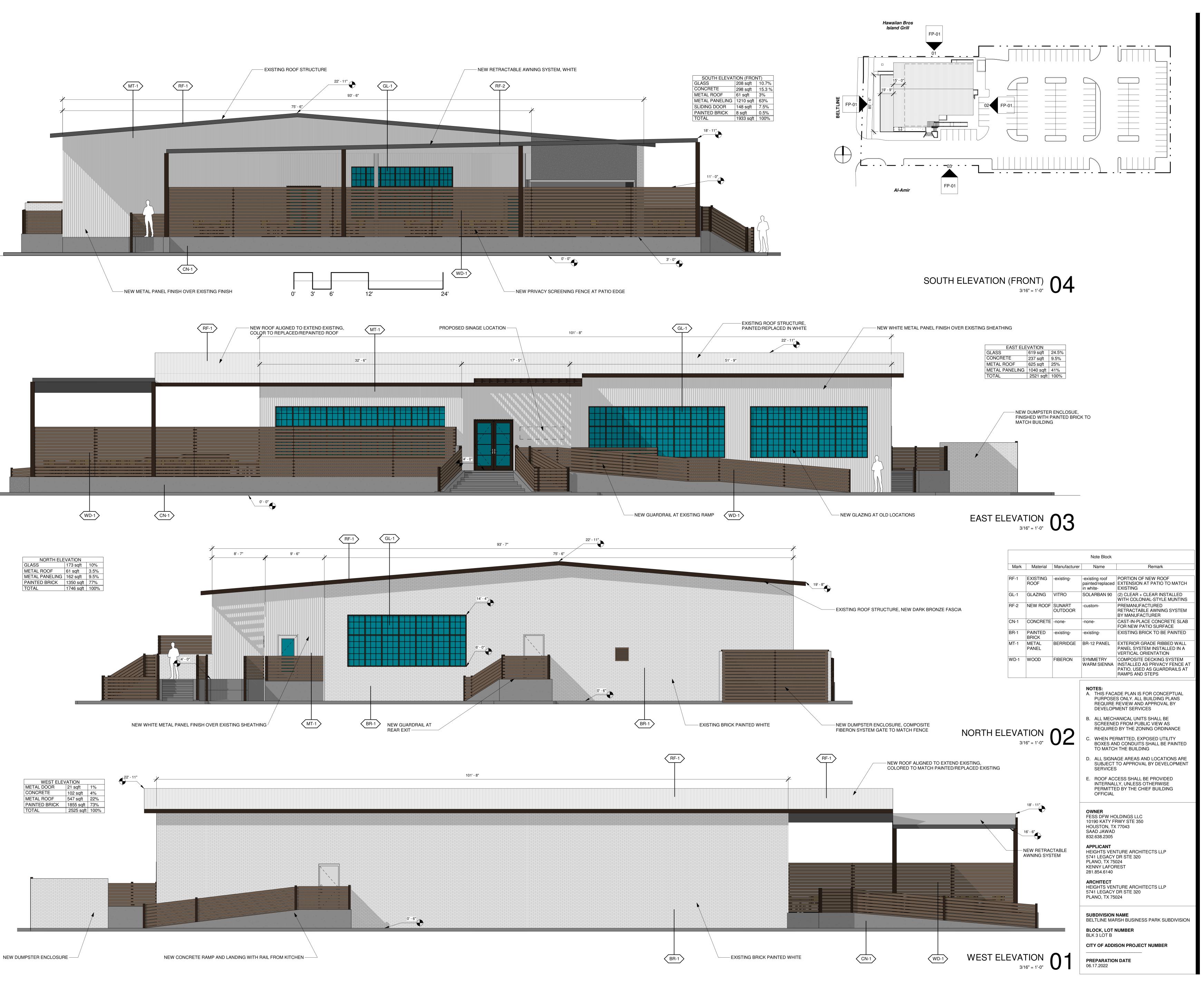
Checked By:

Project Phase:

CONSTRUCTION DRAWINGS

BUILDING PLAN

FP-02





Robert R. Holton, AIA TX #14938 Not for Regulatory Approval, Permitting, or Construction.

1111 North Loop West, Suite 800 5741 Legacy Drive, Suite 320 Houston, Texas 77008 Plano, Texas 75024 713 869 1103 V 972 490 7292 V

Houston, Texas 77008 713 869 1103 V

LA PASHA

3855 BELT LINE RD, ADDISON

TX 75001 22007 30 x 42 Date / Time Plotted: 7/21/2022 11:11:20 AM Drawn By: Project Phase: DESIGN DEVELOPMENT

FACADE PLAN

Council Meeting 7.

Meeting Date: 09/13/2022

Department: Finance

Pillars: Gold Standard in Financial Health

Milestones: Continue development and implementation of Long Term Financial

Plan

AGENDA CAPTION:

Hold a Public Hearing, Present, Discuss, and Consider Action on an Ordinance of the Town of Addison, Texas Approving and Adopting the Annual Budget for the Fiscal Year Beginning October 1, 2022 and Ending September 30, 2023, and Making Appropriations for Each Office, Department, Agency and Project of the Town, Providing that Expenditures for Said Fiscal Year Shall be Made in Accordance with the Adopted Budget, Unless Otherwise Authorized by an Ordinance Adopted by the City Council; Providing for Emergency Expenditures and Expenditures as Otherwise Allowed by Law.

BACKGROUND:

This is the second public hearing regarding the Town of Addison's Annual Budget for Fiscal Year (FY) 2023. The proposed FY2023 budget requests an appropriation of \$100,614,260 consisting of \$91,377,822 for operating expenditures, \$6,899,033 for capital improvements, \$1,677,405 for transfers, and \$660,000 for one-time decision packages. Listed below is a breakdown of funds:

Fund	Expenditure Amount
General	\$44,166,648
Hotel	6,906,049
Debt Service Combined	9,861,154
Economic Development	2,176,459
Infrastructure Investment	1,400,000
Airport	8,655,225
Utility	15,735,470
Stormwater	4,914,228
Combined Replacement	4,228,500
Combined Grants	13,700
Combined Special Revenues	2,556,827

Total \$100,614,260

Significant items in the proposed operating budget include:

- Revenues for all funds total \$89,782,283 an increase of \$4.79M compared to the FY 2022 budget. Primary revenues sources are property tax (\$32.96 million), sales tax (\$14.40 million), hotel occupancy tax (\$4.80 million) and utility service fees (\$15.27 million).
- Staffing level of 306.0 Full-time Equivalent (FTE) positions. This is an increase of 5.2 FTE's over FY 2022.
- Employee compensation allocation of approximately \$1.29 million in all funds for merit/market increases. This provides a pool equivalent to a 5.32 percent merit/market increase.

Significant decision packages include:

- \$500,000 funding for the creation of an Other Post-Employment Benefits (OPEB) trust.
- \$347,000 for Fire facility maintenance.
- \$82,000 for facility lightning protection.
- \$300,000 to utilize available Texas Ambulance Services Supplemental Payment Program (TASSPP) funds.
- \$110,000 for the painting of Wheeler Bridge.
- \$223,000 for Beltway Trail and Greenspace construction documents.
- \$55,280 for Beckert Park light bollard replacement and electrical improvements.
- \$260,000 to purchase chipper equipment for the Parks department.
- \$132,500 for a Park Land Dedication & Development fee study.
- \$192,459 for Addison Athletic Club fitness wing wall treatments.

The FY 2023 proposed five-year capital improvements budget totals \$43.53 million. Significant projects include:

- Midway Road Reconstruction (\$10.38 million),
- Vitruvian West Streetscape and Bella Lane Extension (\$2.25 million),
- Improvements to Existing Buildings (\$2.58 million),
- Keller Springs Reconstruction (\$10.20 million),
- Les Lacs Pond Improvements (\$1.27 million),
- Vitruvian Park Phase 9, Block 701 Improvements (\$0.84 million),
- Quorum Drive Reconstructions (\$0.75 million),
- Traffic Signal and ADA Improvements (\$1.4 million),
- Lake Forest Drive Utility Improvements (\$0.87 million),
- Rawhide Creek Basin Improvements Les Lacs Area (\$2.01 million),
- Bravo/Golf Taxiway Improvements (\$5.84 million),
- Reconstruction of Jimmy Doolittle Drive (\$1.55 million).

Texas Local Government Code (LGC) Sec. 102.006 requires the governing body

of a municipality to hold a public hearing on the proposed budget and provide for public notice of the date, time, and location of the hearing. This notice was published in the Dallas Morning News on Friday, August 26, 2022.

The Fiscal Year 2023 proposed budget can be found at the following link on the Town's website: https://addisontexas.net/finance/budget

RECOMMENDATION:

Administration recommends approval.

Attachments

Presentation - Budget Public Hearing Ordinance - Fiscal Year 2023 Budget Adoption Notice of Public Hearing Advertisement

Budget Public Hearing ADDISON FY 2023



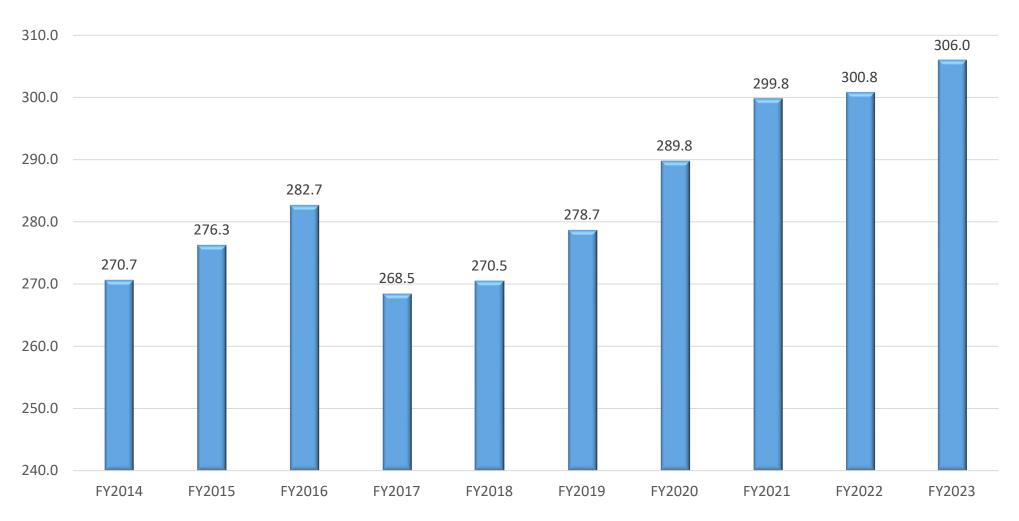
Staffing Summary



	2019	2020	2021	2022	2023
General Fund	227.1	235.2	232.8	231.2	233.7
Hotel Fund	17.0	17.0	9.0	9.0	10.5
Eco. Devo. Fund	4.0	4.0	4.0	4.0	4.0
Airport Fund	4.4	4.4	19.6	20.4	21.6
Utility Fund	22.2	22.2	27.4	28.2	28.2
Stormwater Fund	4.0	4.0	4.0	5.0	5.0
Cap. Proj. Fund	-	-	3.0	3.0	3.0
TOTAL	278.7	289.8	299.8	300.8	306.0

All Funds Staffing History





Departmental Staffing Summary

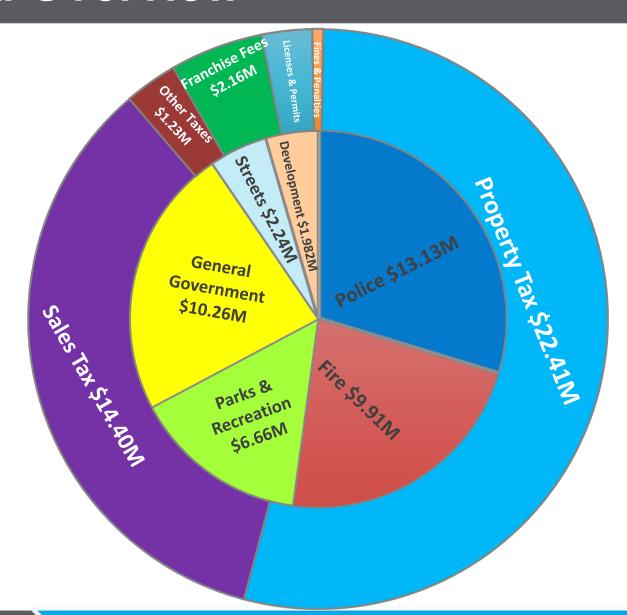


			EDCONN	EL CUMM	IA DV					
	2014	2015	2016	EL SUMN 2017	2018	2019	2020	2021	2022	2023
GENERAL FUND	2014	2013	2010	2017	2010	2013	2020	2021	2022	2023
City Secretary	0.0	0.0	0.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
City Manager	7.0	8.0	7.5	5.5	5.5	6.5	6.5	5.9	5.5	5.5
Finance	7.5	9.7	13.0	13.0	13.0	13.0	13.0	11.8	11.0	11.0
General Services	5.0	5.0	5.0	4.8	5.5	5.5	5.5	5.5	5.5	6.0
Municipal Court	5.7	5.7	5.8	5.8	5.8	5.0	5.0	5.0	5.0	5.0
Human Resources	4.2	3.5	4.0	4.0	4.0	4.0	4.0	3.4	3.0	3.0
Information Technology	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0
Police	75.3	79.8	79.8	71.0	71.0	72.0	74.0	74.0	74.0	75.0
Emergency Communications	13.5	13.5	14.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Fire	55.3	55.3	55.3	56.0	57.0	57.0	58.0	58.0	58.0	58.0
Development Services	7.2	7.2	7.2	11.0	11.0	12.0	13.1	13.1	14.1	15.1
Streets	5.0	5.4	5.4	6.4	6.4	7.4	7.4	7.4	7.4	7.4
Parks	21.0	21.0	22.0	22.0	22.0	21.0	25.0	25.0	25.0	25.0
Recreation	14.6	15.1	15.1	15.7	15.7	15.7	15.7	15.7	15.7	15.7
GENERAL FUND TOTAL	228.3	236.2	241.6	223.2	224.9	227.1	235.2	232.8	231.2	233.7
HOTEL FUND	16.7	14.8	14.8	16.7	17.0	17.0	17.0	9.0	9.0	10.5
ECONOMIC DEVELOPMENT	0.0	4.0	4.0	4.0	4.0	4.0	4.0		4.0	4.0
FUND	3.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
AIRPORT FUND	3.0	3.0	3.0	3.4	3.4	4.4	4.4	19.6	20.4	21.6
UTILITY FUND	18.3	16.6	17.6	19.2	19.2	22.2	25.2	27.4	28.2	28.2
STORMWATER FUND	1.4	1.7	1.7	2.0	2.0	4.0	4.0	4.0	5.0	5.0
	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
CAPITAL PROJECTS FUND	0.0	0.0	0.0	0.0	0.0	0.0	0.0	3.0	3.0	3.0
	270.7	276.3	282.7	268.5	270.5	278.7	289.8	299.8	300.8	306.0
TOTAL ALL FUNDS	210.1	210.3	202.1	200.5	210.3	210.1	209.0	299.0	300.0	300.0
CHANGE	10.5	5.6	6.4	(14.2)	2.0	8.2	11.1	10.0	1.0	5.2

^{*}Positions are shown as full-time equivalents (FTEs).

General Fund Overview





General Fund Overview (excluding transfers)



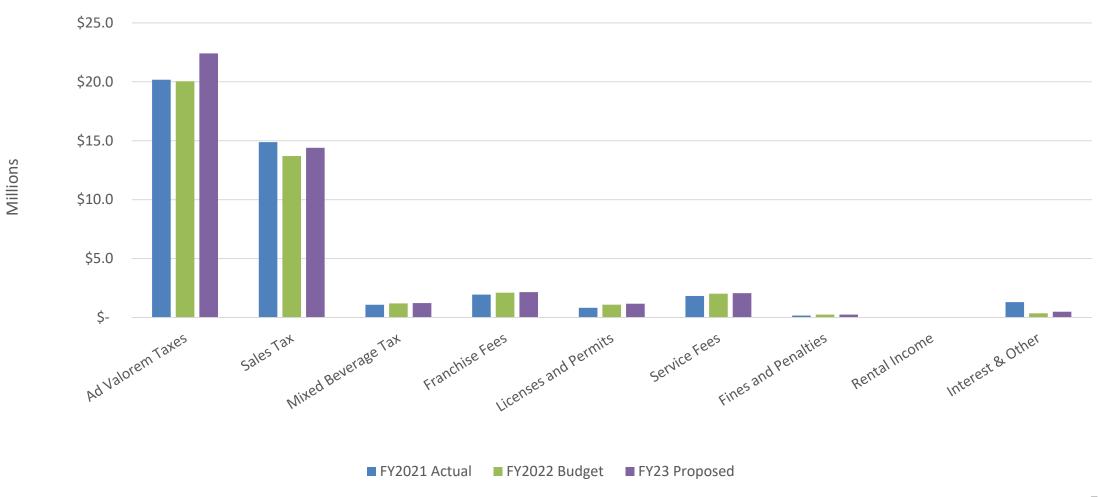
	FY2022 Budget	FY2023 Prop.	Difference
Total Revenue	\$40.76M	\$44.17M	\$3.41M
Total Operating Expense	40.73M	44.17M	\$3.44M
Revenue to Expense	\$0.03M	-	\$(0.03M)

Ad valorem taxes = \$22.41M Increase of \$2.37M

Sales tax = \$14.40M Increase of \$0.70M

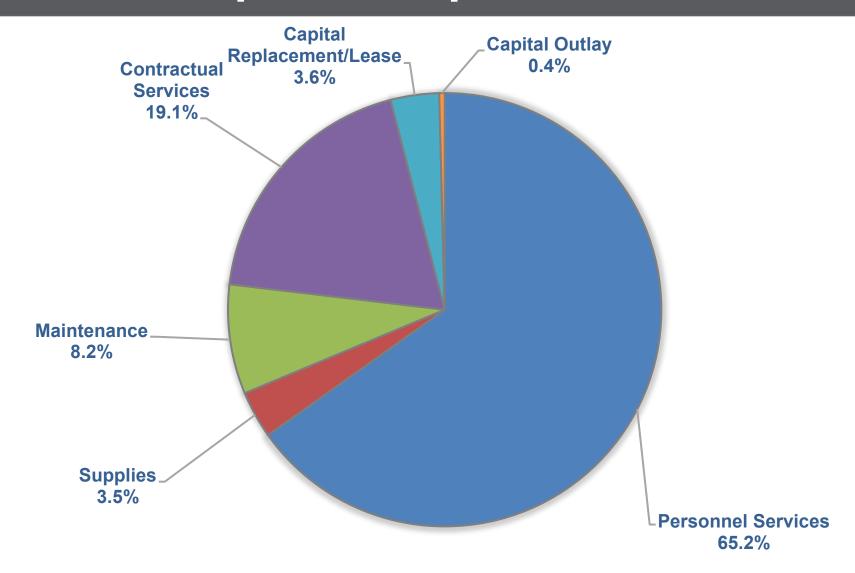
General Fund Revenues \$44.17M





General Fund Proposed Expenses \$44.17M





Self-Funded Project Fund Overview



	FY2021 Actual	FY2022 Budget	FY2022 Estimated	FY2023 Proposed
Beginning Fund Balance	\$2.00M	\$3.01M	\$4.81M	\$4.82M
Total Revenue	3.93M	-	1.40M	0.02M
Total Expense	1.12M	0.71M	1.39M	2.24M
Ending Fund Balance	\$4.81M	\$2.31M	\$4.82M	\$2.60M

Self-Funded Special Projects Fund Decision Package Summary – FY2023



Department	Decision Package	Recurring	One-Time	FTEs
Development Services	Management Analyst – New Position	-	\$3,000	-
Development Services	2021 International Code Adoption	-	\$5,000	-
Finance	OPEB Trust	-	\$500,000	-
Finance	BKD Consulting Fees - GASB 96	-	\$7,500	-
Finance	Capital Budget & Planning Software	-	\$2,400	-
Fire	Utilize Available TASSPP Funds	-	\$300,000	-
General Services	Fire Facility Maintenance	-	\$347,000	-

Self-Funded Special Projects Fund Decision Package Summary – FY2023



Department	Decision Package	Recurring	One-Time	FTEs
General Services	Facility Lightening Protection	-	\$82,000	-
Parks	Beltway Trail and Greenspace Construction Documents	-	\$223,000	-
Parks	Beckert Park Light Bollard Replacement & Electrical Work	-	\$55,280	-
Parks	Purchase Chipper Equipment	-	\$260,000	-
Parks	Park Land Dedication & Development Fee Study	-	\$132,500	-
Police	Animal Control Office Space	-	\$4,000	-

Self-Funded Special Projects Fund Decision Package Summary – FY2023



Department	Decision Package	Recurring	One-Time	FTEs
Police	New Position - Records Clerk	-	\$11,517	-
Recreation	AAC Fitness Wing Wall Treatments	-	\$192,459	-
Streets	Wheeler Bridge Painting	-	\$110,000	-
SELF FUNDED SPECIAL PROJEC	-	\$2,235,656	-	

Hotel Fund Overview (excluding transfers)

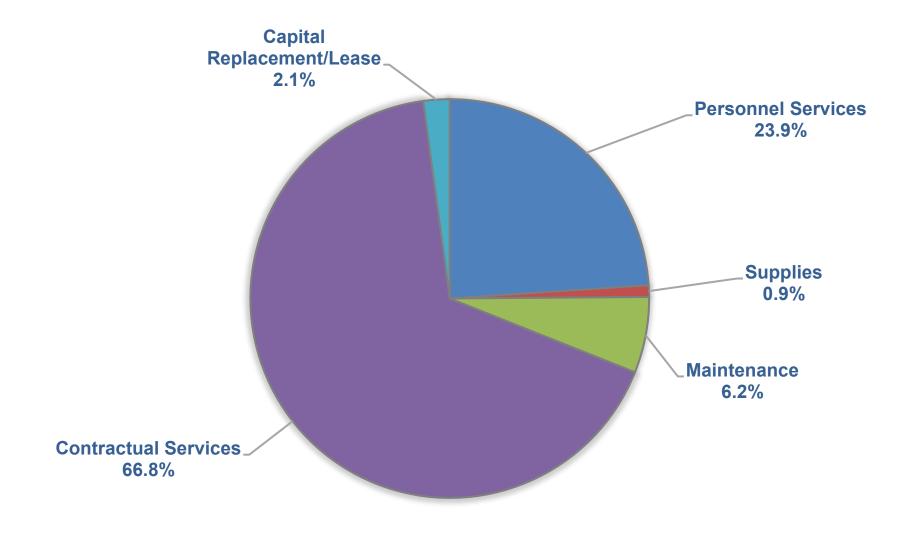


	FY2022 Budget	FY2023 Prop.	Difference
Total Revenue	\$7.42M	\$5.98M	\$(1.44M)
Total Expense	\$5.56M	\$6.11M	\$0.55M
Revenue to Expense	\$1.86M	\$(0.13M)	\$(1.99M)

Hotel Taxes = \$4.8M Special Events Revenues = \$1.1M

Hotel Fund Proposed Expenses \$6.11M





Economic Development Fund (Excluding Transfers)



	FY2022 Budget	FY2023 Prop.	Difference
Total Revenue	\$1.22M	\$1.36M	\$0.14M
Total Expense	\$2.01M	\$2.18M	\$0.17M
Revenue to Expense	\$(0.79M)	\$(0.82M)	\$(0.03M)

Funding Sources

Ad Valorem = \$1.28M

Hotel Fund Transfer = \$0.77M

Expenses

Incentives = \$0.16M

Operations = \$1.17M

Tourism = \$0.85M

Utility Operating Fund



	FY2022 Budget	FY2023 Prop.	Difference
Total Revenue	\$14.44M	\$15.40M	\$0.96M
Total Operating Expense	\$14.43M	\$15.32M	\$0.89M
Revenue to Expense	\$0.01M	\$0.08M	\$0.07M

Water

Sales = \$8.45M

Purchases = \$4.33M

Wastewater

Charges = \$6.71M

Treatment = \$3.83M

Operations = \$5.41M

Debt Service = \$1.75M

Water and Sewer Rate Changes



Sample Residential Water and Sewer Bill

Consumption	Existing	New Rate	Change
5,000 gallons	\$61.19	\$64.25	\$3.06
8,000 gallons	\$89.98	\$94.48	\$4.50
10,000 gallons	\$109.17	\$114.63	\$5.46

Stormwater Operating Fund



	FY2022 Budget	FY2023 Prop.	Difference
Total Revenue	\$2.57M	\$2.65M	\$0.08M
Total Operating Expense	\$1.55M	\$1.46M	\$(0.09M)
Revenue to Expense	\$1.02M	\$1.19M	\$0.17M

Drainage Fees = \$2.55M

No rate increases

Expenses = \$1.46M

For operations only

Debt payment of \$0.49M

Airport Operating Fund



	FY2022 Bud.	FY2023 Prop.	Difference
Total Revenue	\$7.06M	\$6.69M	\$(0.37M)
Total Operating Expense	\$5.18M	\$5.56M	\$0.38M
Revenue to Expense	\$1.88M	\$1.13M	\$(0.75M)

Funding Sources

Service Fees = \$1.28M

Leases = \$5.30M

Expenses

Operations = \$4.68M

Debt = \$0.89M

Capital Improvement Projects All Funds



	Est. FY2022	FY2023	FY2024	FY2025	FY2026	Total
General Obligation & Cert. of Obligation	\$28.90M	\$28.27M	\$10.98M	\$20.62M	\$16.27M	\$105.03M
Streets Self-Funded Fund	-	-	-	-	\$0.36M	\$0.36M
Infrastructure Investment Fund	\$0.10M	\$1.40M	-	-	-	\$1.50M
Utility Certificates of Obligation	\$2.91M	\$2.42M	\$2.74M	\$2.15M	\$5.48M	\$15.70M
Utility Fund Cash Reserves	\$0.08M	\$0.08M	\$0.20M	\$0.22M	\$0.39M	\$0.97M
Stormwater Certificates of Obligation	\$0.74M	-	-	-	-	\$0.74M
Stormwater Fund Cash Reserves	\$0.82M	\$2.84M	\$3.51M	\$0.97M	-	\$8.14M
Airport Fund Grant Funds	\$1.47M	\$5.95M	\$1.01M	-	-	\$8.43M
Airport Fund Cash Reserves	\$1.67M	\$2.58M	\$0.11M	-	-	\$4.36M
TOTAL PROJECTS	\$36.69M	\$43.53M	\$18.55M	\$23.96M	\$22.50M	\$145.23M



QUESTIONS?

(this ordinance must be approved by a roll call vote)

TOWN OF ADDISON, TEXAS

ORDINA	NCE	NO.	

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS APPROVING AND ADOPTING THE ANNUAL BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022 AND ENDING SEPTEMBER 30, 2023, AND MAKING APPROPRIATIONS FOR EACH OFFICE, DEPARTMENT, AGENCY, AND PROJECT OF THE TOWN, PROVIDING THAT EXPENDITURES FOR SAID FISCAL YEAR SHALL BE MADE IN ACCORDANCE WITH THE ADOPTED BUDGET, UNLESS OTHERWISE AUTHORIZED BY AN ORDINANCE ADOPTED BY THE CITY COUNCIL; PROVIDING FOR EMERGENCY EXPENDITURES AND EXPENDITURES AS OTHERWISE ALLOWED BY LAW; PROVIDING FOR A REPEAL CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, in accordance with the Charter and State law, the City Manager of the Town of Addison, Texas ("City") has heretofore filed with the City Secretary a proposed budget for the City covering the fiscal year beginning October 1, 2022 and ending September 30, 2023; and

WHEREAS, the City, in accordance with law, posted the proposed budget on its internet website and made the same available for inspection by any person, and held two public hearings regarding the proposed budget and provided notice of such public hearings, and during the public hearings on the budget, all interested persons were given the opportunity to be heard for or against any item contained in said budget, and all said persons were heard, after which the public hearings were closed; and

WHEREAS, the City Council, upon full consideration of the matter, is of the opinion that the budget hereinafter set forth is proper and should be approved and adopted; and

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

Section 1. The above and foregoing recitals are true and correct and are incorporated into this Ordinance and made a part hereof for all purposes.

Section 2. That the budget for the Town of Addison, Texas for the Fiscal Year beginning October 1, 2022 and ending September 30, 2023, a true and correct copy of which is attached to this Ordinance as Exhibit A, is hereby adopted and approved. As set forth in the said budget, the sum of \$100,614,260 is hereby appropriated for budget expenditures and expenditures during the fiscal year shall be made in accordance with the budget approved by this Ordinance unless otherwise authorized by a duly enacted ordinance of the City.

<u>Section 3</u>. The budget as adopted hereby shall be deemed the official budget for the Town of Addison, Texas for the said fiscal year and a copy of the same attached hereto and marked as "<u>Exhibit A</u>" shall be filed and kept on file with the City Secretary, shall be posted on the City's internet website, shall be filed with the Dallas County Clerk and the State Comptroller of Public

OFFICE OF THE CITY SECRETARY	ORDINANCE NO.

Accounts at Austin in accordance with the Town Charter and state law, and shall be open to inspection by any interested persons. In addition, the record vote of each member of the City Council by name voting on the adoption of the budget shall be posted on the City's internet website until the first anniversary of the date the budget is adopted.

Section 4. Pursuant to state law, no expenditure of the funds of the City shall hereafter be made except in compliance with the budget and applicable state law; provided, however, that in case of grave public necessity emergency expenditures to meet unusual and unforeseen conditions, which could not by reasonable, diligent thought and attention have been included in the original budget, may from time to time be authorized by the City Council as amendments to the original budget. Pursuant to the City's Charter and state law, the Council may make emergency appropriations to address a public emergency affecting life, health, property or the public peace and other appropriations as authorized thereby.

<u>Section 5</u>. Funds for the capital improvements listed for FY2023 are hereby appropriated and the entire Capital Improvements Plan for fiscal year ending 2023 is hereby adopted. As set forth in the said budget, the sum of \$43,530,204 is hereby appropriated for capital improvements and expenditures during the fiscal year shall be made in accordance with the budget approved by this Ordinance unless otherwise authorized by a duly enacted ordinance of the City.

Section 6. The cover page for the budget attached to this Ordinance, that includes the property tax rates for the current fiscal year, including (a) the property tax rate, (b), the no-new revenue tax rate, (c) the no-new revenue maintenance and operations tax rate, (d) the voter-approval tax rate, and (e) the debt service rate, shall be and is hereby filed with the City Secretary and shall be posted on the City's internet website.

<u>Section 7</u>. 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 8. The sections, paragraphs, sentences, phrases, and words of this Ordinance are severable, and if any section, paragraph, sentence, phrase, or word in this Ordinance or application thereof to any person or circumstance is held invalid, void, unlawful 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, voidness, unlawfulness or unconstitutionality, which remaining portions shall remain in full force and effect.

Section 9. This Ordinance shall take effect upon its passage.

ORDINANCE NO	

ATTEST:	Joe Chow, Mayor
rma Parker, City Secretary	
APPROVED AS TO FORM:	
Whitt Wyatt, City Attorney	

Town of Addison Fiscal Year 2021-2022 Budget Cover Page

This budget will raise more revenue from property taxes than last year's budget by an amount of \$3,032,233 which is a 10.07 percent increase from last year's budget. The property tax revenue to be raised from new property added to the tax roll this year is \$267,989.

The members of the governing body voted on the budget as follows:

FOR:

AGAINST:

PRESENT and not voting:

ABSENT:

Property Tax Rate Comparison	2022-2023	2021-2022
Property Tax Rate:	\$0.609822/100	\$0.614660/100
No-New Revenue Tax Rate:	\$0.563865/100	\$0.548593/100
No-New Revenue Maintenance &		
Operations Tax Rate:	\$0.405344/100	\$0.398306/100
Voter Approval Tax Rate:	\$0.689157/100	\$0.679498/100
Debt Rate:	\$0.164740/100	\$0.173551/100

Total debt obligation for Town of Addison secured by property

taxes: \$110,150,000

OFFICE OF THE CITY SECRETARY Page 4 of 40

ORDINANCE NO.

TOWN OF ADDISON COMBINED SUMMARY OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE **BY CATEGORY** FY2022-23 Debt Service Capital Special Revenue Funds Proprietary Funds Internal Total All Funds General Combined Combined Combined Infrastructure Combined Budget Estimated Actual 2022-23 2021-22 Fund Development Grants Debt Service Investment Utility Replacement 2020-21 BEGINNING BALANCES \$ 20,452,933 \$ 4,615,668 \$ 1,609,759 \$ 43,167 \$ 10,236,030 \$ 575,833 \$ 5,999,617 \$ 6,658,419 \$ 6,244,689 \$ 9,128,538 \$ 9,393,415 \$ 74,958,068 \$ 74,277,942 \$ 65,585,165 REVENUES: Ad valorem tax \$ 22,409,394 \$ - \$ 1,280,691 \$ - \$ 8,936,749 \$ 336,953 \$ - \$ - \$ 32,963,787 \$ 29,995,196 \$ 29,869,953 15,625,000 4,800,000 20,425,000 20,855,000 18,488,945 Non-property taxes 2,155,000 40,000 2,220,000 1,989,938 Franchise fees 2,195,000 Licenses and permits 1,170,100 1,170,100 1,090,100 826,383 8,100 50.000 58.100 2.072.836 1.785.366 Intergovernmental Service fees 2,068,490 1,127,000 60,000 1,276,600 15,269,420 2,554,023 \$ 2,140,963 24,496,496 24,010,811 22,779,261 Fines and penalties 245,000 29,872 274,872 290,756 239,594 Rental income 8,000 30,000 5,301,700 5,339,700 5,681,000 4,509,802 Interest & other income 490,500 20,100 20,000 400 38,800 15,000 226,667 60,000 130,356 100,000 \$ 1,181,823 2,329,457 3,544,992

TOTAL OPERATIONAL REVENUE	\$ 44,171,484	\$ 5,977,100	\$ 1,360,691 \$	8,500 \$	108,672 \$	8,951,749 \$	563,620	\$ 6,688,300 \$	15,399,776 \$	2,654,023 \$	2,220,963 \$	88,104,878 \$	88,545,156 \$	84,034,235
Transfers from other funds Refunding Bond Proceeds	-	-	768,000 -	-	-	909,405 -	-		-	-	-	1,677,405 -	1,784,000 9,600,000	3,844,950 4,315,000
TOTAL REVENUES	\$ 44,171,484	5,977,100	\$ 2,128,691 \$	8,500 \$	108,672 \$	9,861,154 \$	563,620	\$ 6,688,300 \$	15,399,776 \$	2,654,023 \$	2,220,963 \$	89,782,283 \$	99,929,156 \$	92,194,185
TOTAL AVAILABLE RESOURCES	\$ 64,624,417	\$ 10,592,768	\$ 3,738,450 \$	51,667 \$	10,344,702 \$	10,436,987 \$	6,563,237	\$ 13,346,719 \$	21,644,465 \$	11,782,561 \$	11,614,378 \$	164,740,351 \$	174,207,098 \$	157,779,350
EXPENDITURES:														
Personnel Services	\$ 28,783,676	1,462,181	\$ 577,836 \$	- \$	25,671 \$	- \$	-	\$ 2,517,439 \$	2,833,900 \$	417,276 \$	- \$	36,617,979 \$	33,200,101 \$	31,100,114
Supplies	1,562,696	57,259	18,371	-	84,000	-	-	56,381	232,112	16,100	710,000	2,736,919	2,091,797	2,027,135
Maintenance	3,605,759	376,166	30,720	-	445,517	-	-	671,801	803,462	166,280	624,000	6,723,705	5,860,287	4,645,239
Contractual Services	8,439,006	4,081,875	1,461,160	13,700	647,400	5,000	-	1,164,992	9,496,383	359,710	-	25,669,226	24,330,465	20,992,593
Capital Replacement / Lease	1,597,511	130,568	13,372	-	-	-	-	232,928	206,584	10,000	-	2,190,963	12,435,316	12,435,357
Debt Service	-	-	-	-	-	9,856,154	-	885,718	1,744,029	491,390	-	12,977,291	12,876,324	12,789,810
Capital Outlay	178,000	-	-	-	1,354,239	-	-	35,000	-	-	2,894,500	4,461,739	2,017,861	2,942,296
TOTAL OPERATIONAL EXPENDITURES	\$ 44,166,648	6,108,049	\$ 2,101,459 \$	13,700 \$	2,556,827 \$	9,861,154 \$	-	\$ 5,564,259 \$	15,316,470 \$	1,460,756 \$	4,228,500 \$	91,377,822 \$	92,812,151 \$	86,932,545
Transfers to other funds	-	768,000	-	-	_	-	-	508,966	-	400,439	-	1,677,405	1,784,000	3,844,950
One-Time Decision Package	-	30,000	75,000	-	-	-	-	-	340,000	215,000	-	660,000	331,000	-
Capital Improvements	-	-	-	-	-	-	1,400,000	2,582,000	79,000	2,838,033	-	6,899,033	2,715,470	119,440
Payment to Escrow Agent	-	-	-	-	-	-	-	-	-	-	-	-	9,600,000	4,261,861
TOTAL EXPENDITURES	\$ 44,166,648	6,906,049	\$ 2,176,459 \$	13,700 \$	2,556,827 \$	9,861,154 \$	1,400,000	\$ 8,655,225 \$	15,735,470 \$	4,914,228 \$	4,228,500 \$	100,614,260 \$	107,242,621 \$	95,158,796
ENDING FUND BALANCES	\$ 20,457,769	\$ 3,686,719	\$ 1,561,991 \$	37,967 \$	7,787,875 \$	575,833 \$	5,163,237	\$ 4,691,494 \$	5,908,995 \$	6,868,333 \$	7,385,878 \$	64,126,091 \$	66,964,477 \$	62,620,554
Fund Balance Percentage	46.3%	60.4%	74.3%	277.1%	304.6%	5.8%	0.0%	84.3%	38.6%	470.2%	174.7%	70.2%	72.2%	72.0%

OFFICE OF THE CITY SECRETARY Page 5 of 40

ORDINANCE NO.

	TOWN OF AL				
	PERSONNEL S				
	FY2022-		E. Constant	Declarat	DIEEEDENOE
	Actual 2020-21	Budget 2021-22	Estimated 2021-22	Budget 2022-23	DIFFERENCE
GENERAL FUND	2020-21	2021-22	2021-22	2022-23	2022 to 2023
City Secretary					
City Secretary	1.0	1.0	1.0	1.0	_
only cooletally	1.0	1.0	1.0	1.0	-
0, 1, 0,					
City Manager's Office	4.0	4.0	4.0	4.0	
City Manager	1.0 1.4	1.0	1.0	1.0	- ,
Deputy City Manager Director of Administrative Services	1.4	1.0 1.0	1.0 1.0	1.0 1.0	
Assistant to City Manager	1.0	1.0	1.0	1.0	1.0
Management Analyst	1.0	1.0	1.0	1.0	(1.0)
Executive Assistant	1.0	1.0	1.0	1.0	(1.0)
Volunteer Coordinator	0.5	0.5	0.5	0.5	
Volunteer Coordinator	5.9	5.5	5.5	5.5	
					1
Finance Department	4.0				
Chief Financial Officer	1.0	1.0	1.0	1.0	
Controller	0.7	0.5	0.5	0.5	
Accounting Manager	1.0	1.0	1.0	1.0	-
Purchasing Manager	1.0	1.0	1.0	1.0	-
Budget Manager	1.0	1.0	1.0	1.0	-
Accounting Supervisor Senior Accountant	0.7 1.0	0.5	0.5	0.5 1.0	-
	1.0	1.0 1.0	1.0 1.0	1.0	- ,
Senior Budget Analyst Senior Treasury Analyst	1.0	1.0	1.0	1.0	-
Accountant	1.0	1.0	1.0	1.0	<u>-</u> ,
Senior Accounting Specialist	1.0	1.0	1.0	1.0	
Accounting Specialist	2.4	2.0	1.0	1.0	
Accounting Openialist	11.8	11.0	11.0	11.0	
General Services	4.0	4.0	4.0	4.0	
Director of General Services	1.0	1.0	1.0	1.0	-
Facilities Manager Facilities Supervisor	1.0	1.0	1.0	1.0	-
•	1.0	1.0	1.0	1.0	1.0
Management Assistant Department Assistant	- 0.5	0.5	- 0.5	1.0	
Facilities Specialist	1.0	1.0	1.0	1.0	(0.5)
Facilities Assistant	1.0	1.0	1.0	1.0	- .
Facilities Assistant	5.5	5.5	5.5	6.0	
		0.0	0.0	0.0	0.0
Municipal Court					
Municipal Court Administrator	1.0	1.0	1.0	1.0	-
Lead Deputy Court Clerk	1.0	1.0	1.0	1.0	
Deputy Court Clerk	2.0	2.0	2.0	2.0	
Municipal Judge	1.0	1.0	1.0	1.0	
	5.0	5.0	5.0	5.0	<u>-</u>

	TOWN OF AL				
	PERSONNEL S	UMMARY			
	FY2022-	-23			
	Actual	Budget	Estimated	Budget	DIFFERENCE
	2020-21	2021-22	2021-22	2022-23	2022 to 2023
GENERAL FUND					
Human Resources					
Director of Human Resources	1.0	1.0	1.0	1.0	-
Senior HR Business Partner	1.0	1.0	1.0	1.0	-
Talent Acquisition Partner	0.4	-	-	-	-
Human Resources Coordinator	1.0	1.0	1.0	1.0	-
	3.4	3.0	3.0	3.0	-
Information Technology					
Ex. Director of Business Performance	1.0	1.0	1.0	1.0	-
Senior Software Developer	1.0	1.0	-	-	-
Network Specialist	5.0	5.0	6.0	6.0	-
	7.0	7.0	7.0	7.0	-
					-
Police					
Police Chief	1.0	1.0	1.0	1.0	-
Assistant Police Chief	1.0	1.0	1.0	1.0	-
Captain	1.0	1.0	1.0	1.0	-
Lieutenant	5.0	5.0	5.0	5.0	-
Sergeant	8.0	8.0	8.0	8.0	-
Police Records Supervisor	1.0	1.0	1.0	1.0	-
Animal Control Supervisor	1.0	1.0	1.0	1.0	-
Police Officer	47.0	47.0	47.0	47.0	-
Animal Control Officer	2.0	2.0	2.0	2.0	-
Management Assistant	-	1.0	1.0	1.0	-
Department Assistant	3.0	2.0	2.0	2.0	-
Police Records Clerk	2.0	2.0	2.0	3.0	1.0
Crime Analyst	1.0	1.0	1.0	1.0	-
Property & Evidence Technician	1.0	1.0	1.0	1.0	-
	74.0	74.0	74.0	75.0	1.0
					
Fire	4.0	4.0	4.0	4.0	
Fire Chief	1.0	1.0	1.0	1.0	-
Deputy Fire Chief	1.0	2.0	2.0	2.0	-
Battalion Chief	3.0	3.0	3.0	3.0	-
Battalion Chief - Administration	1.0	1.0	1.0	1.0	-
Fire Captain	3.0	3.0	6.0	6.0	-
Fire Marshal	1.0	-	-	-	-
Fire Prevention Technician	1.0	1.0	1.0	1.0	-
Fire Lieutenant	6.0	6.0	3.0	3.0	-
Fire Equipment Operator/Paramedic	9.0	9.0	9.0	9.0	-
Firefighter/Paramedic	30.0	30.0	30.0	30.0	-
Fire Administrative Supervisor	1.0	1.0	1.0	1.0	-
Department Assistant	1.0	1.0	1.0	1.0	-
	58.0	58.0	58.0	58.0	

TOWN OF ADDISON PERSONNEL SUMMARY FY2022-23								
	FY2022- Actual	Budget	Estimated	Budget	DIFFERENCE			
	2020-21	2021-22	2021-22	2022-23	2022 to 2023			
GENERAL FUND								
Development Services								
Director of Development Services	1.0	1.0	1.0	1.0	-			
Building Official	1.0	1.0	1.0	1.0	- ,			
Development and Planning Manager	1.0	1.0	1.0	1.0	= ,			
Environmental Health Manager	1.0	1.0	1.0	1.0	= ,			
Senior Building Inspector	2.0	2.0	2.0	2.0	- ,			
Plans Examiner	1.0	1.0	1.0	1.0				
Senior Environmental Health Specialist	1.0	1.0	1.0	1.0				
Environmental Health Specialist	1.0	1.0	1.0	1.0				
Code Enforcement Officer	1.0	2.0	2.0	2.0				
Combination Building Inspector	0.1	0.1	0.1	0.1	,			
Management Analyst	-	-	-	1.0	1.0			
Department Assistant	1.0	1.0	1.0	1.0	= ,			
Senior Permit Technician	-	1.0	1.0	1.0				
Permit Technician	1.0	-	-	-	- ,			
Records Clerk	1.0 13.1	1.0	1.0	1.0 15.1	- 1.0			
	13.1	14.1	14.1	15.1	1.0			
Streets								
Streets and Traffic Manager	0.4	0.4	0.4	0.4				
Signs and Signals Technician	2.0	2.0	2.0	2.0				
Street Maintenance Worker	4.0	3.0	3.0	3.0				
Street Crew Leader	1.0	1.0	1.0	1.0				
Olioot Grow Esador	7.4	6.4	6.4	6.4				
		<u> </u>		<u> </u>				
Parks								
Director of Parks and Recreation	1.0	1.0	1.0	1.0	-			
Parks Contracts Manager	1.0	1.0	1.0	1.0	-			
Parks Superintendent	1.0	1.0	1.0	1.0	-			
Landscape Architect	1.0	1.0	1.0	1.0	-			
Parks Supervisor	4.0	5.0	5.0	5.0	-			
Parks Maintenance Technician	1.0	1.0	1.0	1.0	-			
Electrician	1.0	1.0	1.0	1.0	-			
Licensed Irrigator	3.0	3.0	3.0	3.0	-			
Management Assistant	-	1.0	1.0	1.0	-			
Department Assistant	1.0	-	-	-	-			
Groundskeeper - III	1.0	-	-	-	- '			
Groundskeeper - II	2.0	2.0	2.0	2.0	-			
Groundskeeper - I	8.0	8.0	8.0	8.0	<u> </u>			
	25.0	25.0	25.0	25.0				

	TOWN OF AL				
PE	RSONNEL S -FY2022				
	Actual	Budget	Estimated	Budget	DIFFERENCE
	2020-21	2021-22	2021-22	2022-23	2022 to 2023
GENERAL FUND					
Recreation					
Assistant Director of Recreation	1.0	1.0	1.0	1.0	-
Recreation Manager	-	-	-	1.0	
Recreation Supervisor	2.0	2.0	2.0	1.0	· ,
Recreation Coordinator	2.0	2.0	2.0	2.0	
Pool Supervisor	0.2	0.2	0.2	0.2	
Department Assistant	1.0	1.0	1.0	1.0	
Senior Lifeguard	0.2	0.2	0.2	0.2	
Recreation Assistant Childcare Assistant	3.5 1.0	3.5 1.0	3.5 1.0	3.5 1.0	
Camp Counselor	0.8	0.8	0.8	0.8	
Custodian	1.0	1.0	1.0	1.0	
Lifeguard	2.0	2.0	2.0	2.0	
Facility Attendant	1.0	1.0	1.0	1.0	
r domey reconduction	15.7	15.7	15.7	15.7	
·	10.7	10.7	10.7	10.1	
GENERAL FUND TOTAL	232.8	231.2	231.2	233.7	2.5
HOTEL FUND					
Communications & Marketing					
Director of Public Communications	1.0	1.0	1.0	1.0	-
Marketing and Communications Specialist	1.0	1.0	1.0	1.0	
	2.0	2.0	2.0	2.0	
On a dial Franch					
Special Events	4.0	4.0	4.0	4.0	
Director of Special Events Special Events Supervisor	1.0 1.0	1.0 1.0	1.0 1.0	1.0 1.0	
Special Events Supervisor Special Events Coordinator	2.0	2.0	2.0	2.0	
Sponsorship & Marketing Specialist	2.0	2. 0	2.0	1.0	
Department Assistant	0.5	0.5	0.5	1.0	0.5
Department /10010tant	4.5	4.5	4.5	6.0	1.5
•				0.0	
Addison Theatre Centre					
Theatre Centre Supervisor	1.0	1.0	1.0	1.0	-
Theatre Centre Attendant	0.5	0.5	0.5	0.5	
	1.5	1.5	1.5	1.5	
0					
General Hotel Operations	4.0	4.0	4.0	4.0	
Senior Accountant	1.0	1.0	1.0	1.0	
	1.0	1.0	1.0	1.0	
HOTEL FUND TOTAL	9.0	9.0	9.0	10.5	1.5
HOILLI UND TOTAL	შ.∪	9.0	უ.0	10.5	1.3

TOWN OF ADDISON PERSONNEL SUMMARY FY2022-23											
	Actual 2020-21	Budget 2021-22	Estimated 2021-22	Budget 2022-23	DIFFERENCE 2022 to 2023						
ECONOMIC DEVELOPMENT FUND	2020-21	2021-22	2021-22	2022-20	2022 10 2020						
Economic Development											
Director of Economic Development	1.0	1.0	1.0	1.0							
Economic Development Manager	1.0	1.0	1.0	1.0	- ,						
Economic Development Coordinator	1.0	1.0	1.0	1.0	-						
	3.0	3.0	3.0	3.0							
Tourism Services											
Tourism Manager	-	1.0	1.0	1.0	-]						
Tourism Coordinator	1.0	-	-	-	<u> </u>						
	1.0	1.0	1.0	1.0							
ECONOMIC DEVELOPMENT FUND TOTAL	4.0	4.0	4.0	4.0							
EGONOMIO DEVELOT MENTI GNO TOTAL	4.0	4.0	4.0	4.0							
AIRPORT FUND											
Deputy City Manager	0.3	0.5	0.5	0.5	- '						
Airport Director	1.0	1.0	1.0	1.0	-						
Airport Assistant Director	2.0	2.0	2.0	2.0	- 1						
GIS Manager	0.4	0.4	0.4	0.4	-						
Asset Manager	1.0	1.0	1.0	1.0	= ;						
Airport Maintenance Manager	1.0	1.0	1.0	1.0	-						
Airport Operations Manager	1.0	1.0	1.0	1.0	-						
Airport Accounting Manager	1.0	1.0	1.0	1.0	-						
Accounting Supervisor	0.3	0.5	0.5	0.5							
Police Officer	3.0	3.0	3.0	3.0	- ,						
Leasing Manager	1.0	1.0	1.0	1.0	-						
Talent Acquisition Partner	0.3	0.5	0.5	0.5	= ,						
Management Assistant	1.0	1.0	1.0	1.0	-						
Airport Operations Specialist	-	-	-	1.0	1.0						
Accounting Specialist	0.3	0.5	0.5	0.5	-						
Airport Maintenance Technician III	1.0	1.0	1.0	1.0	-						
Department Assistant	1.0	1.0	1.0	1.0	-						
Airport Maintenance Technician II	3.0	3.0	3.0	3.0							
Janitorial and Light Maintenance Worker	1.0	1.0	1.0	1.0	-						
Airport Summer Management Intern		<u>-</u>	-	0.2	0.2						
	19.6	20.4	20.4	21.6	1.2						
AIRPORT FUND TOTAL	19.6	20.4	20.4	21.6	1.2						

TOWN OF ADDISON											
PERSONNEL SUMMARY FY2022-23											
			Catimated	Dudget	DIEEEDENGE						
	Actual 2020-21	Budget 2021-22	Estimated 2021-22	Budget 2022-23	DIFFERENCE 2022 to 2023						
UTILITY FUND	2020-21	2021-22	2021-22	2022-23	2022 10 2023						
Utility Administration											
Deputy City Manager	0.3	0.5	0.5	0.5	<u>-</u>						
Director of Public Works and Engineering	1.0	1.0	1.0	1.0	_						
Assistant Director of Infrastructure Services	1.0	1.0	1.0	1.0	_						
GIS Manager	0.3	0.3	0.3	0.3	_ '						
Capital Improvement Program Manager	1.0	1.0	1.0	1.0	-						
Streets and Traffic Operations Manager	0.3	0.3	0.3	0.3	-						
Utilities Manager	2.0	2.0	2.0	2.0	-						
Right of Way Construction Manager	-	-	-	1.0	1.0						
Talent Acquisition Partner	0.3	0.5	0.5	0.5	- ,						
Water Quality Utility Supervisor	1.0	1.0	1.0	1.0	-						
Senior Construction Inspector	1.0	1.0	1.0	-	(1.0)						
Construction Inspector	2.0	2.0	2.0	2.0	- ,						
Utility Crew Leader	1.0	1.0	1.0	1.0							
Water Quality Specialist	2.0	2.0	2.0	2.0							
Accounting Specialist	0.3	0.5	0.5	0.5	- ,						
Utility Operator - III	4.0	4.0	4.0	4.0	- ,						
Department Assistant	1.0	1.0	1.0	1.0	- ,						
Utility Operator - II	2.0 5.0	2.0	2.0 5.0	2.0 5.0							
Utility Operator - I	25.5	5.0 26.1	26.1	26.1	<u>-</u> _						
	20.0	20.1	20.1	20.1							
Utility Billing											
Controller	0.3	0.5	0.5	0.5							
					-						
Utility Billing Supervisor	0.8	0.8	8.0	0.8	- ,						
Accounting Specialist	0.8	0.8	0.8	0.8							
	1.9	2.1	2.1	2.1							
UTILITY FUND TOTAL	27.4	28.2	28.2	28.2							
STORMWATER FUND											
GIS Manager	0.3	0.3	0.3	0.3	<u>.</u>						
Streets and Traffic Manager	0.3	0.3	0.3	0.3	_						
Stormwater and Operations Manager	1.0	1.0	1.0	1.0	_						
Utility Billing Supervisor	0.2	0.2	0.2	0.2	_						
Stormwater Operator	2.0	2.0	2.0	2.0	-						
Accounting Specialist	0.2	0.2	0.2	0.2	<u>-</u>						
Street Maintenance Worker	-	1.0	1.0	1.0	<u>-</u> '						
	4.0	5.0	5.0	5.0	-						
STORMWATER FUND TOTAL	4.0	5.0	5.0	5.0	-						
CAPITAL IMPROVEMENTS PROGRAM											
Bond Infrastructure Project Manager	1.0	1.0	1.0	1.0	<u>-</u>						
Bond Contract Administrator	1.0	1.0	1.0	1.0	_ '						
Major Capital Projects Construction Inspector		1.0	1.0	1.0	_						
CAPITAL IMPROVEMENTS PROGRAM TOTAL	3.0	3.0	3.0	3.0							
				5.0							
ALL FUNDS TOTAL	299.8	300.8	300.8	306.0	5.2						

OFFICE OF THE CITY SECRETARY
Page 11 of 40

ORDINANCE NO.____

TOWN OF ADDISON									
GENERAL FUND BY DEPARTMENT									
FY2022-23									
	Actual Budget Estimated							Budget	
		2020-21		2021-22		2021-22		2022-23	
BEGINNING BALANCES	\$	20,134,439	\$	20,149,761	\$	20,243,675	\$	20,452,933	
TOTAL OPERATIONAL REVENUE	\$	42,211,054	\$	40,759,996	\$	42,674,996	\$	44,171,484	
TOTAL AVAILABLE RESOURCES	\$	62,345,493	\$	60,909,757	\$	62,918,671	\$	64,624,417	
EXPENDITURES: General Government:									
City Secretary	\$	208,900	\$	221,275	\$	216,275	\$	232,150	
City Manager		1,233,580		1,204,501		1,204,501		1,309,782	
Finance		1,821,572		1,764,710		1,758,325		1,861,940	
General Services		1,182,479		756,057		1,256,057		1,108,609	
Municipal Court		646,453		712,737		712,737		741,479	
Human Resources		670,312		740,209		740,209		758,481	
Information Technology		1,897,336		2,257,050		2,215,764		2,418,608	
Combined Services City Council		1,073,544 312,169		1,362,400 245,981		1,362,400 345,981		1,485,125 342,850	
City Council	\$	9,046,345	\$	9,264,920	\$	9,812,249	\$	10,259,024	
Public Safety: Police	\$	10,288,616	\$	10,546,045	\$	10,463,790	\$	11,362,815	
Emergency Communications		1,392,569		1,594,245		1,594,245		1,764,387	
Fire		8,705,861		9,086,845		9,086,845		9,907,123	
	\$	20,387,046	\$	21,227,135	\$	21,144,880	\$	23,034,325	
Development Services	\$	1,560,348	\$	1,807,604	\$	1,749,463	\$	1,982,282	
Streets	\$	1,951,588	\$	2,136,422	\$	2,093,833	\$	2,236,000	
Parks and Recreation:									
Parks	\$	4,066,373	\$	4,505,219	\$	4,474,617	\$	4,751,045	
Recreation		1,629,168		1,790,696		1,790,696		1,903,972	
	\$	5,695,541	\$	6,295,915	\$	6,265,313	\$	6,655,017	
TOTAL OPERATIONAL EXPENDITURES	\$	38,640,868	\$	40,731,996	\$	41,065,738	\$	44,166,648	
Transfers to other funds		3,460,950		-		1,400,000		-	
TOTAL EXPENDITURES	\$	42,101,818	\$	40,731,996	\$	42,465,738	\$	44,166,648	
ENDING FUND BALANCES	\$	20,243,675	\$	20,177,761	\$	20,452,933	\$	20,457,769	
Fund Balance Percentage		52.4%		49.5%		49.8%		46.3%	

TOWN OF ADDISON									
HOTEL SPECIAL REVENUE FUND BY DEPARTMENT									
FY2022-23									
	Actual			Budget		Estimated		Budget	
		2020-21		2021-22		2021-22		2022-23	
BEGINNING BALANCES	\$	3,449,095	\$	2,285,310	\$	3,008,840	\$	4,615,668	
REVENUES:									
Hotel/Motel Occupancy Taxes	\$	2,523,560	\$	4,155,000	\$	4,155,000	\$	4,800,000	
Proceeds from Special Events		897,005		1,155,500		1,155,500		1,127,000	
Rental Income		86,403		85,000		85,000		30,000	
Intergovernmental - Federal		1,014,871		2,014,736		2,014,736		- ;	
Interest Earnings and Other		67,509		10,100		10,100		20,100	
TOTAL OPERATIONAL REVENUE	\$	4,589,349	\$	7,420,336	\$	7,420,336	\$	5,977,100	
TOTAL REVENUES	_\$_	4,589,349	\$	7,420,336	\$	7,420,336	\$	5,977,100	
TOTAL AVAILABLE RESOURCES	\$	8,038,444	\$	9,705,646	\$	10,429,176	\$	10,592,768	
EXPENDITURES:									
Addison Theatre Centre	\$	261,323	\$	275,208	\$	275,208	\$	283,279	
Conference Centre	Ψ	242,199	Ψ	200,977	Ψ	212,138	Ψ	220,510	
General Hotel Operations		23,085		198,129		164,114		186,197	
Marketing		859,612		1,139,905		1,139,905		1,193,362	
Performing Arts		375,989		329,089		329,089		379,089	
Special Events		2,001,576		2,425,736		2,425,736		2,757,275	
Special Events Operations		866,347		993,628		883,318		1,088,337	
TOTAL OPERATIONAL EXPENDITURES	\$	4,630,131	\$	5,562,672	\$	5,429,508	\$	6,108,049	
Transfer to Economic Development Fund		384,000		384,000		384,000		768,000	
One-Time Decision Packages		-		-		-		30,000	
Capital Projects (Cash Funded)									
Addison Circle Fountain Repair		15,473		_		_		_	
Addison Oncie i odnitalii Nepali		10,470							
TOTAL EXPENDITURES	\$	5,029,604	\$	5,946,672	\$	5,813,508	\$	6,906,049	
ENDING FUND BALANCES	\$	3,008,840	\$	3,758,974	\$	4,615,668	\$	3,686,719	
Fund Balance Percentage		65.0%		67.6%		85.0%		60.4%	

TOWN OF ADDISON ECONOMIC DEVELOPMENT FUND									
FY2022-23 Actual Budget Estimated Budget									
		2020-21		2021-22		2021-22		2022-23	
		2020-21		2021-22		2021-22		2022-23	
BEGINNING BALANCES	\$	1,968,832	\$	1,718,980	\$	2,012,219	\$	1,609,759	
REVENUES:									
Ad valorem Taxes	\$	1,163,539	\$	1,153,552	\$	1,153,552	\$	1,280,691	
Service Fees		27,165		60,000		60,000		60,000	
Interest and Other Income		2,249		10,000		10,000		20,000	
TOTAL OPERATIONAL REVENUE	\$	1,192,953	\$	1,223,552	\$	1,223,552	\$	1,360,691	
Transfers from other funds		384,000		384,000		384,000		768,000	
TOTAL REVENUES	\$	1,576,953	\$	1,607,552	\$	1,607,552	\$	2,128,691	
TOTAL AVAILABLE RESOURCES	\$	3,545,785	\$	3,326,532	\$	3,619,771	\$	3,738,450	
EXPENDITURES:									
Personnel Services	\$	496,774	\$	516,217	\$	516,217	\$	577,836	
Supplies	•	10,551	•	20,301	•	20,301	•	18,371	
Maintenance		24,407		29,602		29,602		30,720	
Contractual Services		984,837		1,430,520		1,430,520		1,461,160	
Capital Replacement / Lease		16,997		13,372		13,372		13,372	
TOTAL OPERATIONAL EXPENDITURES	\$	1,533,566	\$	2,010,012	\$	2,010,012	\$	2,101,459	
One-Time Decision Packages		-		-		-		75,000	
TOTAL EXPENDITURES	\$	1,533,566	\$	2,010,012	\$	2,010,012	\$	2,176,459	
ENDING FUND BALANCES	\$	2,012,219	\$	1,316,520	\$	1,609,759	\$	1,561,991	
Fund Balance Percentage		131.2%		65.5%		80.1%		74.3%	

TOWN OF ADDISON GENERAL OBLIGATION DEBT SERVICE FUND									
FY2022-23									
	Actual Budget Estimated Bud								
		2020-21		2021-22		2021-22		2022-23	
BEGINNING BALANCES	\$	6,335	\$	402,070	\$	573,411	\$	575,833	
REVENUES:									
Ad valorem Taxes	\$	8,229,693	\$	8,500,108	\$	8,500,108	\$	8,936,749	
Interest and Other Income		2,941		2,500		2,500		15,000	
TOTAL OPERATIONAL REVENUE	\$	8,232,634	\$	8,502,608	\$	8,502,608	\$	8,951,749	
Transfers from other funds		-		-		-		909,405	
Refunding Bond Proceeds		4,315,000		-		9,600,000		-	
TOTAL REVENUES	\$	12,547,634	\$	8,502,608	\$	18,102,608	\$	9,861,154	
TOTAL AVAILABLE RESOURCES	\$	12,553,969	\$	8,904,678	\$	18,676,019	\$	10,436,987	
EXPENDITURES:									
Contractual Services	\$	8,092	\$	5,000	\$	5,000	\$	5,000	
Debt Service		7,710,605		8,495,186		8,495,186		9,856,154	
TOTAL OPERATIONAL EXPENDITURES	\$	7,718,697	\$	8,500,186	\$	8,500,186	\$	9,861,154	
Payment to Escrow Agent		4,261,861		-		9,600,000		- ,	
TOTAL EXPENDITURES	\$	11,980,558	\$	8,500,186	\$	18,100,186	\$	9,861,154	
ENDING FUND BALANCES	\$	573,411	\$	404,492	\$	575,833	\$	575,833	
Fund Balance Percentage		7.4%		4.8%		6.8%		5.8%	

UT	ILI	F ADDISON TY FUND 2022-23						
		Actual		Budget		Estimated		Budget
		2020-21		2021-22		2021-22		2022-23
BEGINNING WORKING CAPITAL	\$	6,431,088	\$	5,956,407	\$	6,532,715	\$	6,244,689
REVENUES:								
Water Sales	\$	7,518,421	\$	7,738,852	\$	7,738,852	\$	8,452,239
Sewer Charges		5,808,866	·	6,500,903	·	6,500,903	·	6,709,962
Tap Fees & Other		10,683		17,500		17,500		15,345
Penalties		15,958		75,000		75,000		91,874
Interest and Other Income		67,114		108,500		108,500		130,356
TOTAL OPERATIONAL REVENUE	\$	13,421,042	\$	14,440,755	\$	14,440,755	\$	15,399,776
TOTAL AVAILABLE RESOURCES	\$	19,852,130	\$	20,397,162	\$	20,973,470	\$	21,644,465
EXPENSES:								
	Φ	0.445.000	Φ.	0.540.044	Φ	0.554.540	Φ	0.000.000
Personnel Services	\$	2,145,882	Þ	2,549,211	\$	2,551,512	Þ	2,833,900
Supplies		300,455		202,232		201,032		232,112
Maintenance		527,646		892,356		892,356		803,462
Contractual Services		0.040.450		4 004 077		4 004 077		4 007 400
Water Purchases		3,242,450		4,224,277		4,224,277		4,327,486
Wastewater Treatment		3,486,904		3,727,622		3,727,622		3,831,839
Other Services		1,286,970		1,077,191		1,069,616		1,337,058
Capital Replacement / Lease		581,857		231,584		231,584		206,584
Debt Service		1,517,681		1,526,782		1,526,782		1,744,029
Capital Outlay		142,533		-		-		-
TOTAL OPERATIONAL EXPENSES	\$	13,232,378	\$	14,431,255	\$	14,424,781	\$	15,316,470
One-Time Decision Packages		-		245,000		245,000		340,000
Capital Projects (Cash Funded)								
Basin I Sanitary Sewer Re-route		87,037		-		_		_ '
Beltway Drive/Belt Line Road Water Main Replacement		-		_		-		79,000
Lake Forest Drive Utility Improvements		-		59,000		59,000		- ;
TOTAL EXPENSES	\$	13,319,415	\$	14,735,255	\$	14,728,781	\$	15,735,470
ENDING WORKING CAPITAL	\$	6,532,715	\$	5,661,907	\$	6,244,689	\$	5,908,995
Working Capital Percentage		49.4%		39.2%		43.3%		38.6%

STORM	TOWN OF ADDISON STORMWATER FUND FY2022-23											
		Actual		Budget		Estimated		Budget				
		2020-21		2021-22		2021-22		2022-23				
BEGINNING WORKING CAPITAL	\$	7,734,397	\$	8,840,951	\$	8,975,956	\$	9,128,538				
REVENUES:												
Licenses and Permits	\$	1,475	\$	-	\$	-	\$	- 1				
Drainage Fees		2,457,241		2,554,023		2,554,023		2,554,023				
Interest and Other Income		33,911		20,000		20,000		100,000				
TOTAL OPERATIONAL REVENUE	\$	2,492,627	\$	2,574,023	\$	2,574,023	\$	2,654,023				
TOTAL AVAILABLE RESOURCES	\$	10,227,024	\$	11,414,974	\$	11,549,979	\$	11,782,561				
EXPENSES:												
Personnel Services	\$	324,658	\$	396,777	\$	396,777	\$	417,276				
Supplies	·	11,637	·	13,000	•	12,364		16,100				
Maintenance		59,377		116,240		114,619		166,280				
Contractual Services		256,804		327,351		304,596		359,710				
Capital Replacement / Lease		-		10,000		10,000		10,000				
Debt Service		542,616		545,266		545,266		491,390				
Capital Outlay		53,796		146,000		146,000		_				
TOTAL OPERATIONAL EXPENSES	\$	1,248,888	\$	1,554,634	\$	1,529,622	\$	1,460,756				
Transfer to Debt Service Fund		-		-		-		400,439				
One-Time Decision Packages		-		73,000		70,000		215,000				
Capital Projects (Cash Funded)												
White Rock Creek Basin - Oak North Drive Improvements		2,180		-		-		-				
Rawhide Creek Basin Improvements - Les Lacs Area		-		447,491		471,819		2,011,033				
Farmer's Branch Basin Improvements - Le Grande Drive		-		-		-		827,000				
Winnwood Road Bridge Class Culvert Outlet Armoring		-		400,000		350,000		- '				
TOTAL EXPENSES	\$	1,251,068	\$	2,475,125	\$	2,421,441	\$	4,914,228				
ENDING WORKING CAPITAL	\$	8,975,956	\$	8,939,849	\$	9,128,538	\$	6,868,333				
Working Capital Percentage		718.7%		575.0%		596.8%		470.2%				

	ON	/N OF ADDI	SO	N				
		RPORT FUN						
		FY2022-23						
		Actual		Budget		Estimated		Budget
		2020-21		2021-22		2021-22		2022-23
BEGINNING WORKING CAPITAL	\$	5,711,003	\$	5,152,471	\$	6,946,145	\$	6,658,419
REVENUES:								
Intergovernmental	\$	107,000	\$	50,000	\$	50,000	\$	50,000
Service Fees		1,172,785		1,320,272		1,450,000		1,276,600
Rental Income		4,415,499		5,635,534		5,200,000		5,301,700
Interest and Other Income		168,982		56,040		56,040		60,000
TOTAL OPERATIONAL REVENUE	\$	5,864,266	\$	7,061,846	\$	6,756,040	\$	6,688,300
Transfers from other funds		-		-		-		-
TOTAL REVENUES	\$	5,864,266	\$	7,061,846	\$	6,756,040	\$	6,688,300
TOTAL AVAILABLE RESOURCES	\$	11,575,269	\$	12,214,317	\$	13,702,185	\$	13,346,719
EXPENSES:								
Personnel Services	\$	1,963,122	¢	2,114,862	\$	2,114,862	Φ.	2,517,439
Supplies	Ψ	41,731	Ψ	57,200	Ψ	64,700	Ψ	56,381
Maintenance		368,803		745,119		744,416		671,801
Contractual Services		977,028		1,062,750		1,065,682		1,164,992
Capital Replacement / Lease		467,258		257,928		257,928		232,928
Debt Service		749,768		910,527		910,527		885,718
Capital Outlay		46,664		35,000		35,000		35,000
TOTAL OPERATIONAL EXPENSES	\$	4,614,374	\$	5,183,386	\$	5,193,115	\$	5,564,259
Transfer to Debt Service Fund								508,966
One-Time Decision Packages		_		16,000		16,000		300,300
Che filme Beeleien Fackagee				10,000		10,000		
Capital Projects (Cash Funded)								
Customs Facility		-		-		166,331		- ,
Bravo/Golf Taxiw ay Improvements		-		1,414,770		1,414,770		- ,
Airport Access & Security Improvements		-		-		-		12,000
Runw ay 15/33 Redesignation / Taxiw ay Alpha Rejuv.		14,750		400.000		85,250		- ,
Facility Repairs and Improvements		-		136,800		136,800		- ,
ADA Repairs and Improvements		-		31,500		31,500		270,000
Bravo T-Hangar Roof Replacements Bulk Fuel Storage Design		-		-		-		270,000 750,000
Jimmy Doolittle Drive Reconstruction		-		_		-		1,550,000
on any Beenkale Britte reconcil dealers								1,000,000
TOTAL EXPENSES	\$	4,629,124	\$	6,782,456	\$	7,043,766	\$	8,655,225
ENDING WORKING CAPITAL	\$	6,946,145	\$	5,431,861	\$	6,658,419	\$	4,691,494
Working Capital Percentage		150.5%		104.8%		128.2%		84.3%

OFFICE OF THE CITY SECRETARY
Page 18 of 40

ORDINANCE NO.____

	TOWN OF ADDISON										
SELF-	FUNDED	PROJECTS	FU	IND							
	FY2	022-23									
		Actual		Budget		Estimated		Budget			
		2020-21		2021-22		2021-22		2022-23			
BEGINNING BALANCES	\$	1,995,597	\$	3,011,548	\$	4,809,068	\$	4,816,553			
REVENUES:											
Interest and Other Income	\$	473,109	\$	-	Ψ	-	\$	25,000			
TOTAL OPERATIONAL REVENUE	\$	473,109	\$	-	\$	-	\$	25,000			
Transfers from other funds		3,460,950		-		1,400,000		- .			
TOTAL REVENUES	\$	3,934,059	\$	-	\$	1,400,000	\$	25,000			
TOTAL AVAILABLE RESOURCES	\$	5,929,656	\$	3,011,548	\$	6,209,068	\$	4,841,553			
EXPENDITURES:											
Supplies	\$	58,882	\$	31,800	\$	56,800	\$	30,000			
Maintenance		429,962		26,000		76,000		444,517			
Contractual Services		214,717		393,000		988,000		619,900			
Capital Outlay		417,027		255,715		271,715		1,144,239			
TOTAL OPERATIONAL EXPENDITURES		1,120,588	\$	706,515	\$	1,392,515	\$	2,238,656			
TOTAL EXPENDITURES	\$	1,120,588	\$	706,515	\$	1,392,515	\$	2,238,656			
ENDING FUND BALANCES	\$	4,809,068	\$	2,305,033	\$	4,816,553	\$	2,602,897			
Fund Balance Percentage		429.2%		326.3%		345.9%		116.3%			

TOWN OF ADDISON SELF FUNDED PROJECTS FUND (CONTINUED)										
	FY2022-23									
	Actual	Budget	Estimated	Budget						
	2020-21	2021-22	2021-22	2022-23						
Projects List Metrocrest Services Capital Contribution	\$ -	\$ -	\$ 120,000	¢						
TOD Real Estate Brokerage Services	φ - -	φ -	200,000	Φ -						
FloQast Close Management Software	2,500	-		-						
Buildings - Repairs	420,492	-	-	-						
Compensation - Market Update Study	10,000	-	-	-						
CMMS Implementation	32,615	-	- 60,000	-						
TASSPP Consulting Fees Tree Mitigation Plantings	22,529	-	60,000 50,000	-						
Lifepak Defibrillators	101,258	_	-	_						
Smoke Detector Battery Repl. Program	-	3,000	3,000	3,000						
Ballistic Gear	20,522	-	-	-						
Unified Development Code	-	-	140,000	-						
Special Area Study	59,587	140,000	140,000	-						
DART Engineering Review	5,100	-	45,000	-						
Cotton Belt Railway Quiet Zone	10,495									
Signal Timing Project	7,500	-	-	-						
Enhanced Street Maintenance	235,234	-	-	-						
Trails and Bicycle Path Master Plan	66,242	-	-	-						
Beltway Drive Trail Master Plan Implementation		66,000	66,000	-						
Facility Study and Consolidation	-	125,000	125,000	-						
Athletic Center Building Updates	28,180	-	16,000	-						
Irrigation Management System Upgrade	24,491	-	-	-						
Addison Circle TOD	38,265	-	30,000	-						
Celestial Park Improvements	35,578	-	25,000	-						
Employee Handbook Update	_	12,000	12,000	-						
Deferred Compensation Plan Review	_	25,000	25,000	-						
Special Services Consultants	_	25,000	25,000	-						
Forensics (Computer Hardware/Software)	-	25,000	25,000	-						
Bail Out Rescue System	_	27,000	27,000	-						
Vehicle and Supplies Code Officer	-	38,000	38,000	-						
Vehicle and Supplies Trash and Parks Crew	-	79,515	79,515	-						
Les Lacs Park Court Conversion	_	141,000	141,000	_						
OPEB Trust	_	-	-	500,000						
Consulting Fees - GASB 96	_	_	-	7,500						
Capital Budget Planning Software	_	_	-	2,400						
Fire Facility Maintenance	_	_	_	347,000						
Facility Lightning Protection	_	_	-	82,000						
Animal Control Office Space	_	_	_	4,000						
Records Clerk Police Department	_	_	-	11,517						
Utilize TASSPP Funds	_	_	-	300,000						
Management Analyst Development Services	_	_	-	3,000						
2012 International Code Adoption	_	-	_	5,000						
Wheeler Bridge Painting	_	_	-	110,000						
Beltway Trail and Greenspace Construction Documents	_	_	_	223,000						
Beckert Park Light Bollard Replacement and Electrical	_	_	_	55,280						
Chipper Equipment	_	_	_	260,000						
Park Land Dedication and Development Fee Study	_	_	_	132,500						
AAC Fitness Wing Wall Treatments	_	_	_	192,459						
- · · ··· · · · · · · · · · · · · ·	\$ 1,120,588	\$ 706,515	\$ 1,392,515	\$ 2,238,656						

OFFICE OF THE CITY SECRETARY
Page 20 of 40

ORDINANCE NO._____

TOWN OF ADDISON ADDISON GROVE ESCROW FUND FY2022-23											
		Actual		Budget		Estimated		Budget			
		2020-21		2021-22		2021-22		2022-23			
BEGINNING BALANCES	\$	3,130,222	\$	3,131,722	\$	3,133,634	\$	3,135,634			
REVENUES:											
Interest and Other Income	\$	3,412	\$	2,000	\$	2,000	\$	10,000			
TOTAL OPERATIONAL REVENUE	\$	3,412	\$	2,000	\$	2,000	\$	10,000			
TOTAL REVENUES	\$	3,412	\$	2,000	\$	2,000	\$	10,000			
TOTAL AVAILABLE RESOURCES	\$	3,133,634	\$	3,133,722	\$	3,135,634	\$	3,145,634			
ENDING FUND BALANCES	\$	3,133,634	\$	3,133,722	\$	3,135,634	\$	3,145,634			
Fund Balance Percentage		0.0%		0.0%		0.0%		0.0%			

TOWN OF ADDISON PUBLIC SAFETY FUND FY2022-23											
		Actual		Budget		Estimated		Budget			
		2020-21		2021-22		2021-22		2022-23			
BEGINNING BALANCES	\$	66,445	\$	66,074	\$	64,362	\$	55,362			
REVENUES:											
Fines and Penalties	\$	42,260	\$	-	\$	10,000	\$	- ,			
Interest and Other Income		59		1,000		1,000		500			
TOTAL OPERATIONAL REVENUE	\$	42,319	\$	1,000	\$	11,000	\$	500			
TOTAL REVENUES	\$	42,319	\$	1,000	\$	11,000	\$	500			
TOTAL AVAILABLE RESOURCES	\$	108,764	\$	67,074	\$	75,362	\$	55,862			
EXPENDITURES:											
Supplies	\$	44,402	\$	64,149	\$	20,000	\$	50,000			
TOTAL OPERATIONAL EXPENDITURES	\$ \$	44,402	\$	64,149	\$	20,000	\$	50,000			
TOTAL EXPENDITURES	\$	44,402	\$	64,149	\$	20,000	\$	50,000			
ENDING FUND BALANCES	\$	64,362	\$	2,925	\$	55,362	\$	5,862			
Fund Balance Percentage		145.0%		4.6%		276.8%		11.7%			

TOWN OF ADDISON PEG FUND FY2022-23											
	Actual			Budget	Estimated			Budget			
		2020-21		2021-22		2021-22		2022-23			
BEGINNING BALANCES	\$	359,096	\$	200,596	\$	402,711	\$	234,211			
REVENUES:											
Franchise Fees	\$	43,232	\$	50,000	\$	40,000	\$	40,000			
Interest and Other Income		383		1,500		1,500		1,500			
TOTAL OPERATIONAL REVENUE	\$	43,615	\$	51,500	\$	41,500	\$	41,500			
TOTAL REVENUES	\$	43,615	\$	51,500	\$	41,500	\$	41,500			
TOTAL AVAILABLE RESOURCES	\$	402,711	\$	252,096	\$	444,211	\$	275,711			
EXPENDITURES:											
Capital Outlay	\$	_	\$	210,000	\$	210,000	\$	210,000			
TOTAL OPERATIONAL EXPENDITURES	\$	-	\$	210,000	\$	210,000	\$	210,000			
TOTAL EXPENDITURES	\$	-	\$	210,000	\$	210,000	\$	210,000			
ENDING FUND BALANCES	\$	402,711	\$	42,096	\$	234,211	\$	65,711			
Fund Balance Percentage		0.0%		20.0%		111.5%		31.3%			

TOWN OF ADDISON COURT TECHNOLOGY FUND FY2022-23											
		Actual		Budget		Estimated		Budget			
		2020-21		2021-22		2021-22		2022-23			
BEGINNING BALANCES	\$	27,651	\$	24,821	\$	32,421	\$	29,701			
REVENUES:	•	4.000	•	0.700	•	0.700	•	7 000			
Fines and Penalties Interest and Other Income	\$	4,939 29	\$	6,780 500	\$	6,780 500	\$	7,260 300			
TOTAL OPERATIONAL REVENUE	\$	4,968	\$	7,280	\$	7,280	\$	7,560			
TOTAL REVENUES	\$	4,968	\$	7,280	\$	7,280	\$	7,560			
TOTAL AVAILABLE RESOURCES	\$	32,619	\$	32,101	\$	39,701	\$	37,261			
EXPENDITURES:											
Supplies	\$	198	\$	-	\$	-	\$	-			
Contractual Services		-		25,000		10,000		25,000			
TOTAL OPERATIONAL EXPENDITURES	\$	198	\$	25,000	\$	10,000	\$	25,000			
TOTAL EXPENDITURES	\$	198	\$	25,000	\$	10,000	\$	25,000			
ENDING FUND BALANCES	\$	32,421	\$	7,101	\$	29,701	\$	12,261			
Fund Balance Percentage		16374.2%		28.4%		297.0%		49.0%			

TOWN OF ADDISON BUILDING SECURITY FUND FY2022-23											
		Actual		Budget	Estimated			Budget			
		2020-21		2021-22		2021-22		2022-23			
BEGINNING BALANCES	\$	32,841	\$	34,591	\$	38,503	\$	43,063			
REVENUES:											
Fines and Penalties	\$	5,627	\$	7,410	\$	7,410	\$	8,582			
Interest and Other Income		35		750		750		300			
TOTAL OPERATIONAL REVENUE	\$	5,662	\$	8,160	\$	8,160	\$	8,882			
TOTAL REVENUES	\$	5,662	\$	8,160	\$	8,160	\$	8,882			
TOTAL AVAILABLE RESOURCES	\$	38,503	\$	42,751	\$	46,663	\$	51,945			
EXPENDITURES:											
Personnel Services	\$	-	\$	25,151	\$	3,600	\$	25,671			
TOTAL OPERATIONAL EXPENDITURES	\$	-	\$	25,151	\$	3,600	\$	25,671			
TOTAL EXPENDITURES	\$	-	\$	25,151	\$	3,600	\$	25,671			
ENDING FUND BALANCES	\$	38,503	\$	17,600	\$	43,063	\$	26,274			
Fund Balance Percentage		0.0%		70.0%		1196.2%		102.3%			

TOWN OF ADDISON CHILD SAFETY FUND FY2022-23											
		Actual		Budget	Estimated			Budget			
		2020-21		2021-22		2021-22		2022-23			
BEGINNING BALANCES	\$	110,713	\$	102,712	\$	126,062	\$	138,562			
REVENUES:											
Fines and Penalties	\$	17,970	\$	11,000	\$	14,000	\$	11,000			
Interest and Other Income		119		1,000		1,000		1,000			
TOTAL OPERATIONAL REVENUE	\$	18,089	\$	12,000	\$	15,000	\$	12,000			
TOTAL REVENUES	\$	18,089	\$	12,000	\$	15,000	\$	12,000			
TOTAL AVAILABLE RESOURCES	\$	128,802	\$	114,712	\$	141,062	\$	150,562			
EXPENDITURES:											
Supplies	\$	240	\$	_	\$	_	\$	_			
Contractual Services		2,500		2,500		2,500		2,500			
TOTAL OPERATIONAL EXPENDITURES	\$	2,740	\$	2,500	\$	2,500	\$	2,500			
TOTAL EXPENDITURES	\$	2,740	\$	2,500	\$	2,500	\$	2,500			
ENDING FUND BALANCES	\$	126,062	\$	112,212	\$	138,562	\$	148,062			
Fund Balance Percentage		4600.8%		4488.5%		5542.5%		5922.5%			

WATER AND ADDRESS OF THE PARTY	TOWN OF ADDISON JUSTICE ADMINISTRATION FUND										
JUSTI	CE A			ION FUND							
		FY2022-2	3								
		Actual		Budget		Estimated		Budget			
		2020-21		2021-22		2021-22		2022-23			
BEGINNING BALANCES	\$	27,994	\$	26,204	\$	33,404	\$	36,770			
REVENUES:											
Fines and Penalties	\$	5,390	\$	2,566	\$	7,566	\$	3,030			
Interest and Other Income		20		800		800		200			
TOTAL OPERATIONAL REVENUE	\$	5,410	\$	3,366	\$	8,366	\$	3,230			
					_						
TOTAL REVENUES	\$	5,410	\$	3,366	\$	8,366	\$	3,230			
TOTAL AVAILABLE RESOURCES	\$	33,404	\$	29,570	\$	41,770	\$	40,000			
EXPENDITURES:											
Supplies	\$	_	\$	4,000	\$	4,000	\$	4,000			
Maintenance		-		1,000		1,000		1,000			
TOTAL OPERATIONAL EXPENDITURES	\$	-	\$	5,000	\$	5,000	\$	5,000			
TOTAL EXPENDITURES	\$		\$	5,000	\$	5,000	\$	5,000			
IOTAL EXPENDITURES	φ		φ	5,000	φ	5,000	φ	5,000			
ENDING FUND BALANCES	\$	33,404	\$	24,570	\$	36,770	\$	35,000			
Fund Balance Percentage		0.0%		491.4%		735.4%		700.0%			

INFRAST		WN OF AD		SON TMENT FU	ND		
		FY2022-2	23				
		Actual		Budget		Estimated	Budget
		2020-21		2021-22		2021-22	2022-23
BEGINNING BALANCES	\$	5,242,962	\$	5,057,729	\$	5,569,240	\$ 5,999,617
REVENUES:							
Ad valorem Taxes	\$	304,227	\$	303,710	\$	303,710	\$ 336,953
Interest and Other Income		22,051		226,667		226,667	226,667
TOTAL OPERATIONAL REVENUE	\$	\$ 563,620					
TOTAL REVENUES	\$	326,278	\$	530,377	\$	530,377	\$ 563,620
TOTAL AVAILABLE RESOURCES	\$	5,569,240	\$	5,588,106	\$	6,099,617	\$ 6,563,237
EXPENDITURES:							
Capital Projects (Cash Funded) Traffic Signal and ADA Improvements		-		1,500,000		100,000	1,400,000
TOTAL EXPENDITURES	\$	-	\$	1,500,000	\$	100,000	\$ 1,400,000
ENDING FUND BALANCES	\$	5,569,240	\$	4,088,106	\$	5,999,617	\$ 5,163,237
Fund Balance Percentage		0.0%		272.5%		5999.6%	368.8%

	ТО	WN OF ADD	OIS	ON			
STREETS	SEL	F-FUNDED	PR	OJECTS FU	INE)	
		FY2022-2	3				
		Actual		Budget		Estimated	Budget
	2020-21			2021-22		2021-22	2022-23
BEGINNING BALANCES	\$	1,776,312	\$	2,827,966	\$	2,829,474	\$ 1,746,174
REVENUES:							
Interest and Other Income	\$	1,053,162	\$		\$	1,846,700	\$ 5,000
TOTAL OPERATIONAL REVENUE	\$	1,053,162	\$	-	\$	1,846,700	\$ 5,000
TOTAL REVENUES	\$	1,053,162	\$	-	\$	1,846,700	\$ 5,000
TOTAL AVAILABLE RESOURCES	\$	2,829,474	\$	2,827,966	\$	4,676,174	\$ 1,751,174
EXPENDITURES:							
Maintenance	\$	-	\$	1,980,000	\$	2,930,000	\$
TOTAL EXPENDITURES	\$	-	\$	1,980,000	\$	2,930,000	\$
TOTAL EXPENDITURES	\$	-	\$	1,980,000	\$	2,930,000	\$
ENDING FUND BALANCES	\$	2,829,474	\$	847,966	\$	1,746,174	\$ 1,751,174
Fund Balance Percentage		0.0%		42.8%		59.6%	0.0%

		VN OF ADD RANT FUN FY2022-2	IDS			
		Actual		Budget	Estimated	Budget
		2020-21		2021-22	2021-22	2022-23
BEGINNING BALANCES	\$	49,251	\$	38,833	\$ 48,367	\$ 43,167
REVENUES:						
Intergovernmental	\$	663,495	\$	8,100	\$ 8,100	\$ 8,100
Interest and Other Income	_	28,559		400	400	400
TOTAL OPERATIONAL REVENUE	\$	692,054	\$	8,500	\$ 8,500	\$ 8,500
TOTAL REVENUES	\$	692,054	\$	8,500	\$ 8,500	\$ 8,500
TOTAL AVAILABLE RESOURCES	\$	741,305	\$	47,333	\$ 56,867	\$ 51,667
EXPENDITURES:						
Supplies	\$	87,164	\$	-	\$ -	\$ _
Maintenance		7,940		-	-	_ '
Contractual Services		381,931		13,700	13,700	13,700
Capital Outlay		215,903		-	-	- '
TOTAL OPERATIONAL EXPENDITURES	\$	692,938	\$	13,700	\$ 13,700	\$ 13,700
TOTAL EXPENDITURES	\$	692,938	\$	13,700	\$ 13,700	\$ 13,700
ENDING FUND BALANCES	\$	48,367	\$	33,633	\$ 43,167	\$ 37,967
Fund Balance Percentage		7.0%		245.5%	315.1%	277.1%

	ΓΟν	WN OF ADD	ISC	ON				
INFORMATION TI	ECH	INOLOGY I	REF	PLACEMEN	T F	UND		
		FY2022-23						
		Actual		Budget		Estimated		Budget
		2020-21		2021-22		2021-22		2022-23
BEGINNING WORKING CAPITAL	\$	3,586,892	\$	3,205,020	\$	3,923,385	\$	3,629,348
REVENUES:								
Service Fees	\$	756,863	\$	575,963	\$	575,963	\$	575,963
Interest and Other Income		15,625		-		-		20,000
TOTAL OPERATIONAL REVENUE	\$	772,488	\$	575,963	\$	575,963	\$	595,963
TOTAL REVENUES	\$	772,488	\$	575,963	\$	575,963	\$	595,963
TOTAL AVAILABLE RESOURCES	\$	4,359,380	\$	3,780,983	\$	4,499,348	\$	4,225,311
EXPENSES:	¢.	100.054	φ	260,000	φ	260,000	φ	710,000
Supplies Maintenance	\$	109,054 16,421	\$	260,000 100,000	\$	260,000 100,000	\$	710,000 45,000
Contractual Services		1,102		100,000		100,000		-5,000
Capital Outlay		309,417		510,000		510,000		818,000
TOTAL OPERATIONAL EXPENSES	\$	435,995	\$	870,000	\$	870,000	\$	1,573,000
TOTAL EXPENSES	\$	435,995	\$	870,000	\$	870,000	\$	1,573,000
ENDING WORKING CAPITAL	\$	3,923,385	\$	2,910,983	\$	3,629,348	\$	2,652,311
ENDING WORKING ON TIME	Ψ	0,020,000	Ψ	2,010,000	Ψ	0,020,040	Ψ	2,002,011
Working Capital Percentage		899.9%		334.6%		417.2%		168.6%
Equipment List								
Shared Network Equipment	\$	291,715	\$	-	\$	-	\$	-
Police Taser Upgrade		56,886		-		-		-
Police Replace In-Car Video/Body Cams		-		510,000		510,000		383,000
Microsoft License Upgrades		16,421		100,000		100,000		- -
Replace Mobile Device Computers		3,576		260,000		260,000		260,000
ADA Dashboard - Cityworks		19,720		-		<u>-</u>		-
Conference Rooms AV Replacements		46,465		_		_		_
Phone System Upgrade		-		_		_		300,000
EnerGov System Upgrade		_		_		_		150,000
PCs, iPads, and Laptops Upgrade		_		_		_		300,000
Anti-Virus Application Upgrade		_		- -		-		50,000
Upgrade Managed Security Services		_		_		_		85,000
Security Camera Network Annual Support		_		_		_		45,000
Socialty Camera Network Annual Support	\$	434,783	\$	870,000	\$	870,000	\$	1,573,000
	Ψ	+∪+,1∪∪	Ψ	010,000	Ψ	010,000	Ψ	1,010,000

CA		VN OF ADD REPLACEM					
		FY2022-23	3				
		Actual		Budget	Estimated		Budget
		2020-21		2021-22	2021-22		2022-23
WORKING CAPITAL	\$	3,744,000	\$	3,877,750	\$ 3,974,350	\$	4,464,067
REVENUES:							
Service Fees	\$	1,288,000	\$	1,215,000	\$ 1,215,000	\$	1,215,000
Interest and Other Income		301,744		35,000	35,000		50,000
TOTAL OPERATIONAL REVENUE	\$	1,589,744	\$	1,250,000	\$ 1,250,000	\$	1,265,000
TOTAL REVENUES	\$	1,589,744	\$	1,250,000	\$ 1,250,000	\$	1,265,000
TOTAL AVAILABLE RESOURCES	\$	5,333,744	\$	5,127,750	\$ 5,224,350	\$	5,729,067
EXPENSES							
Contractual Services		2,751		_	_		_
Capital Outlay		1,356,643		760,283	760,283		2,031,500
TOTAL OPERATIONAL EXPENSES	\$	1,359,394	\$	760,283	\$ 760,283	\$	2,031,500
	_				 	_	
TOTAL EXPENSES	_\$_	1,359,394	\$	760,283	\$ 760,283	\$	2,031,500
ENDING WORKING CAPITAL	\$	3,974,350	\$	4,367,467	\$ 4,464,067	\$	3,697,567
Working Capital Percentage		292.4%		574.5%	587.2%		182.0%

	TOWN OF ADDIS	SON		
CAPITAL REF	PLACEMENT FUN	ND (CONTINU	ED)	
	FY2022-23			
	Actual	Budget	Estimated	Budget
	2020-21	2021-22	2021-22	2022-23
Equipment List				
Emergency Generator Replacement	-	-	_	826,000
General Services F150 Crew Cab	-	39,100	39,100	-
General Services F250 Service Body	-	59,500	59,500	-
General Services Chewy Bolt	-	-	-	40,000
Police Motorcycles	-	60,000	60,000	35,000
Police Patrol Vehicles	103,353	-	-	-
Police K9 Chevy Tahoe	-	-	-	59,000
Police CID Chevy Tahoe	-	-	-	42,000
Police (2) CID Ford Explorer	28,941	-	-	76,000
Police (2) F150 CID	-	-	-	89,000
Police Ford Crime Scene Van	-	-	-	65,000
Fire Frazer Ambulance	286,922	_	_	375,000
Fire Self Contained Breathing Apparatus	82,667	-	-	-
Fire Ford Interceptor	, -	48,000	48,000	50,000
Fire (4) Thermal Imaging Cameras	_	-	-	23,000
Fire Ford F-350 XLT Ext Cab- Battalion	91,945	_	_	-
Fire STRYKER Cardiac Monitor	191,241	_	_	_
Development Services F150 Supercab	-	32,100	32,100	_
Streets Ford F350 Extended Cab	30,551	-	, · · · · · -	_
Streets Ford F750 Aerial Body	-	165,033	165,033	_
Streets Backhoe	_	54,000	54,000	_
Parks Ford F350 Dump Body	59,871	-	-	83,000
Parks Ford F350 Utility Body	46,308	_	_	-
Parks Ford F350 Crew Cab	36,063	58,350	58,350	58,000
Parks Ford F150 Crew Cab	31,940	-	-	-
Parks F250 Crew Cab	01,040	_	_	57,500
Parks John Deere 835 XUV Gator	25,193	_	_	-
Parks John Deere 835 Gator w/ Sprayer	27,584	_	_	
Recreation Life Fitness Weight Circuit	21,004	61,500	61,500	_
Recreation Life Fitness Treadmills	_	01,500	01,500	45,000
Airport Ford F250 Crew Cab	42,246	_	-	43,000
Airport Ford F250 Crew Cab Airport Ford F750 Super Duty	77,921	-	-	-
		-	-	-
Airport (2) Crassbarrow Louis Mayors	37,346	-	-	-
Airport (2) Grasshopper Lawn Mowers	25,742	-	-	- -
Utilities Ford Lightening	40.000	-	-	50,000
Utilities Ford F250	42,696	-	-	-
Utilities Ford F350	55,223	-	-	58,000
Utilities Ford F150	32,890	32,700	32,700	- ,
Utilities PipeHunter Vacuum Truck	<u>-</u>	150,000	150,000	- 0.004.500
	\$ 1,356,643	760,283	\$ 760,283 \$	2,031,500

OFFICE OF THE CITY SECRETARY Page 33 of 40 ORDINANCE NO.____

		OF ADDISC						
FACILITY		INTENANC	Εŀ	UND				
	FY	/2022-23						
		Actual		Budget	Е	stimated		Budget
		2020-21		2021-22		2021-22		2022-23
WORKING CAPITAL	\$	-	\$	1,000,000	\$	1,000,000	\$	1,300,000
REVENUES: Service Fees Interest and Other Income	\$	1,000,000	\$	150,000	\$	650,000	\$	350,000 10,000
TOTAL OPERATIONAL REVENUE	\$	1,000,000	\$	150,000	\$	650,000	\$	360,000
TOTAL REVENUES	\$	1,000,000	\$	150,000	\$	650,000	\$	360,000
TOTAL AVAILABLE RESOURCES	\$	1,000,000	\$	1,150,000	\$	1,650,000	\$	1,660,000
EXPENSES								
Maintenance	\$	_	\$	327,500	\$	327,500	\$	579,000
Capital Outlay	Ψ	_	Ψ	22,500	Ψ	22,500	Ψ	45,000
TOTAL OPERATIONAL EXPENSES	\$	-	\$	350,000	\$	350,000	\$	624,000
TOTAL EXPENSES	\$	-	\$	350,000	\$	350,000	\$	624,000
ENDING WORKING CAPITAL	\$	1,000,000	\$	800,000	\$	1,300,000	\$	1,036,000
Working Capital Percentage		0.0%		228.6%		371.4%		166.0%
Project List								
Fire Station 2 Restroom Accessability	\$	_	\$	15,500	\$	15,500	\$	_ `
Vitruvian Restrooms Cracking Repair		-		40,000		40,000		_ '
Central Fire Cast Stone Repair		-		55,000		55,000		53,000
Athletic Club Monument Sign		-		7,000		7,000		_ '
Finance Wood Deck Repair		_		-		-		12,000
Police Range Flooring Replacement		_		_		_		5,000
Central Fire Sewer Drain Repair		-		_		_		15,000
Shingle Roofing Replacement		_		_		-		155,000
Police Metal Roof Dormer Replacement		_		_		_		40,000
Pavilion Exterior Drinking Fountains		_		_		-		45,000
Theatre Center Water Heater Replacement		_		_		_		17,000
Celestial Garage Water Heater Replacement		-		-		-		7,000
	\$	-	\$	117,500	\$	117,500	\$	349,000

CAPITAL I	TOV MPROVEMENT	VN OF ADDISC S PROGRAM FY2022-23		UMMARY		
	Estimated	Budget	Budget	Budget	Budget	Project
	2021-22	2022-23	2023-24	2024-25	2025-26	Total
FUNDS						
General Obligation & Cert. of Obligation	\$28,895,593	\$28,267,941	\$10,983,622	\$20,618,063	\$16,266,684	\$105,031,903
Streets Self-Funded Fund	-	-	-	-	364,725	364,725
Infrastructure Investment Fund	100,000	1,400,000	-	-	-	1,500,000
Utility Certificates of Obligation	2,909,216	2,414,700	2,743,700	2,151,300	5,480,500	15,699,416
Utility Fund Cash Reserves	84,000	79,000	197,000	220,000	389,000	969,000
Stormwater Certificates of Obligation	736,606	-	-	-	-	736,606
Stormwater Fund Cash Reserves	821,819	2,838,033	3,506,000	973,000	-	8,138,852
Airport Fund Grant Funds	1,475,000	5,948,530	1,008,000	-	-	8,431,530
Airport Fund Cash Reserves	1,666,351	2,582,000	112,000	-	-	4,360,351
TOTAL	\$ 36,688,585	\$43,530,204	\$ 18,550,322	\$23,962,363	\$22,500,909	\$145,232,383

GENE	RAL GOVERNI	MENT CAPITAL	IMPROVEMEN	ITS PROGRAM			
		FY2022-	23				
	Actual	Estimated	Budget	Budget	Budget	Budget	Project
	Prior Years	2021-22	2022-23	2023-24	2024-25	2025-26	Total
FUNDING SOURCES:							
General Obligation Bonds Series 2012	\$ 3,523,491	\$ 3,419,971	\$ 1,200,000	\$ -	\$ -	\$ 124,684	
General Obligation Bonds Series 2013	206,176	-	-	-	-	-	
General Obligation Bonds Series 2014	1,742,797						
Streets Self-Funded Fund	-	-	-	-	-	364,725	
Certificates of Obligation Series 2019	7,817,115	8,608,545	1,893,875	-	-	-	
General Obligation Bonds Series 2020	1,677,070	2,208,299	10,201,568	448,063	-	-	
General Obligation Bonds Series 2021	120,354	14,658,778	1,378,120	-	-	-	
Combination GO/CO Bonds Series 2022	-	-	12,844,378	7,073,622	-	-	
General Obligation Bonds Series 2023	-	-	750,000	3,461,937	7,218,063	-	
General Obligation Bonds Series 2024	-	-	-	-	13,400,000	-	
General Obligation Bonds Series 2025		-	=	=	-	16,142,000	
	\$ 15,087,003	\$ 28,895,593	\$ 28,267,941	\$ 10,983,622	\$ 20,618,063	\$ 16,631,409	
PROJECTS							
Vitruvian West Streetscape and Bella Lane Extension	802,615	2,115,000	2,252,645	-	-	-	5,170,260
Pedestrian Connectivity - Quorum	43,490	-	-	-	-	489,409	532,899
Pedestrian Connectivity - Cotton Belt/Silver Line	· -	307,469	-	-	-	· -	307,469
License Plate Recognition System Expansion	1,671,297	328,703	-	-	-	-	2,000,000
Midway Road Reconstruction	10,471,212	15,784,204	10,375,000	4,225,622	-	-	40,856,038
Belt Line Electronic Signage	300,965	199,035	-	-	-	-	500,000
Keller Springs Reconstruction	698,432	2,000,000	10,201,568	-	-	-	12,900,000
Airport Parkway Reconstruction	551,350	130,587	-	1,500,000	7,218,063	-	9,400,000
Improvements to Existing Buildings	113,524	2,711,766	2,582,498	-	-	-	5,407,788
Athletic Club Improvements	427,288	4,650,343	-	-	-	-	5,077,631
Trail Rehab, Expansion, Wayfinding	6,830	405,895	-	-	-	-	412,725
Quorum Drive Reconstruction	-	-	750,000	2,410,000	10,000,000	13,142,000	26,302,000
Montfort Drive Reconstruction	-	-	· -	900,000	3,400,000	3,000,000	7,300,000
Les Lacs Pond Improvements	-	69,108	1,265,000	1,948,000	-	· · · · -	3,282,108
Vitruvian Park Phase 9, Block 701	-	193,483	841,230	-	-	-	1,034,713
TOTAL	\$ 15,087,003	\$ 28,895,593	\$ 28,267,941	\$ 10,983,622	\$ 20,618,063	\$ 16,631,409	\$ 120,483,631

TOWN OF ADDISON INFRASTRUCTURE INVESTMENT FUND FY2022-23												
	Actual	Estimated	Budget	Budget	Budget	Budget	Project					
	Prior Years	2021-22	2022-23	2023-24	2024-25	2025-26	<u>Total</u>					
BEGINNING BALANCES		\$ 5,569,240	\$ 5,999,617	\$ 5,163,237	\$5,561,983	\$ 5,972,936						
FUNDING SOURCES:												
Ad valorem Taxes		\$ 303,710	\$ 336,953		\$ 360,952	. ,						
Other Income		226,667	226,667	50,000	50,000	50,000						
TOTAL AVAILABLE RESOURCES		\$ 6,099,617	\$ 6,563,237	\$ 5,561,983	\$5,972,936	\$ 6,396,522						
PROJECTS AND TRANSFERS												
Traffic Signal and ADA Improvements	\$ -	\$ 100,000	\$ 1,400,000	\$ -	\$ -	\$ -	\$ 1,500,000					
TOTAL	\$ -	\$ 100,000	\$ 1,400,000	\$ -	\$ -	\$ -	\$ 1,500,000					
ENDING FUND BALANCE		\$ 5,999,617	\$ 5,163,237	\$ 5,561,983	\$5,972,936	\$ 6,396,522						

TOWN OF ADDISON UTILITY CAPITAL IMPROVEMENTS PROGRAM												
011			WPROVEWEN FY2022-23	II S PROGRA	IVI							
		Actual	Estimated	Budget	Budget	Budget		Budget		Project		
	F	Prior Years	2021-22	2022-23	2023-24	2024-25		2025-26		Total		
	<u> </u>	noi rouro	ZOZ I ZZ	ZOZZ ZO	ZOZO Z-I	202 1 20		2020 20		rotai		
FUNDING SOURCES:												
Certificates of Obligation	\$	1 968 763	\$ 2 909 216	\$ 2 414 700	\$ 2,743,700	\$2,151,300	\$	5,480,500				
Cash Reserves	Ψ	1,000,700	84,000	79,000	197,000	220,000	Ψ	389,000				
04011110001100			01,000	70,000	101,000	220,000		000,000				
TOTAL AVAILABLE RESOURCES	\$	1,968,763	\$ 2,993,216	\$ 2,493,700	\$ 2,940,700	\$2,371,300	\$	5,869,500				
PROJECTS												
Celestial Ground Storage Tank Rehabilitation	\$	1,363,291	\$ 16,919	\$ -	\$ -	\$ -	\$	-	\$	1,380,210		
Kellway Lift Station Rehabilitation & Repair		405,698	1,104,302	-	-	-		-		1,510,000		
Chlorine Booster Station		199,774	1,133,795	-	-	-		-		1,333,569		
Marsh Lane/Spring Valley Road Water Main Replacement		-	-	-	567,000	-		-		567,000		
Lake Forest Drive Utility Improvements		-	331,200	867,800	-	-		-		1,199,000		
Addison Road/Westgrove Drive Water Main Replacement		-	-	-	-	633,300		400,000		1,033,300		
Excel Parkway/Addison Road Water Main Upsizing		-	-	-	-	-		268,500		268,500		
New Water Main Loop - Excel Parkway / Addison Road		-	-	-	-	-		495,000		495,000		
Beltway Drive/Belt Line Road Water Main Replacement		-	-	640,900	500,000	-		-		1,140,900		
Sydney Drive/Marsh Lane Water Main Upsizing		-	-	-	667,700	400,000		-		1,067,700		
Lindbergh Drive Water Main Upsizing		-	-	-	-	-		2,500,000		2,500,000		
Water Main Upsizing From Belt Line Road/George Bush Elementary		-	-	-	-	1,188,000		1,000,000		2,188,000		
Pipe Bursting - Julian Street to Addison Circle		_	_	_	_	_		416,000		416,000		
Excel Parkway/Addison Road Sewer Improvements		_	_	_	_	_		390,000		390,000		
Addison Road/Belt Line Road and Addison Road/Edwin								,		,		
Lewis Drive Sewer Improvements		-	-	-	-	-		400,000		400,000		
Quorum Drive/Belt Line Road Sewer Improvements		_	_	_	341,000	_		_		341.000		
Rive Lane Sewer Improvements		_	_	_	660,000	_		_		660,000		
Wiley Post Road/Midway Road Sewer Improvements		_	_	_	-	150.000		_		150.000		
Surveyor Pumpstation Pump #2 Replacement		_	187,000	_	_	-		_		187,000		
Celestial Pumpstation Pump #3 Replacement		_	-	225,000	_	_		_		225,000		
Celestial Pumpstation Pump #1 Replacement		-	_		205,000	_		-		205,000		
Surveyor Pump Station Electrical Upgrades		-	220,000	760,000		-		-		980,000		
TOTAL	\$	1,968,763	\$ 2,993,216	\$ 2,493,700	\$ 2,940,700	\$2,371,300	\$	5,869,500	\$ -	18,637,179		

TOWN OF ADDISON STORMWATER CAPITAL IMPROVEMENTS PROGRAM FY2022-23													
	Actual Prior Years		-		Budget 2022-23			Budget 2024-25		Budget 2025-26			Project Total
FUNDING SOURCES:													
Cash Reserves	\$	-	\$	821,819	\$ 2,838,033	\$	3,506,000	\$	973,000	\$	-		
Certificates of Obligation Series 2013		230,542		736,606	-		-		-		-		
TOTAL AVAILABLE RESOURCES	\$	230,542	\$	1,558,425	\$ 2,838,033	\$	3,506,000	\$	973,000	\$	-	-	
PROJECTS													
Rawhide Creek Basin Improvements - Les Lacs Area	\$	188,967	\$	1,150,000	\$ 2,011,033	\$	-	\$	-	\$	-	\$	3,350,000
Whiterock Creek Basin Improvements - Bellbrook Drive		-		-	-		2,900,000		-		-		2,900,000
Farmers Branch Basin Improvements - Le Grande Drive Whiterock Creek Basin Improvements - Maiden Court		-		-	827,000		606,000		-		-		827,000 606.000
Whiterock Creek Basin Improvements - Montfort Drive		-		-	-		000,000		136,000		-		136,000
Automated Flood Alert System				_	-		_		837,000		-		837,000
Winnwood Road Bridge Class Culvert Outlet Armoring		41,575		408,425	-		-		-		-		450,000
TOTAL	\$	230,542	\$	1,558,425	\$ 2,838,033	\$	3,506,000	\$	973,000	\$	-	\$	9,106,000

TOWN OF ADDISON AIRPORT CAPITAL IMPROVEMENTS PROGRAM FY2022-23													
		Actual Prior Years		Estimated 2021-22		Budget 2022-23	Budget 2023-24	Budget 2024-25		Budget 2025-26			Project Total
	_	TIOI TEAIS		2021-22		2022-23	2023-24	2024-25		2025-20			TUIAI
FUNDING SOURCES:													
Cash Reserves	\$	1,111,310	\$	1,666,351	\$	2,582,000	\$ 112,000	\$	-	\$	-		
TXDOT Grant Funding		600,000		1,475,000		5,948,530	1,008,000		-		-		
Bond Funds		7,293,148		-		-	-		-		-		
TOTAL AVAILABLE RESOURCES	\$	9,004,458	\$	3,141,351	\$	8,530,530	\$ 1,120,000	\$	_	\$	Ξ		
PROJECTS													
Customs Facility Construction	\$	8,989,708	\$	166,331	\$	-	\$ -	\$	-	\$	-	\$	9,156,039
Bravo/Golf Taxiway Improvements		-		1,414,770		5,840,530	-		-		-		7,255,300
Airport Access & Security Improvements		-		-		120,000	1,120,000		-		-		1,240,000
Runway 15/33 Redesignation & Taxiway Alpha Rejuvenation		14,750		1,560,250		-	-		-		-		1,575,000
Bravo T-Hangar Roof Replacements		-		-		270,000	-		-		-		270,000
Bulk Fuel Storage Design		-		-		750,000	-		-		-		750,000
Jimmy Doolittle Drive Reconstruction		-		-		1,550,000	-		-		-		1,550,000
TOTAL	\$	9,004,458	\$	3,141,351	\$	8,530,530	\$ 1,120,000	\$	-	\$	-	\$	21,796,339



NOTICE OF PUBLIC HEARINGS ON FISCAL YEAR 2023 BUDGET AND TAX RATE

The Town of Addison will hold two Public Hearings on the Town's annual budget and tax rate for the fiscal year beginning October 1, 2022 and ending September 30, 2023. The Public Hearings will be conducted at a Special Meeting of the City Council at 5:00 pm on Tuesday, September 6, 2022 and at a Regular Meeting of the City Council at 7:30 pm on Tuesday, September 13, 2022. Both meetings will be held at the Addison TreeHouse, 14681 Midway Road, Suite 200, Addison, TX 75001. This budget will raise more total property taxes than last year's budget by \$3,032,233 or 10.07%, and of that amount \$267,989 is tax revenue to be raise from new property added to the tax roll this year.

The Town of Addison is accessible to persons with disabilities. Please call 972-450-2819 at least 48 hours in advance of the meeting if you need assistance. The budget document is on file with the City Secretary and is available for public inspection or may be accessed on the Town's website at:

https://addisontexas.net/finance/budget Publication Date: August 26, 2022

/s/ Steven Glickman, CFO

Council Meeting 8.

Meeting Date: 09/13/2022

Department: Finance

Pillars: Gold Standard in Financial Health

Milestones: Continue development and implementation of Long Term Financial

Plan

AGENDA CAPTION:

Hold a Public Hearing, Present, Discuss, and Consider Action on an <u>Ordinance</u> to Levy Taxes for the Town of Addison, Texas, and to Fix and Adopt the <u>Tax Rate of \$0.609822 for the Town on All Taxable Property for the Fiscal Year Beginning October 1, 2022 and Ending September 30, 2023.</u>

BACKGROUND:

This is the second public hearing regarding the proposed tax rate for the Town of Addison.

The proposed property tax rate for the Fiscal Year 2023 is \$0.609822 per \$100 of valuation. The proposed rate is made of the following components:

Tax Rate Component	Amount (per \$100 of valuation)
Maintenance & Operations: General Fund	\$0.415165
Maintenance & Operations: Economic Development	\$0.023716
Maintenance & Operations: Infrastructure Investment	\$0.006201
Interest & Sinking (Debt)	\$0.164740
Total Proposed Rate for the FY 2023	\$0.609822

The State's Truth-in-Taxation law also requires calculation and publication of each taxing entity's no-new revenue tax rate, voter-approval tax rate, and de minimus rate:

Tax Rate Definition		Amount (per
		\$100 of
		valuation)

No-New Revenue Tax Rate	The no-new-revenue tax rate is the tax rate for the 2022 tax year that will raise the same amount of property tax revenue for Town of Addison from the same properties in both the 2021 tax year and the 2022 tax year.	\$0.563865
Voter-Approval Tax Rate	The voter-approval tax rate is the highest tax rate that Town of Addison may adopt without holding an election to seek voter approval of the rate, unless the de minimis rate for Town of Addison exceeds the voter-approval tax rate for Town of Addison.	\$0.689157
De Minimis Rate	The de minimis rate is the rate equal to the sum of the no-new-revenue maintenance and operations rate for Town of Addison, the rate that will raise \$500,000, and the current debt rate for Town of Addison.	\$0.590593

Notice of this public hearing was published in the Dallas Morning News on August 26, 2022. Included with this agenda item is a copy of the publication notice.

The proposed budget recommends a property tax rate of \$0.609822 per \$100 valuation, which exceeds the no-new revenue tax rate. This proposed rate is lower than last year's adopted rate of \$0.614660 per \$100 of valuation.

The average taxable home value for the Town of Addison is \$382,732, which generates a tax bill of \$2,333.98. Last year, the average taxable home value was \$347,576 which generated a tax bill of \$2,136.41. The average tax payer would pay about \$197.57 more in property taxes than last year. Individual taxes may increase or decrease depending on the change in the taxable value of each property.

Of the total tax rate, \$0.445082 is dedicated to maintenance and operations, which is a slight increase from the Fiscal Year 2022 tax rate for maintenance and operations, and \$0.164740 is dedicated to debt service payments. The debt service portion of the tax rate is decreasing despite the issuance of General Obligation Bonds that were approved by voters in the 2012 and 2019 Bond Elections as well as Certificates of Obligation.

RECOMMENDATION:

Administration recommends approval.

Attachments

Presentation - Fiscal Year 2023 Tax Rate Adoption Ordinance - Fiscal Year 2023 Tax Rate Adoption Notice of Public Hearing Advertisement

2nd Public Hearing Tax ADDISON Rate FY2023



Property Tax Rate Approval Process



Key Dates	Council Action
Monday, July 25 th	Receipt of Certified Value from DCAD
Tuesday, Aug. 23 rd	Submit tax rates to governing body and post
Friday, Aug. 26 th	Publish notice of hearing on tax rate
Tuesday, Sept. 6 th	1st Public hearing on Tax Rate and Budget
Tuesday, Sept. 13 th	2 nd Public hearing on Tax Rate and Budget
Tuesday, Sept. 13 th	Adoption of FY2023 Budget and Tax Rate
Saturday, Oct. 1st	Begin Fiscal Year

Property Tax Values and Tax Rate



Certified Taxable Value FY2023 ~\$5.63B

Certified Taxable Value FY2022 ~\$5.08B

Proposed Property Tax Rate FY2023 \$.609822/100

Current Property Tax Rate FY2022 \$.614660/100

Property Tax Rates



	FY2022	FY2023	Difference
No-New-Revenue	\$0.548593/100	\$0.563865/100	\$0.015272 /100
Voter-approval	\$0.679498/100	\$0.689157/100	\$0.009659/100
Adopted/Proposed	\$0.614660/100	\$0.609822/100	\$(0.004838/100)

Property Tax Revenues

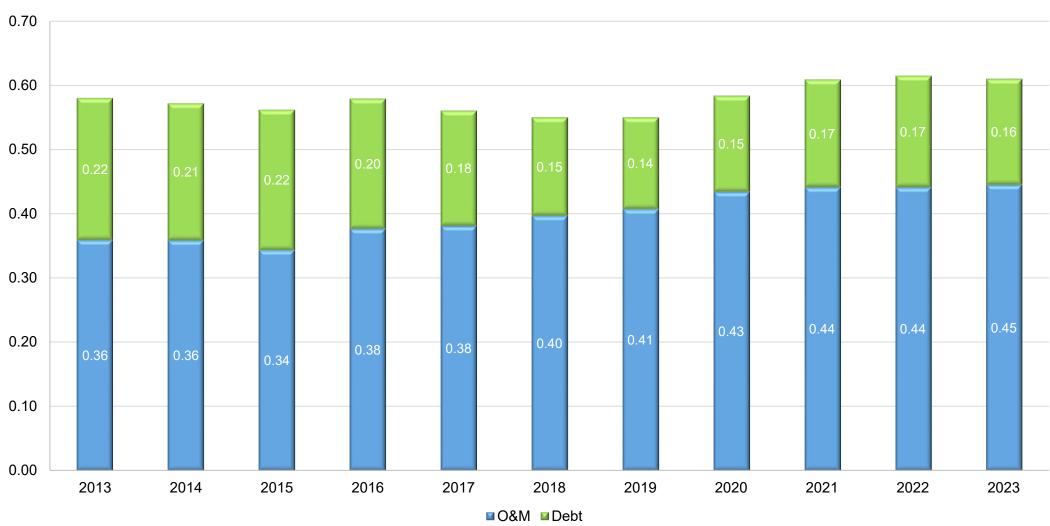
ADDISON

	FY2021 Actual	FY2022 Budget	FY2023 Proposed	% Change FY22 to FY23
General Fund (O&M)	\$20,276,338	\$20,139,186	\$22,559,394	12.02%
Economic Development Fund (O&M)	1,169,463	1,161,552	1,288,691	10.95%
Infrastructure Investment Fund (O&M)	305,778	303,710	336,953	10.95%
Debt Service Fund (I&S)	8,263,966	8,521,915	8,951,749	5.31%
Total Tax Revenue	\$30,015,545	\$30,126,363	\$33,136,787	10.07%

Tax revenue reflected above does not include delinquent taxes or penalties and interest.

Property Tax Rates

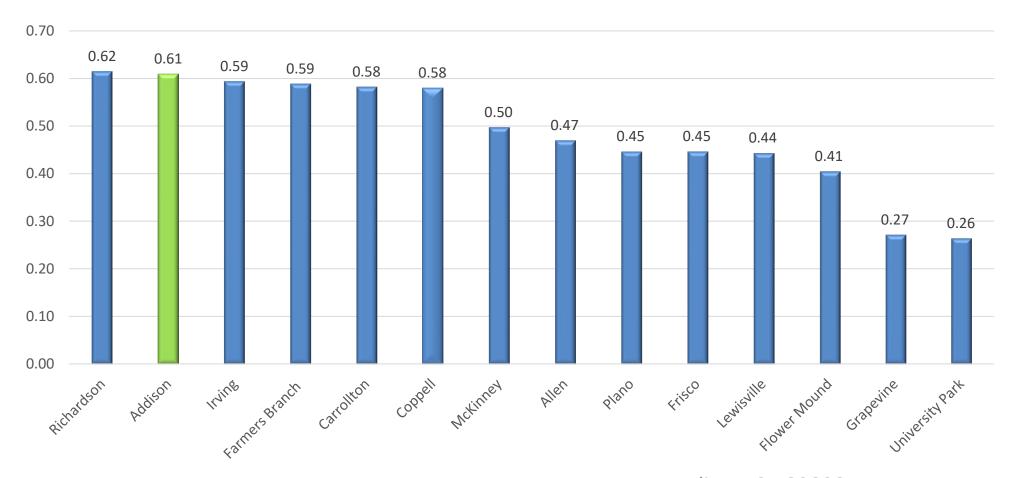




^{*} Rates are rounded to the nearest penny.

FY2023 Tax Rates - Comparison Cities



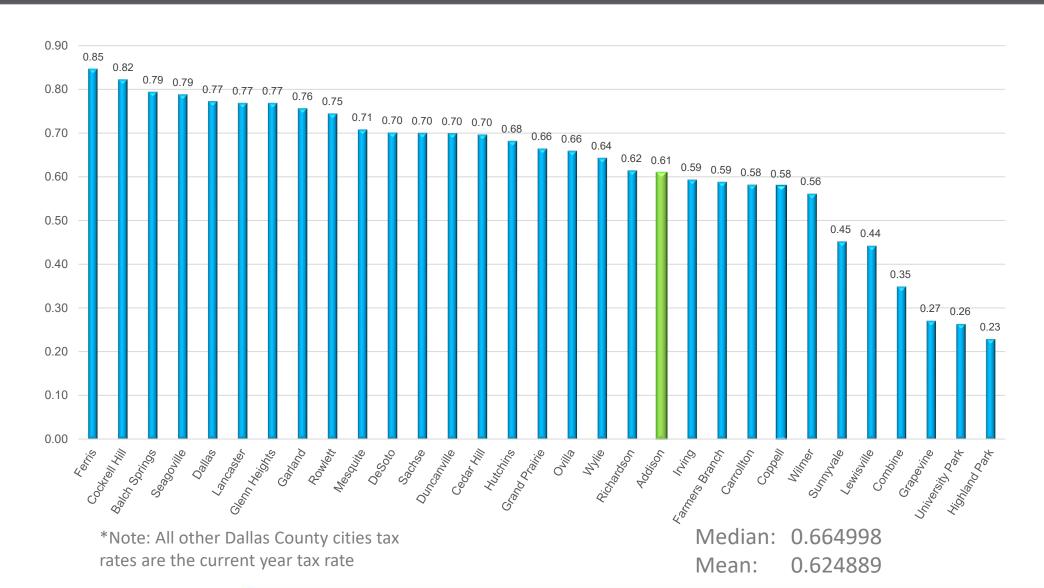


*Note: All other comparison cities tax rates are the current year tax rate

Median: 0.483828 Mean: 0.486846

FY2023 Tax Rates – Dallas County





Impact on Average Homeowner

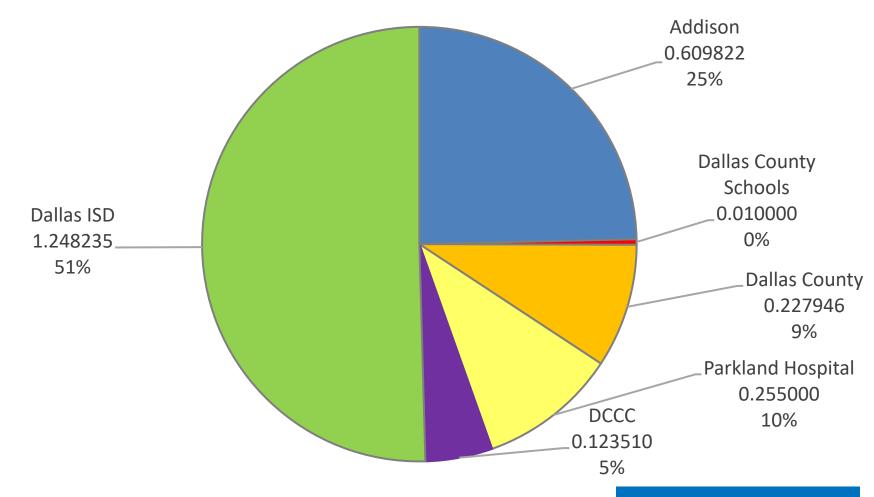


	FY2022	FY2023
Average Home Value	\$450,371	\$500,652
Tax Rate	0.614660	0.609822
Average Taxable Value	\$347,576	\$382,732
Annual Tax Bill	\$2,136.41	\$2,333.98

The average residential taxpayer would pay about \$197.57 (≈\$16.46 per month) more than last year, depending on their home value.

FY2023 Property Tax Rates Combined





Combined Tax Rate \$2.474513

Tax Code 26.05



"I move that the property tax rate be increased by the adoption of a tax rate of \$0.609822 per \$100 valuation, which is effectively an 8.15 percent increase in the tax rate".

(This ordinance must be adopted by a roll call vote)

TOWN OF ADDISON, TEXAS

ORDINANCE NO.	

AN ORDINANCE LEVYING TAXES FOR THE TOWN OF ADDISON, TEXAS AND FIXING AND ADOPTING THE TAX RATE ON ALL TAXABLE PROPERTY FOR THE YEAR 2022 AT A RATE OF \$0.609822 PER ONE HUNDRED DOLLARS (\$100.00) VALUATION ON ALL TAXABLE PROPERTY WITHIN THE CORPORATE LIMITS OF THE TOWN OF ADDISON AS OF JANUARY 1, 2022, THE SAID TAX RATE HAVING A MAINTENANCE AND OPERATIONS COMPONENT AND A DEBT SERVICE COMPONENT; PROVIDING FOR A PENALTY AND INTEREST FOR DELINQUENT TAXES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Texas Tax Code Chapter 26, the Tax Assessor-Collector for the Town of Addison, Texas (the "City") has calculated the tax rate for the fiscal year 2022-2023 which cannot be exceeded without requisite publications and public hearings; and

WHEREAS, the tax rate for the fiscal year 2022-2023 as initially contemplated (proposed) by the City Council does, and as adopted herein does, exceed the said rate calculated by the Tax Assessor-Collector; and

WHEREAS, the Town of Addison complied with the State of Texas Truth-in-Taxation laws and advertised the proposed tax rate and conducted two public hearings on the tax rate, and all notices and hearings and other applicable steps required by law as a prerequisite to the passage, approval, and adoption of this Ordinance have been timely and properly given and held; and

WHEREAS, Section 26.05(a), Tex. Tax Code, provides that the tax rate consists of two components (one of which will impose the amount of taxes needed to pay debt service, and the other of which will impose the amount of taxes needed to fund maintenance and operation expenses for the next year), and each of such components must be approved separately, the tax rate set forth herein consists of those two components and they are approved separately; and

WHEREAS, THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE. THE TAX RATE WILL EFFECTIVELY BE RAISED BY 9.80 PERCENT AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A \$100,000 HOME BY APPROXIMATELY \$-4.84.; and

(N	R	T	1	V	Δ		V	(٦	F	1	1	I	ſ	1)
٦		41	м.	,	 7	\vdash	N I	7	•		ľ		7	ľ	١.	,	/ <u> </u>

WHEREAS, upon full review and consideration of the matter, the City Council is of the opinion that the tax rate for the year 2022 set, fixed and adopted herein below is proper.

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

- Section 1. That there is hereby levied and ordered to be assessed and collected an ad valorem tax rate of \$0.609822 on each One Hundred Dollars (\$100.00) of assessed valuation for all taxable property located in the Town of Addison on the 1st day of January 2022, and not exempted from taxation by the constitution and laws of the State of Texas to provide for the expenses of the Town of Addison for the Fiscal Year beginning October 1, 2022 and ending September 30, 2023. The said tax is made up of two components, as set forth in Section 2 and Section 3 of this Ordinance.
- Section 2. That \$0.445082 of said taxes shall be for the maintenance and operations of the Town of Addison, of which \$0.415165 of said taxes shall be for the purposes of the General Fund, \$0.023716 shall be for the purposes of the Economic Development Fund, and \$0.006201 shall be for the purposes of the Infrastructure Investment Fund.
- <u>Section 3</u>. That \$0.164740 of said taxes shall be for the purpose of paying interest and principal on the General Obligation and Certificates of Obligation debt for the Town of Addison.
- <u>Section 4</u>. That the Tax Assessor-Collector or his /her designee is hereby authorized to assess and collect the tax rates and amounts herein levied.
- <u>Section 5</u>. That the taxes levied by this Ordinance shall be due and payable on October 1, 2022 and shall become delinquent on February 1, 2023. Penalty and interest will attach and accrue on delinquent taxes as provided by Section 33.01 of the Texas Tax Code.
- <u>Section 6</u>. Taxes that are and remain delinquent on July 1, 2023 incur an additional penalty not to exceed twenty percent (20%) of the amount of delinquent taxes, penalty and interest collected; such additional penalty is to defray the costs of collection due pursuant to the contract with the Town's attorney authorized by Section 6.30 of the Texas Tax Code, as amended.
- <u>Section 7</u>. The above and foregoing recitals are true and correct and are incorporated into this Ordinance and made a part hereof for all purposes.

(N	R	1 9)	V	Δ		J	$\mathbf{C}\mathbf{F}$	١.	NO	
١	.,	41		,	 7	\vdash	A I '	٧,	. . I'.		111	•

Section 8. That this Ordinance shall take effect adoption and publication as may be required by applicable leads to the section of the sectio	
On the following motion by	\$100 valuation, which is effectively a, the above and foregoing
Mayor Joe Chow	
Mayor Pro Tempore Kathryn Wheeler	
Deputy Mayor Pro Tempore Lori Ward	
Councilmember Tom Braun	
Councilmember Darren Gardner	
Councilmember Guillermo Quintanilla	
Councilmember Eileen Resnik	
voted in favor of the motion voted a	gainst the motion
Motion carried	

	Joe Chow, Mayor
TTEST:	
Ву:	
Irma Parker, City Secretary	
APPROVED AS TO FORM:	
By:	
Whitt Wyatt, City Attorney	

PASSED AND APPROVED by the City Council of the Town of Addison, Texas this the 13th day of September, 2022.



NOTICE OF PUBLIC HEARINGS ON FISCAL YEAR 2023 BUDGET AND TAX RATE

The Town of Addison will hold two Public Hearings on the Town's annual budget and tax rate for the fiscal year beginning October 1, 2022 and ending September 30, 2023. The Public Hearings will be conducted at a Special Meeting of the City Council at 5:00 pm on Tuesday, September 6, 2022 and at a Regular Meeting of the City Council at 7:30 pm on Tuesday, September 13, 2022. Both meetings will be held at the Addison TreeHouse, 14681 Midway Road, Suite 200, Addison, TX 75001. This budget will raise more total property taxes than last year's budget by \$3,032,233 or 10.07%, and of that amount \$267,989 is tax revenue to be raise from new property added to the tax roll this year.

The Town of Addison is accessible to persons with disabilities. Please call 972-450-2819 at least 48 hours in advance of the meeting if you need assistance. The budget document is on file with the City Secretary and is available for public inspection or may be accessed on the Town's website at:

https://addisontexas.net/finance/budget Publication Date: August 26, 2022

/s/ Steven Glickman, CFO

Council Meeting 9.

Meeting Date: 09/13/2022

Department: Finance

Pillars: Gold Standard in Financial Health

Milestones: Continue development and implementation of Long Term Financial

Plan

AGENDA CAPTION:

Present, Discuss, and Consider Action on the **Fiscal Year 2022-23 Property Tax Revenue Ratification Ordinance**.

BACKGROUND:

As required by Local Government Code 102.007, adoption of a Budget that raises more property tax revenue than was generated the previous year requires three votes by the City Council (a) one vote to adopt the Budget, and (b) one vote to adopt the tax rate, and (c) a separate vote to "ratify" the property tax revenue increase reflected in the Budget.

This Ordinance ratifies the property tax revenue increase as reflected in the Fiscal Year 2022-23 Budget by adding the following statement:

THIS BUDGET WILL RAISE MORE TOTAL PROPERTY TAXES THAN LAST YEAR'S BUDGET BY \$3,032,231 OR 10.07%, AND OF THAT AMOUNT \$267,989 IS TAX REVENUE TO BE RAISED FROM NEW PROPERTY ADDED TO THE TAX ROLL THIS YEAR.

RECOMMENDATION:

Administration recommends approval.

Attachments

Ordinance - Property Tax Ratification

TOWN OF ADDISON, TEXAS

ORDINANCE NO.	

AN ORDINANCE FOR THE TOWN OF ADDISON, TEXAS RATIFYING THE PROPERTY TAX REVENUE IN THE 2022-2023 BUDGET AS A RESULT OF THE TOWN RECEIVING MORE REVENUES FROM PROPERTY TAXES IN THE 2022-2023 BUDGET THAN IN THE PREVIOUS FISCAL YEAR; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Texas Local Government Code 102.007 relating to Adoption of the Budget, requires the City Council to ratify by a separate vote and providing the necessary disclosure language in the ratification, when there is an increase to the property tax revenues in the proposed budget as compared to the previous year; and

WHEREAS, the Town's 2022-23 Budget has an increase in property tax revenues as compared to the previous year; and

WHEREAS, as a result of the approval of the 2022-23 Budget, the City Council finds that it must ratify the increased revenue from property taxes.

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

<u>Section 1</u>. The increased revenue from property taxes in the 2022-23 Town Budget is hereby ratified, with the following declaration:

"THIS BUDGET WILL RAISE MORE TOTAL PROPERTY TAXES THAN LAST YEAR'S BUDGET BY \$3,032,231 OR 10.07%, AND OF THAT AMOUNT \$267,989 IS TAX REVENUE TO BE RAISED FROM NEW PROPERTY ADDED TO THE TAX ROLL THIS YEAR."

<u>Section 2</u>. This Ordinance shall become effective immediately upon its passage.

DULY PASSED AND	APPROVED by the	City Council of the	Town of Addiso	on, Texas
this the 13 th day of September,	2022.			

	Joe Chow, Mayor
ATTEST:	
By:	<u> </u>
Irma Parker, City Secretary	
APPROVED AS TO FORM:	
By: Whitt Wyatt, City Attorney	

Council Meeting 10.

Meeting Date: 09/13/2022

Department: Finance

Pillars: Gold Standard in Financial Health

Milestones: Continue development and implementation of Long Term Financial

Plan

AGENDA CAPTION:

Present, Discuss, and Consider Action on an Ordinance Amending Chapter 82 (Utilities), Section 82-76 and Section 82-77 of the Code of Ordinances of the Town by Amending Sewer Rates and Water Rates for All Customer Classifications; Providing that the Changes to the Sewer Rates and Water Rates Made Herein Shall be Applied to Monthly Customer Bills Beginning with the November 2022 Billing Cycle.

BACKGROUND:

On January 23, 2018, Council approved a resolution to approve a policy to adopt utility rates as set forth in the financial plan and utility rate model created by Raftelis Financial Consultants, Inc. (RFC) which was presented at the January 9, 2018, Council meeting.

Council gave staff direction to move forward with a policy to adopt utility rates to fully fund the short-term staffing plan and provide a mix of cash and bond funding for capital improvement projects by utilizing cost of service adjustments. The new adjustments, which will be effective October 1, 2022, consist of the following proposed increases to water and sewer rates over a five year period:

Fiscal Year 2019: 8%
Fiscal Year 2020: 6.5%
Fiscal Year 2021: 6%
Fiscal Year 2022: 2.5%
Fiscal Year 2023: 5%

An update to the utility rate model for fiscal years 2024-2028 was adopted by Council on July 12, 2022. Staff reviews this utility rate model on an annual basis to ensure the rate adjustments are appropriate.

The Town purchases water and sewage treatment from Dallas Water Utility (DWU) as well as sewage treatment services from the Trinity River Authority (TRA). Charges from both entities are included in the financial plan and rate model created by RFC. Sec. 82-78 of the Town's code of ordinances provides

that the pass-through of wholesale cost increases for water purchases and sewer treatment services be included in water and sewer rates, which shall reflect changes in the costs of water purchases, sewer treatment, and transportation services, which are paid by the Town to other governmental entities. This means that the cost increases from these two entities are directly passed to the Town of Addison customers.

Below are examples of the increase in a water and sewer bill for a single-family:

Consumption	Existing	New Rate (10/1/22)	% Increase
5,000 gallons	\$61.19	\$64.25	5.0%
8,000 gallons	\$89.98	\$94.48	5.0%
10,000 gallons	\$109.17	\$114.63	5.0%

The specific rates for each customer class are listed in the attached ordinance.

RECOMMENDATION:

Administration recommends approval.

Attachments

Ordinance - Fiscal Year 2023 Water and Sewer Rates

TOWN OF ADDISON, TEXAS

DINANCE NO).
------------	----

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS AMENDING CHAPTER 82, SECTION 82-76 AND SECTION 82-77 OF THE CODE OF ORDINANCES OF THE TOWN BY AMENDING SEWER RATES AND WATER RATES FOR ALL CUSTOMER CLASSIFICATIONS; PROVIDING THAT THE CHANGES TO THE SEWER RATES AND WATER RATES MADE HEREIN SHALL BE APPLIED TO MONTHLY CUSTOMER BILLS BEGINNING WITH THE NOVEMBER 2022 BILLING CYCLE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; 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 City Council is authorized by Section 2.08.p. of the City Charter to provide for a sanitary sewer and water system, and the City is authorized by law (including, without limitation, Sections 552.001 and 552.017, Tex. Loc. Gov. Code) to own, construct and operate a water and sewer system and to prescribe rates therefor; and

WHEREAS, adjustments to the City's water and sewer utility rates have been proposed by the Town of Addison's Rate Model, Dallas Water Utilities and Trinity River Authority; and

WHEREAS, the City has conducted a review and evaluation of the City's water utility rates and has determined therefrom that the rates need to be adjusted as set forth herein to support the operating, maintenance, and capital needs of the City's water utility system.

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

<u>Section 1</u>. The Code of Ordinances of the Town of Addison, Texas, Chapter 82 (Utilities), Article I (In General), Division 5 (Rates and Charges), Section 82-76 (Sewage Rates) is hereby amended in part to change the monthly sewage rates effective October 1, 2022 and to be applied to the November 2022 customer bill as follows:

Sec. 82-76. - Sewage rates.

The customer classifications, minimum bills, and consumption charges shall be as follows:

(1) Sewer minimum bills. Minimum monthly bills shall be applied to all customers based upon customer classification and shall include an allowance for volume based upon water consumed as follows:

OFFICE OF THE CITY SECRETARY
ORDINANCE NO.

Customer	Minimum Monthly	Volume
Classification:	Bill	Included (Gallons)
Single-Family Residential	18.45	2,000
Multifamily Residential Large (meter size greater than or equal to two inches)	235.83	37,000
Multifamily Residential Small (meter size less than two inches)	99.21	15,000
Schools	130.27	20,000
Municipal	68.14	10,000
Commercial Large (meter size greater than or equal to two inches)	235.83	37,000
Commercial Small (meter size less than two inches)	37.08	5,000
Industrial Large (meter size greater than or equal to two inches)	235.83	37,000
Industrial Small (meter size less than two inches)	24.67	3,000
Hotel/Motel	627.11	100,000

(2) Sewer volume rate. All volume which exceeds the amount allowed in the minimum bill shall be charged at a rate of \$6.23 per 1,000 gallons of water consumed for all customer classifications.

<u>Section 2</u>. The Code of Ordinances of the Town of Addison, Texas, Chapter 82 (Utilities), Article I (In General), Division 5 (Rates and Charges), Section 82-77 (Water Rates) is hereby amended in part to increase water rates effective October 1, 2022 and to be applied to the November 2022 customer bill as follows:

Sec. 82-77. - Water rates

The customer classifications, minimum bills, and consumption charges shall be as follows:

(1) Water minimum bills. Minimum monthly bill shall be applied to all customers based upon customer classification and shall include an allowance for volume based upon water consumed as follows:

	Minimum Monthly Bill	Volume Included (Gallons)
Single-Family Residential	15.60	2,000
Multifamily Residential Large (meter size greater than or equal to two inches)		37,000
Multifamily Residential Small (meter size less than two inches)	65.83	15,000
Schools	85.16	20,000

OFFICE OF THE CITY SECRETARY
ORDINANCE NO.

Municipal	46.52	10,000
Commercial Large (meter size greater than or equal to two inches)	150.83	37,000
Commercial Small (meter size less than two inches)	27.19	5,000
,	150.83 19.47	37,000 3,000
Hotel/Motel	394.24	100,000
,	282.61 110.91	40,000 15,000
Irrigation Small (meter size less than two inches) Fire Meters	38.78	8,000

- (2) Water volume rate. All volume which exceeds the amount allowed in the minimum bill shall be charged at a rate of \$3.86 per 1,000 gallons of water consumed for all customer classifications, with the exceptions as noted in subsection (3) below.
- (3) Water conservation volume rate. Single-family residential customers shall be charged a rate of \$6.87 per 1,000 gallons of water for all water consumed in excess of 15,000 gallons. Irrigation (large and small) customers shall be charged for all volume, which exceeds the amount allowed in the minimum bill, at a rate of \$6.87 per 1,000 gallons of water consumed.

Section 3. 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 any 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.

<u>Section 4.</u> <u>Severability.</u> 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 circumstance 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 5. Incorporation of Recitals. The above and foregoing recitals to this
--

Ordinance are true and correct and are incorporated herein and made a part of this Ordinance for all purposes.

Section 6. Effective Date. This Ordinance shall be effective from and after its date of passage.

PASSED AND APPROVED by the City Council of the Town of Addison, Texas this the 13th day of September 2022.

	Joe Chow, Mayor	
ATTEST:		
By:		
Irma Parker, City Secretary		
APPROVED AS TO FORM:		
By:		
Whitt Wyatt, City Attorney		

Council Meeting 11.

Meeting Date: 09/13/2022 **Department:** City Manager

Milestones: Promote and protect the Addison Way

AGENDA CAPTION:

Present, Discuss, and Consider Action on an Ordinance Electing for the Town of Addison to Make Current Service and Prior Service Contributions to the Town's Account in the Benefit Accumulation Fund of the Texas Municipal Retirement System at the Actuarily Determined Rate of Total Employee Compensation.

BACKGROUND:

During the August 3, 2022 Special Council Meeting and the August 23, 2022 Council Meeting, a representative from the Texas Municipal Retirement System (TMRS) and Town Staff presented information relative to the Texas Municipal Retirement System's Cost of Living Adjustment (COLA) which included various COLA options for Council consideration.

Based on Council direction, Staff is bringing forward two Ordinances (as separate agenda items this evening) to implement a 30% annually repeating COLA through TMRS.

The adoption of a 30% annually repeating COLA for current and future retirees and beneficiaries of deceased retirees of the Town of Addison through the Texas Municipal Retirement System (TMRS) will cause Addison to exceed its statutory maximum contribution rate limit to TMRS. Therefore, Council must first adopt an Ordinance removing this limit. The Ordinance proposed in this agenda item would remove the statutory maximum contribution rate limit and allow Council to adopt the 30% annually repeating benefit by a separate Ordinance in the next agenda item.

Addison's full contribution rate for 2023 will be 16.39%. Based on Council's direction, this rate is included in the Fiscal Year 2023 Budget and once the 30% annually repeating COLA is adopted, it will go into effect January 1, 2023.

RECOMMENDATION:

Adminsitration recommends approval.

Е

AN ORDINANCE ELECTING FOR THE TOWN OF ADDISON TO MAKE CURRENT SERVICE AND PRIOR SERVICE CONTRIBUTIONS TO THE TOWN'S ACCOUNT IN THE BENEFIT ACCUMULATION FUND OF THE TEXAS MUNICIPAL RETIREMENT SYSTEM AT THE ACTUALLY DETERMINED RATE OF TOTAL EMPLOYEE COMPENSATION; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City Council desires to authorize funding such benefits as herein provided; now therefore

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

SECTION 1. Pursuant to Section 855.407(g) of the TMRS Act, the Town hereby elects to make future normal and prior service contributions to its account in the benefit accumulation fund of the System at such combined rate of the total compensation paid by the Town to employees who are members of the System, as the System's actuary shall annually determine as the rate necessary to fund, within the amortization period determined as applicable to the Town under the TMRS Act, the costs of all benefits which are or may become chargeable to or are to be paid out of the Town's account in said accumulation fund, regardless of other provisions of the TMRS Act limiting the combined rate of the Town contributions.

SECTION 2. The provisions of the Ordinance shall become effective on January 1, 2023.

TOWN OF ADDISON. TEXAS

PASSED AND APPROVED by the City Council of the Town of Addison, Texas, on this the *13th* day of *SEPTEMBER*, *2022*.

	- · · · · - · · · · · · · · · · · · · ·
	Joe Chow, Mayor
ATTEST:	APPROVED AS TO FORM:
Irma Parker, City Secretary	Whitt Wyatt, City Attorney

Council Meeting 12.

Meeting Date: 09/13/2022 **Department:** City Manager

Milestones: Promote and protect the Addison Way

AGENDA CAPTION:

Present, Discuss, and Consider Action on an <u>Ordinance Providing for</u>
<u>Increased Prior and Current Service Annuities Under the Act Governing the Texas Municipal Retirement System for Retirees and Beneficiaries of Deceased Retirees of the Town of Addison and Establishing an Effective Date.</u>

BACKGROUND:

During the August 3, 2022 Special Council Meeting and the August 23, 2022 Council Meeting, a representative from the Texas Municipal Retirement System (TMRS) and Town Staff presented information relative to the Texas Municipal Retirement System's Cost of Living Adjustment (COLA) which included various COLA options for Council consideration.

Based on Council direction, Staff is brining forward two Ordinances (as separate agenda items this evening) to implement a 30% annually repeating COLA through TMRS. The first, proposed in an earlier agenda item this evening, removes the statutory maximum contribution rate limit. The first proposed Ordinance is a prerequisite to the second proposed Ordinance (this agenda item). This agenda item proposes the Ordinance providing for the 30% annually repeating COLA Adjustment to current and future retirees and beneficiaries of deceased retirees of the Town of Addison through TMRS.

The Town will not have to adopt an Ordinance each year to re-authorize calculation of these benefits; and the cost-of-living adjustments will remain in effect for future years until such time as it is discontinued by an Ordinance adopted by the City Council. After adoption, this benefit will go into effect January 1, 2023, and is included in the Fiscal Year 2023 Budget.

RECOMMENDATION:

Administration recommends approval.

Attachments

Ordinance Approving Increased Service Annuities

ORDIN	ANCE NO)
VIXIDITY.		

AN ORDINANCE ELECTING FOR THE TOWN OF ADDISON TO MAKE CURRENT SERVICE AND PRIOR SERVICE CONTRIBUTIONS TO THE TOWN'S ACCOUNT IN THE BENEFIT ACCUMULATION FUND OF THE TEXAS MUNICIPAL RETIREMENT SYSTEM AT THE ACTUALLY DETERMINED RATE OF TOTAL EMPLOYEE COMPENSATION; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City Council desires to authorize funding such benefits as herein provided; now therefore

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

SECTION 1. Pursuant to Section 855.407(g) of the TMRS Act, the Town hereby elects to make future normal and prior service contributions to its account in the benefit accumulation fund of the System at such combined rate of the total compensation paid by the Town to employees who are members of the System, as the System's actuary shall annually determine as the rate necessary to fund, within the amortization period determined as applicable to the Town under the TMRS Act, the costs of all benefits which are or may become chargeable to or are to be paid out of the Town's account in said accumulation fund, regardless of other provisions of the TMRS Act limiting the combined rate of the Town contributions.

SECTION 2. The provisions of the Ordinance shall become effective on January 1, 2023.

TOWN OF ADDISON. TEXAS

PASSED AND APPROVED by the City Council of the Town of Addison, Texas, on this the *13th* day of *SEPTEMBER*, *2022*.

	Joe Chow, Mayor
ATTEST:	APPROVED AS TO FORM:
Irma Parker, City Secretary	Whitt Wyatt, City Attorney