

# DRAFT

## OFFICIAL ACTIONS OF THE ADDISON CITY COUNCIL

February 13, 2023  
5:45 p.m. Work Session  
7:30 p.m. Regular Meeting

**Addison TreeHouse**  
**14681 Midway Road, Suite 200, Addison, TX 75001**

**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

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**Call Meeting to Order:** Mayor Chow called the meeting to order at 5:45 PM.

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**Pledge of Allegiance:** Mayor Chow lead the Pledge of Allegiance.

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### WORK SESSION

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1. **Present and Discuss the Final Conceptual Design for the Beltway Drive Trail and Greenspace and Review Recommended Trail and Wayfinding Signage.** *[Joe Pack, Assistant Parks Director]*

On December 14, 2021, Council approved a professional services agreement with Moore Iacofano Goltsman, Inc. (MIG) for the conceptual design of the Beltway Drive Trail Project. The Beltway Drive Trail Project was identified as a Phase 1 project in the City-Wide Trails Master Plan (CWTMP) that was adopted by Council on May 25, 2021. In addition to the proposed trail and greenspace improvements for Beltway Drive, the CWTMP also recommends the development of Trail Signage and Wayfinding Standards. Development of these standards is included in the scope of the Beltway Drive Trail Project to be included in all future trail signage projects.

On August 23, 2022, a staff presentation to Council included results of public input and staff's recommendations for moving forward with the conceptual design. The final conceptual design of Beltway Drive Trail and Greenspace is complete, and staff presented for Council for review. Also included in the presentation is the development of Trail Signage and Wayfinding Standards, which are the last steps prior to the development of construction documents. In addition to this

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presentation, staff placed an item on the consent agenda to approve an agreement with MIG for the development of construction documents for the Beltway Drive Trail Project.

2. **Present and Discuss the Operations and Financial Reconciliation for Addison Oktoberfest 2022.** *[Yesenia Saldivar, Interim Special Events Director]*

Addison Oktoberfest is a major festival produced by the Town annually to support local businesses and promote tourism. The festival features food, music and entertainment focused on German culture, and was held September 15-18, 2022 at Addison Circle Park. The Special Events and Finance Departments presented a report on the marketing, operational and financial outcomes of Addison Oktoberfest 2022.

**4 Year Comparison**

YEARS	2018	2019	2021	2022
Admissions	18,155	43,308	32,151	38,738
Admission \$	\$78,145	\$216,549	\$222,636	\$38,738
Food & Beverage Sales	\$358,437	\$1,126,165	\$975,015	\$1,236,994
Revenue	\$575,388	\$524,597	\$707,899	\$582,623
Expenses	\$787,145	\$769,266	\$809,249	\$1,003,980

Note: 2020 Cancelled due to Covid Pandemic

3. **Present and Discuss the 2023 Special Events Preview.** *[Yesenia Saldivar, Interim Special Events Director]*

Staff presented an update to the Council on the upcoming 2023 event season. The presentation included information regarding dates, times, new additions, and an entertainment and activity overview.

**2023 Special Events Calendar**

Events	Date(s)	Theme
Addison After Dark	April 15 August 19 October 21	Fiesta Noche Pints & Pups Harvest Hayday
Taste Addison	June 2-3	
Kaboom Town!®	July 3	
Oktoberfest	September 14-17	

4. **Present and Discuss the Airport Quarterly Report for the Fiscal Year 2023 First Quarter Ended December 31, 2022.** *[Joel Jenkinson, Airport Director]*

An overview of key Airport performance measures for the first quarter of Fiscal Year 2023 (FY23), which ended on December 31, 2022 were presented. The report presents data on revenue, fuel flowage, and aircraft operations (take-offs and landings), including international operations. The report also includes a snapshot of the Airport's real estate portfolio. Highlights for the first quarter include:

- Galaxy FBO formally began operations on November 1, 2022. They are off to a very good start, moving more than 120,000 gallons of fuel in each of their first two months (November and December).
- Galaxy FBO hosted the FIFA World Cup Trophy Tour aircraft and event on November 6, 2022. Addison was one of only three U.S. stops on the World Cup Trophy Tour; the other two stops were Los Angeles and New York /New Jersey (Newark Liberty International Airport).
- Million Air sold more than 6,000,000 gallons of Jet-A in calendar year 2022, passing the milestone on the afternoon of December 27, 2022 and setting an all-time record for them (or any other FBO at Addison, for that matter).
- Airport revenues in the first quarter of Fiscal Year 2023 (FY23) were the highest ever (\$1,722,757) for the first quarter of any fiscal year, up 11.5% compared to the first quarter of FY22 and 26.8% compared to the first quarter of FY21. The increase is attributable to the strong performance of the airport's real estate portfolio, which has generated additional revenue from new ground leases such as the Galaxy FBO lease.
- Operations and fuel flowage, while generally lower than the first quarter of FY22 (which set records), were strong for the first quarter of FY23.

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## REGULAR MEETING

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### Announcements and Acknowledgments Regarding Town and Council Events and Activities

#### Discussion of Meetings / Events

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**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.*

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**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.*

1. **Consider Action on the Minutes from the January 24, 2023 City Council Meeting.**
  2. **Consider action on a Resolution Approving an Agreement with Moore Iacofano Goltsman, Inc. (MIG) for Professional Engineering Services for the Development of Construction Documents for the Addison Beltway Drive Trail Project and Authorizing the City Manager to Execute the Agreement in an Amount Not to Exceed \$223,000.**
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3. **Consider Action on a Resolution Approving a First Amendment to Ground Lease with AQRD Hangar Management, LLC for 4582 and 4584 Claire Chennault Drive at Addison Airport and Authorizing the City Manager to Execute the First Amendment to Ground Lease.**
4. **Consider Action on a Resolution Approving the First Amendment to Conventional Hangar Lease for Commercial Aviation Use with Jani-King International, Inc. for 4572 Claire Chennault Drive at Addison Airport and the Termination of the 4570 Claire Chennault Drive Conventional Hangar Lease for Commercial Aviation Use with Jani-King International, Inc. and Authorizing the City Manager to Execute the Agreements.**
5. **Consider Action on a Resolution Approving an Agreement with Jacobs Engineering Group, Inc. for Design Support During Construction Related to the Keller Springs Reconstruction Project and Authorizing the City Manager to Execute the Agreement in an Amount Not to Exceed \$400,000.**
6. **Consider Action on a Resolution Approving an Agreement Between the Town of Addison and Kleen Pipe Inc. for the Repair of the Celestial Place Stormwater Piping and Authorizing the City Manager to Execute the Agreement in an Amount Not to Exceed \$57,471.25.**

Mayor Chow called for a motion to remove any item from the Consent Agenda to discuss separately. There were no requests therefore Mayor Chow called for a motion.

**MOTION:** Deputy Mayor Pro-Tempore Ward moved to approve Consent Agenda Items 5-10 as presented. Council Member Braun seconded the motion. Motion carried unanimously.

**Resolution No. R23-11:** Moore Iacofano Goltsman, Inc. (MIG) Beltway Drive Trail Project

**Resolution No. R23-12:** AQRD Hangar Mgmt. LLC 4582/4584 Clair Chennault Dr. Lease

**Resolution No. R23-13:** Jani-King Intl, Inc. Lease 4572 Claire Chennault Dr., terminate Lease 4570 Clair Chennault Dr.

**Resolution No. R23-14:** Jacobs Engineering Group, Inc. Keller Springs Reconstruction Project

**Resolution No. R23-15:** Kleen Pipe Inc. Celestial Place Stormwater Piping

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## Regular Items

11. **Present, Discuss, and Consider Action on Acceptance of the Fiscal Year 2022 Annual Comprehensive Financial Report (ACFR).** *[Steven Glickman, Chief Financial Officer]*

The Addison Town Charter requires staff prepare an Annual Comprehensive Financial Report (ACFR) that shows the status of the Town's finances. The ACFR is required to be prepared in accordance with generally accepted accounting principles. The charter also requires that the

Town's financial statements be audited annually by an independent external auditing firm. The results of the independent external audit are included in the ACFR.

The Town of Addison Finance Department has prepared the ACFR for the fiscal year ended September 30, 2022. The ACFR is a report of the Town's overall financial results. The Town's financial statements have been audited by FORVIS, LLP, an independent firm of licensed certified public accountants. The goal of the independent audit is to provide reasonable assurance that the financial statements of the Town are free of material misstatement.

In addition to providing an overview of the Town of Addison ACFR for Fiscal Year 2022, FORVIS Director & Lead Audit Engagement Executive Rachel Ormsby, CPA presented the audit report and issued an unmodified opinion, which means that financial statements are presented fairly, in all material respects, and in accordance with the applicable financial reporting framework. Simply stated, an unmodified opinion is a clean opinion.

12. **Hold a Public Hearing, Present, Discuss, and Consider Action on an Ordinance Rezoning 13.7 Acres Generally Located at the Southeast Corner of Addison Road and Festival Way and the Northeast Corner of Quorum Drive and Arapaho Road, from Commercial-1 (C-1), Planned Development (PD), and Urban Center (UC), to a new Planned Development (PD) Zoning District, to Allow a Transit-Oriented Mixed Use Development Comprised of Multifamily Residential, Office, Parking, Restaurant, Retail, and Entertainment Uses, and Associated Public and Private Open Space and Common Areas, Through the Approval of a Concept Plan and Development Standards. Case 1860-Z/Addison Circle Station - Phase I.** *[Ken Schmidt, Development Services Director]*

**MOTION:** Council Member Gardner moved to Postpone Items 12-16 until the February 28 Council meeting. Council Member Resnik seconded the motion. Motion failed with 2 to 5 votes with Mayor Chow, Mayor Pro-Tempore Wheeler, Deputy Mayor Pro-Tempore Ward, Council Member Braun, Council Member Quintanilla voting Against.

This proposed rezoning request meets the intent of the Addison Circle Special Area Study, the Addison Housing Policy, and associated Town amenity and infrastructure policies. The Co-Developers have presented a development concept consistent with the development proposal that resulted in their selection as the Master Developer for this project. They bring substantial expertise in residential, office, and retail development in mixed use environments and will partner with an additional developer/operator to create a vibrant gathering place to the core of this project, creating a strong connection between the Silver Line Station and Addison Circle Park. This rezoning request is very different from typical requests, as its nexus is rooted in decades of proactive action from the Town. Beginning with the assembly of land and the creation of the Addison Circle neighborhood, moving forward with the Addison Circle Special Area Study, and ultimately partnering with these Co-Developers to implement the Town's vision and desired level of investment in this property. This Town project reflects the highest and best use of this land, and it will be a fantastic addition to the Addison Circle neighborhood.

For more than three decades, the Town leadership has been anticipating the arrival of DART rail service in Addison. In preparation for its arrival, the Town has been acquiring property near the station and planning its use as part of a major transit-oriented development project. In 2018, the City Council adopted a plan that identified the vision and development principles for the property surrounding the contemplated DART rail stop and including DART's property as well. To begin implementation of that vision, The Town took the following actions:

- In 2020, the Town hired Cushman and Wakefield to serve as real estate advisors for the process that would select a master developer.
- October 2020, the City Council appointed a three-member subcommittee to serve with Town staff and Cushman and Wakefield on a Selection Committee to guide the solicitation of qualified developers through a Request for Proposals (RFP) process.
- April 2021, an RFP was released to the development community.
- June 2021, the City Council approved an Interlocal Agreement with DART to include its station area property in the development.

Ultimately five development teams submitted proposals. After review of all five proposals, the Selection Committee recommended that the City Council narrow the candidates to two finalists that would further refine and submit development concepts for consideration.

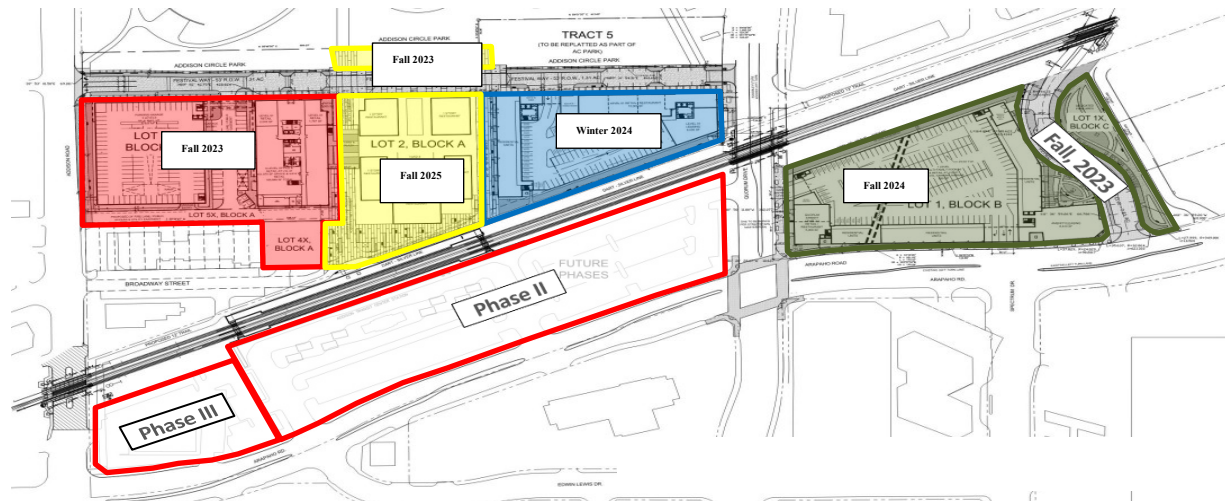
At its March 22, 2022, meeting, the City Council made a motion to advance the development team of AMLI Residential and Stream Realty Partners (Co-Developers) as the lone finalist to become the master developer for the Town's transit-oriented development project in the Addison Circle area, subject to the successful negotiation of the final definitive agreements that will govern the project. The Council also directed the City Manager to negotiate a Memorandum of Understanding (MOU) between the Town and Co-Developers that outlines important terms and conditions that will be part of the final agreements.

Since the April 12, 2022 adoption of the MOU, which resulted in a minimum investment commitment of \$472 million for the project, the Co-Developers have worked with Town Staff to advance a rezoning request for the 1st phase of this project and to execute required amendments to the original MOU (1st Amendment, 2nd Amendment). This 1st phase includes approximately 13.7 acres of Town owned property generally located at the southeast corner of Addison Road and Festival Way and the northeast corner of Quorum Drive and Arapaho Road. This property is bordered by Festival Way, Addison Circle Park, and DART right-of-way to the north, DART right-of-way and Arapaho Road to the south, Addison Road to the west, and the Millennium Office development to the east. The property is also bisected by Quorum Drive and Spectrum Drive.

This 13.7-acre 1st phase is part of a three-phase project envisioned by the Co-Developers and the Town. The 2nd and 3rd phases address the DART property, and will include additional office development, a transit hub with a public parking structure, and a boutique hotel. The Co-Developers will advance entitlements for these phases following establishment of a Master Lease Agreement between the Town and DART. This agreement will allow the Town to sub-lease the DART property to the Co-Developers to execute those phases of the development. With this request, the Town and Co-Developers proposes to rezone the property from Commercial-1 (C-1), Planned Development (PD), and Urban Center (UC) District to a new Planned Development (PD)

Zoning District to implement a vision for a transit-oriented mixed use development comprised of multifamily residential, office, parking, restaurant, retail, and entertainment uses, and associated public and private open space and common areas, through the approval of a concept plan and development standards.

### Proposed Phasing Plan – Case 1860-Z TOD PD Rezoning



Proposed Concept Plan: The programming for the proposed 1st phase of this project is comprised of four primary development components, as well as improvements to the streetscape of Addison Road, Arapaho Road, Festival Way, and Quorum Drive, and the realignment of Spectrum Drive to accommodate a block pattern that is more consistent with the Addison Circle neighborhood.

These four primary development components include:

- *Stream Office and Parking Structure:* The proposed 2.4-acre Lot 1, Block A is comprised of a 6-story office building accommodating a minimum of 160,000 square feet of office floor area, and 3,500 square feet of retail/restaurant space and a patio at the ground floor engaging Festival Way and the planned retail/restaurant/entertainment node to the east. To the west of the office building, a 5-level, 623± space public parking structure will be constructed at the intersection of Addison Road and Festival Way. Access to the parking structure will be provided from the 0.28 acre Lot 5X, Block A, which will comprise a reconstructed street that will also provide rear access to adjacent properties to the south, and from a drive aisle connecting to Festival Way, that also accommodates a small amount of on-street visitor parking. The 0.23-acre Lot 4X, Block A will be programmed by the Co-Developers to accommodate a fitness theme, which will capitalize on its direct access to the future Cottonbelt trail. Future programming is anticipated to include an outdoor fitness court, a pavilion, and a multipurpose space that may accommodate a pickleball court or other active programming.
- *Retail/Restaurant/Entertainment Node:* The proposed 1.9-acre Lot 2, Block A is comprised of 25,000 square feet of building floor area supporting food, retail, and entertainment-oriented uses integrated with and organized around an intimate civic space and pedestrian

paths that visually and physically connect with Festival Way, Addison Circle Park, and the Silver Line Station. This concept also envisions the opportunity for an additional 5,500 square feet of building floor area to frame and activate the northern edge of Addison Circle Park, allowing for a very pedestrian focused treatment of Festival Way at this focal point of the development.

- *AMLI Tower*: The proposed 1.8-acre Lot 3, Block A is comprised of a 13-story multifamily residential tower accommodating a minimum of 240 and a maximum of 270 dwelling units, and 10,000 square feet of retail/restaurant space and a patio at the ground floor engaging Festival Way and Quorum Drive. This building wraps and is constructed upon a 5-level podium parking structure that will provide up to 420 parking spaces, inclusive of dedicated retail parking spaces at the ground floor. An amenity deck and green roof will be provided on top of the parking podium, at the 6th floor. Access to the parking structure is provided from Festival Way.
- *AMLI Midrise*: The proposed 2.9-acre Lot 1, Block B is comprised of a 7-story multifamily residential midrise building accommodating a minimum of 410 and a maximum of 470 dwelling units, and 5,000 square feet of retail/restaurant space and a patio at the ground floor engaging Arapaho Road and Quorum Drive. This building wraps and is constructed upon a 3-level podium parking structure that will provide up to 630 parking spaces, inclusive of dedicated retail parking spaces at the ground floor. An amenity deck will be provided on top of the parking podium, at the 4th floor. Access to the parking structure is provided from Arapaho Road and Quorum Drive. With the proposed realignment of Spectrum Drive (0.6-acre right-of-way dedication) at this location, a new public open space opportunity was established through the proposed 0.4-acre Lot 1X, Block C. This space is anticipated to be programmed as a passive space with elevated landscape, public art, and walking paths.

*Phasing Plan*: In accordance with the executed MOU between the Town and Co-Developers, construction of private and public site infrastructure and the proposed office building and parking structure will commence in the Fall of 2023. Open space lot 4X, Block A will be constructed concurrent to the office building and both features are anticipated to be completed in the Fall of 2025. The proposed residential tower will commence construction in the Winter of 2024 and is anticipated to be completed by the end of 2026. The proposed residential midrise building will commence construction in the Fall of 2024 and is anticipated to be completed by the end of 2026. Open space lot 1X, Block C will be constructed concurrent to the midrise building. The proposed retail/restaurant/entertainment node will commence construction in the Fall of 2025, following recruitment of a developer/operator and acquisition of development entitlements for the envisioned concept. It is anticipated that this component will be completed concurrently or shortly after the completion of the two residential buildings.

*Building Character*: The proposed building character for this project is reflective of the stated goals of the Town's RFP process where a minimum building height of 6 stories and a minimum residential density of 60 units per acre was desired. Between Addison Road and Quorum Drive, the office and multifamily buildings increase in scale from west to east as height restrictions associated with proximity to the Addison Airport become less restrictive. A 13 story tower, which would become the tallest residential building in Addison, is situated at the corner of Festival Way



and Quorum Drive. This prominent building will serve as an architectural focal point for Addison Circle and would be a prominent addition to the Addison skyline.

With this being a walkable urban mixed-use district, building design at the street level is critical, particularly at the Festival Way street frontage. Ground floor retail space is provided at prominent street frontages at all proposed buildings and these spaces are appropriately accommodated with higher ceiling heights, patios, canopies, and extensive glazing to create a visually interesting streetscape. Smaller, more human scale buildings are envisioned at the retail/restaurant/entertainment node to best support social interaction and the establishment of a new gathering space that visually and physically connects with Festival Way, Addison Circle Park, and the Silver Line Station.

Consistent with Addison Circle, masonry and glazing are the dominant building materials utilized with this project, and a mixed palette of light and dark colors provide distinctive transitions throughout the project. With the exception of the freestanding parking structure adjacent to Addison Airport, all parking structures are fully screened from view from the surrounding primary street network. The freestanding parking structure is clad with enhanced masonry and screening elements, and a mural, to ensure compatibility with the Addison Circle neighborhood.

Landscape Character/Open Space and Trails: With the Town's vision for this urban neighborhood, the landscape character for this project is primarily defined by the urban streetscapes that will be accommodated within the site. This is most prominently reflected through the provision of street trees along all street frontages, base landscape at buildings, and other unique treatments such as planters and public art. Additional gathering space will be provided at the core of the project - the planned retail/restaurant/entertainment node – and at the eastern edge of the realigned Spectrum Drive. Land is reserved at the southern edge of the project to accommodate construction of the 12-foot wide Cottonbelt Trail, and new pedestrian only connections will be provided between Festival Way and the Cottonbelt Trail/Silver Line Station. Sidewalks throughout this project will be prominent - ranging from 6 – 10 feet in width - and will be shaded and buffered from the street-by-street trees.

Streetscapes: In accordance with the MOU between the Town and Co-Developers, a master streetscape plan for this project has been prepared and will be included with consideration of this rezoning request. This plan provides design standards for each street section within the TOD, by defining the number of travel and on-street parking lanes for each street and establishing the width and typical design of sidewalks, street tree planting and amenity zones. Consistent with the existing character of Addison Circle, masonry paving materials are used extensively throughout the project to provide unique design treatments along sidewalks and at intersections. Most prominently, Festival Way transitions to a curb less street in front of the planned retail/restaurant/entertainment node. This would allow this area to serve a prominent role as a potential event space.

Parking: For this new Planned Development District (PD), the applicant proposes to meet the Urban Center (UC) zoning district parking standards. These are the parking standards that apply to the existing Addison Circle neighborhood. Additionally, the MOU between the Town and Co-

Developers requires completion of a parking study to determine shared parking needs to support the planned retail/restaurant/entertainment node, and other proposed retail spaces. Most prominently, shared parking will be achieved through the proposed public parking structure at the western edge of the project. This parking structure will serve office and retail tenants during weekdays and will be used primarily for retail tenants in the evening and on weekends. Each multifamily building will also accommodate retail parking at the ground floor. The final quantity of dedicated retail parking in these structures as well as the planned operation of the public parking structure will be definitively defined by the required parking study and the definite agreements between the Town and Co-Developers.

Additional shared parking opportunities will be possible in the 2nd phase of the project, where a transit hub and public parking structure will be constructed.

**Development Impacts:** In the review of this rezoning request, assessment of anticipated impacts of the development should be carefully considered. These considerations include:

- **Residential Compatibility:** This development is an extension of Addison Circle, an existing mixed-use neighborhood comprised largely of multifamily rental housing, with employment uses at the Dallas Parkway frontage. A substantial cluster of townhome and multifamily ownership housing exists between Morris Avenue and Airport Parkway, and includes the Townhomes of District A, Aventura, and Meridian Square. The uses, housing types, and building form of this proposal are consistent with the Addison Circle neighborhood. Additionally, this development is substantially buffered from the existing neighborhood by the DART right-of-way and Addison Circle Park.
- **Traffic Generation and Circulation:** The Town required the applicant to complete a Traffic Impact Analysis (TIA) to determine what effect the proposed development would have on the roadway network in the near-term and long-term. TIAs are based on traffic engineering standards and best practices, and traffic data assumptions published by the Institute of Transportation Engineers (ITE). The TIA for this project will be conducted in two phases. This first phase focused on analysis of surrounding intersections and proposed site access drives, and on the proposed realignment of a segment of Spectrum Drive between the DART right-of-way and Arapaho Road. The second phase of the TIA, which would be completed during civil engineering plan review, will focus on traffic operations at Silver Line crossings, as well analysis of turn lane improvements on Addison Road and Quorum Drive.

This analysis determined that due to the limited travel demand on Spectrum Drive, there is appropriate capacity in the existing street network to support these minor changes in the traffic pattern. Northbound traffic south of Arapaho Road can utilize Quorum Drive to continue northbound travel through and within the Addison Circle neighborhood. Southbound traffic north of Arapaho Road can utilize Quorum Drive or Dallas Parkway to travel eastbound on Arapaho Road. This roadway realignment is needed to address the irregular, challenging to develop, block pattern created by the current Spectrum Road alignment.

This analysis also concluded that a dedicated left turn lane was required on Festival Way to serve westbound left turns onto Addison Road. Further analysis is required to determine the need for a northbound right-turn lane on Addison Road at Festival Way. While that analysis is still pending, right-of-way will be reserved for that improvement. If the analysis indicates that is needed, the right-turn lane will be constructed with this project.

This analysis was conducted by Bowman Consulting Group. The analysis was reviewed by Town staff and traffic engineers at Kimley-Horn and Associates. Kimley-Horn's traffic engineering group provides traffic engineering and transportation planning services to the Town, which includes development of the Town's Master Transportation Plan. Based on their review, Kimley-Horn determined that the applicant's traffic impact assessment was accurate.

- Utility and Drainage Analysis: At this feasibility stage, the applicant has demonstrated the capacity to connect to the Town's utility network and to mitigate the impacts of any surface runoff generated by this site. If this project is approved, detailed civil engineering plans will be prepared for the proposed connections to the Town's water and sanitary sewer systems, and the required drainage infrastructure needed to convey site generated runoff. The surrounding drainage infrastructure was designed to accommodate this site at fully developed conditions.
- Existing Site Encumbrances: With this project, the rear alley that borders this site while also serving the existing Broadway Street properties, will be reconstructed. The adjacent right-of-way for Julian Street will be abandoned and a vehicle turnaround point will be provided at the eastern terminus of Broadway Street, as vehicle traffic further east would conflict with the Cottonbelt trail and the future retail/restaurant/entertainment node. At this location, the Cottonbelt trail will be integrated with an emergency access drive to allow for appropriate access to this development and the northside of the transit platform. New right-of-way would be dedicated to allow for the relocation of utility infrastructure and the construction of the realigned segment of Spectrum Drive.
- Addison Airport: Throughout the RFP process, the Town worked with the proposers to ensure compliance with height restrictions and noise compatible land use planning practices required for development that is adjacent to the airport. To address this, the applicants have accommodated building heights that meet the intent of the airport height restrictions. Final compliance will be determined through application for FAA Part 77 review during the building permit review process. Since the Town's airport noise contours have not been updated since 2007, the Town recently prepared an updated noise model to reflect current and projected airport conditions and to comply with current FAA requirements for noise modeling practices. This modeling resulted in an approximate 450-foot retraction in the 65 DNL noise contour, resulting in the proposed residential uses being well outside of this area of noise hazard. In preparing this analysis, Addison Airport staff and their aviation consultant projected an aggressive 20-year growth trend to definitively confirm that there would be no conflict. The retraction of the noise contour is a direct result

of the retirement of older, noisier aircraft that are no longer served by Addison Airport. This analysis will be included in the Town's upcoming Airport Master Plan Update.

- *Tree Mitigation:* To support this dense, compact urban development, the Co-Developers would reconfigure the Festival Way streetscape by eliminating the existing angled parking on the south frontage. This will also necessitate transplanting the existing trees that line the south frontage of Festival Way. These transplanted trees will be used adjacent to the parking structure and to help create a focal point at the Festival Way street section in front of the retail/restaurant/entertainment node. Additional tree mitigation is required for tree removal resulting from the placement of building pads and the realignment of Spectrum Drive. The Codevelopers are fully mitigating proposed tree removal through new onsite plantings.
- *Public Services Capacity:* This site is served by Dallas Independent School District (DISD) and given the anticipated demographics of the project, DISD is unlikely to have issues serving this property. This development provides sufficient access for emergency services through its highly accessible location. As rail transit service is established, the presence of this development will have a positive impact on public safety, as it will put "eyes on the street" that result in this area being less vulnerable to loitering and vagrancy.

With its adjacency to Addison Circle Park and the future Cottonbelt trail, as well as the proposed fitness programming and open space proposed with this project, this will be the most highly amenitized development in Addison. The proposed multifamily buildings will include social amenities such as a pool, fitness center, and co-working space. As Town residents, tenants will also have the opportunity to become members of the Addison Athletic Club.

- *Community Input:* In accordance with Town Ordinances and State Statutes, The Town notified adjacent property owners (within 200 feet) and DISD. At the time of packet posting, staff has not received any responses. Over the last 4 years, The Town gathered community input to develop the Addison Circle Special Area Study, and provided frequent updates regarding the status of the Master Developer RFP process and the resulting development proposal that was agreed to through that process. This public hearing is a culmination of that process.

The Addison Planning and Zoning Commission, meeting in regular session on January 17, 2023, voted to recommend approval of an ordinance changing the zoning on property generally located at the southeast corner of Addison Road and Festival Way and the Northeast corner of Quorum Drive and Arapaho Road, which property is currently zoned Commercial-1 (C-1), Planned Development (PD), and Urban Center (UC), to a Planned Development (PD) to allow for a transit-oriented mixed use development comprised of multifamily residential, office, parking, restaurant, retail, and entertainment uses, and associated public and private open space and common areas, through the approval of a concept plan and development standards, subject to the following condition:

- The development is executed in accordance with the attached Concept Plan, Master Streetscape Plan, and Planned Development District (PD) development standards, and the definitive agreements to be negotiated for the project.
- Lot 4X, Block A (fitness programming) will be fully entitled prior to site infrastructure construction commencement and will be completed prior to issuance of a Certificate of Occupancy for Lot 1, Block A (Stream Office).
- Lot 1X, Block C (public open space) will be fully entitled prior to site infrastructure construction commencement and will be completed prior to issuance of a Certificate of Occupancy for Lot 1, Block B (AMLI Mid-Rise).
- Lot 2, Block A will be fully entitled and constructed in accordance with the definitive agreements between the Town and Co-Developers.
- Right-of-Way on Addison Road will be preserved to accommodate a northbound right-turn lane. If final traffic analysis determines a need for this northbound right-turn lane. If final traffic analysis determines a need for this right-turn lane improvement, it should be constructed concurrent to the first phase of this project.
- The final quantity of parking spaces, operation of the public parking structure, and retail parking accommodations in private parking structures, are subject to completion of a parking study and execution of definitive agreements between the Town and Co-Developers.
- Building permit approval is subject to compliance with FAA Part 77 review for building height and, final confirmation of residential building sites being situated outside of the 65 DNL noise contour.

*Public Hearing:* Co-developers AMLI Residential Taylor Bowen and Stream Realty Partners Representative Brad Dornak presented information and answered questions regarding project.

*Speaking Against:* Mike O’Neal, 5021 Morris Avenue; Marvin Perez, 1140 Towne Lake Circle; Dave Collins, 14668 Wayside Court. Comments - Postpone vote until after community meeting of February 15<sup>th</sup>, traffic problems, bad optics to move forward with citizens’ concerns prior to community meeting expressed by citizens.

*Speaking For:* Paul Walden, 11806 Le Grande Dr.; Sue Halpern, 14800 Le Grande Dr. Comments – both former council members spoke of this 30-year process, dislike of disinformation, project good for Addison.

There being no further discussion, Mayor Chow called for a motion.

**MOTION:** Council Member Resnik moved to approve Item #12. Mayor Pro-Tempore Wheeler seconded the motion. Motion carried unanimously.

**Ordinance No. O23-8:** Approval of a Concept Plan and Development Standards. Case 1860-Z/Addison Circle Station - Phase I.

**13. Hold a Public Hearing, Present, Discuss, and Consider Action on an Ordinance Adopting a Development Plan for Lots 1 and 5X, Block A of Addison Circle Station – Phase I, Including a Site Plan, Landscape Plan, Facade and Floor Plans for an Office Building with Ground Floor Retail/Restaurant Uses, a Parking Structure, Site Access**

**Drives, and Addison Road and Festival Way Streetscape Improvements on and Adjacent to a 2.7 Acre Property at the Southeast Corner of Addison Road and Festival Way. Case 1872-Z/Office & Parking Structure, Lots 1 and 5X, Block A, Addison Circle Station – Phase I.** *[Ken Schmidt, Development Services Director]*

The proposed 2.4-acre Lot 1, Block A is comprised of a 6-story office building accommodating a minimum of 161,870 square feet of office floor area, and 3,810 square feet of retail/restaurant space and a 1,365 square foot patio at the ground floor engaging Festival Way and the planned retail/restaurant/entertainment node to the east. To the west of the office building, a 5-level, 623± space public parking structure will be constructed at the intersection of Addison Road and Festival Way.

The Planned Development (PD) zoning process in Addison is a two-step process. The first step, which will be addressed through the consideration of Rezoning Request, Case 1860-Z, includes initial rezoning, and adoption of an associated concept plan and development standards. With this request, the Town and Co-Developers are proceeding with the second step of the PD zoning process, Development Plan approval. Any action taken on this request is subject to approval of and any applicable conditions applied to Rezoning Request, Case 1860-Z.

The development plans include the site plan, landscape plan, façade, and floor plans for the office building with ground floor retail/restaurant space, a parking structure, site access drives, and streetscape improvements where this development site fronts Addison Road and Festival Way for Lots 1 and 5X, Block A.

The Addison Planning and Zoning Commission, meeting in regular session on January 17, 2023, voted to recommend approval of an Ordinance Adopting a Development Plan for Lots 1 and 5X, Block A of Addison Circle Station – Phase I, including a Site Plan, Landscape Plan, Façade and Floor Plans for an Office Building with Ground Floor Retail/Restaurant Uses, a Parking Structure, Site Access Drives, and Addison Road and Festival Way Streetscape Improvements on and adjacent to a 2.7 acre Property at the Southeast Corner of Addison Road and Festival Way and situated within a proposed Planned Development (PD) District (Case #1860-Z), subject to the following conditions:

- Final public and private landscape and street furnishing design to be completed during civil plan review.
- The final quantity of parking spaces, operation of the public parking structure, and retail parking accommodations in the public parking structures is subject to completion of a parking study and execution of definitive agreements between the Town and Co-Developers.
- Building permit approval is subject to compliance with FAA Part 77 review for building height.
- Required sustainability features such as LEED compliance, electric vehicle charging stations, and public art will be fully defined by the definitive agreements between the Town and Co-Developers.

*Public Hearing:* No citizens requested to speak on this agenda item.

**MOTION:** Deputy Mayor Pro-Tempore Ward moved to approve Item #13. Council Member Braun seconded the motion. Motion carried unanimously.

**Ordinance No. O23-9:** Case 1872-Z/Office & Parking Structure, Lots 1 and 5X, Block A, Addison Circle Station – Phase I.

14. **Hold a Public Hearing, Present, Discuss, and Consider Action on an Ordinance Adopting a Development Plan for Lot 3, Block A of Addison Circle Station – Phase I, Including a Site Plan, Landscape Plan, Facade and Floor Plans for a Multifamily Residential Building with Ground Floor Retail/Restaurant Uses, and Festival Way and Quorum Drive Streetscape Improvements on and Adjacent to a 1.8 Acre Property at the Southwest Corner of Quorum Drive and Festival Way. Case 1874-Z/Multifamily Tower, Lot3, Block A, Addison Circle Station – Phase I.** [Ken Schmidt, Development Services Director]

The Addison Planning and Zoning Commission, meeting in regular session on January 17, 2023, voted to recommend approval of an Ordinance Adopting a Development Plan for Lot 3, Block A of Addison Circle Station – Phase I, including a Site Plan, Landscape Plan, Façade and Floor Plans for a Multifamily Residential Building with Ground Floor Retail/Restaurant Uses, and Festival Way and Quorum Drive Streetscape Improvements on and adjacent to a 1.8 Acre Property at the Southwest Corner of Quorum Drive and Festival Way, and situated within a proposed Planned Development (PD) District (Case #1860-Z), subject to the following conditions:

- Final public and private landscape and street furnishing design to be completed during Civil plan review.
- The final quantity of required retail parking accommodated in the multifamily parking structure is subject to completion of a parking study and execution of definitive agreements between the Town and Co-Developers.
- Building permit approval is subject to compliance with FAA Part 77 review for building height and final confirmation of residential building sites being situated outside of the 65 DNL noise contour.
- Required sustainability features such as LEED compliance, electric vehicle charging stations, and public art will be fully defined by the definitive agreements between the Town and Co-Developers.

*Public Hearing:* No citizens requested to speak on this agenda item.

**MOTION:** Mayor Pro-Tempore Wheeler moved to approve Item #14. Council Member Resnik seconded the motion. Motion carried unanimously.

**Ordinance No. O23-10:** Case 1874-Z/Multifamily Tower, Lot3, Block A, Addison Circle Station – Phase I.

15. **Hold a Public Hearing, Present, Discuss, and Consider Action on an Ordinance Adopting a Development Plan for Lot 1, Block B, Addison Circle Station – Phase I,**

**and the Realignment of Spectrum Drive, Including a Site Plan, Landscape Plan, Facade, and Floor Plans for a Multifamily Residential Building with Ground Floor Retail/Restaurant Uses, and Arapaho Road and Quorum Drive Streetscape Improvements on and Adjacent to a 3.5 Acre Property at the Northeast Corner of Arapaho Road and Quorum Drive, and Bisected by Spectrum Drive. Case 1875-Z/Multifamily Midrise, Lot 1, Block B, Addison Circle Station Phase I.** [Ken Schmidt, Development Services Director]

The Addison Planning and Zoning Commission, meeting in regular session on January 17, 2023, voted to recommend approval of an Ordinance Adopting a Development Plan for Lot 1, Block B of Addison Circle Station – Phase I, including a Site Plan, Landscape Plan, Façade and Floor Plans for a Multifamily Residential Building with Ground Floor Retail/Restaurant Uses, and Arapaho Road and Quorum Drive Streetscape Improvements on and adjacent to a 3.5 Acre Property at the Northeast Corner of Arapaho Road and Quorum Drive, and bisected by Spectrum Drive, and situated within a proposed Planned Development (PD) District (Case #1860-Z), subject to the following conditions:

- Final public and private landscape and street furnishing design to be completed during civil plan review.
- The final quantity of required retail parking accommodated in the multifamily parking structure is subject to completion of a parking study and execution of definitive agreements between the Town and Co-Developers.
- Building permit approval is subject to compliance with FAA Part 77 review for building height and final confirmation of residential building sites being situated outside of the 65 DNL noise contour.
- Required sustainability features such as LEED compliance, electric vehicle charging stations, and public art will be fully defined by the definitive agreements between the Town and Co-Developers.

*Public Hearing:* No citizens requested to speak on this agenda item.

**MOTION:** Council Member Braun moved to approve Item #15. Council Member Quintanilla seconded the motion. Motion carried unanimously.

**Ordinance No. O23-11:** Case 1875-Z/Multifamily Midrise, Lot 1, Block B, Addison Circle Station Phase I.

16. **Hold a Public Hearing, Present, Discuss, and Consider Action on an Ordinance Adopting a Development Plan for Lot 2, Block A of Addison Circle Station – Phase I, Including a Site Plan and Landscape Plan for the Construction of Emergency Access Drives, Pedestrian Ways, and Festival Way Streetscape Improvements on and Adjacent to a 1.9 Acre Property Generally Located South of Festival Way and 400 Feet West of Quorum Drive. Case 1873-Z/Retail Node, Lot 2, Block A, Addison Circle Station – Phase I.** [Ken Schmidt, Development Services Director]



The Addison Planning and Zoning Commission, meeting in regular session on January 17, 2023, voted to recommend approval of an Ordinance Adopting a Development Plan for Lot 2, Block A of Addison Circle Station – Phase I, including a Site Plan and Landscape Plan for the construction of Emergency Access Drives, Pedestrian Ways, and Festival Way Streetscape Improvements on and adjacent to a 1.9 Acre Property generally located South of Festival Way and 400 Feet West of Quorum Drive, and situated within a proposed Planned Development (PD) District (Case #1860-Z), subject to the following conditions:

- Additional development plans are required in the future to initiate the buildout of this lot.
- Final public and private landscape and street furnishing design to be completed during civil plan review.
- The final quantity of parking spaces and operation of the public parking structure is subject to completion of a parking study and execution of definitive agreements between the Town and Co-Developers.
- Building permit approval is subject to compliance with FAA Part 77 review for building height.
- Require sustainability features such as LEED compliance, electric vehicle charging stations, and public art will be fully defined by the definitive agreements between the Town and Co-Developers.

*Public Hearing:* No citizens requested to speak on this agenda item.

**MOTION:** Council Member Gardner moved to approve Item #16. Deputy Mayor Pro-Tempore Ward seconded the motion. Motion carried unanimously.

**Ordinance No. O23-12:** Case 1873-Z/Retail Node, Lot 2, Block A, Addison Circle Station – Phase I.

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### **Adjourn Meeting**

There being no further business to come before the City Council the meeting was closed at 9:50 PM.

**TOWN OF ADDISON, TEXAS**

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Joe Chow, Mayor

**ATTEST:**

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Irma G. Parker, City Secretary